From: Scott Weiss
To: Sam Miller; Cmp 2025 Comp Plan
Cc: Oliver Orjiakor; Alyssa Kacsky; Jessica Kay; Bart Catchings; Jose Alvarez
Subject: RE: Comments - Draft Public Participation Plan
Date: Wednesday, February 8, 2023 4:58:42 AM

Good morning Ken; thank you for your comments on the Draft Public Participation Plan. Plan. Your comments have been forwarded to staff and will be added to the 2025 Comp Plan Index of Record. Your name and email will also be added to our database to receive future communications related to the 2025 Comp Plan. Thanks again.

-----Original Message-----
From: Ken Miles <kenmiles@comcast.net>
Sent: Tuesday, February 7, 2023 6:40 PM
To: Cmp 2025 Comp Plan <comp.plan@clark.wa.gov>
Subject: Comments - Draft Public Participation Plan

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Hello Community Planning,

I have read the Draft Participation Plan at
https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fclark.wa.gov%2Fmedia%2F159731&data=05%7C01%7Ccomp.plan%40clark.wa.gov%3C3a7db7531714c1ecc6608bf8b9c40825%3C389c6904b0734643a92d4a72a350cff2%7C1%7C0%7C638114652181114745%7CUnknown%7CTWFpbGZsb3dzIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mmd%3D%3C3600%7C%7C%7C&sdata=LZ%2BbVTLcxPbnHzCTMpg%2F%2BSqvMwZ4ozPvcD6hdJVk=HI%3D&reserved=0
and believe that it is a fine plan.
My compliments to those who developed it. I have just one point of input for the process that the plan describes -

On P6 the plan states that Phase I "also includes review and analysis of the current plan in relation to changes to state law, land use..."
(etc). I believe that while reviewing the current plan and its relation to present day land use, the county should make every reasonable effort to ensure that current data is as accurate and trustworthy as possible.
Obvious errors should not be "rolled forward." They should be corrected.

For example: Page 26 of the current plan from 2015
(https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fclark.wa.gov%2Faltar%2Fdefault%2Ffiles%2Fmedia%2Fdocuments%2F2023-01%2F2015-2035%2520Comprehensive%2520Plan-ORD-%2520I2022-07-01%2520AB_Dockets.pdf&data=05%7C01%7Ccomp.plan%40clark.wa.gov%7C3a7db7531714c1ecc6608bf8b9c40825%7C389c6904b0734643a92d4a72a350cff2%7C1%7C0%7C638114652181114745%7CUnknown%7CTWFpbGZsb3dzIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mmd%3D%3C3600%7C%7C%7C&sdata=TeogE6vjKZjLanM4oRjvcNsNOjJRpxgN7GkQ0SEig1P%3D&reserved=0)
shows 34,535 acres in the county as "Agricultural". The source for
this information is indicated as the Clark County GIS. However, the GIS shows some properties in the county as agricultural when the actual use is clearly not agricultural. An example is lot 17115601
(https://gcc02.safelinks.protection.outlook.com/?
url=https%3A%2F%2Fgis.clark.wa.gov%2Fgishome%2FProperty%2F%3Fpid%3D0ea8f8%26account%3D17115601&data=05%7C01%7Ccomp.plan%40clark.wa.gov%7C3a7db7531714c1ecc6608bf8b9c40825%7C389c6904b0734643a92d4a72a350cff2%7C1%7C0%7C638114652181114745%7CUnknown%7CTWFpbGZsb3dzIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mmd%3D%3C3600%7C%7C%7C&sdata=YxFUsopOuC7Nxkcz2Ibvi1cTdlXpoODfYZ=OULKRHLM%3D&reserved=0
<https://gcc02.safelinks.protection.outlook.com/?
url=https%3A%2F%2Fgis.clark.wa.gov%2Fgishome%2FProperty%2F%3Fpid%3D0ea8f8%26account%3D17115601&data=05%7C01%7Ccomp.plan%40clark.wa.gov%7C3a7db7531714c1ecc6608bf8b9c40825%7C389c6904b0734643a92d4a72a350cff2%7C1%7C0%7C638114652181114745%7CUnknown%7CTWFpbGZsb3dzIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mmd%3D%3C3600%7C%7C%7C&sdata=YxFUsopOuC7Nxkcz2Ibvi1cTdlXpoODfYZ=OULKRHLM%3D&reserved=0>).
This lot, along with all of the others in its neighborhood, are one acre residential lots, but it is zoned AG20. The neighborhood was platted in
1987 as a residential cluster development and even after several comprehensive plan updates since that time, the zoning has remained agricultural. This is likely true of all other cluster developments across the county. As a result, the 34,535 acres noted in the 2015 plan is likely an overestatement.

This should be corrected during Phase I as indicated on P6 of the Participation Plan with a "review... of the current plan in relation
to... land use..". Residential cluster lots should be zoned
residential, not something else. This will help ensure that the comprehensive plan update is proceeding with current land use designations that are as accurate as possible.

In addition, I would urge the county to institute a process to prevent these miss-characterizations of land use in the future. Cluster development lots should be rezoned appropriately when they are created, or at the minimum, should be flagged for updates during the next comprehensive plan update cycle.

With Best Regards,

-Ken Miles