

**Schroader, Kathy**



**From:** Orjiako, Oliver  
**Sent:** Wednesday, May 11, 2016 2:16 PM  
**To:** Albrecht, Gary, Alvarez, Jose, Anderson, Colete, Euler, Gordon, Hermen, Matt, Kamp, Jacqueline, Lebowsky, Laurie, Lumbantobing, Sharon, Orjiako, Oliver, Schroader, Kathy, Wiser, Sonya  
**Cc:** steve.djulio@foster.com  
**Subject:** FW: Unauthorized Formula for Comprehensive Plan must be rejected For the Public Record and the 2016 Comprehensive Plan

FYI and for the record Thanks

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**From:** Carol Levanen [<mailto:cnldental@yahoo.com>]  
**Sent:** Wednesday, May 11, 2016 2:09 PM  
**To:** Boldt, Marc; Mielke, Tom; Olson, Julie (Councilor); Stewart, Jeanne; Madore, David; Orjiako, Oliver  
**Subject:** Fw: Unauthorized Formula for Comprehensive Plan must be rejected. For the Public Record and the 2016 Comprehensive Plan

----- Forwarded Message -----

**From:** susan rasmussen <[sprazz@outlook.com](mailto:sprazz@outlook.com)>  
**To:** "[cnldental@yahoo.com](mailto:cnldental@yahoo.com)" <[cnldental@yahoo.com](mailto:cnldental@yahoo.com)>  
**Sent:** Wednesday, May 11, 2016 1:48 PM  
**Subject:**

#### FOR THE PUBLIC RECORD OF THE 2016 CLARK COUNTY COMPREHENSIVE PLAN UPDATE

The Western Washington Growth Management Hearings Board had a definitive view of what comprehensive growth planning should look like. The Board ordered Clark County to apply their specific formula to the county's first comprehensive growth plan under GMA law. The Board's formula strove to curtail all Clark County rural growth.

Clark County applied the Board's formulaic approach as the foundational basis of the plan. In doing so, the county incorporated drastic, prescriptive measures to stop rural growth. The county eliminated all rural centers, and created a new agri-forest zone. Ultimately, the county relied on massive downzoning to stop all rural growth. The downzoning resulted in overwhelming non-conforming parcels to their zone size throughout all rural and resource zones. Most importantly, the plan failed to remotely resemble the unique rural character of the county.

The plan created much controversy and rural landowners came forward in droves to contest it. To this day, the 1994 Clark County Comprehensive Plan remains one of the most contested comprehensive plans in GMA planning history. Over 64 private appeals were filed with the Hearings Board. Clark County Citizens United, Inc. was one such appeal.

CCCU's appeal resulted in prevailing court actions in the Superior Court and the Court of Appeals. Both Courts have ruled the formula is "unauthorized" according to GMA law. This is an overarching decision that addresses the very foundation the plan was built on. Since the foundation

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of the county's comprehensive plan is deemed "unauthorized," all elements of the plan that are associated with it should also be considered "unauthorized "

Therefore, all elements of the county comprehensive plan that used the formula as the foundation, should also be considered "unauthorized "

Sincerely,

Susan Rasmussen, Pres  
Clark County Citizens United, Inc  
P O Box 2188  
Battle Ground, Washington 98604