

Schroader, Kathy

From: Barbara Coppedge <bdcoppedge@comcast.net>
Sent: Sunday, August 23, 2015 3:47 PM
To: Cnty 2016 Comp Plan
Subject: Comprehensive Growth Management Plan -SEIS
Attachments: Clark County Comp. Growth Man. Plan.odt; LaCenter map-surrounding prop 001.jpg; LaCenter map-surrounding prop. p.2 001.jpg; LaCenter map-surrounding prop. p. 3 001.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

Please see attached letter and exhibits.



TO: Clark County Community Planning
clark.wa.gov/planning
360-397-2280

FROM: Gerry M. Coppedge, Trustee
Coppedge Family Living Trust
767 West S Street
Washougal, WA 98671
360-210-7599

DATE: August 24, 2015

RE: Clark County Comprehensive Growth Management Plan

I am the current owner of two (2) parcels of land located at approximately 5700 NE Landerholm Rd., LaCenter, namely:

Property Acct. No. 222594000 #67 Sec 7 T4N R2EWM 35.03 acres
Property Acct. No. 222542000 #15 Sec 7 T4N R2EWN 20 acres

I acquired this property through a bad debt from John Morris who originally owned a total of 65 acres. He had already separated a 10-acre parcel through a boundary line adjustment and had sold that parcel upon which a house with a horse arena was constructed by the present owner, Cory Kjose, before my possession of the property in 2008. Before I agreed to accept the two parcels, I had completed my "due diligence" through talking with all the governing offices and I was assured that I would be able to either sub-divide, short plat or "cluster" my property into smaller segments to achieve the best use of the property. This property is covered with scrub trees, blackberries and other wild undergrowth and is uncondusive to any productive use other than residential or agricultural.

I attended two public meetings in which the four alternative plans were presented regarding the committee's future plans for several areas in Clark County. My questions and my search for answers are limited to the area in and around LaCenter.

According to county records, my two parcels are zoned R-20 with at least one of the alternative proposals going to RL. I do not completely understand the distinction among the classifications of RL, Agricultural or Forest land; why they exist and how they can change depending on the use that is granted. When John Morris divided the 65 acres into three parcels in May 2008, how did that R-20 designation allow for a 10-acre parcel? In addition, approximately 18 parcels (see attached Exhibits 1 and 2) were already established beginning approximately 1985 (according to County Dept. employees). These parcels seem to reflect between 1 acre, 2.5 acres and 5 acres each and are immediately adjacent to the eastern boundary of my two parcels with ingress/egress located from 60th Ave., 59th Ave. and 315th St.. Also, to the immediate west of my property at approximately 5617 Landerholm Rd. there are three parcels: 1 approximately 6.5 acres with an existing house located on the property and 2 parcels approximately 5 acres each, all owned at one time by Dave Pettit, both 5-acre parcels having received building permits in the last 6 months with houses currently being constructed on each parcel.

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In addition, there are properties located just off Lockwood Creek Rd. on NE 40th Ave. which are 5-acre "horse properties" as well as approximately eight properties located on NE Landerholm Rd. that appear to be 5-acre "horse properties" with very nice newer homes and surrounded by white fencing.

I question why is my property currently zoned R-20 with proposed zoning to RL when I am surrounded by adjacent properties ranging from 1 acre to 2.5 acres on the east, two 5-acre parcels and one 6.5 acre parcel adjacent to the west with several nearby 5-acre properties on Landerholm Rd. and 40th Ave.?

I have public water as well as power serving my 20 and 35-acre parcels running along a road easement approximately 900 to 1,000 feet from Landerholm Rd.

An increased tax base through new jobs and new housing can help alleviate the costs for more public services such as roads, schools and public safety services. The permitting process can control new construction and the "urban sprawl" as voiced by opponents to Alternative 4. Development fees can help the County recover some of those costs.

One argument I repeatedly hear from those involved in the planning process is the criteria for job growth and income from development. If large rural tracts are allowed to downsize, as desired by thousands of rural property owners, building permits and the construction of new housing as well as an increased tax base will only help the economy of small towns as well as the County. In the case of LaCenter, one planner reiterated that they were looking at job and economic growth. And as you know, it was the County that allowed for the approval of the Indian casino, stating job and economic growth for the region. Job and economic growth will require more housing and downsizing rural properties will allow for housing for future employees who choose to live where the jobs are located. It will be interesting to see how the properties west of the city of LaCenter and extending west to I-5 and beyond is going to be zoned to accommodate the Cowlitz Indian Tribe and the commercial development surrounding the proposed casino.

