

**O'Donnell, Mary Beth**

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**From:** Tilton, Rebecca  
**Sent:** Wednesday, June 10, 2015 12:12 PM  
**To:** Madore, David; Stewart, Jeanne; Mielke, Tom; Silliman, Peter; Orjiako, Oliver; O'Donnell, Mary Beth  
**Subject:** Comp Plan Comments - received 6/09/15  
**Attachments:** 060915\_Comp Plan Comments\_Carol Levanen.pdf; 060915\_Comp Plan Comments\_Susan Rasmussen.pdf

Hello,

The attached comments were received at the regular BOCC hearing of June 9 from Carol Levanen and Susan Rasmussen.

Thank you,  
Rebecca



Clark County Board of Councilors  
P.O. Box 5000  
Vancouver, Washington 98604

June, 9, 2015

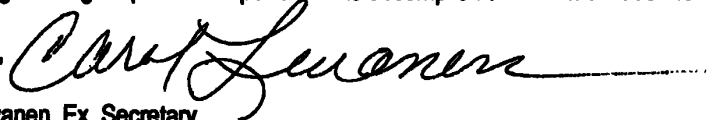
Community Development, Alternative 4 and Code - For the Public Record

Clark County Citizens United, inc. continues research, in preparation for possible court action. As landowners express support for Alternative 4 and hope for rectification of their land in the Comprehensive Plan, many additional concerns have surfaced. CCCU's research of these problems, particularly involving the Habitat Conservation Ordinance, Legal Lot Determination, Code enforcement and Road Standards, appears to demonstrate that the policy of Community Development is a "Catch me if you can" culture. Most of what this department does is under code language. When a determination is made by departments, it becomes law of sorts, and the only way to reverse their decisions is through a costly and time consuming quasi-judicial process. This philosophy generates a defensive and protective mode among the taxpayers, and they fall into the same culture. What the public sees is a county that won't abide by the laws of the state and the country, yet expects the citizens to abide by the laws they create. CCCU sees many examples of a lose-lose situation. What gain does the county have to create code language that threatens people, allows for ordinances to be applied incorrectly and makes legal decision without sound legal documentation for support? All taxpayers see is wasted money and lost opportunities, while persons of influence are favored. Certainly this isn't the intent or goal of the Community Planning department, or is it?

The 2016 twenty year update of the Clark County Comprehensive Land use Plan, can open the door to a Plan that demonstrates a happy and healthy community with people getting along while enhancing their lives. As a starting point, zoning needs to recognize the legal rights of the landowner and the land mass that is so much a part of their lives. One only needs to read the book, *Battle Ground, In and Around*, by *Bonnie J. Walden*, to appreciate what these people sacrificed to obtain their land. Then Clark County needs to remove language in code that steals development rights from landowners with no just compensation. Code needs to change, that dictates that 200 feet of land is out of bounds to the landowner and taken as a covenant on the land, as well as code allowing the government to control 84% of a persons property. Code also needs to change that determines legal historical lots, created before records were kept, are now illegal.

CCCU, Inc. believes that Clark County now has a Board that can return trust to our county government. We now have a Board that wants to help all of the taxpayers succeed. We now have a Board that wants to be fair and balanced while making good decisions for our communities and strengthening Clark County's economy. It all needs to start with a culture change and be followed by correct, accurate and reasonable policy. Alternative 4 doesn't go far enough to return the rights of landowners, but it's a very good start. Code language needs corrected, now. We urge the councilors to choose Alternative 4 as a starting point, and then go through a process of perfection to accomplish a win-win situation for all Clark County citizens.

Sincerely,



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