

Schroader, Kathy



From: Orjiako, Oliver
Sent: Thursday, January 14, 2016 2:53 PM
To: Alvarez, Jose, Anderson, Colete, Albrecht, Gary, Euler, Gordon, Hermen, Matt, Kamp, Jacqueline, Lebowsky, Laurie, Lumbantobing, Sharon, Wisner, Sonja, Schroader, Kathy
Cc: Cook, Christine
Subject: FW: Scheduled Meeting

Follow Up Flag: Follow up
Flag Status: Flagged

FYI and for the record Thanks.

From: Julie Olson [<mailto:julie.olson@comcast.net>]
Sent: Thursday, January 14, 2016 2:46 PM
To: McCauley, Mark; Orjiako, Oliver
Subject: Fwd: Scheduled Meeting

FYI.

Julie Olson
360-609-3145
julie_olson@comcast.net

Begin forwarded message.

From: Carol Levanen <cnldental@yahoo.com>
Subject: Fw: Scheduled Meeting
Date: January 14, 2016 at 12:43:04 PM PST
To: Julie Olson <julie_olson@comcast.net>
Reply-To: Carol Levanen <cnldental@yahoo.com>

FYI

----- Forwarded Message -----
From: Carol Levanen <cnldental@yahoo.com>
To: "marc_boldt@clark.wa.gov" <marc_boldt@clark.wa.gov>
Sent: Thursday, January 14, 2016 12:34 PM
Subject: Scheduled Meeting

Marc, you mentioned that you have always wanted to do a Rural Plan, and I am thinking you are talking about the Rural Element in the GMA Alternative 4 started two years ago, when CCCU became active again for the 20 year Comp Plan update. Since then, we have submitted volumes of testimony in support of our position. Staff asked us to submit a proposal of what CCCU wanted, and after a consensus of all of our 17 member Board, we submitted a fair and balanced proposal. We had three meetings with staff to see how those suggestions might work. Staff was not interested, and refused to consider any of it. As we pressed the commissioners with pertinent information in the record, Councilor Madore thought it might have merit. We produced large maps showing the massive downzoning, with almost 90% of the lots less than the zone. He asked staff to look into it, but they were not interested. So, he decided to research the information to see if what we were saying was true. As he did that, he composed a map to show where corrections

might be needed, so he could see what it looked like. Later, CCCU helped refine it to give the cities what they wanted. Alternative 4 is the rural peoples plan, but it is really everyone's plan.

In reality, Councilor Madore is your friend, who did the work you weren't allowed to do, as a commissioner. If it's true, that you want to do a rural plan, then the Preferred Alternative should be your choice, as it has something for everyone. Both of you on the council is a good thing, not a bad thing. The hearings board stopped your appeal of agriculture land, along with many other resource appeals, by rolling them into the Agri-forest appeal, which they knew would not pass the courts. This allowed staff to keep the resource downzoning, and you could not have your day in court. Agri-Forest was later put in large lots, also, with a biased focus group.

This Alt 4 rural plan makes corrections to all those lots, to recognize what they are, with new zone sizes. But, the process has to comply with GMA directives to use predominant parcel size criteria. That is what the other counties used also. It allows some lots to divide, but in the scheme of things, it is minor. The key is to recognize the parcels. With the addition of a cluster, landowners will once again have options, and the cities will have the land they set aside, until needed. It is a win-win situation. But, staff is pushing back with a no growth policy. Rural people need help, and the GMA says land does not stay static over time. Those who know law say there is no way that alternative 4 and the Preferred Alternative could be called clearly erroneous, in the courts, as there is much too much information in the record to support its legality. CCCU agrees, and ask you to support Alt 4 as the rural plan that you have always wanted to do.

We look forward to our visit with you, and hopefully CCCU can help you, this time around.

Best Regards, Carol