

From: [Sonja Wiser](#)
To: [Clark County Citizens United, Inc.](#)
Cc: [Rebecca Messinger](#); [Oliver Orjiako](#); [Jacqui Kamp](#); [Christine Cook](#); [Oliver Orjiako](#); [Jenna Kay](#); [Bart Catching](#); [Jose Alvarez](#)
Subject: RE: DRAFT PUBLIC PARTICIPATION PLAN FOR COUNTY'S COMPREHENSIVE PLAN UPDATE PROJECT AVAILABLE FOR PUBLIC COMMENT
Date: Wednesday, February 8, 2023 9:23:00 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
Sensitivity: Confidential

Dear Carol Levanen: Thank you for your comments related to the 2025 Comp Plan/PPP. Your comments have been forwarded to staff and will be added to the 2025 Comp Plan Index of Record. Your name and email is already in our database to receive future communications related to the 2025 Comp Plan. Thanks again.

From: Rebecca Messinger <Rebecca.Messinger@clark.wa.gov>
Sent: Wednesday, February 8, 2023 9:18 AM
To: Oliver Orjiako <Oliver.Orjiako@clark.wa.gov>; Sonja Wiser <Sonja.Wiser@clark.wa.gov>; Jacqui Kamp <Jacqui.Kamp@clark.wa.gov>; Christine Cook <Christine.Cook@clark.wa.gov>
Subject: FW: DRAFT PUBLIC PARTICIPATION PLAN FOR COUNTY'S COMPREHENSIVE PLAN UPDATE PROJECT AVAILABLE FOR PUBLIC COMMENT
Sensitivity: Confidential

Good morning,

Please see the below comments for the record. Thanks.



Rebecca Messinger
Clerk to the Council
COUNTY MANAGER'S OFFICE

564-397-4305



From: Kathleen Otto <Kathleen.Otto@clark.wa.gov>
Sent: Wednesday, February 8, 2023 7:55 AM
To: Tina Redline <Tina.Redline@clark.wa.gov>; Rebecca Messinger <Rebecca.Messinger@clark.wa.gov>

Subject: FW: DRAFT PUBLIC PARTICIPATION PLAN FOR COUNTY'S COMPREHENSIVE PLAN UPDATE PROJECT AVAILABLE FOR PUBLIC COMMENT



Kathleen Otto
County Manager

564.397.2458



From: Clark County Citizens United, Inc. <cccuinc@yahoo.com>
Sent: Tuesday, February 7, 2023 9:39 PM
To: Karen Bowerman <Karen.Bowerman@clark.wa.gov>; Gary Medvigy <Gary.Medvigy@clark.wa.gov>; Glen Yung <Glen.Yung@clark.wa.gov>; Michelle Belkot <Michelle.Belkot@clark.wa.gov>; Sue Marshall <Sue.Marshall@clark.wa.gov>; Kathleen Otto <Kathleen.Otto@clark.wa.gov>
Subject: DRAFT PUBLIC PARTICIPATION PLAN FOR COUNTY'S COMPREHENSIVE PLAN UPDATE PROJECT AVAILABLE FOR PUBLIC COMMENT

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Clark County Council
February 7, 2023
P.O. Box 5000
Vancouver, Washington 98666

FOR THE PUBLIC RECORD

Dear Councilors,

Clark County Citizens United, Inc. has reviewed the proposed **Public Participation Draft**, but not in great depth. As you may know, we have seen many of these proposals, in some form, over the approximately 30 years that CCCU has been involved with the land use processes. They all look a little different. This Draft is probably the best one we have seen so far, so CCCU has hope that things will go differently, this Comp Plan cycle.

The 2016 public process was pathetic, to say the least. The first scoping meeting, many people from the public attended. But they quickly learned the Plan was already

written, and they only fulfilled a meeting date. One land owner asked the staff why his land is zoned 20 acre ag, when he and his neighbors had 2.5 acre zoning in the past. He said his neighbors have the smaller lots, but his is the only big one, because he didn't divide it. Staff stopped him mid-sentence and said they were not there to discuss his concerns. He insisted he wanted answers. Staff continued to silence him.

The whole meeting was alarming, and CCCU saw just what that man saw, we were only filling chairs. What the public had to say, meant nothing, because the Plan was already decided. We were able to prove the Plan had already been written by the year 2012, via staff emails, before the 2014 Public Participation Draft was adopted. Hopefully that will not be the case, again.

CCCU has noted a few paragraphs of the current Draft to make comments on.

*The Comprehensive Plan guides county decisions related to **land use; housing; capital facilities and utilities; rural and natural resources; transportation; economic development; parks, open space and recreation ;schools; historic preservation; environment; community design; shoreline; and annexation.***

CCCU assumes this paragraph comes from the Growth Management Act dictations as to what should be considered. The GMA has 14 Planning Goals that are mandated. They hold EQUAL standing, yet the protection of private property rights goal has been ignored, since 1994. It is time that goal is given equal standing with all of the other Goals. CCCU has highlighted what we believe to be the most important goals to be considered in this Plan update. Because these goals have not been properly addressed, these items are in critical shortage.

RURAL - LAND USE - HOUSING - Historically, the ratio of urban housing to rural housing was always 80/20. This allowed for a balance of development and the ability for cities to keep up with growth. This ratio was adopted in 1994. But in 2004, it was changed to 90/10, for no other reason than the county did not want people to live in the rural areas, as before. The ratio was changed to force people to live in the urban area, regardless of their choice or preference. Today that number is 99/1. This is a total failure of the housing ratio adopted in the 2016 Comprehensive Plan. Rural land must be up-zoned to restore the balance that had worked so well in the past.

ECONOMIC DEVELOPMENT - This county now has the opportunity to truly plan it's economic future, with the inclusion of the short line railroad development, allowed in the GMA. With that new language, the whole county can provide and enjoy economic growth and freedom, both urban and rural. The railroad travels diagonally through the county, in the same location of many past and current communities. It was used for jobs and travel and it can do that again. It is exciting to think of the economic possibilities, once the railroad is updated. CCCU hopes to see this come to fruition.

*Collect individual property owner proposals for comprehensive plan amendments for consideration **through the lens of the chosen growth alternatives***

CCCU believes this passage is concerning. The highlighted area says that there are already chosen growth alternatives. In the 2016 update, the alternatives were indeed pre-chosen, to be a no growth agenda. The county and cities are grappling with that poor planning goal today. All alternatives need to show that growth will be allowed to increase throughout the county. Staff should first determine what the public market wants and needs, and write alternatives that reflect that growth potential. Alternative 4 was an excellent example of planning for growth in the right way, and should be reconsidered again, in this update.

Elected to four-year terms, members of the Clark County Council hold legislative authority for Clark County. Related to the comprehensive plan update, the council is the ultimate decision maker and responsible for adopting the Comprehensive Plan and related development regulations

These highlighted words make a profound statement. In the past, the commissioners/councilors simply left it up to staff to dictate planning, assuming they know best. But, the result of that planning has been failure in rural, land use, housing and economic development. As the years went by we saw higher rent, higher taxes, higher housing costs, higher county unemployment, and higher homelessness, which is a direct consequence of the other items and the poor planning that created it. The county must do things differently in this update, than what was done in the past. Staff and the Planning Commission are only advisory. It is up to this council to fix the problems that are plaguing this county, and a total focus on environmental issues is not the right answer. It doesn't work, and Clark County citizens must have change.

Sincerely,

Carol Levanen, Exec. Secretary

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

Sincerely,

Carol Levanen, Exec. Secretary

Clark County Citizens United, Inc.
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