

From: [Kathleen Otto](#)
To: [Rebecca Messinger](#)
Subject: FW: GMHB and the Comp Plan
Date: Monday, March 4, 2024 11:36:27 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)



Kathleen Otto
County Manager

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From: Clark County Citizens United, Inc. <cccuinc@yahoo.com>
Sent: Monday, March 4, 2024 11:36 AM
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Subject: Fw: GMHB and the Comp Plan

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FOR THE PUBLIC RECORD AND THE COMPREHENSIVE PLAN UPDATE

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

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

From: Carol Levanen <cnldental@yahoo.com>
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Sent: Thursday, May 29, 2014 at 04:14:53 PM PDT

Subject: GMHB and the Comp Plan

Dear Commissioners,

I know that reviewing the history of the Comp Plan, back to 1993-94 seems a waste of time to the commissioners, but the more CCCU, Inc. researches the Plan, the more we are taken back to the old items and language. What is being presented to you today, is just a redo of what was attempted before, or another way of doing what is in place today.

We turn to the September 21, 1995 WWGMHB Final Decision, in response to over 60 appeals against the 1994 Comprehensive Plan. CCCU, Inc. appealed this decision and won in the courts. That Board was actually dictating what the county's plan should say. The courts have said they do not have authority to do that. In the decision, they comment that Clark County asked three times for the Hearings Board to dictate the plan, which they say they could not do. But actually, in the language of their ruling, they did. Clark County has been trying to force those ideas and the ideas of attorney, Mr. Karpinski into the Plan, ever since. We do not expect that the planning department has any intention of not attempting to fulfill the old 1994 environmentalists goals as they re-visit the Plan in 2016. But if they do, they will have failed to comply with the law and the Growth Management Act.

While giving testimony over rural lands, the commissioners claim the Rural Lands Task Force determined

what was needed in the rural lands. CCCU, Inc, called one of the members to ask what happened. He said they were not allowed to consider smaller parcel sizes nor change what was already in place. This was directed by staff and supposedly, the commissioners. The Task Force attempted to recommend some way for land owners to be recompensed for their losses from the downzoning. They did suggest a cluster ordinance. But, they said that the cluster was to be based on a five acre density, because that was the smallest parcel size that was allowed at the time. For instance, if you had a twenty acre parcel in a 20 acre zone, based on a 5 acre density, you could divide the lot into three one acre parcels with a remainder larger parcel. Currently, the cluster only allows division based on the existing zone size, which would not allow a twenty acre parcel to create more lots. In addition, he said that planner Gordy Euler was actually in control of what the Task Force did, and the results of their meetings reflected his wishes, and not the wishes of the members. It was Mr. Euler who tried to convince the members to consider a "rural reserve" zone, but they did not agree. The "rural reserve" idea was also recommended by the Hearings Board, in their 1995 decision. He said he felt the group was hand picked with persons who were not aware of land use issues, elderly, and those who were happy with what they had and didn't see a need for change.

This Task Force was actually the second one that was formed, after the first Task Force caught the staff conducting inappropriate policy actions. Some time went by before the second Task Force was created and the report that was supposedly the work of that group. It was not. The commissioners cannot rely on that information to formulate changes to the 2016 Comprehensive Plan. As you can see, history does matter, and the GMA recognizes that.

Sincerely,

Carol Levanen, Ex. Secretary
Clark County Citizens United, Inc.
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Battle Ground, Washington 98604