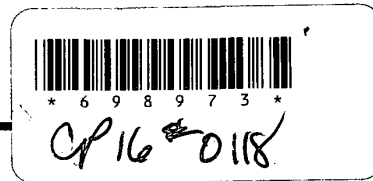


**O'Donnell, Mary Beth**



**From:** Orjiako, Oliver  
**Sent:** Wednesday, June 11, 2014 11:29 AM  
**To:** O'Donnell, Mary Beth  
**Subject:** FW: GMHB and the Comp Plan

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

FYI – More to come!

---

**From:** Madore, David  
**Sent:** Monday, June 09, 2014 5:00 PM  
**To:** Orjiako, Oliver  
**Cc:** Carol Levanen ([cnldental@yahoo.com](mailto:cnldental@yahoo.com))  
**Subject:** FW: GMHB and the Comp Plan

Oliver, FYI

---

**From:** Carol Levanen [<mailto:cnldental@yahoo.com>]  
**Sent:** Thursday, May 29, 2014 4:15 PM  
**To:** Mielke, Tom; Madore, David; 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.  
**Subject:** GMHB and the Comp Plan

Dear Commissioners,

I know that reviewing the history of the Comp Plan, back to 1993-94 seems a waste of time to the commissioners, but the more CCCU, Inc. researches the Plan, the more we are taken back to the old items and language. What is being presented to you today, is just a redo of what was attempted before, or another way of doing what is in place today.

We turn to the September 21, 1995 WWGMHB Final Decision, in response to over 60 appeals against the 1994 Comprehensive Plan. CCCU, Inc. appealed this decision and won in the courts. That Board was actually dictating what the county's plan should say. The courts have said they do not have authority to do that. In the decision, they comment that Clark County asked three times for the Hearings Board to dictate the plan, which they say they could not do. But actually, in the language of their ruling, they did. Clark County has been trying to force those ideas and the ideas of attorney, Mr. Karpinski into the Plan, ever since. We do not expect that the planning department has any intention of not attempting to fulfill the old 1994 environmentalists goals as they re-visit the Plan in 2016. But if they do, they will have failed to comply with the law and the Growth Management Act.

While giving testimony over rural lands, the commissioners claim the Rural Lands Task Force determined what was needed in the rural lands. CCCU, Inc, called one of the members to ask what happened. He said they were not allowed to consider smaller parcel sizes nor change what was already in place. This was directed by staff and supposedly, the commissioners. The Task Force

attempted to recommend some way for land owners to be recompensed for their losses from the downzoning. They did suggest a cluster ordinance. But, they said that the cluster was to be based on a five acre density, because that was the smallest parcel size that was allowed at the time. For instance, if you had a twenty acre parcel in a 20 acre zone, based on a 5 acre density, you could divide the lot into three one acre parcels with a remainder larger parcel. Currently, the cluster only allows division based on the existing zone size, which would not allow a twenty acre parcel to create more lots. In addition, he said that planner Gordy Euler was actually in control of what the Task Force did, and the results of their meetings reflected his wishes, and not the wishes of the members. It was Mr. Euler who tried to convince the members to consider a "rural reserve" zone, but they did not agree. The "rural reserve" idea was also recommended by the Hearings Board, in their 1995 decision. He said he felt the group was hand picked with persons who were not aware of land use issues, elderly, and those who were happy with what they had and didn't see a need for change.

This Task Force was actually the second one that was formed, after the first Task Force caught the staff conducting inappropriate policy actions. Some time went by before the second Task Force was created and the report that was supposedly the work of that group. It was not. The commissioners cannot rely on that information to formulate changes to the 2016 Comprehensive Plan. As you can see, history does matter, and the GMA recognizes that.

Sincerely,

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