



To: Board of County Councilors  
Re: Testimony on Preferred Alternative/Comprehensive Plan  
February 16, 2016

Thank you for your time today.

My name is Megan Light. I am here today to ask you to reject Washougal's proposal to include into the Urban Growth Area (UGA), the 41 acre parcel bordering SE 342nd and SE 20th. This is the same parcel that the Clark County Planning Commission has already recommended not be included. It is currently zoned for 5 acre parcels, as are the surrounding properties.

The City of Washougal has said that it does not need this parcel for future growth. They made the determination, and originally let Clark County know that they did not need any more land in their UGA. It was only after a private property owner made this request, that Washougal came back to Clark County and made this late proposal.

You will see from the map that this parcel is an "L" shaped peninsula. The current UGA borders properties that are east of Lehr Rd. and the subdivisions along 34th (west of Lehr). If this parcel really was needed for future growth, it seems that they would also be interested in properties directly to the south of the parcel in question. The City did not even contact the owner of the property who is bounded on 2 sides by the "L" in question.

Related to this seems to be a lack of transparency and notice. We bought our home 1 year ago on SE 27th St. At that time, I did research to learn what the surrounding zoning was, where the current UGA was, and where it might be. We knew what the proposals were, and we were willing to accept them to buy our property. There was no indication at that time that this 41 acres was being considered for inclusion in the UGA.

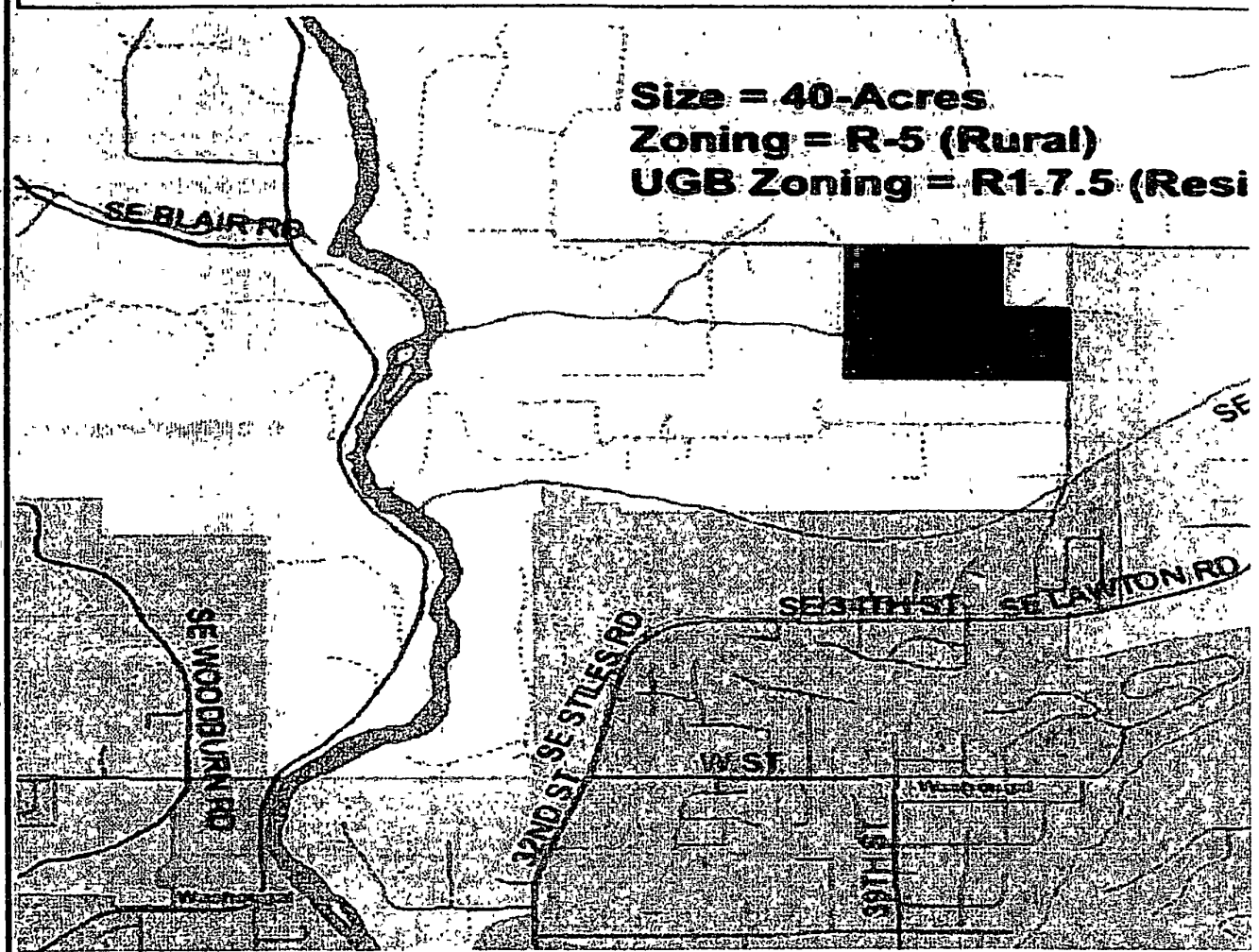
I was aware that the parcel was in the process of being developed as a rural cluster. Putting 8 homes on 1 acre lots, saving the remainder for open space and forest. That sounded like a great idea to me..... less environmental impact and less development costs. A win win situation. That cluster development is happening now. Roads are currently being built. So until very recently, it appeared that what was agreed to was taking place. But meanwhile, without any notice, there is an attempt being made to add this parcel to the Urban Growth Area, vastly increasing the potential development capacity over the current zoning. The same zoning that the developer must have been well aware of when he made his purchase.

The proposal before you to include this parcel is absolutely inequitable. I believe that to support this request would be to support the financial interest of one property owner, to the detriment of the surrounding property owners and neighborhood. Especially, when the City has already determined that it is not needed at this time.

I ask you again, to please reject the proposal to include this parcel in Washougal's Urban Growth Area.

Sincerely,

Megan Light  
33609 SE 27th St.  
Washougal, WA 98671



**Schroader, Kathy**

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**From:** Tilton, Rebecca  
**Sent:** Wednesday, February 24, 2016 11:59 AM  
**To:** Orjiako, Oliver; Schroader, Kathy  
**Subject:** Comp Plan Comments  
**Attachments:** Sydney Reisbick\_02-16-16 Comp Plan Comments pdf, Levanen\_Carol\_021816CompPlanComments pdf, Hammon\_021616CompPlanComments pdf, West\_Thomas\_021616CompPlanComments pdf, Eustis\_021616CompPlanComments pdf, Koktas\_021616CompPlanComments pdf, Kokta\_Theresa\_021616CompPlanComments pdf, Jensen\_Lee\_021616CompPlanComments pdf, Zavanelli-Morgan\_Barbara\_021616CompPlanComments pdf, Morgan\_James\_021616CompPlanComments pdf, Ek\_Nathan\_021616CompPlanComments pdf, Light\_Megan\_021616CompPlanComments pdf, Boynton\_Steve\_021616CompPlanComments pdf, Levanen\_Carol\_022316CompPlanComments pdf

Hello,

For your records, please see the attached written testimony received on Feb 16; Feb 18, & Feb 23, 2016

Thank you!  
Rebecca

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