

O'Donnell, Mary Beth

From: Bianca Benson <bianca@friendsofclarkcounty.org>
Sent: Wednesday, April 08, 2015 8:53 PM
To: Cnty 2016 Comp Plan
Subject: Alt 4 comments for the record
Attachments: Bianca Benson Alt 4 comments for record.pdf



CP16#0627

For your consideration.

Sincerely,

Bianca Benson
Executive Director
Friends of Clark County
503.701.9203
[visit our website](#)

What's wrong with Alternative 4?



Alternative 4 flies in the face of state law, the Growth Management Act, by knowingly creating conditions that:

- ✓ Support suburban sprawl and diminish the size and productivity of agricultural lands, creating over 15,000 new rural lots
- ✓ Sets the stage for the associated infrastructure failures, negative environmental impacts on air and water quality and wildlife protection
- ✓ Creates real risk to the depletion of ground and surface water supplies

Alternative 4 also creates credible financial risks to taxpayers in the form of:

- ✓ Increases in property taxes to all property owners and especially to some rural landowners
- ✓ Property value increases due to zoning so even if citizens don't divide and develop their land, taxes will still increase
- ✓ More pressure on rural schools and public services, furthering tax increases
- ✓ Costs to defend against lawsuits re non-compliance with GMA process, rules and regulations

Tell Clark County Councilors you ~~DO NOT~~ want Alternative 4 considered in the Comprehensive Growth Plan Update.

What's BEST for Clark County Taxpayers?

Alternative 1 is the best choice:

- ✓ Already plans for 7000 new lots according to population assumptions adopted by the county
- ✓ Stays out of legal entanglements, which keep taxes down, emergency services reliable and our water supply protected

Please fill out this sheet and let the County Counselors know **YOU SUPPORT ALTERNATIVE 1**

Community Planning
Comp Plan Comments
P.O. Box 9810
Vancouver WA 98666

or

Scan & email: comp.plan@clark.wa.gov

Name: Bianca Benson

Email: bianca@friendsofclarkcounty.org

Address: 2211 NW Coyote Ridge Rd La Center, WA 98629

Comments: I wrote this form myself but would also like to add a personal note. My household runs out of water almost daily in the summer months. Neighbors of mine go weeks without water. This will become exceptionally common with over development of our rural lands. Not only will we not be able to water our food crops and animals but all the folks who paid over \$500K for their dream home on 5 acres will also be out of water. I understand all of your terms will be expired by then but does it not bother you that by your simple act of office you will render homes worthless?

