

July 12, 2018

Commissioner Wright
Commissioner Grimwade
Commissioner Morasch
Commissioner Swindell
Commissioner Barca
Commissioner Johnson
Commissioner Bender

Dear Members of the Planning Commission:

Twenty years ago a Rural Center Task Force made up of county residents appointed by the Board of County Commissioners, after extensive review and public involvement, recommended to the Board that six communities be designated as Rural Centers. Fargher Lake was added in 2000. One of the communities not meeting the criterion established by the Task Force was Proebstel.

Since then the Urban Growth Boundaries of both Vancouver and Camas have crept closer to Proebstel and commercial activities are readily available within a mile of this proposed Rural Center. An area designated Urban Reserve is adjacent to the western boundary of the proposed Rural Center. The Camas UGB is less than a half mile to the south.

Today, within a mile we can:

- catch a city bus
- shop for groceries and gas
- get our dry cleaning done
- enjoy spa treatments
- take a pet to the vet
- get our teeth cleaned
- choose between nine different eating establishments
- and much more

A new rural center is not needed for more intensive development in order to give us access to services.

Thank you for the service you provide us as a member of the Planning Commission!

Sincerely,



Judie Stanton
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July 16, 2018

To: **Clark County Planning Commission**

Matt Hermen, matt.hermen@clark.wa.gov Sent by Email On: 7/17/18

Public Testimony for:

CPZ2018-00014 PROEBSTEL RURAL CENTER FOR
COMPREHENSIVE GROWTH MANAGEMENT PLAN AND
ZONING MAP AMENDMENT

The Andersen Dairy is a major Dairy in Washington providing many rural jobs and excellent milk to the community. The farm produces milk and manure fertilizer for the rural community. The farm helps provide stability to the community where it has been farmed for over 50-years. If the Proebstel Rural Center is approved it will bring new rural jobs in our community. This new commercial designation will assist us with creating more farm products and processing natural resources which will provide more rural jobs. We will be able to provide more daily needs and services for the rural area. The rural community needs the proposed Proebstel Rural Center (PRC). We recommend that the Planning Commission approve the Proebstel Rural Center. This will preserve the historic Proebstel Town and rural activity area.

We feel that the Proposal meets all of the County's Applicable Planning Criteria. We have reviewed the County Materials and visited the rural center area. We recommend the Planning Commission approve the Proebstel Rural Center (PRC) Proposal. This would bring back the historic Proebstel (town) rural center providing goods, services and jobs to the rural community. This will help keep this area separate from the City of Vancouver. Andersen Dairy provides dairy products, manure fertilizer and produce to the rural community as well as providing rural jobs. The Farm has provided many jobs for the rural area as well as goods and services. The farm is made up of 1200 acres of farm land, open space, wildlife habitat, riparian areas along creeks, Creeks, and many other natural resources.

Proebstel was a historic community that provided services and goods to the rural community. This area is better defined by pre-existing development patterns which

have small development patterns, creating a rural activity center with a variety of rural densities.

Our farm will be able to provide commercial facilities to support the rural lifestyle as specified in the **Framework Plan**. Our farm is a natural resource industry. We feel the County should maintain and enhance natural resource-based industries like our farm. The County should encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses like urbanization.

Our Rural Centers will have small to large lot development with a definite edge (SR-500 & LaCamas Creek). This area is surrounded by a rural landscape of generally open land used for agriculture, forestry, and large lot residential. We will have a variety of residential densities in the proposed rural activity centers.

This area is at the crossroads where historical development has allowed for both smaller lots and commercial uses. The Proebstel rural centers (PRC) area has existing commercial activities located at crossroads that provide rural residents with an opportunity to meet some of their daily needs. Our proposed PRC would designate commercially zoned land that would serve the rural community and encourage economic development.

Proposed rural center meets the intent of Goal 5, Economic Development.

The PRC allow for small-scale commercial uses that rely on a rural location.

The proposed economic development and employment would be consistent with the rural character of the area. We feel this Proposed PRC would create more rural jobs.

The PRC would have a logical outer boundary that would help minimize and contain the areas of more intensive rural development to the existing area. This may also help keep farms in this area. The PRC will preserve the character of existing natural neighborhoods and communities. The PRC would help keep low-density development in other areas [WAC 365-196-425].

The proposed **Proebstel Rural Centers** is outside of urban growth areas and urban reserve areas and may provide public facility (future post offices) and has commercial facilities to support rural lifestyles [Framework Plan]. We also meet the goal to maintain the character of the designated Rural Center within the surrounding rural area.

The Proposed PRC would also provide a focus for the surrounding rural area that is appropriate in character and scale to the existing rural environment.

The PRC would provide: appropriate commercial developments to serve adjoining rural areas; and an opportunity to develop facilities that can function as a community center for the surrounding area. This would provide convenience shopping and services to nearby residents as well as access to arterial roadways. The PRC is surrounded by rural landscapes of generally open land used for agriculture, forestry, large lot residential, recreational and environmental protection purposes.

Our Rural Centers should have a residential density of between one unit per acre and one unit per five acres (RC-1, RC-2.5 and R-5) based on the historical pattern in this area. Rural commercial development should support the needs of rural residents and

natural resources activities rather than urban area uses. We feel we will have a resource-based industrial/commercial development consistent with rural character and levels of services. This would provide the opportunity to provide commercial uses supporting resource uses, adding value to the resource products in our resource center.

We Support the Proebstel Rural Center and feel that the rural community needs the rural center. The PRC area may not be rural any more in the future. This is why it is important to approve this proposal so we can protect the rural character of this area and surrounding rural. We feel the proposal for the Proebstel Rural Center (PRC) meets the intent of GMA and the Clark County Comprehensive Plan.

Respectfully,

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