

Public Comment

IN ADDITION TO

OPEN HOUSES

MAR 17 – APR 9, 2015

O'Donnell, Mary Beth

From: Ann Foster <annfoster5093@gmail.com>
Sent: Wednesday, April 08, 2015 1:53 PM
To: Cnty 2016 Comp Plan; Cnty Board of County Councilors General Delivery
Subject: Comp Plan Comment

It is my opinion, and shared with a growing number of concerned citizens, that this "Alternative 4", currently being considered, is the creation of an inexperienced policy analyst (a member of the Councilors' staff), at the direction of a County Councilor; and it came to be only as a result of Councilors' relationship with Clark County Citizens United, a special interest group. It needs to be noted that CCCU alleges representation of "6,000" (sometimes 8,000) rural landowners in Clark County, although absolutely no documentation exists for this number to be verified.

CCCU does not represent all rural landowners but is receiving special treatment. This was unethically, and perhaps illegally, reinforced by that fact that CCCU was the only special interest group invited to the work session held on March 11, 2015, where CCCU was supposed to be representing rural land-owners. This action in itself flies in the face of a goal of the Growth Management Act, "Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts" (Goal #11).

Other community groups, such as the Clark/Cowlitz Farm Bureau, Friends of Clark County, Friends of East Fork, Clark County Food System Council or any number of rural neighborhood associations - of which none were invited to the table at a particular, well-attended and very public work session (March 11) - have not received the attention or the ear of the majority of the current County Councilors, and, in fact, conversations have been denied conversations, for example, regarding TDR's. TDR's have been suggested and encouraged by no fewer than three community groups for the last 20 years. Absolutely no consideration has been given to this program.

This is but one issue surrounding the development of Alternative 4 as an update to the Comprehensive Growth Plan. There are numerous violations that would be created by the acceptance of this alternative: suburban sprawl, critical depletion of ground and surface water available in rural areas, loss of productive ag land, potential infrastructure failures, increase in property taxes - and more.

It is obvious that all continuing efforts to pursue Alternative 4 is an investment of taxpayer money on something that should never come to be, and, at worst, will result in sizeable lawsuits. This is an irresponsible or even unethical use of tax money.

Regards,
Ann Foster,
Organizer, Salmon Creek Farmers' Markets
VP, North Salmon Creek Neighborhood Association
14011 NW 27th Avenue, Vancouver, WA 98685

O'Donnell, Mary Beth

From: Nita Countryman <ncountr@pacifier.com>
Sent: Wednesday, April 08, 2015 2:33 PM
To: Cnty 2016 Comp Plan
Cc: Nita Countryman; Rusty Countryman
Subject: Citizen comment: 2016 Comprehensive Growth Management Plan Update, Clark County

Here, below, are citizen comments on the 2016 Comprehensive Growth Management Plan Update for Clark County, submitted by Byron and Nita Countryman on April 8, 2015.

We are owners of tax lot 205450000 (21 acres), east of Hockinson, a parcel of the original 160 acre Ahola Homestead. Current zoning on this forest land – since the 1994 ruling -- is for a 40-acre minimum lot size.

Seven Ahola siblings and grand-children now own the homestead property comprising ELEVEN tax lots, only one of which is over 40 acres. The one lot that is more than 40 acres is co-owned by three sibling sisters; the co-ownership of this lot (49 acres) is just a stop-gap measure – caused by the current restrictions which prevent the three sisters from legally dividing their owned acreages into three individual lots.

We siblings also wish to have the legal option to sell or gift some acreages to our children or grand-children. A reduction from the 40 acre minimum to a 10 or 20 acre minimum lot size would not allow this.

Our recommendation: For the Forest areas immediately east of Hockinson, zoning as a 5 acre minimum makes more sense. Perhaps, a 10 or 20-acre minimum Forest zoning is practical in commercial forest areas of North Clark County. However, a 20 or 40 acre parcel is rare in the Hockinson area—as has been already noted by Clark County planners. We feel the Growth Management Plan should consider each parcel by neighborhood density when zoning for Forest Reserve. Many lots surrounding the Ahola homestead are currently in 5 acre size—or less. In fact, the predominant parcel size of properties surrounding the Ahola homestead quarter section had been 5 acres *before* the GMA zoning changes of 1994.

A 5 acre minimum lot size would be the best – and most equitable -- option for the family-owned forest properties east of Hockinson.

Sincerely,

Byron (“Rusty”) and Nita (Ahola) Countryman

e-mail:

nita.countryman@gmail.com

U.S. Mail address:

Byron and Nita Countryman
15215 NE Ahola Drive
Brush Prairie, WA 98606

O'Donnell, Mary Beth

From: Karen Wood <kwood@pacifier.com>
Sent: Wednesday, April 08, 2015 3:50 PM
To: Cnty 2016 Comp Plan
Subject: EIS Alternatives Comments

These comments are related to the open house I attended at Hockinson High School on April 1, 2015. I previously submitted comments on the three alternatives presented at the October 2014 open houses on November 17, 2014, so will focus these comments on new information presented at the April 1 open house.

I appreciated the overview provided by Oliver on the alternatives. He said the council needs to decide which alternatives to study in the environmental review. I am concerned about the reduction in minimum lot sizes proposed in Alternative 4. It would encourage subdivision and development of property outside the established urban growth boundaries on resource and rural lands. This is counter to the intent and goals of the Growth Management Act and looks like spot zoning. I am sure Alternative 4 would be appealed if any of it ends up in the preferred alternative and would not be likely to be upheld by the Growth Management Board. Therefore, I do not think it is a good use of County staff and resources (my tax dollars) to study Alternative 4 and then have to defend it during appeal. I am also concerned that Alternative 4 will require a full environmental impact study rather than the supplemental EIS, resulting in more time and money spent on the comprehensive plan update. It would be better to use this comprehensive plan to encourage farming in Clark County rather than encouraging development where it does not belong.

Councilor Madore said the reduction in size of parcels proposed in both Alternative 2 and Alternative 4 is being driven by land owners' desire to subdivide their land. This does not seem to me to be adequate justification for the changes proposed in Alternative 2 and Alternative 4, considering the negative environmental and other impacts it would have. The current zoning has been in place since the first comprehensive plan in 1994. The landowners who purchased property since then are aware of the restrictions on their property. I expect few of them are original landowners. Just because a nearby property was subdivided before the 1994 comprehensive plan doesn't justify subdividing more property. What is left of the larger rural, agriculture, and forest resource land parcels need to be preserved, not subdivided.

After the open house, I drove north about a mile to the 40-acre ranch where my mother raised horses in the 1970's and 1980's. I was dismayed to see how much development has occurred around it since the last time I drove by, with many large parcels split into small acreage. I'm certain the only reason that my mother's ranch hasn't been subdivided are the requirements of the Growth Management Act to preserve resource and rural lands. I think it is important for our quality of life that what is left of rural, agriculture, and forest resource lands continue to be preserved as determined by previous comprehensive plans. We also need to keep growth inside urban growth areas where it is less expensive to provide infrastructure and other services, reducing the burden on taxpayers. Therefore, I strongly oppose the reduced parcel sizes in Alternative 2 and Alternative 4.

Karen Wood
14910 NE 46th St
Vancouver, WA 98682

O'Donnell, Mary Beth

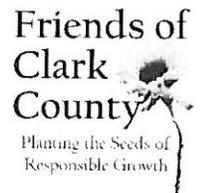
From: Bianca Benson <bianca@friendsofclarkcounty.org>
Sent: Wednesday, April 08, 2015 8:53 PM
To: Cnty 2016 Comp Plan
Subject: Alt 4 comments for the record
Attachments: Bianca Benson Alt 4 comments for record.pdf

For your consideration.

Sincerely,

Bianca Benson
Executive Director
Friends of Clark County
503.701.9203
[visit our website](#)

What's wrong with Alternative 4?



Alternative 4 flies in the face of state law, the Growth Management Act, by knowingly creating conditions that:

- ✓ Support suburban sprawl and diminish the size and productivity of agricultural lands, creating over 15,000 new rural lots
- ✓ Sets the stage for the associated infrastructure failures, negative environmental impacts on air and water quality and wildlife protection
- ✓ Creates real risk to the depletion of ground and surface water supplies

Alternative 4 also creates credible financial risks to taxpayers in the form of:

- ✓ Increases in property taxes to all property owners and especially to some rural landowners
- ✓ Property value increases due to zoning so even if citizens don't divide and develop their land, taxes will still increase
- ✓ More pressure on rural schools and public services, furthering tax increases
- ✓ Costs to defend against lawsuits re non-compliance with GMA process, rules and regulations

Tell Clark County Councilors you **DO NOT** want Alternative 4 considered in the Comprehensive Growth Plan Update.

What's BEST for Clark County Taxpayers?

Alternative 1 is the best choice:

- ✓ Already plans for 7000 new lots according to population assumptions adopted by the county
- ✓ Stays out of legal entanglements, which keep taxes down, emergency services reliable and our water supply protected

Please fill out this sheet and let the County Counselors know **YOU SUPPORT ALTERNATIVE 1**

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

or

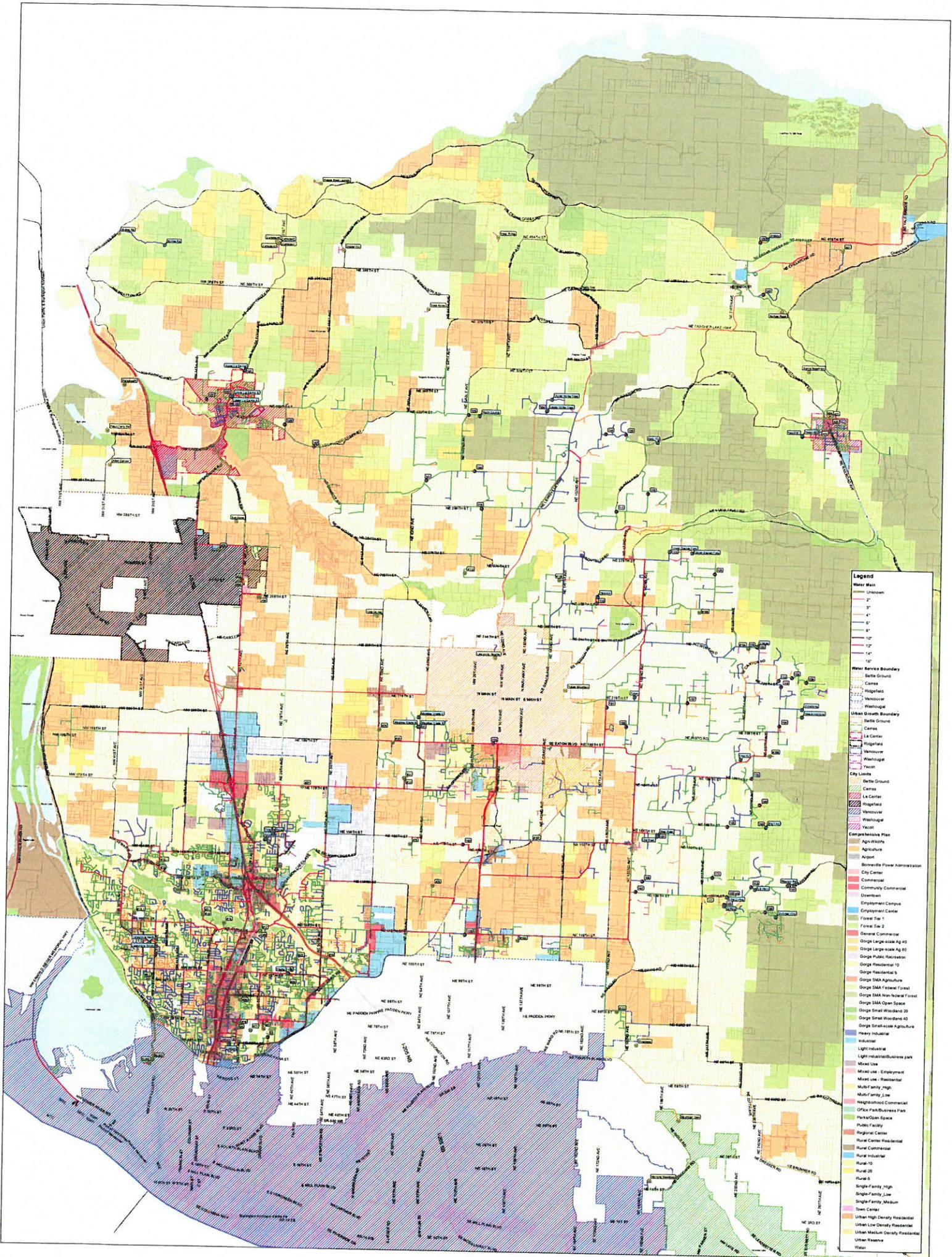
Scan & email: comp.plan@clark.wa.gov

Name: Bianca Benson

Email: bianca@friendsofclarkcounty.org

Address: 2211 NW Coyote Ridge Rd La Center, WA 98629

Comments: I wrote this form myself but would also like to add a personal note. My household runs out of water almost daily in the summer months. Neighbors of mine go weeks without water. This will become exceptionally common with over development of our rural lands. Not only will we not be able to water our food crops and animals but all the folks who paid over \$500K for their dream home on 5 acres will also be out of water. I understand all of your terms will be expired by then but does it not bother you that by your simple act of office you will render homes worthless?



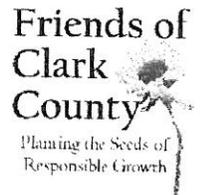
- Legend**
- Water Main
 - Unknown
 - 2"
 - 3"
 - 4"
 - 6"
 - 8"
 - 12"
 - 16"
 - 18"
 - Water Service Boundary
 - Bella Ground
 - Canas
 - Ridgely
 - Venover
 - Washougal
 - Urban Growth Boundary
 - Bella Ground
 - Canas
 - La Center
 - Ridgely
 - Venover
 - Washougal
 - Yacolt
 - City Limits
 - Bella Ground
 - Canas
 - La Center
 - Ridgely
 - Venover
 - Washougal
 - Yacolt
 - Comprehensive Plan
 - Agri-Rural
 - Agriculture
 - Airport
 - Bonneville Power Administration
 - City Center
 - Commercial
 - Community Commercial
 - Downtown
 - Employment Campus
 - Employment Center
 - Forest 1st
 - Forest 2nd
 - General Commercial
 - Gorge Large scale Ag 40
 - Gorge Large scale Ag 80
 - Gorge Public Recreation
 - Gorge Residential 10
 - Gorge Residential 5
 - Gorge SMA Agriculture
 - Gorge SMA Forest Forest
 - Gorge SMA Non-Special Forest
 - Gorge SMA Open Space
 - Gorge Small Woodland 20
 - Gorge Small Woodland 40
 - Gorge Small-scale Agriculture
 - Heavy Industrial
 - Industrial
 - Light Industrial
 - Light Industrial/Business Park
 - Mixed Use
 - Mixed Use - Employment
 - Mixed Use - Residential
 - Multi-Family - High
 - Multi-Family - Low
 - Neighborhood Commercial
 - Office Park/Business Park
 - Park/Open Space
 - Public Facility
 - Regional Center
 - Rural Center Residential
 - Rural Commercial
 - Rural Industrial
 - Rural-10
 - Rural-20
 - Rural-5
 - Single-Family - High
 - Single-Family - Low
 - Single-Family - Medium
 - Town Center
 - Urban High Density Residential
 - Urban Low Density Residential
 - Urban Medium Density Residential
 - Urban Reserve
 - Water

O'Donnell, Mary Beth

From: lksickles@gmail.com on behalf of Loren Sickles <lksickles@gmail.com>
Sent: Tuesday, April 07, 2015 1:40 PM
To: Cnty 2016 Comp Plan
Subject: Alt 4 Comments
Attachments: Alt 4 Comments submit_Sickles.pdf

Please find attached my comments regarding Alt 4 of the Comprehensive Growth Plan Update.

What's wrong with Alternative 4?



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DO NOT

What's BEST for Clark County Taxpayers?

Alternative 1 is the best choice:

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Please fill out this sheet and let the County Counselors know **YOU SUPPORT ALTERNATIVE 1**

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

or

Scan & email: comp.plan@clark.wa.gov

Name: Loren Sickles Email: lksickles@gmail.com

Address: 3013-B NE 103rd Ln Vancouver WA 98662

Comments: In addition to the points outlined above I have serious concerns the manner that Alt 4 was brought forward. I believe it should be scrapped, or at the least set aside, for the purposes of the current Comprehensive growth Plan update.

April 6, 2015

RECEIVED
CLARK COUNTY

APR 06 2015

COMMUNITY DEVELOPMENT
ADMINISTRATION

Att: Clark County Community Planning

Re: Comprehensive Growth Plan Update

To whom it may concern,

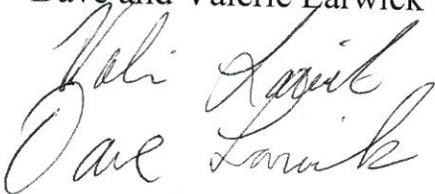
This is a follow up letter to our original in which we wrote in favor of 10 acre ag zones, but after more research and consideration have changed our view to the following:

We believe 5 acre lot size or smaller is the perfect fit to Ag. Zoning. Five acre zoning will maintain rural character which doesn't always happen with cluster developments. We are strongly requesting 5 acre zoning for our 80 acres located on 259th St. Just one minute north of Battle Ground and just west of Battle Ground Lake. We are on PUD water and in fact, we have a PUD reservoir tank and pump station located on our property. Our tax parcel numbers are: 986003678; 986027184; 226268000; 986027183. Our address is 16104 N.E. 25th St. Battle Ground, WA 98604.

Most of our neighbors are on lots of 5 acres or less, and the neighbors to the west (Chester and Emily Sarkinen) also strongly favor 5 acre or less zoning.

Respectfully,

Dave and Valerie Larwick



Date: 4-6-15

RECEIVED
CLARK COUNTY

APR 06 2015

COMMUNITY DEVELOPMENT
ADMINISTRATION

Att: Clark County Community Planning

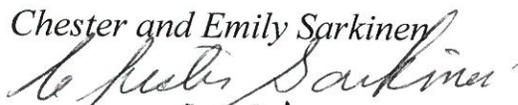
Re: Comprehensive Growth Plan Update

To whom it may concern,

We own 40 acres just North of Battle Ground on 259th Street (acct. #226267000). We have owned this property since 1961. We would prefer our Ag-20 zoning be reduced to no greater than 5 acre zoning, and would prefer less. Many of our adjacent neighbors are living on 2 ½ and 5 acre lots, and we all have access to PUD water. The other large parcel to our East would also prefer 5 acre zoning or less.

We thank you for your hard and dedicated work on this matter. Please be fair to the larger land owners and allow them to receive zoning which is reflective of their neighbors.

Sincerely yours,

Chester and Emily Sarkinen

Emily Sarkinen
Date: 4-6-15

15506 NE 259TH ST
BATTLE GROUND WA, 98604



COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

Please fill out this sheet in ink and drop it in the comment box. **PLEASE PRINT CLEARLY.**

Name: Neal Blomquist

Address: 16311 N.E. 250th St. Battle Ground, WA 98604

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield
 April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

I like councilor Madoves plan for future land use planning because it will open or make available more parcels of land for folks that want to live in the country.

Note: The more parcels that become available the more moderating or downward push will be on prices.

Thanks

Neal Blomquist

Ph. 687-3034

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: _____

Other ways to comment:

Submit a comment on the web:

www.clark.wa.gov/planning/2016update/comments

E-mail your comment to us:

comp.plan@clark.wa.gov

Submit a comment in writing:

Clark County Community Planning
 Comprehensive Plan Alternatives
 P.O. Box 9810
 Vancouver, WA 98666

Comments must be received by April 9, 2014 to be presented at the April 14 BOCC Hearing.

Thank you for taking the time to participate in the Comprehensive Plan process.

We appreciate your input and will use it to ensure that your Comprehensive Plan includes issues of importance to our community.

WELCOME TO THE COMPREHENSIVE PLAN 2016 UPDATE OPEN HOUSE AT RIDGEFIELD HIGH SCHOOL, 2630 SOUTH HILLHURST ROAD, RIDGEFIELD, WA. 98642

RECEIVED APR - 6 2015

CCCU WOULD LIKE COUNCILORS TO KNOW YOUR COMMENTS REGARDING CHANGES PROPOSED IN ALTERNATIVE 4 FOR RURAL AND RESOURCE ZONES

CLARK COUNTY CITIZENS UNITED, INC. SUPPORTS MOST OF THE PROPOSED CHANGES TO THESE AREAS THAT HELP TO RECTIFY MANY NON-CONFORMING LOTS THAT RESULTED FROM THE 1994 COMPREHENSIVE PLAN ADOPTION.

PLEASE CHECK WHICH OPTIONS YOU SUPPORT.

- 1. RURAL AND RESOURCE ZONING MUST REFLECT EXISTING DEVELOPMENT PATTERNS.
- 2. ADOPT 1 AC, 2.5 AC AND 5 AC. RURAL ZONES TO REFLECT SMALLER EXISTING RESIDENTIAL PARCELS
- 3. ADOPT 2.5 AC, 5 AC AGRICULTURE ZONES TO ALLOW FOR SMALLER AND MORE AFFORDABLE FARMS.
- 4. ADOPT 5 AC, 10 AC FOREST ZONES TO ALLOW FOR SMALLER MORE AFFORDABLE PRIVATE AND FAMILY OWNED WOODLOTS
- 5. REMOVE URBAN RESERVE/ URBAN HOLDING LAND OVERLAYS THAT HAVE BEEN LOCKED IN 10 AC ZONING FOR APPROXIMATELY 20 YEARS
- 6. ADOPT CLUSTER DEVELOPMENT OPTIONS IN ALL RURAL AND RESOURCE LANDS TO CONSERVE PRIME SOILS WHILE ALLOWING FOR MORE LAND USE AND HOUSING OPTIONS

PLEASE SIGN BELOW TO INCLUDE YOUR NAME AND ADDRESS AND RETURN THIS FORM TO CLARK COUNTY CITIZENS UNITED, INC. OR CLARK COUNTY BOARD OF COUNCILORS

SIGNATURE

CURT MUONIO

ADDRESS

500 S Birch Ave

Yacolt WA 98675

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS

Help the young boys buy

Land. we can buy 80 acres at once.

WELCOME TO THE COMPREHENSIVE PLAN 2016 UPDATE OPEN HOUSE AT RIDGEFIELD HIGH SCHOOL, 2630 SOUTH HILLHURST ROAD, RIDGEFIELD, WA. 98642

RECEIVED APR - 8 2015

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PLEASE SIGN BELOW TO INCLUDE YOUR NAME AND ADDRESS AND RETURN THIS FORM TO CLARK COUNTY CITIZENS UNITED, INC. OR CLARK COUNTY BOARD OF COUNCILORS

SIGNATURE Craig Stephenson craig stephenson

ADDRESS P.O. Box 372 Battleground WA 98604

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS _____

O'Donnell, Mary Beth

From: goodwin@pacifier.com
Sent: Monday, April 06, 2015 9:29 AM
To: Cnty 2016 Comp Plan
Subject: Responce to proposed comp plan.
Attachments: box for fender 028.JPG

Follow Up Flag: Follow up
Flag Status: Flagged

Here is my option to the new anti growth plan.
Face book comments.

Garry Jay Goodwin
April 3 at 2:52pm ·

Here we go again ! I went to the anti growth management meeting the other night and the county is asking to get sued if they adopt the alternative # 4.

From what i understand if sued it might stop all building until resolved which could take years.

I was on the Growth management planning board in 1993 and we were told that we would get brought into growth in 5 years 10 max. Were they being truth full or telling lies to get us to approve the plan? I think it was lies.

I was in 2 1/2 acre zone with a lot of 3/4 to 1 acres lots already created before 1992.

So we were down zoned to UR 10 acre zone at that time to keep us from doing anything to our land until the city wants to come there.

I live a little north of costco off andreson road at 6614 NE 139th street.

They just put a stop light down the street but we now will be zoned 5 acre minimums so people can drive by us to go another 30 minuets or more to be able to split there 80 acre parcels to 20s and some 5s.

I did contact the city about my property and was told they didn't want it to be in the city because they would have to bring sewer there, water is already there and they wouldn't get re elected because they would have to raise fees to the people to do that.

My 401 K is my land and i wish the county officials would have told me in

1993 that i wouldn't to get to do any development to my land in my life time for the better of man kind.

Maybe some of you could donate your 401 K for the better of man kind. Do i here any volunteers?lol It has been 22 years now since they told me 5 to 10 years.

I was 40 then now i am going to be 62 in August.

Laws are some times made with out calculating what affect it has on people.

I am on the land because i had junk cars in the city and the city enacted the junk ordnance law and took me to court because i had a 1969 390 big bad green javelin,a couple 1969 amc amxs one 390 4 speed car and a 1970 torino Gt grabber green shaker hood cobra jet car and a 1969 1/2 sc rambler and a 1963 1/2 mercury super marauder 425 hp 427 4 speed 2 door ht

s-55 red on red one of 11 made and a couple others.

They took me to court and i hired Mike Wynn and got a probation agreement that the prosecutor forgot to record so they had a warrant out for my arrest for 5 months.

I got to pay mike again to go back to court to find this out. I decided to move to the country were i have several large trees but can't burn and have to haul the stuff 12 miles away to the city. WHAT A JOKE BUT ITS ON ME !

Like · Comment · Share

Ken Gaston, Don Kussman and Beau Weidman like this.

1 share

To: **Clark County Planning Group**

CC: Clark County Commissioners

Date: April 6, 2015

RE: **Request for FR10 zoning for Prop ID 248067000**

After careful review of the proposed zoning changes, I respectfully request an FR10 zoning for my property (248067000) instead of the FR20 proposed. As shown on the Alternative4_FR_Zoning.pdf map, this would be a fair and equitable zoning:



One can see that almost all of the private land parcels in the area are smaller than 10 acres. In fact, in a nine square mile area centered on my property, I counted more than 130 parcels of less than 10 acres, and only 16 parcels greater than 10 acres (before rezoning). And this not surprising—this property is about the same distance as the town of Yaocolt from NE Lucia Falls Road.

This property is a family tree farm, and the 10 acre zoning will give my family more options in the future, especially if one or more my children would like to live on the property someday. This could be the deciding factor to keep the property in the family.

Thank you all for your work on this Comprehensive Growth Management Plan and I hope you respond favorably to my request. But if a FR10 zoning is not possible, please implement the FR20 zoning. If you have any questions, please contact me.

Best regards,

Steve Nylund / Manager

SJN+ LLC (Steve and Julie Nylund family tree farm)

19712 NE 174th Street,

Brush Prairie, WA 98606

360-896-4161, Cell 360-635-8086

O'Donnell, Mary Beth

From: NoReply@Clark.Wa.Gov
Sent: Saturday, April 04, 2015 4:08 PM
To: Cnty 2016 Comp Plan
Subject: 2016 Comp Plan comments submitted

Follow Up Flag: Follow up
Flag Status: Flagged

Following comments were submitted online:

Parcel No:

Subject: Comprehensive Plan

Comments:

I request that the County adopt Alternative 1 or 2. Along with hundreds of county citizens, I worked for several years to study the various growth management options that would protect land for local farms, industrial growth, optimize and reduce the cost of needed infrastructure (schools, water, sewer, roads, law enforcement, fire protection, etc.). I urge you to make no change or minimal change with Alternatives 1 or 2. I live in unincorporated Clark County. Thank you.

Submitted by:
Deborah Nelson

Email: stayed@comcast.net

Address:
4905 NE 47 Ave
Vancouver, WA



Lake Oswego
Two Centerpointe Dr., 6th Floor
Lake Oswego, OR 97035
503-598-7070
www.jordanramis.com

Vancouver
1499 SE Tech Center Pl., #380
Vancouver, WA 98683
360-567-3900

Bend
360 SW Bond St., Suite 510
Bend, OR 97702
541-647-2979

VIA E-MAIL
OLIVER.ORJIAKO@CLARK.WA.GOV

April 3, 2015

Clark County Community Planning
Oliver Orjiako
1300 Franklin Street 3rd Floor
Vancouver WA 98666

Re: *Gustafson DEIS Comment*
Our File No. 51516-73506

Dear Oliver:

This comment to the Draft Environmental Impact Statement is to address the site specific property request and the conversion of natural resource lands to urban use. The parcel number is APN 200537000 which is known as "Gustafson." A map is also attached for reference as Exhibit A. We believe it is important to address the specific factors related to these properties. While GMA encourages the conservation of agricultural lands, nothing in the act specifically prohibits the conversion of these lands to more intensive uses,¹ especially when "agricultural lands" are not suitable for commercial agricultural use.

In the leading Washington State Supreme Court decision, *Lewis County v. Western Washington Growth Management Hearings Board*, 157 Wash. 2d 488, 139 P.3d 1096 (2006), (Exhibit B) the Court decided what agriculture land is and what factors a County may consider in converting such land to urban use, holding that:

"Agricultural land is land: (a) not already characterized by urban growth, (b) that is primarily devoted to the commercial production of agricultural products enumerated in RCW 36.70A.030(2), including land in areas used or capable of being used for production based on land characteristics, and (c) that has long-term commercial significance for agricultural production, as indicated by soil, growing capacity, productivity, and whether it is near population areas or vulnerable to more intense uses. We further hold that counties may consider the development-related factors enumerated in WAC 365-190-050(1) in determining which lands have long term commercial significance."

¹ Goal 8 – Natural Resource Industries: Maintain and enhance natural resource based industries including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive agricultural lands, and discourage incompatible uses. RCW 36.70A.020.

Oliver Orjiako
March 3, 2015
Page 2

Gustafson is currently designated Agriculture (AG). We believe that under the Lewis County case, conversion of these lands to urban use is warranted after the consideration of definition of agricultural lands and the WAC 365-190-050(1) development factors.

Gustafson is Characterized by Urban Growth

We believe that this property is characterized by urban growth under the definitions given to us by GMA and the Courts. The property is near several urban subdivisions including the Fieldstone Estates, Falcon's Nest and Dunning subdivisions. Of course it is also bounded by urban areas on the west, northwest and south, at the fast growing edge of North Orchards, and to the east is the Hockinson Meadows Community Park.

During the appeals of the 2007 Clark County plan the Division II Court of Appeals gave a hint at additional guidance as to what it means to be characterized by urban growth. In that case the Court examined two properties listed as VA and VA-2 located just north of 179th Street and west of 50th Avenue in the Vancouver Urban Growth Area (UGA). The Court stated that GMA defines "[c]haracterized by urban growth as referring to land having urban growth located on it, **or to land located in relationship to an area with urban growth on it as to be appropriate for urban growth.**"² The Court went on to state that the first prong of the Lewis County test "requires an assessment of the overall context of the land's relationship to the surrounding land - **not just the land itself.**"³ [Emphasis added].

Given the fact that these parcels are encroached upon by urban development immediately to the south (Urban Oaks), down the NE 152nd corridor, and throughout Orchards which has now expanded up to North Orchards, these parcels are already characterized by urban growth. Additional factual information follows below in examination under the WAC Factors for demonstrating the land's urban character.

Gustafson is Not Devoted Primarily to Commercial Production of Agricultural Products

Gustafson does not provide a significant farm income, and there are no dwellings on the site. Commercial farming has changed dramatically in the County in recent decades, and numerous dairies which used to dot the landscape of Clark County closed. Shifts in the regional economy, increased environmental protection of wetlands, waterways and habitat, and the move towards larger scale farms have pushed most commercial agricultural operations east of the Cascades where less environmental constraints are present and where land is more conducive to commercial scale operations.

² Clark County et al v. Western Washington Growth Management Hearings Board et al, 161 Wn. App. 204 (2011). The Court cited RCW 36.70A.030(18) [Emphasis Added]. The Definition is now cited as RCW 36.70A.030(19). See Exhibit C.

³ Id.

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The County urban growth area expanded to the south and west property boundaries in 2007. The popularity of North Orchards generated market interest, and the property has been held for investment purposes since 2009.

More specifically, Gustafson is not devoted primarily to commercial scale production of the products listed in RCW 36.70A, which are horticultural, viticultural, floricultural, dairy, apiary, vegetable, or animal products, or of berries, grain, hay, straw, turf, seed, Christmas trees, or livestock. Gustafson lacks a well and irrigation water rights, which precludes commercial scale agriculture.

The bulk of Gustafson is mown annually, and there are no livestock, poultry or other animal husbandry activities. These actions are consistent with responsible weed and vegetation control, but do not rise to the level of commercial scale agriculture. For example, they do not generate sufficient income to qualify for the current agricultural use property classification. That classification requires an income of "relevant monetary profit" for this 20 acre property. By comparison, if it was 19 acres, the minimum income would be \$200 per acre or \$3800 for the entire parcel. Because the agricultural income generated by leasing the land to a local farmer has been substantially less, the parcel does not qualify and will be removed from the program.

The property lacks sufficient water rights to grow commercial scale vegetables or row crops.

Gustafson Does Not Have Long-Term Commercial Significance for Agricultural Production

The soil composition, capacity, and productivity of Gustafson do not support long-term commercial production. This is particularly true in light of the ten economic factors for evaluating whether land has "long-term commercial significance." In an earlier day, in the absence of development pressures and regulatory restrictions, Gustafson was part of a larger agricultural operation. Today, water-intensive facilities can possibly support long-term commercial production in the face of encroaching development and enhanced regulation.

The Soils

The subject property is about 60 percent MIA, McBee silt loam, with a 40 percent DoB, Dollar loam in the western portion of the property. MIA soils are poorly drained and not conducive to farming. The cost to install agricultural drainage is prohibitive, as is the problem of disposing surplus water. The property has historically been used for pasture land. Pasture land is not productive farming in Clark County, because it does not produce income to qualify for the current agricultural use property tax benefit.

As for parcels containing the MIA and DoB soils, WAC 365-190-050 directs counties and cities to use the land-capability classification system of the United States Department of Agricultural Soil Conservation Service (now the Natural Resources Conservation Service). This system divides soil types into eight "capability classes" based on their ability to produce common cultivated crops and pasture plants without deterioration over a long period of time. MIA is rated 6, and DoB is rated 3. Thus 60% of the soils on the Gustafson are rated class IV or higher. Class 6 soils "have severe

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limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland or wildlife habitat."
(<http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>)

And 100 percent of the soils are rated class III or higher. Class III soils "have severe limitations that reduce the choice of plants or require special conservation practices, or both." In sum, the soils are not conducive to commercial agricultural use.

The Development-Related Factors

- (a) The availability of public facilities.

Clark Regional Wastewater District already invested in this area with a pump station and transmission line right across 152nd. This is also demonstrated by the proliferation of nearby urban developments. The south and west boundary of Gustafson is the existing urban area boundary. A county park is adjacent to the east. All necessary public and private utilities are available along NE 152nd and can be extended into the Property.

Tax status. The income from leasing the land for small scale farming does not satisfy the requirement for the current agricultural use designation, so the Gustafson parcels are being removed from the current use agriculture designation.

- (b) The availability of public services.

Clark PUD provides water and electricity. Clark Regional Wastewater District provides public sewer. Given the fact that they are already adjacent to these properties and the fact that the area is already characterized by urban growth it would be cost effective to accommodate growth in this area.⁴

- (c) Relationship or proximity to urban growth areas.

Gustafson is adjacent to the County urban growth area on the south and west sides, and the east boundary is the County park. The Property overlooks dozens of houses in the Dunning Meadows and Urban Oaks development just south. NE 152nd connects the property directly with the urban area to the south.

- (d) Predominant parcel size.

Gustafson is 20 acres. Immediately south is the Urban Oaks property, also 20 acres, which is zoned and planned for single family lots. Southeast is the Nehalem 2 single family subdivision with 2 acre lots. East is the regional County park. North is the Silver

⁴36.70A.030(19).

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Buckle Equestrian Center. Northwest is urban land and the Fieldstone Estates single family subdivision. West and southwest is the urban designated Dempsy property currently designated for Business Park use and which is being planned for a K-8 school and single family development. The increasing residential density around Gustafson leads to more conflicts between residential interests and farming interests. This makes long-term commercial farming unsustainable. It is not equitable to allow increasing residential density around farming areas while requiring farm owners to forever keep the land in an uneconomic agricultural use.

- (e) Land use settlement patterns and their compatibility with agricultural practices.

Numerous plats have been approved by the Clark County in the immediate vicinity, as the urban area borders Gustafson on two sides. Urban uses are not compatible with commercial farming because of odor, transportation needs, and other impacts.⁵

- (f) Intensity of nearby land uses.

Gustafson is right on NE 152nd, and adjacent to the urban area on two sides. These two factors and the popularity of North Orchards cause the intensity of nearby land uses to grow steadily. There are no commercial scale agricultural uses, such as dairy farms or container nurseries, in the immediate vicinity.

- (g) History of land development permits issued nearby.

North Orchards is growing rapidly. The urban growth area which abuts Gustafson is zoned for single family residential and business park uses. Hundreds of single family lots have been approved or are in process for approval, most notably Fieldstone Estates with 60 lots and Dunning Meadows with 113 lots and Urban Oaks that are plainly visible from the Property. Innumerable other subdivisions in North Orchards have been developed in recent years.

- (h) Land values under alternative uses.

Because of the proximity of these parcels to adjacent single family residential zone, the land value is set by these land uses.

Alternatively, the land has minimal value for agricultural use on a rental basis, and no value for a purchaser of agricultural land.

⁵Id.

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(i) Proximity of markets.

The market for grass hay grown on the property is limited to local hobby farms. markets There are no grain elevators or other commercial scale agricultural buyers or commodity storage facilities in the vicinity.

Conclusion

We believe that the conversion of these properties to urban use is consistent with the Supreme Court holding in the Lewis County case, the Clark County case, and by the criteria identified in the WAC. We thank you for the opportunity to comment on Gustafson and would be happy to provide further information upon request. We intend to present a more detailed analysis of each parcel during the Board of County Councilors' hearings on the matter, so that should they choose to include these parcels in the 2016 UGA update, those specific findings may be adopted. If you have any questions, comments or concerns please do not hesitate to contact me.

Sincerely,

JORDAN RAMIS PC



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Admitted in Washington and Oregon
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WA Direct Dial (360) 567-3913
OR Direct Dial (503) 598-5592

Enclosures

cc: Client



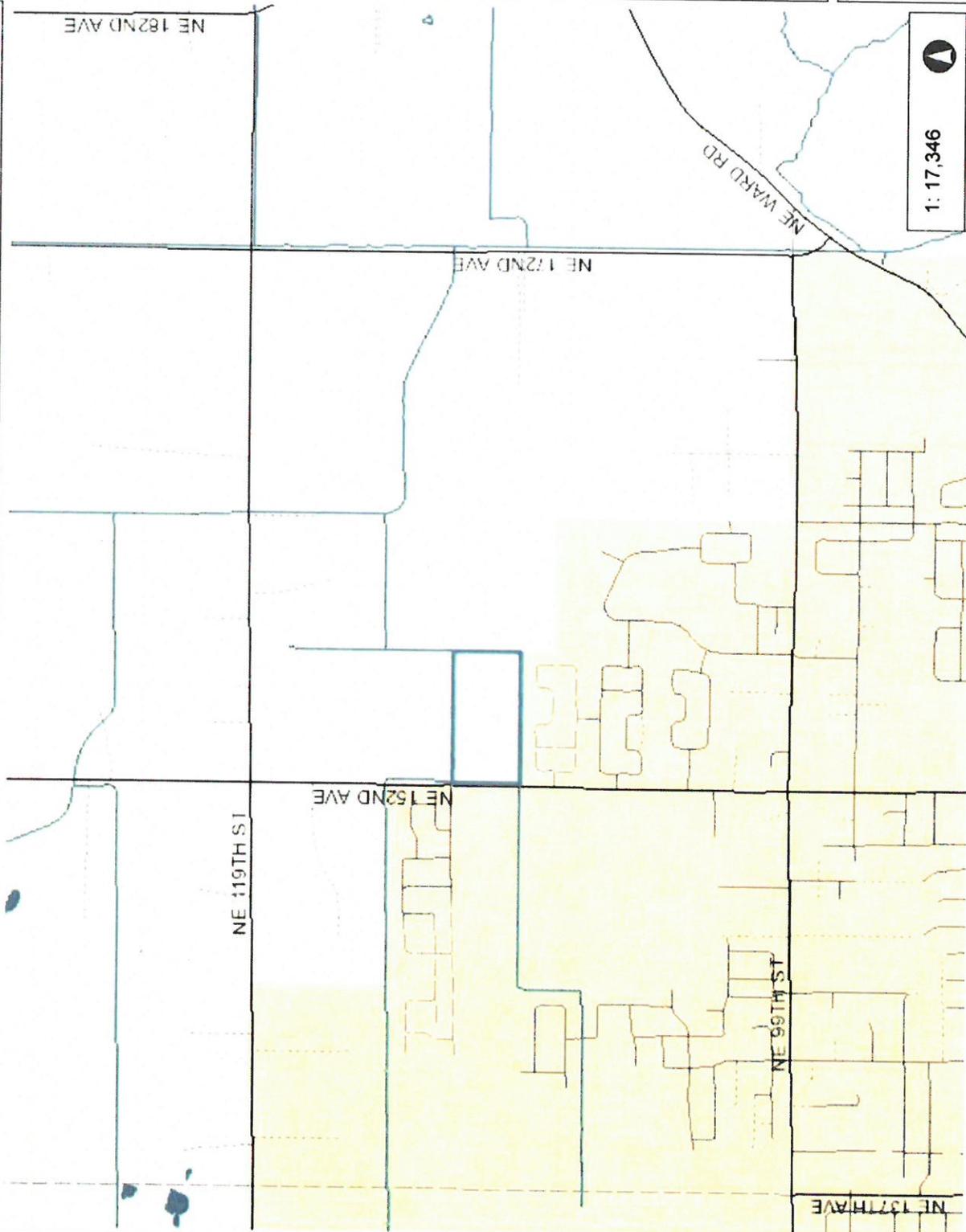
Gustafson



Legend

- County Outline
- County Outline
- Highway**
 - Interstate
 - State Route
 - Interstate Ramp
 - State Ramp
- Arterial**
 - Arterial
 - Forest Arterial
- Collector**
 - Minor
 - Forest
- Other**
 - Private, Other
 - Proposed
 - Unknown
- Stream Channels**
 - Major Waterbodies
 - Rural Centers
 - Cities Boundaries
 - Urban Growth Boundaries
 - County Boundary

Notes:



1: 17,346

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

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Clark County, WA. GIS - <http://gis.clark.wa.gov>

157 Wn. 2d. 488, Aug. 2006 Lewis County v. W. Wash. Growth Mgmt. Hearings Bd.

[No. 76553-7. En Banc.]

Argued November 10, 2005. Decided August 10, 2006.

LEWIS COUNTY, *Appellant*, v. THE WESTERN WASHINGTON GROWTH MANAGEMENT HEARINGS BOARD ET AL., *Respondents*.

[1] Counties - Land Use Controls - Growth Management Act - Administrative Review - Growth Management Hearings Board - Local Compliance With Act - Clearly Erroneous Test. A growth management hearings board may invalidate a local comprehensive plan provision or development regulation under the clearly erroneous standard of RCW 36.70A.320 (3) if, after reviewing the entire record and considering the goals and requirements of the Growth Management Act (chapter 36.70A RCW), the board has a firm and definite conviction that a mistake was made.

[2] Counties - Land Use Controls - Growth Management Act - Hearings Board Decision - Judicial Review - Appellate Review - Board Record. When reviewing a growth management hearings board decision, an appellate court sits in the same position as the superior court and applies the review standards of RCW 34.05.570 (3) directly to the record created before the board.

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[3] Counties - Land Use Controls - Growth Management Act - Construction - Deference to Hearings Board. While a growth management hearings board is required by RCW 36.70A.3201 to defer to a county's or city's planning choices that are consistent with the Growth Management Act (chapter 36.70A RCW), the board itself is entitled to deference in determining what the Growth Management Act requires; i.e., a court must give "substantial weight" to the board's interpretation of the act.

[4] Administrative Law - Judicial Review - Standard of Review - In General. Under RCW 34.05.570 (3), a court shall grant relief from an agency's adjudicative order if the order fails to meet any of the nine standards delineated in the statute.

[5] Counties - Land Use Controls - Growth Management Act - Hearings Board Decision - Judicial Review - Burden of Proof. The burden of demonstrating that a growth management hearings board erroneously applied the law or failed to follow prescribed procedures is on the party asserting error.

[6] Administrative Law - Judicial Review - Question of Law - Standard of Review. An issue of law in an administrative adjudication is reviewed by a court de novo under the error of law standard of RCW 34.05.570 (3)(d).

[7] Administrative Law - Judicial Review - Mixed Question of Law and Fact - Standard of Review. A court reviews a mixed question of law and fact in an agency adjudication by independently determining the law and then applying the law to the facts as found by the agency.

[8] Counties - Land Use Controls - Growth Management Act - Agricultural Land - Designation - Factors - Development Prospects. Under RCW 36.70A.170 (1)(a), which requires counties to designate as agricultural land those lands not already characterized by urban growth and having long-term significance for the commercial production of food or other agricultural products, and under RCW 36.70A.030 (10), which defines "long-term commercial significance" to include the growing capacity, productivity, and soil composition of land "or long-term commercial production in consideration with its proximity to population areas and the possibility of more intense uses thereof, counties must do more than simply catalogue lands that are physically suited to farming. They must consider development prospects - i.e., the "possibility of more intense uses" - in determining whether land has the enduring commercial quality needed to fit the agricultural land definition.[9] Counties - Land Use Controls - Growth Management Act - Agricultural Land - What Constitutes - Determination - Factors. For purposes of the Growth Management Act (chapter 36.70A RCW), and applying its definitions, "agricultural land" is land (1) not already characterized by urban growth; (2) that is primarily devoted to the commercial production of agricultural products enumerated in RCW 36.70A.030 (2), including land in areas

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used or capable of being used for production based on land characteristics; and (3) that has long-term commercial significance for agricultural production, as indicated by soil, growing capacity, productivity, and whether the land is near population areas or vulnerable to more intense uses. Counties may consider the development-related factors enumerated in WAC 365-190-050 (1) in determining which lands have long-term commercial significance.

