

Schroader, Kathy

From: Tilton, Rebecca
Sent: Wednesday, July 29, 2015 9:58 AM
To: Madore, David; Stewart, Jeanne; Mielke, Tom; Silliman, Peter; Orjiako, Oliver; Schroader, Kathy
Subject: Comments re: Comp Plan
Attachments: Susan Rasmussen_07-28-15.pdf; Carol Levanen comments_07-28-15.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

The attached written testimony was received from Carol Levanen and Susan Rasmussen during the public comment portion of the 7/28/15 BOCC hearing.

Thank you,
Rebecca

Rebecca Tilton, Clerk of the Council
Board of County Councilors
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Vancouver, WA 98666-5000
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Rec'd 7/27/15 from Carol L. - PCT
cc'd - BOCC; Orjako; Schroader
Silliman

Clark County Board of Councilors

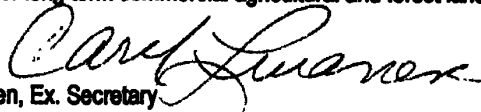
July 28, 2015

Re: Clark County Comprehensive Framework Plan - August 10, 1977 - For the Public Record

Clark County Citizens United, Inc. has researched various Clark County Comprehensive Framework Plans. In the 1977 Framework Plan, Goals and Guidelines, it states "The Comprehensive Land Use Plan shall serve a variety of functions for the citizens of Clark County. Based on the Washington State Planning Act (RCW 35.63)The intent is to assure the "highest degree of public health, safety, morals and welfare for the citizens of the State of Washington". "The citizens of Clark County have reached general conclusions about the future of Clark County.minimum lot sizes for rural and natural resource lands were discussed at length.....The adopted Framework Plan shall repeal the Clark County Comprehensive Plan adopted of February 23, 1960.... **The Land - 2. Rural Lands** - Those lands not expected to be served with a full range of urban services....rural areas for the maintenance of diverse life style opportunities for present and future generations. **3. to encourage the maintenance of small farms or acreage home sites on lands suitable for sparse settlements. Guidelines: ...incentives for the retention of land for agriculture uses, including small farms, forest uses1. To encourage the maintenance of agricultural land uses in those areas that are agriculturally productive. 4. Conserve prime agricultural lands within urban areas and prime and good agricultural land in the county...classified by the local Soil Conservation Service. Conserve prime timberlands in the county ...defined by the United States Department of Agriculture-. 13. Identify commercial forest land suitability by evaluating soil productivity, land ownership patterns and existing use. Housing Goals and Objectives - To provide a wide range of housing and neighborhood opportunities within the county and to assure adequate housing for all citizens. 1. Adequate housing for lower income residents should be available in all areas of the county. Transportation - Guidelines - 1. Major transportation corridors, highways, railroads...2. High traffic volume roadways will provide access....3. Intra-county public transit... 5. Adequate shelters should be provided at appropriate transit stops. The transportation system shall ..maximize the benefit-cost ratio of the system. Economic Element - The promotion of an area wide economic environment which is ...based on private ownership of property and the freedom of the individual to engage in economic activities of his choice for his own profit and well-being. Employment - Clark County shall promote maximum employment opportunities for all residents. Definitions - Prime Agricultural Land - Soil Conservation Service Capability Classes I and II. Land Use Criteria for Determining Natural Resource Lands - Agriculture suitability rating were developed by the Soil Conservation Service in Clark County. The ratings are based on the soil suitability for Agricultural production. In determining agricultural land only those areas in which the soils are predominantly prime, unique or good are classified for agriculture. Soil Characteristics of Clark County - Woodland Suitability - Soils are an important factor in timber productivity...Along with soils, rainfall, elevation and cultural factors are considered. The following are the soil series with prime timberland characteristics ..Cinnabar.... Agricultural Suitability Ratings - Prime - Hillsboro, Newberg, Cloquato, Sauvie, Unique - Semiahoo muck, Good - Sauvie Newberg, Cloquato, Gee, Powell..."**

Even back to 1960, Clark County had reasonable and appropriate land use planning. The resource soils information confirms earlier CCCU, Inc. research to determine true agriculture and forest lands in Clark County. Maps, soils and language in both documents, confirm that the 1994 resource designations are incorrect. The GMA does not allow a simple aerial photo and staff interpretation to determine resource lands. Instead, it requires a precise formula in the WAC, that follows specific criteria, to determine lands appropriate for long term commercial agricultural and forest land production. Corrections are needed.

Sincerely,



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

Sept 27
FRAMEWORK DEAN

A Blueprint For The Development Of A Land
Use Plan For Clark County



August 10, 1977



REGIONAL PLANNING COUNCIL OF CLARK COUNTY

1408 franklin street p. o. box 3000 vancouver, washington 98663
phone 1 206 699-2361

director
Paul J. C. Yang

July 26, 1977

MEMORANDUM

TO: Board of County Commissioners

FROM: Paul J. C. Yang, Planning Director

SUBJECT: Summary of Revisions to the Planning Commission Recommended Framework Plan

A few modifications have been made to the Framework Plan as recommended by the Planning Commission at their June 29, 1977, public hearing. These modifications are a result of the Board work sessions of July 19 and July 20.

GOALS AND GUIDELINES

Page 1

Deleted the last two sentences of the fourth paragraph concerning minimum lot sizes.

The last paragraph has been modified to reflect the proper resolution and ordinance numbers of the exceptions to repeal.

Page 8

Guideline number 8 under Preservation Goals which states, "Prohibit Development in Preservation Areas", has been deleted.

CRITERIA FOR DETERMINING BROAD LAND USE AREAS

Title Page

Clarification of the fact that the Criteria are a part of the Framework Plan. This has not been as clear as desirable up to this point. The legal notices for the Planning Commission hearings did not specifically mention the Criteria. The Planning Commission recommendations did not specifically mention the Criteria.

The Criteria for Determining Broad Land Use Areas constitute the link between Goals and Guidelines and the Broad Land Use Map. Without the Criteria, the map could not have been prepared.

Page 11

Deleted reference to "Service Guidelines" in the definition of Rural Lands.