

O'Donnell, Mary Beth

From: Euler, Gordon
Sent: Friday, April 03, 2015 10:57 AM
To: O'Donnell, Mary Beth
Subject: FW: Comprehensive Plan ALT 4 comments
Attachments: BOCCC - ALT4 comments.pdf



CP16#0614

Mary Beth:

For the record. You'll likely get this from the Board's office as well.

Gordy

From: warren neth [<mailto:warren@slowfoodswwa.com>]
Sent: Friday, April 03, 2015 9:55 AM
To: Mielke, Tom; Madore, David; Stewart, Jeanne
Cc: Euler, Gordon; Alvarez, Jose; Anderson, Colete; Orjiako, Oliver
Subject: Comprehensive Plan ALT 4 comments

Greetings,

Attached you will find Slow Food Southwest Washington's comments on the proposed Alternative 4 of the Clark County Comprehensive Plan. I look forward to further discussing Slow Food Southwest Washington's concerns around Alternative 4.

Thank you,
Warren Neth

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Warren Neth
Executive Director
Slow Food Southwest Washington
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Slow Food^o Southwest Washington

Board of Clark County Councilors,

Clark County is a rapidly urbanizing county and part of an ever-expanding metropolitan area. Our natural resources, rural character, great schools and neighborly community are a few of the reasons, which make Clark County a highly desirable community to live in. Your stewardship of the Comprehensive Plan process is crucial to preserving that livability.

Slow Food Southwest Washington does not believe that ALT 4 should be considered in this round of GMA updates. The proposal opens developments into Clark County's rural areas without consideration of:

1. The smaller parcel sizes that ALT4 proposes will put increased market pressure on our remaining agricultural land, out pricing larger lots for 'commercially viable farms', as described in the 2007 "Analysis of the Agricultural Economic Trends and Conditions in Clark County, Washington" by Globalwise.

2. How will these new, smaller parcel size designations be used in the future? Developing these smaller parcel sizes, without creating zones where they will be used in the long-term, will open the smaller parcel sizes to be used during Annual Review process anywhere in the rural area. I do not believe the discretionary procedure of clustering similarly sized lots will provide adequate direction for future clustering of similar sized lots that you have proposed.

3. ALT4 directs development toward Rural areas, which does not honor the considerable investment made to direct development toward Cities, Rural Centers, and Urban Reserves that Clark County has already made.

Slow Food Southwest Washington questions:

Rural Character -

How will the 1 acre parcelization of Clark County's forest and fields effect traffic and other lifestyle benefits of Clark County's rural character?

Property taxes - Has their been an assessment of how rural landowners taxes will raise as the new smaller zoned lots, as well as the houses and infrastructure they require as they develop?

Capitol Improvements - How does the BOCCC plan to pay for the new roads, utilities, sewer, fire districts, sheriff's presence and other Capitol Improvements as we open up 15,000 new parcels across our rural areas?

Water-Clark County's rural residents are dependent on wells that draw from an already stressed aquifer. Who will be monitoring the effect of new wells drilled and manage our



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water resources?

Process-

1. After the community had already given input during the first two years on ALT1, ALT2, ALT3, Council member Madore proposed ALT4, with minimal analysis and outreach to effected stakeholders.
2. At the March 11th, BOCCC Work Session Council member Madore continually insisted "No new parcels will be created". At the following Open House, Community Planning stated an estimated 15,000 new parcels would be created between ALT3 and 4.
3. The 2013 survey of AG20 and FR40 landowners called the Rural Census was not a scientific poll, vote or an actual census. The questions left ambiguity and were loaded. Removing AG20 and FR40 based on this survey is not good stewardship of the Comprehensive Planning process nor Clark County's agriculture or forest resource lands.

Slow Food Southwest Washington requests:

1. Consider zoning options that would provide flexibility to family's who might want to share their land, not a blanket zoning policy that opens Clark County's rural areas to subdivision.
2. Focus residential development to Cities, Rural Centers, and Urban Reserves.
3. Protect Clark County's last large acreage parcels of class 1 growing soils. Develop Agricultural Production District's, Transfer of Development Rights and Purchase of Development Rights as described in numerous reports developed by citizen led committees, such as Clark County Agriculture Preservation Strategies Report, Clark County Food System Council's "Conserving agricultural food production in Clark County", Slow Food Southwest Washington's "Grow Clark County" recommendations.
4. Consider the Grow Clark County recommendation to develop policy that conserves farmland and strengthens the farm economy. More info here: www.slowfoodswwa.com/growclarkcounty

I look forward to talking further about these issues.

Thank you,
Warren Neth
Executive Director
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