

Schroader, Kathy



From: Barbara Zavanelli-Morgan <vitadacanism@gmail.com>
Sent: Monday, February 01, 2016 12:00 PM
To: Cnty 2016 Comp Plan
Subject: Washougal UGB expansion - Powerpoint re Environmental concerns
Attachments: Aerial Environmental Perspective on RODJK Subdivision proposal in Washougal, WA_2-1-16.pptx

Dear Marc, Jeanne, Julie, David, Tom and staff,

As a 4 year resident of Clark County north of Washougal, I am very concerned about the long-term environmental impact of including the 40 acre RODJK subdivision within the expanded UGB. If annexed by the City, their stated plan of changing to R 1-7.5 could have an irreversible impact on the watershed, wildlife and other aspects of the terrestrial habitat. Attached is a powerpoint presentation to illustrate these concerns. Please consider this carefully as well as the pertinent aspects of the Environmental Element Goals and Policies of Clark County, WA in your discussions on 2/4/16 and subsequently. I hope to attend the 2/16/16 meeting.

This is a copy of a comment just submitted to all of the BOCC via "Write your Councilor" (<https://www.clark.wa.gov/councilors/write-councilor>) to attach the powerpoint. The original comment included all the required demographic info.

Sincerely,

James Morgan

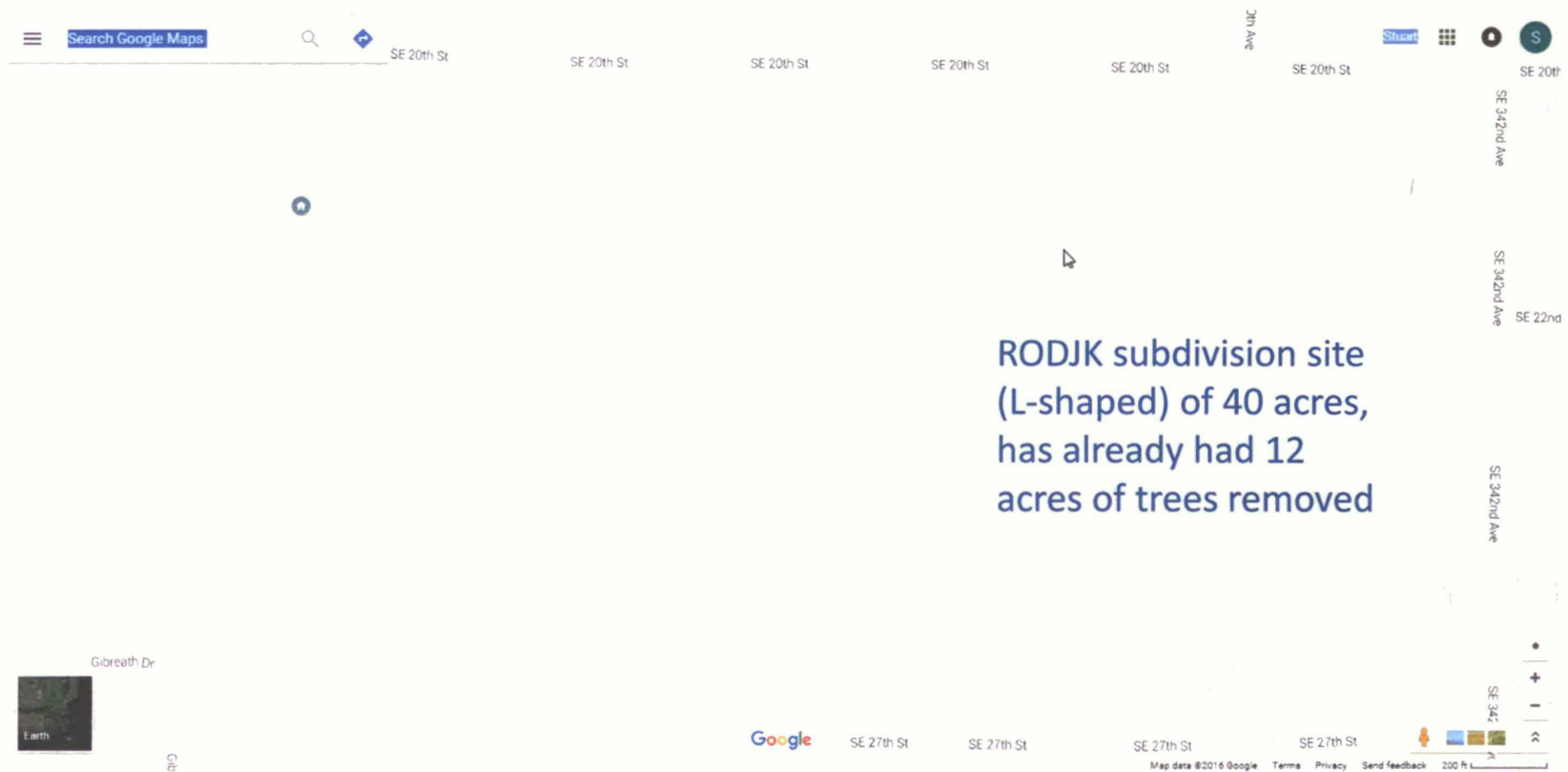
**An Aerial Environmental Perspective
on the proposal to add the 40 acre
RODJK Subdivision to the Urban
Growth Area in Clark County north
of Washougal, WA**

