

From: [Jeffrey Delapena](#)
To: [Cnty 2025 Comp Plan](#); HSLRAwa@sandwich.net
Cc: [Bart Catching](#); [Oliver Oriako](#); [Jose Alvarez](#)
Subject: RE: Comprehensive Plan Update Comments
Date: Thursday, September 26, 2024 10:48:11 AM

Good day, Mary,

Thank you for submitting comments regarding the proposed Site-Specific changes in the Comprehensive Plan for the Town of Yacolt.

I am forwarding your comments to Staff, and these will be entered into the Comprehensive Plan Index of Record.

Regards,
Jeff Delapena

From: Clark County <webteam@clark.wa.gov>
Sent: Thursday, September 26, 2024 10:41 AM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Subject: Comprehensive Plan Update Comments

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Submitted on Thu, 09/26/2024 - 10:40 AM

First Name

Mary

Last Name

McCarthy

Email Address

HSLRAwa@sandwich.net

Phone Number

[3606868068](tel:3606868068)

Address

555 N Amboy Ave #215
Yacolt, Washington. 98675

Message Subject

proposed site-specific changes to 2025 comprehensive growth plan

Parcel Number

279456000, 986062090, 229629005, 986033606, 279498000, 279499000 and 279500000

Comments

comp..plan@clark.wa.gov

Community Planning

Comp Plan Comments

P.O. Box 9810

Vancouver WA 98666

September 26, 2024

To Whom It May Concern:

I am writing today regarding the proposed site-specific change requests to the 2025 comprehensive plan update to the Growth Management Plan that are proposed for acreage east of the Yacolt city limits.

The citizens who live in Yacolt should be the ones who decide how our community grows, not developers and builders who do not stay in the communities they affect after they are finished building and developing. It is the citizens of Yacolt who will be here to deal with the effects of irresponsible growth in our community.

It's the citizens who will be charged with building and maintaining new schools for new resident's children, building and maintaining roads for increased traffic, or adding parks and recreational facilities. Our citizens will be affected by increased air and water pollution, crime and demands for services such as public safety and fire prevention. In other words, while developers are off spending their profits Yacolt citizens left behind will be responsible for cleaning up after them and providing continuing services for new residents. Can we build a new school, hire more Deputies or increase our fire and EMS capabilities? Will increased costs and taxation cause some of our citizens economic hardship? Our neighbors matter to us.

Growth can be a good thing for a community but growth without responsibility for the consequences is detrimental for a community. That is why I am opposed to the seven proposed developments on 48.56+ acres east of Yacolt in Clark County. (Figure does not include parcel 986056780 which Clark County has no acreage figures for but zoned R10 it is assumed to be about 10 acres.) With annexation into the Town of Yacolt where most new homes are built on minimal 2..3 acre lots a density of approximately 250 new homes on almost 60 acres is implied. (Note: the parcel numbers included in this project appear to contain some errors or omissions, but the ones listed on the proposal are 279456000, 986062090, 229629005, 986033606, 279498000, 279499000 and 279500000.)

Perhaps 250 new homes at the eastern end of Yacolt Road where it ends with no other roads

providing access; 250 homes on septic systems draining into the Yacolt aquifer beneath the town that supplies drinking water for both the town's public well water supply and private wells belonging to residents; and 250 homes draining runoff into Yacolt Creek which is located on the two parcels farthest east isn't in the best interest of the citizens or Town of Yacolt. Will the increased demand for water further stress the aquifer during the dry months?

There are environmental concerns. Yacolt residents must commute from town for medical, dental, grocery shopping, banking and employment intensifying traffic and air pollution. Intermittent bus service, while helpful, does not qualify as mass transit.

Also of note is the FEMA flood map and the preliminary flood map adjustments that are currently under review that includes the proposed properties as flood potential areas.

<https://storymaps.arcgis.com/stories/f4e734c30ac24bada8a071692da37d48>

Additionally, neighboring parcels will also be subject to annexation and development. I do not want 250+ new neighbors so I will most likely be evaluating my adjacent property for further development. It is possible my neighbors will also not want to stay here amid a high-density development creating a domino effect of rampant development. There are currently 4 of us on 22 acres.

For these reasons I am requesting Clark County deny the application for these developments and place a moratorium on high density development in the Yacolt area. I do not believe Yacolt is prepared to absorb significant growth and lacks the support services necessary. I believe explosive growth may stress current resources beyond capacity destroying the very character of small-town Yacolt. We just don't have the infrastructure here to support high density development.

If Clark County believes this kind of high density development should be permitted in Yacolt, I'm respectfully requesting Clark County to require a full environmental impact assessment including recommendations and costs for expanding all services and infrastructure in the area. I am also recommending Clark County charge all costs, including long range service expenses, to the proponents of this proposal, including but not limited to a sanitary sewer system with maintenance, management and treatment facilities for the greater Yacolt valley area. You break it, you bought it.

Thank you.

Respectfully submitted,

Mary McCarthy