

**From:** [Rebecca Messinger](#)  
**To:** [Oliver Orjiako](#); [Jose Alvarez](#); [Cnty 2025 Comp Plan](#)  
**Subject:** FW: After 30 years it's time to reduce parcel zoning in the 2025 Comprehensive Plan Update  
**Date:** Friday, July 26, 2024 10:56:11 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

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Please see the below public comments.

Thank you!



**Rebecca Messinger**  
Clerk to the Council  
COUNTY MANAGER'S OFFICE

564-397-4305



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**From:** Kathleen Otto <Kathleen.Otto@clark.wa.gov>  
**Sent:** Friday, July 26, 2024 10:20 AM  
**To:** Rebecca Messinger <Rebecca.Messinger@clark.wa.gov>  
**Subject:** FW: After 30 years it's time to reduce parcel zoning in the 2025 Comprehensive Plan Update



**Kathleen Otto**  
County Manager

564.397.2458



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**From:** Clark County Citizens United, Inc. <[cccuinc@yahoo.com](mailto:cccuinc@yahoo.com)>  
**Sent:** Thursday, July 25, 2024 7:50 PM

**To:** Gary Medvigy <[Gary.Medvigy@clark.wa.gov](mailto:Gary.Medvigy@clark.wa.gov)>; Karen Bowerman <[Karen.Bowerman@clark.wa.gov](mailto:Karen.Bowerman@clark.wa.gov)>; Michelle Belkot <[Michelle.Belkot@clark.wa.gov](mailto:Michelle.Belkot@clark.wa.gov)>; Glen Yung <[Glen.Yung@clark.wa.gov](mailto:Glen.Yung@clark.wa.gov)>; Sue Marshall <[Sue.Marshall@clark.wa.gov](mailto:Sue.Marshall@clark.wa.gov)>; Kathleen Otto <[Kathleen.Otto@clark.wa.gov](mailto:Kathleen.Otto@clark.wa.gov)>

**Subject:** After 30 years it's time to reduce parcel zoning in the 2025 Comprehensive Plan Update

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Clark County Council  
2024  
P.O.Box 5000  
Vancouver, Washington 998666

July Re:25,

FOR THE PUBLIC RECORD AND THE COMPREHENSIVE PLAN

**Re: After 30 years it's time to reduce parcel zoning in the 2025 Comprehensive Plan Update**

Dear Councilors,

Listening to staff's presentation on July 24, 2024, at the Clark County Work Session for the 2025 Comprehensive Plan update, brings back memories that Clark County Citizens United, Inc. won't forget. At a previous hearing, councilors rejected a move forward with a consultant firm's review of the 2023 data. That was likely the best decision, given past results from other consultant firms. If the 2024 information had been used, there might have been a better outcome, but the problem lies in the fact that staff does not give the consultant firms all of the information, or gives biased information, to base their recommendations.

The 2015 Comprehensive Plan update was a prime example. The Councilors asked for a particular firm, R.W Thorpe, to perform an investigation into whether Alternative 4, chosen by the councilors, was appropriate. But, the councilors could not access the firm, only staff could. On the day the report was reviewed by the Council, CCCU noticed there was important information that appeared to be missing from their report. After the hearing, CCCU approached Thorpe's representative, with the intent to ask if they had seen that information. But we were stopped by Clark County's attorney, who told us to leave, as we could not talk to anyone from the firm.

Even so, CCCU did have an opportunity to talk to them, at length, over our concerns. They listened quietly and then said, *"It is obvious that we were not given enough information to make an informed decision and report."* They said, *"All we can review is what the county gives us, and in this case, it all came from county staff."* If the councilors had proceeded with a consultant, the likelihood of the same thing happening, would have been likely.

Councilor Medvigy's concern regarding the public process and the 94 public responses to the scoping is very valid. Staff reported that of that number, 20 comments came from the scoping

open houses. If one removes the two comments from CCCU, the number is 18. Divide that by the three events tells one that only 6 persons on average made comments, which is about what the attendance was. Comparing that with the open houses and hearings that occurred in 1994 and 2015, those numbers are alarming.

In 1994, the Reflector advertised the events, well in advance of the dates. But that time, folks were aware of the massive changes that were proposed and thought if they attended and gave testimony, it would matter. But of course, it didn't. Only the environmental community were given full acceptance to their wishes. It was hard to see them sitting on the tables of the decision makers as if they fully knew what was to happen. Clearly, when staff asked John Karpinski to give his recommendations for a "full and complete" Alternative to the Plan, having been advised it would be the one and only alternative to be considered, it is no wonder that a record 61 appeals were filed against the Plan.

At those 1994 open houses and hearings, it was "standing room only" with hundreds in attendance. When CCCU polled the comments, the result was that 90% of the people in attendance were against the Plan. Of those persons, no one wanted their property zone downzoned. CCCU believes that opinion has never changed.

CCCU paid for a testimony document to be printed in the Reflector that described what was going to happen. We also paid to have a full page map of what those changes meant. We asked the reader to cut out the testimony article, state their opinion, sign and date it as if they were signing a petition, and send it to the Commissioners as testimony. CCCU also asked them to send a copy to CCCU. This happened dangerously close to when the record would be closed. CCCU received over 800 copies of the article, all of them opposed to the proposed Comprehensive Plan and downzoning of their land. When the Index came out, those items were not there.

CCCU's current President, Susan Rasmussen, had filed her own appeal, after their farm was drastically downzoned. While she was looking for documents to prepare her case, she was told by staff to look in a box under the head planners desk. She found what she was looking for, and all of CCCU's newspaper testimony items. In addition, there was another group that had also submitted a bulk of 200 testimony items, protesting the downzoning. In all, over 1,000 items of testimony, opposing the downzoning in the Plan, were left out of the public record Index for the 1994 Comprehensive Plan. In the case of the 2015 Plan update, over 200 of the CCCU requested testimony items, were missing CCCU asked the Hearing Board for a supplement the record, but the county would agree to only 99 of those requested items. The rest of them were critical to CCCU's case, but were not allowed to be seen in the appeal. They just disappeared.

So the councilors can see how it works, rural and resource people don't count, only environmental advocates get the stage. CCCU would be happy to share those newspaper article copies with you, as CCCU has them all filed in a large three ring binder. It always amazed CCCU that thousands of county citizens donated their hard earned money to CCCU, even though they had no idea who we were. They were desperate for someone to help. That was the beginning of CCCU's 30 year fight, on their behalf. One could never have imagined that after all this time, nothing has changed for these people, in the Comprehensive Plan. Many Commissioners/Councilors have come and gone, with the promise all would be set right. But nothing has changed. Yet, folks continue to support CCCU in their quest to get their property rights back again.

Sincerely,

Carol Levanen, Exec. Secretary

Clark County Citizens United, Inc.  
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