February 1, 2016

Source: Google Maps

Aerial Environmental Perspective on RODJK Subdivision proposal in Clark County north of Washougal, WA

Located in Clark County southwest of the intersection of SE 342nd St. and SE 20th St., Washougal, WA. The Washougal River is ~ 1 mile west.



2/1/2016

Aerial Environmental Perspective on RODJK Subdivision proposal in Clark County north of Washougal, WA

The Washougal River is ~ 1 mile west. These photos taken prior to removal of 12 acres of trees in early 2015.



2/1/2016

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Aerial Environmental Perspective on RODJK Subdivision proposal in Clark County north of Washougal, WA

Hazy whitish areas indicate surface watershed tendencies

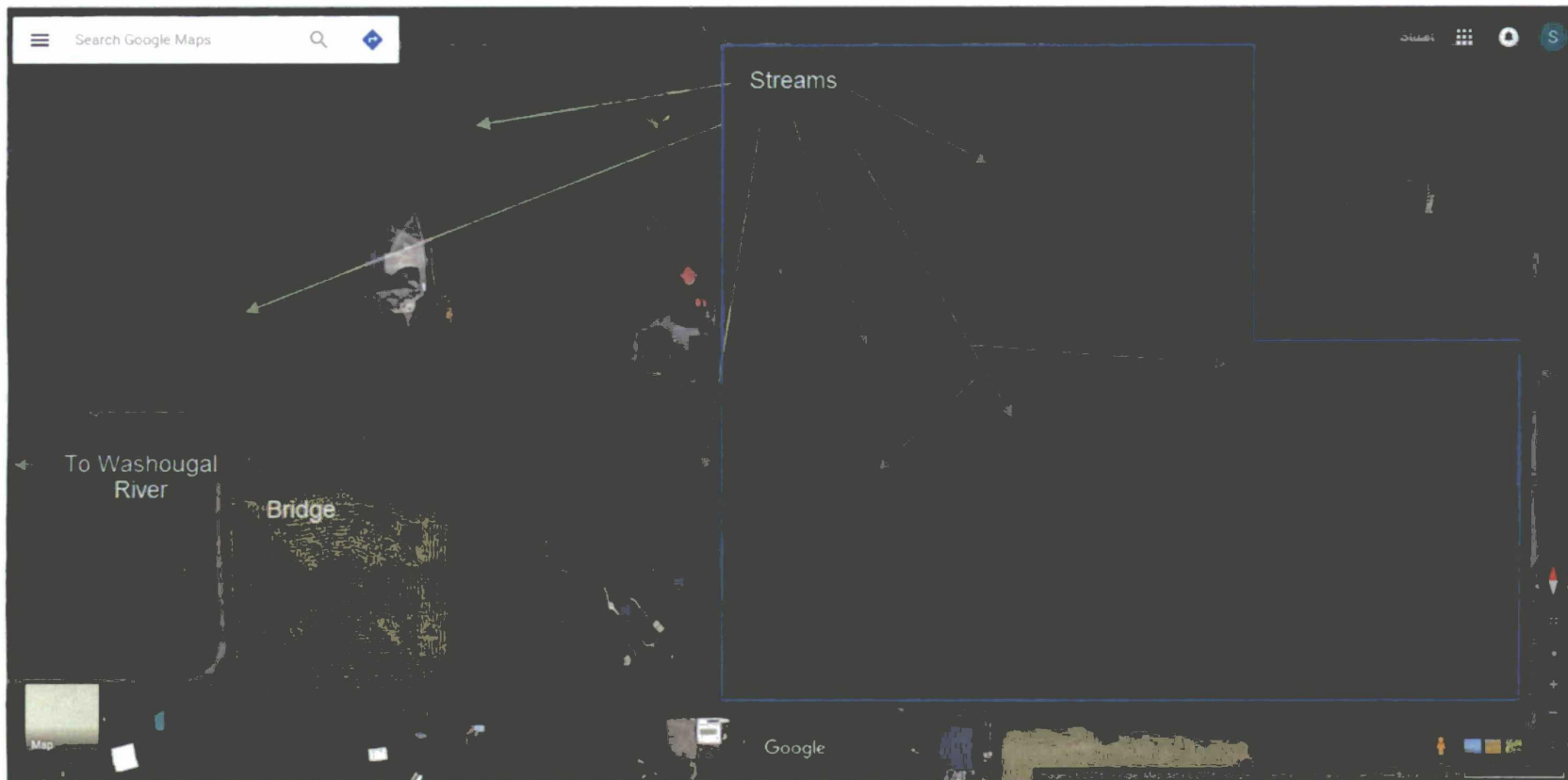


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Aerial Environmental Perspective on RODJK Subdivision proposal in Clark County north of Washougal, WA

