

Schroader, Kathy



From: Orjiako, Oliver
Sent: Monday, December 07, 2015 1 29 PM
To: Euler, Gordon, Alvarez, Jose, Anderson, Colete, Albrecht, Gary, Hermen, Matt, Kamp, Jacqueline, Lebowsky, Laurie, Lumbantobing, Sharon, Wiser, Sonja
Cc: Schroader, Kathy, Tilton, Rebecca
Subject: FW Public Record of testimony

FYI and for the record Thanks

From: susan rasmussen [<mailto:sprazz@outlook.com>]
Sent: Monday, December 07, 2015 12:43 PM
To: Orjiako, Oliver
Cc: Carol Levanen
Subject: Public Record of testimony

Sent from Windows Mail

Sent: Monday, December 7, 2015 12.40 PM
To: jeanne.stewart@clark.wa.gov, tom.mielke@clark.wa.gov, david.madore@clark.wa.gov

From: [susan rasmussen](#)
Sent: Monday, December 7, 2015

Would you please include this with the testimonies for the comp. plan update?
Thank you,
Susan Rasmussen for
Clark County Citizens United, Inc. 360-887-6132

After 21 long years, the membership of Clark County Citizens United, Inc., is grateful to the Board of Councilors for their work on behalf of rural landowners. CCCU supports their vote for alternative 4, in light of land capacity analysis inconsistencies that are in the draft SEIS. County staff needs to be directed to reconsider the factors and methodology used in the analysis. In particular, wetlands, easements, critical lands, habitat, remainder lots and buffers should all be accounted in figuring how many citizens and jobs Clark County can accommodate in the future. County planners have been saying for 21 years, "There is plenty of buildable land."

It seems prudent to reconsider this statement because the factors used for parcel counts weren't appropriate. This flawed method inflated the actual number of buildable rural lots. In truth, there aren't enough lots to accommodate even our high-school graduates.

Councilor Madore, with help from GIS staff, scrutinized old policies used to estimate residential rural capacity. This analysis is a true land capacity estimate and cuts the numbers nearly in half for Alternative 4. The planning staff's estimate of rural lots dropped from 12,401 to 6,140 net potential home sites. If you can't ignore buffers, critical areas, easements when you're standing at the Clark County permit counter, why would our planners ignore them in a land capacity analysis?

Options for rural lands are needed to meet the needs and preferences for single family homes if we want to sustain a thriving rural character, culture, and economy for future generations. Rural landowners shouldn't be treated as second-class citizens and ignored. For the first time in county GMA planning history, this Board of Councilors has set a new standard recognizing inclusion of rural communities, respect for property rights, and a sensitivity to rural culture.

Susan Rasmussen for
Clark County Citizens United, Inc.