

Rec'd
Aug 23, 2016 From Carol Levanen - RUT
cc'd - Bocc; Orjako; Schroeder; Board's Records

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



August 23, 2016
For the Public Record

Dear Councilors,

A June 20, 2016 letter from Department of Commerce agent, Ike Nwankwo makes this statement on page 1. "The county is recommended for including an objective in the plan to reduce future growth rates in rural areas and resource lands of the county - including specific policies to allocate no more than ten percent of countywide growth in the rural area." On page 2 it states, "However, the plan is proposing to alter some zoning designations in the county's resource lands..... This proposal indicates that 2,584 parcels currently zoned Agriculture 20 will be rezoned AG 10; and 2499 parcels currently zoned Forestry 40 will be rezoned FR 20. Rezoning of those parcels, does not mean they all are vacant land or could be divided. for home sites." In fact, most of those home sites have homes on them, already.

The 2016 Comprehensive Plan FSEIS states on page 18 charts, Exhibit G - AG 10 zone - State agricultural inventory acres. What exactly is that? The total claims 2,640 parcels. yet in Exhibit H - Parcels less than 20 acres - "contiguous ownership", the number is also 2640, which appears to be the same number, used twice. What has contiguous parcels got to do with a total lot count?

On page 20 of the FSEIS, it states in Exhibit K that the county conducted an area wide analysis in 1994 and 1998. The county only looked at the Agra-forest lands in 1998, and not an entire area wide analysis of agriculture land. In fact, they didn't look at AG land at all.

The DSEIS on page 1-2, table 1-1 Summary of Planning Assumptions, it states there will be 128,616 new residents. It indicates that the number of new rural dwelling units in the 2016 update is 4,835. The chart indicates there will be a total of 48,352 new dwelling units, and further down the chart, indicates there will be 1 new job for every 1 new dwelling unit. Yet it states there will be 101,153 new jobs. These numbers don't compare and clearly show the county is not planning for nearly enough dwelling units for jobs.

Page 2 of Issue Paper 7 says existing parcels can accommodate 21,343 people - divided by 2.66 equals 8,024 existing parcels.

Page 1-7 of the FSEIS - 2.a - Forest Lands - it states, "412 new parcels could be created under full build out in forest zones. 2.b Agriculture Lands states, The Preferred Alternative also includes replacing the AG 20 zoning...with an AG 10....an estimated 1,750 new parcels could be created under full build-out." Changes under the preferred alternative account for 842 of the potential 1,750 new parcels." Remember, only 8% of forest parcels conform and could be divided and 15% of the AG zone conform and could be divided

These numerical "statistics" from the county and the state, don't match and look very fuzzy and questionable. Using GIS spreadsheets, CCCU did research that counted all of the 27,801 rural lots contained on in the data to determine:: 1. how many lots have no building on them and could be buildable 2. how many lots could be divided for home sites to create more lots in the do nothing alternative and alt 2, and 3. how many new lots could be created, in rural and resource lands in the existing Comprehensive Plan of today. The end result is that only 24 new lots per year can accommodate development between the do-nothing Plan and Alt 2 Plan. This is not enough for the growth that will occur in the rural and resource lands. Realistic numbers must be used to clearly demonstrate reality of housing in the rural areas.

Sincerely, Carol Levanen, Exec Secretary

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

Schroader, Kathy

From: Tilton, Rebecca
Sent: Friday, August 26, 2016 11 28 AM
To: Orjako, Oliver, Schroader, Kathy
Subject: Comments Rec'd re Comp Plan
Attachments: 082316_CompPlanComments_Carol_Levanen.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

The attached comments were received from Carol Levanen during the public comment portion of the BOCC's Aug 23 hearing

Have a great day!
Rebecca

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