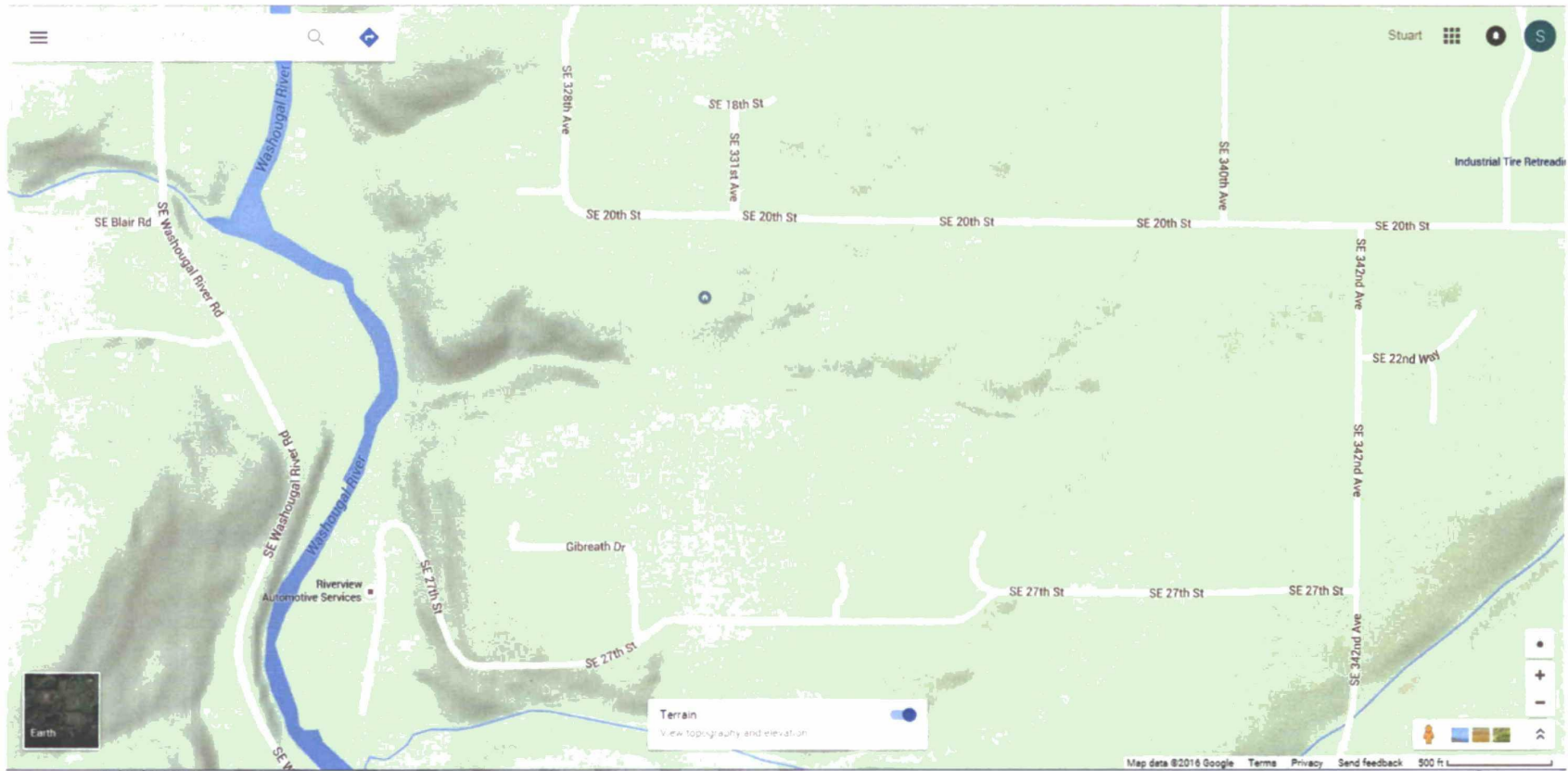


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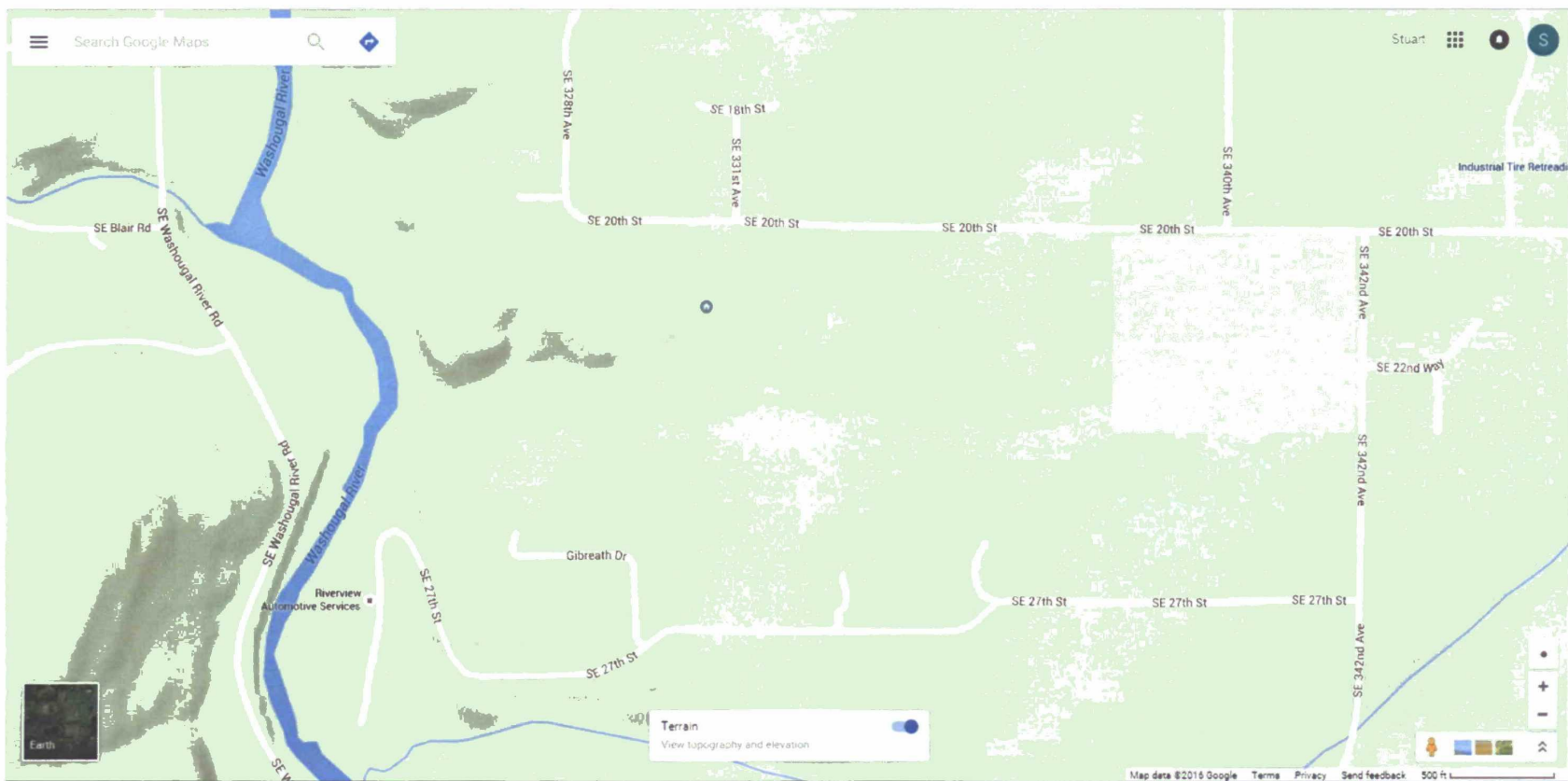
Aerial Terrain Environmental Perspective on RODJK Subdivision proposal in Clark County north of Washougal, WA



