

From: [Oliver Orjiako](#)
To: [Sonja Wiser](#)
Subject: FW: Leah Higgins testimony for the record and the Clark County Comprehensive Plan update
Date: Thursday, February 22, 2024 4:36:09 PM

FYI. Thanks.

From: Gary Medvigy <Gary.Medvigy@clark.wa.gov>
Sent: Thursday, February 22, 2024 4:31 PM
To: Kathleen Otto <Kathleen.Otto@clark.wa.gov>; Michelle Belkot <Michelle.Belkot@clark.wa.gov>; Oliver Orjiako <Oliver.Orjiako@clark.wa.gov>
Subject: Fwd: Leah Higgins testimony for the record and the Clark County Comprehensive Plan update

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From: Clark County Citizens United, Inc. <cccuinc@yahoo.com>
Sent: Thursday, February 22, 2024 3:39:02 AM
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>; Carol Levanen <cccuinc@yahoo.com>; sprazz@outlook.com <sprazz@outlook.com>
Subject: Fw: Leah Higgins testimony for the record and the Clark County Comprehensive Plan update

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FOR THE PUBLIC RECORD AND THE COMPREHENSIVE PLAN UPDATE

Re: Leah Higgins testimony for the record and the Clark County Comprehensive Plan update

Submitted by:

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

----- Forwarded Message -----

From: Clark County Citizens United, Inc. <cccuinc@yahoo.com>
To: Carol Levanen <cccuinc@yahoo.com>
Sent: Wednesday, February 16, 2022 at 10:41:03 AM PST

Subject: Fw: Leah Higging testimony for the record

Dear Commissioners and County Staff,

I would like this information to be put as public record to assist in future planning decisions. I am a Licensed Realtor in the State of Washington and have been for over 10 years. I'm not only a Realtor working with the REAL world of land, building investing and selling and buying homes, I'm also a life long resident of Clark County, mother, and supporter of Clark County Housing Resource Center (non-profit education and counseling facility). This county is extremely important to my clients, family, friends, colleagues, business and so much more.

The question that comes up almost every day, whether it be at a meeting with a client or a dinner meeting is; What is the county going to do with planning and zoning lot changes in the near future? Unanimously the county residents are wondering WHY nothing is really changing for the better of the residents? Why are there only very small lots (5k to 7k) ? Why will they not make medium size lots(1 acre to 5 acres)? At this point I can't answer any of their questions. Which to me is a disservice to our county. Are the planners/staff who are making this decision from Clark County? Do they live in Clark County? Have they lived here for many years, like many of the landowners who have been here for most of their life? If NOT then WHY NOT? Who would know the area better then a staff who has watched the county grow over a long period?

I'm in the trenches every day with land owners and homeowners. I shouldn't be surprised but I still am. When I have out of town clients who are moving into the area, about 99% of them ask me why does Clark County not have any 1-4 acre lots? They see 5+acre lots which are approximately 20-30 minutes away from Vancouver/Camas/Washougal but nothing smaller and closer in. So they drive, which doesn't help the roads and the pollution. I say the county has locked up the lots. Which is technically what has happened. In their home towns they see 1-4 acres all the time and they are healthy strong cities. If they can be strong then why can't Clark County be too? What is Clark County missing?

So the argument has been, "Keep the Large lots Large", "Keep Farms Farms". Is that what the majority of the county residents want? Or is that an agenda of a certain group, may that be the County Staff or a small organization? What I'm hearing EVERY DAY is, "Why won't the county change their zoning"? When we will have some useable lots? So what is useable or what does the majority who give me feedback feel that it is? Not major farming for sure. They are wanting a manageable, private, and yet spacious lots.

Back in the day majority of homeowners had one person working in the family and the other staying home taking care of the land. That is NOT the case is this age.

Many have two people in the workforce. They can't take care of 5-40 acres but they can manage 1-4 acres. Why is the County not hearing this? Clark County staff needs to honestly evaluate what the residents want? Have they talked to the Farmers? Have they asked them their opinion of whether they want to keep these farms the same now, and in the future? Or are they assuming and choosing what they THINK the farmers will say? I would be interested in hearing from the actual Farmers, not the staff of Clark County.

I REALLY hope the staff of Clark County will reach out to the rural land/homeowners and the in town landowners who have large lots. They are paid by the County taxes and they need to represent the County residents. I look forward in seeing some positive changes (not just one lot size which helps the staff not the residents) in the near future. We need to keep Clark County a healthy community.

Sincerely,

Leah Higgins