[10] Counties - Land Use Controls - Growth Management Act - Agricultural Land - Designation - Factors - Agriculture Industry Needs. Although counties are not specifically authorized by statute to weigh the needs of the agriculture industry above all other considerations in designating and conserving agricultural lands, the Growth Management Act (chapter 36.70A RCW) does not prohibit such an approach. Inasmuch as the Growth Management Act does not dictate how much weight to assign each factor in determining which farmlands have long-term commercial significance, and where RCW 36.70A.030 (10) includes the possibility of more intense uses among factors to consider, it is not "clearly erroneous" for a county to weigh the agriculture industry's anticipated land needs above all else. If the farm industry cannot use land for agricultural production due to economic, irrigation, or other constraints, the possibility of more intense uses of the land is heightened. RCW 36.70A.030 (10) permits such considerations in designating agricultural lands.

[11] Counties - Land Use Controls - Growth Management Act - Agricultural Land - Designation - Factors - "Nonfarm" Economic Needs of Farmers. Serving the "nonfarm" economic needs of farmers is not a logical or permissible consideration in designating agricultural lands under the Growth Management Act (chapter 36.70A RCW). The "nonfarm" economic needs of farmers is a goal. Thus, it is not a characteristic of farmland to be evaluated in determining whether such land has long-term commercial significance. A farmer's presumed need for "nonfarm" income does not necessarily relate to soil, productivity, or growing capacity under RCW 36.70A.030 (10), or to proximity to population areas or the possibility of more intense uses of land.

[12] Counties - Land Use Controls - Growth Management Act - Agricultural Land - Designation - Nonagricultural Uses - Blanket Exclusions - Validity. In designating agricultural lands under the Growth Management Act (chapter 36.70A RCW), a county may not exclude a specified number of acres on every farm for nonfarm uses without regard to soil, productivity, or other specified factors in each farm area.[13] Counties - Land Use Controls - Growth Management Act - Agricultural Land - Conservation - Methodology - County Discretion - In General. Under RCW 36.70A.177, counties may choose how best to conserve designated agricultural lands

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so long as their methods are designed to conserve agricultural lands and encourage the agricultural community.

[14] Counties - Land Use Controls - Growth Management Act - Agricultural Land - Nonagricultural Uses - Validity - Test. Under the Growth Management Act (chapter 36.70A RCW), a county's agricultural land conservation regulations that allow specific nonfarm uses of farm land may be invalidated if they are not fashioned in such a way as to ensure that they do not negatively impact resource lands and activities and do not substantially interfere with the Growth Management Act goal of maintaining and enhancing the agricultural industry.

[15] Counties - Land Use Controls - Growth Management Act - Agricultural Land - Nonagricultural Uses - Residential Development - Zoning Code Protections - Sufficiency. A county's agricultural land conservation regulations may be invalidated under RCW 36.70A.060 if they fail to regulate farm housing to conserve agricultural prime soils, fail to prevent residential densities inconsistent with agriculture, and allow clustered residential subdivisions that are not designed either to ensure conservation of agricultural lands or to

encourage the agricultural economy. These deficiencies are not mitigated by a zoning code provision requiring that such nonfarm uses not detract from the overall productivity of the resource activity; such a provision provides insufficient protection to conserve agricultural lands and encourage the agricultural economy as required by RCW 36.70A.060 .

[16] Counties - Land Use Controls - Growth Management Act - Agricultural Land - Nonagricultural Uses - Innovative Zoning Techniques - Validity - Test. A zoning technique that allows nonfarm uses on designated agricultural lands constitutes a permissible "innovative zoning technique" within the meaning of RCW 36.70A.177 of the Growth Management Act only so long as it does not undermine the act's mandate to conserve agricultural lands for the maintenance and enhancement of the agricultural industry. After properly designating agricultural lands, a county may not then undermine the act's agricultural conservation mandate by adopting "innovative" amendments that allow the conversion of prime agricultural soils to an unrelated use.

[17] Counties - Land Use Controls - Growth Management Act - Agricultural Land - Nonagricultural Uses - Innovative Zoning Techniques - Validity - Question of Law or Fact. Whether a provision in a county's zoning code that allows nonfarm uses of designated agricultural lands constitutes a permissible "innovative zoning technique" within the meaning of RCW 36.70A.177 of the Growth Management Act is a question of law.

J.M. JOHNSON , SANDERS , and CHAMBERS , JJ., dissent in part by separate opinion.

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Nature of Action: A county sought judicial review of a growth management hearings board decision (1) that the county's designations of agricultural land in its growth management plan did not comply with the Growth Management Act (chapter 36.70A RCW) and (2) that county ordinances (a) allowing nonfarm uses within designated agricultural lands, (b) excluding "farm centers" and farm homes from agricultural lands, and (c) requiring "sufficient irrigation capability" for designation as Class A farmland were invalid. The county also sought review of a separate hearings board order requiring that potential agricultural resource lands in rural zones be preserved from incompatible development until a compliant approach is utilized by the county so that such lands will be available for assessment under a compliant approach.

Superior Court: The Superior Court for Lewis County, No. 04-2-00477-1, H. John Hall, J., on February 23, 2004, entered a judgment upholding the board's decisions.

Supreme Court: Holding that the hearings board applied the wrong definition of "agricultural land" in assessing the county's compliance with the Growth Management Act, but holding that the hearings board properly invalidated the county's ordinances which allowed nonfarm uses within designated agricultural lands and which excluded "farm centers" and farm homes from those lands, the court *affirms* the judgment in part, *reverses* it in part, and *remands* the case to the hearings board for further proceedings .

Deanna Zieske , pro se.

Alexander W. Mackie (of Perkins Cole, L.L.P.); and Jeremy R. Randolph , Prosecuting Attorney, and Douglas E. Jensen , Deputy, for appellant.

Lewis H. Zieske, Jr. , for respondents.

Timothy E. Allen and Tim Trohimovich on behalf of Futurewise, amicus curiae.

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Robert M. McKenna , Attorney General, Maureen A. Hart , Senior Assistant, and Alan D. Copsey , Assistant, on behalf of the Washington Attorney General, amicus curiae.

¶1 ALEXANDER, C.J. - After failing four times to satisfy the Western Washington Growth Management Hearings Board (Board) that it properly designated agricultural lands for conservation under the Growth Management Act (GMA), chapter 36.70A RCW, Lewis County now asks us to reverse the latest Board orders rebuffing its efforts. We conclude that the Board incorrectly defined agricultural land in reviewing Lewis County's 2003 ordinances. Accordingly, we reverse the Board's conclusion that the county violated the GMA by focusing on the farm industry's projected needs, rather than on soil and land characteristics, in designating agricultural lands for conservation. We also remand the case to the Board to determine whether the county's designations of agricultural land comply with the GMA, using the correct definition of agricultural land. ¶2 We conclude, however, that the Board did not err by invalidat

¶2 We disagree with the dissent's assertion that this court should "instruct the Board to remand to Lewis County to allow the county and its legislative body to correct the designations of land given this new definition." Dissent at 514. First of all, we are not establishing a "new definition." The legislature defined agricultural land when it adopted RCW 36.70A.030 (2). We are simply interpreting that definition, using traditional tools of statutory construction in order to resolve the present dispute over what the legislature meant in RCW 36.70A.030 (2). Secondly, the GMA already requires the Board to remand to the county any regulation or plan that is determined to be noncompliant. RCW 36.70A.300 (3). Therefore, to the extent that Lewis County's designation of 54,400 acres of agricultural land turns out to be off the mark, the GMA already ensures that the county will decide how to correct that problem. In that sense, we do not disagree with the dissent. Besides, because we affirm the Board's other findings of noncompliance, Lewis County already will have to reconsider its approach to conserving designated lands. Finally, although we conclude that both the Board and Lewis County misinterpreted the definition of agricultural land in RCW 36.70A.030 (2), that does not necessarily mean that Lewis County designated the wrong parcels (or too few of them). The extent to which the designated parcels match the actual definition of agricultural land is a compliance question, and therefore is properly directed to the Board, the agency charged with determining GMA compliance. RCW 36.70A.320 (3). It seems that the dissent would bypass the Board and allow counties to decide whether their own actions comply with the GMA. For example, the dissent complains that these "unelected boards" may "micromanage land use plans for counties." Dissent at 510 n.19. While bypassing the Board certainly would promote the dissent's goal of "allowing the . . . local government to govern" it would contradict the intent of the legislature for a quasi-judicial body to evaluate GMA compliance. Dissent at 514.

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ing the ordinances that: (a) allowed nonfarm uses within designated agricultural lands, and (b) excluded "farm centers" and farm homes from those lands. Therefore, we partially affirm the Board's orders.

¶2 Lewis County has long struggled to meet GMA requirements to designate and conserve agricultural lands. In June 2000, March 2001, and July 2002, the Board found the county's efforts noncompliant.

¶3 In response to the Board's September 8, 2003, deadline to achieve GMA compliance, the county staff prepared a report explaining how it identified agricultural lands to be conserved. The 2003 staff report said that of the 1,117 farms existing in Lewis County as of the 1997 census, only 176 farms had gross sales of \$25,000 or more, and only 161 of them were larger than 180 acres. The report also said that of about 150,000 acres eligible for agricultural designation based on soil type, about 50,000 had no recent agricultural activity. The report described a decline in dairies and field crops, an absence of "significant clusters" of organic farms, and a poultry industry constrained by a lack of water rights. Clerk's Papers (CP) at 242. The report also said no land conservation was needed for the hay and Christmas tree industries because they do not depend on soil, and "[g]rass hay in particular is a marginal operation, in that in good years the return is often barely enough to pay taxes on the property." *Id.* at 254. Finally, the staff report said most Lewis County farms are not economically self sufficient and

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therefore need "non farm income" for survival. *Id.* To address that need, the report recommended allowing each farm to have a "farm center" of up to five acres where rural commercial and industrial uses would be allowed. *Id.* at 255.

¶4 The Lewis County Planning Commission held public hearings and approved the staff report almost entirely. It recommended that the Lewis County Commission designate 54,500 acres of agricultural land, "appropriate in location and amount to reasonably conserve the land-based needs of the commercial agriculture industry for the foreseeable future."² *Id.* at 283. On September 8, 2003, the Lewis County Commission adopted by ordinance the planning commission findings and most of its recommendations, along with maps designating an agricultural zone of about 54,400 acres. And while prohibiting certain nonfarm land uses, the commission allowed others - including residential subdivisions, home-based businesses and telecommunication facilities - to be located in agricultural lands as long as they met certain conditions.³ The ordinances designated 13,767 of "Class A" farmlands, characterized by prime farm soils, over 40,000 acres of "Class B" farmlands, and "[f]armlands of [l]ocal [i]mportance." *Id.* at 670. The commission removed some lands from designation because they: (1) had "already been divided," (2) "lost irrigation rights," or (3) were "isolated and in areas where land development and potential changes create the potential for conflict and . . . significant change." *Id.* at 283. The latter included lands near Interstate 5 where the county wants to attract "major industry." *Id.*

¶5 The county's designation of 54,400 acres of agricultural lands, as compared with 66,000 acres receiving special agricultural tax status and 283,000 acres of land with prime farm soils in Lewis County, was controversial. In

²Planning Commissioners ultimately recommended conserving 2,800 acres fewer than the county staff had recommended.

³One condition was to "not adversely affect the overall productivity of the farm nor affect any of the prime soils on any farm." CP at 381.

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January 2004, the Board held a hearing to review citizen petitions challenging the county's 2003 actions and to determine GMA compliance.⁴ The citizen petitioners, using soil and aerial maps, claimed to identify 140,645 acres that were currently or recently used for agriculture and that should have been conserved. In February 2004, the Board issued a 49-page order concluding that Lewis County still failed to comply with the GMA. The Board reasoned as follows:

The GMA defines the requirements for designating natural resource lands based on the characteristics of the lands. Instead of basing its designation decisions on the characteristics of agricultural land, Lewis County focused its decision-making on its assessment of the needs of the local agricultural industry Historically, in Lewis County as well as in other counties, the agricultural industry has changed as the market for agricultural products changed. Agricultural economists are not able to predict which products will be in demand next year, let alone for the foreseeable future. The legislature, therefore, did not tie the designation of agricultural lands to economic conditions which shift unpredictably but to the characteristics of the land. The moving concern underlying the GMA's requirement for designation and conservation of agricultural lands is to preserve lands capable of being used for agriculture because once gone, the capacity of those lands to produce food is likely gone forever.

CP at 634. The Board invalidated the ordinances and maps that (a) designated the agricultural lands to be conserved, (b) excluded "farm centers" and farm homes from designated agricultural lands, (c) allowed nonagricultural uses on the designated lands, and (d) required "sufficient irrigation capability" for designation as Class A farmland.⁵ CP at 674, 675. In a May 2004 order on reconsideration, the Board said that "until the County utilizes a compliant approach . . . potential agricultural resource lands in the

⁴Petitioners included Vince Panesko, Eugene Butler, and 14 other respondents in this case.

⁵The Board found that only 5,765 of the 117,767 acres being farmed in Lewis County as of 1997 were irrigated.

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rural zones must be preserved from incompatible development so that they will be *available* for assessment under a compliant approach."⁶ *Id.* at 684.

¶6 Lewis County appealed both 2004 orders to the Lewis County Superior Court. On December 23, 2004, the superior court affirmed the Board's orders, agreeing with the Board that "the . . . 'needs of the industry' argument is clearly erroneous" and that "the definition of long-term significance refers to the growing capacity and productivity of the soil." *Id.* at 10. We granted review.

II

[1, 2]¶7 The Growth Management Hearings Board is charged with adjudicating GMA compliance and invalidating noncompliant plans and development regulations. RCW 36.70A.280, .302. The Board "shall find compliance" unless it determines that a county action "is clearly erroneous in

view of the entire record before the board and in light of the goals and requirements" of the GMA. RCW 36.70A.320 (3). To find an action "clearly erroneous," the Board must have a "firm and definite conviction that a mistake has been committed." *Dep't of Ecology v. Pub. Util. Dist. No. 1 of Jefferson County*, 121 Wn.2d 179, 201, 849 P.2d 646 (1993). On appeal, we review the Board's decision, not the superior court decision affirming it. *King County v. Cent. Puget Sound Growth Mgmt. Hearings Bd.*, 142 Wn.2d 543, 553, 14 P.3d 133 (2000) (hereinafter referred to as *Soccer Fields*). "We apply the standards of RCW 34.05 directly to the record before the agency, sitting in the same position as the superior court." *Id.* (quoting *City of Redmond v. Cent. Puget Sound Growth Mgmt. Hearings Bd.*, 136 Wn.2d 38, 45, 959 P.2d 1091 (1998)).

«6»The reconsideration order also reversed the Board's invalidation of maps designating Class A and Class B farmlands, finding that those lands were adequately protected pending full compliance. But the order upheld the invalidation of maps designating "Class C" farmlands in rural zones - citing concerns that land with prime soils or recent farming activity could be lost to nonfarm development in the absence of agricultural zoning.

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¶378 The legislature intends for the Board "to grant deference to counties and cities in how they plan for growth, consistent with the requirements and goals of" the GMA. RCW 36.70A.320 1. But while the Board must defer to Lewis County's choices that are consistent with the GMA, the Board itself is entitled to deference in determining what the GMA requires. This court gives "substantial weight" to the Board's interpretation of the GMA. *Soccer Fields*, 142 Wn.2d at 553. «7»

¶479 Under the Administrative Procedure Act (APA), chapter 34.05 RCW, a court shall grant relief from an agency's adjudicative order if it fails to meet any of nine standards delineated in RCW 34.05.570 (3). Here, Lewis County asserts that the Board erroneously applied the law, warranting relief under RCW 34.05.570 (3)(d), and engaged in an unlawful decision-making process. RCW 34.05.570(3)(c). The burden of demonstrating that the Board erroneously applied the law or failed to follow prescribed procedure is on the party asserting error. *Soccer Fields*, 142 Wn.2d at 553. Our review of issues of law under RCW 34.05.570 (3)(d) is de novo. *Thurston County v. Cooper Point Ass'n*, 148 Wn.2d 1, 8, 57 P.3d 1156 (2002). "On mixed questions of law and fact, we determine the law independently, then apply it to the facts as found by the agency." *Id.* (citing *Hamel v. Employment Sec. Dep't*, 93 Wn. App. 140, 145, 966 P.2d 1282 (1998), *review denied*, 137 Wn.2d 1036 (1999)).

III

¶10 Under the GMA, Lewis County must designate "[a]gricultural lands that are not already characterized by

«7»The dissent wrongly summarizes the Board's role as merely this: "to ensure that the proper legislative bodies under the GMA are making the decisions mandated," as if any decisions will do. Dissent at 514. Actually, the Board is empowered to determine whether county decisions comply with GMA requirements, to remand noncompliant ordinances to counties, and even to invalidate part or all of a comprehensive plan or development regulation until it is brought into compliance. RCW 36.70A.300 (3), 320(3), 302(1). In other words, the Board is more than a deskbook dayminder telling counties what decisions are due.

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urban growth and that have long-term significance for the commercial production of food or other agricultural products." RCW 36.70A.170 (1)(a). In addition, the county must adopt development regulations "to assure the conservation of" those agricultural lands designated under RCW 36.70A.170. RCW 36.70A.060 (1). «8»The parties in this case offer contrary definitions of the lands subject to these requirements. As a threshold matter, then, we must identify the correct definition of "agricultural lands" under the GMA.

¶11 Lewis County designated agricultural lands based on its own definition: "those lands necessary to support the current and future needs of the agricultural industry in Lewis County, based upon the nature and future of the industry as an economic activity and not on the mere presence of good soils." CP at 418. The Board called the county's definition clearly erroneous, saying, "We note that throughout the GMA and the court decisions construing it the focus is on the nature of the *land*, not on the nature of the agricultural industry that is using the land at any given time." *Id.* at 640. The Board also said "[t]he GMA calls for designation of agricultural lands based on characteristics of the land" that affect long-term production capability. *Id.* But to be guided strictly by the physical nature of the land would stifle economic development in counties like Lewis, which have a significant amount of potentially good farmland, much of which is unproductive. For reasons set forth below, we conclude that the Board's and county's definitions of agricultural land are both incorrect.

¶12 The GMA defines agricultural land as "land primarily devoted to the commercial production of horticultural, viticultural, floricultural, dairy, apiary, vegetable, or animal products or of berries, grain, hay, straw, turf, seed, Christmas trees . . . or livestock, and that has long-term commercial significance for agricultural production." RCW 36-

«8»Lewis County became subject to GMA planning mandates in July 1993 and first designated agricultural lands in 1996. Until 1996, the county had no zoning laws at all.

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.70A.030(2). Thus, the legislature established that agricultural lands are those which (1) are "primarily devoted to" commercial agricultural production and (2) have "long-term commercial significance" for such production. RCW 36.70A.030 (2). We now turn to what these terms mean.

¶13 This court previously addressed the meaning of the term "primarily devoted to" in *City of Redmond v. Central Puget Sound Growth Management Hearings Board*, 136 Wn.2d 38, 959 P.2d 1091 (1998) (hereinafter referred to as *Benaroya I*). «9»a case in which landowners challenged designation of their land as agricultural. We said there that land is primarily "devoted to" commercial agricultural production "if it is in an area where the land is actually used or capable of being used for agricultural production," and that a landowner's intended use of land is not conclusive. *Id.* at 53.

¶14 In the present case, the Board relied partly on the aforementioned language in concluding that Lewis County improperly excluded from

designation those lands that are "capable of being used" for farm production. CP at 637. But *Benaroya I* dealt only with whether land is "primarily devoted to" farming under RCW 36.70A.030. *Benaroya I*, 136 Wn.2d at 49. The other question in designating agricultural land, neglected by the Board in this case, is whether land also has "long-term commercial significance" for farm production.

[8]15 The GMA says that long-term commercial significance "includes the growing capacity, productivity, and soil composition of the land for long-term commercial production, in consideration with the land's proximity to population areas, and the possibility of more intense uses of the land." RCW 36.70A.030 (10) (emphasis added). Thus, coun

«9»The issue in *Benaroya I* was whether a landowner must intend for the land to be "devoted to" agriculture to be subject to designation. We said, "While the land use on the particular parcel and the owner's intended use for the land may be considered along with other factors in the determination of whether a parcel is in an area primarily devoted to commercial agricultural production, neither current use nor landowner intent of a particular parcel is conclusive for purposes of this element of the statutory definition." *Benaroya I*, 136 Wn.2d at 53.

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ties must do more than simply catalogue lands that are physically suited to farming. They must consider development prospects (the "possibility of more intense uses") in determining if land has the enduring commercial quality needed to fit the agricultural land definition.

¶16 While this court has not previously interpreted RCW 36.70A.030 (10), we approve of the approach used by the Court of Appeals in *Manke Lumber Co. v. Diehl*, 91 Wn. App. 793, 959 P.2d 1173 (1998), review denied, 137 Wn.2d 1018 (1999). In *Manke*, Mason County challenged a Board decision to invalidate its designation of forest lands, subject to the same GMA conservation requirements as agricultural lands. In holding that the Board erred, the court relied largely on WAC 365-190-050, «10» a Washington Department of Community, Trade and Economic Development regulation designed to guide counties in determining which agricultural and forest lands have "long-term commercial significance." That regulation says that counties

shall also consider the combined effects of proximity to population areas and the possibility of more intense uses of the land as indicated by:

- (a) The availability of public facilities;
- (b) Tax status;
- (c) The availability of public services;
- (d) Relationship or proximity to urban growth areas;
- (e) Predominant parcel size;
- (f) Land use settlement patterns and their compatibility with agricultural practices;
- (g) Intensity of nearby land uses;
- (h) History of land development permits issued nearby;
- (i) Land values under alternative uses; and
- (j) Proximity of markets.

«10»The decision refers to WAC 365-190-060 but cites language identical to the current WAC 365-190-050.

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WAC 365-190-050 (1). «11»The court in *Manke* determined that the Board misapplied the GMA, and that the county could limit forest land designations to parcels of at least 5,000 acres that have a forest tax classification because the guidelines allow consideration of "predominant parcel size" and "tax status" in determining long-term significance. See *Manke*, 91 Wn. App. at 807-08.

[9]17 In sum, based on the plain language of the GMA and its interpretation in *Benaroya I*, we hold that agricultural land is land: (a) not already characterized by urban growth (b) that is primarily devoted to the commercial production of agricultural products enumerated in RCW 36.70A.030 (2), including land in areas used or capable of being used for production based on land characteristics, and (c) that has long-term commercial significance for agricultural production, as indicated by soil, growing capacity, productivity, and whether it is near population areas or vulnerable to more intense uses. We further hold that counties may consider the development-related factors enumerated in WAC 365-190-050 (1) in determining which lands have long-term commercial significance. We, therefore, remand this case for the Board to apply the correct definition of agricultural land in determining whether Lewis County's 2003 ordinances complied with RCW 36.70A.170 (1).

IV

[10]18 The respondent citizens in this case argue that "[n]owhere in the GMA or in the implementing WACs is there authority to limit agricultural resource lands designations using an industry needs assessment." Br. of Resp'ts

«11»Interestingly, while the state of Washington's amicus brief argues that the "structure" of WAC 365-190-050 supports the primacy of soil characteristics, it does not mention the extensive text devoted to these development-related considerations that have nothing to do with soil. State's Amicus Curiae Br. at 10. Besides, the regulation's structure merely mirrors the order in which the underlying statute, RCW 36.70A.030 (10), lists the factors to consider in determining long-term commercial significance. Neither the statute nor the

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at 10. While it is true that no statute specifically authorizes counties to weigh industry needs above all other considerations in designating and conserving agricultural land, this does not mean the GMA prohibits such an approach. As noted above, the GMA's stated intent is to recognize the "broad . . . discretion" of counties to make choices within its confines. RCW 36.70A.030(1). Because the GMA does not dictate how much weight to assign each factor in determining which farmlands have long-term commercial significance, and because RCW 36.70A.030 (10) includes the possibility of more intense uses among factors to consider, it was not "clearly erroneous" for Lewis County to weigh the industry's anticipated land needs above all else. If the farm industry cannot use land for agricultural production due to economic, irrigation, or other constraints, the possibility of more intense uses of the land is heightened. RCW 36.70A.030(10) permits such considerations in designating agricultural lands. Indeed, *Manke* involved some of the same considerations cited in the Lewis County staff report, undersized parcels and possible conflicts with nearby development. Therefore, the Board erred in concluding that Lewis County violated the GMA by designating agricultural lands based on the local farm industry's anticipated needs.

¶19 However, we do not decide whether Lewis County, in focusing on the needs of the local agriculture industry, went beyond the considerations permitted by WAC 365-190-050 and RCW 36.70A.030 in designating agricultural lands. Unfortunately, Lewis County's briefs do not explain the extent to which the county applied the specified factors. ¶12»

¶12»Rather than focusing on the mandates of RCW 36.70A.060 and .170 to designate and conserve agricultural lands as defined in RCW 36.70A.030, the county's opening brief, reply brief, and its answer to the amicus brief of Futurewise inexplicably dwell on GMA "planning goals," which merely offer guidance. See RCW 36.70A.020 ("The following goals are adopted to guide the development and adoption of comprehensive plans and development regulations" (emphasis added)). The county's line of argument is misguided. *Quadrant Corp. v. Central Puget Sound Growth Management Hearings Board* held that when there is a conflict between the "general" planning goals and more specific requirements of the GMA, "the specific requirements control." *Quadrant Corp. v. Cent. Puget Sound Growth Mgmt. Hearings Bd.*, 119 Wn. App. 582, 575, 81 P.3d 918 (2003), *rev'd in part on other grounds*, 154 Wn.2d 224, 110 P.3d 1132 (2005); see also *Quadrant Corp.*, 154 Wn.2d at 246 (this court "did not rely on the applicable goal in isolation nor did it hold the goals to independently create substantive requirements"). Thus, the county is mistaken in its apparent belief that the general goal in RCW 36.70A.020 (8) is the test for defining agricultural lands.

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And while Lewis County Ordinance 1179C does spell out in detail how the county considered WAC 365-190-050 factors in mapping agricultural lands, ¶13»the record does not indicate whether the county used permissible criteria in other decisions not explicitly tied to the WAC factors. For example, in not designating Christmas tree farms as agricultural land because they do not depend on a particular soil type, the county could have been considering the soil composition factor listed in RCW 36.70A.030 (10). But in light of the Christmas tree industry's relatively robust \$19.8 million in annual sales, it is not apparent why Lewis County would "consider" soil in this way, excluding productive tree farms from designated agricultural lands simply because they don't need the types of prime soil that other farm sectors need. Thus, upon remand, when the Board reviews whether Lewis County properly designated agricultural lands, the inquiry should include whether the county's decisions were "clearly erroneous" in light of the considerations outlined in RCW 36.70A.030 or WAC 365-190-050.

V

¶11, 12¶20 While most of the county's designation decisions at least possibly could have been based on per

¶13»For example, the county said it considered growing capacity and productivity by requiring agricultural land to have certain soil types, as well as sufficient irrigation capability "to grow the primary agricultural crops produced in Lewis County." CP at 378. The county considered predominant parcel size by requiring agricultural land to be at least 20 acres (for economic viability), or to meet the United States Department of Agriculture definition of "commercial" agriculture. The county considered availability of public facilities and services by requiring agricultural lands to be located outside areas where urban-level services are "conducive to the conversion" of farmland. *Id.* at 379.

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missible criteria, ¶14»We note one exception. In excluding "farm centers" and farm homes from designated agricultural lands, ¶15»the county sought "to serve the farmer's nonfarm economic needs." Opening Br. at 30. Serving the farmer's "nonfarm" economic needs is not a logical or permissible consideration in designating agricultural lands under the GMA. That is because it is a goal in and of itself, not a characteristic of farmland to be evaluated in determining whether such land has long-term commercial significance. A farmer's presumed need for "nonfarm" income does not necessarily relate to soil, productivity, or growing capacity under RCW 36.70A.030 (10), nor to proximity to population areas or the possibility of more intense uses of land. It has to do only with the farmer's bottom line. And while we share Lewis County's concern for the struggles farmers often face, we note that the GMA is not intended to trap anyone in economic failure, as evidenced by the mandate to conserve only those farmlands with long-term commercial significance. The problem with the county's approach is that any farmer could convert any five acres of farmland to more profitable uses, even if such conversion would remove perfectly viable fields from production. Thus it was clearly erroneous for Lewis County to exclude from designated agricultural lands up to five acres on every farm, without regard to soil, productivity, or other specified factors in each farm area. ¶16»Accordingly, we affirm the Board's invalidation of the blanket exclusion of five-acre farm

¶14»For example, in finding that farms need gross sales of \$25,000 or more for potential long-term significance, the county could have been considering "productivity" of the land or the "possibility of more intense uses" pursuant to RCW 36.70A.030 (10). It is not necessarily error to assume that farms with meager income are likely to succumb to development pressures. Similarly, in finding that farms smaller than 180 acres may not be cost effective, the county could have been considering productivity, the possibility of more intense uses, or "predominant parcel size."

¶15»While the county's briefs discuss this issue in the context of zoning choices, the Board correctly treated it as a designation issue. The Board found that excluding farm homes and farm centers from designated agricultural land was "clearly erroneous" because it "creates isolated pockets of inconsistent zoning in farmlands" and makes adjacent lands vulnerable to dedesignation. CP at 649, 675.

¹⁶⁶The dissent suggests that a county may designate agricultural land based on a farmer's economic needs or, for that matter, any other factors it deems worthy. Indeed, the dissent repeatedly invokes "discretion" as a mantra, as if the GMA places no bounds on county decisions. Dissent at 510, 511, 517, 518, 520, 524. For example, in defending Lewis County's decision to allow mining, residential subdivisions, and other nonfarm uses within designated farmlands, the dissent merely recites Lewis County's arguments without reference to the applicable GMA language. But the GMA says that Board deference to county decisions extends only as far as such decisions comply with GMA goals and requirements. RCW 36.70A.030. In other words, there are bounds. Furthermore, although we agree with the dissent in that counties may consider factors besides those specifically enumerated in RCW 36.70A.030 (1) in evaluating whether agricultural land has long-term commercial significance, that is not what happened here. Rather, Lewis County simply decided to serve its own goal, serving the farmer's nonfarm economic needs, instead of meeting the GMA's specific land designation requirements.

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centers and farm homes from designated agricultural lands.

VI

[13] 21 Having discussed whether Lewis County properly designated lands under RCW 36.70A.170, we now turn to the RCW 36.70A.060 duty to conserve designated lands. The GMA says in relevant part: "Each county . . . shall adopt development regulations . . . to assure the conservation of agricultural . . . lands designated under RCW 36.70A.170." RCW 36.70A.060 (1).

A county . . . may use a variety of innovative zoning techniques in areas designated as agricultural lands The . . . techniques should be designed to conserve agricultural lands and encourage the agricultural economy. A county . . . should encourage nonagricultural uses to be limited to lands with poor soils or otherwise not suitable for agricultural purposes.

RCW 36.70A.177 (1) (emphasis added).

[T]echniques a county . . . may consider include . . .

- (a) Agricultural zoning, which limits the density of development and restricts or prohibits nonfarm uses of agricultural land . . .
- (b) Cluster zoning . . .
- (c) Large lot zoning . . .

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(d) []quarter zoning . . .

(e) Sliding scale zoning

RCW 36.70A.177 (2). Thus, counties may choose how best to conserve designated lands as long as their methods are "designed to conserve agricultural lands and encourage the agricultural economy." RCW 36.70A.177 (1).

[14, 15] 22 Lewis County contends that the Board ignored RCW 36.70A.177 and mandated that all agricultural land be zoned for agriculture only, thereby imposing a "per se prohibition" on all nonagricultural uses there. Opening Br. at 33. But as the respondent citizens correctly noted, the Board orders contain no such prohibition. Br. of Resp'ts at 24. Rather, the Board concluded that the nonfarm uses allowed within farmlands, including mining, residential subdivisions, telecommunications towers and public facilities: (a) "are not limited in ways that would ensure that they do not impact resource lands and activities negatively," and (b) substantially interfere with achieving the GMA goal of maintaining and enhancing the agricultural industry. CP at 676. Furthermore, the Board found that the zoning failed to conserve agricultural land as required by RCW 36.70A.060. For example, the Board found that: (a) "[t]he failure to regulate farm housing to conserve agricultural prime soils and to prevent residential densities inconsistent with agriculture fails to conserve agricultural lands," (b) "[c]lustered residential subdivisions as currently allowed in the 13,767 acres of Class A Farmlands are not designed to ensure conservation of agricultural lands and encourage the agricultural economy," and (c) "the requirement that these uses not detract from the overall productivity of the resource activity is not sufficient protection." CP at 672. That is different from requiring a particular form of zoning or flatly prohibiting all nonfarm uses. In sum, Lewis County has not been stripped of the ability to use innovative zoning techniques pursuant to RCW 36.70A.177, as it contends. Rather, in invalidating the Lewis County ordinance allowing nonfarm uses of agricultural lands, the Board was simply making sure that the

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county's zoning methods are actually "designed to conserve agricultural lands and encourage the agricultural economy" as required by RCW 36.70A.177 (1).¹⁷⁶

[16] 23 The county also argued that the Board failed to heed this court's decision in *King County v. Central Puget Sound Growth Management Hearings Board*, 142 Wn.2d 543, 14 P.3d 133 (2000), which involved whether soccer fields could be located on agricultural lands. Opening Br. at 31-32. The county contends that the *Soccer Fields* test is whether a nonagricultural use "unreasonably" prevents agricultural land "from being used for its intended purpose," or "defeat[s]" the county's ability to maintain and enhance the farm industry. Opening Br. at 32. That is not the test. This court said, "In order to constitute an innovative zoning technique consistent with the overall meaning of the Act, a development regulation must satisfy the Act's mandate to conserve agricultural lands for the maintenance and enhancement of the agricultural industry." *Soccer Fields*, 142 Wn.2d at 560. "After properly designating agricultural lands . . . the County may not then undermine the Act's agricultural conservation mandate by adopting 'innovative' amendments that allow the conversion of entire parcels of prime agricultural soils to an unrelated use." *Id.* at 561. The court concluded that the soccer field zoning was noncompliant because it "would result in a long-term removal" of agricultural land from agricultural production, possibly never returning to agricultural use. *Id.* at 562. Thus, a zoning technique that allows nonfarm uses on designated agricultural lands satisfies the *Soccer Fields* test if it does not undermine the GMA mandate to conserve

¹⁷⁶The dissent appears to misperceive the scope of that RCW 36.70A.177 requirement for zoning methods to be "designed to conserve agricultural lands and encourage the

agricultural economy." That is simply the standard that a county must meet if it uses an innovative zoning technique to conserve agricultural lands. Confusingly, the dissent asserts that it is also "the standard we use when reviewing a board's determination of noncompliance and invalidity regarding nonresource uses." Dissent at 518. But the standard of review for Board determinations of noncompliance, as already noted, is drawn from the APA. Rather than apply the APA standard of review, the dissent simply offers bare assertions, i.e., "The uses that the Board found noncompliant are actually consistent with the GMA" to justify its conclusion that the Board erred. Dissent at 519.

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agricultural lands for the maintenance and enhancement of the farm industry.

¶17¶24 Applying the *Soccer Fields* test to this case, the question is whether Lewis County's ordinance allowing residential subdivisions and other nonfarm uses within designated agricultural lands undermined the GMA conservation requirement. This is a question of law, and we give "substantial weight" to the Board's interpretation of the GMA. *Id.* at 553. In concluding that Lewis County's permitting of nonfarm uses could "impact resource lands and activities negatively," and therefore substantially interferes with maintaining and enhancing the farm industry, the Board essentially interpreted the GMA to prohibit negative impacts on agricultural lands and activities. CP at 676. That is consistent with the RCW 36.70A.060 directive to conserve designated agricultural lands, the RCW 36.70A.020(8) goal of maintaining and enhancing the agricultural industry, and the *Soccer Fields* holding that innovative zoning may not undermine conservation. Therefore, the Board did not err in holding that the nonfarm uses of agricultural lands failed to comply with the GMA requirement to conserve designated agricultural lands.

VII

¶25 In conclusion, as explained above, we reverse the Board's decision that Lewis County may not designate agricultural lands based on the local farm industry's projected land needs. If the State wants to conserve all land that is capable of being farmed without regard to its commercial viability, it may buy the land.

¶26 We also remand the case for the Board to apply the correct definition of agricultural land, taking into account whether the county used permissible criteria. However, we affirm the Board's invalidation of the exclusion of farm homes and farm centers from designated agricultural lands because "serving the farmer's nonfarm economic needs" is

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not a permissible consideration. We also affirm the Board's invalidation of nonfarm uses within agricultural lands.^{«18»}

C. JOHNSON, MADSEN, BRIDGE, OWENS, and FAIRHURST, JJ., concur.

¶27 J.M. Johnson, J. (dissenting/concurring) - The legislature recognized the authority and wide discretion of county governments to adopt county comprehensive plans according to local growth patterns, resources, and needs. RCW 36.70A.010 -902; *Manke Lumber Co. v. Diehl*, 91 Wn. App. 793, 796, 959 P.2d 1173 (1998). This is the necessary starting point when reviewing any Growth Management Act (GMA), chapter 36.70A RCW, case involving review of local legislative planning decisions by one of the Growth Management Hearings Boards (GMA Boards).^{«19»}

¶28 The majority adequately recognizes this deference owed to county legislative bodies and the resulting standards of review. However, the majority disregards this principle when it upholds the GMA Board's decision to overturn Lewis County's (County) determination that farm centers and farm homes and certain other nonresource related uses are appropriate and allowable on agricultural and forest lands in the county. Therefore, I concur in part and dissent in part.

I. THE GROWTH MANAGEMENT ACT AND THE ROLE OF THE GMA BOARDS

¶29 Prior to reviewing these GMA Board decisions, it is necessary to provide a brief overview of the GMA, the creation of the three GMA Boards, the requirements for GMA Board membership, and the GMA Boards' limited role

^{«18»}Because we decide this case on statutory grounds we do not reach the procedural issues raised by Lewis County.

^{«19»}A separate concern, of constitutional dimension, is not presented today; whether these sui generis unelected boards, appointed by the governor, may overrule county legislators and micromanage land use plans for counties.

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to ensure compliance with GMA, while giving local legislative bodies discretion to address local needs.

¶30 In 1991 the Washington State legislature passed the GMA to help preserve Washington's environmental quality and to balance the inevitable growth with the quality of life concerns for the benefit of Washington residents. See LAWS OF 1990, 1st Ex. Sess., ch. 17, codified at ch. 36.70A RCW. The GMA recognizes 13 planning goals, which are not ranked in priority, are not meant to be exclusive, and are permitted to be given varying degrees of emphasis by local legislative bodies. RCW 36.70A.020; WAC 365-195-070 (1).

¶31 The GMA was to be a "bottom-up" approach, allowing local cities and counties the authority to make decisions based on their local needs in order to harmonize and balance the 13 statewide planning goals.^{«20»}

¶32 GMA was not intended to be a top-down approach with state agencies (or GMA Boards) dictating requirements to local entities. Thus, in accordance with the legislative language of the act, we have held that the GMA does not prescribe a single approach to growth management. RCW 36.70A.3201; *Viking Props. v. Holm*, 155 Wn.2d 112, 125-26, 118 P.3d 322 (2005) ("the ultimate burden and responsibility for planning, harmonizing the planning goals of [the GMA], and implementing a county's or city's future

«20»RCW 36.70A.020 lists the goals as:

1. Urban growth
2. Reduce sprawl
3. Transportation
4. Housing
5. Economic development
6. Property rights
7. Permits
8. Natural resource industries
9. Open space and recreation
10. Environment
11. Citizen participation and coordination
12. Public facilities and services
13. Historic preservation.

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rests with that community." (alteration in original) (quoting RCW 36.70A.3201).

¶33 Thus, the GMA is implemented exclusively by city and county governments and is to be construed with the flexibility to allow local governments to accommodate local needs. *Viking Props.* , 155 Wn.2d at 125 -26.

¶34 Rather than have GMA disputes proceed directly to superior court, the legislature created three regional GMA Boards to resolve land disputes under the GMA - Western Washington Growth Management Board, Eastern Washington Growth Management Board, and Central Puget Sound Growth Management Board. RCW 36.70A.250 . In this case we are dealing with the Western Washington Growth Management Board (Board).

¶35 The role of GMA Boards is quasi-judicial and each may interpret for counties and cities the requirements of the GMA to ensure compliance with the GMA's 13 goals. GMA Boards are the first level to resolve conflicting interpretations in order to resolve land disputes quickly and efficiently. GMA Boards are empowered to "hear and determine" allegations that a city, county, or state agency has not complied with the goals and requirements of the GMA and related provisions of the Shoreline Management Act of 1971«21»and the State Environmental Policy Act.«22»RCW 36.70A.280 .

¶36 GMA Boards review petitions for review regarding (1) designation of resource lands and critical areas, (2) regulations to conserve and protect critical areas, (3) designation of urban growth boundaries, and (4) comprehensive plans, development regulations, and shoreline master plans. Each board may also review the 20-year growth management plans, determine issues of standing, and has the task of making adjustments to growth management planning projects while considering statewide implications. RCW 36.70A.280 .

«21»Ch. 90.58 RCW.

«22»Ch. 43.21C RCW.

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¶37 However, the role of GMA Boards is very limited. The legislature requires each GMA Board "to grant deference to counties and cities in how they plan for growth, consistent with the requirements and goals of" the GMA. RCW 36.70A.3201 . While we give weight to each GMA Board's decisions, deference is required to county planning actions if consistent with the goals and requirements of the GMA. *State v. Bradshaw* , 152 Wn.2d 528 , 535, 98 P.3d 1190 (2004), *cert. denied* , 544 U.S. 922 (2005). Moreover, if a GMA Board fails to give deference to a county planning decision that complies with the GMA, the GMA Board's ruling is not entitled to deference from this court. *Quadrant Corp. v. State Growth Mgmt. Hearings Bd.* , 154 Wn.2d 224 , 238, 110 P.3d 1132 (2005).

¶38 Some GMA Boards have recognized their very limited authority: that they are not allowed to reach constitutional or equitable issues nor are they empowered to resolve disputes related to impact fees (RCW 82.02.020). See e.g. , *Alberg v. King County* , No. 95-3-0041, Cent. Puget Sound Growth Mgmt. Hr'gs Bd. Final Dec. & Order 1109 (Wash. Sept. 13, 1995) (GMA Board can't reach constitutional or equitable issues); *Master Builders Ass'n of Pierce County v. City of Bonney Lake* , No 05-3-0045, Cent. Puget Sound Growth Mgmt. Hr'gs Bd. Final Order (Wash. Jan. 12, 2006) (GMA Board does not have jurisdiction to decide issues related to impact fees imposed under chapter 82.02 RCW.).

¶39 While "substantial weight" is afforded to a GMA Board's interpretation of the GMA,«23»they are not judicial or legislative officers. The board members are not elected, but are appointed by the sitting governor for six-year terms (without legislative confirmation). In order to be eligible to participate on a GMA Board, the GMA simply requires of members (1) that at least one attorney and one former local elected official serve on each board, (2) that each board member reside within the region for which the GMA Board has jurisdiction and is qualified by "experience or training

«23» *King County v. Cent. Puget Sound Growth Mgmt Hearings Bd.* , 142 Wn.2d 543 , 553, 14 P.3d 133 (2000).

in matters pertaining to land use planning," and (3) that no more than two members may reside in the same county nor be from the same political party. RCW 36.70A.260.

¶140 In summary, in order to effectuate the true legislative intent of the GMA, local legislative bodies must be free to address local needs and concerns. Each GMA Board's limited quasi-judicial role is to ensure that the proper legislative bodies under the GMA are making the decisions mandated.

II. AGRICULTURAL LAND AND FARM CENTERS AND FARM HOMES

¶141 The majority properly ascertains the definition of agricultural land from the plain language of the GMA and our prior case law. See majority at 498-500 (citing *City of Redmond v. Cent. Puget Sound Growth Mgmt. Hearings Bd.*, 136 Wn.2d 38, 959 P.2d 1091 (1998)). However, the majority and I differ as to the appropriate remedy. The majority would remand the issue to the Board and instruct them to apply the definition. Majority at 502. This will further protract and delay while not allowing the appropriate local government to govern.^{«24»}

¶142 I also would remand to the Board (as remand is procedurally necessary) but would instruct the Board to remand to Lewis County to allow the county and its legislative body to correct the designations of land given this new definition. Lewis County must be allowed to alter its plans, if it so desires.

¶143 The majority summarily affirms the Board's finding of noncompliance pertaining to farm homes and farm centers. See majority at 505-06. Specifically, the Board found that the provisions allowing farm centers and farm homes failed to comply with the GMA requirements for designation

^{«24»}Notably, Lewis County has apparently been under constant review of the Board since 2000 as the Board found Lewis County noncompliant in 2000, 2001, and 2002. Pursuant to RCW 36.70A.130 (4)(b) the Board is to review Lewis County's comprehensive plan every seven years. Thus, by the time this opinion issues, Lewis County will be on the cusp of yet another review and they have not fully completed this review.

of agricultural resource lands. Clerk's Papers (CP) at 31. I disagree. The farm centers and farm homes that Lewis County allowed are compatible with agricultural lands under the requirements of the GMA.

¶144 Lewis County allowed specific farm homes and farm centers to be excluded from the designation of long-term agricultural lands (and thus allowed in those areas):

Long-term commercially significant designations do not include (a) the "farm home" (a house *currently* on designated lands as the date of designation and a contiguous 5 acres, to be segregated by boundary line adjustment for separate financing purposes; and (2) "farm centers," being those lands *existing at the time of designation*, marked by impervious (gravel or paved) surfaces, including buildings and sheds and storage areas) not to exceed 5 acres, which shall be available for rural commercial and industrial uses under guidelines established as a conditional use. (Non-farm development on the farm center shall not be effective until the County completes the terms of the special use permit.)

Lewis County Ordinance 1179E, CP at 418 (emphasis added). These farm homes and farm centers were areas that had preexisting nonagricultural uses. *Id.* In adopting the above ordinance, Lewis County reasoned that "[t]he family home on the farm is not farmed and is often used for numerous activities that provide economic return to the farm family other than farm agriculture." CP at 255. Regarding farm centers, such as roadside stands for sale of farm products, Lewis County reasoned that "[f]arms in Lewis County have areas developed by paved or gravel level areas, barns, sheds, storage facilities, equipment and machine storage and maintenance areas . . . [s]uch areas support the farm activity, but are not cropped, tilled, or generally used for soil-based agriculture, nor are they likely to in the future." CP at 255. Moreover, the farm centers were to be "centered around the existing barn and shed facilities." CP at 255.

