

Clark County Citizens United

"Promoting Rural Interests"

P.O. Box 2188, Battle Ground, WA 98604

Our vision:

- *Clark County will be a place where rural values are reflected in land-use policies, and where local regulations are acceptable to rural landowners.*

Our mission:

- *To serve the interests of present and future rural landowners*
- *To protect rural people from unreasonable regulation*
- *To preserve the affordability of rural living*

Our principles:

- *Rural living should be an option for those who want it*
- *Property ownership should be encouraged*
- *Landowners are the best stewards of the land*
- *Private property rights must be respected*
- *Rural residents require lower levels of service and fewer regulations*

Clark County Community Development
Clark County Council
P.O. box 5000
Vancouver, Washington 98666

September 30 2025

FOR THE PUBLIC RECORD

Re: Agriculture zoned land in Clark County must be corrected to comply with the GMA

Dear Councilors and the Community Development,

Clark County Citizens United, Inc., a 501c4 non-profit, representing approximately 6,000 citizens, believes Clark County must make major revisions to the resource zoned land in the Clark County Comprehensive Plan, to comply with the mandates of RCW 36.70A Growth Management Act.

The whole story begins with the adoption of the Growth Management Act. (GMA) Prior to that, there was a detailed 1979 Clark County Comprehensive Plan (**Exhibit A**) that states there was Rural residential of Farm Residential – 10-20 acres; Rural Estate 5-10 acres; Rural residential 2.5-5 acres. It goes on to state, *Because agricultural and forest lands are important to Clark County's economy, and because enough land for residential purposes has been allocated by the plan for various areas and densities, the plan recommends a 20 acre minimum lot size for agricultural and forest lands. An acceptable alternative to this lot size is cluster housing at a 5 acre density, provided the homes are placed on ¾ to 1 ½ acre homesites.*

The public accepted that, even though they had one acre zoning, prior to that time. The county published a "Prime Farmland" map, dated April 1980 that depicts the U.S. Department of Agriculture Soil Conservation Service (**Exhibit B**) Then Clark County claimed that with the GMA, that Comprehensive Plan must be revised. The county assured concerned citizens, they would honor the existing development that had occurred with that plan and they had nothing to worry about. They did an extensive "public outreach program with the "**Perspectives**" publications being circulated. The claim was the people could decide what they wanted in the Plan via a "**Community Framework Plan**". (**Exhibit C**) The county then claimed the people wanted the "**Hometown**" alternative, but they didn't show the public what that actually looked like on a map. The old 1979 Plan was thrown out, for this new Plan.

Little did the public know that **Portland Metro** also had a Growth Management Plan called **Region 2040** that included Clark County, (**Exhibit D**) which was designated as "*Inner Neighborhoods and Outer Neighborhoods*" on the Portland Metro maps, updated in September 1995. Metro claims that it is the regional planner for Portland and surrounding areas, which includes Clark County, Washington. How is it that Oregon planners are dictating what will happen in Washington, given the vast differences between the two.

In 1945 a publication was published by the **Division of Farm Management and Agricultural Economics, Agricultural Experiment Stations, State College of Washington and the Division of Progress and Industry Development, State Department of Conservation and Development, ECONOMIC LAND USE CLASS MAP – CLARK-COWLITZ COUNTIES, WASHINGTON 1945**. That publication was used by the majority of farmers who bought land for farming purposes. **(Exhibit E)** That publication described the economics of the soil classifications 2 through 6. Class 1 provides very little limitations for farming, but the following is noted regarding Class 2, 3, and 4. Purchase of Class 5 soil is discouraged by this publication.

Class 2 - *Within a type of farming area, this class is usually associated with soils of better than average production. Soils in this land class are somewhat less productive than of Economic Land Use Class 1.*

Class 3 – *The level of income for this group usually provides the family with an average level of income and also permits farmers to accumulate only moderate amounts of capital for mortgage payment, retirement, farm business expansion and the like.*

Class 4 – *The level of income in these areas usually provides the farm family with only an average level of living if practically no payments have to be made on farm mortgages.*

CCCU finds that the **1972 Soil Survey of Clark County Washington** has the same economic descriptions of the same soil classifications. **(Exhibit F)**

To determine the resource lands, Clark County created task forces to give recommendations for Agriculture and Forest. The criteria they were to use was the same as what the Agri-forest Task Force was to use, when the county had to re-do the 36,000 acre Agri-forest zoning, because CCCU's court win said the designation was illegal **(Exhibit G)** The criteria for agriculture began with *primarily devoted to agriculture*. Next. It states *Has long term commercial significance*, and the third was *"Quality soils – Requires use of land capability classification system of Soil Conservation Service, with consideration of prime and unique soils. (WAC 365-190-050)* Even though the original task forces used that criteria faithfully, in the end their work was all tossed out. In place of their work was a document called "The Green Alternative" authored by John Karpinski, that dictated what is in the Comprehensive Plan of today. **(Exhibit H)**

In 1993 County staff used an illegal process to create the resource lands, and then used Mr. Karpinski's recommendations for zone sizes. **The GIS Metadata Information Browser for Clark County provided this Overlay Summary of GMA Landuse**. It states, Landuse polygons created for 1994 GMA Depicts land uses within Clark County as determined by the Planning Department. It is a combination of the Assessors Landuse (primarily property type) and the mapping departments Photo Interpretation." **(Exhibit I)**. That is all they used to lock up many thousands of acres of rural and resource land. No mention of primary use, long term significance or prime soil.

After finding the Prime and unique soils in the 1972 soils manual, CCCU asked the GIS to make a map of those various soils. (Exhibit I) That map is being presented to the county in this packet of public record testimony. It show that there is very little agriculture soils that complies with the three phase mandate noted in the GMA. It is of interest that the current resource maps in the current Comprehensive Plan look nothing like CCCU's map. Also interesting is that in comparing the agriculture resource map with the forest resource map, one see both of the resources noted in the same locations. It is well known that agriculture products prefer neutral soil and evergreen forest prefer acidic soil. The can't both be in the same place in the county. (Exhibits J, K, L).

The 2025 Agricultural Task Force of today will likely experience the same fate as the original 1993 Agricultural Task Force, unless county staff and the Clark County Councilors admit that what was designated for agriculture resource land, and also forest land in the existing Comprehensive Plan of 1994, 2006, 2016 and now, was created illegally, and needs to be fixed to comply with the Growth Management Act.

Sincerely, 

Carol Levanen, Exec. Secretary

Clark County Citizens United, Inc.
P.O. Box 2188
Battle Ground, Washington 98604



FW: Buildable Lands Report Ignores the Facts

From susan rasmussen <sprazz@outlook.com>

Date Wed 4/17/2024 12:32 AM

To Carol Levanen <ccuinc@yahoo.com>; sprazz@outlook.com <sprazz@outlook.com>

Sent from [Mail](#) for Windows

From: susan rasmussen <sprazz@outlook.com>

Sent: Wednesday, May 11, 2022 12:59:58 PM

To: Carol Levanen <ccuinc@yahoo.com>; susan rasmussen <sprazz@outlook.com>

Subject: FW: Buildable Lands Report Ignores the Facts

Sent from [Mail](#) for Windows

From: [susan rasmussen](#)

Sent: Monday, May 9, 2022 12:10 PM

To: [Carol Levanen](#); [susan rasmussen](#)

Subject: FW: Buildable Lands Report Ignores the Facts

It does not make sense that amidst *countywide* affordable housing and supply issues, staff would remove a source of buildable land for housing. It appears staff is beholden to advancing a certain agenda and is only presenting one side of a multi-faceted issue that is not limited to one UGA's housing situation. In doing this, they are completely ignoring the devastating impacts that breaching the 10% rural population allocation would have on the good families of the rural areas. It also appears they're trying to use conservation and environmental issues to prop up and advantage one particular housing agenda, (2021 Clark County BLR, Pg.

Not only is the 2021 Buildable Lands Report tainted with bias, but it completely omits narratives in past reports that warn of pending issues. Historical reports should be used as tools used to detect trends that have contributed to the current housing conditions. In this regard, omissions from the 2022 BLR may be just as noteworthy as the particular content that was chosen to be included. This is an element of bias.

The BLR report ignores several multi-year studies implemented to test how well the comprehensive growth plan was working at holding to growth policies. One report, the **Clark County Plan Monitoring Report, 1995-1999**; Pg. 40, has a warning about unaffordable rural housing;

"There was very little opportunity for home ownership in a more rural setting for households achieving the median income. . . Rural housing opportunities are generally well

beyond the median income household's ability to purchase."

The **Buildable Lands Report, August 2007** (Amended), Pg. 41, has language indicating that breaching the 10% rural population allocation was indicated.

Buildable Land Needs & Capacity Analysis:

*"Based on the August 14, 2007 plan map inventory of vacant and buildable land there are 8,857 net buildable acres. At a potential of 7.5 dwelling units per acre and 2.59 persons per household, this land area will accommodate 173,372 persons. This includes all the City of Vancouver. . .and small lots estimates **and with the ten percent rural population allocation (19,262)** the total comes to 200,500 new people. . . With implementation of the cities reasonable measures and other planned development there may be sufficient capacity to accommodate the projected 2024 population."*

*Pg. 47: Given the underlying zoning, the total vacant and Development potential in the rural area is approximately 7,387 lots. Assuming 2.59 persons per household, there is capacity to add **19,132 persons in the rural areas.***

The 2007 BLR fails to be specific in dealing with the 10% rural growth policy. The rural capacity may be able to add 19,132 persons over the 2024 planning horizon, but fails the allocated growth of 19,262 rural persons. The real story, detected in the numbers, is that there is a pending collapse of rural parcels that are required to meet the rural housing demands set in the 2004 Comprehensive Plan population allocation. The rural housing collapse looms in the 2024 planning horizon of the 2004 Plan.

A fatal flaw appeared in the 2004 Comprehensive Plan that would further strain unaffordable rural housing. What's more, the cap on rural growth, (per Judge Poyfair's ruling), is squarely evident in the data, (BLR, August 2007 (Amended) Summary, P.47).

The Year of Reckoning, 2024

Just think about this. The 2004 Plan was required to show 20 years of housing to the 2024 planning horizon. By 2007, (planners knew the County's supply of rural land would fail to meet critical rural housing demand. All the while, rural families did what families do best and raise their young. Additionally, the county was purchasing untold acres of rural land, (Legacy & Park Lands) intended for housing to serve rural families. The county's own actions have further undermined rural housing supplies and affordability. An inevitable collapse of rural housing was glaring out in the August, 2007 (Amended) Buildable Lands Report.

The Fatal Choice of 2007

The flaw in the Plan couldn't be ignored. The administrators were face to face with a choice; either make the number of rural people conform to the exhausted number of rural parcels, **or**, adjust and adapt the number of rural parcels to suit the growing needs of the rural people. Rather than admit noncompliance to court directives and remedy the Plan, the administrators chose to harness the will of thousands of rural families and force displacement.

