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From: Kimberly Pincheira <KPincheira@credc.org>
Sent: Monday, April 13, 2015 1:18 PM
To: Madore, David
Cc: Cnty 2016 Comp Plan; Stewart, Jeanne; Mielke, Tom; McCauley, Mark; Mike Bomar
Subject: Joint Business Community Comments on Alternative 4
Attachments: Joint Business Community Letter on Alt 4.pdf



CP16#065Y

Good Afternoon, Chairman Madore:

Attached, please find a joint letter regarding Comprehensive Growth Management Plan Alternative 4 on behalf of the Columbia River Economic Development Council, the Greater Vancouver Chamber of Commerce, Identity Clark County, the Camas-Washougal Chamber of Commerce and the Battle Ground Chamber of Commerce. Thank you for the opportunity to comment on this proposal.

Best regards,

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Clark County Board of County Councilors
Attn: David Madore, Chair
P.O. Box 5000
Vancouver, WA 98666-5000

Monday, April 13, 2015

RE: Alternative 4 - Rural and Resource Lands Changes

Dear Chairman Madore and County Councilors:

The business community thanks you for your aggressive approach to creating more opportunities for job creation to thrive in Clark County. We support your increase in the jobs-to-household ratio goal and believe that approach will help provide more Clark County residents with opportunities to work where they live.

In 2011, the Columbia River Economic Development Council (CREDC), in concert with its private, public and non-profit partners, studied the inventory of existing and future industrial lands and came to the conclusion that there were few truly shovel-ready options for significant acreage that would suit primary job creation. The conclusion of this study led the CREDC to adopt several industrial lands policies that express the need to preserve and protect the few significant sites that are remaining. Furthermore, our efforts are focused on applying all reasonable planning and development tools to ensure that those lands are ready and available when a significant employment opportunity arises.

In consultation with our private sector partners, as well as our local jurisdictions, we have serious concerns about how the proposed Alternative 4 will limit our ability to meet our aggressive jobs goals for the region. Specifically in areas where there are key transportation and other infrastructure investments needed for quality job growth, we anticipate this proposal will lead to incompatible uses and/or additional costs for development that will cause opportunities to look elsewhere.

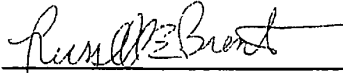
We believe in strong property rights. We also understand the need for planning and predictability so that land owners do not make uninformed decisions about their property that ultimately lead to an inability to maximize the value and use of their land.

We respectfully ask that you work to find a solution that both provides for strong property rights and also avoids future tension and conflict between residential, commercial and industrial uses. We look forward to an opportunity to help shape a plan that adequately reflects the needs and values of our community.

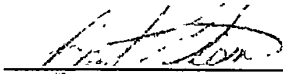
Thank you for the opportunity to comment on this proposal.

Please see following page for signatories in support of this letter.

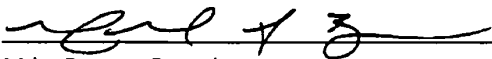
We, the undersigned, support the comments submitted above on behalf of our respective organizations.



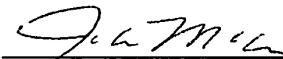
Russel Brent, Chair
Battle Ground Chamber of Commerce



Brent Erickson, Executive Director
Camas-Washougal Chamber of Commerce



Mike Bomar, President
Columbia River Economic Development Council



John McKibbin, Executive Director
Identity Clark County



Kelly Love, President/CEO
Greater Vancouver Chamber of Commerce