

cc'd: BOCC; Orjiako; Schroader;  
Wizer; Cindy Halley; Record

June 20, 2017

Chair Boldt and Clark County Board of Councilors  
PO Box 5000  
Vancouver, Washington 98666-5000

**RE: Support of CPZ 2017-00023 Comprehensive Growth Management Plan 2015-2035 response to GMHB decision.**

Dear Chair Boldt and Councilors:

My name is Sue Marshall and I am here on behalf of Friends of Clark County (FOCC) in support of the proposed amendments described in the staff report. We believe that the adoption of the proposed amendments is a proactive and positive step toward bringing the County's Comprehensive Plan into compliance with the final decision and order issued by the Growth Management Hearings Board on March 23, 2017.

We greatly appreciate the leadership of the County Council in taking the necessary steps to initiate the process and staff in preparation the amendments, which we believe and we hope will lead to their passage and implementation.

Protecting farm and forest lands and the buffers that protect them from further subdivisions is critical for the long term economic viability of these resources. Both FOCC and FutureWise argued and the GMHB supported in their opinion and record that 40 acres was a minimum to protect farmland from sprawl. The GMHB agreed and so indicated in its opinion and the record. Additionally, as David McDonald previously submitted in his letter of June 19, 2017, the R-20 minimums as a buffer for Ag lands... "have been a stable, constant and necessary (for compliance) part of our Comprehensive Plan since 1998."

Friends of Clark County and our members have been active participants in this comprehensive plan update planning process. Throughout the past several years, we have supported many of the County's decisions and tried to provide staff and elected officials with detailed and thorough analysis of the potential impacts of the various options. We have supported some of the decisions both during the planning process and during the appeal. When we felt it was necessary and legally supportable, we have detailed our concerns. FOCC's overarching goal has been, and remains, to ensure that the Comp Plan as adopted will not undermine the long-term commercial viability of agriculture and forest lands or impose additional development pressures on the natural resources in this county. We support these amendments and believe they will help to achieve that goal.

On a personal note as a family farmer with a 20 acre farm in Ridgefield, restoring the AG-20 designation on our land will help preserve it as agricultural land into the future.

Returning to the AG-20 zoning would also allow us to apply for a lot reconfiguration which would add an additional 9 acres to our farm from an adjacent property. These additional acres are needed as we plan to plant a hazelnut orchard this fall and at approximately \$3,000/ac at maturity – the scale of our operation matters to our bottom line. Adding almost \$27,000 annually to our gross income, as you can imagine, will help us more quickly recoup from our initial capital outlay.

Thank you for your consideration and we urge your support for this ordinance.

Sincerely,

A handwritten signature in black ink, appearing to read "Sue Marshall". The signature is fluid and cursive, with the first name "Sue" written in a larger, more prominent script than the last name "Marshall".

Sue Marshall, President  
Friends of Clark County  
4316 NW 169<sup>th</sup> St.  
Ridgefield, WA 98642