



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

September 14, 2015
Clark County Board of Councilors
Public Record

Dear Councilors,

Clark County Citizens United, Inc. believes careful consideration should be given the 1992 Framework Plan and previous Clark County Comprehensive Plans, goals and guidelines to determine planning strategies. The 1992 Framework Plan guided the 1994 Plan, which continued, particularly in Rural and Resource .

In 1960, the first Comprehensive Plan was adopted for urban areas and allowed one acre zoning in all unincorporated areas. In 1976 a new Plan was proposed that changed one acre zoning to larger lot sizes. The "Introduction" states, "The citizens of Clark County have reached general conclusions about the future of Clark County." it goes on with "assuring the private ownership of land". "Rural Lands" Goals 2. states, "...as 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 settlement" Conservation Goals, 13. Identify commercial forest land suitability by evaluating soil productivity, land ownership patterns and existing use. "Definitions - describe Prime Agricultural Land as Soil Conservation Service Capability Classes I and II.

The 1977 Framework Plan, 2. b. says "Amendments to the 1960 Comprehensive Plan that would not be repealed by adoption of the Framework Plan... Included in this Plan is Appendix D - Fiscal and Economic Impact analysis" B. "The Framework Plan is intended to provide a general and logical direction for the physical development of the County. a. Natural Resources - Agriculture - "Clark County's agricultural employment represents only 0.03 of 1 percent...economically....., less than enough to supply local demand.

The Comprehensive Plan was revised in 1988. Page 7 says, "Prime agricultural soils are located in the Vancouver lowlands, in Camas and Washougal and small areas in the remainder of the plains areas... Forest - on page 12 says "The forest land in the northern part of the county is found on soils classified by the Soil conservation Service as Forest Site Index 2, which are prime timberlands. These forest lands in northern and eastern Clark county are the primary commercial forest lands in the county. Agriculture -says, "...acres deemed most suitable for agricultural activities by the Soil Conservation Service based upon soil types. Exceptions are areas which have been parceled into rural residential lots. under ten acres in size. ...single family homes make up 80% of all housing in unincorporated Clark County. The predominant housing density is5,500 to 43,559 square feet in size. The next most common housing density is one ...home on lots one 1 to 4.99 acres in size. "Major Agricultural areas identified are in the Brush Prairie areas, Pioneer, Vancouver Lake Lowlands, Sara and the Burnt Bridge Creek bottomlands. Page 16, 8. Lot sizes in rural residential areas should be related to the existing development pattern... Page 19, Rural Residential - rural Residential...are widely distributed throughout the County outside of urban growth areas. The rural densities recognized on the Plan are: suburban 1 to 2.5 acres; rural Residential 2.5 to 5 acres.; rural Estate 5 to 10 acres; Farm Residential over 10 acres.

The process for the 1994 Plan started out well enough, but quickly degenerated into the plan in place today. Changes are needed to reflect historical trends and former planning.

Sincerely,

Carol Levanen, Ex. Secretary
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