

O'Donnell, Mary Beth



OP16#0559

From: Euler, Gordon
Sent: Monday, March 16, 2015 1:06 PM
To: Albrecht, Gary; Alvarez, Jose; Anderson, Colete; Euler, Gordon; Hermen, Matt; Kamp, Jacqueline; McCall, Marilee; Lebowsky, Laurie; Niten, Jeff; O'Donnell, Mary Beth; Orjiako, Oliver
Subject: FW: ALT 4 Work Session notes

All:

Here are some notes from Warren Neth on last week's work session.

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From: warren.cascadia@gmail.com [mailto:warren.cascadia@gmail.com] **On Behalf Of** warren neth
Sent: Thursday, March 12, 2015 10:34 AM
To: Ann Foster; Carolyn Gordon; Ellen Rogers; Lambert, Eric; Erin Harwood; Garrett Hoyt; Greg Noelck; Karen Puyleart; Larry Scherer; Lynn Finley; Patty Ingraham; Ron Mcknight; Sandy Brown; Shawn Morrill; Ty Draszt; Warren Neth; Cross, Theresa; Martin, Melissa; Sue Marshall; Bi-Zi Farms; valerie alexander; Bianca Benson; Sydney Reisbick; Heather Tischbein; Judith Ann Wait; Summer steenbargers; Anne Hooghkirk Lawrence; Ronald H. Barca; Kristine Perry; Kris Alexander
Subject: ALT 4 Work Session notes

Greetings Food System Council and friends,

I've tried to capture some notes and reflections on yesterday's Work Session, but really, I left with more questions than answers. The amount of grief on the Community Planning staff and city representatives was a good meter of the days event. If you end up watching the meeting. Make sure to watch the last 30 min when the city representatives actually start asking questions. Mielke left an hour before the work session was over, so he actually missed that part. We should make sure he actually watches that.

I think what my my biggest takeaway strategy is to advocate that Mark McCauley step up and take charge of this process and how his staff is directed. I can not imagine what Madore is proposing going anywhere, but he is going with vigor, and without hinderance from the other council members. The effort will cost unknown told amount of effort, and likely only result in political theater.

Alt 4 is of course nothing more then a late game attempt to push development into our agricultural and forest resource lands. Clark County and our cities have spent decades of planning time and untold amounts of investment to direct development into Urban Reserves.

Madore stated many times during the Alt 4 Work Session, that he is not proposing any new parcels, that he is only 'adjusting' nonconforming lots. He then identified that there will be a Phase 2 of Alt 4 where they will look at those 'adjusted' nonconforming lots and use an unidentified discretionary process to rezone those lots as R-1, R-5, and identify areas to develop Cluster Developments. The number and scale of moving parts that are not clarified(roads, water, utilities, fire districts, etc) that this plan would require is why the Comprehensive Planning process is a 4 year timeline. Tossing this in at year 2.5 is poor leadership amongst many other things.

Having someone taking such a strong leadership role in reworking the fabric of Clark County's rural areas, while providing such inconsistent messages is beyond infuriating. The County Manager, fellow council members, auditor and prosecuting attorney need to step up and end this political theater.

You can see the main handout here: http://www.clark.wa.gov/thegrid/documents/Alternative4_1.pdf

More thoughts and questions:

- Did he really have an 11th hour realization that he could possibly propose all these changes or is there some other outcome he's looking for?
- How did Clark County Citizens United get a seat at work session?
- Madore's big logic behind targeting breaking up larger lots, is that the trend in Agriculture is to small lots. That there's not farmers able to work larger acreage. This is where I particularly super appreciate Kevin Dobbins comment at the last BOCCC hearing. We do have large acreage farmers, that are seeking more land, we just need to institute the programs that have been brought up in numerous citizen reports, that would make that land affordable.
- How much land is he now proposing to 'adjust' from nonconforming into new designations? There was no mention of the previous tactic to work with lots under 9.5 acres. He discussed that there are large numbers of FR40 FR20, etc that are nonconforming. What my interpretation was, is that he is attempting to make a broad sweep of all nonconforming lots.
- He proposed two phases:
 - Phase 1: Identify and all nonconforming lots. This will be the map that he is planning to take on a Public Comment road show.
 - Phase 2: Use some form of unidentified discretion to 'adjust' lot sizes, add cluster developments, add in areas for R-1, R-5, etc.
- Oliver pointed out that the two proposed open houses, will only have the broad stroked overlay of nonconforming lots, not the proposed landing sites for cluster developments or R-1 and R2.5 that he has proposed. What are the Comp Plan/GMA processes required?
- Mielke said many of the Nonconforming lots have holdings and won't be 'adjusted'. What does that mean?
- Oliver said he will be developing a figure for how much it will cost in consultant fees to reopen the SEPA and other related costs,, hold on for that one.
- Stewart brought up the concern of Spot Zoning, but Madore tap danced around the concern, that the discretionary process wouldn't do spot zoning.
- Who would lead the discretionary process of Phase 2? Would there be public comment on this phase?
- I think there's a lot of new partnership opportunities with Clark County Cities, since they are recognizing that this is an attempt to push development into Rural areas, after developing Urban Holdings.
- Camas - "Cities and the county have had substantial investment in urban reserves. Why accelerate parcelization in rural areas?"
- LaCenter gave Madore pushback on his negative connotations of Urban Holdings: 'we consider our urban holding a halo not a noose.'

It's as difficult to put words to the changes that Alt4 would open as it is difficult to take it serious. Thanks for your interest in conserving an ag future in Clark County.

Feel free to join the Clark County Food System Council meeting 3/26 4-6 @ CCPH, while we have a couple other items on the agenda, we will be spending considerable time debriefing ALT 4 Work Session and planning our next steps of advocacy.

Thanks,
Warren

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