

From: [Sonja Wiser](#)
To: [Carol Levanen](#); [Cnty 2025 Comp Plan](#); [Bart Catching](#); [Jose Alvarez](#); [Gary Medvigy](#); [Karen Bowerman](#); [Michelle Belkot](#); [Glen Yung](#); [Sue Marshall](#); [Kathleen Otto](#); [Oliver Orjiako](#); [Christine Cook](#)
Subject: RE: COMPREHENSIVE PLAN UPDATE SITE-SPECIFIC REVIEW COMMENT AND REQUEST
Date: Wednesday, March 13, 2024 1:04:18 PM

Dear Carol Levanen: Thank you for your comments related to the 2025 Comp Plan. Your comments have been forwarded to staff and will be added to the 2025 Comp Plan Index of Record. Your name and email have been added to our database to receive future communications related to the 2025 Comp Plan. Please let us know if you have further questions. Thank you.

<https://clark.wa.gov/community-planning/2025-update-public-comment>

From: Carol Levanen <cnldental@yahoo.com>
Sent: Wednesday, March 13, 2024 12:18 PM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>; Bart Catching <Bart.Catching@clark.wa.gov>; Jose Alvarez <Jose.Alvarez@clark.wa.gov>; 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: COMPREHENSIVE PLAN UPDATE SITE-SPECIFIC REVIEW COMMENT AND REQUEST

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Community Planning
Comp Plan Comments
P.O. Box 9810
Vancouver WA 98666

March 13, 2024

FOR THE PUBLIC RECORD AND THE COMPREHENSIVE PLAN UPDATE

Re: COMPREHENSIVE PLAN UPDATE SITE-SPECIFIC REVIEW COMMENT AND REQUEST

Dear Planning Staff and Clark County Councilors,

Clark County Citizens United, Inc.(CCCU) is a 501c4 non-profit with approximately 6,000 members. The organization was formed in 1994 in response to a massive downzoning of rural and resource land, with the adoption of the Growth Management Act (GMA) 1994 Clark County Comprehensive Land Use Plan. Since that time,

CCCU has actively participated in the Clark County land use planning process with hundreds of testimony items and dozens of three ring binders containing information that has been submitted into the public record for the Commissioners/Councilors and Comprehensive Plan review.

In 1997 and again in 1999, CCCU prevailed in the Superior Court and the Court of Appeals against the Comprehensive Plan, as it regards the downzoning of Rural and Resource lands. The courts said the county cannot disregard the existing development that occurred in those areas, prior to 1994, in the Plan. In addition, the courts stated that Clark County cannot put a “cap” on rural growth, using an urban to rural formula, (at that time 80/20). Such a formula was not allowed in the GMA and using this restriction was illegal. All those court orders were ignored, and the county continues to use an illegal formula to put a cap on rural growth. With the 2025 Comprehensive Plan update, CCCU is asking Clark County Community Planning and the Clark County Council to comply with these court orders.

Clark County Citizens United, Inc. was forwarded a county public notice, with the 2025 update of the Comprehensive Plan, that there would be an opportunity to request a zone change to land. CCCU is requesting the following changes to the Rural and Resource land zoning, which would be appropriate and comply with the court orders and the Growth Management Act RCW 36.70A and its associated WACs.

RURAL RESIDENTIAL ZONE – 2.5 ACRES

1. Recognize existing development, using predominant parcel size in one square mile section.

RURAL RESIDENTIAL ZONE – 5 ACRES

1. Recognize existing development, using predominant parcel size in one square mile section.

RURAL RESIDENTIAL ZONE – 10 ACRES

1. Recognize existing development, using predominant parcel size in one square mile section.

RURAL CLUSTER

1. Allow rural cluster lots of one acre, based on a five acre density, in all rural zones.

AGRICULTURE ZONE 1 - 5 ACRES

1. Recognize existing development using predominant parcel size in one square mile section.

2. Recognize soil composition according to the GMA and USDA Clark County 1972 Soils Manual.
3. Allow removal from resource zone when soil composition is greater than Category 3.

