

From: [Chuck Zellmer](#)
To: [Jeffrey Delapena](#)
Cc: [Cnty 2025 Comp Plan](#); [Oliver Orjiako](#); [Jose Alvarez](#); [Bart Catching](#)
Subject: Re: Comprehensive Plan Update Comments
Date: Tuesday, October 1, 2024 4:03:23 PM

Hi There,

Another huge concern I have is this:

The latest ongoing 10-20 acre development in the town of Yacolt near the Firestation along W. Hoag and NE Railroad Ave was somehow allowed to be "pre-sold" to only Old Apostolic Lutheran families, how is this possible?

What is the State, County and Town going to do to ensure that any new town developments will not be discriminatory?

Seems outrageous to me that this could have happened, whether there is a legal loophole or not...

Thank You,
Charles Zellmer

On Tue, Sep 24, 2024, 9:21 AM Jeffrey Delapena <Jeffrey.Delapena@clark.wa.gov> wrote:

Good day, Charles,

Thank you for your comments regarding changes to the Urban Growth Area. I have forwarded these to Staff, and will enter your comments into the Comprehensive Plan Index of Record.

Regards,

Jeff Delapena

From: Clark County <webteam@clark.wa.gov>
Sent: Tuesday, September 24, 2024 9:09 AM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Subject: Comprehensive Plan Update Comments

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Submitted on Tue, 09/24/2024 - 9:08 AM

First Name

Charles

Last Name

Zellmer

Email Address

chuck.zellmer@gmail.com

Phone Number

[5035020458](tel:5035020458)

Organization/Agency Name

Property Owner

Address

[34400 NE THOMPSON RD](#)
[Yacolt, Washington. 98675](#)

Message Subject

8 new Parcels in Yacolt UGA

Parcel Number

279456000, 986056780 986062090, 229629005, 279498000, 279499000, 279500000, 986033606

Comments

Dear Planning Team,

Please do not approve of the 8 proposed Parcels being included in the Yacolt UGA.

95% of town residents want to keep the town from growing beyond it's current population. Just look at the post on 9/23 on the Yacolt Discussion Forum on Facebook.

What makes Yacolt unique is that it has stuck to it's small town charm and has not followed other towns that have grown explosively over the years such as La Center.

The infrastructure around Yacolt is not built up enough to handle the 100's of homes that Windsor Engineers will want to put in over these 60+ acres: everything from Water, Sewage/Septic, power, internet, road, schools will need corresponding improvements.. At what point do we tip the scales whereby connecting to sewer is mandated? Residents will have to bear a huge cost burden in doing this (10's of thousands of dollars per home).

Let's please keep Yacolt the small charming community that it is known for.

Regards, Chuck and Cathy Zellmer