

From: [Sonja Wiser](#)
To: [Christina Moehring](#); [Cnty 2025 Comp Plan](#); [Gary Medvigy](#)
Cc: [Cnty CommDev Land Use](#); [Bryan Mattson](#); [Oliver Orjiako](#); [Ariel Whitacre](#); [Brent Davis](#)
Subject: RE: Clark County needs responsible development with conservation - Schnell Farms PUD - comprehensive plan issues
Date: Tuesday, May 21, 2024 7:39:21 AM

Good morning Christina; thank you for your comments related to Conservation/Schnell Farms PUD/Comp Plan Issues. Your email has been forwarded to staff and will be put into the Comp Plan Index of Record.

From: Christina Moehring <crm@colorfulmoose.com>
Sent: Monday, May 20, 2024 1:32 PM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>; Gary Medvigy <Gary.Medvigy@clark.wa.gov>
Cc: Cnty CommDev Land Use <landuse@clark.wa.gov>; Bryan Mattson <Bryan.Mattson@clark.wa.gov>; Oliver Orjiako <Oliver.Orjiako@clark.wa.gov>; Ariel Whitacre <Ariel.Whitacre@clark.wa.gov>; Brent Davis <Brent.Davis@clark.wa.gov>
Subject: Clark County needs responsible development with conservation - Schnell Farms PUD - comprehensive plan issues

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As a former small business owner, I understand the balance between progress, profit and doing what is inherently right for others not just yourself. Clark County should choose to become a leader in responsible development, maintaining goals that allow for forward progress without destroying the reason why so many people choose to live here. Clark County's current method of planning has resulted in minimal green space for residents (no, small neighborhood parks don't count), destructive construction practices, reduction in key farm land, contamination/reduction of our ground water supplies as well as long-term contamination of our creeks and lakes. There is no reason that residents should have algae warnings and closures year after year in our recreational water sources.

Pacific Lifestyle Homes is proposing to build 79 homes **on two parcels of property that are included within conservation boundaries for both the WA State DNR and Clark County called Schnell Farms PUD.** Lacamas Prairie is Washington's best surviving remnant of an ecosystem known at the Willamette Valley wet prairie. There's only 2,000 acres remaining and approximately 1,600 of those acres lie within the defined boundary within the Lacamas Creek watershed.

While I understand that the County cannot force land owners to sell to state or county entities, it can ensure that the land owner is held to a high development standard when the impact is so great on a unique ecosystem. **The county can refuse to allow lot variances and downsizing of recommended wetland buffers.** It can also require maximum protection buffers around wetlands and streams as well as a reduction in the number of units developed to have less impact on ground

water recharge and contaminated runoff. It is the county's responsibility to protect our waterways. All life needs clean water. The county works for taxpayers not builders or developers. They are not interested in the long-term health of our county.

Preserving these properties fits within the Clark County Stormwater management plan as they have been talking about water quality issues in the Lacamas Creek watershed for over 13 years. **Clark County's Storm Water capital plan says that Clark County is committed to responsible stormwater management to keep our waterways clean for people, fish and wildlife.** Adding more development directly into this watershed will increase Stormwater runoff as well as add more contamination into the watershed from roofs, roads, yards, and pet waste due the lands' location directly on the shoreline of Lacamas Creek. The developer is proposing to fill in wetlands and encroach on the fish bearing stream with reduced buffers. This will affect stormwater recharge and runoff as the proposed filled in wetlands currently maintain water levels during the rainy season. Water quality observations have shown that runoff from existing development around this watershed is already having a negative impact resulting in oily residue on top of creek water. The terrible water quality in Lacamas Lake allows invasive fish, grass carp, to swim upstream and spawn in the creek. Clark county has a chance to start reversing years of neglect of this water shed.

Clean water and wetland habitat is important for every person in Clark County. Preserving Schnell Farms will help to increase the overall health of the Lacamas Creek watershed and ultimately Lacamas Lake where lots of people would like to enjoy water recreation without toxic water. Filling in wetlands increases flooding, erosion, water pollution, property damage, and reduces wildlife populations. If we don't stop filling and draining wetlands, these problems will only get worse. When the county allows developers to use wetland bank credits for offsets, ecological diversity is lost and the offset property doesn't provide equivalent quality wetlands. We should be preserving wetlands in place and designing development procedures that work in tandem with these unique ecosystems.

With the passage of E2SHB 1181 during the 2023 Washington state legislative session, **Clark County is now required to add a Climate Change Element to its Comprehensive Plan and conserving these properties into natural areas and open space will help to meet some of that goal going forward.** Now is the time to conserve these two unique properties for all future generations in Clark County.

Based on the data, parts of my own neighborhood should not have been approved for development by the county due to impacts on Lacamas Creek and the sensitive environment around it. Clark County allowed Lennar to cut down key wood duck habitat to build homes within the conservation boundary identified by the County and the state. The county and I can do nothing about that now but we can try to responsibly conserve what is left.

Thanks for your time,

Christina Moehring
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