

From: [Orjiako, Oliver](#)
To: [Albrecht, Gary](#); [Alvarez, Jose](#); [Anderson, Colete](#); [Hermen, Matt](#); [Kamp, Jacqueline](#); [Kay, Jenna](#); [Lebowsky, Laurie](#); [Lumbantobing, Sharon](#); [Orjiako, Oliver](#); [Sidorov, Larisa](#); [Wiser, Sonja](#)
Cc: [Cook, Christine](#)
Subject: FW: Clark County Must do the Work.
Date: Monday, April 08, 2019 8:14:05 AM

All:

For your information. Shawn forwarded the email to me. Thanks.

Oliver



Oliver Orjiako
Director
COMMUNITY PLANNING

564.397.2280 ext 4112



From: Hennessee, Shawn
Sent: Sunday, April 07, 2019 5:13 PM
To: Orjiako, Oliver
Subject: FW: Clark County Must do the Work.

FYI

From: Carol Levanen [mailto:cccuinc@yahoo.com]
Sent: Saturday, April 06, 2019 3:51 PM
To: Quiring, Eileen; Blom, John; Olson, Julie (Councilor); Hennessee, Shawn; Medvigy, Gary; Lentz, Temple
Subject: Clark County Must do the Work.

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FOR THE PUBLIC RECORD

Dear Councilors,

There are four absolute policies that the Clark County Council must do, to aid compliance to the GMA. Those four things are listed below.

1. Create a rural development council, in accordance to the rural section of the GMA

CCCU research has determined that the county is collecting financial assistance and grant funding from the USDA, when they don't have such an agency in place to justify those funds. The only reference CCCU can find, is that the fund distribution center is in Brush Prairie. The federal government requires more than that. Has someone at this location created documents to justify use of these funds, when they have not followed protocol? Where has this funding gone, and who benefitted from it?

2. Do a rural social and economic impact study, in accordance to the rural section of the GMA

There is much language in the GMA to support rural and it was a major renovation to the GMA in 1997. CCCU played a major part to those changes, as the governors committee requested our recommendations. One of the reasons that happened was because of the massive downzoning some counties did to their rural lands. Clark County was the most notorious of those counties. The GMA says that counties must recognize existing development and character of rural areas, given all the parameters for rural. Clark County did not do that, and instead, down zoned the lands, keeping them in static existence for 25 years, with the goal of creating a different "rural character" that was part of their scheme. Rural character is composed of many aspects, and social and economic impacts is a big part of that definition. Without that study, the county cannot determine what an accurate reflection of "rural character" in Clark County, was or is. This work must be done.

3. Write an honest rural character definition, in accordance to the rural section of the GMA.

The county has never done this, although staff will say they did. They simply used a generic definition of a rural image they wanted to portray, rather than an honest accounting of the rural historical trends and what was on the ground and in use in Clark County. CCCU is in the process of researching this topic, and the data shows that "rural character" in Clark County is very different than what staff has determined. Approximately 90% of the rural area is non-conforming, which sets up a red flag that the county did something wrong, in the original GMA Comprehensive Plan. That Plan in the rural and resource areas, has not changed. CCCU will be forwarding that research in a report to the public record, when the true rural definition is complete.

4. Show exactly how the county followed the GMA mandates, to determine long term commercial agriculture and forest land.

Long term commercial significance is clearly a mandate in the GMA, when it comes to agriculture and forest designations. It is virtually impossible to determine this aspect of resource lands, by using an aerial photo. But, that is what the county staff, did. Photos can't determine the soil composition, moisture composition, tillage composition, production capacity and growing capacity of land for these resources. The Clark County NRCS soils manual and maps is the only resource data available to determine those parameters. But, the GMA also mandates that other parameters must also be used, when zoning resource lands, to determine if the land would be better used for another purpose. Clark County did

none of these steps, even though they said they did. Clark County metadata, former testimony, former hearings, former work sessions and former reports clearly demonstrates that Clark County determined resource land incorrectly, and needs to do it over again.

The original and accurate **Rural lands Task Force Report** is not on the website for public review. I have seen the original document, and the county has taken it away, and replaced it with a codified version. That document is in the information that was sent to CCCU's attorney, Richard Stephens. The county has never used these committees to codify documents, yet that is what is on-line. The information is false. That missing report clearly describes what the Task Force wanted. Their recommendation was that **all** agriculture and forest lands have **5 acre zoning**. That was confirmed to CCCU by two of the Task Force members. But, staff didn't like what they said in that report, and so created their own version. That is what is posted, on the Clark County website. I will need to review

our copies of the attorney information notebooks given to him, to retrieve the "Rural Lands Task Force Report" original information. I will then forward it into the public record for full public review.

,Rural is not resource or urban. But, continuously, staff lumps them together, calling rural development "sprawl", and "rural sprawl" with no defining element. The GMA clearly separates them, and Clark County must do that also. Staff is notorious for manipulating documents to accomplish their goals, and these are examples of those actions. Clark County is long overdue to correct their inappropriate actions and mistakes. Staff cannot use smoke and mirrors assumptions and mis-information to create a Comprehensive Plan that will govern all of the people. It must be done right.

Carol Levanen, Exec. Secretary

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