¶145 The purpose of farm homes and farm centers was to ensure the long-term survival of agricultural land by allow

ing farmers to supplement their income. "[M]ost farms are not economically self sufficient . . . 'on farm non farm income' and the ability of the farm to provide non farm economic opportunities are both essential to the survival of long-term agriculture in Lewis County." CP at 254-55; 853. This income is a substantial component of financial viability for farms in Lewis County.

¶146 Such farm centers were often already developed on lands in which the soil was not used for agriculture. A farm house and contiguous land was limited to five acres. Lewis County's Opening Br. at 30. Thus, these farm centers and farm homes have a minimal effect on agricultural land. Lewis County notes that

The designation of the farm home and the farm center from long-term commercially significant lands will not have a major impact on the conservation and protection of long-term commercially significant agricultural lands because

- a. Such lands are commonly not in production; and
- b. The land removed from the total designation is estimated to be approximately 2,000 acres, still leaving ample reserve for current agricultural production and future growth.

CP at 255-56. Moreover, home occupations and small commercial activities have previously coexisted with and supported farms and there is no evidence that such coexistence harmed the long term commercial significance of agricultural land. See CP at 857.

¶47 The majority states that "[s]erving the farmer's . . . economic needs is not a . . . permissible consideration under the GMA." Majority at 0. This is illogical and would lead to fewer farms. As a legal conclusion, it is wrong; the GMA does not prohibit consideration of farmers economic needs.

¶48 The majority reads RCW 36.70A.030 (10) as an exclusive list of what "long-term commercial significance" means. Majority at 501. However, the plain language of the statute shows that the list is not exclusive: "[l]ong-term commercial significance" *includes* the growing capacity, pro

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ductivity, and soil composition of the land for long-term commercial production." RCW 36.70A.030 (10) (emphasis added). Thus, counties may consider other factors in determining whether land has "long-term commercial significance," including the farmers' economic needs. Moreover, as the planning commission recognized, "most farms are not economically self sufficient, and that 'on farm non farm income' and the ability of the farm to provide non farm economic opportunities are both essential to the survival of long-term agriculture in Lewis County." CP at 254-55. Allowing farm centers actually furthers the goals of the GMA because farmers will continue to farm because they are able to ensure a profit by supplementing their income through sales, etc.

¶49 Farm centers and farm homes are compatible with the requirements of the GMA and may be necessary to perpetuate farms, as the Lewis County elected officials decided after extended and public consideration.

III. NONRESOURCE USES

¶50 The GMA directs counties to do management and planning but allows county government broad discretion to decide what is best for each county. This discretion is especially important when considering nonresource uses on forest and agricultural land.

¶51 RCW 36.70A.060 , the development regulations for natural resource lands and critical areas, uses mandatory language and thus imposes a requirement. RCW 36.70A.060(1) provides:

Each county . . . shall adopt development regulations on or before September 1, 1991, to assure the conservation of agricultural , forest , and mineral resource lands designated under RCW 36.70A.170 . Regulations adopted under this subsection may not prohibit uses legally existing on any parcel prior to their adoption and shall remain in effect until the county or city adopts development regulations pursuant to RCW 36.70A.040 . Such regulations shall assure that the use of lands adjacent to

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agricultural, forest, or mineral resource lands shall not interfere with the continued use, in the accustomed manner and in accordance with best management practices, of these designated lands for the production of food, agricultural products, or timber, or for the extraction of minerals.

(Emphasis added.)

¶52 This court interpreted this statute in the " Soccer Fields " case stating: "The County is to conserve agricultural land in order to maintain and enhance the agricultural industry and to discourage incompatible uses." *King County v. Cent. Puget Sound Growth Mgmt. Hearings Bd.* , 142 Wn.2d 543 , 557, 14 P.3d 133 (2000) (emphasis omitted) (hereinafter *Soccer Fields*).

¶53 RCW 36.70A.177 (1), allowing innovative zoning techniques, uses discretionary language, which indicates a recommendation not a requirement:

A county or a city may use a variety of innovative zoning techniques in areas designated as agricultural lands of long-term commercial significance under RCW 36.70A.170 . The innovative zoning techniques should be designed to conserve agricultural lands and encourage the agricultural economy. A county or city should encourage nonagricultural uses to be limited to lands with poor soils or otherwise not suitable for agricultural purposes.

(Emphasis added.) The explicit purpose of this statute is to allow counties to apply creative alternatives that conserve agricultural lands and maintain and enhance the agricultural industry. *Soccer Fields* , 142 Wn.2d at 561 .

¶54 The majority reads these two statutes together to mean that "counties may choose how best to conserve designated lands as long as their methods are 'designed to conserve agricultural lands and encourage the agricultural economy.'" Majority at 507 (quoting RCW 36.7A.177 (1)). Thus, Lewis County has discretion in its land designations, but should aim to conserve agricultural lands and encourage the agricultural economy. This is the standard we use when reviewing a board's determination of noncompliance and invalidity regarding nonresource uses.

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¶55 The majority states:

[T]he Board essentially interpreted the GMA to prohibit negative impacts on agricultural lands and activities. CP at 676. That is consistent with the RCW 36.70A.060 directive to conserve designated agricultural lands, the RCW 36.70A.020(8) goal of maintaining and enhancing the agricultural industry, and the *Soccer Fields* holding that innovative zoning may not undermine conservation.

Majority at 509. However, the Board did not specify any negative impact Lewis County's nonresource uses had on agricultural land. Thus, the Board failed to adequately consider the uses and did not support its findings with evidence. The Board decision did not further the goal of maintaining and enhancing the agricultural industry and may actually undermine farm survival. As discussed above, the many small farms composing "agricultural industry" often need supplemental income to survive. Finally, the *Soccer Fields* case is easily distinguished. In that case entire parcels of agricultural land were being converted to long-term and nonagricultural uses of recreational fields. Here only a small and specified portion of some agricultural land parcels are being used in each instance (cumulatively little).

¶56 The uses that the Board found noncompliant are actually consistent with the GMA when given proper consideration (as Lewis County did here).

A. Lewis County Code (LCC) 17.30.470(2)(c) and (d): Forest Land Incidental Uses

¶57 LCC 17.30.470 allows incidental uses on forest land, which may provide supplementary income, "without detracting from the overall productivity of the forestry activity." (Emphasis added.) The uses must not "adversely affect the overall productivity of the forest nor affect more than five percent of the prime soils... on any forest resource lands;" the use must be "secondary to the principal activity

¶25 The omitted language of the quote provides "(15 percent as provided below in LCC 17.30.490(3))." Attach. III (Lewis County's Am. Opening Br.) at 178 (Attach. III). A notation next to the quote provides "error - see strike out at 17.30.490(3)(d)." 17.30.490(3)(d) strikes out the words "15 percent or less." Attach. III at 180. The County states that the 15 percent clause was erroneously left in the subsection and should have been struck out. We assume that the County means what it says and has corrected this error.

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of forestry;" and the use must be "sited to avoid prime lands where feasible and otherwise to minimize impact on forest lands of long-term commercial significance." LCC 17.30.470(1); Attach. III (Lewis County's Am. Opening Br.) at 178-79 (Attach. III).

¶58 The Board declared several subsections of LCC 17.30.470 as noncompliant and invalid: (2)(c), allowing telecommunication facilities as an incidental activity, and (2)(d), allowing the "erection, construction, alteration, and maintenance of gas, electric, water, or communication and public utility facilities." Attach. III at 179; CP at 46. The Board reasoned that the restrictions on the incidental uses did not fulfill the GMA requirement that natural resource lands be conserved and incompatible uses discouraged. CP at 46.

¶59 Lewis County had reasoned that these incidental uses are necessary because the county's residential corridors are surrounded by forest lands and any cross county public utility will necessarily cross either forest or agricultural lands. CP at 866. Moreover, most of the prominent hills in the county are located in forest land, thus any desire to run communication lines or towers on tall hills will require that they be located in forest lands. CP at 866.

¶60 Considering the protective limits Lewis County placed on the minimally intrusive incidental uses, as well as the necessity of those uses and their importance to the agricultural economy, the uses meet the GMA's directive to conserve agricultural lands and encourage the agricultural economy. The uses comply with the GMA and are well within Lewis County's discretion under the GMA.

B. LCC 17.30.480: Essential Public Facilities(forest land)

¶61 LCC 17.30.480 provides:

Essential public or regulated facilities, such as roads, bridges, pipelines, utility facilities, schools, shops, prisons, and

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airports are facilities, which by their nature are commonly located outside of urban areas and may need large areas of accessible land. Such areas are allowed where:

- (1) Identified in the comprehensive plan of a public agency or regulated utility.
- (2) The potential impact on forestry lands and steps to minimize impacts to commercial forestry are specifically considered in the siting process.

In deciding that this section was both noncompliant and invalid, the Board admitted that:

There are essential public facilities such as roads, bridges, pipelines and utility lines that must, of necessity, be located in resource lands. Clearly, the County must take into account the need for the construction of such facilities in resource lands. However, the County must also assure that the construction of these essential public facilities in forest resource lands does not interfere with the use of the resource.

CP at 47. Lewis County notes that one-third of the county is in designated forest lands. CP at 871. Thus, essential public facilities including roads, bridges, pipelines, and utility lines must be located in resource lands.

¶62 This section of Lewis County's code is compliant and valid because the County has appropriately balanced the requirement for essential public facilities with conservation of forest land. The evidence supporting this appropriate balance includes the admitted fact that forest land encompasses a large percentage of Lewis County, and the requirements of section .480 that uses must be identified in the comprehensive plan. The impact of each use on the forest land is considered and minimized in the siting process. The legislature required the counties to receive deference in making such decisions.

C. LCC 17.30.490(3)(b) and (g): Maximum Density and Minimum Lot Area (forest land)

¶63 LCC 17.30.490(3) provides:

Subdivision as an Incidental Use. A residential subdivision of land for sale or lease within primary or local forest lands,

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whether lots are over or under five acres in size, may be approved under the following circumstances.

- (a) The total density, including existing dwellings, is not greater than one unit per 80 acres, for forest land of long-term commercial importance, and that one unit per 20 acres for forest lands of local importance.

- (b) The units are clustered on lot sizes consistent with Lewis County board of health rules for wells and septic.
- (c) Adequate water and provisions for septic are in fact present.
- (d) The project affects none of the prime soils on the contiguous holdings at the time of the adoption of this chapter, including all roads and accessory uses to serve the development; however, that prime lands previously converted to non-forestry uses are not considered prime forest lands for purposes of this section.
- (e) The plat shall set aside the balance of the parcel in a designated forest tract.
- (f) The plat shall contain the covenants in LCC 17.30.540.
- (g) Any subdivision shall meet the cluster subdivision requirements of LCC 17.115.030(10).^{«26»}

«26»LCC 17.115.030(10) provides:

CLUSTER SUBDIVISIONS greater than six units.

(a) Special conditions.

(i) Must be on properties 40 acres and larger.

(ii) No more than 24 cluster subdivision units in any 1/2-mile radius, except where separated by a visual geographic barrier.

(iii) The hearing examiner shall examine the existing and proposed development within a one-mile radius of the perimeter of the proposed site to protect rural character and shall:

(A) Determine the nature of existing development and availability of adequate facilities.

(B) Determine the likelihood of probably future cluster development.

(C) Determine the cumulative effect of such existing and probable future development.

(iv) The hearing examiner shall make written findings that the area in which the cluster is located is within the population targets of Table 4.3, p. 4-63 of the Lewis County comprehensive plan.

(v) The hearing examiner shall identify necessary conditions, including caps or specific limitations to assure that urban development defined in RCW 36.70A.030 (17) as prohibited outside urban growth areas by RCW 36.70A.110 does not occur, and that the rural character identified in the comprehensive plan and RCW 36.70A.030 (16) and RCW 36.70A.070 (5)(b) is protected, and to achieve the specific requirements of RCW 36.70A.070 (5)(c).

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¶164 The Board found subsections (b) and (g) noncompliant and invalid. CP at 48. The Board stated that "[l]imitations on clustering are needed to ensure that residential subdivisions will not interfere with forestry activities." CP at 46. However, the section contains many limitations designed to protect forest activities - no prime soils may be affected, water provisions must be in place, and clustering restrictions contained in LCC 17.115.030(10). These limitations are sufficient to fulfill the GMA requirement of conserving forest land. Thus, the challenged sections are compliant and valid.

D. LCC 17.30.510: Water Supply

(1) When residential dwellings, other structures, or any other use intended to be supplied with water from off-site sources, an easement and right running with the land shall be recorded from the property owners supplying the water prior to final plat approval, building permit issuance, or regulated use approval.

(2) Due to the potential to interfere or disrupt forest practices on forest lands, new residential or recreational public water supplies shall comply with state standards and shall not be located within 100 feet of classified forest lands without an easement from the adjacent or abutting forest land property owner.

¶165 The Board found LCC 17.30.510 to be in violation of the GMA, RCW 36.70A.110 (4), 36.70A.060^{«27»} and 36.70A.040. CP at 49. The Board based its conclusion on chapter 36.70A RCW claiming the provision "runs afoul of the GMA prohibition against providing urban governmental services outside of urban growth areas." CP at 48. The Board stated

«27»Natural resource lands and critical areas - Development regulations.

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The extension of water systems (whether owned privately or publicly) to natural resource lands for residential purposes clearly violates the GMA by encouraging intense levels of development in resource lands and encouraging nonresource-related uses of those lands.

CP at 48.

¶166 The Board's conclusion ignores the GMA's balancing of the 13 planning goals and fails to implement the GMA's clear mandate that cities and counties are to make planning decisions - not boards.

¶67 To properly apply chapter 36.70A RCW, we must be guided by legislative intent as expressed in the language of the GMA. *Cannon v. Dep't of Licensing*, 147 Wn.2d 41, 57, 50 P.3d 627 (2002); *Rozner v. City of Bellevue*, 116 Wn.2d 342, 347, 804 P.2d 24 (1991). All of the GMA provisions must be considered in their relation to one another, and if possible, harmonized to ensure proper construction of each provision. *City of Seattle v. Fontanilla*, 128 Wn.2d 492, 498, 909 P.2d 1294 (1996).

¶68 The Board's decision implies that extension of water systems to natural resource lands for residential purposes may never occur. This is not consistent with the GMA. There are 13 planning goals that must be balanced and harmonized with others. This balancing and harmonizing is within the discretion of the cities and counties. See *Manke Lumber*, 113 Wn. App. at 626-27. The protection of natural resources and critical areas is just one of the 13 planning goals under the GMA. The other planning goals require, inter alia, cities and counties to balance economic development needs, private property needs, and environmental needs. The blanket ban on extension of water systems to natural resource lands renders RCW 36.70A.110 (4), 36.70A.040, and 36.70A.060 inconsistent with the GMA's harmonizing approach and inconsistent with the discretion given to local cities and counties to balance those goals.

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E. LCC 17.30.620(3) and (4): Primary Uses

¶69 LCC 17.30.620(3) and (4) allowed several "primary uses" on agricultural land including:

- (3) One-single family dwelling unit or mobile home per lot, parcel, or tract, and the following farm housing:
 - (a) Farm employee housing; or
 - (b) Farm housing for immediate family members.
- (4) Active mineral resource activities, including mining, processing, storage, and sales.

LCC 17.30.620(3), (4). The Board held these uses noncompliant and invalid. CP at 38-39.

¶70 Regarding section (3), housing, the Board inconsistently acknowledged that "[f]arm worker housing and housing for immediate family members . . . may well be a resource-related use." CP at 38. The record here supports the necessity to encourage young members of families to stay on the farm. CP at 877. Further, farm worker housing is a resource related use that maintains and enhances the agricultural industry. Section (3) is an allowable use under the GMA.

¶71 Regarding section (4), mining, the Board held that the provision does not comply with the GMA to the extent mining activities are allowed without restriction in agricultural resource lands. CP at 37. The Board noted that mining activities are nonagricultural uses with great potential to impact agricultural activities and the lands themselves. CP at 38.

¶72 Lewis County argued that mining (presumably sand and gravel) is allowed to provide on-farm nonfarm income. CP at 877.

¶73 The Board erroneously held that allowing any such mining in agricultural areas would not comply with the GMA. It is likely that mining (as further defined) could be allowed in an agricultural area with the appropriate restrictions. However, such use may be better included in the incidental uses section discussed directly below.

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F. LCC 17.30.640(2)(b) (c) and (e)

¶74 LCC 17.30.640, Incidental uses, provides for "[u]ses which may provide supplementary income *without detracting from the overall productivity of the farming activity* ." (Emphasis added.) The Board found subsections (2)(b), (c), and (e) noncompliant. CP at 42. LCC 17.30.640(2) (Ord. 1170B, 2000) provides:

(2) Uses Allowed as Incidental Activities.

.....

(b) Telecommunication facilities;

(c) Public and semipublic buildings, structures, and uses including, but not limited to, fire stations, utility substations, pump stations, wells, and transmission lines;

.....

(e) Home based business subject to the same size requirements, development conditions, and procedures and processes as home based businesses authorized under LCC 17.42.40.

¶75 Subsection (1) qualifies these allowed uses by stating that such uses "will not adversely affect the overall productivity of the farm nor affect any of the prime soils on any farm." LCC 17.30.640(1)(a). The code itself states that uses may not detract from the overall farming activity and that such uses will not affect any of the prime soils. Lewis County has properly qualified the nonfarm incidental uses in its code. Thus, the County requirements for a nonfarm use assure the conservation of agricultural lands as required by RCW 36.70A.060.

G. LCC 17.30.650: Essential Public Facilities (agricultural land)

¶76 This section is similar to the requirements in LCC 17.30.480, discussed above. LCC 17.30.650 provides:

Essential public or regulated facilities, such as roads, bridges, pipelines, utility facilities, schools, shops, prisons, and airports, are facilities,

which by their nature are commonly located outside of urban areas and may need large areas of accessible land. Such areas are allowed where:

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- (1) Identified in the comprehensive plan of a public agency or regulated utility.
- (2) The potential impact on farmed lands and steps to minimize impacts to commercial agriculture are specifically considered in the siting process.

The Board concluded that this section was noncompliant and invalid. CP at 43. Regarding roads, bridges, pipelines, and utility lines, the Board found noncompliance because there were no restrictions ensuring minimal interference with agricultural activity. CP at 43. However, the Board overlooked the restrictions which are written into the statute; the public facilities must be identified in the comprehensive plan and the impact on the lands must be considered and minimized when determining the location of such facilities.

¶77 Regarding schools, shops, prisons, and airports, the Board found noncompliance because the uses interfere with agricultural uses and do not need to be placed on agricultural land. CP at 43. It is appropriate that Lewis County consider the need for such facilities on agricultural land. An example of such a need would be allowing some schools to be sited in agricultural areas to shorten student commutes.

H. LCC 17.30.660(1): Maximum Density and Minimum Lot Area (agricultural land)

¶78 This section is similar to the requirements in LCC 17.30.490(3), discussed above. LCC 17.30.660(1) provides:

The minimum lot area for any new subdivision, short subdivision, large lot subdivision or exempt segregation of property shall be as follows, except for parcels to be used for uses and activities provided under LCC 17.30.610 through 17.30.650:

(1) Development Standards - Division of Land for Sale or Lease. The minimum lot area for subdivision of commercial farmland shall be 20 acres; provided, however, that a residential subdivision of land for sale or lease, whether lots are over or under five acres in size, may be approved under the following circumstances:

(a) The total density of residential development on the entire contiguous ownership, including existing dwellings, is not more than one unit per 20 acres.

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- (b) The units are clustered on lot sizes consistent with Lewis County board of health rules for wells and septic.
- (c) Adequate water and provisions [for] septic capacity are in fact present.
- (d) The project affects none of the prime soils on the contiguous holdings at the time of the adoption of the ordinance codified in this chapter, including all roads and accessory uses to serve the development; provided, however, that prime lands previously converted to non-crop related agricultural uses, including residential, farm and shop buildings and associated yards, parking and staging areas, drives and roads, are not considered prime farm lands for purposes of this section.
- (e) The plat shall set aside the balance of the prime farm lands in a designated agricultural tract.
- (f) The plat shall contain the covenants and protections in LCC 17.30.680.
- (g) Any subdivision shall meet the cluster subdivision requirements of LCC 17.115.030(10).

¶79 The Board found subsections (b) and (g) noncompliant and invalid. CP at 56. The Board expressed concern that clustering would not conserve agricultural lands and encourage the agricultural economy. CP at 44. However, the section contains many limitations designed to protect agricultural activities - no prime soils may be affected, water provisions must be in place, and clustering restrictions are contained in LCC 17.115.030(10). These limitations are sufficient to fulfill the GMA's requirement of conserving agricultural land. Thus, the challenged sections are compliant and valid.

IV. CONCLUSION

¶80 I concur with the majority's conclusion regarding the definition of agricultural land. However, the majority incorrectly proceeds to allow the Board - instead of the County - to decide that farm centers and farm homes are improper on agricultural land and that certain nonresource related uses are improper on agricultural and forest lands.

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By remanding to the Board instead of through the Board to the County to apply the decision, the local control mandated by the legislature in the GMA is further frustrated. The proceedings and resulting delay imposes costs easily avoided by my recognition of the legislature's intent. Therefore, I concur in part and dissent in part.

SANDERS and CHAMBERS, JJ., concur with J.M. Johnson, J.

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Exhibit C

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CLARK COUNTY WASHINGTON LA GM LLC v. WESTERN WASHINGTON GROWTH MANAGEMENT HEARINGS REVIEW BOARD

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Court of Appeals of Washington, Division 2.

CLARK COUNTY WASHINGTON, City of LA Center, GM Camas LLC, MacDonald Living Trust, and Renaissance Homes, Respondents, v. WESTERN WASHINGTON GROWTH MANAGEMENT HEARINGS REVIEW BOARD, John Karpinski, Clark County Natural Resources Council, and Futurewise, Appellants.

No. 39546-1-II.

Decided: April 13, 2011

Tim Trohimovich, Futurewise, Seattle, WA, Robert A. Beatty, Spencer Law Firm, LLC, Tacoma, WA, for Appellants. Christine M. Cook, Clark Co. Prosc. Attny. Office, Vancouver, WA, for Respondents. Meridee E. Pabst, Attorney at Law, Washougal, WA, Randall Bryan Printz, The Landerholm Firm, Michael C. Simon, Brian K. Gerst, Landerholm, Memovich, Lansverk & Whitesi, James Denver Howsley, Miller Nash LLP, Vancouver, WA, Daniel H. Kearns, Reeve Kearns PC, Portland, OR, Marc Worthy, Office of the Attorney General, Seattle, WA, for Respondent Intervenors. Christopher R. Sundstrom, Spencer Sundstrom PLLC, Vancouver, WA, Roger Dyer Knapp, Attorney at Law, Camas, WA, for other interested parties.

¶ 1 In 2004, Clark County (County) designated the 19 land parcels at issue in this case as agricultural lands of long-term commercial significance (ALLTCS).¹ Despite identifying these parcels as having long-term commercial significance for the agricultural industry in the County, less than three years later, in 2007, the County removed the 19 parcels from ALLTCS status. Simultaneously with the dedesignation, the County included the 19 parcels in its then existing urban growth areas (UGAs). Although the ALLTCS designation process and the redrawing of the UGA boundaries are separate processes,² the County blended the processes to dedesignate and incorporate the parcels into UGAs in a single proceeding.

¶ 2 John Karpinski, a private citizen and land owner in Clark County; the Clark County Natural Resources Council, a Washington nonprofit corporation; and Futurewise, a Washington nonprofit corporation (hereinafter collectively referred to as Karpinski), petitioned the Western Washington Growth Management Hearings Board (Growth Board) ³ for review of the County's 2007 dedesignation/UGA expansion decisions. Karpinski challenged the County's decisions on the grounds that (1) the parcels still qualified as ALLTCS, (2) the County improperly considered economic factors in deciding to dedesignate the agricultural parcels, and (3) the County improperly included lands not characterized by urban growth in its UGAs. While review of the County's dedesignations/UGA expansions was pending before the Growth Board, the cities of Camas and Ridgefield passed ordinances to annex all of the dedesignated land in parcel CB and part of the dedesignated land in parcels CA-1 and RB-2.

¶ 3 The Growth Board affirmed the County's decisions with regards to eight of the challenged parcels: BB, LA, LC, RB-1, RC, VC, VE, and WA. But the Growth Board found that the County committed clear error in its decisions regarding the other 11 challenged parcels: BC, CA-1, CB, LB-1, LB-2, LE, RB-2, VA, VA-2, VB, and WB. As to these 11 areas, the Growth Board deemed the areas noncompliant with the GMA and the County's actions invalid.

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¶4 The County appealed the Growth Board's decision to the Clark County Superior Court, assigning error only to the rulings on the 11 parcels that the Growth Board found noncompliant under the GMA; Karpinski did not cross-appeal.⁴ In reviewing the Growth Board's rulings, the superior court affirmed in part, reversed in part, held some issues moot, and remanded to the Growth Board for further consideration.

¶5 Karpinski sought appellate review of the superior court's decision. Although Karpinski invoked our jurisdiction, because we review the Growth Board's decision, not the superior court decision affirming or reversing it, the burden to prove the propriety of the dedesignations is on the County. *Lewis County v. W. Wash. Growth Mgmt. Hearings Bd.*, 157 Wash.2d 488, 497–98, 139 P.3d 1096 (2006); *King County v. Cent. Puget Sound Growth Mgmt. Hearings Bd.*, 142 Wash.2d 543, 553, 14 P.3d 133 (2000) (hereinafter referred to as *Soccer Fields*).⁵ "We apply the standards of [the Administrative Procedures Act (APA), ch. 34.05 RCW,] directly to the record before the agency, sitting in the same position as the superior court." *Soccer Fields*, 142 Wash.2d at 553, 14 P.3d 133 (quoting *City of Redmond v. Cent. Puget Sound Growth Mgmt. Hearings Bd.*, 136 Wash.2d 38, 45, 959 P.2d 1091 (1998)). Under the APA, we grant relief from an agency's adjudicative order only if it fails to meet one of nine standards delineated in RCW 34.05.570(3). "The burden of demonstrating the invalidity of [an] agency action[, here the Growth Board's decision,] is on the party asserting the invalidity" of the action, here the County. RCW 34.05.570(1)(a).

¶6 During our preliminary review of this case, we posed several questions to all the parties relating to jurisdiction and seeking a clarification of the issues on appeal. In particular, we requested citation to authority for Camas's and Ridgefield's annexation of lands while the status of these lands (dedesignation and inclusion into their UGAs) was pending review. We also requested citation to the County's and Growth Board's authority to act on issues pending review before this court that would invariably alter the status quo and impact our analysis.

¶7 To review the issues that the parties have raised in this case, we must address the timing and effective date of UGA boundary amendments, the effect of County and Growth Board actions on issues pending review before this court, and the proper standard for dedesignating ALLTCS. In part one of this opinion, we address the jurisdictional questions and hold that the Growth Board had authority to enter findings for parcels CA-1, CB, and RB-2.⁶ In addition, we hold that the County had the authority to take legislative action and that the Growth Board had the authority to take agency action on issues pending before this court, but that these actions mooted issues related to parcels BC, CA-1, RB-2, and VB.

¶8 In the second part of this opinion, we evaluate whether the Growth Board committed a legal error and whether substantial evidence supports the Growth Board's order with regard to six specific land areas: LB-1, LB-2, LE, VA, VA-2, and WB. We reject the County's argument that the Growth Board is required to review the challenged planning decisions based only on portions of the record selected by the County and is precluded from reviewing the entire record. We affirm the Growth Board's decisions with regards to parcels LB-1, LB-2, and LE. But because the Growth Board committed an error of law with regards to parcels VA, VA-2, and WB, we remand to the Growth Board for further consideration of these parcels.

FACTS

¶9 In 2004, the County updated its GMA comprehensive plan.⁷ The next year, in 2005, the County began a review of its comprehensive plan culminating in the September 25, 2007 passage of Ordinance No.2007-09-13 (Ordinance). The Ordinance made many revisions to the County's comprehensive plan. Central to this appeal is the County's dedesignation of parcels of land from ALLTCS status and the simultaneous decision to add these lands to the UGA boundaries of the County's cities. The County dedesignated 19 land parcels, consisting of approximately 4,351 acres of land, and incorporated them into the UGAs of the Cities of Battle Ground, Camas, La Center, Ridgefield, Vancouver, and Washougal.

¶10 On November 16, 2007, Karpinski petitioned the Growth Board, challenging the County's dedesignation of the 19 parcels and their addition into the various UGAs.⁸ In general, Karpinski argued that the County erred in its decisions because (1) the parcels still qualified as ALLTCS under the test established in *Lewis County*, (2) the County violated the GMA by improperly considering economic factors when it decided to dedesignate the parcels, and (3) the County improperly included lands not characterized by urban growth into its UGAs.

¶11 On April 8, 2008, the Growth Board held a one-day hearing to consider Karpinski's claims.⁹ Although the Growth Board heard hours of testimony and reviewed an administrative record consisting of more than 3,000 pages, it focused its analysis on one specific County staff-produced document titled "Issue Paper # 7—Agricultural Lands." Administrative Record (AR) at 2236. This document contains the County's analysis of the statutory and regulatory factors for determining whether land qualifies as ALLTCS, a matrix containing information applying each of the factors to each of the 19 parcels, and maps highlighting the then current land use zoning designations of the 19 parcels.¹⁰

¶12 In late April 2008, while the Growth Board deliberated and prepared its final order on the propriety of

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the County's dedesignation/UGA expansion decisions for the 19 parcels, Camas and Ridgefield passed ordinances purporting to annex parts of some of the parcels then pending review before the Growth Board. By City Ordinance No. 991, Ridgefield purported to annex part of parcel RB-2. By City Ordinance No. 2512, Camas purported to annex part of parcel CA-1. And by City Ordinance No. 2511, Camas purported to annex all of parcel CB. These annexed lands were included in Karpinski's petition for review to the Growth Board but the Growth Board had no notice of the cities' legislative annexation actions.

¶ 13 The Growth Board entered its final order on May 14, 2008, and an amended final order on June 3, 2008.¹¹ The Growth Board's order affirmed the County's decisions on 8 of the challenged parcels, but it found clear error in its decisions on the other 11 challenged parcels. Accordingly, the Growth Board found the County's actions noncompliant with the GMA and invalidated the Ordinance with regard to the following 11 parcels: Battle Ground parcel BC; Camas parcels CA-1 and CB; La Center parcels LB-1, LB-2, and LE; Ridgefield parcel RB-2; Vancouver parcels VA, VA-2, and VB; and Washougal parcel WB.

¶ 14 On June 11, 2008, the County petitioned the Clark County Superior Court, under the APA, to review the Growth Board's decision. The County challenged only the Growth Board's 11 findings of noncompliance related to the County's dedesignation decisions.¹² Karpinski did not file a cross appeal.

¶ 15 On February 26, 2009, Karpinski and GM Camas LLC, which has interests only in parcel CA-1, stipulated that because of Camas's enactment of City Ordinance No. 2512, purporting to annex part of parcel CA-1, that GM Camas LLC prevailed on this part of Karpinski's appeal. The superior court entered the stipulation and reversed the Growth Board's decision of noncompliance for parcel CA-1.¹³

¶ 16 On June 12, 2009, the superior court (1) reversed the Growth Board's decision that the County improperly dedesignated from ALLTCS status parcels CB, LB-1, LB-2, LE, VA, VA-2, and WB; (2) affirmed the Growth Board's decision that the County improperly dedesignated from ALLTCS status parcels BC and VB; (3) acknowledged its previous reversal of the Growth Board's decisions with regard to parcel CA-1 based on the parties' prior stipulation; (4) found issues related to parcel RB-2 moot; and (5) remanded the case to the Growth Board for further consideration. Karpinski timely appealed. The County filed a cross appeal that it later abandoned.

¶ 17 After the parties appealed to this court, the Growth Board and the County continued to pass ordinances and enter orders related to lands whose legal status was pending review before this court. These legislative and agency actions concerned land within parcels that were purportedly annexed (i.e., parcels CA-1, CB, and RB-2) and parcels where the superior court had affirmed the Growth Board's findings (i.e., parcels BC and VB). First, the Growth Board issued an order stating that it lacked jurisdiction over the purportedly annexed parts of parcels CA-1, CB, and RB-2, mistakenly believing that it lost jurisdiction when these lands were annexed prior to its final decision. The Growth Board refused to rescind its noncompliance findings for the purportedly annexed lands in these three parcels, but it "excused [the County] under these unique circumstances from taking legislative action to achieve compliance with the GMA" because the County now lacked authority over the purportedly annexed lands. AR at 3294. Next, the County passed an ordinance redesignating parcels BC, VB, and the portions of parcels CA-1 and RB-2 that were not purportedly annexed, as ALLTCS. Last, after the redesignation of these lands, the Growth Board entered findings of GMA compliance for parcels BC, VB, and the unannexed portions of parcels CA-1 and RB-2.

ANALYSIS

I.

¶ 18 Initially, we address two threshold matters relating to jurisdiction that affect the scope of our review. First, we must answer this question—when is a county's planning decision that is appealed to the Growth Board final such that city governments can rely and take action on it? Specifically, in this case, when, if ever, did parcels CA-1, CB, and RB-2 become incorporated into the Camas and Ridgefield UGAs such that they were subject to annexation? Second, we must evaluate what effect a county's legislative action changing the designation of land has on our jurisdiction to resolve issues in a pending appeal involving that land. We hold that because a County's challenged land designation determination is not final, city governments cannot rely on county planning decisions that are the subject of a pending appeal and any such actions do not divest the reviewing body of jurisdiction. We also hold that in some circumstances, a County's legislative actions during a pending appeal may moot issues on review.

City Governments May Not Rely on County GMA Planning Decisions That Are Pending Review

¶ 19 On June 1, 2010, we requested citation to the authority for Camas's and Ridgefield's annexation ordinances regarding parcel CB and parts of parcels CA-1 and RB-2. Under RCW 35.13.005, "[n]o city or town located in a county in which urban growth areas have been designated under RCW 36.70A.110 may annex territory beyond an urban growth area." Because the propriety of the County's decision to include this land in a UGA had been timely challenged and was pending review before this court, we questioned

what authority allowed the cities to purportedly annex land not yet determined to be properly within their UGAs.

¶ 20 In a consolidated response, the parties first objected, arguing that the validity of the annexations is not properly before this court because no party raised it. But issues related to the annexations directly impact our ability to resolve pending issues on parcels CA-1, CB, and RB-2 raised in this appeal. And jurisdictional questions are, as always, a threshold issue for a reviewing court.

¶ 21 Because we sit in the same position as the superior court, we review issues related to all the challenged portions of the Growth Board's decision appealed to the superior court. See *Soccer Fields*, 142 Wash.2d at 553, 14 P.3d 133. Here, the County's original appeal challenged each of the Growth Board's decisions related to 11 different parcels, including challenges to parcels CA-1, CB, and RB-2. But in its opening brief to this court, the County argues that issues related to parcels CA-1, CB, and RB-2 are moot because the cities' annexation of the lands deprived the Growth Board and reviewing courts of jurisdiction. Moreover, the County argues on appeal that the Growth Board committed an error of law because it entered decisions evaluating the County's actions with regard to these lands without jurisdiction to do so.¹⁴

¶ 22 From these arguments, the question pending before us with regard to parcels CA-1, CB, and RB-2 is whether the Growth Board had jurisdiction to enter findings and conclusions on these three parcels. Implicit is a question of the legitimacy of the annexations, as evidenced by arguments that any determinations made by the Growth Board or this court would be pointless because the County has no authority over annexed lands. To evaluate whether any issue on these three parcels is moot or whether the Growth Board committed an error of law, as the County contends, we must first determine what effect, if any, the annexations had on the Growth Board's jurisdiction to determine GMA compliance for parcels CA-1, CB, and RB-2.

¶ 23 When addressing the merits of our jurisdictional questions, the parties argue in their consolidated response that statutory authority allows city and county governments to take action on issues that are under review by the Growth Board. Specifically, the parties cite RCW 36.70A.300(4), .320(1), and former RCW 36.70A.302(2) (1997) for support. RCW 36.70A.320(1) states that "comprehensive plans and development regulations, and amendments thereto, adopted under this chapter are presumed valid upon adoption." RCW 36.70A.300(4) states that, "[u]nless the [Growth B]oard makes a determination of invalidity, a finding of noncompliance and an order of remand shall not affect the validity of comprehensive plans and development regulations during the period of remand." The parties also cite to statutory language that a Growth Board "determination of invalidity is prospective in effect and does not extinguish rights that vested under state or local law before receipt of the [Growth B]oard's order by the city or county." Former RCW 36.70A.302(2) (emphasis added). The parties contend that these cited statutes allow cities to take legislative actions, including annexing land, in reliance on a county's decisions until the Growth Board determines that the county's planning decisions are noncompliant or invalid under the GMA.

¶ 24 The parties' arguments are unpersuasive. For the reasons we explain below, challenged County legislative actions pending review are not final and no party may act in reliance on them. In this case, the city of ordinances purporting to annex land in parcels CA-1, CB, and RB-2 did not deprive the Growth Board of jurisdiction over the challenge to the County's actions. Accordingly, here the Growth Board did not err by entering findings and conclusions related to parcels CA-1, CB, and RB-2 in its final order after Camas and Ridgefield purported to annex parts of these parcels.

¶ 25 We review statutory construction *de novo*. *Wenatchee Sportsmen Ass'n v. Chelan County*, 141 Wash.2d 169, 175, 4 P.3d 123 (2000). When the plain language of a statute is unambiguous, we construe the provision as written. *Bravo v. Dolsen Cos.*, 125 Wash.2d 745, 752, 888 P.2d 147 (1995). But, in undertaking a plain language analysis, we avoid a reading that results in "unlikely, absurd, or strained consequences" because we presume that the legislature did not intend an absurd result. *Cannon v. Dep't of Licensing*, 147 Wash.2d 41, 57, 50 P.3d 627 (2002). We evaluate the plain meaning of a statutory provision from the ordinary meaning of the language used in the statute, as well as from the context of the statute in which that provision is found and the statutory scheme as a whole. *Wash. Pub. Ports Ass'n v. Dep't of Revenue*, 148 Wash.2d 637, 645, 62 P.3d 462 (2003).

¶ 26 The parties misinterpret RCW 36.70A.320(1). This statute addresses the burdens, presumptions, and standards that govern the review of a county action by the Growth Board. The purpose of the Growth Board's review is to determine the legitimacy of a county's actions that have been timely challenged. Although RCW 36.70A.320(1) creates a presumption of validity of the county's actions that must be applied by the Growth Board during its review, the statute does not create a presumption of validity such that other entities can act in reliance on challenged land use decisions before the Growth Board and/or appellate court terminates its review. A presumption of validity on review is just that—a rebuttable presumption that the County's decision is correct; but the County's timely challenged actions are not

effective until review of the relevant issues is terminated.

¶ 27 The parties' reliance on RCW 36.70A.300(4) is also misplaced. This subsection of the statute addresses only the effect of Growth Board decisions "during the period of remand." RCW 36.70A.300(4) (emphasis added). During the Growth Board's initial review of the County's decisions, nothing has been remanded to the County for its further consideration. Accordingly, this statute does not apply.

¶ 28 Likewise, former RCW 36.70A.302(2) does not support the parties' argument. This statute states that Growth Board decisions are prospective in effect and do not "extinguish rights that vested under state or local law before receipt of the [Growth Board's] order by the city or county." Former RCW 36.70A.302(2) (emphasis added). Here, the cities' rights to annex the lands purportedly added to their UGAs had not yet vested under state law. County decisions related to the GMA that are timely challenged and pending review before the Growth Board and/or an appellate court are not final and cannot be relied on until either (1) the Growth Board's final order is not appealed or (2) the county's decisions are affirmed and a final order or mandated opinion is filed by a court sitting in its appellate capacity.

¶ 29 Under the parties' interpretation of RCW 36.70A.300(4), 320(1), and former RCW 36.70A.302(2), the GMA would be unenforceable. The parties' interpretation would allow a county to incorporate any land into a UGA regardless of whether it satisfies the GMA's requirements; draw out the appeal at the Growth Board level until a city could pass an ordinance annexing the property; and then moot out any challenges by citing the county's lack of authority over the lands or argue, as it did here, that the annexation deprived the Growth Board of jurisdiction to review its decision to include the property in the UGA. The legislature did not intend to permit counties to evade review of their GMA planning decisions in this manner, and the GMA's statutory scheme does not allow them to do so.

¶ 30 Accordingly, we hold that Camas's and Ridgefield's annexations did not deprive the Growth Board of jurisdiction to review the validity of the County's actions dedesignating parcels CA-1, CB, and RB-2 and including them in the cities' UGAs. We address this issue only in relation to the County's challenge to the Growth Board's jurisdiction, and ours, to review its dedesignation/UGA decisions. We hold only that the Camas and Ridgefield annexation ordinances did not deprive the Growth Board or this court of jurisdiction over the appeal of parcels CA-1, CB, and RB-2 in this case. We reject the County's argument that the Growth Board lacked authority to enter noncompliance findings related to parcels CA-1, CB, and RB-2 and that it committed an error of law when entering its findings on these parcels. Accordingly, we hold that the Growth Board had authority to enter findings regarding these parcels.¹⁵

¶ 31 Finally, in its amicus curiae brief, Camas argues that it is a necessary party to the consideration of any questions involving the validity of the annexations and that it was never properly joined to these proceedings. CR 19. A necessary party is one that "claims an interest relating to the subject of the action" and whose absence from the case may "impair or impede his ability to protect that interest." CR 19(a)(2). We are not insensitive to the cities' concerns and limit our holding only to the Growth Board's authority to enter findings regarding the validity of the County's decisions relating to these parcels.

The Impact of County Actions On Issues Pending Review

¶ 32 Also on June 1, 2010, we asked the parties to address whether the County could enact ordinances and whether the Growth Board could enter orders on matters pending appeal in this court. According to the parties' consolidated response, the County apparently decided to accept the superior court's decision affirming the Growth Board's decisions with regard to parcels BC and VB. While this case was pending review before this court, the County passed an ordinance removing parcels BC and VB from UGAs and redesignating them as ALLTCS. In the same ordinance, the County also removed from UGAs those parts of parcels CA-1 and RB-2 that were not included in the cities' annexation ordinances and redesignated them as ALLTCS.

¶ 33 Although a superior court lacks authority to enter an order that modifies the judgment or decision appealed without permission from this court, RAP 7.2(e),¹⁶ this limitation does not appear to extend to or prohibit a legislative body from taking a valid legislative action. Here, the County withdrew its prior efforts to incorporate parcels BC, VB, and parts of CA-1 and RB-2 into UGAs and returned these lands to their original ALLTCS designation status. Although the County's original dedesignation decisions regarding these lands were subject to our review via Karpinski's appeal from the superior court's decision, the County has the burden to prove that the Growth Board erred under the APA. RCW 34.05.570(1)(a). By the nature of its legislative action, the County effectively conceded that the Growth Board did not err in its decisions related to these lands. And because the Growth Board subsequently removed its noncompliance findings with regard to these lands, there is no longer any error presented for our review or any remedy for us to provide.¹⁷ Accordingly, any issues related to parcels BC, VB, and the parts of parcels CA-1 and RB-2 that were redesignated ALLTCS are now moot.

Propriety of Appellate Review of the County's GMA Decisions Affirmed By The Growth Board But Not Appealed

¶ 34 In our June 1, 2010 order relating to jurisdiction, we also asked the parties to clarify whether the notice of appeal included the propriety of the Growth Board's decision approving the County's dedesignation of eight parcels (i.e., parcels BB, LA, LC, RB-1, RC, VC, VE, and WA) from ALLTCS status. The Growth Board ruled that the County's decisions on these eight parcels were compliant with the GMA and Karpinski did not cross-appeal these decisions to the superior court. Although the Growth Board addressed all 19 parcels in a single decision, the parties agree that the notice of appeal did not include any issues related to the Growth Board's decisions affirming the eight aforementioned parcels. Accordingly, we do not address any issues related to parcels BB, LA, LC, RB-1, RC, VC, VE, and WA.

II.

¶ 35 We next address the land specific arguments related to parcels LB-1, LB-2, LE, VA, VA-2, and WB. The Growth Board determined that the County's decisions dedesignating these parcels from ALLTCS status and incorporating them into UGAs were noncompliant with the GMA. We affirm the Growth Board's decisions for parcels LB-1, LB-2, and LE, but remand to the Growth Board for further consideration on parcels VA, VA-2, and WB.

Standard of Review and Burden of Proof in GMA Cases

¶ 36 The GMA provides counties with broad discretion to develop comprehensive plans. Soccer Fields, 142 Wash.2d at 561, 14 P.3d 133. A county's discretion, however, "is bounded by the goals and requirements of the GMA." Soccer Fields, 142 Wash.2d at 561, 14 P.3d 133. The GMA's goals include encouraging development in areas already characterized by urban development; reducing sprawl; encouraging economic development; maintaining and enhancing natural resource-based industries, such as the agricultural industry; conserving agricultural lands; and retaining open spaces including increasing access to natural resource lands. RCW 36.70A.020(1), (2), (5), (8), (9).

¶ 37 The Growth Board is charged with determining whether county decisions comply with GMA requirements. Former RCW 36.70A.280 (2003); RCW 36.70A.320(3); Lewis County, 157 Wash.2d at 497, 139 P.3d 1096. In carrying out its duties, the Growth Board can either (1) remand noncompliant decisions and ordinances to the county so it can bring them into compliance with the GMA or (2) invalidate part or all of the county's noncompliant comprehensive plan and/or development regulations. RCW 36.70A.300(3); former RCW 36.70A.302(1) (1997); Lewis County, 157 Wash.2d at 498 n. 7, 139 P.3d 1096.

