

O'Donnell, Mary Beth

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CP 16 # 0346

From: Orjiako, Oliver
Sent: Tuesday, November 04, 2014 4:09 PM
To: Euler, Gordon; Alvarez, Jose; O'Donnell, Mary Beth
Cc: Cook, Christine
Subject: FW: Board of Commissioner Work Session - 10-22-2014 (For the Record)

Just FYI

From: Madore, David
Sent: Tuesday, November 04, 2014 4:07 PM
To: Orjiako, Oliver
Subject: FW: Board of Commissioner Work Session - 10-22-2014 (For the Record)

Fyi

From: Carol Levanen [<mailto:cnldental@yahoo.com>]
Sent: Wednesday, October 22, 2014 11:39 PM
To: Silliman, Peter; Madore, David; Mielke, Tom; Barnes, Ed; Carol Levanen; Susan Rasmussen; Leah Higgins; Rick Dunning; Rita Dietrich; Jerry Olson; Fred Pickering; Jim Malinowski; Frank White; Benjamin Moss; Lonnie Moss; Melinda Zamora; Nick Redinger; Curt Massie; Marcus Becker; Zachary McIsaac; Clark County Citizens United Inc.
Subject: Board of Commissioner Work Session - 10-22-2014 (For the Record)

Dear Commissioners,

CCU would like to clarify the record regarding previous zoning maps that planner, Oliver Orjiako presented to the Board of Commissioners at the recent work session on October 22, 2014. He showed the commissioners the resource zoning maps that he said had been in place prior to 1994. He was stressing to the commissioners how much resource land there was. But, he failed to mention that the maps had been in constant flux and what the parcel sizes were in those zones at that time. They were 2.5, 5, 10, and 20 acre zones, not the 5, 10, 20, 40 and 80 acres that are currently in place. CCCU has a very large two inch binder of various land use maps of Clark County dating from 1987 to 2014. One particular Clark County, Washington 1993 map, of a township of the Rock Creek, Fargher Lake, View, Cedar Creek areas, shows the existing parcelization in those areas at the time, along with the names of the owners of the parcels. It's very telling. These were lands that had been divided long before the GMA. There are many historical family names on that map, in addition to Long View Fibre Company, School Land, State Forest Board, Washington State Game Department, and others. This map shows the people and the rural parcelization that helps define and is part of the rural character in that area of Clark County. It shows the pattern of small parcelization of 2.5 and 5 acres throughout the area. Another old map (with no date) called *Clark County Broad Land Use and Traffic Circulation*, shows the broad expanse of state, federal, and large private timber lands in eastern Clark County. A *Draft 20 year Plan Map (Rural and Natural Resource Lands)* map shows the massive areas of the old Agri-Forest 40 acre zoning, which was ruled as illegal in the court. The notebook has numerous Agri-Forest maps of different areas showing the parcelization that was in place at the time. There is a Portland metro agriculture map that includes Clark County. This book also has aerial photos of the Agri-Forest lands that have white tape strips surrounding parcels of rural land. There is a map called, *Prime Farmland - Clark County Washington, General Highway maps - Thematic detail compiled by state staff. US Department of Agriculture Soil Conservation Service M7-0-24076*. It is very different than the 1994 GMA SEIS map of Prime and Unique Agriculture Soil, the Forest Soil map, and the existing Comprehensive Plan map of 1994 and today. CCCU's notebook also contains a *Growth Management - Issue 9 - June 1994 Perspectives* map of *Alternative A, B and C*. Alternative A has Ag Tier 1 - 20 acres, Ag Tier 2 - 10 acres, Forest Tier 1 - 40 acres, Forest Tier 2 - 20 acres, Rural Farm - 10 acres, Rural Estate - 5 acres and Rural Residential 2.5 acres. There are maps of the old Resource Line that divided the rural lands. There are also 1996 *Orthophotography - Clark County, Washington* aerial maps.

If a picture tells a thousands words, these maps certainly do. It was erroneous for Clark County to ignore the parcelization of the rural areas and over designate resource lands in 1994, even though they had maps and other documents to determine the area differently. For this Board of Commissioners to continue to accept that faulty data is also erroneous. The court in 1997 has said, "*The Board's (WWWGMHB) interpretation was erroneous, and the County's decision to follow the Board's lead was unfortunate. The result is a plan that gives little regard for the realities of existing rural development in direct contradiction of the terms of the MA.* Clark County must come into compliance with this court decision and it's plain meaning. The rural development (parcelization) in the rural lands must be recognized in a meaningful way by the county and in the 2016 Comprehensive Plan.

Sincerely,

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