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CLARK COUNTY

Michael langsdorf <afy1941@gmail.com>

SEP 17 2015

County Growth Management Plan COMMUNITY DEVELOPMENT
ADMINISTRATION



Michael langsdorf <afy1941@gmail.com>
To: Jon.Wagner@cityofvancouver.us

Thu, Sep 17, 2015 at 8:41 AM

John, I would like to meet with you sometime today to comprehend how to submit 3 amendments to the new Clark County Comprehensive Plan:

1) Prohibiting any oil refineries; 2) prohibiting any oil terminals; 3) prohibiting and coal terminals; 4) expanding the city of LaCenter's growth management boundary for retail, and industrial purposes only but not for any residential uses.

Thank you for any time that you can fit me in before the 4 pm deadline for submitting issues in writing to the Clark Planning Committee that starts hearings at 6:30pm this evening.

Urban growth boundary expanded to the west of LaCenter to be expanded for over - casino - but restricted to be only for commercial retail & (industrial)

Justification → Higher tax base

LaCenter tax base, revenues from gambling supports city & casino goes in that will lost source of revenues

+
Need for approval for sewer extension to Thom plant & it already signed technical (and)



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M.g.

Compose

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Re: Clark County planning commission hear... People ☆

M.g. Langsdorf Today at 2:11 PM

To M.g. Langsdorf

afy1941@gmail.com

From: M.g. Langsdorf <afy5555@yahoo.com>
To: "gordon.euler@clark.wa.gov" <gordon.euler@clark.wa.gov>
Sent: Thursday, September 17, 2015 2:09 PM
Subject: Clark County planning commission hearings on the comp plan/growth management plan

Thank you, Mr. Gordy Euler, for assisting me in preparing written comments in the correct format to be submitted to the Clark County planning commission in connection with their review and work on potential amendments to the Clark County's growth management plan/comprehensive plan. I apologize for the lateness of my comments but I only discovered the deadline at 8 AM this morning while reading the Colombian newspaper "article "final comments sought on County growth plan". I initially tried to submit my comments by a Google but somehow Comcast did not cooperate.

I would like to submit three potential amendments: 1) prohibit any oil refineries; 2) prohibit any oil terminals or facilities that store over 100,000 gallons or 2,381 barrels of petroleum products; 3) prohibit the establishment of any coal terminals or storage locations containing more than 50 tons of coal.

These recommendations are based on recent train accidents, spills, fires, deaths, and property destruction caused by leaks as it affects number one and two above due to faulty equipment maintained by the railroads. First responders in our County are not prepared for the crisis created by a major fire. (Presently the railroads bring additional fire suppression equipment only by rail.) These uses have the additional potential impact on the Columbia river not only as to humans but to endangered fish species when these petroleum products were brought by rail to our community. Emergency (fire, police, and ambulances) responses for our citizens will be subject to slower response times due to the need to cross rail lines clogged by mile-long trains.

These uses require large tracts of land with limited employment opportunities but with major greenhouse gas problems resulting in negative climate changes which can be very detrimental to our citizens but especially our children and our senior population.

Respectfully submitted, by Michael G Langsdorf who during the late 1970s and early 1980s served as the chairman of the Vancouver planning commission, chairman of the Clark County regional planning agency, and co-chairman of the B-istate advisory commission on all federal funds coming into Clark County WASHINGTON and , Multnomah, Columbia, counties in Oregon in connection with air quality, transportation, education, hazardous waste, etc.-

- AGORA FINANCIAL
- Archives/2012
- Archives/2013
- ASCHERE EN... (1)
- ASIAN GIRLS
- BBOOKS
- BILL PATALO... (6)
- BILL PATELO... (7)
- BILL POULOS (6)
- CCVAC
- COLUMBIA BANK
- COLUMBIA CREDIT U.
- COLUMBIA CREDIT U.
- CYDY (3)
- DAILY WEALTH
- DOUG H:
- doug hibbard (1)
- DR. STENGL... (42)
- dropped class
- E.T.F. (1)
- EAGLE FINANCIAL
- ENERGY FUELS
- ENERGY HEA... (1)
- ETF
- FAMILY
- FANTASY FO... (3)
- FRIDAY LUNCH BUD...
- GENIUX (4)
- H. S. I. (87)
- HAACK BINA... (6)
- HEALING (2)
- HEATHER M... (2)
- High interest stocks
- HODGE OUTSIDER
- IGNITE ONLINE TRAD.
- INTEREST INVESTME.
- INVESTORS ALLEY
- JASON --- REAL ESTA.
- JIM RICHARDS
- JOKES (48)
- KEITH MATTHEWS
- KEITH FITZ. (15)
- Laws of mind system
- LIFETIME INCOME RE...
- light fleet
- LILLY JENSON (6)
- LILLY JENSON (7)

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SEP 17 2015 3:22 pm

COMMUNITY DEVELOPMENT ADMINISTRATION



Michael langsdorf <afy1941@gmail.com>

Expansion of growth management boundary west of La Center

I message

Michael langsdorf <afy1941@gmail.com>
To: gordon.euler@clark.wa.gov

Thu, Sep 17, 2015 at 3:02 PM

Thank you, Mr. Gordy Euler, for assisting me in preparing written comments in the correct format to be submitted to the Clark County Planning Commission in connection with their review and work on potential amendments to the Clark County's growth management plan/comprehensive plan. I apologize for the lateness of my comments but I only discovered the deadline at 8 a.m. this morning when reading in the Colombian newspaper the following two articles "final comments sought on County growth plan" and "La Center sewer plan hits big snag".

I would like to recommend that the urban growth boundary to the west of the city of LaCenter be expanded to contain the tribal grounds located to the west of the present boundaries, but restricted to be only used for commercial, retail or industrial purposes.

LaCenter's present tax base, relies to a large extent, on the card rooms and gambling facilities located therein. When the casino- resort with a hotel and shopping center on this 152 acre site is finally built, these card rooms and gambling facilities will no longer generate the income necessary to sustain the present city government and the services it presently provides to the LaCenter citizens.

"The Cowlitz tribe and the city have had an agreement for a \$14 million project in place since 2011" to extend sewer services to the tribal land. This agreement has been ruled to not be permitted under the present 20 year growth management plan by a Thurston County Superior Court Judge in August of this year."

I believe that the citizens of this city deserve your assistance in retaining and developing their community. The Cowlitz tribe will proceed to develop this land for a casino which will wipe out a major portion of the tax revenues supporting the city since card rooms and gambling establishments presently in place will not be able to compete and the tribe will probably be able to develop a sewer alternative.

I would suggest that the expansion of the growth boundaries be limited to only commercial, retail and manufacturing uses which would generate additional employment opportunities and a higher tax base for the entire county.

Respectfully submitted by, Michael G Langsdorf, who during the late 1970s and early 80s served as chairman of the Vancouver Planning Commission, chairman the Clark County Regional Planning agency, and co-chairman of the Bi-State advisory commission in connection with all federal funds coming into Clark County Washington, Multnomah, Columbia and Clackamas Counties in Oregon in connection with air quality, transportation, education, hazardous waste, land-use and similar other issues.

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SEP 17 2015

3:22 pm
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