AGRICULTURE ZONE 2 - 10 ACRES

1. Recognize existing development using predominant parcel size in one square mile section.
2. Recognize soil composition according to the GMA and USDA Clark County 1972 Soils Manual
3. Allow removal from resource zone when soil composition is greater than Category 3.

AGRICULTURE ZONE – 3 - 20 ACRES

1. Recognize existing development, using predominant parcel size in one square mile section.
2. Recognize soil composition according to the GMA, using the Clark County 1972 Soils Manual.
3. Allow removal from resource zone when soil composition is greater than Category 3.

AGRICULTURE ZONE CLUSTER

1. Allow agriculture cluster of two acre lots based on a five acre density, in all Agriculture zones

FOREST ZONE - 1 - 5 ACRES

1. Recognize existing development, using predominant parcel size in one square mile section.
2. Recognize soil composition according to the GMA and USDA Clark County Soils Manual.
3. Allow removal from resource zone when soil composition is greater than Category 3.

FOREST ZONE - 2 - 10 ACRE

1. Recognize existing development, using predominant parcel size in one square mile section.
2. Recognize soil composition according to the GMA and USDA Clark County Soils Manual.
3. Allow removal from resource zone when soil composition is greater than Category 3

FOREST ZONE - 3 - 20 ACRES

1. Recognize existing development, using predominant parcel size in one square mile section.
2. Recognize soil composition according to the GMA and USDA Clark County Soils Manual.
3. Allow removal from resource zone when soil composition is greater than Category 3.

FOREST ZONE CLUSTER

1. Allow forest cluster of five acre lots on all forest zones.

COMPREHENSIVE PLAN SOILS MAPS FOR AGRICULTURE AND FOREST TO BE CORRECTED

1. All resource land soils maps to be corrected to demonstrate Category 1, Category 2, and Category 3 prime and good soils according to the USDA NRCS 1972 Soils Manual for Clark County, using GMA and WAC criteria.

LEGAL LOT SEGREGATION - 10 ACRES

1. Allow for legal lot segregation of 10 acre lots..
2. All segregations are designated according to a formal survey and legal description, filed with Clark County.
3. Segregations must comply with all safety regulations.

Comprehensive Plan Update Site-Specific Review Comment Deadline Yahoo/Inbox

- Sonja Wiser

From:sonja.wiser@clark.wa.gov

Thu, Feb 1 at 6:57 AM

COMPREHENSIVE PLAN UPDATE SITE-SPECIFIC REVIEW COMMENT DEADLINE

News Release from **Clark Co. WA Communications**

Posted on FlashAlert: January 31st, 2024 3:11 PM

Vancouver, Wash. – As part of the 2025 Comprehensive Growth Management Plan update, Clark County Community Planning has been accepting site-specific comprehensive plan and zoning amendment requests. The next phase of the plan update process will be the creation of land use alternatives to be studied as part of the Draft Environmental Impact Statement (DEIS). Site specific requests must be submitted by March 15, 2024, to be included in one of the alternatives to be studied in the DEIS. Site-specific request information and a link to an interactive map showing requests received to date can be viewed here: <https://clark.wa.gov/community-planning/2025-update-site-specific-requests>.

The deadline for submitting site-specific review requests is 5 p.m., Friday, March 15, 2024.

Property owners and other interested parties may continue to submit letters and written comments throughout the periodic comprehensive plan update using the webpage form at: <https://clark.wa.gov/community-planning/comp-plan-comments>. Alternatively, these comments can be submitted by email to comp.plan@clark.wa.gov or in writing to:

Community Planning
Comp Plan Comments
P.O. Box 9810
Vancouver WA 98666

For questions, please contact Community Planning staff listed above.

Contact Info:

Bart Catching, Community Planning, 564.397.4909, bart.catching@clark.wa.gov

Jose Alvarez, Community Planning, 564.397.4898, jose.alvarez@clark.wa.gov

You can comment on the Comprehensive Plan Update at any time in the following ways:

1) Write us at:

Community Planning
Comp Plan Comments
P.O. Box 9810
Vancouver WA 98666

- 2) Submit an e-mail to: comp.plan@clark.wa.gov
- 3) Complete the form below.