Before many of the public hearings were held regarding the Comprehensive Growth Management Plan, an article published in the Columbian indicated that two leading candidates for Clark County Chair had already established preferences for Alternatives 1 or 2 and had criticized Madore for his Alternative 4 proposal. They appeared to have made their decisions even before hearings scheduled for Sept. 3 and 10 are held. "Alternative 4 proposes to correct the massive mismatch between the actual rural land and the inappropriate zoning map that was imposed 20 years ago," as stated by Madore. Alternative 4 will address the hardships created by the 1994 Comprehensive Growth Plan that created too many large lots, resulting in severely limiting the ability to subdivide, either for sale or designating to children.

It has already been stated that Alternative 4 puts the county at risk of legal challenges over noncompliance with the Growth Management Act. There will also be considerable legal challenges by those harmed should Alternative 4 not prevail.

It would seem grossly unfair for the County to mandate an alternative plan that would restrict property owners from utilizing the highest and best use for property that is already situated in an area already

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developed as residential, especially as there is no real viable alternative for economic use. As Clark County Citizens United has stated, the goals of respect for property rights, affordable housing and rural economic vitality should not be slighted. Development of property into housing would not only provide for jobs and housing but would put increased property tax money into the County coffers. The planners should not boldly assume that rural landowners are to be preservationists and charities but should have the right to utilize their property as they deem fit, whether it be for housing or merely to divide to pass on to their heirs.

