

Schroader, Kathy



From: Wisner, Sonja
Sent: Tuesday, June 21, 2016 7:26 AM
To: Albrecht, Gary; Alvarez, Jose; Anderson, Colete; Euler, Gordon; Hermen, Matt; Kamp, Jacqueline; Lebowsky, Laurie; Lumbantobing, Sharon; Orjiako, Oliver; Schroader, Kathy; Wisner, Sonja
Cc: steve.dijulio@foster.com
Subject: FW: Clark County Citizens United, Inc. request return of 11-24-16 Preferred Alternative - For the Public Record

Fyi and for the record

From: McCauley, Mark
Sent: Monday, June 20, 2016 7:41 PM
To: Orjiako, Oliver; Wisner, Sonja
Subject: Fwd: Clark County Citizens United, Inc. request return of 11-24-16 Preferred Alternative - For the Public Record

Sent from my iPhone

Begin forwarded message:

From: Carol Levanen <cnldental@yahoo.com>
Date: June 20, 2016 at 5:37:37 PM PDT
To: Jeanne Stewart <jeanne.stewart@clark.wa.gov>, Julie Olson <julie.olson2@clark.wa.gov>, Tom Mielke <tom.mielke@clark.wa.gov>, "David Madore" <david.madore@clark.wa.gov>, Marc Boldt <marc.boldt@clark.wa.gov>, Mark McCauley <mark.mccauley@clark.wa.gov>
Subject: Clark County Citizens United, Inc. request return of 11-24-16 Preferred Alternative - For the Public Record
Reply-To: Carol Levanen <cnldental@yahoo.com>

Clark County Board of
Councilors
2016
5000
Vancouver, Washington 98666

P.O. Box

June 20,

For the Public Record

Dear Councilors,

For the 2016 Comprehensive Plan update, the November 24, 2015 Preferred Alternative, was a composite of Alt 1, 2, 3, and 4, that gave something to everyone, while complying with the GMA. The Clallam County court actions, along with the Poyfair Orders, the Court of Appeals Division II Published Opinion, and many other similar court decisions, fully support the content of this Alternative. Alternative 4 itself, was a composite of opinions from the public over rural and resource land densities, clearly supported in the Record. For Clark County Citizens United, Inc., representing approximately 6, 000 people, Alternative 4 zoning designations was a substantial compromise from what was originally requested and substantiated, at the onset of the 2016 Comp Plan update.

The courts awarded CCCU, Inc. with a mandate to the county to comply with court Orders in the update. This would have allowed for the original request from CCCU, for particular zoning in the rural and resource lands. CCCU, Inc. was willing to substantially compromise, in the November 24, 2015 Preferred Alternative, compared to what the landowners erroneously lost in 1994. CCCU believes to be legally correct to expect that rural and resource zoning, contained in the November 24, 2015 Preferred Alternative for the 2016 Comp Plan update, must be the choice the Councilors should be obligated to make.

CCCU, Inc continues to believe all of the resource land designations were erroneously created in 1994 and have been kept in that erroneous state until today. The Record confirms that very little of those lands meet the definitional criteria for resource land, under the mandates of the GMA. But, those land owners within the rural and resource areas, were not so concerned over the designation of the land, as they were concerned over the zone size in the designation, thus the compromise. The November 24, 2015 Preferred Alternative was a trade off for land owners. But, CCCU, Inc will not subscribe to the current erroneous resource lands designation. Those lands were arbitrarily created, capricious in the manner they were designated and do not legally comply with the directives and mandates set forth by the GMA. Clark County should be compelled to revisit all of the resource lands and correct the erroneous designations, created and perpetuated in the Plan, since 1994.

In addition, the arbitrary and capricious manner in which staff, on behalf of Clark County, manipulated the policies in the 2016 Comprehensive Plan update is erroneous. To once again use a biased, unauthorized formula to create a Plan that was not a prescription of the citizens it will serve, is again clearly erroneous. History is repeating itself, as Clark County plans for the future. Clark County Citizens United urges the Board of Councilors to not go down that road again, as it will have a very different ending.

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