



May 25, 2014

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

**Re: Public participation - Notice provisions**

Clark County Citizens United, Inc. has continuously provided testimony regarding the Clark County Comprehensive Land Use Plan since the creation of the document in 1994. At that time numerous hearings and public outreach to the public were conducted to allow landowners to participate. As the county reviews this document again, CCCU, Inc. is not seeing that level of public outreach, even though major changes to the rural lands are being considered in the Plan. In fact, we have found that finding pertinent information for review has been a far more difficult process this time, than it ever has been in the past.

In the Superior Court of Washington for Clark County, Justice Edwin J. Poyfair states in Case number 96-2-00080-2 Finding of Fact, Conclusions of Law and Order, page 5, item 3, that "*Additionally, the failure to solicit meaningful public input for the agric-forest resource lands violated the public participation provisions of the GMA requiring early and continuous public participation in the development and adoption of comprehensive plans.*"

CCCU, Inc determines it is very difficult for landowners to present *meaningful* testimony before the Board of Commissioners. They are being told to view the information on-line, and very little outside information is being provided. When one attempts to access the information via that mode, it is very difficult for one to find and view what is being offered. Many landowners don't use a computer, so they would be unable to view any of the changes that would be considered. CCCU, Inc. has monitored the newspapers, but to date, very little public notice of county land use meetings are found. In addition, even if one does access when the meeting is taking place, there is not enough information to explain to the person what topics will be discussed. Most people have very busy lives, and unless they think the meeting affects them, they are not apt to attend.

RCW 36.70A.035 states, "(1) The public participation requirements of this chapter shall include notice procedures that are reasonably calculated to provide notice to property owners and other affected and interested individuals, tribes, government agencies, businesses, school districts, and organizations of proposed amendments to comprehensive plans and development regulation. Examples of reasonable notice provisions include:

- (a) Posting the property for site-specific proposals;
- (b) Publishing notice in a newspaper of general circulation in the county city, or general areas where the proposal is located or that will be affected by the proposal
- (c) Notifying public or private groups with known interest in a certain proposal or in the type of proposal being considered;

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*(d) Placing notices in appropriate regional, neighborhood, ethnic, or trade journals, and  
(c) Publishing notice in agency newsletters or sending notice to agency mailing lists,  
including general lists of lists....*

*(2)(a) Except as otherwise provided in (b) of this subsection, If the legislative body for  
the county or city chooses to consider a change to the amendment to a comprehensive  
plan or development regulation, and the change is proposed after the opportunity for  
review and comment has passed under the county's or city's procedures, an opportunity  
for review and comment on the propose change shall e provided before the local  
legislative body votes on the proposed change.*

Much is being considered for changes to the rural lands according to staff, in particular when reference has been made to the Rural Lands Study by BERK. All landowners must have an opportunity to be informed as to the impacts of the proposal and be able to give meaningful participation to the public process. CCCU, Inc. asks that public notices in newspapers and mailings go out to all landowners regarding the considerations that are now before the Board, so they may be a part of the process.

Sincerely



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