The question isn't weather rural parcel and housing numbers should have been adapting to accommodate the increasing numbers of people, but rather how it was done. No studies of the potential consequences, disruptions and displacements. The 10% rural growth failure is as much a social political story as it is a social engineering study using land use zoning laws as a powerful tool. It's not just about managing rural land. It's about controlling the housing

resource for a certain population of people. The rural areas are reimagined and remade to conform to another vision.

Their fateful decision has systematically capped rural growth; directly contradicting compliance to court orders. When various county reports are viewed collectively, a trend is evident. Beginning in 1995-2000, rural shared 18.9% of countywide growth. That growth proceeded on a downward trajectory 14%, -2.9%, 11%, down to less than **1% of countywide growth by 2021**, (2021 Clark County Buildable Lands Report, Figure 2, Population Growth 2016-2020).

Declining Rural Percentage of Countywide Growth

1%. . +794 rural people, 2016-2020, 2021 Clark County BLR

11%. . +3,797 rural people, 2007-2014, 2015 Clark County BLR

-2.9%. . -1,817 rural people, 2004-2008, 2009 C. C. Plan Monitoring Report

14%. . +4,645 rural people, 2000-2004 C. C. Plan Monitoring Report

18.9%. +10,186 rural people, 1995-2000, C.C. Plan Monitoring Report

Without doubt, the collapse of rural housing, appearing in the 2007 BLR, placed undue burdens on rural families, their housing, economies and culture. Those families began declining long before the 2016 Comprehensive Plan update. The administrators have quite literally forced displacement of untold numbers of families by intentionally driving unaffordable rural housing. Steps have never been taken to restore and protect rural housing numbers. The stressors and challenges those families have faced result in a myriad of issues.

All the while, the county has mounted lobbying campaigns supported by a disingenuous perspective. They should be rejected for bias. All BLRs create illusions of an abundance of buildable rural parcels. But the declining rate of the rural population reveal a different story.

Even though rural housing issues were evident in the first Clark County Plan Monitoring Report, 2000, no reports are brought forward concerning the eminent housing and population collapse. The data shows they have made no clear and significant progress on stopping the displacement of rural families.

CCCU asks the Council to look at the data, recognized established trends and listen to the rural families.

Reference Materials

Clark County Plan Monitoring Report (1995-1999)

Clark County Plan Monitoring Report (2000-2004)

Clark County Buildable Lands Report, August 2007 (Amended)

Clark County Buildable Lands Report, June, 2015

Clark County Comprehensive Growth Management Plan Implementation 2009 Monitoring Report

Clark County Buildable Lands Report, Draft, February 15, 2022

Wa. State Department of Health Office of Community Health Systems Series on Rural-Urban
Disparities, FACT SHEET, February, 2017

CCCU's court actions beginning with the Poyfair Remand. . .

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Outlook

*Rural parcels
depleted by 2024*

Critical facts in the 2007 Amended Buildable Lands Report

From susan rasmussen <sprazz@outlook.com>

Date Wed 4/17/2024 12:30 AM

To Carol Levanen <cccuinc@yahoo.com>; sprazz@outlook.com <sprazz@outlook.com>

FOR THE PUBLIC RECORD

Clark County Citizens United, Inc. is a 501-c4 non-profit organization who has followed and contributed to the county's comprehensive land use plan since 1994. Our mission is to assure rural land use policies are acceptable to the rural population, as we endorse reasonable, fair, equitable and affordable housing for all people.

In 1997 and 1999, Clark County Citizens United, Inc. won in the Superior Court and Court of Appeals Div. II, Published Opinion, that affirmed the county used an illegal formula and public process, to write the county's first comprehensive plan. The Courts ruled, the county cannot put a cap on rural growth. Clark County has ignored those court rulings, as the housing shortage throughout the county becomes critical and unaffordable for many families. The citizens of Clark County are deserving of both rural and urban housing relief. Compliance to those court orders can make great strides to make that happen.

Once appropriate population allocations were deliberated, approved and adopted in a public policy, it was not appropriate to divert and move the allocated rural population of people into a different jurisdiction. The act of targeting and reallocating a settled population of people out of the rural jurisdiction into another appears to be illegal according to elements of WAC 365-196-325. Displacing people by moving them out of their familiar culture and social structure without any social and economic analysis is reckless. This causes "reallocation" to become an act of "displacement." It is evident the county took this action in the **2007 Amended Buildable Lands Report**.

WAC 365-196-325(2)(a) Determining land capacity sufficiency.

The land capacity analysis is a comparison between the collective effects of all development regulations operating on development and the assumed densities established in the land use element. In order to achieve sufficiency, the development regulations must allow at least the low end of the range of assumed densities established in the land use element. This assures a city or county can meet its obligation to accommodate the growth allocated through the countywide population allocation process.

(b) Appropriate area for analysis. *The focus of the analysis is on the county or city's ability to meet its obligation to accommodate the growth allocated through the county-wide population or employment allocation process. . .*

The **2007 Amended Buildable Lands Report shows a rural parcel deficiency looming in the 2024 planning horizon**. This means the county will be unable to house their adopted rural population allocation because buildable rural lots will be used at full capacity.

- County planners have been aware of this rural housing shortfall.
It's hard to ignore the factual data in the **2007 Amended B.L.R.**

- Various Issue Reports contain no discussion of the anticipated rural housing shortage looming in the 2024 horizon.
- The current BLR shows the rural areas failed to meet the 10% adopted rural population allotment and rural growth staggered at less than 1%.
- Even though this is a massive public policy failure, there is no analysis of impacts to rural families, impacts to a culture of people, rural housing affordability, and no discussion on ways to make corrections.
- The county has never had a public policy, supported by a formal public process, to reallocate and displace rural populations of people from their communities.

The 2007 reallocation of rural citizens resulted in thousands of unhoused rural families being displaced from their familiar communities. Before any public policy is set about the 95%/5% new urban/rural population allocation, all historical data needs to be present at the table for review by elected officials. The question needs to be asked; *Will the new allocation continue to drive rural family displacements?*

It's highly likely, the 95/5% population allocation will fragment rural social structures young families depend on. The policy should reconcile rural housing to the actual needs of the present and future rural populations. An intentional displacement and diversion of rural populations of county people, that have been allocated in a very formal public policy, is wrong, illegal and fails to lead to a workable housing solution. The county must change course to assure that all citizens have a fair and equitable chance of obtaining a variety of affordable housing in both rural and urban areas.

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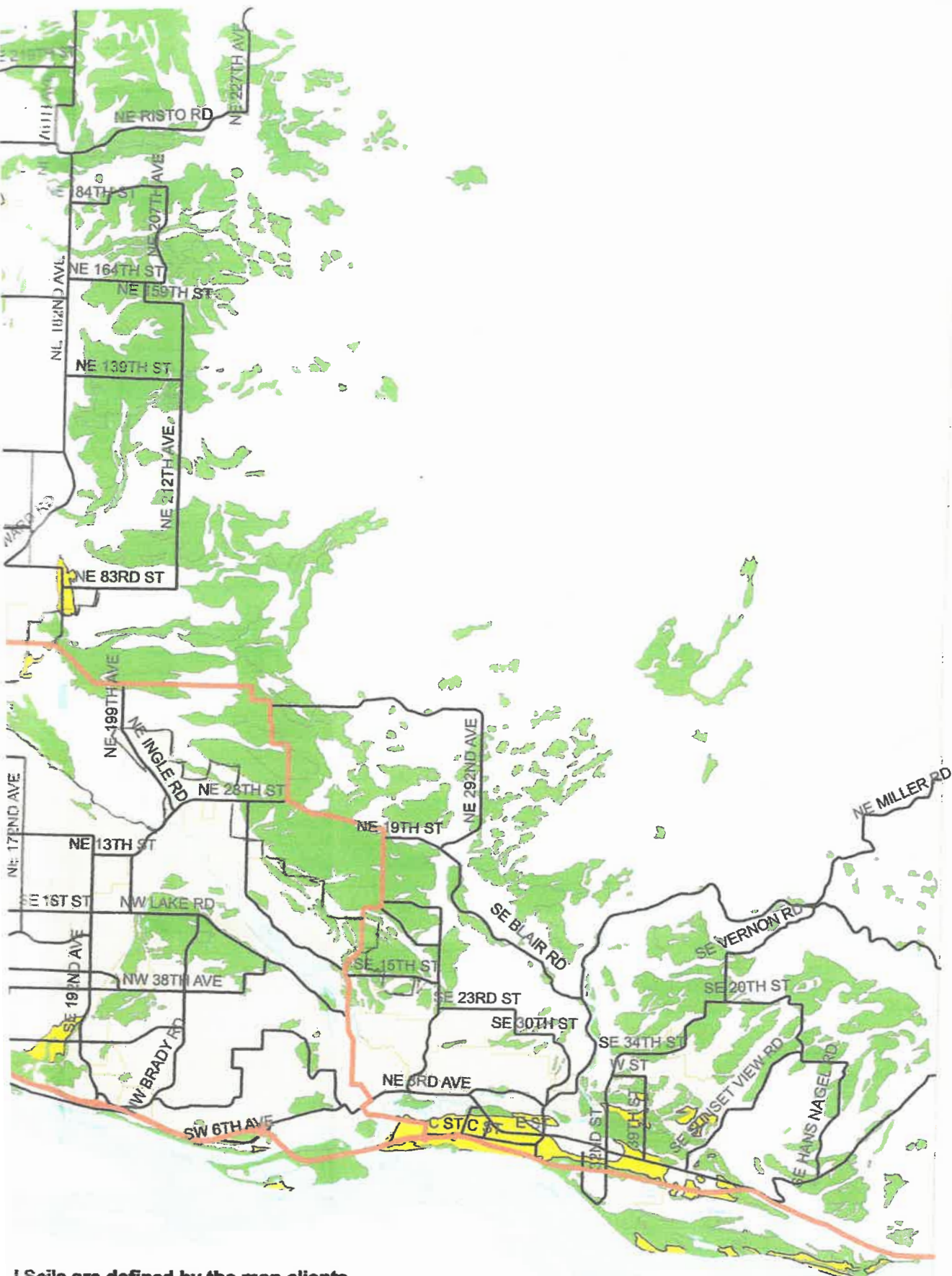
Geographic Information System

Project: Q:\Project\storefront\Orders_Maps\Carol Levanen\Soil Class 2014\MXD\Class12\soils.mxd ()



Unincorporated

Source: Clark Co
McGee, Dale A. S
in Cooperation w
Modified by Wasl



1 Soils are defined by the map clients.
 and 2 are identified within the Cloquato, Newberg and Hillsboro
 city Class 2 are identified within the Sauvie, Hesson, Olympic,
 so, and Tisch Soil Series.

