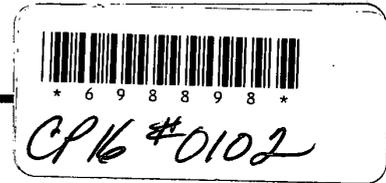


**McCall, Marilee**

---



**From:** Tilton, Rebecca  
**Sent:** Wednesday, May 07, 2014 10:10 AM  
**To:** Orjiako, Oliver; O'Donnell, Mary Beth; McCall, Marilee  
**Subject:** Written testimony re: Comp Plan  
**Attachments:** Scanned from a Xerox multifunction device001 (5).pdf

Here's some written testimony we received from Carol Levanen during the Public Comment portion of the May 6 hearing.

Rebecca

ced to Board

submitted 5/6/14 - PCT

May 6, 2014

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

**Re: 2004-2024 Comprehensive Growth Management Plan - Rural and Natural Resources**

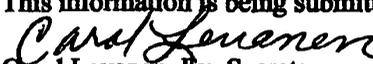
As Clark County Citizens United, Inc. reviews Chapter 3 - Rural and Natural Resources Element of the 2004-2024 Comprehensive Plan, concerns become apparent. The GMA specifies that Rural is separate from Resource, yet Clark County has lumped them together. The GMA does not direct counties to do any planning for rural land, other than the directives that are given in the GMA. The county's plan is in direct conflict to the GMA, which is their guiding document for land use planning in Clark County.

The Introduction implies that rural areas of the county have large scale commercial forestry, and protect rivers and views. This is not true and not the purpose of such lands. It also states that the "*soils and terrain in the rural and resource areas create significant environmentally sensitive areas, such as steep, erodable slopes, wetlands and ground water recharge areas*". This is in direct conflict with the GMA regarding the criteria for resource lands designations with prime and unique soils. It continues to say that "*Maintenance of tree cover, natural vegetation and wetlands are critical to prevention of erosion, flooding, property and habitat damage, the continued functioning of the ecosystem and preservation of rural character*". The only one of these items that is mentioned in the GMA, regarding rural lands, is preservation of rural character.

Another passage in Chapter 3 says "*lands that are not designated for urban growth, agriculture, forest or mineral resources*" Yet, it lumps rural with resource, and under the GMA, they are not the same. The GMA does not say that rural lands must provide a "*variety of densities for residential, commercial and industrial uses or addresses rural character of such land, which can include critical areas as well as small scale farm and forest activity*". The only ones it discusses is a variety of densities and preserving rural character, a definition that the county will not accept from those who live there.

Chapter 3 talks about rural land having the presence of large lots, which is not true. 75% to 100% of the lots are smaller than 20 acres. One living in town on a 5000 square foot lot would consider one to two acres to be a large lot. The term is subjective and that is why the GMA refers to the existing development of such lands and does not say that rural development is be contained or controlled.

This information is being submitted into the public record by:

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