

Schroader, Kathy



From: susan rasmussen <sprazz@outlook.com>
Sent: Wednesday, May 25, 2016 4:19 PM
To: Cnty 2016 Comp Plan, Mielke, Tom, Madore, David, Boldt, Marc, Stewart, Jeanne, Olson, Julie (Councilor)
Subject: FW: concerns written in the update

I ask that you reconsider the language as proposed in the plan update. Much of it appears inappropriate, and the potential to overburden landowners with intrusive regulations is obvious. I ask you to balance the 14 GMA planning goals with special considerations for protections of private property rights. The concerns of rural landowners must be considered. The cities should not be the only recognized voice in designing the futures of rural lands. However, this language indicates this policy.

FOR THE PUBLIC RECORD OF THE CLARK COUNTY 2016 COMPREHENSIVE PLAN UPDATE

Respectfully submitted,
Susan Rasmussen for CCCU, Inc

Land Use Element, Page 10
Community-wide plans

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 foods.

Other plans have been developed by and with the community to assure we are developing and sustaining Bike and Pedestrian Plan. The Community Design Element, Chapter 11 includes policies related to the Growing Healthier Report and Aging Readiness, while the Transportation Element, Ch. 5 includes policies related to the Bike and Pedestrian Plan.

The 20 yr plan encourages better land use integration through increased accessibility and interrelation of nearby uses. Development patterns or uses which allow for and encourage pedestrian access are encouraged, while development which is of a strip commercial nature or otherwise exclusively oriented to automobile traffic is not.

Growing Healthier Report

C C Public Health examined the ways that our neighborhoods and our build environment impact our health. Working with the community, they identified specific policies and strategies for improving the long-term health of our community through the development of the Growing Healthier Report.

Land Use Element, Page 16
20-Year Plan Designations and Location Criteria

The policies in this chapter and those in the referenced planning studies strive to improve the quality of life, provide opportunities for innovative approaches to land use and protect our community character. The policies work in tandem with the C P map, which illustrates the location of various land use categories, or plan designations,

Land Use Element, Page 20
Rural Land

This designation is intended to provide lands for residential living in the rural areas. Natural resource activities such as farming and forestry are allowed and encouraged to occur as small scale activities in conjunction with the residential uses in the area. These areas are subject to normal and accepted forestry and farming practices. The Rural 5, 10, and 20 base zones implement **this designation. A Rural 10 designation are applied within the rural area to prevent premature subdivision of future urban areas where the lands are adjacent to designated Urban Reserves, the predominant size are equal or greater than 10 acres, act as a buffer to Natural Resource lands, and protects environmentally critical**

areas consistent with applicable county ordinance and related regulations. This allows for efficient urban development when land is added to the urban growth areas....

Land Use Element, Page 22

Overlays

An overlay zone lies on top of an existing base zone and provides an additional layer of development standards or special provisions in addition to those in the underlying zones

- Providing design guidelines for a particular area
- **Protecting valuable resources, such as historic and natural resources**
- **Helping meet goals and objectives of the community**
- Protecting the quality of surface water

Urban Holding Overlay

The Urban Holding Overlay **protects areas from premature land division and development** that would preclude efficient transition to urban development or large-scale industrial development

Land Use Element, Page 32

County 20-Year Planning Policies

Goal Integrate land uses to reduce sprawl, **promote physical activity through active transportation** and foster neighborhood and community identify

Policies

New Strategies from Aging Readiness Plan (Pg 30, Housing Element)

New Strategies from Growing Healthier Report, (Pg 31, Housing Element)

Chapter 3, Rural and Natural Resource Element Pg 2 There is no acknowledgement of recent GMA updates that grant more importance to the rural areas, "Provide opportunities to both live and work "

Planning for rural lands in Clark County is important for the following reasons

- To maintain a rural character
- **To supply nearby urban residents with locally harvested resource products which are fresh and often less costly.**
- To provide for the planned future expansion of urban uses
- To protect and enhance streams and riparian habitat .

Forest Lands, Page 5 There is no acknowledgement of the recent updates from the Wa State Dept of Revenue regarding the Forestry current use taxation program and the min, 5 acres of trees to satisfy their new requirement

Rural and Natural Resource Element, Page 14

3 0 Goals and Policies, Countywide Planning Policies

3 0 1 The county shall recognize existing development and provide lands, which allow rural development in

Areas, which are developed or committed to development of a rural character

(It doesn't say to provide opportunities to both live and)

County 20-Year plan Policies

Rural Areas – General

Goal Compatible with maintaining rural character and rural levels of service, ensure that lands outside of urban growth areas are **viable places to live and work**

Environmental Element, Page 21

Goal: Promote the advancement of energy efficiency, green building, waste reduction, composting and recycling, solar and renewable energy use, and **local sustainable food production;** as well as actions to mitigate and adapt to climate change

Policies 4 11 (Pg 21) **Clark County is committed to fostering a safe, secure future that conserves** natural resources while meeting basic human needs, including clean water, air and **food** along with shelter, education, and employment **This commitment to a sustainable future will be a key consideration in making public policy,** developing public programs, operating public facilities, and delivering public services

Transportation Element, Page 35

Goal Develop a multi-modal transportation system

5 2 Multi Modal system policies

5 2 8 The county supports coordination among the jurisdictions and agencies in the development of bikeway and

Pedestrian facilities.

5 2 9 The county supports efforts to fund construction of bicycle and pedestrian improvements

5 2 10 Long range land use and transportation plans shall be coordinated with high capacity transit plans

5 2 11 **The county promotes bicycle and pedestrian safety and increased bicycling and walking through Safety and encouragement activities.**