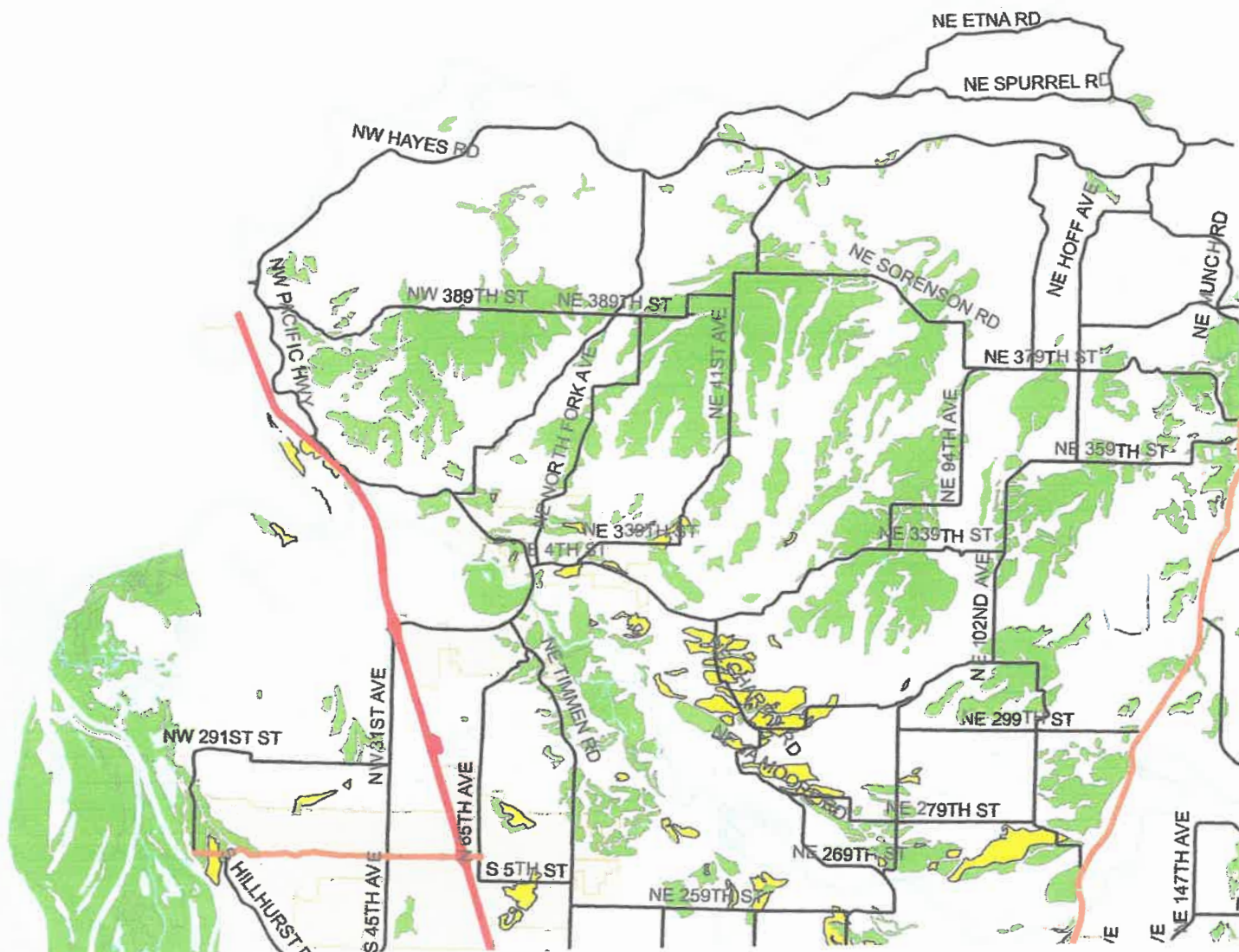
Soils Layer
 / of Clark County, Washington; United States Department of Agriculture, Soil Conservation Service,
 shington Agricultural Experiment Station. Washington, D.C.:U. S. Government Printing Office, 1972.
 ate DNR. Digitized by Washington State DNR and Clark County GIS.

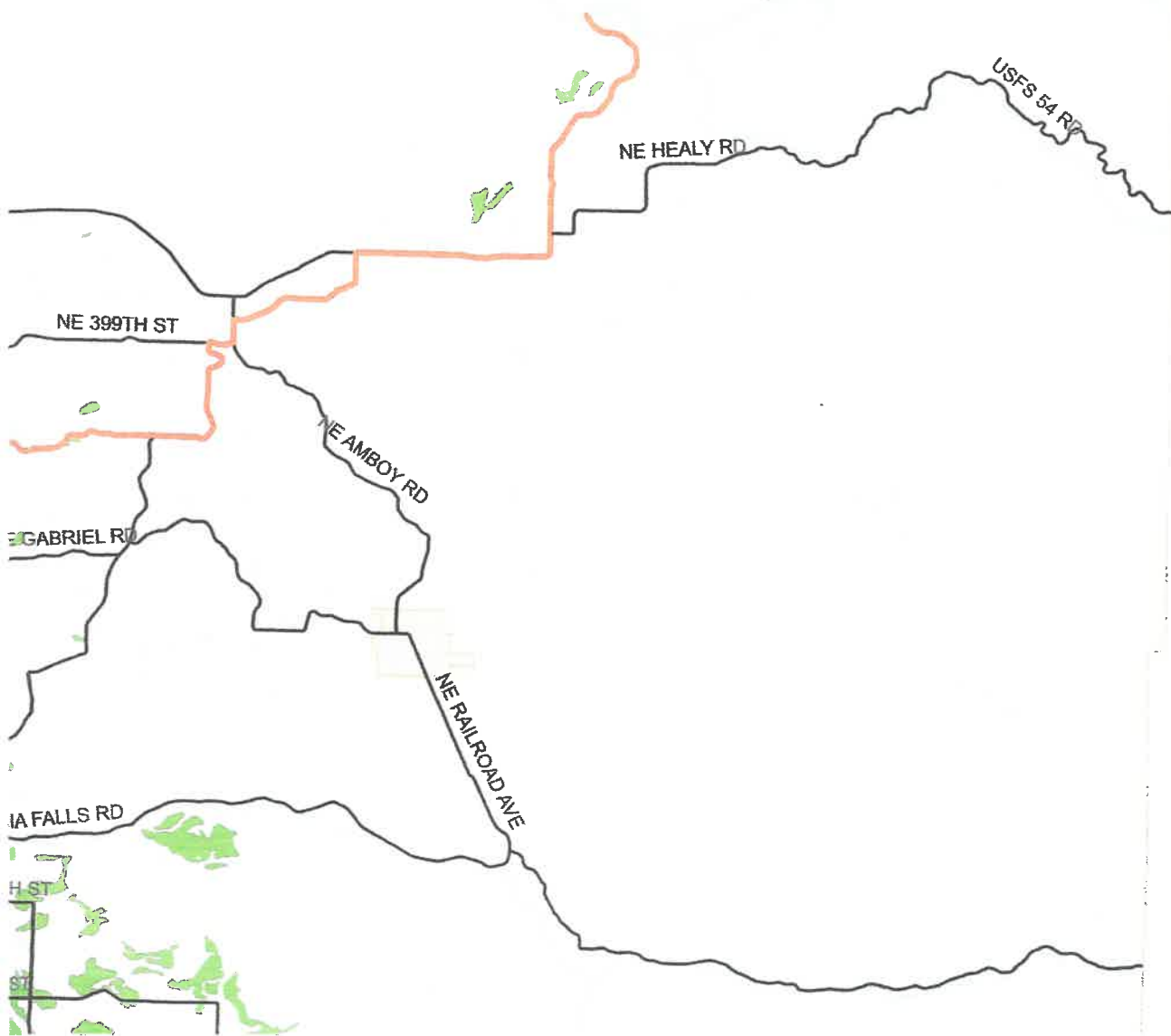
Clark County, Washington

Agricultural Soils**

Capacity Classes 1 and 2

DRAFT
C. M. Carly





CLARK COUNTY COMPREHENSIVE PLAN 1979

Exhibit A

Planning is an organized attempt at community foresight. It seeks to guide future development of an area within a framework of goals and objectives which are consistent with the physical characteristics, attitudes, and resources of the community. The Land Use Plan sets the direction for growth and change by expressing the area's goals and establishes the basis for realizing those goals. The basic aim of the Land Use Plan is to organize and coordinate the complex interrelationships among people, land, resources and facilities in such a way as to protect the future health, safety, welfare, and convenience of the citizens. The strength of such a plan lies in its comprehensive approach to the problems of urban growth. It deals with the many public and private uses of land, setting forth relationships and recommendations in graphic and descriptive form as a document to serve as a guide for future growth and change.

The Land Use Plan provides a basis for coordinated action by enabling various public and private interests to undertake specific projects with a consistent understanding of community goals and objectives. The plan functions as a working frame of reference for government officials and administrators by establishing

PLAN E AND RECOM

LAND USE

Forest Land

Timber and related industry are an important economic asset that the forest be protected as a natural resource and as a factor in the economic welfare of the county.

The forest section of the plan is in conformance with the following

- To maintain a productive and increasing good management of forest lands.
- To encourage the conservation of forest lands for timber production.
- To identify commercial and agricultural soil production and existing use.
- To discourage the conversion of forest lands to non-forest use.
- To provide for other uses of forest lands considered accessory to the primary use.

Agricultural Land

Agricultural land should be protected as a natural resource and its use should be made to protect and enhance the local economy.

The agriculture section of the plan is in conformance with the following general

- To encourage the production of food and fiber on land which is best suited for production.
- To encourage the conservation of those farm lands which are best suited for production.

Rural Residential

Rural residential categories are widely distributed throughout the county outside of urban growth areas. Four classifications: suburban, rural residential, rural estate, and farm residential make up the rural category.

Residential Density Designations	Acres or Sq. Ft./Unit	Units/Acre
Farm Residential	10.0-20.0 acres	0.1- 0.05
Rural Estate	5.0-10.0 acres	0.2- 0.1
Rural Residential	2.5- 5.0 acres	0.4- 0.2
Suburban	1.0- 2.5 acres	1.0- 0.4
Urban Low	6,000 sq. ft./1 acre	1.0- 7.0
Urban Medium	2,000-6,000 sq. ft.	7.0-22.0
Urban High	1,000-2,000 sq. ft.	22.0-43.0

Because agricultural and forest lands are important to Clark County's economy, and because enough land for residential purposes has been allocated by the plan for various areas and densities, the plan recommends a 20-acre minimum lot size for agricultural and forest lands. An acceptable alternative to this lot size is cluster housing at a 5-acre density, provided the homes are placed on $\frac{3}{4}$ - to $1\frac{1}{2}$ -acre homesites.

The residential section of this plan was prepared in conformance with the following general policies:

- The community should encourage increases in existing densities in selected locations to make more efficient use of land and help provide a variety of housing types.
- Urban areas should be designed so that water and sewer lines can be provided in the most orderly and economical manner possible.
- Urban medium- and high-density areas should be located so as to have good access to major streets and be near commercial areas and/or public open space.
- Business and professional offices should be permitted to locate in urban high density residential areas.
- Planned unit developments are encouraged.

