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Subject

In Support of Alternative 1

Date of Hearing

Mon, 04/27/2026

Comment

Comprehensive Growth Management Plan (county and cities). Greetings Council members and other concerned parties. I have now lived in North Clark County (outside LaCenter) for just over 5 years now and during this time, have seen an explosion of development, both good and bad, in the area. I am really concerned that we are losing valuable farm-land, forest land and other open areas to big developers. Clark County has this opportunity to preserve these spaces and limit the development to the current UGAs as shown in Alternative 1.

Concentrate on making our cities more diverse, affordable and convenient for the people that live there (whether existing or newbies). We need vibrant neighborhoods and less sprawl. Moving here from the Puget Sound area, it is clear that urban sprawl destroys the environment for each and every stakeholder. We want growth, but keep it within the city limits, make sure we have the infrastructure to support the existing growth plans, create downtown areas (maybe tax incentives) that have a variety of businesses, have a multitude of housing options, etc.. LaCenter is a good example of what not to do. Developments are plenty, but services are minimal. Create a central business district so that folks don't have to travel outside the area for groceries, gas, dry-cleaners, flower shops, etc... And yes, developers must participate in making sure this happens. Also, what about moving to more construction for condominiums and less single homes. With our aging population, people in existing homes would really like to downsize. Condominiums provide this option. Owners of condos are also more likely to

take care of their neighborhood - this is not necessarily the case with the construction of apartments.

One project that really concerns me is the development of the Ridgefield waterfront. What a magical place. Allowing for a huge development with commercial, residential units and other services is not what this area needs. Ridgefield has already taken over so much land. Let developers make wonderful 'villages' and allow the county (or Port of Ridgefield) to preserve these wonderful outdoor spaces. Boaters, trail enthusiasts, pet owners, environmentalists, all really enjoy the existing waterfront - we beg you to preserve this special place.

There is so much more to be talked about, but at the end of the day, Clark County has done a superb job in allowing for growth. Whether it be in Camas, Washougal, Ridgefield, Salmon Creek, or elsewhere, things are looking bright. Now, its time to stop the developers from dictating how the land is used and for the county to preserve what's left. Let's not be the next King County, Pierce County, etc. Clark County has done an excellent job of attracting newcomers based on its existing growth....let's not ruin it for future generations. Thank you for your time.



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