

Schroader, Kathy



**From:** Orjiako, Oliver  
**Sent:** Monday, November 02, 2015 3:11 PM  
**To:** Euler, Gordon; Alvarez, Jose  
**Cc:** Schroader, Kathy  
**Subject:** FW: Ground Truthing the Urban/Rural split and Accuracy in the 2016 update of the Comprehensive Plan - For the Public record

FYI and for the record. Thanks.

**From:** Carol Levanen [<mailto:cnldental@yahoo.com>]  
**Sent:** Monday, November 02, 2015 1:37 PM  
**To:** Stewart, Jeanne; Mielke, Tom; Madore, David; Orjiako, Oliver  
**Subject:** Ground Truthing the Urban/Rural split and Accuracy in the 2016 update of the Comprehensive Plan - For the Public record

Clark County Board of Councilors  
2015  
P.O. Box 5000  
Vancouver, Washington 98666

November 3,

Re: Ground Truthing the Urban/Rural split and Accuracy in the data for the 2016 Comprehensive Plan update - For the public record

At a recent Liz Pike town hall meeting, public participants were asked to voice their opinion over the GMA and land use. One of those folks gave his comment to CCCU. The comments by Joel Salatin read, "Everything I want to do is illegal. Folks this ain't normal." Currently, under the existing comprehensive Plan, he's right. He can't divide his land, can't give it to his children, can't sell it, can't build on it, can't use large portions of it, can't manage it as he sees fit, can't use the water on it, can't move dirt on it, can't stop paying taxes because he can't use it, and the list goes on and on. It is time this landowner gets some relief from being considered illegal, every time he turns around on his land. That can only happen with fair, accurate, and appropriate planning.

Clark County Citizens United, Inc. has always been concerned that the Community Development staff is trying to play the executor role, instead of the state mandated advisory role. The same is true for the Planning Commission. Particularly, staff has determined that Clark County will have a 90/10 urban / rural split of population, even though historically, a 86/14 split is more likely. Why did staff choose those numbers, instead of the historical trends. These numbers were then used in a formula for planning the Comprehensive Plan throughout the GMA planning processes. But, is the data accurate, when the urban rural population figures are not? As one of CCCU's Board members, Fred Pickering claimed, the result of such inaccurate data is a forced migration of the rural people into the urban areas. With such unrealistic numbers, there will be no place in the rural areas, for those wanting to live there, to go. With the adoption of the GMA, counties were directed in 36.70A.011 Findings - Rural lands, "...a county should foster land use patterns and develop a local vision of rural character that help preserve rural based economies and traditional lifestyles; encourage the economic prosperity of rural residents; foster opportunities for small-scale, rural-based employment and self-employment; ...that are consistent with existing and planned land use patterns;...and enhance the rural sense of community and quality of life." But, changing the historical balance between urban and rural housing, also changes the intent of the state law.

If those numbers remain as a basis for planning, landowners who had their land locked up into large lot zoning in 1994, will be forced to preserve their land in a frozen state, for another 20 years, while paying higher and higher taxes. The GMA did not intend that rural and improperly designated resource land be set aside for 40 years, with no practical options for the land or the landowner. The data county staff must present to councilors should be an accurate reflection of "ground truthing" as is required under 36.70A.215, Review and Evaluation program; 36.70a.110, OFM projections: and followed by advising the councilors under 36.70.710 Final authority.

Sincerely,

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