CLARK COUNTY, WASHINGTON COMPREHENSIVE PLAN

— LEGEND —

FOREST

AGRICULTURAL

RURAL RESIDENTIAL

SUBURBAN 1-2½ ACRES

RURAL RESIDENTIAL 2½ - 5 ACRES

RURAL ESTATE 5 - 10 ACRES

RURAL FARM 10 - 20 ACRES

URBAN RESIDENTIAL

LOW 6000 SQ. FT. - 1 ACRE

MEDIUM 2000 - 6000 SQ. FT.

HIGH 1000 - 2000 SQ. FT.

COMMERCIAL CENTERS

RURAL

CONVENIENCE

COMMUNITY

REGIONAL

OTHER

LIMITED

HIGHWAY

INDUSTRIAL

LIGHT

HEAVY

INDUSTRIAL PARK

INDUSTRIAL

PUBLIC FACILITIES/UTILITIES

PARKS

EXISTING

PROPOSED

SCHOOLS

TRANSPORTATION

INTERSTATE

STATE HIGHWAYS

MAJOR

SECONDARY

COLLECTOR

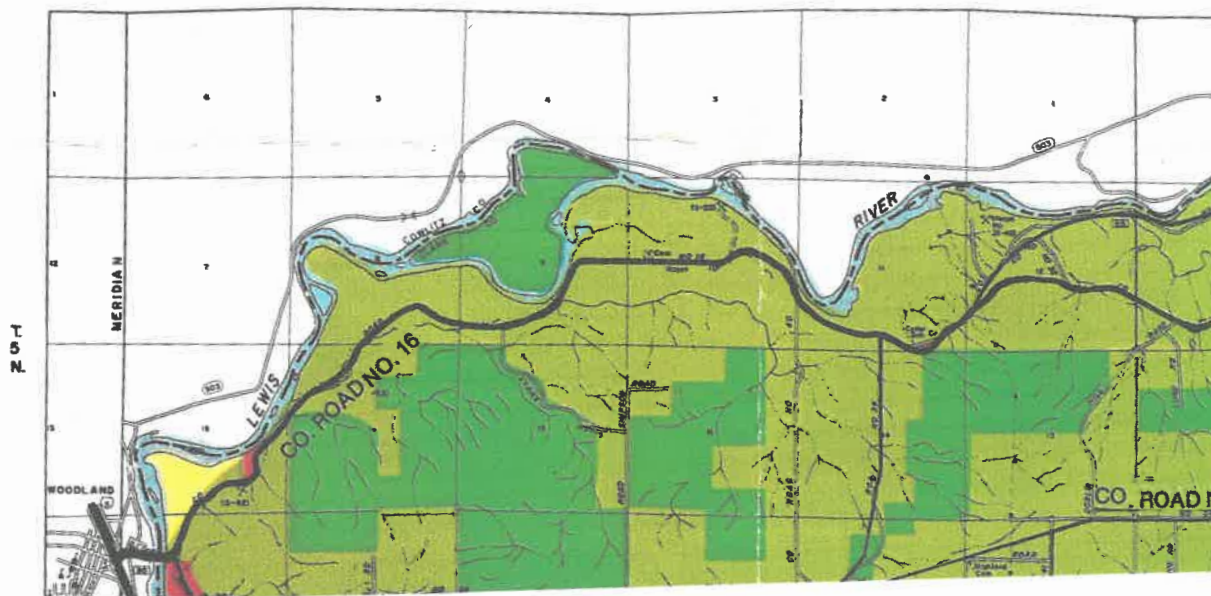
PROPOSED

HERITAGE AREA

STUDY AREA BOUNDARIES

R. 1W.

R. 1E.



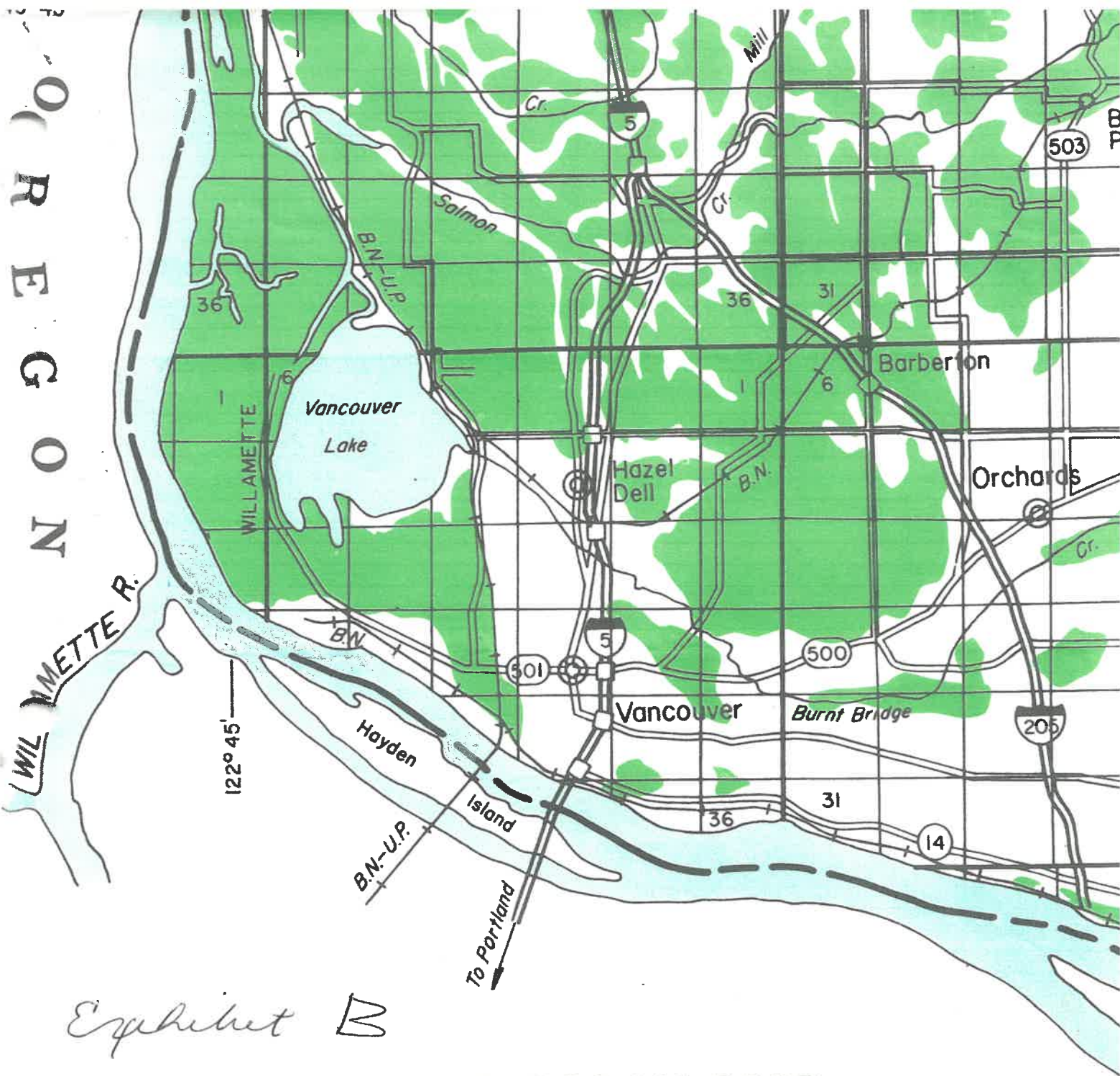


Exhibit B

PRIME FARMLAND CLARK COUNTY, WASHINGTON

APRIL 1980



Source:
Base map prepared by SCS, WTSC Carto Unit from 1:126,720 General Highway maps.
Thematic detail compiled by state staff.
U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE USDA-SCS-PORTLAND, OR. 1980



Prime Farmland

C O W L I T Z
R. 2 E.

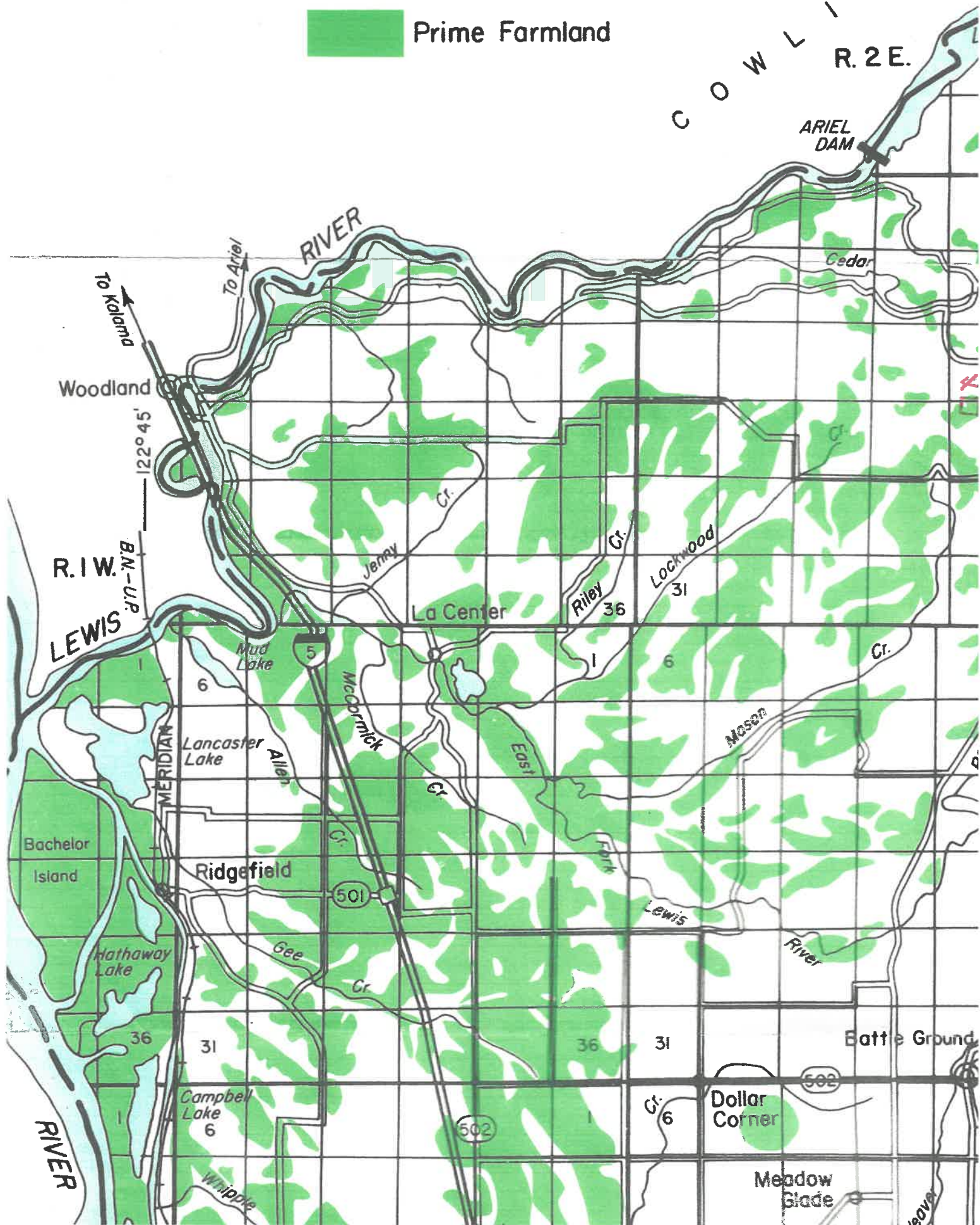


Exhibit C

NEWSLETTER

Perspectives



CLARK COUNTY
Choices and challenges for our future

CLARK COUNTY GROWTH MANAGEMENT PLAN • JUNE 1992 • ISSUE 3

Opinions drive Community Framework Plans

What do you want Clark County to be like in the future? What are the characteristics you want to retain? What changes would you like to see? What issues concern you?