¶ 38 The legislature specifically intended the Growth Board "to grant deference to counties and cities in how they plan for growth, consistent with the requirements and goals of the GMA." Lewis County, 157 Wash.2d at 498, 139 P.3d 1096 (quoting former RCW 36.70A.320(1) (1997)). According, at the Growth Board's level of review, a county's comprehensive plan and/or regulations are "presumed valid upon adoption." RCW 36.70A.320(1). This statutory deference requires that the Growth Board "shall find compliance unless it determines that a county action 'is clearly erroneous in view of the entire record before the [Growth B]oard and in light of the [GMA's] goals and requirements.'" Lewis County, 157 Wash.2d at 497, 139 P.3d 1096 (quoting RCW 36.70A.320(3)); see also RCW 36.70A.320(2) (stating that a challenger has the burden to demonstrate that a county's action is not GMA-compliant). A county's action is "clearly erroneous" if the Growth Board has a "firm and definite conviction that a mistake has been committed." Thurston County v. W. Wash. Growth Mgmt. Hearings Bd., 164 Wash.2d 329, 340-41, 190 P.3d 38 (2008) (internal quotation marks omitted) (quoting Lewis County, 157 Wash.2d at 497, 139 P.3d 1096).

¶ 39 The APA governs judicial review of board actions, including the Growth Boards'. Thurston County, 164 Wash.2d at 341, 190 P.3d 38; see also RCW 36.70A.300(5). "The burden of demonstrating the invalidity of [an] agency action is on the party asserting invalidity," here the County and the other interveners. RCW 34.05.570(1)(a) (emphasis added); Thurston County, 164 Wash.2d at 341, 190 P.3d 38. On appeal, we sit in the same position as the superior court and apply the APA review standards directly to the record before the agency. Soccer Fields, 142 Wash.2d at 553, 14 P.3d 133 (quoting Redmond, 136 Wash.2d at 45, 959 P.2d 1091). In addition, like the Growth Board, we defer to the county's planning action unless the action is "clearly erroneous." Brinnon Grp. v. Jefferson County, 159 Wash.App. 446, 465, 245 P.3d 789 (2011); see RCW 36.70A.320(3); former RCW 36.70A.320(1); Quadrant Corp. v. Cent. Growth Mgmt. Hearings Bd., 154 Wash.2d 224, 238, 110 P.3d 1132 (2005).

¶ 40 Under the APA, we grant relief from an agency's order after an adjudicative proceeding if we determine, in relevant part, that

(d) [t]he agency has erroneously interpreted or applied the law; [or]

(e) The order is not supported by evidence that is substantial when viewed in light of the whole record before the court, which includes the agency record for judicial review, supplemented by any additional evidence received by the court under this chapter.

RCW 34.05.570(3).18

¶ 41 We review a Growth Board's "legal conclusions de novo, giving substantial weight to its interpretation of the statutes it administers" and its "findings of facts for substantial evidence." *Manke Lumber Co. v. Cent. Puget Sound Growth Mgmt. Hearings Bd.*, 113 Wash.App. 615, 622, 53 P.3d 1011 (2002), review denied, 148 Wash.2d 1017, 64 P.3d 649 (2003); see also *Swinomish Indian Tribal Cmty. v. W. Wash. Growth Mgmt. Hearings Bd.*, 161 Wash.2d 415, 424, 166 P.3d 1198 (2007); *Lewis County*, 157 Wash.2d at 498, 139 P.3d 1096. Substantial evidence is "a sufficient quantity of evidence to persuade a fair-minded person of the truth or correctness of the order." *Soccer Fields*, 142 Wash.2d at 553, 14 P.3d 133 (quoting *Callecod v. Wash. State Patrol*, 84 Wash.App. 663, 673, 929 P.2d 510, review denied, 132 Wash.2d 1004, 939 P.2d 215 (1997)).

The GMA Definition and History of the Term "Agricultural Lands of Long-Term Commercial Significance" (ALLTCS)

¶ 42 By September 1, 1991, certain counties were required to designate "[a]gricultural lands that are not already characterized by urban growth and that have long-term significance for the commercial production of food or other agricultural products." *Lewis County*, 157 Wash.2d at 498-99, 139 P.3d 1096 (quoting RCW 36.70A.170(1)(a)). Additionally, counties were mandated to develop regulations "to assure the conservation of" designated agricultural lands. *Lewis County*, 157 Wash.2d at 499, 139 P.3d 1096 (quoting RCW 36.70A.060(1)(a)). The purpose was clear: to curtail sprawl, to preserve critical resource lands, and to ensure the continued viability of local food production.

¶ 43 Our Supreme Court summarized the working definition of "agricultural land" under the GMA as

land: (a) not already characterized by urban growth (b) that is primarily devoted to the commercial production of agricultural products enumerated in RCW 36.70A.030(2), including land in areas used or capable of being used for production based on land characteristics, and (c) that has long-term commercial significance for agricultural production, as indicated by soil, growing capacity, productivity, and whether it is near population areas or vulnerable to more intense uses. We further hold that counties may consider the development-related factors enumerated in [former] WAC 365-190-050(1) [(1991)] in determining which lands have long-term commercial significance.

Lewis County, 157 Wash.2d at 502, 139 P.3d 1096.19

¶ 44 Despite our Supreme Court's permissive language suggesting that counties "may consider the development-related factors enumerated in [former] WAC 365-190-050(1)," *Lewis County*, 157 Wash.2d at 502, 139 P.3d 1096 (emphasis added), when addressing the third prong of the *Lewis County* test to determine if land has long-term significance for agricultural production, the regulation actually requires counties to consider the 10 factors:

(1) In classifying agricultural lands of long-term significance for the production of food or other agricultural products, counties and cities shall use the land-capability classification system of the United States Department of Agriculture [(USDA)] Soil Conservation Service as defined in *Agriculture Handbook No. 210*. These eight classes are incorporated by the [USDA] into map units described in published soil surveys. These categories incorporate consideration of the growing capacity, productivity and soil composition of the land. Counties and cities shall also consider the combined effects of proximity to population areas and the possibility of more intense uses of the land as indicated by:

- (a) The availability of public facilities;
- (b) Tax status;
- (c) The availability of public services;
- (d) Relationship or proximity to urban growth areas;
- (e) Predominant parcel size;
- (f) Land use settlement patterns and their compatibility with agricultural practices;
- (g) Intensity of nearby land uses;
- (h) History of land development permits issued nearby;
- (i) Land values under alternative uses; and
- (j) Proximity of markets.

Former WAC 365-190-050 (emphasis added).20 The GMA and WAC do not prioritize these 10 factors

and a county has discretion regarding their application. *Lewis County*, 157 Wash.2d at 502 n. 11, 139 P.3d 1096. Additionally, our Supreme Court has suggested that counties cannot consider additional other factors to the detriment of the GMA's stated goals and requirements. See *Lewis County*, 157 Wash.2d at 506 n. 16, 139 P.3d 1096 ("[A]lthough . . . counties may consider factors besides those specifically enumerated in RCW 36.70A.030(10) in evaluating whether agricultural land has long-term commercial . . . significance, that is not what happened here. Rather, *Lewis County* simply decided to serve its own goal . . . instead of meeting the GMA's specific land designation requirements.").

¶45 The Growth Board previously gave deference to the County's 2004 designation of these lands as ALLTCS. See *Bldg. Assoc. of Clark Cnty.*, No. 04-2-0038c, 2005 WL 3392958. We evaluate whether a dedesignation of agricultural land was clearly erroneous by determining whether the property in question continues to meet the GMA definition of "agricultural land" as defined in *Lewis County*.²¹ See *Yakima County v. E. Wash. Growth Mgmt. Hearings Bd.*, 146 Wash.App. 679, 688-89, 192 P.3d 12 (2008). The County's contention that the Growth Board is required to give its 2007 dedesignation deference over its 2004 designation is unpersuasive. The County designated these parcels as ALLTCS in its 2004 comprehensive plan that it intended to follow for 20 years. Absent a showing that this designation was both erroneous in 2004 and improperly confirmed by the Growth Board, or that a substantial change in the land occurred since the ALLTCS designation, the prior designation should remain. Without such deference to the original designation, there is no land use plan, merely a series of quixotic regulations. Moreover, under such ever-changing regulations, the GMA goal of planning, maintaining, and conserving agricultural lands could never be achieved. See RCW 36.70A.020(8); *Soccer Fields*, 142 Wash.2d at 558, 14 P.3d 133.

The Growth Board's Required Deference to the County

¶46 As another preliminary matter, the County argues that the Growth Board committed an error of law by failing to defer to the County's current land characterizations to the derogation of its prior long-term land designations. Specifically, the County asserts that the Growth Board substituted its own judgment based on its improper independent evaluation of the evidence rather than deferring to the County's decisions, as required by RCW 36.70A.320(1) and former RCW 36.70A.3201. The County contends that the Growth Board exceeded its authority by reevaluating all the evidence in the record to determine whether the County committed a clear error. We disagree.

¶47 The Growth Board's function is to determine whether the County complied with the GMA. Former RCW 36.70A.280; RCW 36.70A.320(3); *Lewis County*, 157 Wash.2d at 497, 139 P.3d 1096. In order to determine compliance, the Growth Board must review the County's actions and decide whether they are "clearly erroneous in view of the entire record before the board and in light of the goals and requirements" of the GMA. RCW 36.70A.320(3) (emphasis added). The County has not persuaded us that the Growth Board committed an error of law by exceeding its authority in its review of the County's dedesignation decisions. RCW 34.05.570(1)(a).

¶48 In order for the Growth Board to review *Karpinski's* challenge to the County's dedesignation decisions, it had to review all of the evidence in the record, review the statutory and regulatory factors in the *Lewis County* test, and determine whether the County erred in 2007 when applying the test to the parcels. To fulfill its statutory obligation of determining whether a county committed clear error, a Growth Board must review the evidence but not reweigh it. Once the Growth Board determines that the County committed a clear error, it owes no deference to the County's decisions, which rests on the identified error, and acts in accord with its statutory duty when entering findings of noncompliance and/or invalidity. RCW 36.70A.300, 302, 320(3). Accordingly, insofar as the County argues that the Growth Board committed a legal error by reviewing all the evidence rather than just the portion of the record that the County put forth as supporting its decisions, the County's claim fails.

¶49 Moreover, the County's argument that the Growth Board is compelled to consider only the portion of the evidentiary record highlighted by the County and is precluded from considering the entire evidentiary record is inconsistent with the concept of appellate review. If the Growth Board were required to automatically accept a county's land characterization without the context of the entire record, there is, in effect, no full review of the county's decisions. When engaging in a statutory construction analysis, we avoid a construction that results in "unlikely, absurd, or strained consequences" because we presume that the legislative body did not intend absurd results. *Cannon*, 147 Wash.2d at 57, 50 P.3d 627. Under the County's argument, the Growth Board can consider only a county's final decisions and/or evidence that a county puts forward as supporting its decision, and the Growth Board must reject any contradictory evidence and/or not examine the reasons underlying a county's decisions. But the Growth Board has both the duty and the authority to review a county's reasons supporting its decisions to determine if whether a county followed the GMA and whether a county's decisions are consistent with the GMA's goals and objectives. See RCW 36.70A.320(3). Otherwise a county could simply ignore overwhelming evidence that contradicts its preferred planning option and articulate a decision that, on its face, appears consistent with the GMA but lacks evidentiary support.

¶ 50 In addition, the County's argument would render meaningless the plain language of the Growth Board's mandate to determine GMA compliance "in view of the entire record before the board." RCW 36.70A.320(3) (emphasis added). We interpret and construe statutes so as to give effect to all statutory language and not render any part meaningless or superfluous. *Whatcom County v. City of Bellingham*, 128 Wash.2d 537, 546, 909 P.2d 1303 (1996). Under the County's interpretation, a county would have unfettered discretion and authority to make planning decisions that facially comply with the GMA but are based on policies inconsistent with the GMA. The County's interpretation is inconsistent with a proper application of the rules of statutory construction and would effectively eviscerate the duties the legislature requires the Growth Board to perform.

¶ 51 In addition, the County's argument misstates the Growth Board's standard of review by conflating it with the appellate court's standard of review. The County asserts that if substantial evidence supports its decisions, the Growth Board must find that the County complied with the GMA. *Resp't MacDonald Living Trust Br.* at 7 (stating, "[T]he Growth Board was required to find the County's action in compliance unless the Growth Board found substantial evidence in the record that the County's action was clearly erroneous in view of the entire record.") (emphasis added). But a Board's finding of clear error is not grounded in whether substantial evidence supports the County's decisions; the correct standard is whether, after having reviewed the entire record in light of the goals and purposes of the GMA, the Growth Board has a "firm and definite conviction that a mistake has been committed." *Soccer Fields*, 142 Wash.2d at 552, 14 P.3d 133 (quoting *Dep't of Ecology v. Pub. Util. Dist. No. 1*, 121 Wash.2d 179, 201, 849 P.2d 646 (1993), *aff'd*, 511 U.S. 700, 114 S.Ct. 1900, 128 L.Ed.2d 716 (1994)). The Growth Board could find both that substantial evidence supports the County's decisions and that the County's decisions contradict the goals and purposes of the GMA such that the Growth Board has a firm and definite conviction that the County made a mistake.

¶ 52 Accordingly, the County's claim that the Growth Board committed an error of law when it did not defer to the County's 2007 decisions—which were inconsistent with the County's 2004 decisions to which the Growth Board had previously deferred—rests on a misinterpretation of statutes. The GMA does not preclude the Growth Board from reviewing the entire record when making a determination of GMA compliance. And the correct standard for the Growth Board to apply is whether it has a firm and definite conviction that the County made a mistake. We turn now to a review of the individual parcels and whether the Growth Board committed an error of law when finding the County made clear errors in its planning decisions.

La Center Parcels LB-1, LB-2, LE 22

¶ 53 Next, we address the County's argument that the Growth Board erred in finding that parcels LB-1, LB-2, and LE did not comply with the GMA because the Growth Board (1) failed to consider evidence supporting La Center's position and (2) failed to enter findings of fact that showed it considered fully all the Lewis County factors. Our review of the record shows that the Growth Board considered all the Lewis County factors and correctly determined that the County committed a clear error in deciding to dedesignate these lands. The County ignored overwhelming evidence showing that these parcels were ALLTCS in 2004 and remained so in 2007. Substantial evidence supports each part of the Growth Board's application of the Lewis County analysis, as well as the ultimate GMA noncompliance finding. The Growth Board properly determined that the County erred in 2007 when it dedesignated parcels LB-1, LB-2, and LE from ALLTCS status and incorporated them into the La Center UGA.

¶ 54 First, we reiterate that the County designated La Center parcels LB-1, LB-2, and LE as ALLTCS in 2004. The record supports the Growth Board's determination that ALLTCS remained the correct designation for the property in 2007. The challenged La Center parcels meet the definition of ALLTCS based on the County's own Lewis County matrix information. The evidence that the County considered in its matrix overwhelmingly indicates that these parcels remain ALLTCS and that, in dedesignating them, the County incorrectly ignored the vast majority of the evidence in favor of its desire to further economic development for the City of La Center.

¶ 55 Specifically, the matrix indicates that parcels LB-1, LB-2, and LE all (1) lack water and sewer lines in their borders; (2) are not adjacent to the then existing boundary of the La Center UGA; (3) are described as having mostly rural land uses such as open fields, forested land, and rural residential; (4) are next to land characterized by rural land uses; and (5) lack any urban development permits in their vicinity. In addition, parcel LB-1 is described as containing 56.58 percent prime agriculture soils with 83.79 percent of the parcel's land currently in an agricultural/farm use program. Parcels LB-2 and LE have 80 percent and 78.69 percent prime agricultural soils, respectively, although these parcels currently have only 12 percent and 0 percent of the land currently in an agricultural/farm use program. Based on the overwhelming evidence that these parcels are still ALLTCS, the Growth Board correctly identified that the County committed clear error when dedesignating parcels LB-1, LB-2, and LE from ALLTCS status.

¶ 56 Because the Lewis County test has three prongs that must be satisfied for land to be dedesignated

as ALLTCS, we briefly evaluate each in reviewing whether the Growth Board correctly concluded that the County erred when it dedesignated these parcels. *Yakima County*, 146 Wash.App. at 688–89, 192 P.3d 12. Put differently, just because the County may have committed clear error in its application of one prong of the test does not mean that the County's overall dedesignation decision for a particular parcel was clear error because the County may have correctly determined that the land failed a different prong of the test.

¶ 57 The first Lewis County prong requires a determination of whether the land is characterized by "urban growth." 157 Wash.2d at 502, 139 P.3d 1096. The Growth Board's finding of fact 43 states in part, "Areas LB–1, LB–2, and LE while near the La Center's UGA are not areas of the UGA characterized by urban growth." 2 CP at 339. The County concedes that it has never challenged this finding of fact.²⁴ Unchallenged findings are verities on appeal. *Manke*, 113 Wash.App. at 628, 53 P.3d 1011.

¶ 58 Moreover, even if we were to review it, substantial evidence supports finding of fact 43. The GMA defines "urban growth" as "typically requir[ing] urban governmental services." Former RCW 36.70A.030(18) (2005). "Urban governmental services" include a variety of "public services and public facilities." Former RCW 36.70A.030(20) (2005) (listing examples of "urban governmental services," including storm and sanitary sewers, water, street cleaning, fire and police protection, public transit, and other public utilities). The GMA also defines "[c]haracterized by urban growth" as "land having urban growth located on it, or to land located in relationship to an area with urban growth on it as to be appropriate for urban growth." Former RCW 36.70A.030(18).

¶ 59 All the evidence in the County's matrix belies a conclusion that parcels LB–1, LB–2, and LE are characterized by urban growth. The second column of the County's matrix, which addresses the first Lewis County test prong, notes only the size of the parcel and that there are no sewer or water lines in the parcels. And, elsewhere in the matrix, the County describes each of these parcels as containing mostly "open fields, forested land, and rural residential" land uses, that there are no urban development permits within the vicinity of these parcels, and that the parcels are not adjacent to any existing UGAs. AR at 2242–43. Accordingly, substantial evidence supports a finding that parcels LB–1, LB–2, and LE do not contain urban growth and are not near lands containing urban growth.²⁵ The Growth Board correctly concluded that the County committed clear error when assessing the urban growth characteristics of these parcels because the evidence does not support it.

¶ 60 The second Lewis County prong requires a determination of the commercial productivity of the land or the land's capability of being commercially productive. 157 Wash.2d at 502, 139 P.3d 1096. This factor requires an assessment of whether "the land is actually used or capable of being used for agricultural production." *Redmond*, 136 Wash.2d at 53, 959 P.2d 1091. Further, "neither current use nor landowner intent of a particular parcel is conclusive for purposes of this element." *Redmond*, 136 Wash.2d at 53, 959 P.2d 1091. The Growth Board's finding of fact 43 states in part, "All areas[, LB–1, LB–2, and LE,] are capable of being farmed." 2 CP at 339. The County did not challenge finding of fact 43 and, therefore, it is a verity on appeal. *Manke*, 113 Wash.App. at 628, 53 P.3d 1011. Moreover, on appeal, the County concedes that "there is substantial evidence in the record that these areas have soils suitable for agriculture." Resp't La Center Br. at 4. Accordingly, substantial evidence supports that parcels LB–1, LB–2, and LE are lands that are able to be farmed. The Growth Board correctly concluded that the County committed clear error when it evaluated the farming capabilities of these parcels.²⁶

¶ 61 The final Lewis County prong requires a determination of the "long-term commercial significance" for agricultural production of the parcels. 157 Wash.2d at 502, 139 P.3d 1096. This prong requires considering soil composition, proximity to population areas, the possibility of more intense uses of the land, and the 10 factors in former WAC 365–190–050(1). See RCW 36.70A.030(2), (10); *Lewis County*, 157 Wash.2d at 502, 139 P.3d 1096. This is the main prong that the County challenges, alleging that the Growth Board did not adequately consider all the factors in light of minimal findings of fact entered related to this prong.

¶ 62 Although the County is correct that the Growth Board did not enter specific findings of fact related to each of the WAC factors, the record shows that the Growth Board adequately considered all aspects of the third Lewis County test prong. In its final decision, the Growth Board outlined the various arguments the parties presented regarding the WAC factors, evidencing that the Growth Board did not overlook disputes about any of them. In the analysis section of its final order, the Growth Board mentioned "other WAC factors" but stated that "[t]he [County]'s reason for de-designating these areas is that they border [Interstate–5 (I–5)] therefore present[ing] a unique economic development opportunity for La Center. The [County]'s desire to further economic development can not outweigh its duty to designate and conserve agricultural lands." 2 CP at 328. The County's clearly stated reasons for dedesignating these parcels were beliefs that (1) the parcels had a "special value" (AR at 24080) that provided more economic benefit to La Center as developed land than it would as agricultural land and (2) the lands would help "diversify the La Center economy." AR at 15.²⁷

¶ 63 Although neither the GMA nor WAC prioritize the WAC factors, the Growth Board correctly determined that the County committed clear error because it focused almost exclusively on diversifying La Center's economy and other economic considerations while ignoring the other WAC factors and local agricultural needs. Our Supreme Court previously suggested that economic considerations cannot be outcome determinative because "[p]resumably, in the case of agricultural land, it will always be financially more lucrative to develop such land for uses more intense than agriculture." *Redmond*, 136 Wash.2d at 52, 959 P.2d 1091.

¶ 64 Moreover, the County's overtly heavy reliance on economic factors when deciding whether land has long-term agricultural commercial significance runs afoul of several of the GMA's planning goals—namely, the County's duty to "designate and conserve agricultural lands." *Soccer Fields*, 142 Wash.2d at 558, 14 P.3d 133 (analyzing the GMA's "Natural resource industries" planning goal—RCW 36.70A.020(8)). In addition, the County's emphasis on economic factors violates RCW 36.70A.020(5), which requires counties to "[e]ncourage economic development . . . within the capacities of the state's natural resources, public services, and public facilities." (Emphasis added.) The Growth Board correctly concluded that the County committed clear error in its analysis of the Lewis County test's third prong when the County appeared to overtly ignore the goals of the GMA by focusing on economic factors.

¶ 65 In addition, we note that the economic factors on which the County relied when making its decisions were speculative in nature. At the time, part of parcel LB-2 was subject to a pending request for federal trust holding status by the recently federally-recognized Cowlitz Indian Tribe. The County believed that the land would be taken into trust and that the tribe would then build a casino on the land, which in turn would destroy the agricultural nature of the surrounding land. The County believed that because the land would soon be developed by the tribe anyway, development should be allowed on other agricultural lands in and around parcel LB-2 and the I-5 area. At the time of the County's decision, the possible approval of the pending trust application and the possible building of a casino were too attenuated to support the County's position. Allowing the County to begin developing the land in 2007 based on the Cowlitz Tribe's speculative development plans, which could take years to overcome multiple legal hurdles, could have resulted in the inappropriate conversion of agricultural land pursuant to the GMA if the Cowlitz Tribe's speculative development plans fell through. Perhaps in the future, the circumstances of the land will have changed such that the land in and around parcel LB-2 no longer qualifies as ALLTCS under the Lewis County test. But when the County made its decision under the then existing circumstances as we understand them, and in light of the deference to the 2004 ALLTCS land designations, the parcels continued to meet the requirements of the Lewis County test.

¶ 66 Moreover, to the extent that the County believes that the "only logical place" for economic growth of the city is an expansion of the UGA to the I-5 corridor, their belief lacks support in the law. AR at 2370. Under the GMA, the "logical place" for expansion and growth is to build higher within the UGA, not to expand it. See RCW 36.70A.020(2) (stating that a goal of the GMA is to "[r]educe the inappropriate conversion of undeveloped land into sprawling, low-density development") (emphasis omitted).

¶ 67 We also reject the County's position that the Growth Board erred by focusing on the La Center parcels' soil type and relationship to the existing La Center UGA. The Growth Board's decision cited a variety of reasons supporting its finding that the County committed clear error. Of particular noteworthiness, the Growth Board emphasized a lack of urban growth on the parcels themselves as well as the surrounding lands. Only part of the Growth Board's analysis included soil characteristics and proximity to the existing La Center UGA.

¶ 68 In addition, the case law the County relies on does not support its assertion that the Growth Board incorrectly determined that these parcels are not adjacent to areas characterized by urban growth. The County citing *City of Arlington v. Central Puget Sound Growth Management Hearings Board*, 164 Wash.2d 768, 193 P.3d 1077 (2008), argues that because the parcels are adjacent to the I-5 highway, they are adjacent to areas characterized by urban growth. But in *Arlington*, our Supreme Court held that an area called "Island Crossing" could be incorporated into a UGA for two separate reasons: (1) The land's proximity to an I-5 interchange allowed the land to be properly considered as proximate to urban growth, and (2) the Island Crossing land had an adjacent border to the existing Arlington UGA. 164 Wash.2d at 790-91, 193 P.3d 1077 (emphasis added). Here, the parcels have no adjacent borders with the former La Center UGA boundary and, although they are near I-5, the parcels themselves and surrounding lands completely lack any urban growth. The *Arlington* test is not satisfied by mere proximity to the I-5 corridor and does not support the County's claim.

¶ 69 Accordingly, having correctly concluded that the County committed clear error in its analysis of the Lewis County test, the Growth Board did not commit an error of law by failing to defer to the County's dedesignation decisions for parcels LB-1, LB-2, and LE. In addition, based on its review of the totality of all the evidence before it, substantial evidence supports the Growth Board's conclusion that parcels LB-1, LB-2, and LE meet all three prongs of the Lewis County test and are ALLTCS. We discern no error and affirm the Growth Board's decision that the evidence does not support the County's dedesignation of

parcels LB-1, LB-2, and LE from their ALLTCS status.

Vancouver Parcels VA and VA-2 29

¶ 70 The County argues that the Growth Board erred when entering finding of fact 32, stating that parcels VA and VA-2 are “near the UGA but are not near areas characterized by urban growth or adjacent to areas characterized by urban growth.” 2 CP at 337. In effect, the County argues that the Growth Board erred when reviewing the County’s assessment of the first Lewis County prong. We agree and remand to the Growth Board for reconsideration of its decision on parcels VA and VA-2.

¶ 71 The GMA defines “[c]haracterized by urban growth” as referring to “land having urban growth located on it, or to land located in relationship to an area with urban growth on it as to be appropriate for urban growth.” Former RCW 36.70A.030(18) (emphasis added). “Urban growth” is defined in part as “growth that makes intensive use of land for the location of buildings, structures, and impermeable surfaces to such a degree as to be incompatible with the primary use of land for the production of food, other agricultural products, or fiber” and that “[w]hen allowed to spread over wide areas, urban growth typically requires urban governmental services.” Former RCW 36.70A.030(18). “Urban governmental services” are “public services and public facilities . . . including storm and sanitary sewer systems, domestic water systems, street cleaning services, fire and police protection services, public transit services, and other public utilities associated with urban areas and normally not associated with rural areas.” Former RCW 36.70A.030(20).

¶ 72 Under the first prong of the Lewis County test, the statutory definition of “urban growth” requires an assessment of the overall context of the land’s relationship to the surrounding land—not just an evaluation of the land itself. See former RCW 36.70A.030(18); Lewis County, 157 Wash.2d at 502, 139 P.3d 1096. Parcels VA and VA-2 lie within a small area of land that is quickly being encroached on by two separate UGAs—the Vancouver UGA and the Battleground UGA. These parcels’ relative proximity to all the development occurring in both UGAs, but particularly the Vancouver UGA, belies the Growth Board’s conclusion that the VA and VA-2 parcels are not characterized by urban growth. It appears that the Growth Board’s determination that the County committed clear error in the dedesignation of these parcels was based on an error in the Growth Board’s application of the statutory definition of “characterized by urban growth” in the first Lewis County prong. Accordingly, we remand to the Growth Board its decisions regarding parcels VA and VA-2 for further consideration.³⁰

Washougal Parcel WB 31

¶ 73 For parcel WB, the County argues that substantial evidence does not support part of finding of fact 40 and that the Growth Board failed to properly apply the Lewis County test by not considering all the WAC factors. Substantial evidence supports the challenged portion of finding of fact 40. But the record does not show that the Growth Board considered all of the WAC factors. Accordingly, we remand to the Growth Board its decision on parcel WB for further consideration.

¶ 74 The County assigns error to finding of fact 40 inasmuch as the Growth Board stated, “[Area WB] is not adjacent to the UGA.” 2 CP at 338. The County asserts that the matrix indicates that the WB parcel’s “SW tip [is] adjacent to [a] UGA” rather than stating that parcel WB is not adjacent to the Washougal UGA. Resp’t MacDonald Living Trust Suppl. Br. at 3. The County’s matrix does not contain the asserted language and actually states that parcel WB is “[n]ot adjacent to [the] Washougal UGA.” AR at 2247. Moreover, a review of the Washougal UGA map attached to the County’s matrix reveals that parcel WB does not touch the former Washougal UGA boundary. Accordingly, substantial evidence supports the Growth Board’s finding that parcel WB is not adjacent to the Washougal UGA.

¶ 75 Next, we review the third prong of the Lewis County test, the only prong that the County assigned error to, to determine whether the Growth Board adequately reviewed all the statutory and regulatory factors when making its noncompliance finding. Our review of the Growth Board’s analysis of the WB parcel reveals that the Growth Board failed to make an adequate record of its consideration of most of the WAC factors. The Growth Board’s analysis and finding of fact 40, the only formal finding specific to parcel WB, discusses soil characteristics, tax base expansion benefits, and adjacency of the parcel to the existing UGA. But the record does not show that the Growth Board considered all the WAC factors in its review such that it could have had a “firm and definite conviction” that the County made a mistake in its dedesignation decision insofar as the County made its decision based on the third Lewis County test prong. Soccer Fields, 142 Wash.2d at 552, 14 P.3d 133. Accordingly, we remand the Growth Board’s decision for parcel WB to the Growth Board for further consideration.³²

Conclusion

¶ 76 Our opinion resolves the issues in this case with three major holdings in addition to our evaluation of the parcel-specific analysis of the Growth Board’s actions. First, county GMA planning decisions are not final when they have been appealed and have an unresolved legal status. Second, although a county’s

legislative body and the Growth Board can take actions that affect issues currently pending for review in this court, its actions may moot issues pending review. And, third, we affirm the Growth Board's ability to review challenged county GMA planning decisions in light of all the evidence in the record. In accordance with this opinion, we remand to the Growth Board for further consideration on parcels VA, VA-2, and WB while affirming the Growth Board in all other challenged aspects.

FOOTNOTES

1. This opinion refers to the 19 parcels using the County's original planning designation names. The parcel names included the nearby urban growth area to which the County intended to add the parcel. The 19 parcels are City of Battle Ground parcels BB and BC; City of Camas parcels CA-1 and CB; City of La Center parcels LA, LB-1, LB-2, LC, and LE; City of Ridgefield parcels RB-1, RB-2, and RC; City of Vancouver parcels VA, VA-2, VB, VC, and VE; and City of Washougal parcels WA and WB.
2. Former RCW 36.70A.130(1), (3) (2006). We note that under former RCW 36.70A.130(1)(c), counties may simultaneously review comprehensive plan land use elements and UGA boundaries.
3. As of July 1, 2010, the three regional Growth Management Hearings Boards were consolidated into a single statewide board composed of seven appointed members who are then constituted into three-member panels to hear cases. Laws of 2010, ch. 211, §§ 4-5, 18.
4. This case involves multiple interveners with interests in specific land areas. For ease to the reader, in this opinion we attribute almost all of the respondent parties' actions to the County. But we discuss and attribute actions to the intervening parties, as necessary, in clarifying footnotes.
5. Lewis County established "Soccer Fields" as a short form for 142 Wash.2d 543, 14 P.3d 133. Lewis County, 157 Wash.2d at 497, 139 P.3d 1096.
6. The parties asserted on appeal only that the Growth Board, and by extension this court, did not have the authority to review the County's decisions on these parcels because the County no longer had jurisdiction over them.
7. At oral argument, the County suggested that the 2004 comprehensive plan included in the record was never finalized. Our review of previous Growth Board decisions does not support this claim. Although there previously were challenges to parts of the 2004 comprehensive plan, the Growth Board ultimately found all the challenged portions compliant with the GMA. *Bldg. Assoc. of Clark Cnty., et al., v. Clark County, et al.*, No. 04-2-0038c, 2005 WL 3392958, at *32 (W. Wash. Growth Mgmt. Hr'gs Bd., Nov. 23, 2005).
8. Karpinski also challenged the County's environmental review and public participation processes. The Growth Board found that these processes contained no clearly erroneous errors. Karpinski did not cross-appeal these Growth Board determinations for review to the superior court and, thus, these issues are not part of this appeal.
9. Although the Growth Board's procedural history of this case lists the Growth Board's hearing date as April 1, 2008, the transcript of the hearing in the administrative record indicates that the hearing occurred on April 8, 2008.
10. Our review of the entire record reveals that the matrix is an accurate summation of the County's considerations and deliberations concerning the 19 parcels. The County's staff essentially read the matrix information for each parcel over the course of several County commissioner meetings. The commissioners made comments that were later included in the last column on the matrix under the heading "[Board of County Commissioners] Deliberation/Decision." AR at 2241-47.
11. The Growth Board's amended order did not substantively differ from its original order. The amended final order corrected "clerical and grammatical errors," deleted duplicative portions in the original order, and renumbered the Growth Board's findings. 2 Clerk's Papers (CP) at 263.
12. Technically, La Center filed the appeal to the superior court, noting that the Growth Board reversed the County on 10 different parcels—neglecting to include parcel BC in its list—and challenging only issues related to La Center parcels. The other parties in this appeal then joined La Center's appeal, and all the parties, including Karpinski, limited their arguments to the Growth Board's noncompliance/invalidity findings of the 11 reversed parcels.
13. The parties' stipulation and the superior court's order did not explicitly identify parcel CA-1 by name; instead, the stipulation and order referenced "the GM Camas property" and the reversal of the Growth Board "with respect to GM Camas, LLC." AR at 3277-78. In its June 12, 2009 order, the superior court identified the subject matter of the stipulation as parcel CA-1.

14. Although the County's arguments do not relate to any of its assigned errors on appeal, RAP 1.2(a) permits liberal interpretation of the rules to promote justice and facilitate a decision on the merits. We exercise this discretion and consider the County's argument as an allegation that the Growth Board committed an error of law pursuant to RCW 34.05.570(3)(d) of the APA when entering noncompliance findings for parcels CA-1, CB, and RB-2. In light of the arguments contained in the administrative record that were presented to the superior court and Growth Board regarding the jurisdictional effect of the annexations, and the County's appellate arguments that issues for parcels CA-1, CB, and RB-2 are now moot, the nature of the challenge is clear in the briefing. See *Daughtry v. Jet Aeration Co.*, 91 Wash.2d 704, 709-10, 592 P.2d 631 (1979) (Reviewing the merits of a challenge on appeal, despite a failure to strictly comply with RAP 10.3, where the nature of the challenge was "perfectly clear[] and the challenged finding is set forth in the appellate brief."); *Hitchcock v. Dep't of Ret. Sys.*, 39 Wash.App. 67, 72 n. 3, 692 P.2d 834 (1984) (Reviewing the merits of a challenge to a finding on appeal, despite technical violations of RAP 10.3 where the nature of the challenge was clear and the challenge to the finding extensively discussed in the appellate briefing.), review denied, 103 Wash.2d 1025 (1985).

15. In our June 1, 2010 order relating to jurisdiction, we asked the parties about possible misrepresentations made to the superior court regarding the parcel CA-1 annexation. In light of our analysis of issues related to parcel CA-1, a discussion and resolution of any misrepresentations is unnecessary.

16. RAP 7.2(e) states in relevant part, "If [a] trial court determination will change a decision then being reviewed by the appellate court, the permission of the appellate court must be obtained prior to the formal entry of the trial court decision."

17. RCW 36.70A.330 arguably requires the Growth Board to review a county's progress toward achieving compliance and to enter an order removing its original findings of noncompliance despite any pending review by this court. After entering a finding of noncompliance and allowing the County time to come into compliance with the GMA, "the board shall set a hearing for the purpose of determining whether the state agency, county, or city is in compliance with the requirements of this chapter. The board shall issue any order necessary to make adjustments to the compliance schedule and set additional hearings as provided in subsection (5) of this section." RCW 36.70A.330(1)-(2) (emphasis added). We note that this practice makes determining whether a Growth Board's order is final for purposes of appeal under RAP 2.1(a)(1), as opposed to discretionary review under RAP 2.1(a)(2), problematic. In addition, to the extent that the ruling appealed is no longer the final ruling (in effect), an opinion from this court could turn out to be an advisory opinion in violation of *To-Ro Trade Shows v. Collins*, 144 Wash.2d 403, 416, 27 P.3d 1149 (2001), cert. denied, 535 U.S. 931, 122 S.Ct. 1304, 152 L.Ed.2d 215 (2002), and *Commonwealth Ins. Co. of Am. v. Grays Harbor County*, 120 Wash.App. 232, 245, 84 P.3d 304 (2004) (citing *Wash. Beauty Coll., Inc. v. Huse*, 195 Wash. 160, 164, 80 P.2d 403 (1938)).

18. On appeal, no party clearly identifies the portions of the APA that they rely on in their assignments of error. But RAP 1.2(a) permits liberal interpretation of the rules and allows appellate review despite technical violations where proper assignment of error is lacking but the nature of the challenge is clear and the challenged findings are set forth in the party's brief. *Green River Cmty. Coll. Dist. 10 v. Higher Ed. Pers. Bd.*, 107 Wash.2d 427, 431, 730 P.2d 653 (1986). Here, it is quite clear from the briefing that the two issues on appeal are whether the Growth Board correctly interpreted and applied the GMA and whether substantial evidence supports various parts of the Growth Board's final decision and order.

19. Our Supreme Court evaluated two statutes when developing the Lewis County definition of "agricultural land": RCW 36.70A.030(2), which reads: "Agricultural land" means land primarily devoted to the commercial production of horticultural, viticultural, floricultural, dairy, apiary, vegetable, or animal products or of berries, grain, hay, straw, turf, seed, Christmas trees not subject to the excise tax imposed by RCW 84.33.100 through 84.33.140, finfish in upland hatcheries, or livestock, and that has long-term commercial significance for agricultural production. (emphasis added) and RCW 36.70A.030(10), which reads: "Long-term commercial significance" includes the growing capacity, productivity, and soil composition of the land for long-term commercial production, in consideration with the land's proximity to population areas, and the possibility of more intense uses of the land. As evidenced by this case, since Lewis County some counties and the Growth Board have used the term ALLTCS to describe lands rather than using the term "agricultural lands." Because long-term commercial significance is part of the working definition of "agricultural lands," "agricultural lands" and ALLTCS are synonymous terms.

20. Moreover, in this instance, the County incorporated the WAC factors in its comprehensive plan as the approach used to analyze whether lands qualify as ALLTCS.

21. We note that even though a county's comprehensive plan amendments are presumed valid upon adoption, under RCW 36.70A.320(1), a county's previous determinations and designations of land are still relevant to the analysis. A significant goal of the GMA is to identify, maintain, enhance, and conserve agricultural lands. See RCW 36.70A.020(8); *Soccer Fields*, 142 Wash.2d at 558, 14 P.3d 133. This goal

suggests there is relevance of a county's previous designation of land as ALLTCS because otherwise there would be no way for a county to maintain and conserve these lands over time. But under the GMA it is unclear, and the legislature may want to consider and provide direction on, what weight a county should give to prior agricultural designations during subsequent comprehensive plan reviews. Based on the goals of maintaining and conserving agricultural lands, it appears the proper weight is deference to the original designation. See RCW 36.70A.020(8); Soccer Fields, 142 Wash.2d at 558, 14 P.3d 133; see Yakima County v. E. Wash. Growth Mgmt. Hearings Bd., 146 Wash.App. 679, 688–89, 192 P.3d 12 (2008).

22. In this section of the opinion, we attribute to the County all arguments presented by La Center and the County for ease to the reader.

23. Although the matrix indicates that parcel LB–1's eastern boundary was adjacent to the then existing La Center UGA, a map of the parcel attached to the matrix belies this characterization.

24. La Center indicated in a supplemental brief that it did not challenge finding of fact 46 in its appeal to the superior court or to this court. When the Growth Board filed its amended final decision deleting duplicative portions, the numbering of its factual findings changed. Finding of fact 46 in the May 14, 2008 final order became finding of fact 43 in the amended June 3, 2008 final order.

25. In its briefing, La Center argues that these parcels are characterized by urban growth because water is located two miles away and La Center's waste management plant has confirmed it has the capacity to serve these parcels. La Center provides no citations to the record to support this factual assertion. Though the County discussed sewer capacity during its preliminary discussions about the La Center parcels, the discussions appear to reference information contained outside the record. But because La Center did not challenge finding of fact 43, it is a verity and arguments about evidence conflicting with this finding are irrelevant.

26. It appears that the County relied on an individual County commissioner's belief in the difficulties in obtaining water rights or accessing water for farming on these parcels. We could not find anything in the record to support the commissioner's opinion that it would be hard to get water and/or water rights to these parcels. The County commissioner merely states this belief, which in and of itself does not constitute substantial evidence supporting the County's decision.

27. Also, La Center's mayor stated in a letter to the County commissioners, "[T]he City's objective in the current UGA expansion has been to urbanize the I–5 Junction as part of the City's incorporated area in an effort to diversify the City's economic base." AR at 1817.

28. On January 12, 2011, La Center filed a motion requesting that we take judicial notice of the United States Department of the Interior's December 2010 decision to approve the Cowlitz Tribe's fee-to-trust application of approximately 152 of the 245 acres in parcel LB–2. The Department of Interior's approval allows the tribe to establish a reservation and indicates the land is eligible for gaming under the Indian Gaming Regulatory Act, 25 U.S.C. §§ 2701–2721. But that La Center and the County three years ago accurately predicted the approval of the trust application does not change our analysis. We, and the Growth Board, must consider the evidence and circumstances of the land at the time of the County's decision to determine whether the County complied with the GMA when making its land use decisions. Otherwise, the County might have improperly developed the land should its speculative predications have failed to come to fruition. Moreover, even though the Cowlitz Tribe's federal trust request has now been approved, the possible building of a casino is still too attenuated to support the County's 2007 dedesignation decision. Among other practical considerations, financing to build the infrastructure of the reservation, let alone the intended casino, is unknown. And the effects of the recent economic recession may very well bring about delay or abandonment of some or all of the tribe's development plans, even plans that are desirable and were created with good faith intentions to complete. The possibility of building a casino and the impact on the surrounding agricultural productivity of the land was too speculative in 2007 to support the County's decisions, and it remains speculative even under the present circumstances. And even if the sewer and projected infrastructure materializes, they might serve only the tribal trust lands.

29. In this section, we attribute all arguments presented by Renaissance Homes, which has interest in the VA parcel, and the County to the County for ease to the reader. Also, the parties acknowledge a scrivener's error in the administrative record on the Vancouver West Map attached to the County's matrix where parcel "VA–1" should be labeled "VA–2."

30. Because we remand on these grounds, we need not consider other arguments such as a challenge to finding of fact 33 regarding the adequacy of the Growth Board's evaluation of the WAC factors for the VA and VA–2 parcels.

31. In this section, we attribute to the County all arguments presented by MacDonald Living Trust and the County for ease to the reader. We note that the record is not clear whether MacDonald owns all of or

only a portion of parcel WB.

32. Because of the basis for our remand, we need not address arguments that parcel WB should be dedesignated and incorporated into the Washougal UGA to ensure that enough land is available for development to accommodate expected population growth.

QUINN-BRINTNALL, J.

We concur: ARMSTRONG, P.J., and HUNT, J.

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O'Donnell, Mary Beth

From: Euler, Gordon
Sent: Friday, April 03, 2015 10:57 AM
To: O'Donnell, Mary Beth
Subject: FW: Comprehensive Plan ALT 4 comments
Attachments: BOCCC - ALT4 comments.pdf

Mary Beth:

For the record. You'll likely get this from the Board's office as well.

Gordy

From: warren neth [<mailto:warren@slowfoodswwa.com>]
Sent: Friday, April 03, 2015 9:55 AM
To: Mielke, Tom; Madore, David; Stewart, Jeanne
Cc: Euler, Gordon; Alvarez, Jose; Anderson, Colete; Orjiako, Oliver
Subject: Comprehensive Plan ALT 4 comments

Greetings,

Attached you will find Slow Food Southwest Washington's comments on the proposed Alternative 4 of the Clark County Comprehensive Plan. I look forward to further discussing Slow Food Southwest Washington's concerns around Alternative 4.

Thank you,
Warren Neth

--
Warren Neth
Executive Director
Slow Food Southwest Washington
www.slowfoodswwa.com
cell- 360-771-1296



Slow Food® Southwest Washington

Board of Clark County Councilors,
Clark County is a rapidly urbanizing county and part of an ever-expanding metropolitan area. Our natural resources, rural character, great schools and neighborly community are a few of the reasons, which make Clark County a highly desirable community to live in. Your stewardship of the Comprehensive Plan process is crucial to preserving that livability.

Slow Food Southwest Washington does not believe that ALT 4 should be considered in this round of GMA updates. The proposal opens developments into Clark County's rural areas without consideration of:

1. The smaller parcel sizes that ALT4 proposes will put increased market pressure on our remaining agricultural land, out pricing larger lots for 'commercially viable farms', as described in the 2007 "Analysis of the Agricultural Economic Trends and Conditions in Clark County, Washington" by Globalwise.

2. How will these new, smaller parcel size designations be used in the future? Developing these smaller parcel sizes, without creating zones where they will be used in the long-term, will open the smaller parcel sizes to be used during Annual Review process anywhere in the rural area. I do not believe the discretionary procedure of clustering similarly sized lots will provide adequate direction for future clustering of similar sized lots that you have proposed.

3. ALT4 directs development toward Rural areas, which does not honor the considerable investment made to direct development toward Cities, Rural Centers, and Urban Reserves that Clark County has already made.

Slow Food Southwest Washington questions:

Rural Character -

How will the 1 acre parcelization of Clark County's forest and fields effect traffic and other lifestyle benefits of Clark County's rural character?

Property taxes - Has their been an assessment of how rural landowners taxes will raise as the new smaller zoned lots, as well as the houses and infrastructure they require as they develop?

Capitol Improvements - How does the BOCCC plan to pay for the new roads, utilities, sewer, fire districts, sheriff's presence and other Capitol Improvements as we open up 15,000 new parcels across our rural areas?

Water-Clark County's rural residents are dependent on wells that draw from an already stressed aquifer. Who will be monitoring the effect of new wells drilled and manage our



Slow Food®

Southwest Washington
water resources?

