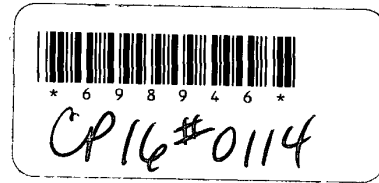


O'Donnell, Mary Beth

From: Orjiako, Oliver
Sent: Wednesday, June 11, 2014 11:35 AM
To: O'Donnell, Mary Beth
Subject: FW: BERK study2012



Follow Up Flag: Follow up
Flag Status: Completed

FYI.

From: Madore, David
Sent: Wednesday, May 21, 2014 12:11 PM
To: Orjiako, Oliver; Mielke, Tom
Cc: Carol Levanen (cnldental@yahoo.com)
Subject: FW: BERK study2012

Oliver, FYI.

From: Carol Levanen [<mailto:cnldental@yahoo.com>]
Sent: Tuesday, May 20, 2014 6:49 PM
To: Euler, Gordon; Carol Levanen; Susan Rasmussen; Leah Higgins; Rick Dunning; Rita Dietrich; Jerry Olson; Fred Pickering; Jim Malinowski; Frank White; Benjamin Moss; Lonnie Moss; Melinda Zamora; Nick Redinger; Curt Massie; Marcus Becker; Clark County Citizens United Inc.; Madore, David; Mielke, Tom
Subject: Re: BERK study2012

Hello Gordy,

I went on the link you provided to get an idea who these folks were. There were no names, but I assume you will have a list. The BERK people do their work pro-bono, just like John Karpinski used to do. There's some pretty extensive and glitzy stuff in these reports. Are you sure they wrote them? As I read through it, it looks pretty much like the old conversations that staff has generated, for almost 20 years. Over those years, I've seen a lot of these discussions in other documents from the county. The one that concerns me is the one that says the agriculture areas should plan to re-aggregate (recombine) 5ac, 10ac, and 20 acre parcels to total 150 to 200 acres in the ag districts. That's right out of the 1993-94 comp plan proposals. In addition, there were other recommendations that would limit and prevent development in rural lands. In addition, your Rural Lands Report by BERK states there are numerous types of farmers in the county earning fairly high incomes. Neither one of these items is true. You must understand. There are no long term commercial agricultural or forest land of any significance, in Clark County. You can't create something that isn't, and all the documents in the world will not change that. The USDA ag census clearly shows that 100% of the farm operators work hours off of the farm. Almost 90% of the income is less than \$10,000. Almost 90% of the farms are less than 50 acres and almost 100% of the operators do not work full time on the farm. The same would probably be true for forestry in the county, and I'm sure we could get that information.

With all due respect, this work that you have presented from these two groups will not work in Clark County. There's a lot of it that CCCU, Inc. could certainly support, especially the community outreach and education portions. But, all of this information in these documents is almost the same information

that was presented in 1993-94 and continued through the years to today. It is time the planning department understands that they have court mandates to fulfill that have not been fulfilled to the satisfaction of those you must answer to. If I were you, I would throw all this old stuff out, and make a bright new document that fits the rural areas of Clark County and works well for it's people.

Best Regards,

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

From: "Euler, Gordon" <Gordon.Euler@clark.wa.gov>
To: "'cnldental@yahoo.com'" <cnldental@yahoo.com>
Cc: "Madore, David" <David.Madore@clark.wa.gov>; "Orjiako, Oliver" <Oliver.Orjiako@clark.wa.gov>; "Alvarez, Jose" <Jose.Alvarez@clark.wa.gov>; "Cook, Christine" <Christine.Cook@clark.wa.gov>
Sent: Tuesday, May 20, 2014 3:17 PM
Subject: FW: BERK study2012

Carol:

Commissioner Madore forwarded this e-mail and asked that we respond to it.

As a continuation of the Rural Lands Review (which began in 2009), the Board in 2011 approved a contract with BERK & Associates of Seattle, a private consulting firm. The contract was to 1) prepare a 'Situation Assessment' that looked at trends in agriculture and forest activities in the county, and 2) provide background for a transfer of development rights program (TDR) program, a recommendation that came both from the Agricultural Preservation Advisory Committee (2009) and the Rural Lands Task Force (2010). The Situation Assessment was the subject of three Board work sessions (February 9, and December 7, 2011, and January 27, 2012) and was discussed at a joint meeting of the Board and the Planning Commission on October 16, 2012 at Hockinson High School. The document has been on the Clark County Community Planning website at <http://www.clark.wa.gov/planning/RuralLands/index.html> since mid-2012. Attachments A-D under the Phase 1 project summary comprise the document.

The document was prepared prior to having the data from the 2012 Farm Census, data that were just available a couple of weeks ago. We have been awaiting the 2012 data to get some idea of what is happening with farming and agriculture in the county.

The Farm Census data between 2002 and 2007 could be interpreted that there are more people doing some kind of agriculture by the USDA's definition on smaller parcels. The 2012 data indicate a small decline in the number of farms and the amount of acreage farmed from 2007, but still indicates a substantial amount of farming activity in the county. It is for this reason that we've had some discussions about changing the minimum parcel size for agriculture lands from 20 acres to 10 acres, and the minimum parcel size for Tier II forest lands from 40 acres to 20 acres. The rural preference census that was done late last year confirms there is interest in seeing this happen, and it may happen as part of the 2016 comprehensive plan update.

Let me know if you still have questions.

Gordy Euler
Clark County Community Planning

From: Madore, David
Sent: Tuesday, May 20, 2014 11:53 AM
To: Orjiako, Oliver