These were some of the questions Clark County residents responded to early in the Perspectives growth management planning effort. During this period, more than 700 of you attended community workshops, more than 400 took part in a telephone survey, and more than 5000 returned mail-in surveys—all to give planners your outlook on the future.

You offered a wide range of opinions. Some were universal; some were incompatible with each other. Overall, residents understood that uncontrolled growth brings urban problems and voiced a desire to avoid them through sound planning policies.

After studying your views on growth management issues, Clark County planners, with assistance from city planners, have developed

three conceptual long-range land use plans—Community Framework Plans—to reflect citizen input. They provide a broad structure for looking at ways we might manage growth well into the next century, defining over the long term which lands would remain rural and which would potentially become urban.

The community's issues and values form the structure of these Community Framework Plans,

which are designed to provide ideas for you to react to in order to guide the next phases in the planning process. As part of their initial work with these concepts, planners have also been researching and assembling factual information about our community. As we evaluate the plans that appear in this newsletter, it's important to keep these facts and trends in mind.

INSIDE THIS ISSUE

- ☆ Some facts about Clark County.
- ☆ Community Framework Plans - three growth management concepts.
- ☆ Planning Fairs schedule - come share your perspective on the Community Framework Plans.
- ☆ An evaluation form - if you can't come to the Planning Fairs.

PERSPECTIVES HOTLINE 1-800-273-8630

HOMETOWN

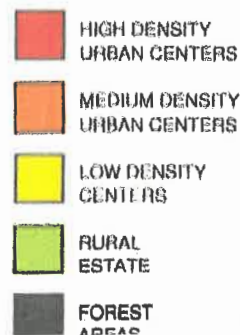
concentrates growth in urban centers

HOMETOWNS can be different sizes; they can contain different combinations of housing, shopping, and employment centers; and they can look different. But they have some things in common. They provide places to live, work, and learn within small enough areas that residents feel comfortable in moving around and knowing where they are.

The Hometowns may be small towns or medium-size cities or neighborhoods within large cities. Each, however, is an urban place. Housing densities within the Hometowns are higher than now. Near their edges, the densities may be lower. Urban transportation corridors are created that include mixed land uses of significant density.

Outside these Hometowns, the land is rural—farms, forests, and open space with few residences and little shopping or business. Schools are far between and people are more self-reliant, using private wells and septic tanks.

Hometowns take on individual character based on the types of services they offer to the region. For instance, present development centers such as the Vancouver Mall (retail); downtown Vancouver (finance/government), Mount Vista (education), and Yacolt (rural service/recreation) are rounded out with a complete blend of land uses while still having strong independent identities in terms of housing types, architectural character, street patterns, and open spaces. The close proximity of jobs to housing results in shorter commute times and less congestion. Hometowns are served by a variety of transportation options. Residents who live in



MAJOR ACTIVITY CENTERS



COMMUNITY

RI RAIL

WOODLAND

LA CENTER

ATIMBOY

YACOLT

RIDGEFIELD

BATTLE GROUND

VENERSBORG

SR 502

DOLLARS CORNER

HOCKINSON

BRUSH PRAIRIE

SR 503

HAZEL DELL

SR 505

FERN PRAIRIE

SR 500

SR 14

VANCOUVER

CASCADE PARK

CAMAS

WASHOUGAL

2040 framework

Growth Management Region 2040 growth concept adopted

The Metro Council adopted the Region 2040 growth concept last December after holding extensive public hearings and receiving more than 1,000 pages of written testimony. In addition, the council received the unanimous approval of the concept from important regional advisory groups, such as the Metro Policy Advisory Committee and the Joint Policy Advisory Committee on Transportation.

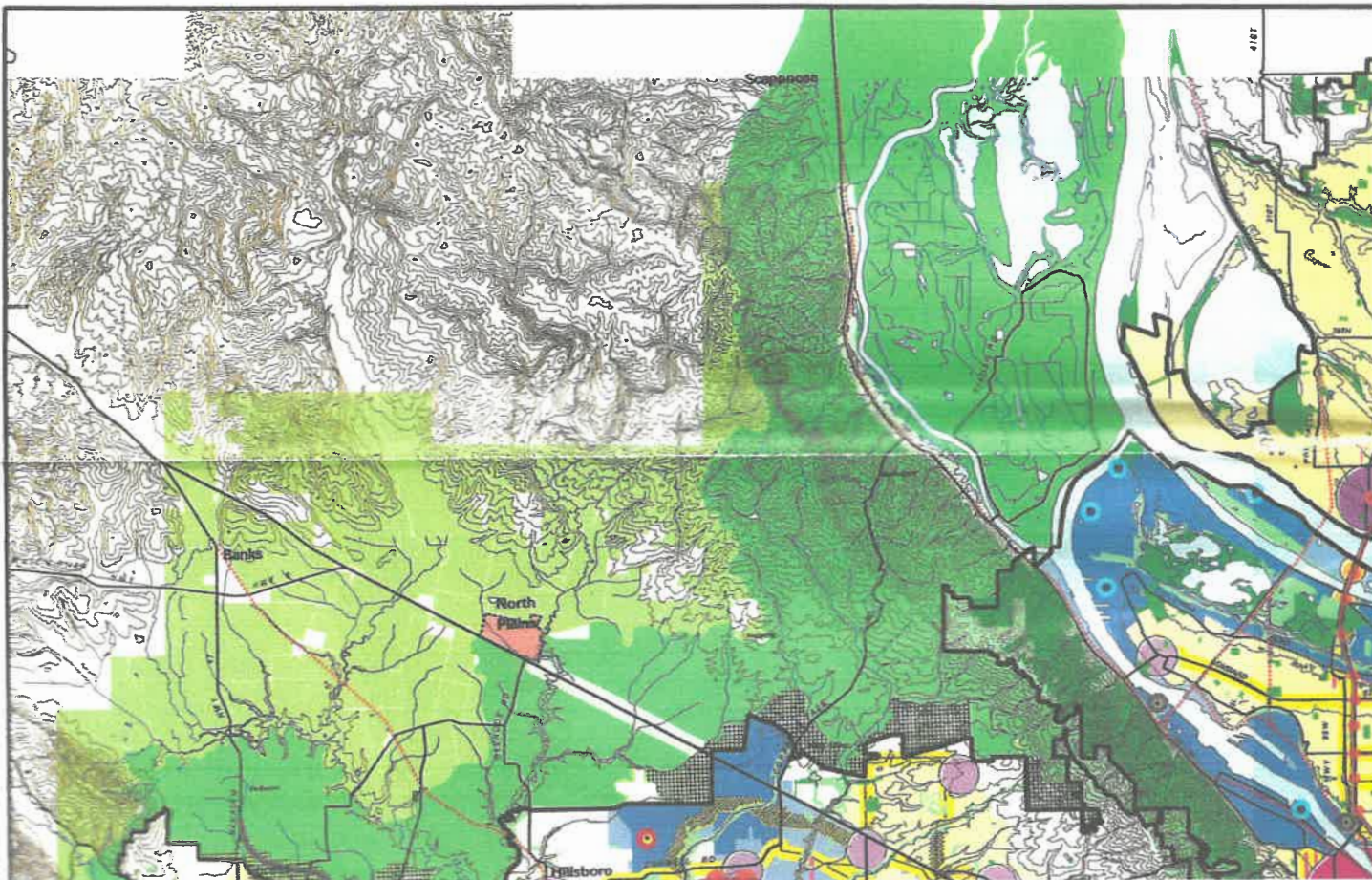
In most communities it would be unheard of for leaders from local jurisdictions to agree on such a far-reaching concept without a single dissenting vote. Such an accomplishment reveals that, while our citizens and elected officials are interested in their own community, they also understand the need to look at growth issues from a bigger, more regional, picture.