2/1/2016

Aerial Terrain Environmental Perspective on RODJK Subdivision proposal in Clark County north of Washougal, WA

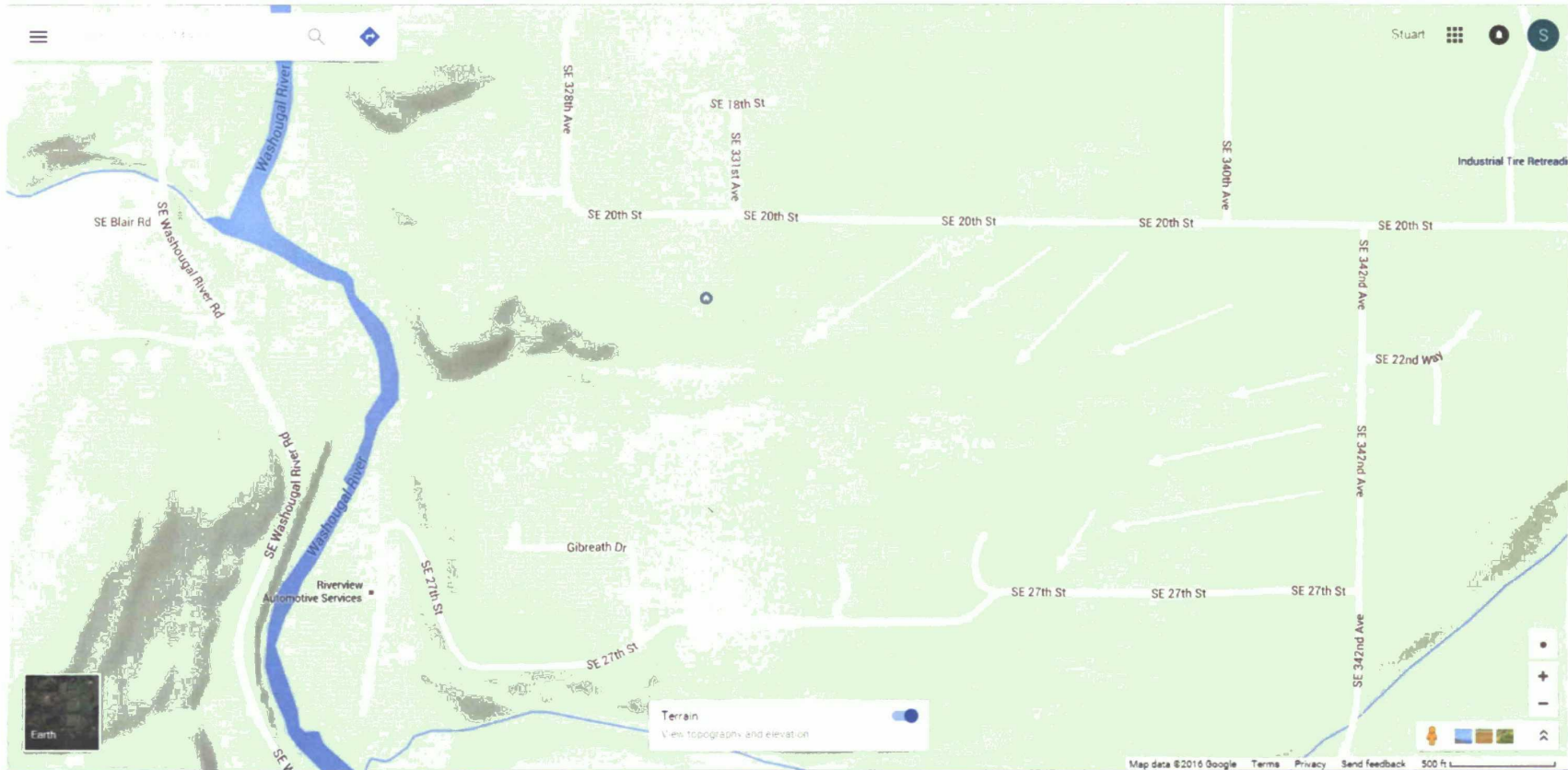
Elevation of the RODJK subdivision is approximately 500 ft. The Washougal River is approximately 1 mile west and is 79 ft. above sea level.