Sincerely,

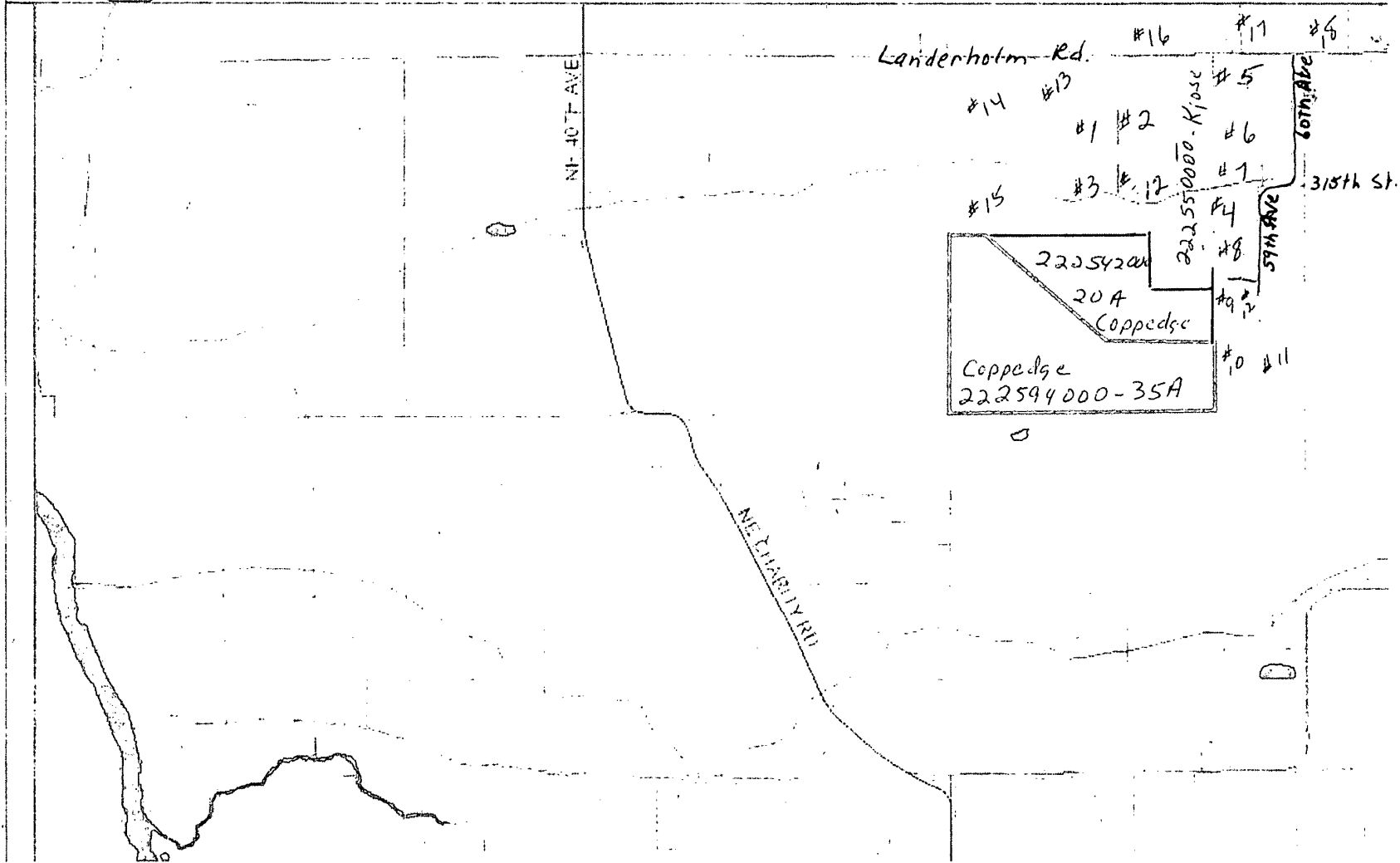
Gerry M. (Mike) Coppedge

Attachments: 3

● *exh. b. T # 1 A*

Property and Land Records Inform

Map Sites Find Parcel Search Locate Address Print Map Legal Tech Support



La Center

EXHIBIT 1¹⁰ pg 1

Parcel #					
222594000	35 acres	Coppelge			
222542000	20 acres	Coppelge			
222550000	10 acres	Cory Kiese			
		5707 NE Landholm Rd	7/11/08	\$250,000	10 acres
Map:					
# 1	222553000	Craig Dean	2/18/15	\$389,000	5 acres / house
		5409 NE Landholm Rd			
# 2	222551000	Frank Howard	1/30/15	\$442,000	6.51 acres / house
		5517 NE Landholm Rd			
# 3	222566000	John Love	11/20/14	\$160,000	5.02 acres
		5519 NE Landholm Rd			
# 4	222560000	Anthony & Aaron Paul	10/5/2000		2.5 acres for closure
		31414 NE 59th Ave.			
# 5	222554000	John Mayfield D-QCD	9/24/10		5.08 acres / house
		5811 NE Landholm Rd.			
# 6	222565000	Qarenillo Trust	D-QCD 6/28/12		5 acres / house
		31612 NE 60th Ave			
# 7	222559005	Sylvia Stokes	Death 3/17/13		1.9 acres / m. home
		5916 NE 315 St.			
# 8	222561000	David Baldasano	3/19/12		2.5 acres / house
		31220 NE 59th Ave.			
# 9	222562	Craig Lilly	1/28/13	\$225,000	1.51 acres / house
		31214 NE 59th Ave			
# 10	222564000	Maureen Howe	4/9/13		5 acres / ^{man.} home
		31112 NE 59th Ave.			
# 11	222563000	Michael Wright	3/18/03	\$35,000	5 acres
		no available address			
# 12	222562005	Sean Epperson	1/29/08	\$207,000	1.99 acres / ^{man.} home
		31206 NE 59th Ave.			

#12	222577000 David Pettit 12/30/08 BLA	6.3 Acres
	5511 NE Landsholm Rd \$325,000 6/28/05	
#13	222567000 R & J Diversified Services 9/10/13 QCA	5.03 acres ^{m. #}
	5217 NE Landsholm Rd	
#14	222552000 Phuoc Le 10/11/06 \$470,000	9.63 acres
	5117 NE Landsholm farm & agricultural	
#15	222576000 Phuoc Le 10/11/06 \$470,000	12.93
	farm & agricultural	
#16	222343000 Andrew Shaffer 11/14/14 \$360,000	7.77 acres / house
	5608 NE Landsholm Rd	
#17	22233700 Richard Hall no sales data	7.34 acres
	32011 NE 59th Ave.	
#18	222375000 Kristina Hughes/Trich 7/3/2000 \$119,900	5 acres
	6200 NE Landsholm Rd	