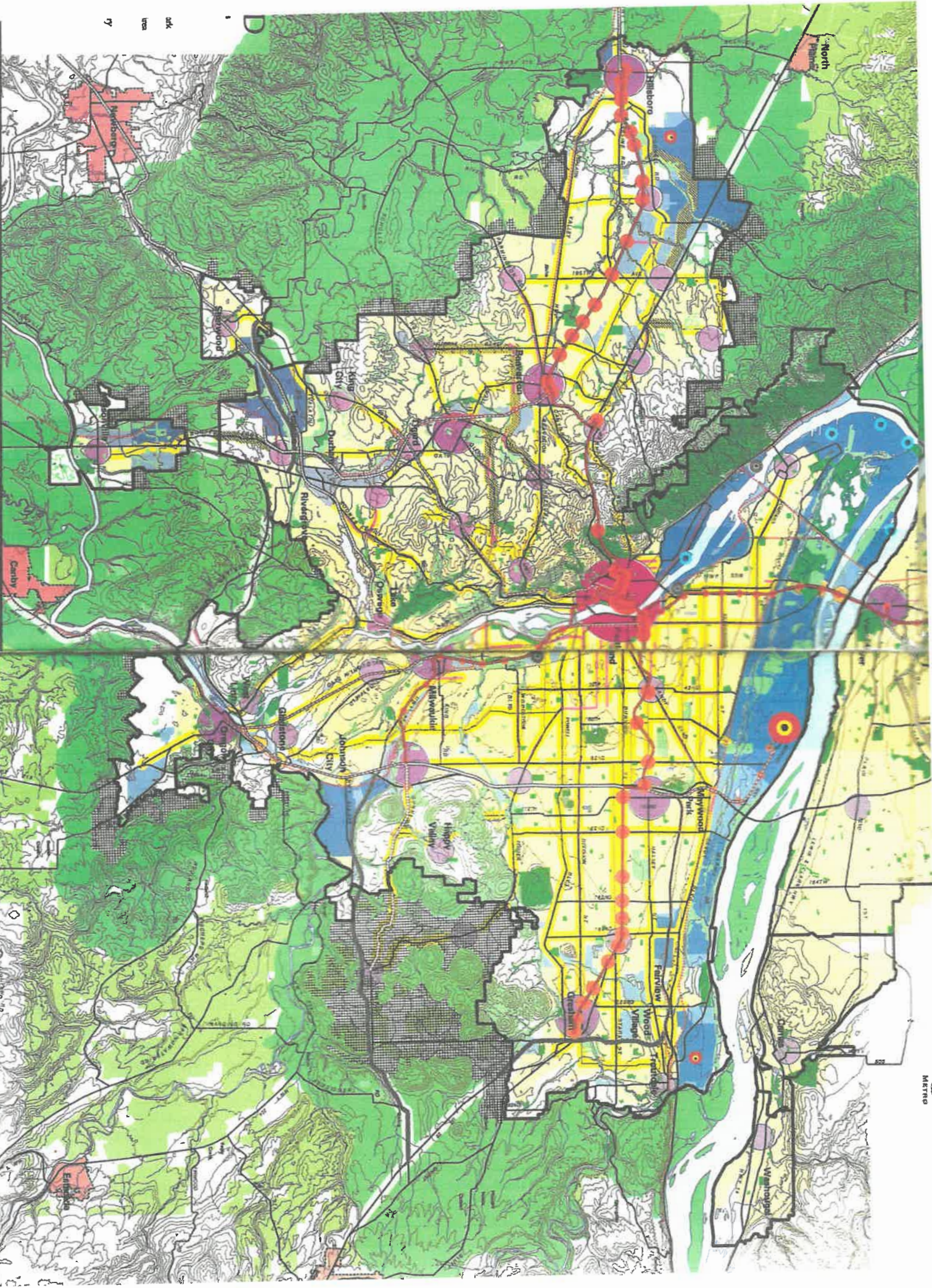
The natural issue

One of the most important features of the adopted growth concept is the preservation of natural areas and farm lands. The concept relies on two tools to accomplish this: open space designations within the urban growth boundary and rural reserves outside the boundary.

In the public hearings, many people said they wanted to protect water quality and to designate more areas around streams as open space. Some people also testified that they were concerned about their private property being designated as an open space.

Rural reserves, areas outside the current boundary and along highways that connect the region to neighboring







RECONNAISSANCE

ECONOMIC LAND USE CLASS LEGEND

CLASS 6

3

1936

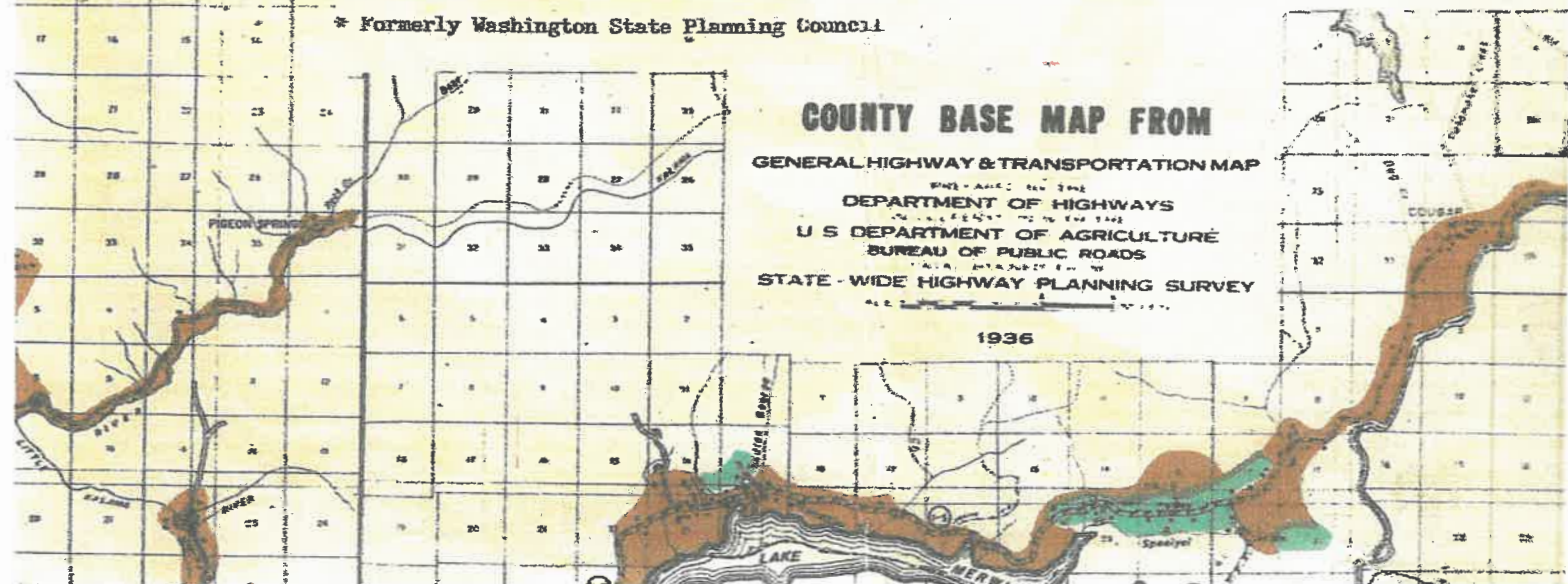


Fig. 12. A typical Land Class 1 farm. The operator's and hired man's houses, the barns and the excellent alfalfa field, all reflect the high productivity of this land.

large amount of accumulated capital usually visible in large, neatly kept buildings, modern and efficient machinery, well-conditioned livestock, and excellently tilled land. Within a type of farming area, this class is almost always associated with the most productive soil and favorable topography; as a result, land use in this class is relatively more intensive than it is in other land class areas.

Economic Land Use Class 2

Farming areas where net farm incomes per farm unit have been better than average but measurably lower than those of the first class belong here. Operators of farms in this class are able to provide their families with a better than average level of living and also to save a substantial amount of money for payment of farm mortgage, retirement, or farm business expansion. Factors that indicate such areas are a substantial amount of accumulated capital usually visible in moderately large buildings, modern machinery in good condition, well-bred livestock, and well-tilled land. Within a type of farming area, this class is usually associated with soils of better than average produc-

Fig. 13. A typical Land Class 2 farm. Large herds of well-bred dairy cows, good pasture, high yielding corn silage, and good buildings are common in this land class.

Soils in this land class are somewhat less productive than those of Economic Land Use Class 1 areas, however. Some of the common restricting factors found in soils of these areas are sloping topography, drainage difficulties, less desirable texture, shallower soil, or other physical factors which limit the use of field and the efficiency of farm operation.

Economic Land Use Class 3

Farming areas where net farm incomes per farm have been about average for typical full-time farms throughout the northern United States are grouped in this class. The level of income for the family usually provides the family with an average level of living and also permits farmers to accumulate only moderate amounts of capital for mortgage payment, retirement, farm business expansion, and the like. In periods of depressed farm commodity prices and droughts, these farmers experience considerable difficulty in meeting their financial obligations. Factors that characterize such areas are buildings of medium size that are reasonably well kept, a fair amount of machinery in reasonably good condition, and a medium-sized herd of livestock in fair condition. Soil

Fig. 14. A typical Land Class 3 farm. These buildings of average size and quality are a result of land of average productivity.

topography combinations in these areas have pronounced limitations in one or more of such factors as drainage, texture, or slope. These features, however, are not serious enough

Economic Land Use Class 4

Farming areas where incomes per farm are usually below average but high enough to encourage farmers hopefully to remain full-time in this class. The level of income in these areas usually provides the farm family with only an average level of living if practically no payments have to be made on farm mortgages. Only under the best conditions, usually of high or rising farm prices, are there small savings for retirement or farm expansion. If farmers in this land class must depend on their farm earnings to provide most of the purchase price of their farms, then the families are forced to live extremely frugally. Factors that characterize such areas are small-sized and inadequately kept buildings, old and poorly maintained machinery, and a relatively small

Fig. 15. A typical Land Class 4 farm. The condition of the fields and buildings reflect the limited productivity of this land.

number of livestock in fair condition. Soil and topography combinations have serious restrictions in size of soil bodies, in depth of top soil, in drainage, or in other factors. Usually the most profitable enterprise found in areas of this class is off-farm employment for a considerable portion of the year. Enterprises, such as poultry, that depend to a lesser degree on the inherent productivity of the land than do crops are comparatively most favorable for such areas. By the use of these alternatives to full-time crop and livestock farming, some farm families have received incomes in these areas approximating those of families in Land Class 3.

Economic Land Use Class 5

In these farming areas, net farm incomes per farm are very low. The level of full-time farm income for families in areas of this class is inadequate to furnish anything approaching an average level of living even without the earnings which normally would be set aside for mortgage payment, farm business expansion, or savings. Sickness, drought, or similar casualties that are normally

Fig. 16. A typical Land Class 5 farming attempt. Poor cows, poor buildings, poor crops, and blighted hopes for a better living are characteristic of this class.

expected to occur are extremely serious for families farming land full-time in this class. Factors that characterize such areas are small buildings in poor condition, old machinery in poor repair, small fields, poor crops, and few and poorly conditioned livestock. A high proportion of the soils in such areas are either extremely droughty, are infertile, have steep topography, or are very poorly drained. If areas of fair soil are present, they are so limited in extent that they cannot be worked efficiently.

Economic Land Use Class 6

These areas are not now being farmed. Unless such areas are mapped with a hatchure (See definitions of potential areas), experience of farmers in other areas with similar soil, topographic, and climatic combinations have indicated that farming in such areas is not profitable. Areas in this class, other than those with a potential hatchure, should not be considered for development into farming units.

