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

May 3, 2016
For the Public Record and 2016 Comp Plan

Dear Councilors,

40.210 Rural and Resource Districts discuss Agriculture 20 acre zones changing to 10 acre zones and Forest 40 acre zones to 20 acre zones. But, it fails to make clear that those owning land in these zones cannot divide the land unless they use the Cluster Ordinance. The ordinance requires design standards, buffers, setbacks, managements plans, building envelopes and permanent county covenants. All of this is for the benefit of the cities. The ordinance is based on the zone density. A representative sample of **Table 1, page 1** demonstrates that 54 lots have 7 parcels of 20 acres or larger; 7 parcels of 10 acres or larger and 40 parcels less than 10 acres. 24 new lots could be created allowing 1 lot per year for 20 years. In the 40 acre forest zone, a representative study of **page 45** has 61 parcels ,where 0 parcels were 40 acres or larger; 7 parcels were 20 acres or larger; and no new parcels could be created. CCCU believes these examples would be consistent throughout the 91 pages. Alternative 2 does nothing for the rural and resource people except compromise their property rights while highly regulating them. Alt 4 would have allowed 64 lots or 3 lots per year for 20 years. The county got it wrong and needs to correct the resource maps and return Alternative 4 to this 2016 Comprehensive Plan.

In 2015, CCCU made copies of the **Public Record Index** from 2-28-13 to 1-14-16 The Index in the Plan does not match the records CCCU obtained at the Planning Department. The citizens depend on the Public Record to reflect their opinion This Record Index is faulty and missing pertinent information. There is no effective way to retrieve numerous verbal testimony items in order for them to be reflected in the Record at this late date. A representative sample in March, 2015, demonstrates that CCCU should have had two items of testimony, each Tuesday, to equal 10 Only 4 items are reflected in the Index being presented to the Councilors and the Planning Commission. This Index indicates that Councilor Madore conferred with Mr Orijako numerous times, while other councilor comments are void. The 2016 Public Record Index is not a true reflection of public comments. The county got it wrong and this 2016 Plan must be corrected.

Chapter 11 - Community Design Element - Background - states, "*Throughout the Perspectives Program which began in October 1991 to develop the Community Framework Plan, citizens in Clark County expressed their opinion about the design of their community. This is followed by overmding themes such as ...preserve, ...preserve, ...transit system, . diversity, avoid sprawling, and the last bullet point, "design criteria are important to the acceptance of higher densities."* These claims are false. In fact, thousands of citizens and CCCU, protested the 1994 Plan. Over 61 appeals were in protest. The county got it wrong and this 2016 Plan must be corrected.

Sincerely,

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

11 Community Design Element

Introduction

The design of our communities is an important element in realizing the goals and policies of the Growth Management Act, the Community Framework Plan, the vision of Clark County's citizens and the 20-Year Plan.

The Community Design Element relates urban, suburban and rural development to the natural environment. The understanding of these relationships has been central in drafting the 20-Year Plan

As in natural systems, communities function best when they follow the principles of diversity and interdependence of uses and buildings and the relationship of the physical environment to the human scale that is walkable and supportive of transportation alternatives.

Background

Through the Perspectives Program which began in October 1991 to develop the Community Framework Plan, citizens in Clark County expressed their opinion about the design of their community. Overriding themes from the comments were:

- preserve open space and natural areas;
- encourage land development that preserves a sense of place and a feeling of community;
- encourage development of a transit system;
- develop a better diversity of employment opportunities and housing;
- avoid sprawling developments; and,
- design criteria are important to the acceptance of higher densities.

These comments lead directly to the development of a Community Design Element. Prior to the 1970's, Clark County was a community with distinct areas of urban development surrounded by agricultural land, forests and open space. The county's rapid growth, increased demands for rural and suburban lifestyles and greater mobility and affordable housing have resulted in encroachment by residential development into agricultural land and forests. The effects of this growth are tremendous: roads and bridges have been filled with cars; Clark County's air shed is in a non-attainment status for some pollutants, neighborhoods have little sense of community, long commutes are becoming normal, water quality has been degraded and farm land, wildlife habitats and open space are being lost.

In 2012, two new plans (Growing Healthier Report and Aging Readiness Plan) were created by and with the community to assure we are developing and sustaining healthy and age-friendly communities. Something as simple as a sidewalk can improve your health and the health of your neighbors by encouraging walking for recreation or travel. Research shows that there are key features of communities that influence health, such as parks, safe streets, public gathering places, and easy access to healthy food. The Growing Healthier Report and the Aging Readiness Plan have contributed policies related to community design.

