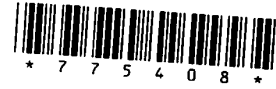


**Schroader, Kathy**



**From:** susan rasmussen <sprazz@outlook.com>  
**Sent:** Wednesday, May 11, 2016 6:36 PM  
**To:** Cnty 2016 Comp Plan  
**Subject:** FW: testimony 4/5/16/ GMA Rural Element Updates

Sent from [Mail](#) for Windows 10

**From:** [susan rasmussen](#)  
**Sent:** Wednesday, April 6, 2016 10:30 AM  
**To:** [Carol Levanen](#)  
**Subject:** RE: testimony 4/5/16/ GMA Rural Element Updates

Rural property owners don't expect special treatment. However, we rightfully expect fair and just treatment in order to produce a balanced 20-year county comprehensive plan. By GMA state law, the process should strive for inclusiveness with many stakeholders, especially those most impacted by local land-use regulations. GMA law states this fact. If the rural landowners are excluded from the process, and if the county is violating a GMA planning goal, the county should expect to be called on it.

Since the first adoption of the county's 1994 plan, the 1997 state legislature made substantial changes to the framework of county planning by adding definitions with detailed guidance for defining a county's unique rural character, and rural development that allows opportunities to both live and work in the rural areas. The State Dept. of Commerce suggests you properly define the county's unique rural character by what the people who live and work in the rural areas have to say about it.

These GMA legislative amendments are considered to be major amendments impacting GMA laws. The intent of the legislature should be considered. That is, a county should foster patterns of land use development with a local vision of rural character. Local deference is given much importance in defining the rural element. That will ensure that rural-based businesses that support rural economies and traditional life styles are thriving. This encourages overall economic prosperity. The rural areas are no longer limited by agricultural and forestry-based industries. The intent supports the overall well-being and quality of life issues for the rural communities.

A major obstacle in the county's plan for the past 20 years, and the next 20, is that the planners have been ignoring major GMA amendments impacting rural areas. In turn, this impacts GMA planning goals concerning affordable housing, and property rights. The county's plan has been overemphasizing open space, environmental goals, and the good of all. It is time to pay attention to all 14 goals and find some balance. That duty is assigned to the lawfully elected officials. This is how local discretion is advanced in GMA law.

County planning is supposed to carry out their tasks in an even-handed manner. However, for decades, the Dept. of Community Development has gone out of their way to wreck havoc on rural property rights. Primarily, this is the reason there has been so much strife. Those who want to advance one goal only, environmental protection at the cost of property rights and a vibrant economy, have dominated the County's plans. However, the dominant sentiment of the rural landowners has been present here before this Board every week over 2 years. There was overwhelming support of rural alt. 4 at the hearing February 16<sup>th</sup>. CCCU has established an extensive body of testimony contained within the

public record Yet, these sentiments and pleas for relief go ignored by the majority of the Board Councilor Olson ran on a platform that claimed support for rural property rights Where is that show of support?

I sincerely hope this Board realizes that change from the planning regimen needs to occur CCCU doesn't present here week after week to tell the urban neighborhood associations what is best for their future plans CCCU suggests following the Dept of Commerce guidance This planning regimen needs to be challenged

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