

From: [Rebecca Messinger](#)
To: [Oliver Orjiako](#); [Jose Alvarez](#); [Christine Cook](#); [Sonja Wiser](#)
Subject: FW: February 20, 2015 Parcel Survey GIS parcel lfiles AllRuralParcelsList.xisx for Rural and Resource Land
Date: Friday, February 9, 2024 11:17:08 AM
Attachments: [Scan parcel survey 2015.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Please see the below public comments and attachment from CCCU. Thank you.



Rebecca Messinger
Clerk to the Council
COUNTY MANAGER'S OFFICE

564-397-4305



From: Kathleen Otto <Kathleen.Otto@clark.wa.gov>
Sent: Thursday, February 8, 2024 3:08 PM
To: Rebecca Messinger <Rebecca.Messinger@clark.wa.gov>
Subject: FW: February 20, 2015 Parcel Survey GIS parcel lfiles AllRuralParcelsList.xisx for Rural and Resource Land



Kathleen Otto
County Manager

564.397.2458



From: Clark County Citizens United, Inc. <ccuinc@yahoo.com>
Sent: Thursday, February 8, 2024 2:25 PM
To: Gary Medvigy <Gary.Medvigy@clark.wa.gov>; Karen Bowerman <Karen.Bowerman@clark.wa.gov>; Michelle Belkot <Michelle.Belkot@clark.wa.gov>; Glen Yung

<Glen.Yung@clark.wa.gov>; Sue Marshall <Sue.Marshall@clark.wa.gov>; Kathleen Otto <Kathleen.Otto@clark.wa.gov>

Subject: February 20, 2015 Parcel Survey GIS parcel lfiles AllRuralParcelsList.xlsx for Rural and Resource Land

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Clark County Council
February 8, 2024
P.O.Box 5000
Vancouver, Washington 98666

FOR THE PUBLIC RECORD AND THE COMPREHENSIVE PLAN UPDATE

Dear Councilors,

Clark County Citizens United, Inc. is submitting data that was submitted in 2015 regarding non-conforming lots in the rural and resource lands. It is compiled from GIS data and Clark County Assessor records. The data comes from a review of 27,500 rural and resource parcels located in Clark County. CCCU retains that study, in a three ring binder. Very little has happened to those parcels since that time, therefore, the results of the research can be considered reliable. The same type of research was done in 1994, though not on this large scale. But CCCU found that same data to be true. The findings of this research show shocking information, that most certainly must be corrected in some way. CCCU supported Alternative 4, because those calculations used soil and predominant parcel size to create the Alternaitve 4 map. That Alternative was accurate, fair and reasonable. And it was fully supported by the rural landowners. CCCU is asking that criteria be used again in the 2025 Comprehensive Land Use Plan for Clark County.

The following is the results of the 2015 Parcel Survey.

- 1. Rural 10 Acres - Total Non-Conforming Lots - 86.8%**
- 2. Rural 20 Acres - Total Non-Conforming Lots - 89%**
- 3. Agriculture 20 Acres - Total Non-Conforming Lots - 85%**
- 4. Forest Tier II 40 Acres - Total Non-Conforming Lots - 93%**
- 5. Forest Tier I 80 Acres - Total Non-Conforming Lots - 69.6%**

When it states the parcels were **non-conforming**, it means that they were **all smaller, or less, than their zone designation**. There has to be something wrong with a

Comprehensive Plan that has approximately 90% of the rural and resource lots, incorrectly zoned. The Forest Tier 40, with over 90% of the land less than their zone, is very profound. Particularly given that almost all of the prime soil for forest use is in the Northeast corner of the county. Weyerhaeuser owns most of it. The Agriculture 20 is almost just as profound, given that almost all of the prime agriculture soil is located under the city of Vancouver and the Hazel Dell area. The last of the unused prime soil in that area is located on the Heritage Farm site. Certainly, this Council can see what the problem is in the rural and resource lands, and can also see what they have to do to fix it.

Sincerely,

Carol Levanen, Exec. Secretary

Clark County Citizens United, Inc.
P.O. Box 2188
Battle Ground, Washington 98604
E-Mail cccuinc@yahoo.com

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

March 10, 2015

Re: Parcel Survey of February 20, 2015 GIS parcel files called AllRuralParcelsList.xlsx data for parcels in Rural and Resource Land, R-10, R-20, Ag-20, F-40 and F-80 Zones
(This information clarifies preliminary information submitted on March 9, 2015) (For the public Record)

Clark County Citizens United, Inc. has recently conducted a data survey of 27,800 parcels using Clark County GIS data called AllRuralParcelsList.xlsx. The purpose of this survey was to determine what percentage of all lots in the rural and resource areas are less than the parcel size in the designated zone, and how many of the lots conform or are larger than the designated zone. A count was taken of the R-10, R-20, Ag-20, Forest-40 and Forest-80 zone categories within the 27,800 parcels contained in this data spreadsheet. It seems logical and appropriate that when considering changes to the Comprehensive Plan, conformance would be a primary goal to achieve. By allowing these parcels to be conforming, very little changes on the ground would occur. But, landowner vesting rights would be confirmed via the land being in the appropriate zone. The following information, in percentages, is the result of this survey.

1. Rural 10 Acres - Total Non-Conforming Parcels - 86.8%

Less than five (5) acres.....	64.4%	5 acres to 9.99 acres.....	22.4%
10 acres or more.....	13.2%		

2. Rural 20 Acres - Total Non-Conforming Parcels - 89%

Less than five (5) acres.....	48%	5 acres to 9.99 acres.....	28%
10 acres to 19.9 acres.....	13%5	20 acres or more.....	11%

3. Ag 20 Acres- Total Non-Conforming Parcels - 85%

Less than five (5) acres.....	54%	5 acres to 9.99 acres.....	15.5%
10 acres to 19.99 acres.....	15.5%	20 acres or more.....	15%

4. F Tier II-40 Acres - Total Non-Conforming Parcels - 93%

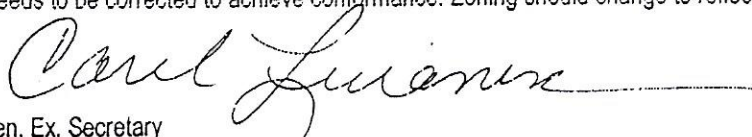
Less than five (5) acres.....	42%	5 acres to 9.99 acres.....	24%
10 acres to 19.99 acres.....	16%	20 acres to 39.99 acres.....	11%
		40 or more acres.....	7%

5. F Tier I - 80 Acres - Total Non-Conforming Parcels - 69.6%

Less than 10 acres.....	32.4%	10 acres to 19.99 acres.....	11.6%
20 acres to 39.99 acres.....	20%	40 acres to 79.99 acres.....	5.6%
		80 acres or more.....	30.4%

This information is very compelling. The survey is one of many rural and resource land surveys conducted by various agencies and groups that again confirms the problem of non-conformance in the rural and resource zones of Clark County. Clark County Citizens United, Inc. hopes the Board of Councilors will take seriously the conclusion that something needs to be corrected to achieve conformance. Zoning should change to reflect what is on the ground.

Sincerely,



Carol Levanen, Ex. Secretary
Clark County Citizens United, Inc.
P. O. Box 2188
Battle Ground, Washington 98604