

**O'Donnell, Mary Beth**

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CP16#0551

**From:** Tilton, Rebecca  
**Sent:** Thursday, March 12, 2015 1:56 PM  
**To:** Madore, David; Stewart, Jeanne; Mielke, Tom; Orjiako, Oliver; McCall, Marilee; O'Donnell, Mary Beth; Silliman, Peter  
**Subject:** Comp Plan Update 2016 - Public Comment  
**Attachments:** Carol Levanen comments\_03-10-15.pdf; Susan Rasmussen\_03-10-15.pdf

Hi,

Here's written testimony from Carol Levanen and Susan Rasmussen, received during the public comment period of our hearing on March 10, 2015.

Thanks,  
Rebecca

Rebecca Tilton, Clerk of the Council  
Board of County Councilors  
1300 Franklin Street  
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cc'd - Bacc; Orjiako; O'Donnell  
P. Silliman

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

March 10, 2015

Re: Parcel Survey of February 20, 2015 GIS parcel files called AllRuralParcelsList.xlsx data for parcels in Rural and Resource Land, R-10, R-20, Ag-20, F-40 and F-80 Zones  
(This information clarifies preliminary information submitted on March 9, 2015) (For the public Record)

Clark County Citizens United, Inc. has recently conducted a data survey of 27,800 parcels using Clark County GIS data called AllRuralParcelsList.xlsx. The purpose of this survey was to determine what percentage of all lots in the rural and resource areas are less than the parcel size in the designated zone, and how many of the lots conform or are larger than the designated zone. A count was taken of the R-10, R-20, Ag-20, Forest-40 and Forest-80 zone categories within the 27,800 parcels contained in this data spreadsheet. It seems logical and appropriate that when considering changes to the Comprehensive Plan, conformance would be a primary goal to achieve. By allowing these parcels to be conforming, very little changes on the ground would occur. But, landowner vesting rights would be confirmed via the land being in the appropriate zone. The following information, in percentages, is the result of this survey.

**1. Rural 10 Acres - Total Non-Conforming Parcels - 86.8%**

Less than five (5) acres .....	64.4%	5 acres to 9.99 acres.....	22.4%
10 acres or more.....	13.2%		

**2. Rural 20 Acres - Total Non-Conforming Parcels - 89%**

Less than five (5) acres.....	48%	5 acres to 9.99 acres.....	26%
10 acres to 19.9 acres.....	13%	20 acres or more.....	11%

**3. Ag 20 Acres - Total Non-Conforming Parcels - 85%**

Less than five (5) acres.....	54%	5 acres to 9.99 acres.....	15.5%
10 acres to 19.99 acres.....	15.5%	20 acres or more.....	15%

**4. F Tier II-40 Acres - Total Non-Conforming Parcels - 93%**

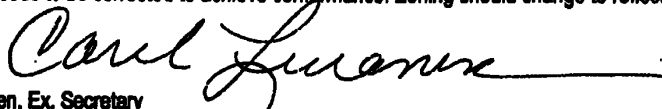
Less than five (5) acres.....	42%	5 acres to 9.99 acres.....	24%
10 acres to 19.99 acres.....	16%	20 acres to 39.99 acres.....	11%
		40 or more acres.....	7%

**5. F Tier I - 80 Acres - Total Non-Conforming Parcels - 69.6%**

Less than 10 acres.....	32.4%	10 acres to 19.99 acres.....	11.6%
20 acres to 39.99 acres.....	20%	40 acres to 79.99 acres.....	5.6%
		80 acres or more.....	30.4%

This information is very compelling. The survey is one of many rural and resource land surveys conducted by various agencies and groups that again confirms the problem of non-conformance in the rural and resource zones of Clark County. Clark County Citizens United, Inc. hopes the Board of Councilors will take seriously the conclusion that something needs to be corrected to achieve conformance. Zoning should change to reflect what is on the ground.

Sincerely,



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