

Feb 2, 2016 - Rec'd from Carol LeVanen - RLT
CCID = Boll; Orjiake; + Schroader

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

February 2, 2016

Dear Councilors,

The 2016 Comprehensive Plan update must be based on facts. Clark County is the only county in the state that doesn't have a mechanism to correct inconsistencies in the Plan. Both the 1994 and 2004 Plans were deemed illegal and non-compliant. The Planning Director recently stated that staff struggles with data, no data or incomplete data when considering cluster remainder lots. If a Plan is not based on accurate and complete data, how can it be legitimate? The fact is, Clark County has never actually planned rural lands.

Clark County has one of the largest planning staffs in the state and can quickly write documents, according to a CTED agent, yet there's no time. Staff says the 2016 planning process started in 2013, but it actually started in 2008 with a Rural Lands Task Force. Many documents, like the Food Systems report, resulted.

For the 10% and 30% never to convert, a landowner survey was conducted. 73% wanted smaller lots and 27% were satisfied. How do these correlate? Staff states 324 rural lots per year (6,800/20) developed, and 162 (3400/20) were non-conforming. 2.66 persons per household was applied to 1,100 underutilized lots, which were not described as legal, conforming, non-conforming or in any other designation.

Planning staff states the methodology for Alt 4 cannot be replicated because Alt 1, 2, and 3 maps are different. With new technology, GIS can apply the same assumptions to any map. Staff claims wetland, critical land and buffer maps are generalized and changes are made with a permit application. That was not the case in the Merriman or Tikka developments, where the maps were strictly used to restrict use. For planning purposes, land mass, where development activity cannot occur, should be the process.

Futurewise counts rural vacant lots as 5,042, saying only 4,000 wells can be placed, with no factual basis. Clark Public Utilities says, where there is need for water, it can be provided some way, for at least another fifty years. A Planning Commission member said SEPA documents for the 2007 Plan were adequate, but not for Alt 4. New assumptions in Alt 4 create less lots than Alt 1, therefore adequacy of SEPA remains.

The 2004-2007 Comprehensive Plan OFM numbers were higher than for 2016 and were considered legal, without challenge. Planning for less growth will not negatively affect infrastructure or the environment. The 90/10 OFM population split formula was rejected in the Court of Appeals, Div II in 1999. The court ruled that such a formula cannot be used as a cap on rural growth.

An attorney for Friends of Clark County claimed since 1994 appropriate assumptions have been used, which were scrutinized extensively, shedding complete light. But, effective digital analysis was not available in 1994 and the same 20 year old information for rural and resource lands have been used for all updates. GIS technology is far superior today, and determines facts and data quickly. Assumptions used by Alt 4 for planning, are also used by the majority of counties in the state.

Factual data must be used in the 2016 Comprehensive Plan update and CCCU urges the councilors to do due diligence to assure that only facts are used when planning for the rural and resource lands.

Sincerely, *Carol Levanen*

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



027146

January 21, 2016

Good evening to the Board of Clark County Councilors, Gordy Euler, and Oliver Orjako, I wish to enthusiastically thank Gordy Euler for his response to the group of land-owners who attended the meeting for "Comprehensive Plan Review" originally scheduled for January 19, 2016. When Gordy learned that a few of us were in attendance (not having received notice of postponement), he appeared with four huge, color-coded, informative maps with which to explain the "preferred alternative" and the history involved in its consideration. Gordy gave us a good overview and then answered our specific questions about how such change would affect our individual land-use/zoning situations. Thank you, Gordy Euler.

- * As the Board of County Councilors considers the "preferred alternative #4" for the required Growth Management Plan (to be discussed at the public hearing now set for February 16), I'd like to go on record as **supporting** such proposed change. Private property owners in rural areas of north and east Clark County appreciate the opportunity to sell smaller parcels of land if such need arises. We appreciate the chance to regain some of the value lost during the 1994 Growth Management Plan re-zoning. We appreciate the work of **Clark County Citizens United** in pushing for changes in rural resource-land designations.

Thank you for taking public comment on this matter,

Paula Larwick (Overholtzer), formerly co-owner of Larwick Timberlands, Inc
24016 NE Dole Valley Road
Yacolt, WA 98675
phone: 360 686 3890

Jan. 27, 2016

Hello Carol, Susan, and others working through Clark County Citizens United in behalf of all of us !!

I sent the above message ^{on 1-21-16} to the Clark County Councilors. I will also send an e-mail version to you, for your records.

Thanks again for all the time and effort you've spent on this matter.

Appreciatively,

Paula Larwick-Overholtzer

Jared Larwick
114 NW 41st St.
Vancouver, WA
98660

You could also add my son to your mailing list, as he is now the owner of 40 acres (hopefully) to be re-zoned as 5-acre parcels.

Schroader, Kathy

From: Tilton, Rebecca
Sent: Wednesday, February 03, 2016 10:08 AM
To: Orjiako, Oliver, Schroader, Kathy
Subject: Comp Plan Testimony from Feb 2, 2016
Attachments: Reisbick_Sydney_020216CompPlanComments.pdf, Levanen_Carol_020216CompPlanComments.pdf, Rasmussen_Susan_020216CompPlanComments.pdf

Hello,

For your records, please see the attached written testimony from Carol Levanen, Sydney Reisbick, and Susan Rasmussen (received during public comment on Feb 2, 2016)

Thanks!
Rebecca

Rebecca Tilton, Clerk of the Council
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