

**Schroader, Kathy**



**From:** Orjiako, Oliver  
**Sent:** Thursday, September 17, 2015 10:45 AM  
**To:** Euler, Gordon; Alvarez, Jose  
**Cc:** Schroader, Kathy  
**Subject:** FW: Support for Alternative 4 - Clark County Planning Commission and Board of Councilors - For the Record and the DSEIS review

FYI and for the record. Thanks.

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**From:** Carol Levanen [<mailto:cnldental@yahoo.com>]  
**Sent:** Wednesday, September 16, 2015 5:42 PM  
**To:** Madore, David; Mielke, Tom; Stewart, Jeanne; Orjiako, Oliver  
**Subject:** Support for Alternative 4 - Clark County Planning Commission and Board of Councilors - For the Record and the DSEIS review

September 16, 2015  
the DSEIS review

For the Public Record and

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

Dear Commissioners and Councilors,

Clark County Citizens United, Inc. asks the Planning Commission and Board of Commissioners to choose Alternative 4 as the preferred alternative in the DSEIS of the 2016 Comprehensive Land use Plan.

The Record fully supports such a decision. CCCU, Inc. has done continuous research for approximately two years and submitted our findings into the record on a continuous basis. The research is both pertinent and factual and supports the mandates of the Growth Management Act. Based on that information, there is both public and legal support for Alternative 4.

Keep in mind that one of the underlying forces to the creation of Alternative 4 is the court orders of Superior Court Judge, Edwin J. Poyfair April 4, 1997, Conclusion of Law and Order, and the Court of Appeals Division II, March 12, 1999, Published Opinion. Many of the Orders from the Poyfair decision were ignored by Clark County. In particular, item 3. The Board is not above the law; item 4. failure to solicit meaningful public input; item 6. Comprehensive Plan EIS violates the State Environmental Policy Act and item 7. the county used an unauthorized formula to the review of the Clark County Comprehensive Plan's land use densities and the interpretation was erroneous. The Board's requirement for a vacant buildable lands analysis for the rural area was erroneous. The result was a plan that gave little regard for the realities of existing rural development in direct contradiction of the terms of the GMA. Clark County must now be compelled to comply with these orders. The Court of Appeals Opinion, confirmed that the GMA does not require counties to use OFM's projections as a cap on non-urban growth. The Board exceeded its authority.

It is primarily for these reasons, that Clark County Citizens United, Inc. has again come forward to assure the county complies with the courts. We urge the Councilors and Commissioners to understand and accept that the rural and resource lands cannot remain static for over twenty years and the law must be obeyed. The landowners must have relief from the massive down zoning that occurred in 1994, using unauthorized formulas and erroneous decisions. Such actions are not allowed under the Growth Management Act.

Sincerely,

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