Process-

1. After the community had already given input during the first two years on ALT1, ALT2, ALT3, Council member Madore proposed ALT4, with minimal analysis and outreach to effected stakeholders.
2. At the March 11th, BOCCC Work Session Council member Madore continually insisted "No new parcels will be created". At the following Open House, Community Planning stated an estimated 15,000 new parcels would be created between ALT3 and 4.
3. The 2013 survey of AG20 and FR40 landowners called the Rural Census was not a scientific poll, vote or an actual census. The questions left ambiguity and were loaded. Removing AG20 and FR40 based on this survey is not good stewardship of the Comprehensive Planning process nor Clark County's agriculture or forest resource lands.

Slow Food Southwest Washington requests:

1. Consider zoning options that would provide flexibility to family's who might want to share their land, not a blanket zoning policy that opens Clark County's rural areas to subdivision.
2. Focus residential development to Cities, Rural Centers, and Urban Reserves.
3. Protect Clark County's last large acreage parcels of class 1 growing soils. Develop Agricultural Production District's, Transfer of Development Rights and Purchase of Development Rights as described in numerous reports developed by citizen led committees, such as Clark County Agriculture Preservation Strategies Report, Clark County Food System Council's "Conserving agricultural food production in Clark County", Slow Food Southwest Washington's "Grow Clark County" recommendations.
4. Consider the Grow Clark County recommendation to develop policy that conserves farmland and strengthens the farm economy. More info here: www.slowfoodswwa.com/growclarkcounty

I look forward to talking further about these issues.

Thank you,
Warren Neth
Executive Director
Slow Food Southwest Washington
360-771-1296
warren@slowfoodswwa.com
www.slowfoodswwa.com

O'Donnell, Mary Beth

From: NoReply@Clark.Wa.Gov
Sent: Friday, April 03, 2015 8:55 PM
To: Cnty 2016 Comp Plan
Subject: 2016 Comp Plan comments submitted

Follow Up Flag: Follow up
Flag Status: Flagged

Following comments were submitted online:

Parcel No:

Subject: biased staff

Comments:

During the 3/25, and 4/1 open houses, I witnessed a number of biased remarks coming from members of the county staff. "There shouldn't be any houses out there. That should all be trees." "This new plan addition is costing another \$40,000 and delaying the project another 3 months." "Alternative 4 will never fly. It won't get the votes." At one point, a staff member prominently stood towards the center of the presentation area "preaching" the downfalls in alt. 4. He became argumentative with several citizens. The staff need to be educated on what is proper conduct to enable the process to have a non-biased, neutral atmosphere for a proper presentation. These open houses were far from neutral.

Submitted by:
susan rasmussen

Email: sprazz@outlook.com

Address:
27705 ne 14th ct.
ridgefield, wa

David Madore

April 3 at 11:18pm · Edited ·

Hockinson High School Open House – a great turnout:

Hundreds of rural citizens showed up on Wednesday evening to ensure that their voices were heard as we decide on the future of their land. The high turnout was even greater than last week's Open House at Ridgefield High School.

Alternative 4 proposes to correct the massive mismatch between the actual rural land and the inappropriate zoning map that was imposed 20 years ago. As elected representatives of the people, our job is to listen and faithfully represent their interests in compliance with state law.

All but one of those citizens that shared their views with me, strongly supported Alternative 4 and wished that even more flexibility could be provided.

The Reflector published a front page story about the proposed plans:http://www.thereflector.com/.../page_e0cf5a15-88c9-5983-a0f1-...
http://www.thereflector.com/.../page_de209027-59d8-57a5-bdbc-...

Fair newspaper stories include contrary views and the Reflector did a good job including quotes from a citizen who opposed Alternative 4 in favor of alternative 1, the “do nothing” alternative.

Ms. Reisbick implied that Alternative 4 was based on ignorance or contempt for the Growth Management Act. Nothing could be further from the truth.

The GMA rightfully requires our county to provide sufficient affordable, useful, and appropriately zoned land for our community to prosper for the next 20 years. The problems that resulted in the massive downzoning of 1994 were not due to the mandates of the GMA. Rather, the twenty years of stagnation imposed upon our rural community were due to a poor and inappropriate implementation of the GMA in Clark County.

We can do better, much better.

Ms. Reisbick errs by asserting that Alternative 4 is “like driving without a driver's manual”. The truth is that Alternative 4 is like finally driving with our eyes open, recognizing the parcels that already exist, and providing a zoning map that is compatible with the real world. It is the clear understanding of the Growth Management Act that properly serves as the basis for Alternative 4.

That law is not intended as a curse, but as a blessing. When we get it right, our rural community can once again prosper and thrive.

Editor Ken Vance also contributed a well written editorial this week.

http://www.thereflector.com/.../article_729d1238-d800-11e4-92...

As a community, we are on track to plan a much brighter future for rural Clark County.

Thank God! Yea Clark County!



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Lenora Johnston, Dina Stepanyuk, Dan Coursey and 12 others like this.

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Maureen Horn A Patricia Smith

Like · Reply · April 4 at 1:56pm



A Patricia Smith Durell was there in the aisle seat before the lady with the long blond hair.

Like · Reply · 1 · April 4 at 2:05pm

O'Donnell, Mary Beth

From: McCall, Marilee
Sent: Thursday, April 02, 2015 10:55 AM
To: Amanda Smeller-Woodland; Snodgrass, Bryan; Eiken, Chad; Elizabeth Decker-Consultant; Eric Eisemann-Consultant; Erin Erdmand-Battle Ground; Jeff Niten-Ridgefield; Jeff Sarvis-La Center; Lee Knottnerus-Ridgefield; Mitch Kneipp-Washougal; James Weldon; Phil Bourquin-Camas; Ransom, Matt; Robert Maul-Camas; Sam Crummett-Battle Ground; Towne, Sandra; Sara Fox-Camas; 'Steve Stuart-Ridgefield'
Cc: Albrecht, Gary; Alvarez, Jose; Anderson, Colete; Euler, Gordon; Hermen, Matt; Kamp, Jacqueline; Lebowsky, Laurie; O'Donnell, Mary Beth; Orjiako, Oliver
Subject: Checking in for City-County Coordination Meeting - RSVP for next Friday in La Center
Importance: High
Follow Up Flag: Follow up
Flag Status: Flagged

The monthly City-County Coordination meeting is next Friday on April 10. This meeting we will debrief on the open houses held for the Comp Plan and also discuss the upcoming BOCC hearing on 4/14.

Since this is Spring Break week for Washington, we are trying to get a head count to verify that we have attendance for this meeting.

Can you please shoot an email back to me letting me know if we've got a majority for attendance?

Thank you!

Marilee McCall | Administrative Assistant

Clark County Community Planning

360-397-2280 ext. 4558

1300 Franklin Street | Vancouver, WA 98660

P.O. Box 9810 | Vancouver, WA 98666

www.clark.wa.gov/planning

O'Donnell, Mary Beth

From: Orjiako, Oliver
Sent: Thursday, April 02, 2015 12:50 PM
To: Euler, Gordon; Alvarez, Jose; Anderson, Colete; O'Donnell, Mary Beth
Subject: FW: Input to Jeanne Stewart on Aternative 4 for the record

For index. Thanks!

From: Orjiako, Oliver
Sent: Thursday, April 02, 2015 12:49 PM
To: 'Heather Tischbein'
Subject: RE: Input to Jeanne Stewart on Aternative 4 for the record

Hello Heather:

Thank you for sharing your email to Councilor Stewart with me and your inquiry.

In response, Issue Paper 4 will discuss and present additional capacity for population and jobs not captured by the vacant land model reflecting an increase of 15,22 persons and 24,175 jobs. Issue Papers 5.0 and 5.1 are the same and relates to the environmental review process which will put into the record. These issue papers will be helpful to both legal and planning staff and difficult to do after the fact.

In order words, the purpose is to reflect recent information. The information comes from redevelopment (i.e. potential housing and jobs as a result of the waterfront redevelopment, etc.) and a detail information of events that have transpired since the Board of Councilors initially discussed the environmental impact review process on July 16, 2014. We are not proposing to change the previous decisions made on population and jobs projections for planning purposes. You never know the councilors may use the opportunity to open the door for a higher growth rate. I hope this is helpful.

From: Heather Tischbein [<mailto:htischbein@wa-net.com>]
Sent: Thursday, April 02, 2015 11:21 AM
To: Orjiako, Oliver
Subject: Fw: Input to Jeanne Stewart on Aternative 4 for the record

Oliver,

It was good to talk to you again at last night's open house at Hockinson High School. Below is the email I sent to Councilor Stewart on Monday this week, as follow up to our meeting with her on March 26, 2015.

In regard to the consent agenda item (referenced below) approved this week re revised population and employment allocations: What impact will revisions to these projections have on the public input processes and deadlines required by GMA rules and regulations?

Thank you for your attention to this question.

Most sincerely,

Heather Tischbein

FROM CONSENT AGENDA for BOCC 3/31/15 HEARING:

5. Notice of Hearing approved setting Tuesday, April 14, 2015, 10:00 a.m., in the Commissioners' Hearing Room, 1300 Franklin Street, 6th Floor, Vancouver, Washington, as the time and place to take public testimony and discuss the proposed alternatives for consideration in the environmental review required to update the county's Comprehensive Growth Management plan. The council will also consider revised Population and Employment Allocation - Issue Paper 4.2 and SEPA Alternatives - Issue Paper 5.1.

APPROVED

----- Original Message -----

From: Heather Tischbein

To: Jeanne Stewart

Cc: comp.plan@clark.wa.gov ; Euler, Gordon ; Jeff Swanson

Sent: Monday, March 30, 2015 8:38 AM

Subject: Input on Alternative 4 for the record

Dear Jeanne Stewart,

It was a pleasure to meet with you last Thursday, March 26. Thank you for your generosity in meeting with us for 90 minutes. I hope the meeting was of value to you in terms of serving your learning about the complexities and history of the land use decisions that have been made since the GMA became state law.

Have you been able to access all the historical documents we called to your attention? If not, please let me know and I'll get on that immediately.

I want to reiterate in writing that I oppose the inclusion of Alternative 4 as an option for consideration in this round of GMA updates. At the Ridgefield open house Wednesday, March 25, I witnessed a CCCU member in conversation with a small group of people seated in the bleachers in which she said that the creation of Alternative 4 was initiated by CCCU with the intention to undo what CCCU feels to be the individual property rights restrictions created by the GMA in the 1990s. The statements made by this woman were verified as being accurate in the one-on-one conversations I had that evening with staff of the county's planning department.

It is my opinion that it is not good public policy to propose, and promote in the case of Councilor Madore, the adoption of land use policies based on the perspective and desires of one group of citizens, especially a group of citizens who publicly advocate their intention to undo, or do an end run around, the GMA in order to serve their own financial and family interests, literally at the expense of all the rest of us.

As we tried to convey in our meeting, there are two categories of objections to Alternative 4. First, the intent and goal of Alternative 4 fly in the face of state law, the GMA, by knowingly creating conditions that 1) support suburban sprawl and diminish the size and productivity of agricultural lands, and 2) set the stage for the associated infrastructure failures, negative environmental impacts on air and water quality and wildlife protection, and 3) create real risk to the depletion of ground and surface water supplies. Second, Alternative 4 creates credible financial risks to taxpayers in the form of 1) wasted planning staff time, 2) increases in property taxes to all property owners and especially to some rural landowners, and 3) costs to defend against lawsuits re non-compliance with GMA rules and regulations and breaches of the separation of executive and legislative authorities stipulated in the charter. In my opinion, pursuing Alternative 4 by including it in the EIS analysis is a failure of the council's fiduciary responsibility to taxpayers and a failure of what I believe to be your moral responsibility as elected officials to make every sincere effort to understand, respect, and represent the diverse interests of all citizens, not just the interests of those who voted for you or whose personal values and belief systems align with your personal values and belief systems. Last time I checked, we were all in this together...with all our differences.

In the interest of trying to be of service to you, I'm sharing below a recent report issued by King County having to do with local foods. I am sending this along by way of showing why I take issue with the assertion by some that "agriculture is dead" in Clark County. This is not true, though there is compelling evidence that some have been trying, with some success, to kill it off through policy and budget decisions. If you read only page 5 of this report, copied in its entirety

below, you will get a sense of what is also true in Clark County as a microcosm, or fractal, of what is happening in terms of the re-structuring of our food systems and land ownership and tenure patterns statewide and nationwide.

Agriculture is not yet dead in Clark County and We (as citizens in collaboration with our public servants) have a right and a responsibility to investigate what is actually happening within and to our agriculture and food systems and to deliberate together about what We, as diverse citizens, would like to see happen in our county to manifest and protect a shared, co-created vision of quality of life, and to not be subjected to a vision of quality of life dictated by just a few. The process of updating the GMA is an opportunity to breathe renewed life and vitality into the farming and food sector here and I stand for doing just that with rigor and determination, in order that our children and our children's children have a chance to live in healthy, vibrant, resilient and thriving communities of place in Clark County. As currently envisioned, Alternative 4 would pretty much take that option off the table by building out 20th century suburban sprawl. We're in the 21st century. Please take this bad idea off the table, now, so that We, as a community of diverse people, can effectively deal with our 21st century circumstances.

Most sincerely,

Heather Tischbein
1119 NW 131st Way
Apt. A
Vancouver, WA 98685

<http://your.kingcounty.gov/dnrp/local-food/documents/2015-KC-Local-Food-Report.pdf>

King County's Local Food Initiative

MESSAGE FROM THE EXECUTIVE

Few places do food better than King County. Our culinary scene is world-renowned. We have vibrant urban areas within a tractor ride of farms growing delicious, healthy produce. Our residents can browse at more than 40 bustling farmers markets across the county. Nowhere is healthful living more valued. King County has the largest food market of any county in the Pacific Northwest, with close to \$6 billion annually spent on food and beverage.

But that's where our food story begins to... wilt a bit. Only about two percent of that \$6 billion is going back to King County's farms, whose survival is increasingly at risk due to development pressure, regulatory challenges, and fewer growers getting into farming. Our local food system was not built to withstand global threats such as climate change. What's more, many low-income communities in King County – where residents experience higher rates of obesity and diabetes – suffer from limited access to nutritious foods.

Last year I launched the Local Food Initiative to better connect local farms to consumers, increase access to healthy, affordable foods in underserved areas, support our farmers, and create a farm-to-plate pipeline that is more resilient to the effects of climate change. I asked more than 30 high-level stakeholders in our local food system – our "Kitchen Cabinet" – to take a hard look at these issues. With this report, they have recommended meaningful targets, strategies, and actions for the County and our partners to pursue. In this report you will find my Top 20 priority actions for 2015-17. You will also learn about the Cabinet's process, the current state of our county's food system, and see additional Cabinet recommendations for how it can be enhanced over the long term. I believe that, working together, we can achieve our vision for a stronger food system within

a decade.

Everyone can help in this process by working to become better “food citizens.” Be aware of what you’re consuming, where it is grown or produced, and whether others also have the opportunity to eat healthy, local food. Through wise food purchasing and consumption we can keep our farms productive, our food businesses thriving, and ensure that everyone has access to affordable, healthy food.

Thank you.
Dow Constantine
King County Executive

O'Donnell, Mary Beth

From: Derek Huegel <dh@wolfind.com>
Sent: Thursday, April 02, 2015 1:53 PM
To: Cnty 2016 Comp Plan
Subject: Parcel# 195547000 (Boundary Modification Request)

County Staff,

I am a firm believer in smaller lot sizes that match the surrounding lot sizes. I bought this parcel of six acres and built a home for my family. I would love the option to divide this into 5 or 6 one acre lots. Do to the funny L shape of me surrounding my neighbors of 1 acre lots, I feel this would be a good fit. Please consider changing me from the proposed R 5 to the R 1 in the new Alternative 4. If you have any questions, or would like more explanation, don't hesitate to reach out.

Thanks!

Derek Huegel
Wolf Industries, Inc.
C: 360.314.8037
O: 360.723.5307

Lebowsky, Laurie

From: Darrel VanCoevering <EnTranTek@comcast.net>
Sent: Thursday, April 02, 2015 4:11 PM
To: Lebowsky, Laurie
Subject: Questions from Growth Management Open House

Laurie,
I talked with you about transportation last night at Hockinson Hi.

I'm not familiar with the planning terms used in transportation planning so sorry if I used the wrong names for things. The area of my interest is from 50th Ave. on the west to 72nd Ave on the east and 119th street on the south to 139th street on the north. Especially all the new subdivision that will connect to 124th street.

I think you said there was a circulation plan for this area that has not been approved. I have not been able to find this plan on the Clark County web site. Can you email the plan to me or email a link to the plan? Any information you can provide on the process and timing of getting the plan approved and the best method for me to submit comments on the plan would be appreciated.

Thank you,
Darrel VanCoevering
5406 NE 123rd Street
98686

EnTranTek® LLC Energy Consulting
We Put Energy In Your Future
Darrel VanCoevering, President
360.546.2899 Office
360.607.2944 Cell

O'Donnell, Mary Beth

From: Orjiako, Oliver
Sent: Thursday, April 02, 2015 12:22 PM
To: Euler, Gordon; Alvarez, Jose; Anderson, Colete; Albrecht, Gary; Hermen, Matt; Kamp, Jacqueline; Lebowsky, Laurie; McCall, Marilee; O'Donnell, Mary Beth
Subject: FW: April 1, 2016 Hockinson Comprehensive Plan Open House Conversations - For the Public Record

A comment from Carol Levanen for whatever it is worth. Thanks.

Oliver

From: McCauley, Mark
Sent: Thursday, April 02, 2015 11:16 AM
To: Orjiako, Oliver
Subject: Fwd: April 1, 2016 Hockinson Comprehensive Plan Open House Conversations - For the Public Record

FYI

Sent from my iPhone

Begin forwarded message:

From: Carol Levanen <cnldental@yahoo.com>
Date: April 2, 2015 at 10:35:14 AM PDT
To: "jeanne.stuart@clark.wa.gov" <jeanne.stuart@clark.wa.gov>, Tom Mielke <tom.mielke@clark.wa.gov>, David Madore <david.madore@clark.wa.gov>, "Mark McCauley" <mark.mccauley@clark.wa.gov>, Susan Rasmussen <sprazz@outlook.com>, Leah Higgins <leahnwhomes@gmail.com>, Rick Dunning <ralan1953@gmail.com>, Rita Dietrich <billrita@pacifier.com>, Jerry Olson <wcolsons@tds.net>, "Fred Pickering" <fredp@yacolt.com>, Jim Malinowski <j.malinowski@ieee.org>, "Frank White" <firfarmer@yahoo.com>, Benjamin Moss <benjaminmoss@johnlscott.com>, Lonnie Moss <mossback44@gmail.com>, Melinda Zamora <mzamora1001@gmail.com>, Nick Redinger <nickredinger@hotmail.com>, Curt Massie <cmassie331@gmail.com>, Marcus Becker <marcusb35@msn.com>, Zachary McIsaac <zmcisaac@ashbaughbeal.com>, Carol Levanen <cnldental@yahoo.com>, "Clark County Citizens United Inc." <cccuinc@yahoo.com>
Subject: April 1, 2016 Hockinson Comprehensive Plan Open House Conversations - For the Public Record
Reply-To: Carol Levanen <cnldental@yahoo.com>

Dear Councilors,

Clark County Citizens United, Inc. was approached by attendees of the Hockinson Open House, on a continuous basis with requests for our handout in support of Alternative 4, and conversations over their concerns. All of them wanted smaller lot sizes in the rural areas. CCCU distributed 100 handouts. One landowner reported that they overheard a staff member tell someone that Alternative 4 will never pass because it doesn't have enough votes. When one planner was asked if he had an open mind regarding the proposal, he told the citizen that he was not interested in having a conversation with the man. Many of them commented that it was obvious that staff didn't support Alternative 4 and they were unable to get answers to their questions. Many commented that they were happy to see Councilors Madore and Stewart there to hear, first hand, what they had to say. The attendees were a composite of well mannered concerned citizens of the community, including landowners, business owners, and the building industry.

Realtor, Leah Higgins, invited many of the major builders to the Open House and a number of them attended. A representative from New Tradition Homes, a highly respected custom home builder who employs many tradesmen, stopped by to talk with CCCU. He thanked Leah for inviting him and said he was very glad he came. He made the comment in response to Oliver Orjiako's report, and said, "Yea, 8,000 new homes, I'm all for that! But, that report wasn't accurate, and the potential number of buildable lots is a much smaller number. Jaime Howsley, from the Clark County Chapter of the BIA, did not attend either the Ridgefield Open House or the Hockinson Open House. Perhaps this indicates that he is not adequately representing BIA members, and the building industry is a large part of Clark County's economy.

In a public forum such as the Hockinson Open House, Clark County Planning Staff has a legal responsibility to the councilors and the public to present all information presented to the public in a factual, informative, neutral and non-biased way, with professional kindness and consideration. The comments that CCCU received did not indicate that was the case.

Sincerely,

Carol Levanen, Ex. Secretary
Clark County Citizens United, Inc.
P.O. Box 2188
Battle Ground, Washington 98604

O'Donnell, Mary Beth

From: Euler, Gordon
Sent: Thursday, April 02, 2015 7:49 AM
To: O'Donnell, Mary Beth
Cc: Orjiako, Oliver
Subject: FW: For the record input for open house

Mary Beth:

For the index.

Gordy

-----Original Message-----

From: Sydney Reisbick [<mailto:reisbicks@comcast.net>]
Sent: Wednesday, April 01, 2015 7:36 PM
To: Orjiako, Oliver; Euler, Gordon
Subject: For the record input for open house

To:
Clark County Planning Staff:

First, thank you for putting the maps on the GIS so that people can see what is proposed for their areas.

My Personal Comments on the three altered alternatives is that it is impossible to comment on the alternatives themselves. There is neither data (potential homesites, extent of area affected, etc) nor analysis. There will not be data or analysis within 10 days of the hearing. The open houses should have been delayed until there was basic data. The hearing should definitely be delayed until we have time to consider the data and analysis.

This process is very far out of the norm.

Sincerely,
Sydney Reisbick
PO Box 339
Ridgefield, WA 98642

O'Donnell, Mary Beth

From: levanenlog@aol.com
Sent: Thursday, April 02, 2015 11:09 PM
To: Cnty 2016 Comp Plan
Subject: Request for zoning update to R-10

Follow Up Flag: Follow up
Flag Status: Flagged

RE: Tax Acct# 278819000, 278822000, 278820000

We would like to request that the above referenced Tax Lots be updated to reflect R-10 zoning in the 2016 updated comp plan. The adjacent family owned property is already slated for R-10 zoning. For continuity and use of easements, these properties should be zoned R-10 as well.

Thank you,
Lee Levanen
1906 SE 25th St
Battle Ground, WA 98604

O'Donnell, Mary Beth

From: Donna Andrews <donnaandrews0411@gmail.com>
Sent: Thursday, April 02, 2015 10:06 PM
To: Cnty 2016 Comp Plan; Madore, David
Subject: Alternative 4, timberland east of Hockinson
Attachments: Tax parcel 205384 east of Hockinson.docx

Follow Up Flag: Follow up
Flag Status: Flagged

To: planners, counselors and public servants. April 2, 2015

From: Alina Marie McElveny and Donna J Andrews macbun@q.com donnaandrews0411@gmail.com

ALTERNATIVE 4, Tax Parcel #205384000. 49.25 acres co-inherited by 3 sisters. Timberland east of Hockinson

After studying the new interactive map added on Tuesday we have additional comments.

Under the proposal for lot sizes under Alternative 4, the map indicates the planning commission "may" change our designation from current Forest 40 to Forest 10. The proposed policy is this 'reflects the sizes of lots and character of our neighborhood'. A glance at the map of hills east of Hockinson shows this is not correct.

A. Let's consider "our neighborhood" E-W definition as NE 212th Ave on the west to NE 241st Ave on the east. And from NE 159th St north to NE 169th St We did a straw count of **48 smaller rural parcels here**. Eight lots on/near our north border are 2-1/2 acres. Most are 5 acres! Some are forest, some rural.

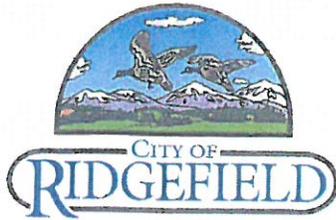
B. Count from NE 159th south to NE 139th st (and thereafter angling north of Rawson Road where it intersects with Hinnes at about NE 241st Ave.). We count **115 small rural lots**

C. So "our neighborhood" would include **163 small lots, most 5 acres, some 2-1/2**. We disregarded the Plum Creek holdings and a few larger pieces.

D. Historically we would include "Finn Hill" in our neighborhood: North of NE 169th stretching to NE 189th: Wow subdivisions and developments here include **101 smaller lots!** Add that to the 163 above = **274 lots** of 2-1/2 to 5 acres with a few 10 acre pieces thrown in. (again disregard Plum Creek and other very large parcels)

E. ONLY our Homestead 1/4 Section? Maybe the planners were only counting our siblings' and nephew's lots within our historic Ahola homestead: **NE 1/4 of Section 21 T3 R3E WM**. If this is what is considered our "neighborhood" then family lot sizes of 2.5 acres, 5, 7.5 acres, 9, 15, 2.2, 11, 10, and 21 acres might lead to a conclusion that our remainder lot of 49.25 acres should only be changed to 10 acre minimum. But the character of our neighbors north, south, east and west of the homestead 1/4 section reveals a large preponderance of 5 acre lots. Yes, most of these are rural, and not forest.

We think the planners should allow us to make 5 acre minimum lots, like a couple hundred neighbors on our hillside neighborhood. This would permit us to continue our current use tax designation of 'timberland – minimum 5 acre', and if we subdivide into 6 acre lots, some of our grandchildren perhaps could build on 1 acre house lot and continue to grow Douglas firs on 5 acres of timberland.



Ronald Onslow, Mayor
Sandra Day, Councilmember
John Main, Councilmember
Donald Stose, Councilmember
David Taylor, Councilmember
Lee Wells, Councilmember
Darren Wertz, Councilmember

April 1, 2015

Mark McCauley
County Manager
Public Service Center
1300 Franklin Street, 6th Floor
Vancouver, WA 98660

Mr. McCauley:

The City of Ridgefield is writing to you today, asking for your help to assure your Executive planning staff presents a community supported, defensible Comprehensive Growth Management Plan to the County's planning commission and County Council, as required under Clark County Home Rule Charter Section 3.2(B)(5). We certainly understand the large and complex nature of this undertaking. We also understand that the process is far from over, with an expected completion date sometime in the late Spring of 2016. However, as of the writing of this letter, the City of Ridgefield and other local partners are concerned that the Comprehensive Plan update will not meet either timelines or substantive requirements, due to potential lapses in public participation, lack of oversight and preparation by the County's professional staff, and a lack of adequate coordination with Cities and other public partners. We believe there is a path forward that addresses these concerns, but for 2016 adoption, time is short.

To be clear, the concerns identified above are not of our creation, but are clear requirements of the State's Growth Management Act. The Growth Management Act (G.M.A.) governs the development of Comprehensive Plans in the State of Washington. Of the various sections of G.M.A. the most concerning to the City at this time are the various provisions throughout the legislation that require early and continuous public participation in the planning process. Specifically G.M.A Planning Goals seek public involvement:

36.70A.020(11) Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

Additionally, the G.M.A. requires that Counties and Cities coordinate Comprehensive Planning efforts:

RCW 36.70A.100 The comprehensive plan of each county or city that is adopted pursuant to RCW 36.70A.040 shall be coordinated with, and consistent with, the comprehensive plans adopted pursuant to RCW 36.70A.040 of other counties or cities with which the county or city has, in part, common borders or related regional issues.

The G.M.A. also requires a public participation plan that allows for the public to view and comment on various aspects of different proposals:

RCW 36.70A.140 Each county and city that is required or chooses to plan under RCW 36.70A.040 shall establish and broadly disseminate to the public a public participation program identifying procedures providing for early and continuous public participation in the development and amendment of comprehensive land use plans and development regulations implementing such plans. The procedures shall provide for broad dissemination of proposals and alternatives, opportunity for written comments, public meetings after effective notice, provision for open discussion, communication programs, information services, and consideration of and response to public comments.

The City appreciates the Open House held by County staff on March 25, 2015 that allowed residents of our community and those in the surrounding areas an opportunity to view the growth plan alternatives, one of which, Alternative 4, was only first publicly released on March 20, 2015. The people attending also had an opportunity to speak with County staff and verify details and specifics of the alternatives, with the notable exception of Alternative 4, which was not developed or reviewed by County planning or legal staff.

Because our citizens were told at the Ridgefield Open House that these were the alternatives being considered by the County Council, we were stunned to learn that less than 24 hours after the Ridgefield Open House, the Alternative 4 presented by a County Councilor had already been significantly modified – rendering the comments and concerns of our citizens, as well as City concerns, irrelevant. Further, the modifications to Alternative 4 appear to have significantly increased the impacts for areas surrounding Ridgefield. We realize the modified maps were placed in the public domain in error. However, should those maps reappear in an official forum prior to, or at, the scheduled April 14 Board of County Councilors hearing, we would expect a new round of open houses and a full public involvement schedule with the detail to allow an objective analysis of the modified proposal by any interested party. To do otherwise would be to prevent the City and the citizens of Ridgefield from a meaningful opportunity to comment and engage in open discussion and consideration of the proposed plan and to thwart effective participation in this instance.

We have great respect for the professionalism of you and your staff. We have appreciated working with the County on this Comprehensive Plan update, and are committed to the partnership between the City and County. That is why we speak up now, as your partner, to ask that you stop this moving target of Alternative 4 that is being prepared by Council instead of appropriately through qualified County planners. It ignores the intent of RCW 36.70A.100 and 36.70A. 140, and, most importantly, it violates our mutually shared desire to coordinate and work cooperatively with each other and our citizens.

Thank you for considering our concerns. We are open to discussing them at an appropriate time.

Sincerely,



Steve Stuart

City Manager

City of Ridgefield

O'Donnell, Mary Beth

From: Peter Uskoski <peteuskoski@yahoo.com>
Sent: Thursday, April 02, 2015 11:25 AM
To: Cnty 2016 Comp Plan
Cc: Madore, David; Stewart, Jeanne; Mielke, Tom
Subject: Comprehensive Plan Alternatives

I am in favor of Alternate Plan 4. My family has a property near La Center (Parcel # 266126000) which would be zoned more to match existing parcels around it under plan 4.

Thank You ,
Pete Uskoski

O'Donnell, Mary Beth

From: Orjiako, Oliver
Sent: Wednesday, April 01, 2015 2:42 PM
To: Euler, Gordon; Alvarez, Jose; O'Donnell, Mary Beth
Cc: Cook, Christine
Subject: FW: Letters to councilors regarding Alt. 4 for public record.
Attachments: Madore alternative 4.doc; Mielke alternative 4.doc; Stewart alternative 4.doc

A letter to the Councilors from the Chair of the Clark County Food System Council for our record and index. Thanks.

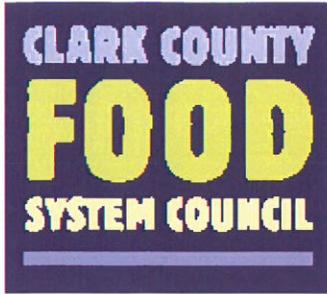
Oliver

From: Food System Council Member [<mailto:council@clarkfoodsystem.org>]
Sent: Wednesday, April 01, 2015 2:19 PM
To: Orjiako, Oliver
Subject: Letters to councilors regarding Alt. 4 for public record.

I sent this letter to the three councilors on behalf of the Clark County Food System Council. It's the same except for the name. I've attached all three that I sent.

Thank you for all that you and your department do.

Garrett Hoyt, Chair
Clark County Food System Council



April 1, 2015

Councilor David Madore
Board of Clark County Councilors

Councilor Madore:

The Clark County Food System Council is a diverse citizen group working to increase and preserve access to safe, local and healthy food for all residents of Clark County. The multi-stakeholder Council supports a viable, economical and sustainable local food system through multiple strategies including:

- Strengthening the connections between food, health, natural resource protection, economic development and the agricultural community.
- Researching, analyzing and reporting on information about the local food system.
- Advocating for and advising on food system and food policy implementation.
- Promoting and providing education on food system issues.

The Clark County Food System Council opposes the inclusion of Alternative Four in the Comprehensive Plan Update and the associated environmental review process because additional parcel downsizing runs counter to our mission. Alternative Four would negatively impact the county's ability to grow food and use rural, natural resource, and other feasible agricultural land for food production.

We oppose Alternative Four because it would decrease agricultural production capacity and impinge on current and future farm viability. Parcelization reduces the profitability of agricultural operations in many ways.

Here are examples:

1. Farms require contiguous acres for expansion, consolidation of parcels, or entry of new owners seeking to start or restart a commercial farm business.
2. Parcelization increases the conflicts between farmers and their new suburban, exurban, residential and/or recreational neighbors.
3. The addition of smaller parcels amid actively farmed parcels could increase such conflicts and "right to farm" provisions.
4. Smaller lot sizes drive up land values, as well as (cost per acre), making it more challenging to have a farm income adequate to pay for the land.
5. Water availability is already a barrier to farming in Clark County. Increased numbers of wells increase the burden on the fresh water supply, which is crucial for farmers.

We welcome the opportunity to further discuss Alternative 4 with you. Please feel free to contact us at hello@clarkfoodsystem.com.

Sincerely,

Garrett Hoyt, Chair
Clark County Food System Council



April 1, 2015

Councilor Tom Mielke
Board of Clark County Councilors

Councilor Mielke:

The Clark County Food System Council is a diverse citizen group working to increase and preserve access to safe, local and healthy food for all residents of Clark County. The multi-stakeholder Council supports a viable, economical and sustainable local food system through multiple strategies including:

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We welcome the opportunity to further discuss Alternative 4 with you. Please feel free to contact us at hello@clarkfoodsystem.com.

Sincerely,

Garrett Hoyt, Chair
Clark County Food System Council



April 1, 2015

Councilor Jeanne E. Stewart
Board of Clark County Councilors

Councilor Stewart:

The Clark County Food System Council is a diverse citizen group working to increase and preserve access to safe, local and healthy food for all residents of Clark County. The multi-stakeholder Council supports a viable, economical and sustainable local food system through multiple strategies including:

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We welcome the opportunity to further discuss Alternative 4 with you. Please feel free to contact us at hello@clarkfoodsystem.com.

Sincerely,

Garrett Hoyt, Chair
Clark County Food System Council

O'Donnell, Mary Beth

From: Euler, Gordon
Sent: Wednesday, April 01, 2015 3:14 PM
To: 'Gretchen Starke'
Cc: Orjiako, Oliver; O'Donnell, Mary Beth; McCall, Marilee
Subject: RE: alternative 4

Gretchen:

Thanks for the email. You're asking good questions.

In January, the Board asked that the SEPA (environmental review) process on the three previously agreed-to alternatives be halted so that a fourth alternative could be developed. What has taken place since that time is the development of a fourth alternative; Councilor Madore has done virtually all of the work in developing it. The reason for the open houses is to present the fourth alternative along with the other three.

What we need to do is to get the Board to agree on the alternatives so we can complete the environmental review process, a necessary step as you know in a comp plan update process. This is the purpose of the hearing on April 14. We are still planning on preparing a supplemental EIS; the SEIS will now have four alternatives instead of three. None of the concerns you raise below have been addressed, but will be in the SEIS, which is what we are trying to re-start and then finish. There will be a formal comment period on the draft SEIS as well as a public hearing.

Let me say again—from our standpoint, Alternative 4 is just another alternative in the environmental review process. It may seem that it is being trumpeted as what is going to happen, but we're simply trying to get to a decision about what the fourth alternative is so that it can be studied in the environmental review process, hopefully without too much more delay.

We'd be happy to meet with you at any time. Best to check with Marilee (e-mail in the cc line), as she handles Oliver's schedule.

Gordy Euler
Clark County Community Planning

From: Gretchen Starke [<mailto:gstarke@pacifier.com>]
Sent: Wednesday, April 01, 2015 2:12 PM
To: Orjiako, Oliver; Euler, Gordon
Subject: alternative 4

Gordy and Oliver,

First over all question: what is going on? My impression from the Columbian article Saturday and from what Sydney is e-mailing is that the 4th alternative is as firmly settled as a bowl of jello. How do I comment on something like this?

As conservation chair of the Vancouver Audubon Society, my biggest concern is for wildlife and habitat, including wetlands. Is there any analysis on how this 4th alternative would affect habitat in Clark County? What about listed species especially salmon? Would this

alternative encroach on wetlands and streams? How would alternative 4 interact with the county's critical areas ordinance?

Of course, as a citizen of Clark County, I am also concerned about the impact of alternative 4 on roads, schools, police and fire protection, and all other public services. Have there been any analyses of these impacts?

I realize that the staff has had little or nothing to do with the process of the way alternative 4 was developed -- if it is really developed -- and presented to the public. The process has been terrible, something you already know.

I can't go to the open house. I will be at the hearing on April 14. I plan to talk mostly about the process -- or lack thereof. I would like to address wildlife and other elements of an EIS, but feel I lack knowledge of specific impacts. Or am I being premature and that information will be available as the EIS is prepared? What is the status of the EIS, anyway?

If at all possible, I would like to schedule a meeting with one or both of you next week. I would prefer not on Wednesday, April 8. Thanks, and hang in there.

Gretchen Starke

O'Donnell, Mary Beth

From: Donna Andrews <donnaandrews0411@gmail.com>
Sent: Wednesday, April 01, 2015 10:55 AM
To: Cnty 2016 Comp Plan
Cc: Alice Larry Chandler; Bunny McElveny
Subject: 5 acre min. E of Hockinson
Attachments: County Zoning input.docx

Planners, this may duplicate the comment I tried to send via your link. Word doc attached.

Clark County is making needed changes in the GMA 1994 zoning! Alternative 4 for Rural and Forest zoning is a change in the right direction. I'm an owner in common with 2 sisters of Tax parcel 205384000—49.25 acres east of Hockinson. An unfair **40 acre minimum** zoning was applied by GMA to our Ahola grandparents'/parents' quarter section homestead of former farm/ timber-growing land. The Alternative 4 Forest maps show our property would be zoned 10 acre minimum. But this is not reflecting the reality of the surrounding neighborhood. In our case, a 5 acre minimum would be far better, still allowing us to keep timberland classification for current use tax purposes, and managing timber production.

Having inherited 49.25 acres in common with two sisters, we three cannot divide it as our mother wished. We need wise and easy management of the trees and land. Without fair & just zoning changes, eventually our 6 adult children (then 9 grandchildren) would need to manage this property in common – an awkward burden.

We desire zoning changes to meet these requirements: **Congruence to surrounding 5 acre neighborhoods, Ease of managing timberland, Fair Access to rightful profits.**

1 Fairness and Congruence with the surrounding neighborhoods. Adjust lot size to correspond with reality and character of neighboring parcels. The GMA zoning in 1994 overlaid a 40 acre minimum on all our sibling's lots (divided in the 1970's and 19'80's from our parent's quarter section into 10 acres or 11 acre minimum lots) and the remaining 49.25 acres of our parents' land.

More obviously the surrounding neighbors-- on former large farms north, west and south of our homestead properties and former timberland east along Bonanza Road—**were long ago subdivided into rural 5 or 6 acre lots**. Only the State land on our homestead's north east border remains in a large parcel.

2. EASE of Management and Tax Clarity: In one of your work sessions, a county officials said it's perfectly legal and good to cut acreages into smaller parcels, "for tax purposes" so family members would receive and pay their own individual tax bills. This is just a part of managing smaller lots or timber acreage. We want to divide our inheritance as our mother stipulated: 24 acres to me, and 16 and 9 acres to 2 sisters. For our generation and our children, we need changes now.

3. Fairness & access to property income: The Reflector quoted a rural resident who said family rural lands are similar to city-folks' "*bank account savings, IRAs, grandkids' college funds*". We need access to our financial investments. If there is large financial need in one of our families, it may be easier or swifter to sell an individual 5 or 6 acre parcel, rather than commit to hasty clearcutting, in order to take a 'withdrawal' from our "*savings bank*."

Of course we appreciate the value of greenspace, clean air, clean water, continuing our family's stewardship & practice of **careful selective logging (since 1951) on these acres**. (no clearcuts, and planting of Douglas fir on former orchards & pastures.) A good and beautiful side effect is habitat for birds and wildlife but that is not our main goal.

Thank you also for the good attempt to welcome input from all taxpayers and especially historic rural families.

Respectfully, Donna J Andrews

Donnaandrews0411@gmail.com 206-817-5329

Tax lot 205384 We have approval for reclassification for current use as timberland (5 acre minimum).

O'Donnell, Mary Beth

From: Heather Tischbein <htischbein@wa-net.com>
Sent: Monday, March 30, 2015 8:39 AM
To: Stewart, Jeanne
Cc: Cnty 2016 Comp Plan; Euler, Gordon; Swanson, Jeff
Subject: Input on Alternative 4 for the record

Dear Jeanne Stewart,

It was a pleasure to meet with you last Thursday, March 26. Thank you for your generosity in meeting with us for 90 minutes. I hope the meeting was of value to you in terms of serving your learning about the complexities and history of the land use decisions that have been made since the GMA became state law.

Have you been able to access all the historical documents we called to your attention? If not, please let me know and I'll get on that immediately.

I want to reiterate in writing that I oppose the inclusion of Alternative 4 as an option for consideration in this round of GMA updates. At the Ridgefield open house Wednesday, March 25, I witnessed a CCCU member in conversation with a small group of people seated in the bleachers in which she said that the creation of Alternative 4 was initiated by CCCU with the intention to undo what CCCU feels to be the individual property rights restrictions created by the GMA in the 1990s. The statements made by this woman were verified as being accurate in the one-on-one conversations I had that evening with staff of the county's planning department.

It is my opinion that it is not good public policy to propose, and promote in the case of Councilor Madore, the adoption of land use policies based on the perspective and desires of one group of citizens, especially a group of citizens who publicly advocate their intention to undo, or do an end run around, the GMA in order to serve their own financial and family interests, literally at the expense of all the rest of us.

As we tried to convey in our meeting, there are two categories of objections to Alternative 4. First, the intent and goal of Alternative 4 fly in the face of state law, the GMA, by knowingly creating conditions that 1) support suburban sprawl and diminish the size and productivity of agricultural lands, and 2) set the stage for the associated infrastructure failures, negative environmental impacts on air and water quality and wildlife protection, and 3) create real risk to the depletion of ground and surface water supplies. Second, Alternative 4 creates credible financial risks to taxpayers in the form of 1) wasted planning staff time, 2) increases in property taxes to all property owners and especially to some rural landowners, and 3) costs to defend against lawsuits re non-compliance with GMA rules and regulations and breaches of the separation of executive and legislative authorities stipulated in the charter. In my opinion, pursuing Alternative 4 by including it in the EIS analysis is a failure of the council's fiduciary responsibility to taxpayers and a failure of what I believe to be your moral responsibility as elected officials to make every sincere effort to understand, respect, and represent the diverse interests of all citizens, not just the interests of those who voted for you or whose personal values and belief systems align with your personal values and belief systems. Last time I checked, We were all in this together...with all our differences.

In the interest of trying to be of service to you, I'm sharing below a recent report issued by King County having to do with local foods. I am sending this along by way of showing why I take issue with the assertion by some that "agriculture is dead" in Clark County. This is not true, though there is compelling evidence that some have been trying, with some success, to kill it off through policy and budget decisions. If you read only page 5 of this report, copied in its entirety below, you will get a sense of what is also true in Clark County as a microcosm, or fractal, of what is happening in terms of the re-structuring of our food systems and land ownership and tenure patterns statewide and nationwide.

Agriculture is not yet dead in Clark County and We (as citizens in collaboration with our public servants) have a right and a responsibility to investigate what is actually happening within and to our agriculture and food systems and to deliberate together about what We, as diverse citizens, would like to see happen in our county to manifest and protect a shared, co-created vision of quality of life, and to not be subjected to a vision of quality of life dictated by just a few. The process of updating the GMA is an opportunity to breathe renewed life and vitality into the farming and food sector here and I stand for doing just that with rigor and determination, in order that our children and our children's children have a

chance to live in healthy, vibrant, resilient and thriving communities of place in Clark County. As currently envisioned, Alternative 4 would pretty much take that option off the table by building out 20th century suburban sprawl. We're in the 21st century. Please take this bad idea off the table, now, so that We, as a community of diverse people, can effectively deal with our 21st century circumstances.

Most sincerely,

Heather Tischbein
1119 NW 131st Way
Apt. A
Vancouver, WA 98685

<http://your.kingcounty.gov/dnrp/local-food/documents/2015-KC-Local-Food-Report.pdf>

King County's Local Food Initiative

MESSAGE FROM THE EXECUTIVE

Few places do food better than King County. Our culinary scene is world-renowned. We have vibrant urban areas within a tractor ride of farms growing delicious, healthy produce. Our residents can browse at more than 40 bustling farmers markets across the county. Nowhere is healthful living more valued. King County has the largest food market of any county in the Pacific Northwest, with close to \$6 billion annually spent on food and beverage.

But that's where our food story begins to... wilt a bit. Only about two percent of that \$6 billion is going back to King County's farms, whose survival is increasingly at risk due to development pressure, regulatory challenges, and fewer growers getting into farming. Our local food system was not built to withstand global threats such as climate change. What's more, many low-income communities in King County – where residents experience higher rates of obesity and diabetes – suffer from limited access to nutritious foods.

Last year I launched the Local Food Initiative to better connect local farms to consumers, increase access to healthy, affordable foods in underserved areas, support our farmers, and create a farm-to-plate pipeline that is more resilient to the effects of climate change. I asked more than 30 high-level stakeholders in our local food system – our “Kitchen Cabinet” – to take a hard look at these issues. With this report, they have recommended meaningful targets, strategies, and actions for the County and our partners to pursue. In this report you will find my Top 20 priority actions for 2015-17. You will also learn about the Cabinet's process, the current state of our county's food system, and see additional Cabinet recommendations for how it can be enhanced over the long term. I believe that, working together, we can achieve our vision for a stronger food system within a decade.