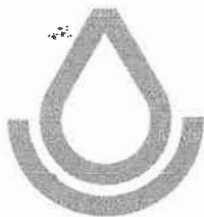
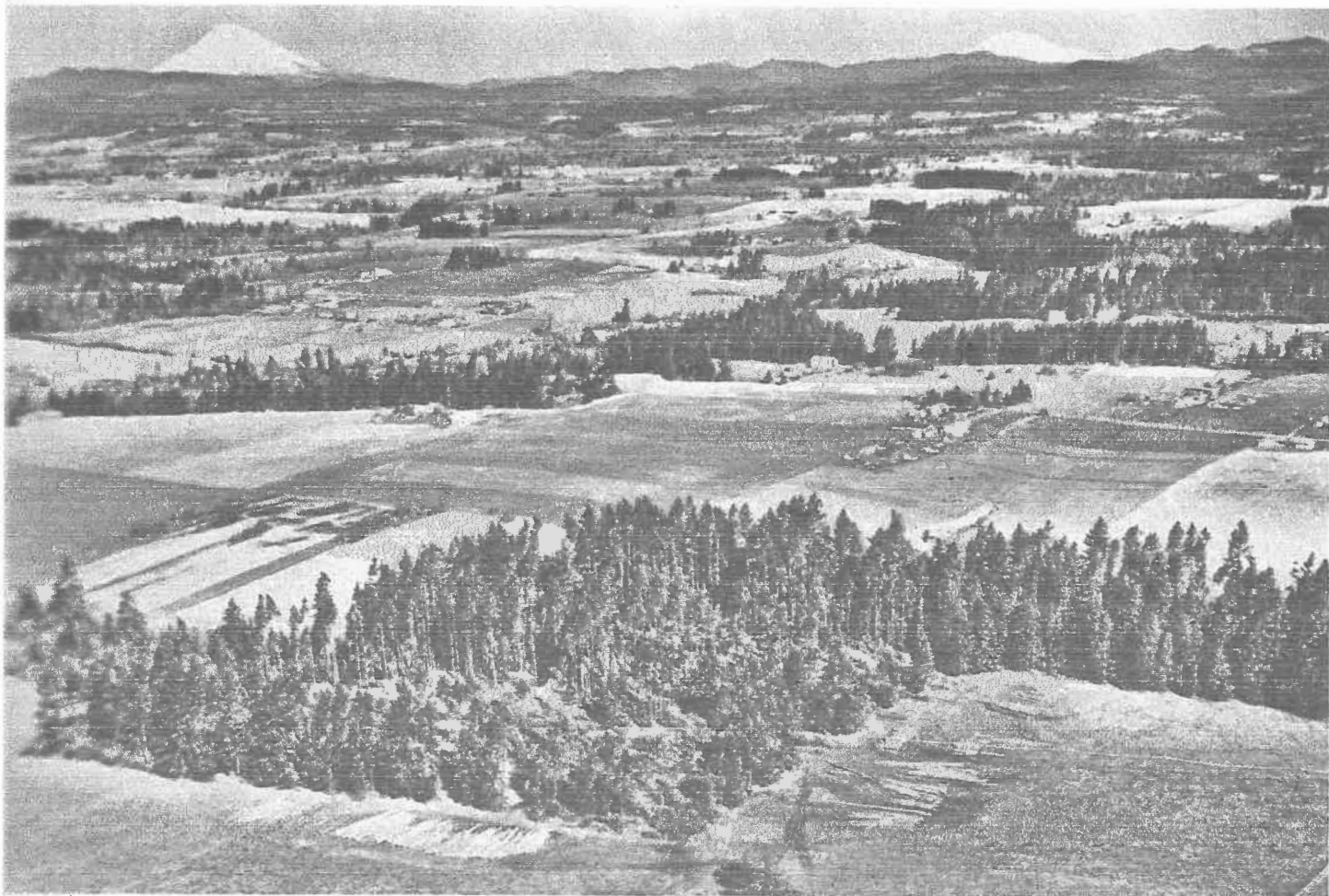
These areas have soils similar to those in the 1, 2, or 3 class of such areas. The costs are into full-time farming, indicated by the existing character of the area.

1904 LEVAVEN

Evelyn F

SOIL SURVEY OF

Clark County, Washington



United States Department of Agriculture
Soil Conservation Service

In cooperation with
Washington Agricultural Experiment Station

Issued November 1972

AGRI-FOREST TASK FORCE CRITERIA CHECKLIST
Map 6-south west section AGRICULTURAL

CRITERIA-AGRICULTURAL LAND	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Primarily devoted to agricultural production (RCW 36.70A.030)																														
Has long term commercial significance for agricultural production (includes growing capacity, productivity, soils, in consideration with proximity to population areas and possibility of more intense uses) (RCW)																														
Quality Soils - Requires use of land capability classification system of Soil Conservation Service, with consideration to prime and unique soils. (WAC 365-190-050)																														
The availability of public facilities and services (WAC)																														
Tax status (WAC)																														
Relationship or proximity to urban growth areas (WAC)																														
Predominant parcel size (WAC)																														
Land settlement patterns and their compatibility with agricultural practices (WAC)																														
History of land development permits issued nearby (WAC)																														
Land values under alternative uses (WAC)																														
Proximity to markets (WAC)																														
Parcel creation after 1990 (task force)																														
Importance to ecosystem integrity (task force)																														
POTENTIAL DESIGNATION(S)																														

Exhibit B

Page 5 of 6
panel. This

Map 6-south west section RURAL LANDS[illegible]

JOHN S. KARPINSKI

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March 16, 1994

VIA FAX 699-2011

Peggy Scolnick
Clark County Planning
P.O. Box 9810
Vancouver, WA 98666-9810

Re: CCNRC Green Alternative Details

Dear Peggy:

Thank you for your inquiry regarding details of CCNRC's Green Alternative, and the County's apparent consideration of including this alternative as a full and complete alternative in the Growth Management DEIS. As you know, CCNRC's Green Alternative has four elements: 1) reduced Urban Growth Boundaries; 2) enhanced Ag and Forest Land protections; 3) increased Critical Land protection; 4) vigorous rural development limitations. Here is a brief outline of the elements that we consider key to any Green Alternative:

I. URBAN GROWTH BOUNDARIES

- A. Shrink all Urban Growth Boundaries from approved Interim Boundaries.
- B. Shrink Vancouver UGB based on map I presented at recent meeting with County staff, except exclude all of Felida west of McCann Road.
- C. Shrink Washougal UGB by area inside Columbia Gorge National Scenic Area.
- D. I would be more than happy to take a few minutes and sit down with you and other staff, to go into more detail on each of these UGBs. Please call and schedule a time if you are interested.

II. INCREASED AG/FOREST PROTECTIONS.

- A. Increase lands designated for Agriculture by removing parcelization criteria; paramount factor should be soil type.
- B. Lands currently useable as both Ag/Forest but currently fall into neither category should be categorized as Ag/Forest with appropriate minimum acreages.
- C. Minimum acreages described in Internal Draft 3-11-94 Alternative C are acceptable for SEPA purposes for Ag and Forest minimum lot sizes.

III. RURAL DEVELOPMENT SCENARIOS.

- A. Minimum lot sizes suggested in 3-11-94 Internal Draft acceptable, but should be re-labeled to: 10 acres: Rural; 15 acres: Rural Conservancy.
- B. Clear and specific policies limiting development on currently valid but soon to be substandard lots must be include Potential solutions include: 1) a lottery for building permits that will ensure that no more than approximately 1/20th of the rural residential growth

Peggy Scolnick
Re: CCNRC Green Alternative Details
March 16, 1994
Page 2

projection is implemented per year; 2) required amalgamation of rural lots; and 3) an aggressive program of transferrable development rights, excise tax increase to buy development rights, etc. to obviate any major takings concerns.

C. Substantially reduced or eliminated "rural activity centers".

IV. INCREASED CRITICAL AREA PROTECTIONS.

A. Broad extension of strong wetland regulations including, but not limited to, rural areas and Category 5 wetlands.

B. A broad program of sensitive wildlife habitat protection beyond the Washington Department of Wildlife PHS program as to be recommended by the scientist Citizens Wildlife Habitat Committee.

C. Substantial new development limitations in Critical aquifer recharge areas, floodplains, steep slopes, etc.

I hope this outline provides you sufficient detail as to be able to include, analyze and model a Green Alternative in the Draft EIS. If you have any questions regarding any of these issues, or wish more details (for example, like on Urban Growth Boundaries), I will gladly meet with you to discuss these issues. Please be advised that I will be on vacation from April 1 through April 14. Also please be advised that CCNRC is willing to accept combining the Rural Clark County Preservation Association Rural Alternative with CCNRC's Green Alternative. Although there are minor differences between CCNRC and the rural group's plan (CCNRC opposes family compounds, requests larger lot sizes for Forest zones), the Internal Draft of 3-11-94, combined with the comments herein, should help to accurately present a comprehensive course of action that is both consistent with CCNRC and the Rural Clark County Preservation Association's interests, and is the best course of action for the community.

Thank you again for your continued consideration of including a Green Alternative as a full and complete alternative in the Growth Management Plan EIS.

Sincerely yours,

John S. Karpinski

JSK/dmk

cc: Jim Seeley
Craig Greenleaf
Ed Gallagher
Onofre Contreras
CCNRC Chair
RCCPA

scolnick.ga



-----Department & Programs-----

No mention of NRC's
Soil manual

[GIS Home](#)

[SIGN IN](#)

Land Records

Property Info Center
GIS MapsOnline
Subdivision Browser
Quarter Sections
Auditor Records
Parcel Alteration Forms

Metadata Information Browser

Search by layer name, keywords or display layers grouped alphabetically.

Layer Name:

Layer Keyword(s):

Attribute Keyword(s):

Demographics

Socioeconomic Data
Census 2010 Profiles

Limit results: Data Types:

10
Newest
Layers

GIS Programs

Index of Atlas Maps
GIS Metadata
GIS Training
Annexation Tracker

Limit results: Layer Name Beginning with:

A B C D E F G H I J K L M N O P Q R S T U V W X Y Z

Layer Name:

Layer dbID #:

Storefront

Digital Data
Applications
Publications
Printed Maps
Custom Maps
Photography
Developer's Packet

Overview Summary

Title:	GMA Landuse
Layer Name:	Landuse
Status:	Active
Library:	clark
Schema:	
Dataset:	
Description:	Landuse polygons created for 1994 GMA Depicts land uses within Clark County as determined by the Planning Department. It is a combination of the Assessors Landuse (Primary Property Type) and the mapping departments Photo Interpretation.
History:	Assessor's PT1 code was aggregated into approximately 25 land use categories. Parcels > 1 acre were classified using photo-interpretation. Vancouver and Clark County Planning also used limited field surveys to update the database.
Other Links:	
Data Type:	ShapeFiles
Derived From:	Landuse - Arc/Info Coverages
Intended Use:	Growth Management and Land Use Planning The Photo Interpretation coverage is from 1:24000 Aerial Photos, this makes the product unsuitable for display with the parcels coverage.
Intended Scale:	24,000
Metadata Restrictions:	No
Data Restrictions:	None
Maintenance:	Not Maintained
Keywords:	landuse gma growth management
Other Data Types:	<u>Arc/Info Coverages</u>