2/1/2016

Aerial Terrain Environmental Perspective on RODJK Subdivision proposal in Clark County north of Washougal, WA

Elevation of the RODJK subdivision is approximately 500 ft. The Washougal River is approximately 1 mile west and is 79 ft. above sea level.



2/1/2016

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Questions/Concerns

- If this 40 acre parcel is added within the UGB, and subsequently annexed into the city of Washougal, given currently available information, the proposed residential plans (R1-7.5) could be significantly excessive for this environmental scenario.
- Is the final Environmental Impact Statement for the RODJK subdivision available in the public record?
- Please consider the pertinent aspects of the Environmental Element Goals and Policies of Clark County, WA!

ENVIRONMENTAL ELEMENT GOALS AND POLICIES

Clark County, WA

Selected excerpts

- *4.1.1 Urban growth areas shall be established consistent with the protection of the environment and the enhancement of the county's high quality of life, including air and water quality, and the availability of water.*
- *4.1.2 The county and each municipality shall cooperate to ensure the preservation and protection of natural resources, critical areas, open space, and recreational lands within and near the urban area through adequate and compatible policies and regulations. These policies and regulations shall provide for the long-term viability of terrestrial habitat functions and natural watershed processes identified by scientifically-based assessment.*
- 4.2.2 Incorporate ways to respond to watershed processes and Priority Habitat Species data in local planning processes, such as SEPA review and the Habitat Conservation Ordinance.

ENVIRONMENTAL ELEMENT GOALS AND POLICIES

Clark County, WA

- *4.2.3 Update regulatory and incentive programs for the protection and conservation of environmentally critical areas, including wildlife habitat areas, wetlands and shorelines, and the underlying watershed processes.*
- 4.2.6 Facilitate public education and outreach programs explaining the variety of critical area and habitat resources that exist in Clark County and the benefits and opportunities for conservation, protection, and hazard mitigation.
- *4.2.8 Protect groundwater and surface water as a resource for drinking water, commerce, recreation and for wildlife...*

ENVIRONMENTAL ELEMENT GOALS AND POLICIES

Clark County, WA

- *4.2.10 Encourage habitat protection* that will provide a diverse and sustainable population of fish and wildlife.
- 4.2.11 Solicit review assistance from the Washington Department of Fish and Wildlife (WDFW) for development proposals directly affecting state or federal sensitive, threatened, or endangered species.
- *4.2.12 Limit clearing of vegetation from stream banks*, and restore the integrity of stream banks where degraded by development.
- 4.6.3 Maintain clear development review standards for the *control of the quantity and quality of storm water discharge from development projects which emphasize on-site retention, treatment and infiltration of run-off to streams, rivers, wetlands, and lakes*