Everyone can help in this process by working to become better “food citizens.” Be aware of what you're consuming, where it is grown or produced, and whether others also have the opportunity to eat healthy, local food. Through wise food purchasing and consumption we can keep our farms productive, our food businesses thriving, and ensure that everyone has access to affordable, healthy food.

Thank you.
Dow Constantine
King County Executive

O'Donnell, Mary Beth

From: Orjiako, Oliver
Sent: Tuesday, March 31, 2015 10:44 AM
To: O'Donnell, Mary Beth
Cc: Cook, Christine
Subject: FW: FOCC: Today's official input
Attachments: FOCC 3_31_15 alt 4 input.pdf

FYI

-----Original Message-----

From: Sydney Reisbick [<mailto:reisbicks@comcast.net>]
Sent: Tuesday, March 31, 2015 8:15 AM
To: Orjiako, Oliver; Euler, Gordon; Horne, Chris
Subject: FOCC: Today's official input

Good Morning:
Please forward to Chris Cooke as well.
Here is today's diatribe.

Sydney Reisbick
Friends of Clark County

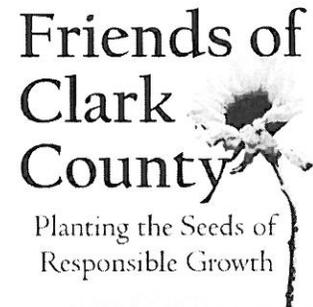
PS: It seems to me (personal) that this Alternative 4 could interfere with acceptance of the ILB. Depending on how it is done and exactly what it is, some of us are in support of these potentially good, sustainable job possibilities.

Are you allowed an opinion about the possible effect(s) of Alternative 4 on the ILB?

Sydney

March 31st, 2015

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



Comment for the Record

"Alternative 4 is like driving without the driver's manual".

The GMA is the current law of Washington State

- It is necessary to know what that law is to make a Comprehensive Growth Management Plan.
- Acting as though the law does not exist because you disagree with it, is likely to cause problems for Clark County and additional costs to taxpayers.

An analogy could be driving without reading the driver's manual.

- What happens if you decide to drive without knowing all of the many "rules" of the road? Or you drive as if speed limits did not exist?

Tickets

Fines, fees and penalties from State, at some point increase in insurance costs

Becoming known to law enforcement as a repeated scoff law (increased fines, penalties)

Jail (withholding of several kinds of State funds)

Ignorance of the law is not an excuse.

** The Washington State Department of Commerce has a 3-hour short course seminar on the GMA and its parameters for planning (see bottom of letter).

- As we read it, only a Councilor can request them to come give it.

The GMA is the current law of Washington State. Don't we expect everyone to obey the law? Including our public officials?

- Asking Friends of Clark County to "negotiate" on any of these points of current state law is asking us to be accessory to breaking the law. We are simply unwilling to do that.
- The old saying is "If you don't like the law the way it's written, do the work to change the law." Meanwhile, Friends of Clark County implores the Councilors to follow the law as detailed in the GMA.

Sydney Reisbick, President
Friends of Clark County

The Short Course on Local Planning is an opportunity for elected officials, planning commission members, local government staff (clerks, administrators, attorneys), consultants, students, and community members to learn basic information about comprehensive planning and community development, the legal framework for land use planning, and public involvement in the planning process.

Anne Fritzel
Senior Planner
Growth Management Services
Anne.Fritzel@Commerce.wa.gov
360-725-3064

O'Donnell, Mary Beth

From: LISA <irwin36@msn.com>
Sent: Tuesday, March 31, 2015 1:38 PM
To: Cnty 2016 Comp Plan
Attachments: Land Use Comment.docx

Comment submitted for Public Record regarding Property #181553000 -
Lisa Irwin and Tim Roddy

We have lived at 19115 NE 42nd Ct. in Ridgefield for close to 25 years and have watched areas adjacent to our neighborhood, especially to the south and west, develop into smaller parcels (1/2-2.5 acres). The proposed re-zoning plans for our neighborhood **are not consistent** with other neighborhoods in our 20-block radius. The neighborhood immediately to the west has been developed into 2.5 acre homes and very recently homes along NE 29th Ave (between 179th and NE 199th) have been built on one acre parcels. All along the periphery of our 20-block radius are homes built on 1-2.5 acre parcels or less.

As we age, we want the ability to sub-divide our property into a smaller parcels, 1 or 2.5 acres so that we can stay in our community while downsizing into a smaller, one level home. This property is part of our retirement and we never imagined that 25 years later as the North County developed we would be placed in urban-10 holding for years and years, or even five acres, zoning which is inconsistent within our same 20 block radius.

With growth around Legacy Salmon Creek Hospital and WSU-V and major road and utility expansion to the north, south, and west, it seems that we should be zoned as our neighbors are at 1 to 2.5 acres.

We are highly opposed having our property zoned as we have been since 1987 when most of the houses in our neighborhood were built on five acre parcels. Most of us built our homes on one section of our property with the concept that we would be able to sub-divide for the purpose of land valuation or to build a smaller one level home.

We would very much appreciate your consideration of re-zoning our area to reflect the North County growth and our desire to use our property in a way that will allow us to stay in our community.

O'Donnell, Mary Beth

From: Orjiako, Oliver
Sent: Monday, March 30, 2015 8:01 AM
To: 'Lisa McKee'; Euler, Gordon; Alvarez, Jose; O'Donnell, Mary Beth
Cc: Jamie Howsley
Subject: RE: Letter from Jamie Howsley re Population Growth in Clark County

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning Jamie:

This is to acknowledge receipt of your letter. Staff will consider the data cited but remember that any growth that is occurring is part of the expected growth in the county. The official OFM April 1, 2015 population estimate will soon be released. We will docket your letter as part of the Plan update process. Thanks for your interest in the Clark County planning process.

Best Regards,

Oliver

From: Lisa McKee [<mailto:lisa.mckee@jordanramis.com>]
Sent: Friday, March 27, 2015 3:31 PM
To: Orjiako, Oliver
Cc: Jamie Howsley
Subject: Letter from Jamie Howsley re Population Growth in Clark County

Hello,

Attached is a letter from Jamie Howsley. If you have any trouble opening the attachment please let us know.

Thank you.

LISA McKEE | Legal Assistant to James D. Howsley
Jordan Ramis PC | Attorneys at Law
Direct: 360-567-3909 Main: 360-567-3900

Portland OR | Vancouver WA | Bend OR
www.jordanramis.com

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TAX ADVICE NOTICE: IRS Circular 230 requires us to advise you that if this communication or any attachment contains any tax advice, the advice is not intended to be used, and cannot be used, for the purpose of (i) avoiding tax-related penalties or (ii) promoting, marketing, or recommending any transaction, plan, or

arrangement. A taxpayer may rely on professional advice to avoid tax-related penalties only if the advice is reflected in a comprehensive tax opinion that conforms to stringent requirements. Please contact us if you have any questions about this requirement, or would like to discuss preparation of an opinion that conforms to these IRS rules.

O'Donnell, Mary Beth

From: Orjiako, Oliver
Sent: Monday, March 30, 2015 8:02 AM
To: Euler, Gordon; Anderson, Colete; Anderson, Colete; O'Donnell, Mary Beth
Cc: Cook, Christine
Subject: FW: Letter from Jamie Howsley re Population Growth in Clark County
Attachments: Ltr to Oliver Orjiako re Population Growth.pdf

Just FYI

From: Lisa McKee [<mailto:lisa.mckee@jordanramis.com>]
Sent: Friday, March 27, 2015 3:31 PM
To: Orjiako, Oliver
Cc: Jamie Howsley
Subject: Letter from Jamie Howsley re Population Growth in Clark County

Hello,

Attached is a letter from Jamie Howsley. If you have any trouble opening the attachment please let us know.

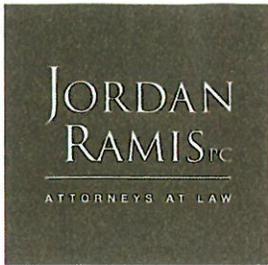
Thank you.

LISA McKEE | Legal Assistant to James D. Howsley
Jordan Ramis PC | Attorneys at Law
Direct: 360-567-3909 Main: 360-567-3900

Portland OR | Vancouver WA | Bend OR
www.jordanramis.com

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Lake Oswego
Two Centerpointe Dr., 6th Floor
Lake Oswego, OR 97035
503-598-7070
www.jordanramis.com

Vancouver
1499 SE Tech Center Pl., #380
Vancouver, WA 98683
360-567-3900

Bend
360 SW Bond St., Suite 510
Bend, OR 97702
541-647-2979

VIA E-MAIL & FIRST CLASS MAIL

March 27, 2015

Clark County Community Planning
ATTN: Oliver Orjiako, Director
PO Box 9810
Vancouver Wa 98666

Re: **Clark County Population Growth Exceeds Projections**
Brown File No.

Dear Oliver:

The US Census Bureau just announced new population data showing that Clark County is growing 1.7% annually. This far exceeds the county's unreasonably low projections, and is hard data that proves the county is not designating sufficient land to accommodate the growing demand for housing.

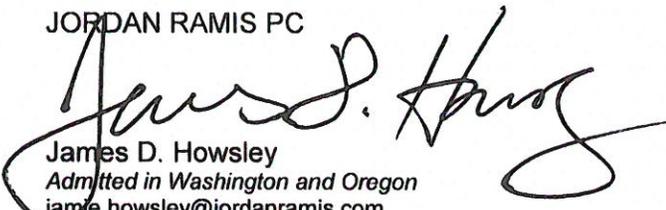
Attached is a Columbian article that explains the facts, and we ask that you please include this letter and the article in the record for the 2016 GMA Update. As noted by the Columbian, the growth rate in Clark County also exceeds the rates of other nearby counties.

Of course if the county only plans for two thirds of the actual, documented growth, it will be short many thousands of dwellings over the planning period, and will suffer a corresponding deficit of land for employment, civic and other uses.

We once again urge you to accept the proven facts about population growth, and expand the urban areas of Clark County accordingly.

Sincerely,

JORDAN RAMIS PC


James D. Howsley
Admitted in Washington and Oregon
jame.howsley@jordanramis.com
WA Direct Dial (360) 567-3913
OR Direct Dial (503) 598-5592

Enclosure

O'Donnell, Mary Beth

From: NoReply@Clark.Wa.Gov
Sent: Monday, March 30, 2015 8:01 PM
To: Cnty 2016 Comp Plan
Subject: 2016 Comp Plan comments submitted

Following comments were submitted online:

Parcel No:

Subject: Lagler Dairy

Comments:

Please keep this prime agricultural land in production. Converting it to industrial use is wasteful of a precious productive resource for which our county has ongoing and growing need.

Submitted by:

Tim Carper

Email: carpertj@gmail.com

Address:

,

O'Donnell, Mary Beth

From: NoReply@Clark.Wa.Gov
Sent: Monday, March 30, 2015 7:59 PM
To: Cnty 2016 Comp Plan
Subject: 2016 Comp Plan comments submitted

Following comments were submitted online:

Parcel No:

Subject: Alt4- adding 15K parcels

Comments:

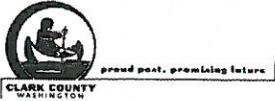
Please consider the ill effects of randomly adding so many 1 acre parcels to rural Clark County. Creating an even more dispersed populace serves no one well in an era where smart planning will be essential. Consider the costs of spreading residents out - not considered smart planning as we go forward into a future of ever more limited resources.

Submitted by:
Tim Carper

Email: carpertj@gmail.com

Address:

,



COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

Please fill out this sheet in ink and drop it in the comment box. **PLEASE PRINT CLEARLY.**

Name: John R & Sisko Kysar and Ian Kysar

Address: 26706 NE Rotschy Mill Rd Yacolt Wa 98675
39404 NE Rotschy Rd -

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield

April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

39404 Rotschy Rd

Our 37.70A on Rotschy Rd. Yacolt Wa
98675

#5 - sec 23 T5 NR 3E Wm

We would like it to be put into ^{FR} 5 A.
parcels. To comply with the Small parcels
ground us.

phone number 360-247-5934 Russell

712-9718 Sisko

Thank you so much ☺ 921-4572 Ians

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: iankysar@gmail.com

Other ways to comment:

Submit a comment on the web:

www.clark.wa.gov/planning/2016update/comments

E-mail your comment to us:

comp.plan@clark.wa.gov

Submit a comment in writing:

Clark County Community Planning

Comprehensive Plan Alternatives

P.O. Box 9810

Vancouver, WA 98666

Comments must be received by April 9, 2014 to be presented at the April 14 BOCC Hearing.

Thank you for taking the time to participate in the Comprehensive Plan process.

We appreciate your input and will use it to ensure that your Comprehensive Plan includes issues of importance to our community.

O'Donnell, Mary Beth

From: NoReply@Clark.Wa.Gov
Sent: Saturday, March 28, 2015 2:16 PM
To: Cnty 2016 Comp Plan
Subject: 2016 Comp Plan comments submitted

Following comments were submitted online:

Parcel No:

Subject: 2016 GMA

Comments:

I want to express my concern that public comment on the proposed GMA update is nigh on impossible since the options keep changing. Changes made by Councilors without insight provided by the professionals in the Planning Dept and without analysis on the overall strategy of future retention of meaningful agriculture and forestry resources is meaningless. By adding options after a public input process on earlier alternatives render all the effort put forth by citizens on earlier choices meaningless. Even after the first meeting on the added Alternative 4 (where little or no description was given of the Alternatives 1, 2 and 3) had changed prior to the second meeting for public comment (in Hockinson). Long term planning is just that - it is not responding to the short term, individual or immediate problems. While I think a long term plan needs way to redress unintended consequences for existing land owners, changing the whole plan for the sake of the few is wrong. And it jeopardizes the long term preservation and viability of rural land in the county. Planning options need to be reviewed by professionals (and the SEPA process) for equity and balance. Reports that "Alternative 4 enthusiastically embraced" by participants at one meeting (Councilor Madore's Facebook page) ; the posting of a new Alternative 4 A the very next day (Thursday PM, the Grid), the removal of the new option the very next day (The Columbian, Saturday) do not appear to follow the GMA process. Prior to February of this year, the process and progress was clear. It is now in disarray.

Submitted by:
Bridget McLeman

Email: bridgetmcleman@gmail.com

Address:

Clark County, WA

O'Donnell, Mary Beth

From: Vonnie Sheadel <vsheadel@gmail.com>
Sent: Friday, March 27, 2015 4:56 PM
To: Cnty 2016 Comp Plan
Subject: In favor or Alt 4 planning

Thank your for the opportunity to express our excitement over the alternative 4! It has positive effects for us in many ways. It makes so much sense to make the planning realistic to what is already existing in the area!

SPECIAL REQUEST

Rural 2.5 : South of 219th Street E of 50th Ave

We have a 3 A parcel 193058000 that we bought from CC tax auction in 2010. We could see that it was landlocked before the purchase, but knew an adjacent owner. We could not have foreseen, however, that it was an illegal lot. That 2010 tax foreclosure on only a portion of the 13A property Mr Fleming owned (193125000) in R-20 created 2 illegal lots. It was a great disappointment to find that we could not get a building permit for it. **We purchased the property in good faith from the government.** If It was changed to R 2.5 it would allow us to have use of it. We have an agreement with the owner of 20713 NE 50th Ave to sell us an easement across the side of their property. There are other neighbors in the area that I know would be happy with a 2.5 zoning as well.

In favor of R-5

If R-2.5 isn't an option for this parcel, R-5 would suffice. Mr. Fleming would be able to sell us 2 of his acres and then both will be in compliance instead of both being illegal! 2.5 would be preferred, however so that we wouldn't have the added burden of additional property transaction for both parties.

In favor of F-10 AND cluster development: West of Amboy North of NE 399 Street

We own 3 adjacent parcels: 18206, 18112 and 18214 NE 399 street. 28A, 2A and 8A respectively. Two of these parcels were **non-compliant in F-20 when we purchased them.** We have 3 adult children. It has been our dream that we would be able to provide a home for us and each of our children while maintaining the natural forest and beautiful park-like setting. Right now we rent the houses for our retirement income. It would be a dream come true to be able to divide the 28A parcel into 2 and have a cluster development on 1. **Then we could have our family there and still have income properties--leaving the forest as it should be.**

Cluster development is a logical solution to make it affordable for landowners to maintain large areas of forest and agricultural lands.

Vonnie Sheadel
360-887-3304

From: Orjiako, Oliver
Sent: Thursday, March 26, 2015 10:51 AM
To: 'Troy Uskoski'
Cc: Madore, David; Mielke, Tom; Stewart, Jeanne; Michael Tapani; Jay Vroman; O'Donnell, Mary Beth; Alvarez, Jose; Euler, Gordon
Subject: RE: 2016 Growth Management Act FR Zoning- Gabriel Rd

Good morning Troy:

Thank you for your email and request. In response, Clark County is updating its Comprehensive Growth Management Plan as required by state statute. At this time in the process, our focus is on what needs to be decided next. In other words, the selection of alternatives to be studied and analyzed in the environmental impact statement. Staff will docket your request and encourage you to follow the process by watching out for upcoming meetings, work sessions, open houses, public notices, and hearings relating to the plan update.

You may also submit comment through the county's website at:
<http://www.clark.wa.gov/planning/2016update/getinvolved.html> I thank you for your interest in the Clark County planning process.

Best Regards,

Oliver

From: Troy Uskoski [mailto:tuskoski@hotmail.com]
Sent: Wednesday, March 25, 2015 11:12 PM
To: Orjiako, Oliver
Cc: Madore, David; Mielke, Tom; Stewart, Jeanne; Michael Tapani; Jay Vroman
Subject: RE: 2016 Growth Management Act FR Zoning- Gabriel Rd

Dear Director Orjiako,

First of all, a special thanks to both you and Councilor Madore for taking the time to meet and speak w/ us tonight at Ridgefield High School. It was nice to hear you and speak to Councilor Madore in person. It's been great to see the GMA process open up for more comment, although I'm sure the last minute flurry of activity has made your lives crazy!

Thank you for the informative written response to our original re-zoning request (our original letter is already part of the record and is only attached for reference). In your letter dated 03/20/2015, you note that our initial request de-designates forest resource land and that WAC 365-190-060 states that the classification and designating of forest resource lands must be coordinated as a county or region-wide process. If we had initially known that one of the alternatives offered would include smaller FR lot sizes we would have asked for the smaller compliant zoning classification instead of requesting a R-5 designation.

From my introduction to Alternative 4, it appears that the areas zoned as forest resources will remain intact, but FR lot sizes may change. I am writing to revise our request to ask for the smallest proposed FR-designation (FR-10 at this time) allowed, which would more closely match the neighboring parcel zoning of R-5.

My reasoning is thus. Although the most recent proposal re-zoning us to FR-20 would give me the ability

to split my property (parcel # 267189000), I don't believe it would give Michael Tapani (parcel # 986029713) or Jay Vroman (parcel # 267197000) the same option with theirs. Mr. Tapani has definitely expressed the desire to be able to sell or give a piece of his property to his son.

We are fairly close to the rural center of Fargher Lake and are currently bordered both by R-5 zoning and also non-compliant lots within the current FR-80 zoning. Our properties have ready access to public power and water w/ the pertinent easements to the property lines. There are many outlying lots at the farther reaches of the county (ex. Rotschy Rd., Allworth Rd, and Dole Valley) without access to public water that are being proposed to change to FR-10 under Alternative 4, so I am hoping that you will take our request into consideration.

Please include this email as a document for the 2016 GMA records.

Thank you,

Troy Uskoski
360.609.1861

From: tuskoski@hotmail.com
To: david.madore@clark.wa.gov; tom.mielke@clark.wa.gov; jeanne.stewart@clark.wa.gov
Subject: 2016 Growth Management Act FR Zoning
Date: Tue, 10 Mar 2015 17:44:53 -0700

Dear commissioners,

I thought I'd write a note following up on my comments at the commission meeting last week and prior to the workshop tomorrow, which I cannot attend. Last June/July, I submitted comments online and also drafted a letter to the commissioners which I both emailed and sent via certified post. For the record, I again submitted a copy of the letter at the meeting last week.

Prior to last week's meeting, I scanned Alternatives 1, 2, and 3, and was disappointed to see that they didn't contain much in the way of options for large rural landholders currently zoned FR-40 or FR-80. The suggested alternatives appear to bring many previously platted lots into conformance, but don't seem to offer many re-zoning options beyond that.

Jay Vroman (Parcel # 267197000), Michael Tapani (Parcel # 986029713), and myself (Parcel # 267189000) currently own adjoining properties zoned FR-80 immediately adjacent to properties zoned R-5. We are in favor of rezoning that would allow us the flexibility of splitting a piece or pieces from our existing parcels. Seeing nothing that better supports our request, we are in favor of Clark County Citizens United Alternative 4 being added to the SEIS.

It would be nice to see an option going forward that would allow greater flexibility for large lot stakeholders. What is decided now will impact us all for years to come.

Thank you for your time,

Troy Uskoski
360.609.1861

3-26-15 Facebook
CCCGG

Garrett Hoyt I was also there and I find it disturbing that very few see the big picture. Everyone wants to see how the potential changes will effect their property and their potential to subdivide and make more money developing, but nobody seems to be talking about how different our county would look if everyone did that. Nobody seems to be talking about traffic implications or water rights, or local agriculture. I suspect that the individuals who support alt 4 would be the first to complain about the traffic and change of rural feel when it was more than just them that profited from this change.

I also took the opportunity to speak with a few county employees. Mark McCauley (sp?) defended the means by which alt 4 came about. He also mentioned that he's in a difficult situation. He wants to keep his job, and recognizes that the people who make that decision need to be pleased. Another employee that I asked about the charter said that he had a strong opinion, but that wasn't what the open house was about. When I recognized that he couldn't do anything, but I have a voice that could be more vocal, he gave me a look that confirmed my suspicions, and walked away. Just before I left, I got into a bit of an argument with mr. Madore and expressed an opinion different than his. As I walked away, one of the county employees caught me and asked that I continue doing that. He said that the planning department tended to be on the same page, but it wasn't received well from a certain councilor. He went on to talk about his feeling about the implementation of the charter and concluded with, "I've probably said more than I should"

So how do I address the issue with the implementation of the charter as a citizen? I see my legislatures executing, and I want it to stop. The executive goes along with it because he doesn't want to lose his job, so who can hold the county councilors accountable? I want to be an involved citizen, but I don't even know where to start.

David Madore

6 hours ago

Alternative 4 Plan enthusiastically embraced:

This evening's Open House at Ridgefield High School was well attended, especially by rural citizens interested in the Comp Plan that may determine the future of their property. Clark County staff did a great job preparing and then conversing with citizens.

The Reflector did a great job on Alternative 4 as well:

http://www.thereflector.com/eedition/page_58f281c4-19bc-57d9-8c01-2e74382571bf.html

http://www.thereflector.com/eedition/page_8f977d70-835f-52cf-813c-179691804cee.html#page_a3

Every seven years, we make necessary changes to ensure that our citizens have ample, affordable and useful land for our community to grow, prosper, and thrive for the next 20 years.

6 of every 10 parcels in the Rural category do not comply with our current zoning map.

7 of every 10 parcels in the AG category do not comply with our current zoning map.

8 of every 10 parcels in the FR category do not comply with our current zoning map.

And those numbers do not even include the remnants (parcels that are smaller than 1 acre for R, 5 acres for AG, and 10 acres for FR).

The problem is not with the rural community. The vast majority of those parcels predated our zoning map. The problem is instead, the inappropriate zones that did not align with reality. Our job is to update our zoning maps to recognize the existing parcels (the real world) and determine the appropriate zones including the minimum lot sizes for each area including the size of the neighboring parcels that form local rural character.

The Alternative 4 proposal was enthusiastically embraced by the vast majority of citizens participating this evening. Yet, they encourage us to do better.

The most common request was for larger AG and FR parcels to be made smaller if they were surrounded by predominantly smaller parcels. In case that them was communicated by many citizens tonight (and that was the most frequent request shared with me), Option-A maps have already been prepared for that contingency.

They should be posted on Thursday and should also be displayed at the Hockinson High School Open House next Wednesday, April 1 at 5:30 pm. Citizen can then share which AG and FR version they like best, the original or the Option-A.

Citizen feedback always makes plans better. We are here to serve you as we work together for a future where we can all prosper and Thrive.

Thank God! Yea Clark County!

...

David Madore

6 hours ago



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State law requires us to update our zoning map to recognize the existing reasonable parcels (the real world) and determine the appropriate zones including the minimum lot sizes for each area while considering the size of the neighboring parcels that form the rural character of each area.

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David Madore

6 hrs · Edited ·

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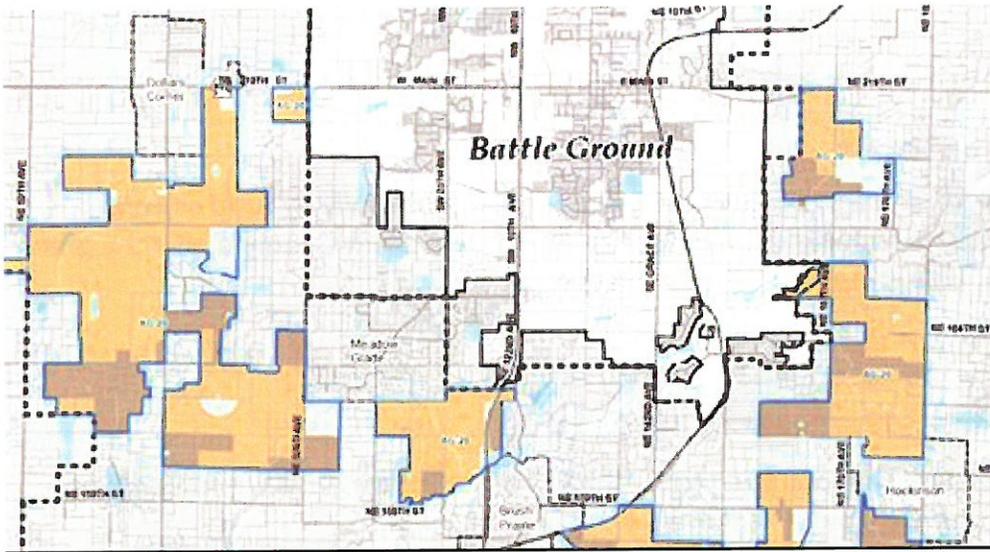
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Thank God! Yea Clark County!



Like · Comment · Share · 3 1



Keri Debra, Chuck Miller and Thomas Hann like this.



Chuck Miller David, great job thank you for your countless hours of work with very little sleep in getting this set up for our Citizens & thanks to the staff that also helped you!!!

Like · Reply ·

O'Donnell, Mary Beth

From: Orjiako, Oliver
Sent: Wednesday, March 25, 2015 1:48 PM
To: O'Donnell, Mary Beth
Cc: Cook, Christine
Subject: FW: GMA

From: Lynn Carman [<mailto:lynn.carman@comcast.net>]
Sent: Wednesday, March 25, 2015 12:05 PM
To: Madore, David; Mielke, Tom; Stewart, Jeanne
Cc: Orjiako, Oliver; kaitlin.gillespie@columbian.com; Ken Vance
Subject: GMA

Lynn Carman
11104 NW 33 Avenue
Felida, WA 98685
3/25/2015

Clark County Councilor
1300 Franklin Street
Vancouver, WA 98666

Honorable Clark County Councilors:

RE: Growth Management Act 2016

I am requesting that my comments are included in any current or developed Administrative Record assigned or established for this said Proposal. I am also requesting to be a party of record and informed of the ruling be made for this proposed change.

I am just shaking my head at how this process is being done, not abiding by the process and procedures that have been in place for the past 20 years. The micromanaging that has been done and not allowing the process and procedures that can be found on Clark County's website to be followed. Alternative #4 should be handled through the rezoning process not the way it's being proposed here with the Alternative #4. These rural landowners should be going to the Clark County Planning Commissioners for their zone changed. Building on rural lands doesn't comply with the true meaning of what GMA was proposed. Nor does it comply with the RCWs handed down by the state nor does it meet the concurrency issues.

Alt. #3, if the boundaries were not submitted by the first deadline then these should be tossed out. Then there is the issue if these expanded boundaries do not help expand the job market on a whole they too should be tossed out. These expansions should be for industrial or commercial use not for houses.

Alt. #2 If this is truly for jobs and not houses then it should be allowed but again we still have lands that have yet to be developed that are sitting empty. All those lots across from Cosco are still empty and not built upon, so why add more

out in the rural setting until these lands are developed to the fullest?

Alt. #1 Do nothing!! Well that is also a joke. The density that was deemed upon us all is now showing how concurrency is not being met, roadways are failing due to the density in some areas that shouldn't have been deemed with the density that we currently are seeing. Level E is not acceptable to get area residents out of an area that is deemed dangerous. Not abiding by what was filed with the courts is a total waste of time and money. Development needs to be stopped and a serious look at the density of all of Clark County. Fix the roadways or do not allow development to happen. If density is to happen then you need to fix the roadways to the standards that will handle the traffic that you have allowed to happen. Doing nothing is what got us in the problems that we currently see today.

All Alt. have or will fail the citizens/taxpayers of Clark County. You have just wasted staff's time and our money in not taking GMA seriously. Your micro managing and by passing the procedures and process is just mind boggling. If you don't know the procedures or why the process is in place do nothing and ask staff. Or take some time and read our own county website to learn why things are done. Building it and they will come is not planning.

Sincerely,
Lynn Carman

O'Donnell, Mary Beth

From: CenturyLink Customer <macbun@q.com>
Sent: Tuesday, March 24, 2015 5:24 PM
To: Cnty 2016 Comp Plan
Subject: comments about the comprehensive growth plan proposal 2016

To the commissioners,

In September 2012 we three Ahola sisters inherited "tenants in common" 49.05 acres (forest Tier II) east of Hockinson (Tax parcel # 2053840)

This 49.05 acres is the remainder of our Finnish immigrant Grandfather Eliel Ahola's 1905 Homestead.

The rest of the 160 acre tree farm (except for 2.2 WN corner acres) are owned by our Ahola siblings and my son Mickael McElveny.

In 2013 we had the 160 acres surveyed, hired a professional Forester, submitted a Timber Management Plan, communicated with the Fish and wildlife so they could inspect and designate properly and ecologically our two creeks,

and we have continued to consult our family lawyers.

On legal advice we have changed the designation from Forestry to Timberlands, in preparation to divide this last 49.05 acres.

We have carefully marked all the boundaries of the separate pieces of this family land.

Now in 2015, or 2016, we want to divide the 49.05 acres inherited from our Mother's trust.

Alice "Ahola" Chandler would receive 18% (9 acres), to add to her 15 acres, (Tax#205455 & #205410).

Donna "Ahola" Andrews would receive 49% (24 acres) as her fair share.

and I, Alina "Ahola" McElveny would receive 33% (16 acres), having already received 6 acres which my son owns.

Zoned at R-40 as it is now, or R-20 which you say it WILL possibly be, you can see that this is NOT possible.

We need the new zoning under the Comprehensive Growth Plan to be 5 acres as are almost all the lands around us

to the West, South, East and about 1/2 of the North boundary which we share with school land, and a few small home sites.

Will you help us? What do you advise???

Yours to help,

truly,

Alina "Ahola" McElveny

22501 NE 159th St.

Brush Prairie, WA 98606

3/24/15 - Rec'd from Carol Levanen

cc'd - Bacc
Orjako
O'Donnell
Silliman

Clark County Board of Councilors
P.O. Box 5000
Vancouver, Washington 98666

March 23, 2015

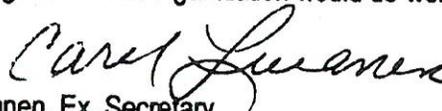
Re: Futurewise Letter of November 13, 2014

Clark County received a letter from Futurewise supporting Alternative 1, the do nothing choice. The letter claimed many things, but did not back it up with facts. Futurewise claims the GMA requires urban growth areas and limits their size to save money. Actually, the GMA allows expansion when infrastructure is adequate, but does not say the reason is to save money. Futurewise says "large lots and low densities increase water demand...leakage...and costs tocustomers." Logic says the more households using water, the more the demand. Leakage happens no matter how much is used and water costs are bore by each user, regardless of the number. Futurewise claims compelling evidence that reduced development in rural areas, results in increased construction in urban areas. If you stop housing in one area, it only happens in areas that allow it. But, this reduces housing options and is not a requirement in the GMA.

This letter uses King County as an example, but King County has had numerous court actions against it's land use planning, and is probably not the best choice. One so called study states, "it was too early to tell if it (GMA) was successful since it had only been in place for seven years...." The letter references agricultural lands of long term significance, then references sales of horses, ponies, mules, burros, and donkeys. These items are not GMA criteria for preservation of agriculture land. The letter says Clark County does not have water to provide for increased development. But, the county's proposal is to simply recognize existing parcels, already using water, so the increase would be minimal. In addition, septic systems play a major role in groundwater recharge, when water goes in and out of the systems. The letter references irrigation wells and claims residential development will suck wells dry. Irrigation wells tap much deeper than domestic wells and water usage is much higher for agriculture use than domestic use. The letter claims that smaller forest parcels have lower timber harvest rates, which is to be expected, but is not harmful to the industry. Futurewise says not to allow development, then says development doesn't allow for a house for a son or daughter. They spout there is not enough water but, a recent Clark Public Utilities survey states there is more than adequate water supplied by their systems, well into the year 2035 and beyond. In a recent *Executive Report - Best Available Science, Volume 1, February 2004 Chapter 6, Critical Aquifer Recharge Areas* it discusses water needs in Washington state as well as supply and demand. The report discusses septic systems design and recommends their use for one acre parcels or larger, but no mention of a lack of water.

Futurewise would do well to thoroughly research their data before they make claims to it. Taking information out of context does nothing for their credibility. Such an organization from Seattle has no idea what the community needs are for Clark County and it is a stretch for them to make an attempt to guess. That organization would do well to simply stay out of other people's business.

Sincerely,



Carol Levanen, Ex. Secretary
Clark County Citizens United, Inc.
P.O. Box 2188, Battle Ground, Washington 98604

cc'd=
BOCC
Orjiako
O'Donnell

324-15 Rec'd from Val Alexander - General Public Comment

March 24, 2015

To the Clark County Board of Councilors:

Thank you for hearing my comments. I am concerned about the recent changes in the comprehensive plan update.

Adding the 4th alternative just as our planning staff is wrapping up almost two years of a reasonable set of choices to complete the required update, has done a great injustice to these highly trained, faithful employees.

The county risks some actions by the state, including withholding of substantial funding, by ignoring the timing requirements for including the public in the decisions on the update.

Asking the planning staff to present open houses on an alternative that they have not been part of, and without the time to properly prepare the information for the public is a terrible disservice to them and to Clark County Voters.

As a board member of Friends of Clark County, and as the chair of a neighborhood association, I have been asked by several people to explain what is happening and how it will affect them. I have planned a meeting for the neighborhood to meet that need, but I'm afraid we still will not have the proper information for them.

At the very least, I'm hoping that the county will be able to create a map with which citizens will be able to type in their addresses and see how close they are to the areas proposed that will be affected by the 4th alternative.

Thank you, Val Alexander
Chair, East Fork Hills Rural Assn.
2404 NW Coyote Ridge Rd.
La Center, WA 98629
360-263-2521
coyoteridge@tds.net

Friends of Clark County
P.O. Box 513
Vancouver, WA 98666
friendsofclarkcounty.org



BOARD OF COUNTY COMMISSIONERS

MARCH 24, 2015

1300 Franklin, 6th Floor, Vancouver, WA 98660
boardcom@clark.wa.gov

Dear Sirs and Madam,

Financial Consequences of violations of process or law: Background

Due to problems before the current Council or any current Councilors, Clark County had two huge payouts and was ejected from the Washington State Risk Pool. We no longer have that backup for future payouts for legal costs.

The need for large payouts also affected our County Insurance. At some point, which no one will predict, future large payouts will increase the rate for our County Insurance. That would impact all citizens.

By Initiative, Washington State entities are allowed only a 1% increase in property taxes a year, which is far below inflation. The current Board has been rejecting even that increase, so our general budget is not growing at all. With a frozen general fund, any money spent on legal costs by the general fund will decrease services.

Therefore any legal costs have far reaching consequences for insurance rates, the general fund and lowered services.

Friends of Clark County holds that, in this environment, true fiscal conservatism advises adoption of Alternative 1, which avoids all sins of commission for the Growth Management Plan. The other Alternatives contain potential issues.

Alternative 1 has enough land to meet the population growth estimate. It is in compliance with the process and laws of the Growth Management Act. Legal action would probably come from CCCU but would be less likely to come from both sides. That would cost less.

Sydney Reisbick, President

O'Donnell, Mary Beth

From: Orjiako, Oliver
Sent: Tuesday, March 24, 2015 9:03 AM
To: O'Donnell, Mary Beth
Subject: FW: FOCC to BOCC: for record: Hearing of 3/24/15: GMP financial considerations
Attachments: FOCC to BOCC GMP financial 3-24-15.doc

Follow Up Flag: Follow up
Flag Status: Flagged

FYI, for index!

From: Sydney Reisbick [<mailto:reisbicks@comcast.net>]
Sent: Tuesday, March 24, 2015 8:58 AM
To: Cnty Board of County Councilors General Delivery
Cc: Orjiako, Oliver; Euler, Gordon
Subject: FOCC to BOCC: for record: Hearing of 3/24/15: GMP financial considerations

Good Morning Councilors:

For the record, here is part of our input for today's hearing.

Thank you,

Sydney Reisbick

Friends of Clark County

David Madore

March 20 at 11:07pm · Edited ·

Its' alive! The new proposed zoning maps for rural Clark County!

Check out the Alternative 4 maps to correct the zoning problems that persisted since 1994. The maps are posted in the last entries of the March 11 entry of The Grid

<http://clark.wa.gov/thegrid/>

Two Open Houses are scheduled to cover the 4 Comprehensive Plan Update Alternatives 1 - 4 (options). I will be there for two way conversations. We want to hear from citizens:

Ridgefield High School:

Wednesday, March 25 @ 5:30 pm - 7:00 pm

Hockinson High School

Wednesday, April 1 @ 5:30 pm - 7:00 pm

You can also learn more at:

<http://www.clark.wa.gov/planni.../2016update/alternatives.html>

The current zoning map says that only 43% of existing Rural lots => 1 acre, conform.

The new proposed map recognizes that 76% of those lots conform.

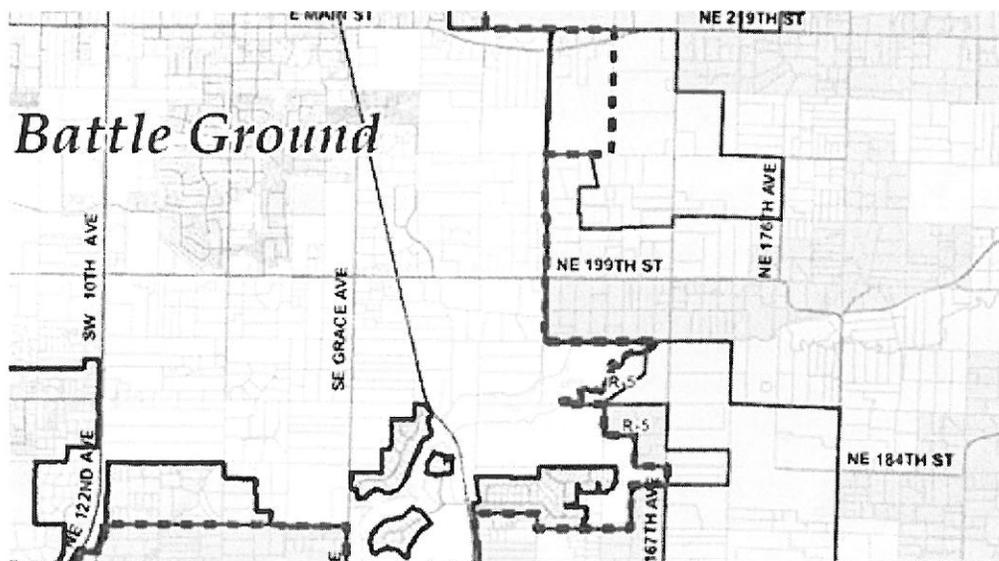
The main problem is not with the existing lots. Rather, the non-conformance is caused by the inappropriate lot sizes specified in our zoning map. It is our responsibility to fix that.

It is not possible to have 100% of the lots conform. When we get the zoning map right, a portion of the lots will still be nonconforming since the state prohibits "spot zoning". Spot zoning is where 1 or a few lots are singled out for one zone in contrast to their neighbors.

I see that the map color codes for each zone have little contrast. That makes it difficult to differentiate between the zoned specified minimum lot sizes. I hope to fix that on Monday.

After 20 years, we finally have a chance to fix the inappropriate zoning in this county and make life better for rural land owners.

Thank God! Yea Clark County!



Like · Comment · Share · 10 2 2

1/2

Chuck Miller, Mark Butler, Keri Debra and 7 others like this.

2 shares



Kevin VanGelder Different shades of the same color make reading the map on a high level difficult.

Like · Reply · March 21 at 12:03am



Aj Gomez You mean a "property owner" could choose to do more with "their" land?

**David Madore**

11 hrs · Edited ·

Top priority – Alternative 4 – Rural Lands:

All other priorities have been set aside to complete the work on the plan for rural landowners. The goal is to post the maps on The Grid by the close of Friday.

Since 1994, rural landowners have waited for our county to correct our zoning map that defined the legal lot sizes for every parcel. It is finally happening.

http://clark.wa.gov/thegrid/documents/Alternative4_1.pdf

This top priority even trumped this evening's C-Tran Board meeting even after we were unable to reach Tom Mielke to cover my place. Their agenda included the nonsense of raising fares again to continue reducing ridership.

Also on the agenda was a fat pay raise for CEO Director Jeff Hamm for a multi-year pattern of skyrocketing costs, declining ridership, betraying the voters, and inefficiency. I would like to have been there to vote against the disastrous mismanagement of what could otherwise be great bus service for Clark County. We could do so much better with new management.

Back to alternative 4... The significance of this comprehensive plan update for rural citizens cannot be overstated. It's been a lot of work and I must thank Ken Pearrow and Barbara Hatman in GIS for tremendous help optimizing the zoning maps.

Clark County Rural citizens are finally going to get a fresh breath of air in this Comprehensive Plan Update. Stay tuned.

Thank God! Yea Clark County!

Alternative 4 Options to be Analyzed

- Forest zones: Include 20 and 10 acre minimum lot size areas where appropriate (considering the existing rural nature and predominant lot sizes)
- Agriculture zones: Include 5 acre minimum lot size areas where appropriate (considering the existing rural nature and predominant lot sizes)
- Rural zones: Include 1, 2.5, and 5 acre minimum lot size areas where appropriate (considering the already developed lots, the existing rural nature, and predominant lot sizes)
- Clustering Options to aggregate and preserve 70% of R, AG, and FR land into open space for agriculture, forest, or other non-residential uses.

Note: Smaller Forest, Agriculture, and Rural lot sizes and clustering options are already recognized in a variety of other counties.

Like · Comment · Share · 2



Allen Hoff and Tim Lutz like this.

*Submitted @
Planning Commission
3/19/2015 as public
commentary*

Ms. Susan Rasmussen, President, Clark County Citizens United
 Ms. Carol Levanen, Executive Director, Clark County Citizens United
 Mr. Jim Malinowski
 Rural Landowners Distribution

Clark County Citizens United

"Promoting Rural Interests"

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

Proposed ALTERNATIVE 4 ELEMENTS COMPARED TO STATUS QUO AND ALTERNATIVE 2

<u>Feature</u>	<u>Status Quo</u>	<u>Alternative 2</u>	<u>Proposed Alternative 4</u>	<u>Rationale/Comments</u>
Predominant Lot Size Process, w/o re-designation of R, AG, & F design.	not included	not included	included	Recognition of rural character. Equity with neighbors. Several variations of "neighboring area" possible.
AG Minimum Lot	AG-20	AG-10	AG-5	Flexibility. Precedence in other Counties.
Forest Tier 2 Designation	FR-40	FR-20	FR-10	Flexibility. Precedence in other Counties.
Largest Rural Designation	R-20	single R design.	R-5	Recognition of rural characteristics, etc.
Intermediate Rural Designation	R-10	single R design.	R-5	Recognition of rural characteristics, etc.
Smallest Rural Designation	R-5	single R design.	R-5	Recognition of rural characteristics, etc.
Cluster Development in AG	not included	not included	included	Flexibility. Precedence in other Counties.
Cluster Development in FR	not included	not included	included	Flexibility. Precedence in other Counties.
Cluster Development in R	included	undear	included	Flexibility. Precedence in other Counties.
Urban Reserve and Urban Holding Overlay Releases and Revisions	not included	not included	included	URO and UHO to be lifted and either (A) revert to prior zoning, or (B) designated as business commercial
Recognize Existing R-Zoned Lots with min of R-2.5; R-5 similar rezone	not included	not included	included	Future flexibility. No new lots created.
SOH Type Updates	not included	not included	delayed process	Updates with most current science and implications to be delayed to a separate process that would start within 36 months; certainty of process to be instituted by formal inclusion as an Objective in the revised CIM?



proud past, promising future

Clark County Planning Commission

Steve Morasch, Chair
Valerie Uskoski, Vice Chair
Ron Barca
Eileen Quiring
Karl Johnson
John Blom
Richard Bender

CLARK COUNTY PLANNING COMMISSION THURSDAY, MARCH 19, 2015

6:30 P.M. - PUBLIC HEARING

BOCC HEARING ROOM, 6TH FLOOR
PUBLIC SERVICES BUILDING
1300 FRANKLIN STREET
VANCOUVER, WA

AGENDA

I. CALL TO ORDER

II. ROLL CALL & INTRODUCTION OF GUESTS

III. GENERAL & NEW BUSINESS

- A. Approval of Agenda for March 19, 2015
- B. Approval of Minutes for January 15, 2015
- C. Communications from the Public

IV. PUBLIC HEARING ITEMS & PLANNING COMMISSION ACTION:

A. Amendments to Home Business and Multi-Family codes

This proposal would amend the Clark County Code as follows:

- Amend the County's Home Business provisions (Section 40.260.100) to remove the limit on the maximum number of non-resident employees for Major Home Businesses; and
- Amend the County's "multifamily" zoning code (Section 40.220.020) to prohibit new single family detached dwelling developments in the R-12, R-18, R-22, OR-15, OR-18, and OR-22 zoning districts.