Technical & Source Data

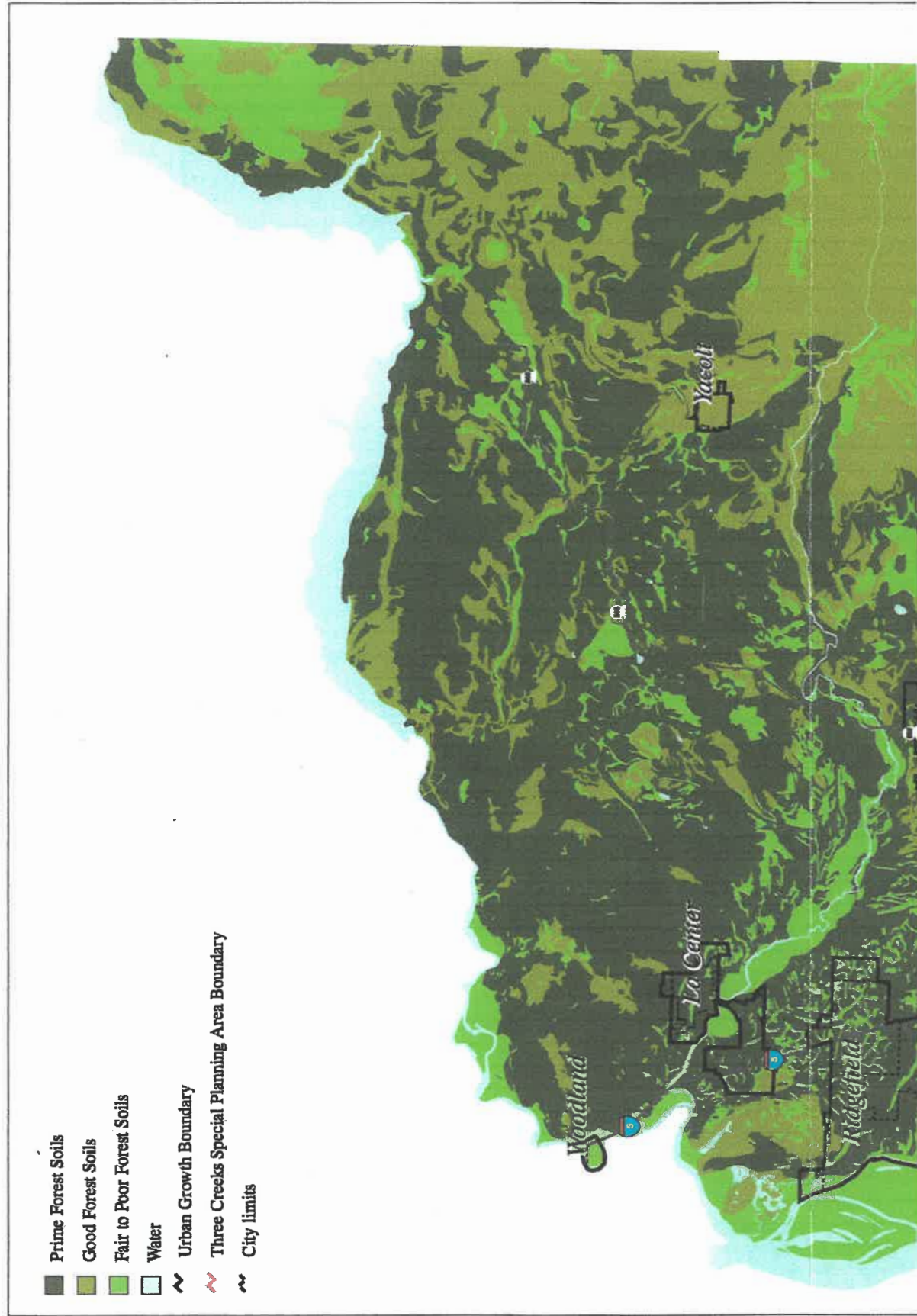
Documented:	12-May-93
Image Reference:	No
Source Title:	
Source Projection:	
Source Description:	Assessor's database on the HP3000 as corrected from limited area field surveys by the City of Vancouver, Clark County Planning and photo- interpretation.
Source Date:	12-May-93
Source Organization:	
Completion Date:	12-May-93
Source Scale:	4,800
Source Contact:	

Client R

SOIL CAPABILITIES FOR FOREST USE

COMPREHENSIVE PLAN

Existing Comp Plan map





SOIL CAPABILITIES FOR AGRICULTURAL USE

COMPREHENSIVE PLAN

Existing Comp Plan map

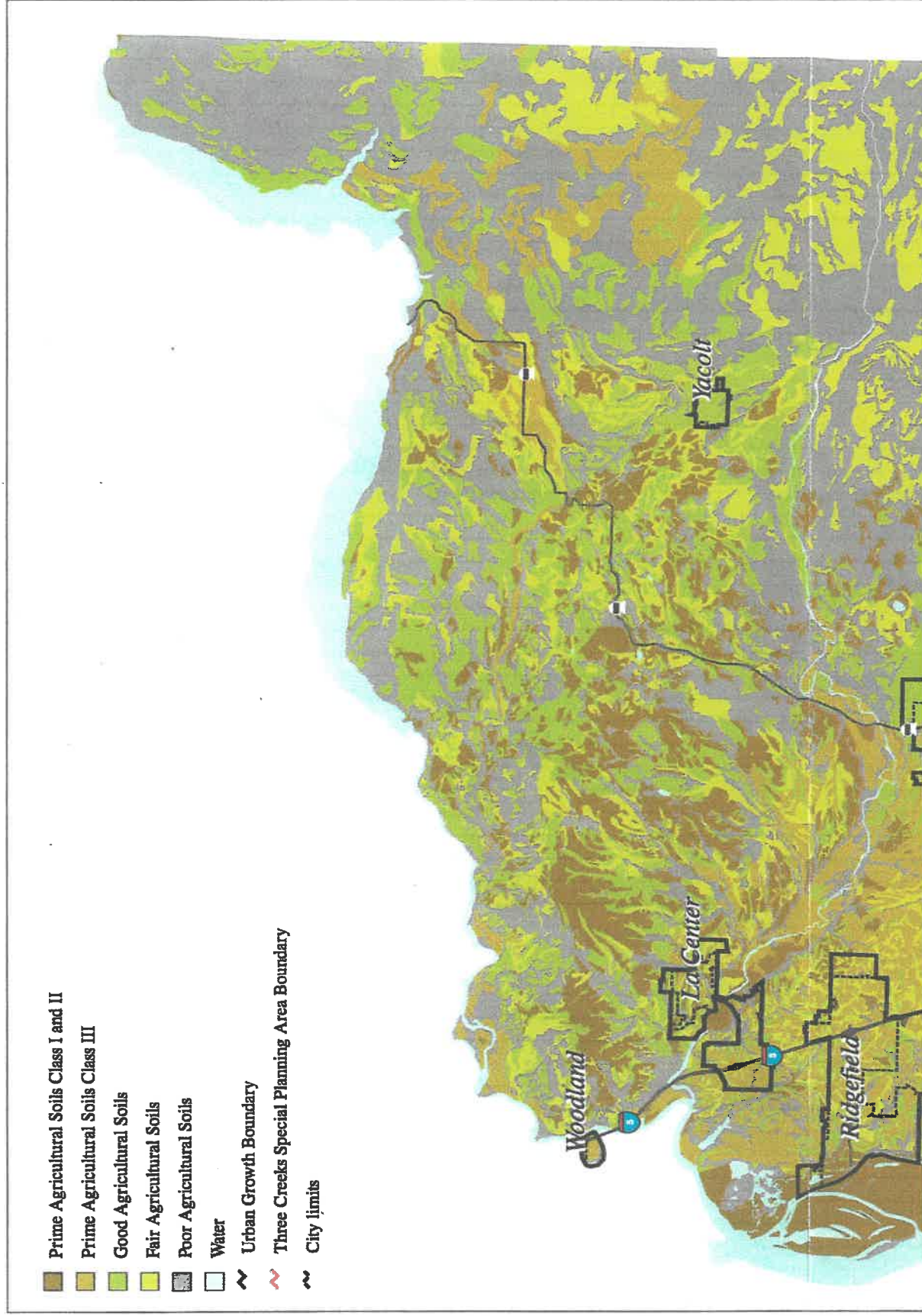


Exhibit R

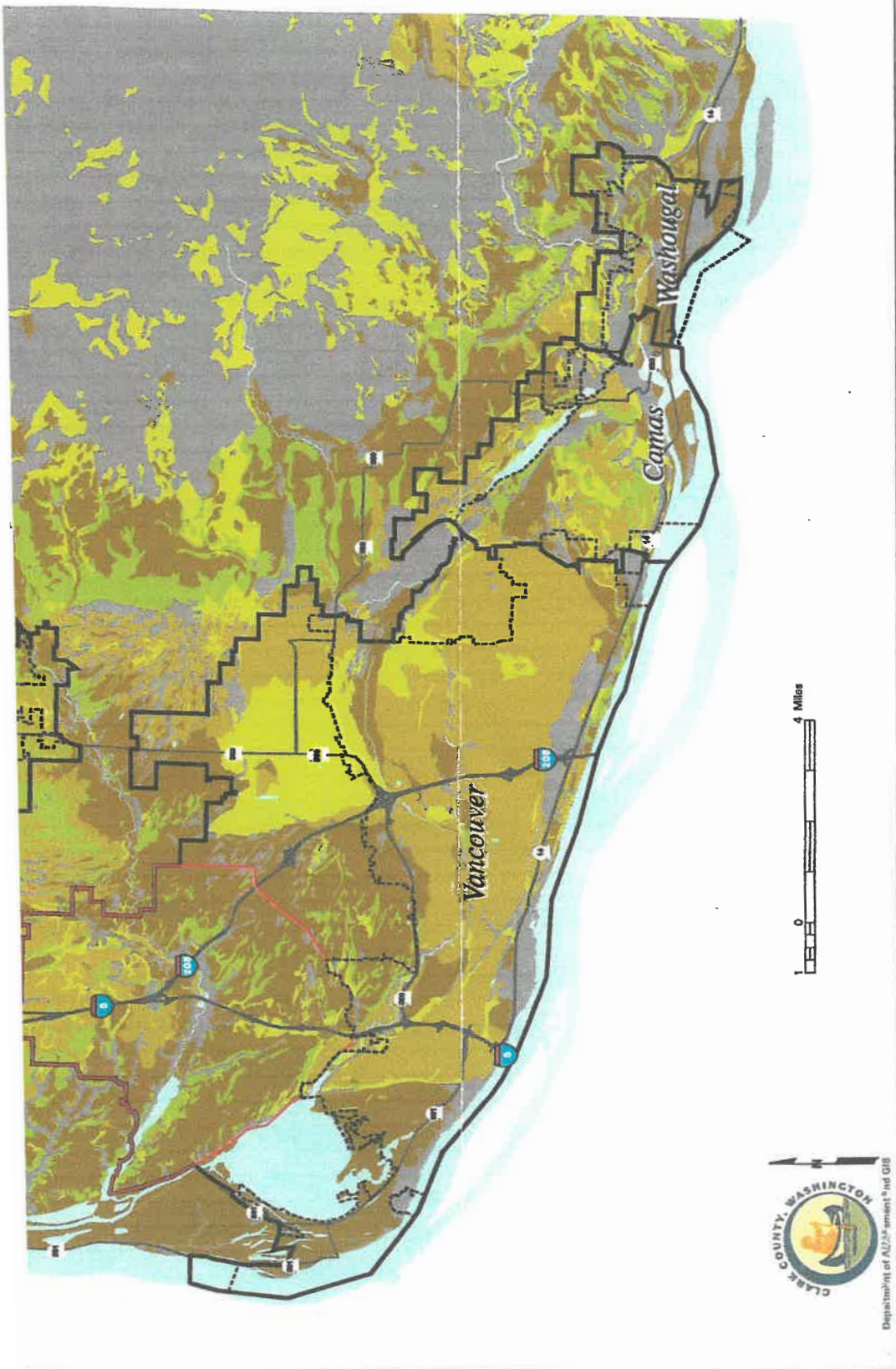


FIGURE 22

Enclat 2

COMPREHENSIVE PLAN REVIEW - SOILS(1972 SCS - PRIME AGRICULTURAL SOILS)

