

O'Donnell, Mary Beth

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CP 16 # 0226

From: Tilton, Rebecca
Sent: Wednesday, August 20, 2014 10:07 AM
To: Barnes, Ed; Madore, David; Mielke, Tom; Orjiako, Oliver; O'Donnell, Mary Beth
Subject: Comp Plan Update: related Public Testimony (BOCC Hearing of Aug. 19)
Attachments: Carol Levanen_08-19-14.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Hello,

For your information, and for the record, here's a copy of Carol Levanan's testimony from the Board hearing of August 19.

Rebecca

Clark County Board of Commissioners
P.O. Box 5000
Vancouver, Washington 98666

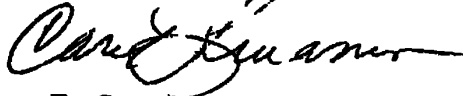
Re: Rural Lands and the 2016 Comprehensive Plan Update

In the Superior Court of Washington, Case No. 96-2-0080-2, Clark County Citizens United, Inc. v Western Washington Growth Management Hearings Board, and Clark County, Honorable Edwin J. Poyfair ruled in favor of Clark County Citizens United, Inc.. He states, *the WWGMHB was not above the law, the Agriforest resource designations violate the GMA, the failure to solicit meaningful public input...violated the public participation provisions of the GMA, and the Comprehensive Plan EIS issued by the county violates the State Environmental Policy Act But most importantly, he ruled that There is no requirement in the GMA that the OFM projections be used in any manner other than as a measure to ensure urban growth areas are adequately sized and infrastructure in those growth areas is provided for. Even more important he ruled that The Board's interpretation was erroneous, and the County's decision to follow the Board lead was unfortunate. The result is a plan that gives little regard for the realities of existing rural development in direct contradiction of the term of the GMA.*

Clark County Citizens United, inc. is very concerned that rural lands are not included in the first open house meetings of the Comprehensive Plan update for 2016. After 20 years this plan has become obsolete. The massive downzoning and theft of the rural lands, by way of zoning and regulations, continues. In 2007 CCCU, Inc. would not be heard by the county because they were told that only urban changes were being made and rural was not being considered. But, the GMA did not intend that when a county designates a 20 year plan, that it should stay static throughout the rural areas for tens of years. There are thousands of legal substandard lots in rural Clark County that may have lost their vesting rights because of the inactions of Clark County. The cost to the landowners is in the millions. It has been 20 years now, and the county must address this problem and this court ruling by the Superior Court.

CCCU, Inc. urges Clark County to include a full review of the rural lands in this current 2016 review, correct the erroneous resource maps and incorrect zoning of the rural lands and honor the Superior Court ruling)

Sincerely,



Carol Levanen, Ex. Secretary
Clark County Citizens United, Inc.
P.O. Box 2188
Battle Ground, Washington 98604