Contact: Jan Bazala (360) 397-2375, Ext. 4499

E-Mail: jan.bazala@clark.wa.gov

V. OLD BUSINESS

VI. NEW BUSINESS

VII. COMMENTS FROM MEMBERS OF THE PLANNING COMMISSION

VIII. ADJOURNMENT

STAFF REPORT AND RECOMMENDATIONS:

Staff recommendations to Planning Commission will be available 14 days prior to the hearing date listed above on the county's web page at <http://www.clark.wa.gov/planning/PCmeetings.html>. Copies are also available at Clark County Community Planning, 1300 Franklin Street, 3rd Floor, Vancouver, Washington.

SUBMISSION OF WRITTEN TESTIMONY:

If you bring written testimony to read at the hearing, the Planning Commission would request submission of at least ten copies for the record (seven copies for Planning Commission and three copies for staff).

E-MAIL TESTIMONY:

PLEASE NOTE: All e-mails need to be received no later than 48 hours prior to the hearing and need to include full name, address, city, zip code, and phone number to be included as parties of record. Testimony can be e-mailed to the above-listed planners or to marilee.mccall@clark.wa.gov.

ACCOMMODATION OF PHYSICAL IMPAIRMENTS:

The Public Service Center is wheelchair accessible. If you need auxiliary aids or services in order to attend, contact the Clark County ADA Office. **Relay** (800) 833-6384 or 711; **E-mail** ADA@clark.wa.gov.

HEARING COVERAGE:

Coverage of this evening's hearing may be cable cast live on Clark/Vancouver television channel 23 or 21, on cable television systems. For replay dates and times, please check your local television guide or www.cvtv.org.

Web Page at: <http://www.clark.wa.gov/planning/PCmeetings.html>

O'Donnell, Mary Beth

From: Orjiako, Oliver
Sent: Tuesday, March 17, 2015 9:11 AM
To: O'Donnell, Mary Beth
Cc: Cook, Christine
Subject: FW: For the record: Input from FOCC
Attachments: FOCC to BOCC 3-17-15.doc

Just FYI and for index! Thanks.

From: Sydney Reisbick [<mailto:reisbicks@comcast.net>]
Sent: Tuesday, March 17, 2015 8:53 AM
To: Cnty Board of County Councilors General Delivery
Cc: Orjiako, Oliver; Euler, Gordon
Subject: For the record: Input from FOCC

Good Morning.

Here is a "for the record" written version of our input during the public comment period the 3/3/15 hearing. With a thank you and a request.

Sydney Reisbick
Friends of Clark County

Friends of Clark County
P.O. Box 513
Vancouver, WA 98666
friendsofclarkcounty.org



BOARD OF COUNTY COMMISSIONERS

MARCH 17, 2015

1300 Franklin, 6th Floor, Vancouver, WA 98660
boardcom@clark.wa.gov

Dear Sirs and Madam,

Here, for the record, is my presentation at the BOCC hearing of 3-3-15. Thank you for taking the de-designation goal out of Alternative 4. This is also the basis for our official request to be "at the table" for future discussions of the Growth Management Plan.

THE GMAP Alternative 4 is not just the concern of rural landowners.

Friends of Clark County speaks for smart (efficient, organic) growth in Clark County. We have status to comment on this rural alternative because we speak for home-owning taxpayers who pay thousands of dollars every year to Clark County for services. We advocate for smart, efficient, organic development of our county because sprawl, scattering or spot zoning is more expensive to maintain services. If the 4th alternative is included in the GMP, it will either increase taxes for all homeowners or decrease services. This will happen whether or not there are financial repercussions from being out of compliance or breaking laws or rules of the Growth Management Act (GMA).

Clark County Board of County Councilors propose a new "Rural Alternative" for the County's Growth Management Plan (GMP) effectively proposing to de-designate over 6,500 acres of resource lands of 9.5 acres or less to rural parcels. Rural parcels are eligible for development into houses and home businesses.

How large is 6,500 acres? It is 10 square miles. This is more land than the cities Ridgefield and La Center combined, larger than Ridgefield National Wildlife Refuge and equivalent to a swath one mile wide from the Welcome to Washington sign on the I-5 bridge to past the Fairgrounds (Exit 9). Even re-zoning this much land is legally questionable. De-designating it from resource land will get our Plan appealed.

At the January GMP work session, staff was instructed to delay the release of the completed Supplementary Environmental Impact Statement (SEIS). Blocking the release of the SEIS for the first 3 alternatives stopped the Growth Management process until the new alternative can be constructed and analyzed.

Costs to County taxpayers for this expansion of the Growth Management Plan include the costs to create, present, solicit public input for, and analyze the environmental effects of the new alternative. Legal costs will also land in our laps.

All county citizens absorb the cost of increased infrastructure (roads and utilities) when development occurs in our rural areas. Water availability is a major concern already as wells dry up as more development takes place. What happens to water for growing the produce and raising the livestock that feeds our community? It is a concern of anyone who wishes to eat healthy, local, unadulterated food.

The 4th alternative is not just the concern of rural landowners.

Sydney Reisbick, President
Friends of Clark County

O'Donnell, Mary Beth

From: Euler, Gordon
Sent: Tuesday, April 07, 2015 5:07 PM
To: O'Donnell, Mary Beth
Cc: Orjiako, Oliver; Cook, Christine
Subject: FW: Clark County Comprehensive Plan update SEPA question

Mary Beth:

For the index.

Gordy

-----Original Message-----

From: ECY RE SEPA HELP [mailto:sepahelp@ECY.WA.GOV]
Sent: Thursday, March 05, 2015 2:29 PM
To: Euler, Gordon; ECY RE SEPA HELP
Cc: Orjiako, Oliver; Cook, Christine
Subject: RE: Clark County Comprehensive Plan update SEPA question

Hi Gordy,

I apologize for the delay in my reply, I have been in quite a few meetings the last two days.

Yes, the County can consider as many alternatives that are reasonable per WAC 197-11-440 (5) <http://apps.leg.wa.gov/WAC/default.aspx?cite=197-11-440> for consideration in the SEIS. The county would need to analyze the impacts of all reasonable alternatives considered. It may end up that your supplemental EIS is a rather lengthy document but that is OK. There is no size limit on a SEIS. The EIS and SEIS should function as a combined package to be relied on by those making decisions on the comp plan. So if info in the original EIS is relevant to current decisions, that info should be used and doesn't need to be reproduced in the SEIS.

The SEIS is intended to capture and analyze significant new information and substantial changes to a proposal that was not originally analyzed in the EIS. The fact that you are identifying new geography and changes in the rural areas of the county compared to what was analyzed in the original EIS seem to make this a good example of why a SEIS is appropriate to prepare.

WAC 197-11-405 (4) (a) (b) states that:

- (4) A supplemental EIS (SEIS) shall be prepared as an addition to either a draft or final statement if:
- (a) There are substantial changes to a proposal so that the proposal is likely to have significant adverse environmental impacts; or
 - (b) There is significant new information indicating, or on, a proposal's probable significant adverse environmental impacts.

Please let me know if you have any additional questions.

Thanks and have a great day.

Fran Sant
Department of Ecology
SEPA Technical Assistance/Rule Coordinator
360.407.6004

-----Original Message-----

From: Euler, Gordon [mailto:Gordon.Euler@clark.wa.gov]
Sent: Tuesday, March 03, 2015 4:36 PM
To: ECY RE SEPA HELP
Cc: Orjiako, Oliver; Cook, Christine
Subject: RE: Clark County Comprehensive Plan update SEPA question

Fran:

The comp plan SEPA process continues to unfold here in Clark County.....

I am hearing now that we may have up to four additional alternatives, all dealing with changes in the rural area. Each would create some number of additional lots, and I think one of the alternatives would designate a large number of parcels zoned for agriculture and forest. We won't actually know until a Board work session March 11.

So the question is, could we still do a supplemental with up to four additional alternatives? Or are we now headed for a full blown EIS? We've already analyzed three fairly innocuous alternatives to date in a preliminary draft SEIS. Thanks.

Gordy Euler
Clark County Community Planning

-----Original Message-----

From: Sant, Fran (ECY) [mailto:fsan461@ECY.WA.GOV] On Behalf Of ECY RE SEPA HELP
Sent: Wednesday, February 25, 2015 3:11 PM
To: Euler, Gordon
Subject: RE: Clark County Comprehensive Plan update SEPA question

Hi Gordy,

Thanks for the feedback. As we discussed yesterday I had my Environmental Review Section manager review your questions and my responses before I sent them off to you today.

Thanks- Fran

-----Original Message-----

From: Euler, Gordon [mailto:Gordon.Euler@clark.wa.gov]
Sent: Wednesday, February 25, 2015 2:47 PM
To: ECY RE SEPA HELP

Subject: RE: Clark County Comprehensive Plan update SEPA question

Fran:

Thank you for this response and the quick turnaround--much appreciated!! I will pass this on to our comp plan team for reactions. I'll certainly be back in touch with any additional questions.

Gordy Euler
Clark County Community Planning

-----Original Message-----

From: Sant, Fran (ECY) [mailto:fsan461@ECY.WA.GOV] On Behalf Of ECY RE SEPA HELP

Sent: Wednesday, February 25, 2015 1:51 PM

To: Euler, Gordon

Subject: RE: Clark County Comprehensive Plan update SEPA question

Hi Gordon,

Thanks for the discussion yesterday and your follow-up questions.

Please see my responses below:

1) If the fourth alternative has the potential for environmental impacts in the rural area, can we still include it as an alternative in an SEIS, along with the other three?

Yes, you can include the fourth alternative in the SEIS. That is the purpose of the SEIS, to identify and analyze new information. Perhaps the question here is whether to ask for added scoping comments? Is the 4th alternative in response to comments rec'd during scoping or if is brand new idea different from anything discussed during scoping? If you already did scoping on the other 3 alternatives and this new alternative is completely different, it may make sense to share the 4th alternative with the public. Since you have two more scoping meetings you have an opportunity to do if warranted.

2) The fourth alternative is entirely about possible changes in rural areas (new geography). The 2007 EIS did not focus at all on rural areas. In this regard, can it still be considered in an SEIS, or does the new geography of the fourth alternative elevate it to an EIS?

Yes, it can be considered an SEIS. The SEIS is intended to capture and analyze significant new information and substantial changes to a proposal that was not originally analyzed in the EIS. The fact that you are identifying new geography and changes in the rural areas of the county compared to what was analyzed in the original EIS seem to make this a good example of why a SEIS is appropriate to prepare.

WAC 197-11-405 (4) (a) (b) states that:

(4) A supplemental EIS (SEIS) shall be prepared as an addition to either a draft or final statement if:

(a) There are substantial changes to a proposal so that the proposal is likely to have significant adverse environmental impacts; or

(b) There is significant new information indicating, or on, a proposal's probable significant adverse environmental impacts.

3) In this situation what, practically speaking, is the difference between an SEIS and an EIS? Understandably, if an SEIS will suffice, we do not want to start over with an EIS process. Our biggest problem at this point is one of time.

The difference between an SEIS and EIS is that the SEIS adds new information and analysis to supplement the information in a previously issued EIS. The statutory requirements for preparation are the same as an EIS except that scoping is optional. As per WAC 197-11-620 "The SEIS should not include analysis of actions, alternatives, or impacts that is in the previously prepared EIS"

The EIS and SEIS should function as a combined package to be relied on by those making decisions on the comp plan. So if info in the original EIS is relevant to current decisions, that info should be used and doesn't need to be reproduced in the SEIS.

For more information on the Supplementing an EIS please see Chapter 3.6 in the SEPA handbook:
<http://www.ecy.wa.gov/programs/sea/sepa/handbk/hbch03.html#3.6>

Please let me know if you have any follow-up questions.

Thanks and have a great day.

Fran Sant
Department of Ecology
SEPA Technical Assistance/Rule Coordinator
360.407.6004

-----Original Message-----

From: Euler, Gordon [mailto:Gordon.Euler@clark.wa.gov]
Sent: Tuesday, February 24, 2015 2:41 PM
To: ECY RE SEPA HELP
Cc: Orjiako, Oliver; Cook, Christine
Subject: Clark County Comprehensive Plan update SEPA question
Importance: High

Hello:

Thanks for chatting with me earlier this afternoon.

Clark County is in the process of updating its comprehensive plan, with a June 30, 2016 deadline. The Board adopted a population and jobs target for the 20-year planning horizon (2015-2035). Subsequently, it was determined that there is enough developable land inside current urban growth areas (UGAs) to accommodate population and jobs. This is due to the fact that Clark County added huge amounts of land to UGAs in 2007 (the last comp plan update). As such, we made the decision to re-adopt the 2007 comp plan EIS and prepare an supplemental EIS outlining a few things we are doing in this update (notices were published in July 2014). We had scoping meetings (even though not required) last August and settled on three alternatives for the SEIS. We had two additional open houses on the alternatives in October. Work on the SEIS commenced in October. On January 21, 2015 the Board asked that work on the SEIS be stopped while a fourth alternative was developed.

We plan to have two open houses and a Board hearing on the alternative. The question is how to proceed, given the fourth alternative. Here are some questions/concerns:

- 1) If the fourth alternative has the potential for environmental impacts in the rural area, can we still include it as an alternative in an SEIS, along with the other three?
- 2) The fourth alternative is entirely about possible changes in rural areas (new geography). The 2007 EIS did not focus at all on rural areas. In this regard, can it still be considered in an SEIS, or does the new geography of the fourth alternative elevate it to an EIS?
- 3) In this situation what, practically speaking, is the difference between an SEIS and an EIS? Understandably, if an SEIS will suffice, we do not want to start over with an EIS process. Our biggest problem at this point is one of time.

So, we are looking for guidance on how to proceed. Please let me know if I can provide further details. Thank you!

Gordy Euler
Clark County Community Planning
(360) 397-2280 x4968
gordon.euler@clark.wa.gov

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Public Comment SEPA Alternatives

03/17/15 – 04/09/15



ATTENDANCE SIGN IN for: Comp Plan Alternative 4-Ridgefield High School Open House Date: March 25, 2015
****Please PRINT Clearly**** Clark County Community Planning

PRINT NAME	MAILING ADDRESS	ZIP CODE	PRINT - E-MAIL	e-mail list?
Allison Fulton	6214 NW 174th St Ridgefield, WA	98642	fulton26@comcast.net	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Dennis Zimmerly			dennisz@millerzimmerly.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Garrett Hoyt	22612 NE 72nd Ave Battle Ground		garrethoyt@gmail.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Butch Reynolds	5304 NE 23rd Battle Ground WA	98604	Butch@StageNow.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Fred Reynolds	404 W. E 3795 St Ridgefield WA 98644	98642		<input type="checkbox"/> YES <input type="checkbox"/> NO
Alaurie Karsback	P.O. Box 2020 Lacey, WA	98629		<input type="checkbox"/> YES <input type="checkbox"/> NO
Cherene Jar		98642		<input type="checkbox"/> YES <input type="checkbox"/> NO
Katie Gillespie		98684	kathin.gillespie@columbian.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Sheri Rayburn	3100 NE 221 Way Ridgefield WA	98642		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
David Kangas	17415 NE 92 Ave Battle Ground	98604		<input type="checkbox"/> YES <input type="checkbox"/> NO
Jim Sullivan	2211 NW 179th Ridgefield, WA Sh	98642		<input type="checkbox"/> YES <input type="checkbox"/> NO

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PRINT NAME	MAILING ADDRESS	ZIP CODE	PRINT - E-MAIL	e-mail list?
JEFF NITEN	JEFF.NITEN@CLARKRIDGEFIELD	98642		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Judy mcintyre	16515 NW 41st Av. Ridgefield WA.	98642	snowchic@centurylink.net.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Daryl Veitenheimer	21300 NE 67th Ave B.C.	98604	veitenheimerT@MSN.COM	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
TED ERICKSON	36115 NE 41ST AVE LAcenter	98629	Ted.INTERNSTATE@TDS.NET	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Tom VanLaekeo	4716 N.W. 169th Ridgefield	98642	TULBerries270@AOL.COM	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Chad Holsinger	PO Box 1407 Ridgefield WA	98642	cholsinger@pruww.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Dave Taylor	P.O. Box 1537	98642	davidPtaylor@Comcast.net	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
JOHN LEY	444 NW FREMONT CAMAS	98607	PILOTJPL@AOL.COM	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Todd Klein	32413 NE Kelly Rd. Yacolt	98675	toddK@reno.rhwest.com	<input type="checkbox"/> YES <input type="checkbox"/> NO
Bayron Bestul	7607 NE 299th St	98604	BJBestul@Juno.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Amanda Smeller	PO Box 9 Woodland WA	98074	Smellera@a.woodland.wa.us	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO



ATTENDANCE SIGN IN for: Comp Plan Alternative 4-Ridgefield High School Open House Date: March 25, 2015
****Please PRINT Clearly**** Clark County Community Planning

PRINT NAME	MAILING ADDRESS	ZIP CODE	PRINT - E-MAIL	e-mail list?
Wendy Levanen	24209 NE 53 rd Ave	98604	wlevanen@hotmail.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Pam Kampe	4413 NW 169 th St	98642	Pam.kamse-1549@msn.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Don Sasse	P.O. Box 483 Yacolt	98675	donsasse@gmail.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Al & Lois Matson	20211 NE Yacolt Mt Rd	98675	matsonhome1983@hotmail.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
D & E Melroy	707 80 th St	98642	D & E Melroy@aol.com	<input type="checkbox"/> YES <input type="checkbox"/> NO
Bob Horn	5001 NW 189 St	98642		<input type="checkbox"/> YES <input type="checkbox"/> NO
DARREN WERTZ	658 N 32 nd St	98642	DARREN.WERTZ@clerk.wa.gov	<input type="checkbox"/> YES <input type="checkbox"/> NO
Rick Lyckell	30307 NW 315 th Ave	98642	rick.lyckell@msn.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Camee Hoffman	17410 NE 307 th St.	98675	camhoff4@hotmail.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Elizabeth Decker	215 W 4 th St Ste 209	98660	edeckere@jetplanning.net	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
MARK JEFFRIES	P.O. Box 1120	98642	MSJEFFRIES7@msn.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO



PRINT NAME	MAILING ADDRESS	ZIP CODE	PRINT - E-MAIL	e-mail list?
Tim Malinowski	PO Box 127 Ambler 98601	98601	j.malinowski@ieee.org	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Gary Netzer	6208 N.W. 196th St	98642	netze4@comcast.net	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
DENNIS LEVANEN	17614 N.E. 299th St. RIDGEFIELD, WASH.	98675		<input type="checkbox"/> YES <input type="checkbox"/> NO
JACK GRIMM	17607 NW 61 AVE RIDGEFIELD WA	98642		<input type="checkbox"/> YES <input type="checkbox"/> NO
Tom Haymaker	2170 S 26th Ave Ridgefield	98642	thaymaker@comcast.net	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
SANDRA DAY	1114 S. 67th Way RIDGEFIELD	98642	daypd@comcast.net	<input type="checkbox"/> YES <input type="checkbox"/> NO
Margaret Grant	26716 NE 96th Ct Bettle Ground Wa	98604	margaretg.grant@gmail.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
PATRICK + HETOL MURPHY	3909 NW 166th St RIDGEFIELD WA.	98642	STRIPEDPANDORA@HOTMAIL.COM	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
DENNIS + GAIL NUTTBROOK	1509 NW 339th St LA CENTER	98629		<input type="checkbox"/> YES <input type="checkbox"/> NO
ADAM KLUKA	7021 NW FRIBERG STRUNK ST CAMAS, WA. 98607	98607	AKLUKA@BHSNW.COM	<input type="checkbox"/> YES <input type="checkbox"/> NO
Mary Keltz	Clark County		Clark County	<input type="checkbox"/> YES <input type="checkbox"/> NO



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PRINT NAME	MAILING ADDRESS	ZIP CODE	PRINT - E-MAIL	e-mail list?
CAROL LEVANE	17614 NE 2995th Yacait	98675	cecun@yubr.com	<input type="checkbox"/> YES <input type="checkbox"/> NO
DONNA Ahola Bi Andrews	5670 S 144 TUKWILA	98168	donnaAndrews0411@gmail.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
BRETT Greening	16508 NE 30th CRT Ridgefield WA	98642	—	<input type="checkbox"/> YES <input type="checkbox"/> NO
Richard Snyder	—	—	RC.SNYDER@HOTMAIL.COM	<input type="checkbox"/> YES <input type="checkbox"/> NO
DONALD HOLSINGER	2510 NW 21ST PLACE Ridgefield, WA.	98642	DG.HOLSINGERLLC@GMAIL.COM	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Bruce Wiseman	26500 NE 53rd Ave	98642	treewiseman@msn.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Vonnie Sheard	1101 NE 219th	98642	Vsheard@gmail.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Regor Sheard	"		"	<input type="checkbox"/> YES <input type="checkbox"/> NO
Bill Sheard	"		"	<input type="checkbox"/> YES <input type="checkbox"/> NO
Judy Zeider	P.O. Box 261, Bg 10A	98604	jmzeider@aol.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
MIKE POND	102 NE 95th Ave Van WA	98686	michaellpond@gmail.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

(11)



ATTENDANCE SIGN IN for: Comp Plan Alternative 4-Ridgefield High School Open House Date: March 25, 2015
**** Please PRINT Clearly ****
Clark County Community Planning

PRINT NAME	MAILING ADDRESS	ZIP CODE	PRINT - E-MAIL	e-mail list?
DAVE WESTMID	9600 NE 126 th AVE SUITE 2520	98682	DAVEW@AKS-EHK.COM	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Scott Hughes	P.O. Box 458 Ridgefield	98642		<input type="checkbox"/> YES <input type="checkbox"/> NO
Joe Lonsdale	29503 NW 41 st AV RIDGEFIELD	98642	Blaming@peoplepc.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Kathleen Zimmer	13717 NW 2nd Avenue, Apt 15	98685	Kathleenzimmer28@yahoo.com	<input type="checkbox"/> YES <input type="checkbox"/> NO
MARVIN GERINE	2115 NE 10 th AVE	98642	M.D.GERINE@YAHOO.COM	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Troy Uskoski	26011 NE Deer Ridge Rd	98675	tuskoski@hotmail.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Tina Pichioni	313 NW 88 St	98665	tina maria 4@gmail.com	<input type="checkbox"/> YES <input type="checkbox"/> NO
Chris Dudley	1717 N Falcon Ridgefield	98642	chrishdudley@yahoo.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Beverly Jones	412 NW 279 th St	98642	XXXXXXXXXX	<input type="checkbox"/> YES <input type="checkbox"/> NO
Joe Toscano	702 NW 174 th St	98642		<input type="checkbox"/> YES <input type="checkbox"/> NO
Steve Cochran	20716 NE 10th Ave	98642	newmedTR@hotmail.com	<input type="checkbox"/> YES <input type="checkbox"/> NO



PRINT NAME	MAILING ADDRESS	ZIP CODE	PRINT - E-MAIL	e-mail list?
Rad warren Pauline Warren	6800 NE 58th ST V AVE	98661		<input type="checkbox"/> YES <input type="checkbox"/> NO
Dianna Klyon	26706 NE Rotschy Mill Rd Yacolt	98675		<input type="checkbox"/> YES <input type="checkbox"/> NO
John "Russell" Byron	26706 NE Rotschy Mill Rd Yacolt	98675		<input type="checkbox"/> YES <input type="checkbox"/> NO
HEATHER TISCHBEIN	1119 NW 131st Way APT A VANCOUVER WA	98685		<input type="checkbox"/> YES <input type="checkbox"/> NO
RON O'nslow	1195 N 1st AVE	98642		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Sandy Schull	" Same "			<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
GERALD JONES	412 N.W. 279th ST RIDGEFIELD, WA	98642		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Robert Maul	City of Camano			<input type="checkbox"/> YES <input type="checkbox"/> NO
Dinah Levanen	B.G. WA 16707 NE 223rd Cir.	98604		<input type="checkbox"/> YES <input type="checkbox"/> NO
Mark Levanen	Same as above			<input type="checkbox"/> YES <input type="checkbox"/> NO
RYAN Touppre	20520 NE ALLWORTH RD BG WA	98604	rip@rip Crawford Farm 2010@	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

gmail.com (12)



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PRINT NAME	MAILING ADDRESS	ZIP CODE	PRINT - E-MAIL	e-mail list?
Jeanne Oberlander	3011 S. 15 th St. Ridgefield WA 28401 NE 2 nd Ave	98642		<input type="checkbox"/> YES <input type="checkbox"/> NO
Timothy E. Greene	Ridgefield WA 2085 S 26TH AVE	98642		<input type="checkbox"/> YES <input type="checkbox"/> NO
Dan Stose	Ridgefield, WA 17410 NE 29th St	98642		<input type="checkbox"/> YES <input type="checkbox"/> NO
Leah Higgins	YACOLT, WA 35006 NE 178th Ave	98675		<input type="checkbox"/> YES <input type="checkbox"/> NO
Nathan Elk	Yacolt WA	98675		<input type="checkbox"/> YES <input type="checkbox"/> NO
Bianca Banson	2211 NW Coyote Ridge La Center	98629		<input type="checkbox"/> YES <input type="checkbox"/> NO
DAVE & ALETHA BECK	8909 NE 223RD CIRCLE Bg	98604		<input type="checkbox"/> YES <input type="checkbox"/> NO
Kent Landerhorn	PO Box 38 Ridgefield WA	98642		<input type="checkbox"/> YES <input type="checkbox"/> NO
Dan Kromminga	19519 NE 20th Ave Ridgefield, wa.	98642		<input type="checkbox"/> YES <input type="checkbox"/> NO
Tom Harty	18305 NE 50 th Ave	98686		<input type="checkbox"/> YES <input type="checkbox"/> NO
Mitch Kneipp	1701 C Street, Washouq, WA	98671		<input type="checkbox"/> YES <input type="checkbox"/> NO
Lee Wells	1288 S 45 th Ave	98642		<input type="checkbox"/> YES <input type="checkbox"/> NO



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PRINT NAME	MAILING ADDRESS	ZIP CODE	PRINT - E-MAIL	e-mail list?
Virgil Williams	303 Carnive Rd Castle Rock WA 98611			<input type="checkbox"/> YES <input type="checkbox"/> NO
Eric Cordova	30718 NW 10th Ct Ridgefield WA	98642	eric@vpmx.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Peter Dewitz	18101 NW 47th Ct Ridgefield WA	98642	Pete.dewitz@Gulfic.com	<input type="checkbox"/> YES <input type="checkbox"/> NO
Mike Alexander	2401 NW Coyote Ridge Rd CC Ridgefield	98642	coyoteridge@TDS.NE.T	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Judy MATZ	4801 N 10th St WA Ridgefield	98642	JmaTzee@aqual.com	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Raymond Stephens	27510 NE Rotschy Rd	98675		<input type="checkbox"/> YES <input type="checkbox"/> NO
Greg Weber	19111 NW 67th Ave	98642	confluencewinery@aol.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Gary Lambhead	21414 NW 68th Ave	98642	jmaul@maul-foster.com	<input type="checkbox"/> YES <input type="checkbox"/> NO
Jim Manz	Polson 488	98642	nutmommat@comcast.net	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Karen Levens	20700 NE 10th Ave	98642	buildupamerica.sukkar@gmail.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Maria Salazar	P.O. Box 204	98642		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

11



PRINT NAME	MAILING ADDRESS	ZIP CODE	PRINT - E-MAIL	e-mail list?
Virgil Williams	2722 NE 170th St	98642	VIROWILL@NSW.COM	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
PETER KASEBERG Kaseberg	6680 NW 175 St	98642	AUDREY MILLER@GMAIL.COM	<input type="checkbox"/> YES <input type="checkbox"/> NO
Audrey Miller	2508 Grant St	98660	audreyannamiller89@gmail.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Karen Bean	312 Riverview Dr	98642	karen-bean@comcast.net	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Lisa Iron	19115 NE 42nd Ct	98642	lrwin36@msn.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Fred Pickering	21546 NE Lucina Falls	98675	fredp@yacolt.com	<input type="checkbox"/> YES <input type="checkbox"/> NO
Stacey Righter	P.O. Box 149 Ridgefield, WA	98642	dobbinsfarms@gmail.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Quintawill	1715 NE Copley Rd	98604	whipplecreekeproject@gmail.com	<input type="checkbox"/> YES <input type="checkbox"/> NO
Herb Kennon	31211 NE Kelly Rd	98675	hkennon@msn.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
LARRY SCHEERER	806 NW 121st	98685	LARRYSCHEERER@AOL.COM	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Dennis Stephenson	22500 NE W Garner Rd	98675		<input type="checkbox"/> YES <input type="checkbox"/> NO

(11)



PRINT NAME	MAILING ADDRESS	ZIP CODE	PRINT - E-MAIL	e-mail list?
Bill Kirkade	129 Pompano Rd	98674		<input type="checkbox"/> YES <input type="checkbox"/> NO
Derek Kysav	Po Box 178 Yacolt 136	98675	derekk@northwoodcabinetrash	<input type="checkbox"/> YES <input type="checkbox"/> NO
ROGER ENTREPRIN	10105 NE 180TH CIR	98604		<input type="checkbox"/> YES <input type="checkbox"/> NO
JIM SCHLATTER	16716 NW 61ST AVE RIDGEFIELD, WA.	98642	SCHLATTER2005@COMCAST.NET	<input type="checkbox"/> YES <input type="checkbox"/> NO
Susan Ramussen	30101 Mechanic Lanette	98629	Spruzz@outlook.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Scott Dolquist	1510 SE Cuthbert Lane LAKESIDE	98661	s.dolquist@gmail.com	<input type="checkbox"/> YES <input type="checkbox"/> NO
GREG G HIRVANA	328 12 1N2 102ND AVE	98629	ahivald@me.com	<input type="checkbox"/> YES <input type="checkbox"/> NO
Don McIsaac	25915 NE 146th Wy, 98606		donald.mcisaac@msn.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Peter Ramussen	PO Box 803 Lacey, WA	98629		<input type="checkbox"/> YES <input type="checkbox"/> NO
				<input type="checkbox"/> YES <input type="checkbox"/> NO
				<input type="checkbox"/> YES <input type="checkbox"/> NO
				<input type="checkbox"/> YES <input type="checkbox"/> NO



ATTENDANCE SIGN IN for: Comp Plan Alternative 4-Ridgefield High School Open House Date: March 25, 2015
 Please PRINT Clearly Clark County Community Planning

PRINT NAME	MAILING ADDRESS	ZIP CODE	PRINT - E-MAIL	e-mail list?
PETER SULLIVAN	34817 NE 25th AVE	98629		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
PETE SMALL	PO BOX 1415, RIDGEFIELD B6 WA	98642	petesmall@hotmail.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Scott Levanen	24205 NE 13th Ave	98604		<input type="checkbox"/> YES <input type="checkbox"/> NO
CORNELL ROTSCHE	9210 NE 62ND AVE VANCOUVER, WA 98665	98665	cornell@rotschyinc.com	<input type="checkbox"/> YES <input type="checkbox"/> NO
Steve Shuman	380 Pioneer Street Ridgefield, WA	98642	Steve.Shuman@pc.ridgefield.wa.us	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
FRANK SHUMAN	PO Box 19 Ridgefield	98642	S-human@mac.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
				<input type="checkbox"/> YES <input type="checkbox"/> NO
				<input type="checkbox"/> YES <input type="checkbox"/> NO
				<input type="checkbox"/> YES <input type="checkbox"/> NO
				<input type="checkbox"/> YES <input type="checkbox"/> NO
				<input type="checkbox"/> YES <input type="checkbox"/> NO
				<input type="checkbox"/> YES <input type="checkbox"/> NO

6



ATTENDANCE SIGN IN for: Comp Plan Alternative 4-Ridgefield High School Open House **Date: March 25, 2015**
****Please PRINT Clearly**** **Clark County Community Planning**

PRINT NAME	<input checked="" type="checkbox"/> MAILING ADDRESS <input checked="" type="checkbox"/>	ZIP CODE	PRINT - E-MAIL	e-mail list?
Kathy Stephenson	22500 NE WH Garner Rd	98675		<input type="checkbox"/> YES <input type="checkbox"/> NO
Sydney Reisbick	PO Box 339	98642	reisbicks@comcast.net	<input type="checkbox"/> YES <input type="checkbox"/> NO
				<input type="checkbox"/> YES <input type="checkbox"/> NO
				<input type="checkbox"/> YES <input type="checkbox"/> NO
				<input type="checkbox"/> YES <input type="checkbox"/> NO
				<input type="checkbox"/> YES <input type="checkbox"/> NO
				<input type="checkbox"/> YES <input type="checkbox"/> NO
				<input type="checkbox"/> YES <input type="checkbox"/> NO
				<input type="checkbox"/> YES <input type="checkbox"/> NO
				<input type="checkbox"/> YES <input type="checkbox"/> NO

To: Board of County Commissioners of Clark County
County Community Planning Staff
From: Friends of Clark County
For the Record: Open House at Ridgefield, 3/25/15

Friends of Clark County is a 501 (C) (3) with a "smart growth" mission. We are "watch-dogs" who are concerned about violations of both GMP process and GMA laws. These can have large financial consequences to the County.

We worry about procedural flaws in the process for forming the Clark County's Comprehensive Growth Management Plan (CGMP or Comprehensive Plan). Most of them involve Alternative 4, called a "Rural Alternative", but which we call a "Suburban Sprawl Alternative".

One councilor seems to have taken over the process, making a "wish list" alternative. This seems to have been built from asking individuals who testify and come to outreach meetings "What can I do for you to solve your problem or make things better"? Development of the Alternatives is usually accomplished within the executive branch of government. The co-option by the legislative branch is far out of the usual process.

Secondly, only one "special interest group" (CCCU, Clark County Citizens United) has been included at the table for discussion and it has been treated as the only representatives of the rural community. The agricultural community has been ignored. Further, we (FOCC) have asked to be at the table as representatives of financial and process concerns. We are supporting staff recommendations and disagree with the reductions in minimum lot sizes. The agricultural community sees the decrease in agricultural lot sizes as destructive to the future of agriculture, especially in the increased cost of farmland. (See the 3/3/15 BOCC hearing for lots of input from our farmers and fans of local foods).

Further, the 4th alternative is not yet fixed and defined well enough to do an EIS. It must predict the # of potential new residences to inform the basis for an EIS. It needs a staff report that includes # of parcels, # built, # possible new houses. Exactly how "executive action" will add parcels to prevent "spot zoning". It needs sums of acres for each category plus overall total, and a list of possible legal problems as presented at the last open house.

The GMA required (past tense) a well-defined Alternative 4 at least 10 days before the first public open house. The public open houses are March 25 and April 1. The last inadequate version was issued on 3/20/15. Thus, this Alternative 4 is already out of compliance with the GMA, which is currently Washington State Law.

?’S

1. How will you provide the services and infrastructure in the rural area under Alternative 4?
2. Have Alternatives been reviewed and recommended by Planning or attorneys to determine best approach and recommendations?
3. For all cities, especially Battle Ground, Ridgefield and LaCenter, creating the smaller agriculture zones around the perimeters of the cities will break up large parcels of land that future employers will need to create jobs. Specifically at the Ridgefield I-5 Junction, our solid businesses are there in large part because of big farms, under single ownership, and were brought into Ridgefield’s urban area. For future expansion, employers have been and are still looking for these large parcels next to the city’s infrastructure and urban growth area. The large parcels surrounding the cities are few in quantity, making the situation worse. If you make smaller plots and zoning, then the cities will be hemmed in. There will be less ability to support future businesses and employers beyond what is already in place within the urban growth area. JOBS, JOBS, JOBS. Don’t break up the land to sacrifice the large adjacent agriculture acreage.
4. For the Alternative 4, and those rural (non-agricultural) parcels to be re-zoned, there might be no new lots created, but there are also no new rights created. There’s no clear benefit that we can see for the landowners the County is targeting. Danger of future rezones of other rural parcels, creating more, and smaller, lots will surround the City, kill redevelopment potential, and tax our collective services without compensating for them to move more people to the rural areas where there are not currently services to support them. Ridgefield is aggressively pursuing options and paths to support more people and employers with the services needed.

O'Donnell, Mary Beth

From: Chris Dudley <chrisrushedley@yahoo.com>
Sent: Thursday, March 26, 2015 7:50 PM
To: Cnty 2016 Comp Plan
Subject: Comprehensive Plan Alternatives/Community Planning

I own acreage in the unincorporated area.

The fourth option is a potential disaster for our county. Suggesting that it does little more than bring currently legal, non-compliant properties into the zoning limits is disingenuous at best. These lots are already presumed legal. The owners of them face no penalties. Backers of the fourth option pretend that there is a grave problem when non exists.

Clearly, the fourth option is a device that would allow the development of rural properties into McMansion suburbs.

If the fourth option is included for review, will it require a more comprehensive EIS than if the county stuck with option One and made no changes?

Who will pay for the more comprehensive EIS?

Who will pay for the inevitable lawsuits and years of appeals? I will certainly help fight it, for one.

Option One is the most settled in the courts and would presumably cost the County the least money and time. It also has the benefit of maintaining the rural heritage of Clark County, maintaining valuable forest and agricultural land, as well as not adding appreciably to traffic, septic and water quality problems.

Please use option one, with no changes,
Chris Rush Dudley
1717 N Falcon
Ridgefield, WA 98642



COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

Please fill out this sheet in ink and drop it in the comment box. **PLEASE PRINT CLEARLY.**

Name: KAREN BEALL

Address: 312 RIVERVIEW DR., RIDGEFIELD

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield
 April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

- ① WHY IS ALT 4 BEING PUSHED ABOVE THE OTHER, BETTER STUDIED, ALTERNATIVES? THIS DID NOT FEEL LIKE AN OPEN FORUM, BUT INSTEAD, LIKE ALT 4 WAS PREFERRED BY THE MODERATORS, PLUS TOO MANY PEOPLE CARE ONLY ABOUT THEIR "LOT"
- ② THIS COUNTY WILL BE "CALIFORNICATED" IF ALT 4 IS CHOSEN, ELIMINATING R-10 & 20 FOR SMALL PLOTS; ELIMINATING AG-20 FOR HOMES; & DEVELOPING FOREST AREAS. WE NEED ~~SOME~~ FARMS, GOOD FORESTS, ^{NOT JUST} MORE ^{HOMES}
- ③ I'M SURE THIS IS A WASTE OF MY TIME, AS I KNOW WHAT DAVID MADORE WANTS, DAVID MADORE GETS,

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: karen-beall@comcast.net

Other ways to comment:

Submit a comment on the web:
www.clark.wa.gov/planning/2016update/comments

E-mail your comment to us:
comp.plan@clark.wa.gov

Submit a comment in writing:
Clark County Community Planning
Comprehensive Plan Alternatives
P.O. Box 9810
Vancouver, WA 98666

Comments must be received by April 9, 2014 to be presented at the April 14 BOCC Hearing.

Thank you for taking the time to participate in the Comprehensive Plan process.

We appreciate your input and will use it to ensure that your Comprehensive Plan includes issues of importance to our community.

O'Donnell, Mary Beth

From: Pete Small <pwsmall@hotmail.com>
Sent: Thursday, March 26, 2015 11:15 AM
To: Cnty 2016 Comp Plan
Subject: Comments on Comprehensive Plan Alternatives

Here are some comments I hope you will consider:

The underlying value, here, is to balance property owners' rights with the interests of the community at large, while providing environmental protection and some consideration for Regional and State interests.

That said, I believe that large parcels along I-5 and 205 (especially near interchanges and potential interchanges), and along other major transportation corridors, must be preserved with large parcel zoning (20 acres or more) to permit acquisition by light industry, except where smaller retail opportunities make sense. This creates jobs, decreases commutes, and adds to the local economy. Zoning should permit small retail ("Mom and Pop") operations in rural areas to provide essential services, but should otherwise discourage small parcel zoning and subdivisions, except in urban areas and in case-by-case situations adjacent to areas already subdivided.

From what I could tell from attending the Ridgefield H.S. open house, Alternatives 1, 2, and 3 seem to be consistent with my opinions. I perceived Alternatives 2 and 3 to be more a matter of city/county housekeeping, and found them acceptable. Alternative 4 seemed to go too far toward breaking up larger parcels to the detriment of light industrial opportunities along transportation corridors (i.e., jobs), impacting the environment (too much development in rural areas causing more hard-scape/loss of habitat), and basically putting one of the greatest things about living in Clark County, it's rural charm and beauty, at risk.

A separate, but related comment is this: Clark County is evolving into a tourist destination area, not only because of it's bucolic atmosphere and scenery, but because of the burgeoning wine industry. It is, or will be, a defined viticultural area. As such, it will be advantageous from an economic and enjoyment of living standpoint for the county to allow, even encourage, vineyard development by protecting larger parcels in rural areas before they are swallowed up by development.

Thank you for considering my comments,

Pete Small
P.O. Box 1415
Ridgefield, WA 98642
(360) 887-3277



COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

Please fill out this sheet in ink and drop it in the comment box. **PLEASE PRINT CLEARLY.**

Name: Kathleen Zimmer

Address: 13717 NW 2nd Ave, Apt 45 → Vancouver, WA

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield
 April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

Very well organized - one gentleman was
super-knowledgeable (Gordy Euter). Good
interested crowd! Please keep me apprised.

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: kathleenzimmer28@yahoo.com

Other ways to comment:

Submit a comment on the web:
www.clark.wa.gov/planning/2016update/comments

E-mail your comment to us:
comp.plan@clark.wa.gov

Submit a comment in writing:
Clark County Community Planning
Comprehensive Plan Alternatives
P.O. Box 9810
Vancouver, WA 98666

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COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

Please fill out this sheet in ink and drop it in the comment box. **PLEASE PRINT CLEARLY.**

Name: Donald E. Holsinger

Address: 21510 NW 21st PLACE Ridgefield, WA 98642

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield

April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

ALTERNATE #4 PROVIDES MUCH DESERVED RELIEF
FROM OVERLY RESTRICTIVE LAND USE POLICY. I BELIEVE
ALL PARCELS DESIGNATED UNDER ALTERNATIVE #4 (OF 5 ACRES
OR MORE) SHOULD BE ALLOWED TO CLUSTER DIVIDE
THESE LOTS WITHOUT UNREASONABLY COSTLY
CONDITIONS.

ALSO BELIEVE RESERVE DESIGNATION ON
PROPERTIES AROUND NE 10TH AVE & 219TH STREET
SHOULD BE ADDRESSED BY PROVIDING SEWER AND
PROPERLY ZONING PROPERTY FOR IMMEDIATE
DEVELOPMENTS.

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: DE.Holsinger LLC @ GMAIL.COM

Other ways to comment:

<p>Submit a comment on the web: www.clark.wa.gov/planning/2016update/comments</p> <p>E-mail your comment to us: comp.plan@clark.wa.gov</p>	<p>Submit a comment in writing: Clark County Community Planning Comprehensive Plan Alternatives P.O. Box 9810 Vancouver, WA 98666</p>
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COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

Please fill out this sheet in ink and drop it in the comment box. **PLEASE PRINT CLEARLY.**

Name: Wendy Levanen

Address: 24209 NE 53rd Ave, Battle Ground 98604

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield

April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

I would like to propose changing Pit. 4a to include 24209 NE 53rd Ave, B.G. to change from 5 acre to 2 1/2 acre lots, 34407 NE Kelly Rd to change to 5 acre lots, and our property adjacent to the City of Yacolt, ~~to~~ to change from 20 acre to 1 acre lots. The Yacolt property touches City limits and it seems unreasonable to have a 20 acre lot that close to city limits. I believe lot sizes should be 10 acres or less in all of Clark County.

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: wlevanen@hotmail.com

Other ways to comment:

Submit a comment on the web:

www.clark.wa.gov/planning/2016update/comments

E-mail your comment to us:

comp.plan@clark.wa.gov

Submit a comment in writing:

Clark County Community Planning
Comprehensive Plan Alternatives
P.O. Box 9810
Vancouver, WA 98666

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We appreciate your input and will use it to ensure that your Comprehensive Plan includes issues of importance to our community.

Include name and address

"Comprehensive Plan Alternative comments" in subject line



COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

Please fill out this sheet in ink and drop it in the comment box. **PLEASE PRINT CLEARLY.**

Name: Scott Levanen

Address: 24209 NE 53rd Ave, Battle Ground 98604

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield

April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

I support Alternate GA for private landowner rights to subdivide properties to smaller lot sizes.

Personal interests include these properties

24209 NE 53rd Ave BG

34407 NE Kelly Rd Yacolt

our property adjacent to City limits that is zoned 20 acres

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: _____

Other ways to comment:

Submit a comment on the web:

www.clark.wa.gov/planning/2016update/comments

E-mail your comment to us:

comp.plan@clark.wa.gov

Submit a comment in writing:

Clark County Community Planning
Comprehensive Plan Alternatives
P.O. Box 9810
Vancouver, WA 98666

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COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

Please fill out this sheet in ink and drop it in the comment box. **PLEASE PRINT CLEARLY.**

Name: Albert J Matson

Address: 20211 NE Yacolt Mtn Rd Yacolt WA 98675

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield
 April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

I am writing regarding properties zoned
FR-80. I own tax parcels 230276000 &
230302000, 2 40's to make 1 FR-80
bdg site. Around me are smaller
lots, I'd like the opportunity to divide to
at least 10 acre parcels.