2016 Comprehensive Plan and Zoning Map Changes – Detail

Table 1 | Proposed Zoning Map Changes Agriculture 20 to Agriculture 10

Parcel Number	Current Comp Plan	Current Zoning	Proposed Comp Plan	Proposed Zoning	CURRENT LOT SIZE
260237000	Agriculture (AG)	AG-20	Agriculture (AG)	AG-10	- 10.96 AC
260208000	AG	AG-20	AG	AG-10	- 10.82 AC
260225000	AG	AG-20	AG	AG-10	- 5 AC
260227000	AG	AG-20	AG	AG-10	- 5
260240000	AG	AG-20	AG	AG-10	- 15
260221000	AG	AG-20	AG	AG-10	- 5.14
260226000	AG	AG-20	AG	AG-10	- 5
260224000	AG	AG-20	AG	AG-10	- 5
260219000	AG	AG-20	AG	AG-10	- 10.01
260234000	AG	AG-20	AG	AG-10	- 5
260428000	AG	AG-20	AG	AG-10	- 29.59
260634000	AG	AG-20	AG	AG-10	- 3.44
260860000	AG	AG-20	AG	AG-10	- 1.2
260836000	AG	AG-20	AG	AG-10	- 9.73
260228000	AG	AG-20	AG	AG-10	- 5
260418000	AG	AG-20	AG	AG-10	- 10
260859000	AG	AG-20	AG	AG-10	- 0.80
273965000	AG	AG-20	AG	AG-10	- 30.37
273934000	AG	AG-20	AG	AG-10	- 5
274144000	AG	AG-20	AG	AG-10	- 19.55
274149000	AG	AG-20	AG	AG-10	- 7
274138000	AG	AG-20	AG	AG-10	- 69.07
273906000	AG	AG-20	AG	AG-10	- 20.87
274160005	AG	AG-20	AG	AG-10	- 3.34
274158000	AG	AG-20	AG	AG-10	- 1
273923000	AG	AG-20	AG	AG-10	- 1.72
274161000	AG	AG-20	AG	AG-10	- 1.66
274154000	AG	AG-20	AG	AG-10	- 2.58
274142000	AG	AG-20	AG	AG-10	- 2.07
274165000	AG	AG-20	AG	AG-10	- 1
274166000	AG	AG-20	AG	AG-10	- 1
275017005	AG	AG-20	AG	AG-10	- 5
275024000	AG	AG-20	AG	AG-10	- 1.5
274141000	AG	AG-20	AG	AG-10	- 0.23
274820000	AG	AG-20	AG	AG-10	- 4.58
274829000	AG	AG-20	AG	AG-10	- 4.58
274830000	AG	AG-20	AG	AG-10	- 5.04
274781000	AG	AG-20	AG	AG-10	- 84.86
275038000	AG	AG-20	AG	AG-10	- 10
275039000	AG	AG-20	AG	AG-10	- 13.46
274819000	AG	AG-20	AG	AG-10	- 20
274822000	AG	AG-20	AG	AG-10	- 5
300026000	AG	AG-20	AG	AG-10	- 5.96
275026000	AG	AG-20	AG	AG-10	- 9.11
275028000	AG	AG-20	AG	AG-10	- 13.6
274134000	AG	AG-20	AG	AG-10	- 30.46
274823000	AG	AG-20	AG	AG-10	- 5.01
274832000	AG	AG-20	AG	AG-10	- 5.05
274810000	AG	AG-20	AG	AG-10	- 5.04
275036000	AG	AG-20	AG	AG-10	- 20.45
275035000	AG	AG-20	AG	AG-10	- 1
274825000	AG	AG-20	AG	AG-10	- 2.49
274790000	AG	AG-20	AG	AG-10	- 2.48
274798000	AG	AG-20	AG	AG-10	- 2.50

