

Reed 5/7/19

cc'd = Council
O. Orjiako
S. Wisser
Record

FOR THE PUBLIC RECORD

Clark County Council
P.O. Box 5000
Vancouver, Washington 98666

May 7, 2019

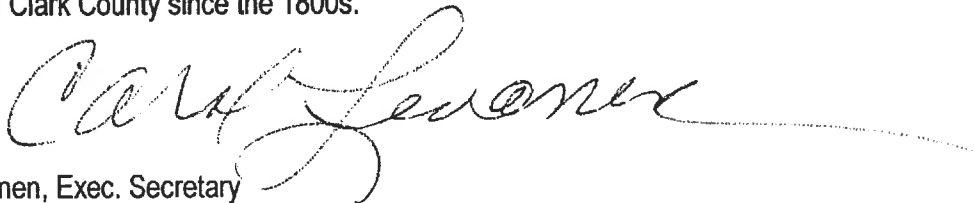
Let's talk about a definition of rural character, or lack thereof. Sure, one can look at large farming communities, East of the mountains, or at California sprawling farms, and say that is rural character. But, it isn't the rural character of Clark County, Washington, and it never has been. Looking at the 1800s map on the council chambers wall, one can see that the zoning sizes that are in the 2016 Comprehensive Plan are much larger than what was on the ground, at that time. Something is amiss here that needs corrected.

So, What is "rural character"? The United States Postal Service says one acre is rural. So does the 1930 USDA Census Report that says that 28 farms are under 10 acres, 57 are 10 to 49 and 104 are 50 to 99 acres. Only 89 farms are greater than 100 acres. The GMA states in **RCW 36.70.A.010** the county is to "**foster land use patterns and develop a local vision of rural character.**" The county has yet to do that.

A generic version of "rural character" generated by county staff, is not what the Rural land section of the GMA intended. The county was to canvass the rural people and the rural areas and determine what is there, as well as determine what the general population of rural people want, and where they want to live and work. If the county does due diligence to do this, CCCU believes the Council will see there is a distinct disconnect as to what the staff thinks, what the Comprehensive Plan has designated, and what the rural people want.

The census reports continue to spell out, through the years, what the reality of the rural character in Clark County really is, and it is not five to eighty acre parcels. It is really one to 20 acres parcels, and that is what the rural people want back. This historical rural pattern of homesites and farms is the true character of Clark County. The county has determined that 90% of them don't fit. It is time for the Council to comply with the GMA and determine a true "rural character" that matches the real rural character that has historically been the norm in Clark County since the 1800s.

Sincerely,



Carol Levanen, Exec. Secretary

Clark County Citizens United, Inc.
P.O. Box 2188
Battle Ground, Washington 98604