

Schroader, Kathy



From: Kirk VanGelder <vandad12@gmail.com>
Sent: Saturday, May 21, 2016 8:16 PM
To: Cnty 2016 Comp Plan
Cc: Mielke, Tom, Madore, David, Stewart, Jeanne, Boldt, Marc, Olson, Julie (Councilor), Carol Levanen
Subject: "FOR THE RECORD for the Comprehensive Plan Update of 2016"

County Counselors and Planning Staff,

As a long time owner of several rural properties in Clark County, I am disturbed by the planned restrictions you are proposing on our rural private property rights! You lost in court on virtually all of these same issues before, and will likely do so again. And I will be there to help fund the law suit against the county if you insist on trampling our rights like was done the last time.

The need for affordable housing is so great right now that there is only about 30 days worth of inventory for sale. And that is driving up the price. A friend bought a \$230,000 home in December, 2015, and his realtor just told him that it would sell for \$260,000 today. That is almost a 15% increase in 5 months. So quit using outdated population projections which underestimate growth. That is preventing children who are growing up here to be able to afford living here.

It was very evident that the cities get pretty much whatever they want from you in this plan, but at the same time, us rural property owners just get dictated to. And we are getting very angry over that. Where are you during windstorms that knock trees down into the creek in December and threaten the flooding of our home and neighbors homes, as well as threaten public and private bridges downstream like happened last year? You weren't anywhere around when we had to wade into the flowing, freezing creek in Dec and January to cut up the 4 foot diameter Fir tree in small slices that could be pulled out of the creek. Where were you when we spent 6 months cleaning up the other 10 plus trees that blew down from that windstorm?? Where are you when we have all kinds of work tending to and improving our property??? Nowhere to be found. But you sure were in a hurry to collect your \$14,000 in property taxes.

You don't understand what is required to live out here. We see it every time a city dweller, moves out here. It is NOTHING like living in the city (I lived in Vancouver until I was 10). There is SO much more required, and then you just make it that much harder. We rural property owners want to be left alone to take care of our property. We want to be able to have our kids live near us on the property if they desire, so they can help us take care of it in our old age. Speaking of old age, YOU are using an aging population guide to dictate pushing things closer together. Great, YOU do that in the city, but let us ALSO do that in the country by allowing us to bring OUR kids closer to us. If it is good enough for the city folk, then it is good enough for us.

But no, YOU want to be able to drive or bike out here and look at all of the beautiful work we have done on it, while making it more and more difficult for us to do so. We don't tell you how to live in the city, don't tell us how to live out here.

If you want to have control over our property, then buy it from us at fair market value, and you can do whatever you want. Until then, keep the regulations to an absolute minimum, which is NOT what you are doing.

If you don't back off and integrate much of ALT 4, you will be looking at another law suit. And that would be a double waste of my money as I unfortunately have to fund both sides of that lawsuit. But know that principle,

freedom, and liberty are much more valuable to me, so I will gladly hold your feet to the fire by taking you to court

I am in full support of Clark County Citizens United They have researched the issues and spoke for us when they brought forth common sense solutions in Alt 4 PLEASE ADOPT THOSE SOLUTIONS!!!!

And specifically to the 5 counselors The cities have their representatives, who it looks like get their way easily YOU ARE OUR REPRESENTATIVES! YOU ARE THE ONLY ONES WHO CAN PROTECT US!! PLEASE IMPLEMENT THE SOLUTIONS IN ALT 4!!!! All of you campaigned on being conservative .. WORDS ARE CHEAP! NOW IS THE TIME TO PUT THOSE WORDS INTO ACTION!!!!

Very Sincerely,

Kirk VanGelder
Irate citizen, taxpayer, and VOTER!