CURRENT LOT
SIZE

260035002	FR-2	FR-40	FR-2	FR-20 - 50 1
260035011	FR-2	FR-40	FR-2	FR-20 - 50 - 1
260035014	FR-2	FR-40	FR-2	FR-20 - 50 - 1
260033000	FR-2	FR-40	FR-2	FR-20 - 1,65
272031000	FR-2	FR-40	FR-2	FR-20 - 13,25
260031000	FR-2	FR-40	FR-2	FR-20 - 4,69
260000015	FR-2	FR-40	FR-2	FR-20 - 10,10
260212010	FR-2	FR-40	FR-2	FR-20 - 3,29
272235000	FR-2	FR-40	FR-2	FR-20 - 10,21
260000010	FR-2	FR-40	FR-2	FR-20 - 1,58
260000005	FR-2	FR-40	FR-2	FR-20 - 1,56
260014000	FR-2	FR-40	FR-2	FR-20 - 5
280922000	FR-2	FR-40	FR-2	FR-20 - 12,11
260207000	FR-2	FR-40	FR-2	FR-20 - 20,67
280931000	FR-2	FR-40	FR-2	FR-20 - 2
280925000	FR-2	FR-40	FR-2	FR-20 - 13,52
260016000	FR-2	FR-40	FR-2	FR-20 - 5
259990000	FR-2	FR-40	FR-2	FR-20 - 50 - 1
260247000	FR-2	FR-40	FR-2	FR-20 - 20
260035006	FR-2	FR-40	FR-2	FR-20 - 50 - 1
260035004	FR-2	FR-40	FR-2	FR-20 - 50 - 1
260035010	FR-2	FR-40	FR-2	FR-20 - 50 - 1
272024000	FR-2	FR-40	FR-2	FR-20 - 30,50
280924000	FR-2	FR-40	FR-2	FR-20 - 19,65
280932000	FR-2	FR-40	FR-2	FR-20 - 20
274157000	FR-2	FR-40	FR-2	FR-20 - 4,82
274169000	FR-2	FR-40	FR-2	FR-20 - 4,94
274168000	FR-2	FR-40	FR-2	FR-20 - 4,94
274135000	FR-2	FR-40	FR-2	FR-20 - 20
281136000	FR-2	FR-40	FR-2	FR-20 - 4,88
274143000	FR-2	FR-40	FR-2	FR-20 - 4,14
261571000	FR-2	FR-40	FR-2	FR-20 - 5
261570000	FR-2	FR-40	FR-2	FR-20 - 5
261580000	FR-2	FR-40	FR-2	FR-20 - 4,86
274128000	FR-2	FR-40	FR-2	FR-20 - 4,35
281140000	FR-2	FR-40	FR-2	FR-20 - 1,72
261567000	FR-2	FR-40	FR-2	FR-20 - 4,84
261562000	FR-2	FR-40	FR-2	FR-20 - 4,85
261564000	FR-2	FR-40	FR-2	FR-20 - 4,85
261574000	FR-2	FR-40	FR-2	FR-20 - 5
261524000	FR-2	FR-40	FR-2	FR-20 - 5
261575000	FR-2	FR-40	FR-2	FR-20 - 5
261556000	FR-2	FR-40	FR-2	FR-20 - 4,86
273964000	FR-2	FR-40	FR-2	FR-20 - 20
261569000	FR-2	FR-40	FR-2	FR-20 - 4,89
272026000	FR-2	FR-40	FR-2	FR-20 - 12
272044000	FR-2	FR-40	FR-2	FR-20 - 0,70
272039000	FR-2	FR-40	FR-2	FR-20 - 25
260248000	FR-2	FR-40	FR-2	FR-20 - 27
280934000	FR-2	FR-40	FR-2	FR-20 - 15,08
260212015	FR-2	FR-40	FR-2	FR-20 - 31,43
260029000	FR-2	FR-40	FR-2	FR-20 - 4,69
260030000	FR-2	FR-40	FR-2	FR-20 - 4,69
260212005	FR-2	FR-40	FR-2	FR-20 - 2,03
260212000	FR-2	FR-40	FR-2	FR-20 - 3,30
272040000	FR-2	FR-40	FR-2	FR-20 - 16,75
273957000	FR-2	FR-40	FR-2	FR-20 - 5,10
273958000	FR-2	FR-40	FR-2	FR-20 - 5,48
273286000	FR-2	FR-40	FR-2	FR-20 - 5,35
273954000	FR-2	FR-40	FR-2	FR-20 - 5,36
272038000	FR-2	FR-40	FR-2	FR-20 - 20

3/1/2016

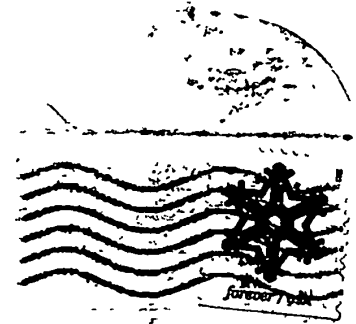
Thank you for
all you do for
rural Clark County.

From,

Peter & Jane Revesz

PORTLAND, OR 970

04 APR 2016 PM 6:1



Clark County Citizens United

Serving Future Generations

P.O. Box 2188

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EGRETT HEARD

Carol Levaner
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Battle Ground, WA 98604



homelandownersassociation.com

Thank You

I thank you Carol! Frequently
it's a lonely fight out here.
I hope this will help you
feel less lonely if that is
the case.

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