

**From:** [publiccomment](#)  
**To:** [Gary Medvigy](#); [Glen Yung](#); [Michelle Belkot](#); [Kathleen Otto](#); [Sue Marshall](#)  
**Cc:** [Oliver Orijako](#); [Jose Alvarez](#); [Cnty 2025 Comp Plan](#)  
**Subject:** FW: Council Hearing Public Comment  
**Date:** Tuesday, November 26, 2024 8:33:47 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

---

Please see the below comments re: land use alternatives. Thank you!



**Rebecca Messinger**  
Clerk to the Council  
COUNTY MANAGER'S OFFICE

564-397-4305



---

**From:** Clark County <webmaster@clark.wa.gov>  
**Sent:** Monday, November 25, 2024 3:28 PM  
**To:** publiccomment <publiccomment@clark.wa.gov>  
**Subject:** Council Hearing Public Comment

**EXTERNAL:** This email originated from outside of Clark County. Do not click links or open attachments unless you recognize the sender and know the content is safe.



Submitted on Mon, 11/25/2024 - 3:27 PM

**Name**  
Peter Fels

**Phone Number**  
[3607373154](tel:3607373154)

**Email Address**

[PLFELS@GMAIL.COM](mailto:PLFELS@GMAIL.COM)

**Subject**

land use alternatives

**Date of Hearing**

Fri, 12/06/2024

**Comment**

Councilors:

I hope you will consider reducing climate change as your top priority in any land use changes when you adopt a new Growth Management plan. To that end, preserving forest and agricultural lands and other open space/natural areas will make the largest impact. Conversely, if you expand urban growth into these areas, the result will be lower carbon absorption and increased greenhouse gas emissions.

Please evaluate each request for inclusion into UGAs with the potential climate impacts in mind, and do not recommend inclusion without offsetting changes so that net GHG emissions are reduced.

In addition, please vote against all proposed surface mining overlays. Surface mining destroys the environment and significantly adds to pollution/GHG emissions. This is particularly true where the mining occurs close to riparian areas. Gravel mining profits a few individuals with great cost to the county's livability.

There may be some limited situations where UGA expansion makes sense because it does not significantly impact natural areas or agricultural use potential. For example, development along major roads, such as expanding Battle Ground to Dollars Corner, could result in net GHG reductions by allowing for transit oriented development. I am also in favor of using land along I-5 for industrial and commercial development, so long as it includes charging stations for commercial and passenger electric vehicles using the corridor.

There is land which can be made available for new housing by increasing density within the existing UGAs. Each city should be encouraged to adopt more dense zoning within what is currently considered or proposed to be low density residential. We should not try to accommodate population growth by expanding into the forests and agricultural lands.

The county can be made more attractive by encouraging local value added farming and free transit connecting towns to each other and to urban centers.

I urge you to adopt Alternative A with the few changes that make sense but do not result in increase GHG emissions.

Thank you for your consideration,

Peter Fels



© 2024 Clark County Washington