



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

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SEP 9 2014

Board of Commissioners

Re: CCCU Requests Changes to 2016 Clark County Comprehensive Land Use Plan

Clark County Citizens United, Inc., representing approximately 6000 rural landowners, believes the following recommendations for changes to the update of the Comprehensive Plan are necessary to correct mistakes that were made in the past. CCCU believes the changes are necessary to enhance the rural and resource areas in the future. These changes will remove heavy financial burdens for the landowners and the county, while enhancing the economic viability of Clark County's rural communities. In addition, these changes will add and create an abundance of agriculture and forest lands that will be economically feasible and allow landowners to provide a product used by the consumer, far into the future.

Resource Lands

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1. Separate Resource Element and Rural Element in the EIS and Comprehensive Plan. Use GMA statutory mandated definitional criteria for all resource lands.
- \* 2. Correct all resource soils maps to reflect Class I and Class II Prime and Unique soils only, using the USDA manual. Note: The recent urban growth expansion of Vancouver, consumed almost all of Prime Class I agriculture soils of Hillsboro Loam
3. Recognize existing parcelization in all rural and resource zones. Zone parcels according to predominant lot size within each section.
4. Agriculture soils to be zoned 2.5, 5, 10 acres. This includes: Class I-II - Cloquato, Newberg, Hillsboro - Class II - Sauvie, Hesson, Olumpic, McBee Simiahmoo, and Tisch.
  - b. Cluster one acre lots based on 2.5 acre density or simple segregation.
5. Forest soils to be zoned 5, 10 and 20 acres. This includes: Cinebar
  - a. Cluster one acre lots based on 5 acre or simple segregation.
- \* 6. Rural zones of 2.5, 5 acres for all remaining land not in a resource soil zone.
  1. Cluster one acre lots based on 2.5 acre density
7. Separate Rural and Resource lands from the OFM population projections.
8. Provide an adequate SEIS for all rural and resource lands.
9. Recognize 2-4 units per acre noted in the Framework Plan for Rural Centers.

Based on Parcel Size

in all lots with 2.5-20 & 2.5-10

Sincerely, Carol Levanen OH & OR

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