

Rec'd 5/21/19

cc'd = Council  
Orjako  
Wiser

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

May 21, 2019  
FOR THE PUBLIC RECORD

Dear Councilors,

Clark County Citizens United, Inc. emailed the Councilors testimony regarding rural road funding. The date on that document should be May 21, 2019 and not May 22, which was a typo. But, all of this road conversation brings us back to actions by this Board in November 2015, December, 2015 and February 2016. These actions were the adoptions of the 2016 Comprehensive Plan, and were counter to one another, in just a matter of a few months. The Growth Management Act discusses changes to comprehensive plans, but doesn't discuss a complete change to a Plan within four months. There is a particular process that must occur at certain intervals, which this staff and council ignored. This was done by way of pre-written and determined documents that were to come into play to make the process seem legitimate, at particular hearings and times. But, there are no public records that show that a full and complete public process, required by the GMA, occurred, for such a profound change to Clark County's 2016 Comprehensive Plan.

CCCU has a copy of the Plan, as it was presented to the Planning Commission and the Board of Councilors, just prior to the Plan change. Planning Commission member, Quiring asked county staff to point out the changes to the Plan, after having just received it. With all the red lines, red print, cross outs and inclusions, commissioners were unable to rectify it. Planning staff told the Commission, that the changes were all over the large document notebook, and that even if they tried to find the changes, they would not be able to. Such a difficult document to read and digest in a short time, surely indicates that the Planning Commission did not have the knowledge to appropriately vote on the Plan, and simply did what planning staff told them to do. The same was true for the Councilors. CCCU has attempted to go over that same document to try to determine changes and make sense of it all, but it is virtually impossible. In April of 1993, the County Commissioners adopted a moratoria on land divisions which stopped all segregations of lands less than 20 acres, which was allowed in the 1980 Comprehensive Plan, in existence at that time. That moratoria has never been lifted. The county continues to use the moratoria for land use and legal lot determinations.

**RCW 36.70.710 Final Authority.** *Reports and recommendations by the planning agency on all matters shall be advisory only, and final determination shall rest with the administrative body, official, or the board whichever has authority to decide under applicable law.*

**RCE 36.70.795 Moratoria, interim zoning controls- Public Hearing - Limitations on length.** *...may be effective for not longer than six months, but may be effective for up to one year if a work plan is developed for related studies providing for such a longer period.*

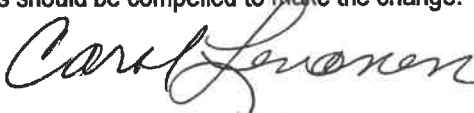
**RCW 36.70.800 Procedural amendments – Zoning ordinance.** *An amendment to the text of a zoning ordinance which does not impose, remove or modify any regulation theretofore existing and affecting the zoning status of land shall be processed in the same manner prescribed by this chapter for the adoption of an official control.....*

**36.70A Planning goals – (6) Property rights.....** *The property rights of landowners shall be protected from arbitrary and discriminatory actions.*

**36.70A.030 (8) Forest land.** *....In determining whether forest land is primarily devoted to growing trees for long term commercial production on land that can be economically and practically managed for such production, the following factors shall be considered: (a) The proximity to.....rural settlements (b) surrounding parcel size and the compatibility and intensity of adjacent and nearby land uses...*

The original 2016 Comprehensive Plan, decided upon on November 24, 2015, needs to be re-adopted. In particular, the Alternative 4 map, that included rural and resource zone parcel size changes, that were based on the existing predominant parcel size. The public record is complete and full of documents and data, to support the map, and the Councilors should be compelled to make the change.

Sincerely,



Carol Levanen Exec, Secretary for the Membership  
Clark County Citizens United Inc. P.O Box 2188, Battle Ground, Washington 98604

Attachment to 5-21-19 Clark County Citizens United, Inc. testimony

THIS DISCLAIMER WAS ONE OF THE PRE-DERTIMINED DOCUMENTS TO PREVENT THE NOVEMBER 24, 2015 COMPREHENSIVE PLAN ADOPTION

## **DisclaimerPreferredAlternativeandCompPlanPolicy.pdf**

[DisclaimerPreferredAlternativeandCompPlanPolicy.pdf](#)

<https://www.clark.wa.gov/sites/default/files/dept/files/community-planning/2016-update/Process%20and%20Documents/DSEIS/Nov.%2024/DisclaimerPreferredAlternativeandCompPlanPolicy.pdf>

### **Disclaimer:**

The document posted on the Grid titled "Preferred Alternative and Comp Plan Policy" is a proposal by one county councilor, David Madore.

The draft proposal is a preliminary starting point that may be changed as the Board hears public testimony and deliberates before deciding on a specific preferred alternative and before selecting specific policies.

The proposal is provided to maximize transparency and open government to help equip citizens with as many potential specifics as possible to better scrutinize and argue counterpoints.

Citizen testimony is not an election or a straw poll that determines the Board's decision. Rather, the most valuable testimony will likely include the most compelling arguments. All testimony will be thoughtfully considered before the Board makes final decisions.

We welcome your input and encourage each citizen to offer testimony that may potentially make Clark County's Comp Plan better. Thank you.