I am in support of Alternative 4A at
this juncture -

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: Al@sierraconcretefoundations.com

Other ways to comment:

Submit a comment on the web:

www.clark.wa.gov/planning/2016update/comments

E-mail your comment to us:

comp.plan@clark.wa.gov

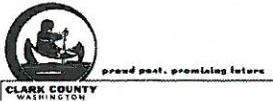
Submit a comment in writing:

Clark County Community Planning
Comprehensive Plan Alternatives
P.O. Box 9810
Vancouver, WA 98666

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COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

Please fill out this sheet in ink and drop it in the comment box. **PLEASE PRINT CLEARLY.**

Name: Troy L. Uskoski

Address: 26011 NE Deer Ridge Rd Yacolt WA 98675

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield

April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

My neighbors and I own large parcels adjacent to R-5 zoning. Originally we proposed changing our FR80 zone to R-5. Realizing that the state won't allow this drastic of a change, we are hoping that we could be rezoned to the proposed minimum sized FR lot (FR-10) to more closely match our R-5 neighbors

Troy Uskoski Parcel # 267189000

Jay Vroman Parcel # 267197000

Michael Tapani Parcel # 986029713

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: tuskoski@hotmail.com

Other ways to comment:

Submit a comment on the web:
www.clark.wa.gov/planning/2016update/comments

E-mail your comment to us:
comp.plan@clark.wa.gov

Submit a comment in writing:
Clark County Community Planning
Comprehensive Plan Alternatives
P.O. Box 9810
Vancouver, WA 98666

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COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

Please fill out this sheet in ink and drop it in the comment box. **PLEASE PRINT CLEARLY.**

Name: Donald McIsaac

Address: 25915 NE 146th Wy 98606

- Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield
 April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

Please move FWD WITH
 ALT 4, BUT MODIFY
 TO INCLUDE GREATER
 FLEXIBILITY PARTICULARLY
 FOR FOREST AREAS
 WHERE LARGER PARCELS ARE IN
 AREAS WITH SMALLER AREAS IN
 SURROUNDING AREAS

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: _____

Other ways to comment:

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www.clark.wa.gov/planning/2016update/comments

E-mail your comment to us:
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COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

Please fill out this sheet in ink and drop it in the comment box. **PLEASE PRINT CLEARLY.**

Name: Fred Pickering

Address: 21546 NE Lucia Falls

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield

April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

#4 still has a lot of spot zoning
and a lot of non conforming lot
I would like to see 90% of
the lot conforming

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: fredp@yacolt.com

Other ways to comment:

Submit a comment on the web:

www.clark.wa.gov/planning/2016update/comments

E-mail your comment to us:

comp.plan@clark.wa.gov

Submit a comment in writing:

Clark County Community Planning

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P.O. Box 9810

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COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

Please fill out this sheet in ink and drop it in the comment box. **PLEASE PRINT CLEARLY.**

Name: Dan Kromminga

Address: 19519 NE 20th AVE Ridgefield, Wa. 98642

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield

April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

We own 80 Acres of property that is presently zoned AG-20. The Alternative 4 proposal will zone it AG-10. I feel this is not small enough as our property is bordered on 2 sides by 2 1/2 acre zony and 1 acre parcels on the 3rd with Lake River bottoms on the 4th. I feel our property needs to reflect the rural character of those around it, which would be R-2 1/2 zone. Our property also has PUD public water to it. ~~As~~ I'm in favor of Alternative 4 but it needs to be more generous.

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: _____

Other ways to comment:

Submit a comment on the web:

www.clark.wa.gov/planning/2016update/comments

E-mail your comment to us:

comp.plan@clark.wa.gov

Submit a comment in writing:

Clark County Community Planning
Comprehensive Plan Alternatives
P.O. Box 9810
Vancouver, WA 98666

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COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

Please fill out this sheet in ink and drop it in the comment box. **PLEASE PRINT CLEARLY.**

Name: Ted & Della ERICKSON

Address: 36115 NE 41ST AVE - LAVENTER

- Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield
 April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

I support ALTERNATIVE #4
I would like to see a more aggressive
approach making (AG 20) to 5 acres

THANK you.

Ted & Della Erickson

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: _____

Other ways to comment:

Submit a comment on the web:

www.clark.wa.gov/planning/2016update/comments

E-mail your comment to us:

comp.plan@clark.wa.gov

Submit a comment in writing:

Clark County Community Planning
Comprehensive Plan Alternatives
P.O. Box 9810
Vancouver, WA 98666

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COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

Please fill out this sheet in ink and drop it in the comment box. **PLEASE PRINT CLEARLY.**

Name: Pauline Warren

Address: 6800 NE 58th St- Vancouver, WA 98661

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield
 April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

*I support Alternative 4 - which best coincides with "existing rural character and predominant lot sizes" as stated in your material - This makes the most sense and recognizes the present realities where many smaller family farms are becoming common -
Many thanks for your efforts & materials -
However, it's hard to distinguish some colors or understand some designations - More clarity would be helpful -*

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: pauline.wred@wa-net.com

Other ways to comment:

Submit a comment on the web:

www.clark.wa.gov/planning/2016update/comments

E-mail your comment to us:

comp.plan@clark.wa.gov

Submit a comment in writing:

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COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

Please fill out this sheet in ink and drop it in the comment box. **PLEASE PRINT CLEARLY.**

Name: Gary Lawhead

Address: 21414 NW 67th Ave Ridgefield, WA 98642

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield
 April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

Support the continued efforts to provide
Rural/AG Landowners with Flexibility of their
property for division for children and/or sale.
Prefer AG-20 to AG-5

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: CGLawhead@msn.com

Other ways to comment:

Submit a comment on the web:

www.clark.wa.gov/planning/2016update/comments

E-mail your comment to us:

comp.plan@clark.wa.gov

Submit a comment in writing:

Clark County Community Planning
Comprehensive Plan Alternatives
P.O. Box 9810
Vancouver, WA 98666

Comments must be received by April 9, 2014 to be presented at the April 14 BOCC Hearing.

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COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

Please fill out this sheet in ink and drop it in the comment box. **PLEASE PRINT CLEARLY.**

Name: Tom Haymaker

Address: 2170 S 26th Ave

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield
 April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

Alternative 4 seems to be a
reasonable approach to allow those
who own land to manage it as
they see fit. It would also ~~also~~
have an added benefit of providing
more housing alternatives which will
help with low end affordable housing

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: _____

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March/April 2015

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Name: Sheila Reynolds (co-owner Butch Reynolds - Shari Reynolds)

Address: 5304 NE 232nd ST BATTLE GROUND WA, 98604

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield
 April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

we live on a 5-acre parcel off of 50th with 2.5 acre parcels behind us in a block (From Comprehensive Plan #4, before and after) It is our wish to be able to subdivide to 2.5 acre parcels, as our neighbors did. We are on the border, essentially of Ridgefield and Rural BATTLE Ground. We still wish to stay rural but have the ability to split the parcel.

Many thanks, Sheila Reynolds

p.s. While you are planning - can you "study" the rural center in Woodside, CA, complete with horse trails, Robert's Market, Banks and small "Rural" Businesses.

Are the "designated Rural centers open to visionaries? make Battle Ground LAKE AND BATTLE GROUND City, Rural center and 502 have 'Rural charm' TRAILS AND WALKWAYS AND SAFE FOR PEDESTRIANS ETC.

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: Sheila@StageVsNow.com

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www.clark.wa.gov/planning/2016update/comments

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comp.plan@clark.wa.gov

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LAKE AND BATTLE GROUND City, Rural center and 502 have 'Rural charm' TRAILS AND WALKWAYS AND SAFE FOR PEDESTRIANS ETC.

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CURRENTLY IT LACKS ALL OF THIS.



COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

Please fill out this sheet in ink and drop it in the comment box. **PLEASE PRINT CLEARLY.**

Name: Herbert Kennon

Address: 31211 NE Kelly Rd, Yacolt, WA 98675

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield
 April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

I support adoption of update 6, Alternative #4.
It's time to recognize the value of residing in
a rural area.
Herb Kennon

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: _____

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March/April 2015

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Name: Judy Kennon

Address: 31211 NE Kelly Rd. Yacolt, WA 98675

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield

April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

We prefer # 4.

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: # hjkennon@msn.com

Other ways to comment:

Submit a comment on the web:
www.clark.wa.gov/planning/2016update/comments

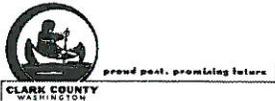
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comp.plan@clark.wa.gov

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COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

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Name: Vonnie Sheadel

Address: 1101 NE 219st

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield
 April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment: Alt 4
Reducing to compliant lot sizes makes
perfect sense. It will make our non-
compliant property (3A) compliant because the
neighbor will sell us 5 and he can still be in
compliance.

Also we have acreage @ 18206 NE 399st
Ambay that is currently 20A Forest. we
would appreciate changing to 10 with
clusters because we want to give it to our
3 children and keep in the forest/part setting it back.

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: VSheadel@gmail.com

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March/April 2015

Please fill out this sheet in ink and drop it in the comment box. **PLEASE PRINT CLEARLY.**

Name: Alison Fulter

Address: _____

- Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield
 April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

We own 20 acres (ag-20 currently) between
N.W. 199th St. + N.W. 204th Circle + W.W. 61st Ave.
in Ridgefield. Both alternative 2+4
propose to change us to ag-10. We appreciate
the proposed changes but would really
like to see 5 acre lot sizes. Currently
we are surrounded by 5 acre parcels
on two sides. Our 20 acres sit completely
un-used because it is too big to
take care of. We have heard from many
people that would love to ~~do~~ the same changes.
see

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E-mail address: _____

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March/April 2015

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Name: Jim Malinowski

Address: PO Box 127

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield

April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

The county should reverse the massive down zoning
in 1995. ~~The~~. The current Comp Plan clearly
violates the CMA.

The new plan should eliminate ~~most~~ most of the
non-confirming lots. Alternative 4 is the best
of a poor set of options

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: _____

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We appreciate your input and will use it to ensure that your Comprehensive Plan includes issues of importance to our community.

O'Donnell, Mary Beth

From: Mark Jeffries <msjeffries7@msn.com>
Sent: Thursday, March 26, 2015 11:27 AM
To: Cnty 2016 Comp Plan
Cc: Mark Jeffries; Bonnie Jeffries; pat jeffries; mike jeffries; Matt Jeffries; Kathleen Jeffries; mary miller; timj
Subject: Alternative 4 on the comp plan.

To whom it may concern.

Attended the comp plan meeting last night at Ridgefield High school.

Was very impressed with Alternative 4. That is my preferred preference Of all the plans shown.

It cleans up the zoning map & is a win win for all.

I vote approve alternative 4 as presented.

Mark Jeffries.

Bonnie Jeffries.

Sent from my iPad

O'Donnell, Mary Beth

From: Greg Weber <confluencewinery@aol.com>
Sent: Thursday, March 26, 2015 2:19 PM
To: Madore, David; McCauley, Mark; Cnty 2016 Comp Plan
Subject: Plan 4 support

Commissioner Madore and Staff,

Thank you for the presentation last night, it's clear to me that plan 4 is the best initial proposed plan to serve the rural property owners in this county. I do support plan 3 that addresses to expansion of the smaller city UGB's and would like to see that in addition to plan 4, though see a need to enhance and look more closely at some of the parcels in plan 4. My parcel is a R-10 remainder parcel that is 21plus acres in size. It was clustered in 1990 as a 20 acre AG piece that was later changed by the AG remand to R-10 in 1997. There is a 20 acre parcel directly to the south (our address is 19111 NW 67 Ave) that is on the plan 4 proposal to be moved to R-1. Our parcel is slated to be R-5. The difference is our parcel has PUD water to our site, the parcel to the south does not (it is also a AG 20 remainder that was changed to R-10). This is not consistent. In addition, it is critical that the potential for developable space within a parcel be considered in applying the proper zone. For example, my parcel as many large parcels around me have several acres in wildlife area and buffer space that will never be developed, only the part of my parcel surrounded by existing 1 acre parcels is my developable space. This would make the most sense.

In addition, my parcel being divided nearly a century ago should not be restricted for another unforeseeable time time frame that would make it 40-50 years total between development, with services available!! That is unacceptable, we need to enhance plan 4.

David, thanks for your time on the phone this morning, it is nice to see this important issue being addressed and corrected.

Greg Weber
Owner
Confluence Vineyards and Winery
Direct: 360-887-2343
Cell: 360-608-1135

Sent from my iPad

O'Donnell, Mary Beth

From: dan kromminga <dankromminga@hotmail.com>
Sent: Thursday, March 26, 2015 2:58 PM
To: Madore, David; MarkMcCauley@clark.wa.gov; Cnty 2016 Comp Plan
Subject: growth management plan

Dear Mr. Madore ,

I want to thank you for taking the time to talk with me last night at the open house . I'm the one that mentioned that I was told that your Dad attends our church. I'm writing you today to express my feelings that while Alternative 4 is a great improvement over the other alternatives and will help fix the problem we've had for the last 20 years of our property being held hostage , it needs to be more generous .

We own 80 acres at the corner of NW Kreiger Rd and NW 192nd St. As we discussed last night our property is presently zoned Ag-20 and apparently with alternative 4 would become Ag-10 , but our property is bordered on two sides by land that is zoned Rural-2.5 and on a third side by homes on one acre lots. The fourth side is bordered by Kreiger Rd and then slopes down to the Lake River bottoms . Our property also has Clark PUD public water running along it on 192nd St . I feel our property should be zoned in a manner represents the character of those around it.

The property as stated above is 80 acres but only about half of it is useable because the other half is made up of canyon and high quality wetlands . So there will always be about 40 acres of open space . The fact that this land is zoned for agriculture is not a good representation of the state of agriculture in this county as we used to know it . Farming is no longer a viable enterprise. Proof of this is that we rent this land to a farmer for agricultural purposes , but due to the profitability of the business the most he is willing to pay is \$2000.00 per year which basically covers our costs . So you can see agriculture is no longer a thriving business here in Clark Co. as also evidenced by all the farms that used to be here and no longer exist.

Another problem we have had to deal with is complaints from neighbors of our property about normal farming practices that our renter has to use to produce his crop , such as spraying herbicides , working at night , noise etc.

One question I have or need clarification on , is about the Cluster Development program for Ag. lands . It is my understanding that this program is to be reinstated again after 20 years with all the different alternatives, which would mean that will definitely be an option again come June , 2016 . I would like a response back clarifying this for me please . If that becomes an option , then our neighbor is Confluence Winery and Greg mentioned about the possibility of any useable space being left from that program being used as part of a winery overlay.

Thank you for your time and consideration of this matter. Look forward to your response concerning the Cluster Development program.

Sincerely,

Dan Kromminga
Kromminga Family Limited Partnership

O'Donnell, Mary Beth

From: DONALD MCISAAC <donaldmcisaac@msn.com>
Sent: Wednesday, March 25, 2015 8:55 PM
To: Cnty 2016 Comp Plan; Madore, David; tom.mielky@clark.wa.gov; Stewart, Jeanne
Subject: Yes to Alt 4; Add More

Thank you for considering this input from the open meeting at Ridgefield High School on the CMP alternatives. We would like you to continue with a fourth alternative that provides land-use flexibility in rural areas, with particular emphasis on adding additional landowner relief from existing zoning restrictions on F-40 areas in the Hockinson area, beyond F-20. A reasonable range of alternatives for analysis should include more F-10 designations.

O'Donnell, Mary Beth

From: DARYL TINA VEITENHEIMER <veitenheimert@msn.com>
Sent: Thursday, March 26, 2015 9:30 AM
To: Cnty 2016 Comp Plan
Subject: 2016 comp growth mang plan

I am writing in behalf I'm my mom and dad that live at 21300 ne 67 th ave in dollars corner. In 1994 they where able to make a 5 acre plot for my handy cap brother. Just after that the county with no apparent reason changed it to 20 acre minimum. Now that mom and dad are in their mid 80 s and dad in a care facility that cost mom \$ 6000 a month out of pocket. I would hope that the county will take into consideration the impact that has been put on us and other people that have invested there life to prepare them for this time in their life. Back in 1964 when they bought this 52 acre of land they hope to sub divide it for times like this. If I am correct being at the meeting at Ridgefeild High school and looking at option 4 that would allow us to make 5 acres parcels would ease the unknown for my parents fear of having to sell the whole farm to help with the cost of getting old. Thanks Daryl Veitenheimer

Tina/Daryl Veitenheimer

WELCOME TO THE COMPREHENSIVE PLAN 2016 UPDATE OPEN HOUSE AT RIDGEFIELD HIGH SCHOOL, 2630 SOUTH HILLHURST ROAD, RIDGEFIELD, WA. 98642

CCCU WOULD LIKE COUNCILORS TO KNOW YOUR COMMENTS REGARDING CHANGES PROPOSED IN ALTERNATIVE 4 FOR RURAL AND RESOURCE ZONES

.....

CLARK COUNTY CITIZENS UNITED, INC. SUPPORTS MOST OF THE PROPOSED CHANGES TO THESE AREAS THAT HELP TO RECTIFY MANY NON-CONFORMING LOTS THAT RESULTED FROM THE 1994 COMPREHENSIVE PLAN ADOPTION.

.....

PLEASE CHECK WHICH OPTIONS YOU SUPPORT.

- 1. RURAL AND RESOURCE ZONING MUST REFLECT EXISTING DEVELOPMENT PATTERNS.
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- 4. ADOPT 5 AC, 10 AC FOREST ZONES TO ALLOW FOR SMALLER MORE AFFORDABLE PRIVATE AND FAMILY OWNED WOODLOTS
- 5. REMOVE URBAN RESERVE/ URBAN HOLDING LAND OVERLAYS THAT HAVE BEEN LOCKED IN 10 AC ZONING FOR APPROXIMATELY 20 YEARS
- 6. ADOPT CLUSTER DEVELOPMENT OPTIONS IN ALL RURAL AND RESOURCE LANDS TO CONSERVE PRIME SOILS WHILE ALLOWING FOR MORE LAND USE AND HOUSING OPTIONS

PLEASE SIGN BELOW TO INCLUDE YOUR NAME AND ADDRESS AND RETURN THIS FORM TO CLARK COUNTY CITIZENS UNITED, INC. OR CLARK COUNTY BOARD OF COUNCILORS

SIGNATURE

April Divale

ADDRESS *32812 NE 102nd Ave LaCenter Wa 98629*

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS

We would like to zone our property from R40 to R5 acres.
~~Also the cluster~~ I also like the cluster idea.

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SIGNATURE Tim GREENE

ADDRESS 28401 NE 2nd Av
Ridgefield, Wa 98642

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS _____

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SIGNATURE Kathy Stephenson

ADDRESS 22500 NE WH Garner Rd
Yacolt 98675

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS Would like to see forest zones reduced to 5 ac. - rural zones to 2.5 ac. and/or clusters. Please extend Yacolt city limits

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SIGNATURE

ADDRESS

Dennis Stephenson

22500 NE Garner Rd

yacolt

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS

Help The Farmers so they don't have to sell the whole farm if they have a bad year.

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SIGNATURE Tray L Uskoki Tray L Uskoki

ADDRESS 26011 NE Deer Ridge Rd
Yacolt WA 98675 Parcel # 267189000

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS _____

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SIGNATURE

Jane H. Mink *Jim Malinowski*

ADDRESS

PO Box 127, Amboy

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS

Alternative 4 is a step in the right direction - Should do more up zoning

WELCOME TO THE COMPREHENSIVE PLAN 2016 UPDATE OPEN HOUSE AT RIDGEFIELD HIGH SCHOOL, 2630 SOUTH HILLHURST ROAD, RIDGEFIELD, WA. 98642

CCCU WOULD LIKE COUNCILORS TO KNOW YOUR COMMENTS REGARDING CHANGES PROPOSED IN ALTERNATIVE 4 FOR RURAL AND RESOURCE ZONES

CLARK COUNTY CITIZENS UNITED, INC. SUPPORTS MOST OF THE PROPOSED CHANGES TO THESE AREAS THAT HELP TO RECTIFY MANY NON-CONFORMING LOTS THAT RESULTED FROM THE 1994 COMPREHENSIVE PLAN ADOPTION.

PLEASE CHECK WHICH OPTIONS YOU SUPPORT.

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PLEASE SIGN BELOW TO INCLUDE YOUR NAME AND ADDRESS AND RETURN THIS FORM TO CLARK COUNTY CITIZENS UNITED, INC. OR CLARK COUNTY BOARD OF COUNCILORS

SIGNATURE David Kangas David Kangas
ADDRESS 17415 NE 92 Ave Battle Ground wa 98604

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS (Meadow Glade)
Am wondering why urban growth
stops on my north boundary of 10 Acres
the natural woodlot (should) have been 1/4, 1/2 section
lines. The 1/4 section line is my south boundary
zone 2.5 Acres at present I support Alt #4

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SIGNATURE Nathan Ek Nathan Ek

ADDRESS 35006 NE 178th Ave
Yacolt WA 98675

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS Please consider updating to Alternative
4A

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SIGNATURE Greg Hivala

ADDRESS 32012 NE 102ND AVE LACANTON
WA 98629

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS WE WOULD LIKE ZONING
TO CHANGE ~~2~~ TO 5 ACRES

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- 4. ADOPT 5 AC, 10 AC FOREST ZONES *6 acre would be better*
TO ALLOW FOR SMALLER MORE AFFORDABLE PRIVATE AND FAMILY OWNED WOODLOTS *than 10*
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SIGNATURE Fred Picherony

ADDRESS 21546 NE Lucia Falls Yacoff

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SIGNATURE

ADDRESS

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OTHER COMMENTS

[Handwritten signature]
2525 NE 14th St
Ridgefield 98642
Correct all non-conforming lots to reflect what is on the ground.

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SIGNATURE

Carl Luomanen

ADDRESS

*17614 N.E. 299 St.
Yacolt, Wn. 98675*

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OTHER COMMENTS

We support the sig items above & be included in alt. 4.

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SIGNATURE

Lis m m

ADDRESS

20211 NE Yacolt Mt Rd

Yacolt WA 98675

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS

It's time to fix the mess made in 1994. Our 80 is ~~separated~~ bordered by 5's + 10's. Thank you!

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SIGNATURE

Albert J. Matson Albert J. Matson

ADDRESS

20211 NE Yacolt Mtn Rd
Yacolt WA 98675

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OTHER COMMENTS

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SIGNATURE Wayne Stephens

ADDRESS 27510 NE Rotschymill Rd

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS

Please extend Yacolt city limits

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.....

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SIGNATURE Denni Swanson

ADDRESS 17614 NE 299th St.

WACOLT, WA. 98675

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SIGNATURE Carrie L. Hoff

ADDRESS 17410 NE 307th St.
Yacolt, WA 98675

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OTHER COMMENTS _____

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SIGNATURE Shah Kypaw

ADDRESS 26706 NE Rotschy Mill Rd
Yacolt wa 98675

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS We want our 37.7 A to be put
into 5 Ac. like it use to be.

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SIGNATURE Mark Lawrence

ADDRESS 16909 NE. 223rd B.G. WA. 98604

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SIGNATURE Wayne H Weber
ADDRESS 217 NE 164 st Ridgefield Wa

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SIGNATURE Joan Weber

ADDRESS 217 N.E 164ST
Ridgefield, WA 98642

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PLEASE SIGN BELOW TO INCLUDE YOUR NAME AND ADDRESS AND RETURN THIS FORM TO CLARK COUNTY CITIZENS UNITED, INC. OR CLARK COUNTY BOARD OF COUNCILORS

SIGNATURE Donald Wilson

ADDRESS 39202 NE Rotschy Rd
Yacolt, WA 98675

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS _____

WELCOME TO THE COMPREHENSIVE PLAN 2016 UPDATE OPEN HOUSE AT RIDGEFIELD HIGH SCHOOL, 2630 SOUTH HILLHURST ROAD, RIDGEFIELD, WA. 98642

CCCU WOULD LIKE COUNCILORS TO KNOW YOUR COMMENTS REGARDING CHANGES PROPOSED IN ALTERNATIVE 4 FOR RURAL AND RESOURCE ZONES

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SIGNATURE Jah +

ADDRESS 17416 NE 259th ST
YACUT WA 98675

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SIGNATURE _____

ADDRESS 29503 NW 41st AV

RIDGEFIELD, WA

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SIGNATURE Dinah Levanen

ADDRESS 16909 NE 223rd Cir.
Battle Ground, Wa 98604

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS We appreciate whatever you can do to help us use even a cluster on our property for home site

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SIGNATURE Dunell Kyrar

ADDRESS 26706 NE Rotschy mill Rd
Yacolt, Wash. 98675

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SIGNATURE

 Peter Rasmussen

ADDRESS

PO Box 803
La Center, WA. 98629

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SIGNATURE Todd Klein

ADDRESS 32413 NE Kelly Rd. Yacolt Wa 98675

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS People want smaller lot sizes
My family cannot make a living in Clark County
farming 40 acres.

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SIGNATURE Pauline Warren

ADDRESS 6000 NE 58th St
Vancouver, WA 98661

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SIGNATURE E. R. Hanna

ADDRESS 5001 NW 189TH ST. Ridge Field WA.
98642

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS CONCERN FOR TRAFFIC OVER LOADS

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SIGNATURE Ida Mae Horne

ADDRESS 5001 NW 189 St
Ridgefield, wa. 98642

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS
What happens if lots of smaller lots appear & are built on, and the traffic runs amok?

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SIGNATURE Lisa Roddy

ADDRESS 19115 NE 42nd CT 98642

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SIGNATURE

Greg Weber

ADDRESS

1911P NW 67 Ave

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS

(1990) My parcel has surrounding 1 ac site from a previous cluster. We should be able to rezone as rezoned and possibly ~~to~~ should be R-1 or R-2.5 for our current lots

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SIGNATURE

Dan W. Kronmurgel

ADDRESS

19519 NE 20th AVE

Ridgefield, Wa 98642

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS

I own an 80 Acre piece of property that is presently zoned A6 20. It is ~~so~~ bordered on 2 sides by proposed RURAL 2 1/2 acres lots and on the 3rd side by large lots. I feel our piece needs to reflect the smaller parcels around us.

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SIGNATURE

Raym Barth

ADDRESS

7607 NE 299th ST Battle Ground, WA

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS

I currently live in AG 20 zoning area I am surrounded on all sides by 5 acre parcels I have 25 acres that I feel should be able to divide to 5 acres considering the existing rural character. Your current ALT. 4 proposes a change to 10 acres. I realize that your map is in early stages of

-OVER-

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SIGNATURE

D. Jeter

ADDRESS

*6208 NW 196th St
Ridgefield, WA 98642*

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PLEASE SIGN BELOW TO INCLUDE YOUR NAME AND ADDRESS AND RETURN THIS FORM TO CLARK COUNTY CITIZENS UNITED, INC. OR CLARK COUNTY BOARD OF COUNCILORS

SIGNATURE Wendy Swanson

ADDRESS 24209 NE 53rd Ave

Battle Ground, WA 98604

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS: We would like to change alt. 4a to include our 24209 NE 53rd Ave to change from 5acre to 2 1/2 lots, or even 1 acre lots, 34407 NE Kelly Rd to change from 20ac to 5ac lots, and our property in Yacolt adjacent to City limits to change from 20acre to 1 acre lots. I support all of the options listed. All lot sizes should be 10 acres or less in Clark County.

WELCOME TO THE COMPREHENSIVE PLAN 2016 UPDATE OPEN HOUSE AT RIDGEFIELD HIGH SCHOOL, 2630 SOUTH HILLHURST ROAD, RIDGEFIELD, WA. 98642

CCCU WOULD LIKE COUNCILORS TO KNOW YOUR COMMENTS REGARDING CHANGES PROPOSED IN ALTERNATIVE 4 FOR RURAL AND RESOURCE ZONES

CLARK COUNTY CITIZENS UNITED, INC. SUPPORTS MOST OF THE PROPOSED CHANGES TO THESE AREAS THAT HELP TO RECTIFY MANY NON-CONFORMING LOTS THAT RESULTED FROM THE 1994 COMPREHENSIVE PLAN ADOPTION.

PLEASE CHECK WHICH OPTIONS YOU SUPPORT.

- 1. RURAL AND RESOURCE ZONING MUST REFLECT EXISTING DEVELOPMENT PATTERNS.
- 2. ADOPT 1 AC, 2.5 AC AND 5 AC. RURAL ZONES TO REFLECT SMALLER EXISTING RESIDENTIAL PARCELS
- 3. ADOPT 2.5 AC, 5 AC AGRICULTURE ZONES TO ALLOW FOR SMALLER AND MORE AFFORDABLE FARMS.
- 4. ADOPT 5 AC, 10 AC FOREST ZONES TO ALLOW FOR SMALLER MORE AFFORDABLE PRIVATE AND FAMILY OWNED WOODLOTS
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PLEASE SIGN BELOW TO INCLUDE YOUR NAME AND ADDRESS AND RETURN THIS FORM TO CLARK COUNTY CITIZENS UNITED, INC. OR CLARK COUNTY BOARD OF COUNCILORS

SIGNATURE

ADDRESS

Wendy R. Jensen
*24209 NE 53rd Ave Battle Ground
98604*

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS

*I support all of the above.
Alternate 4a to include 24209 NE 53rd Ave change from 5 acres to 2 1/2 acre lots, 34407 NE Kelly Rd from 20ac to 5 acre lots. Property adjacent to Vacott city limits to be added to Vacott city limits. Private property owners should be able to have lots size of 10 acres or less*

WELCOME TO THE COMPREHENSIVE PLAN 2016 UPDATE OPEN HOUSE AT RIDGEFIELD HIGH SCHOOL, 2630 SOUTH HILLHURST ROAD, RIDGEFIELD, WA. 98642

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PLEASE SIGN BELOW TO INCLUDE YOUR NAME AND ADDRESS AND RETURN THIS FORM TO CLARK COUNTY CITIZENS UNITED, INC. OR CLARK COUNTY BOARD OF COUNCILORS

SIGNATURE

Daniel M.

ADDRESS

37506 NW 180th Ave yawot wa 98675

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS

I am in support of 6 options

WELCOME TO THE COMPREHENSIVE PLAN 2016 UPDATE OPEN HOUSE AT RIDGEFIELD HIGH SCHOOL, 2630 SOUTH HILLHURST ROAD, RIDGEFIELD, WA. 98642

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SIGNATURE

Ryan Soupe

ADDRESS

*20320 NE Allworth Rd
BG WA 98604*

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS

*I support Alt 4
for Rural property owners
I would like to be 2.5 or 5
ACRE as I own 2 20 AG
behind me*

WELCOME TO THE COMPREHENSIVE PLAN 2016 UPDATE OPEN HOUSE AT RIDGEFIELD HIGH SCHOOL, 2630 SOUTH HILLHURST ROAD, RIDGEFIELD, WA. 98642

RECEIVED APR - 6 2015

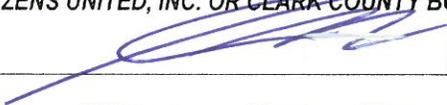
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PLEASE SIGN BELOW TO INCLUDE YOUR NAME AND ADDRESS AND RETURN THIS FORM TO CLARK COUNTY CITIZENS UNITED, INC. OR CLARK COUNTY BOARD OF COUNCILORS

SIGNATURE  CURT MKONIO

ADDRESS 500 S Birch Ave
Yacolt WA 98675

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS Help The young guys Buy
Land. we can Buy 80 acce At once.

WELCOME TO THE COMPREHENSIVE PLAN 2016 UPDATE OPEN HOUSE AT RIDGEFIELD HIGH SCHOOL, 2630 SOUTH HILLHURST ROAD, RIDGEFIELD, WA. 98642

RECEIVED APR - 8 - 2015

CCCU WOULD LIKE COUNCILORS TO KNOW YOUR COMMENTS REGARDING CHANGES PROPOSED IN ALTERNATIVE 4 FOR RURAL AND RESOURCE ZONES

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PLEASE SIGN BELOW TO INCLUDE YOUR NAME AND ADDRESS AND RETURN THIS FORM TO CLARK COUNTY CITIZENS UNITED, INC. OR CLARK COUNTY BOARD OF COUNCILORS

SIGNATURE Craig Stephenson craig stephenson
ADDRESS P.O. Box 372 Battleground WA 98604

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS _____

To the Board of Clark County Commissioners,

March 25, 2015

Re: For the record, Support for Consideration of Alternative 4A

Dear Board of Commissioners,

I would like to go on record as supporting Alternative 4A proposal of the comprehensive plan update. This would allow larger parcels surrounded by smaller parcels to be considered for lot sizes similar to the surrounding parcels.

Specifically, I own property at 39202 NE Rotschy Rd, and am in favor of changing the lot size to reflect the ~~proposed~~ FR-5 zoning.

Thank you,

Don Sasse
Name

Don Sasse
Signature

39202 NE Rotschy Rd Yacoff WA 98675
Address

To the Board of Clark County Commissioners,

March 25, 2015

Re: For the record, Support for Consideration of Alternative 4A

Dear Board of Commissioners,

I would like to go on record as supporting Alternative 4A proposal of the comprehensive plan update. This would allow larger parcels surrounded by smaller parcels to be considered for lot sizes similar to the surrounding parcels.

Specifically, I own property at # 5 - Sec 23 T5 NR3 E1/4^{Wm} ^{37.7 a.}, and am in favor of changing the lot size to reflect the proposed FR 5 A. zoning. ^{with clustering}

Thank you, Ian Kysar

John Russell + Sisko Kysar

Name

26706 NE Rotschy Mill Rd and Rotschy Rd

Signature

Vacolt Wa 98675

Address

To the Board of Clark County Commissioners,

March 25, 2015

Re: For the record, Support for Consideration of Alternative 4A

Dear Board of Commissioners,

I would like to go on record as supporting Alternative 4A proposal of the comprehensive plan update. This would allow larger parcels surrounded by smaller parcels to be considered for lot sizes similar to the surrounding parcels.

Specifically, I own property at 26706 Yacolt, Wash. 98675
Rotschy Rd and Rotschy Mill Rd and am in favor of
changing the lot size to reflect the proposed FR5 zoning.

Sec 23 T5 B E W M

Thank you,

Russell Kysar
Name

Russell Kysar
Signature

26706 NE Rotschy Mill Rd Yacolt, Wash 98675
Address

To the Board of Clark County Commissioners,

March 25, 2015

Re: For the record, Support for Consideration of Alternative 4A

Dear Board of Commissioners,

I would like to go on record as supporting Alternative 4A proposal of the comprehensive plan update. This would allow larger parcels surrounded by smaller parcels to be considered for lot sizes similar to the surrounding parcels.

Specifically, I own property at 32413 NE Kelly Rd. Yacolt, Wa., and am in favor of changing the lot size to reflect the proposed FR 10 acre lot zoning.

Thank you,

Todd Klein

Name

Todd Klein

Signature

32413 NE Kelly Rd. Yacolt, Wa.

Address

March 25, 2015

To the Board of Clark County Commissioners,

Re: For the record, Support for Consideration of Alternative 4A

Dear Board of Commissioners,

I would like to go on record as supporting Alternative 4A proposal of the comprehensive plan update. This would allow larger parcels surrounded by smaller parcels to be considered for lot sizes similar to the surrounding parcels.

Specifically, I own tax parcel # 230480-000 in the Yacolt Mountain area, and am in favor of changing the lot size to reflect FR10 zoning. Our property and a few others are proposed to be spot zoned on the original alternative 4 as FR40, which does not come close to undo-ing the wrong created when the zoning was changed from 5 acre lots prior to 1994. We all would like to be zoned similarly to those properties north and South of us which are proposed as FR10.

There are many technical justifications supporting this, including the now present public water at the property, as well as good county road access, etc. We also are surrounded on the south and west sides by 5 acre residential zoning. We understand that it may be difficult to get to 5 acre zoning, but as a second alternative, we wish to be included in the FR10 zoned areas.

Thank you,



Nathan Ek
35006 NE 178th Ave.
Yacolt, WA 98675

March 25, 2015

To the Board of Clark County Commissioners,

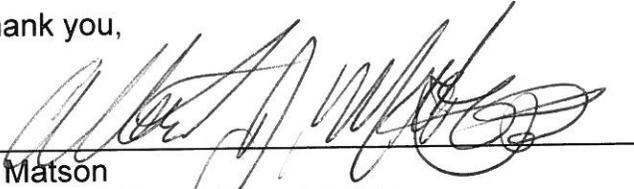
Re: For the record, Support for Consideration of Alternative 4A

Dear Board of Commissioners,

I would like to go on record as supporting Alternative 4A proposal of the comprehensive plan update. This would allow larger parcels surrounded by smaller parcels to be considered for lot sizes similar to the surrounding parcels.

Specifically, I own tax parcel # 230276000 and tax parcel # 230302000, and am in favor of changing the lot size to reflect FR10 zoning. Our property and a few others (Nathan Ek, and James Mattila) are proposed to be spot zoned on the original alternative 4 as FR40, which does not come close to undo-ing the wrong created when the zoning was changed from 5 acre minimums prior to 1994. We all would like to be zoned similarly to those properties north and south of us which are proposed as FR10.

Thank you,



Al Matson
20211 NE Yacolt Mountain Rd.
Yacolt, WA 98675
(360) 904-6941

To the Board of Clark County Commissioners,

March 25, 2015

Re: For the record, Support for Consideration of Alternative 4A

Dear Board of Commissioners,

I would like to go on record as supporting Alternative 4A proposal of the comprehensive plan update. This would allow larger parcels surrounded by smaller parcels to be considered for lot sizes similar to the surrounding parcels.

Specifically, I own property at Parcel # 267189000, and am in favor of changing the lot size to reflect the proposed FR-1 ϕ zoning.

Thank you,

Jay L. Uskoski
Name

Jay L. Uskoski
Signature

26011 NE Deer Ridge Rd Yacolt WA 98675
Address

March 25, 2015

To the Board of Clark County Commissioners,

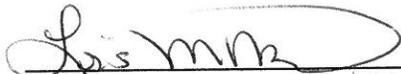
Re: For the record, Support for Consideration of Alternative 4A

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I would like to go on record as supporting Alternative 4A proposal of the comprehensive plan update. This would allow larger parcels surrounded by smaller parcels to be considered for lot sizes similar to the surrounding parcels.

Specifically, I own tax parcel # 230276000 and tax parcel # 230302000, and am in favor of changing the lot size to reflect FR10 zoning. Our property and a few others (Nathan Ek, and James Mattila) are proposed to be spot zoned on the original alternative 4 as FR40, which does not come close to undo-ing the wrong created when the zoning was changed from 5 acre minimums prior to 1994. We all would like to be zoned similarly to those properties north and south of us which are proposed as FR10.

Thank you,



~~Al Matson~~ Lois Matson
20211 NE Yacolt Mountain Rd.
Yacolt, WA 98675
(360) 904-6941

March 25, 2015

To the Board of Clark County Commissioners,

Re: For the record, Support for Consideration of Alternative 4A

Dear Board of Commissioners,

We would like to go on record as supporting the Alternative 4A proposal of the comprehensive plan update.

Specifically, we own tax parcel #s 237843000, 237847000, and 237845000 and are in favor of changing the lot size to reflect FR20 zoning. Our property and a few others are proposed to be spot zoned on the original alternative 4 as FR80, which does not come close to undo-ing the wrong created when the zoning was changed from smaller lots prior to 1994. We would like to be zoned as FR20.

Thank you,



Cornell Rotschy, President
Synergy Resources, LLC

9210 NE 62nd Ave
Vancouver, WA 98665

360-334-3100

March 25, 2015

To the Board of Clark County Commissioners,

Re: For the record, Support for Consideration of Alternative 4A

Dear Board of Commissioners,

I would like to go on record as supporting Alternative 4A proposal of the comprehensive plan update. This would allow larger parcels surrounded by smaller parcels to be considered for lot sizes similar to the surrounding parcels.

Specifically, we are involved with tax parcel # 140846000, which is currently zoned R-10 and we are in favor of changing the lot size to reflect R-5 zoning. Additionally, we are involved with tax parcel # 140643000 which is currently zoned FR-80 and we are in favor of changing the lot size to reflect FR-20 zoning.

Thank you,



Cornell Rotschy, Vice President
Rotschy, Inc.
9210 NE 62nd Ave
Vancouver, WA 98665

360-334-3100

Comment submitted by Lisa Irwin and Tim Roddy

We have lived at 19115 NE 42nd Ct. for close to 25 years and have watched areas adjacent to our neighborhood, especially to the south and west, develop into smaller parcels, either higher density or 1/2-2.5 acres. As we age, we want the ability to sub-divide our property into a smaller parcels, 1 or 2.5 acres so that we can stay in our community while downsizing into a smaller, one level home. This property is part of our retirement and we never imagined that 25 years later as the North County developed we would still be considered rural 10 acres zoning, or even five acres, zoning which is inconsistent within our same 20 block radius and of land use adjacent (south, west and even north) of our area.

With growth around Legacy Salmon Creek hospital and WSU-V and major road and utility expansion to the north, south, and west, it seems more prudent to zone our neighborhood at 1 to 2.5 acres. We are highly opposed having our property zoned as we have been since 1987 when most of the houses in our neighborhood were built on five acre parcels, NOT 10. Most of us built our homes on one section of our property with the concept that we would be able to sub-divide for the purpose of land valuation, or as in our , to build a smaller one level home.

We would very much appreciate your consideration of re-zoning our area to reflect the North County growth needs and our desire to use our property in a way that will allow us to stay in our community.



COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

Please fill out this sheet in ink and drop it in the comment box. **PLEASE PRINT CLEARLY.**

Name: John R + Sisko Kysar and Ian Kysar

Address: 26706 NE Rotschy Mill Rd Yacolt Wa 98675
39404 NE Rotschy Rd -

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield
 April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

39404 Rotschy Rd
Our 37.70A on Rotschy Rd. Yacolt wa
98675
#5 - sec 23 T5 NR 3E Wm
We would like it to be put into ^{FR} 5 A.
parcels. To comply with the small parcels
around us.
phone number 360-247-5934 Russell
712-9718 Sisko
Thank you so much ☺ 921-4572 Ians

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: iankysar@gmail.com

Other ways to comment:

Submit a comment on the web:
www.clark.wa.gov/planning/2016update/comments

E-mail your comment to us:
comp.plan@clark.wa.gov

Submit a comment in writing:
 Clark County Community Planning
 Comprehensive Plan Alternatives
 P.O. Box 9810
 Vancouver, WA 98666

Comments must be received by April 9, 2014 to be presented at the April 14 BOCC Hearing.

Thank you for taking the time to participate in the Comprehensive Plan process.
 We appreciate your input and will use it to ensure that your Comprehensive Plan includes issues of importance to our community.



Please PRINT Clearly

Clark County Community Planning

PRINT NAME	MAILING ADDRESS	ZIP CODE	PRINT - E-MAIL	e-mail list?
Fred. Marian Bakker	PO Box 886	98609	fnlbakker@tds.net	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Lor. Frohs		98606		<input type="checkbox"/> YES <input type="checkbox"/> NO
Fred Pickering	21546 NE Lucia Falk	98675	fredp@yco17.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Dick Dale	22929	98606	DICKDALE@SPRUES	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
KIT CARL GEORGE	20011 NE 398 ST AMB	98601	KITCARL@TDS.NET	<input type="checkbox"/> YES <input type="checkbox"/> NO
Wendy Robertson	34004 NR Kelly Rd	98675	wprobenton@countytel.net	<input type="checkbox"/> YES <input type="checkbox"/> NO
Mary Keltz	Clark County 24302 NE 163rd St		Clark County	<input type="checkbox"/> YES <input type="checkbox"/> NO
DAVID EBERT	BF	98604	PLESB@comcast.net	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Irene Ginter	21711 NE 189 St BP	98606		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Quinton Tormanen	PO Box 2706	98604	qtormanen@gmail.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Dan Kapitanovich	21104 NC 176 Ave	98604	dan.kapitanovich.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

114



PRINT NAME	MAILING ADDRESS	ZIP CODE	PRINT - E-MAIL	e-mail list?
Greg Bender	8906 NE 159th St. Battle Ground, WA 98604	98604	gwbender@gmail.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
EVAN MARTILLA	7215 NE 251st STREET BATTLE GROUND WA	98604	EVAN@NORTHERN-LS.COM	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
BOB LINDBERG	20101 NE 196th WASH BATTLE GROUND	98604	bob.lindberg.46@gmail.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Ellen M. Wilson	13219 NE Prairie Rd Prairie Bush	98606	wwilson_92372@yahoo.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Nancy Koski	PO Box 287 Brush Prairie	98606		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Jon Warrance	10400 NE Erickson Rd B.P. WA	98606	warrancejm@msn.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Annelis & Ericks	PO BOX 532 YACOLT WA	98675		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
DAN HERMANN	39809 N.W. CARDAI WOODLAND, W.N. Hill	98674		<input type="checkbox"/> YES <input type="checkbox"/> NO
Mitch Kneipp	1701 C Street, Vashogel	98671		<input type="checkbox"/> YES <input type="checkbox"/> NO
Arnie Friesen	30200 NE 123rd Pl B.G.	98604	gfriesen@uniteccorp.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Darrel VanCoevering	5406 NE 193rd St. 98686	98686	dgv@xprt.net	<input type="checkbox"/> YES <input type="checkbox"/> NO

11



** Please PRINT Clearly **

PRINT NAME	MAILING ADDRESS	ZIP CODE	PRINT - E-MAIL	e-mail list?
Chris Karlgn	28300 NE Barry Rd Bg 98604	98604	chris.karlsgn@gmail.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
MARKENE Cole	13511 NE 195th Ave BRUSH Prairie 98606	98606		<input type="checkbox"/> YES <input type="checkbox"/> NO
Susan Wood	21910 NE 147 St BRUSH Prairie	98606	swood5star@hotmail.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Rodger & Ruth Anne Lance	8309 NE 152nd Ave Vancouver WA 98682	98682	vrlance@comcast.net	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Steve Nemi	8545 P.O. Box 115 Battle Ground, WA	98604	Steve@tradesmen-electric.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Stacy Hickman	1608 SW 175th St Bg	98604	stacyann.wickman@gmail.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Marcus Helvarson	24401 NE Johnson Rd	98675		<input type="checkbox"/> YES <input type="checkbox"/> NO
STEVE NYCUND	19712 NE 174th St	98606	steve@doletomotion.com	<input type="checkbox"/> YES <input type="checkbox"/> NO
STEVE WISNIEWSKI	38209 NE 41st AVE	98629	RCTF@TDS.NET	<input type="checkbox"/> YES <input type="checkbox"/> NO
Derek Huegel	16504 NE 102nd Ave Bg WA	98604	DH@WOLFIND.COM	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Warren Neth	1107 Grand Blvd	98661	Warren.cascade@gmail.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO



PRINT NAME	MAILING ADDRESS	ZIP CODE	PRINT - E-MAIL	e-mail list?
Nita Countryman	Brush Prairie 15215 NE Ahola Dr.	98606	nita.countryman@gmail.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Carolyn Gaud	5917 NE 47 th St	98661	hazel_x2@comcast	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
KAREN DENNIS GILLILAND	35809 NE 31 st Ave La Center	98629	KMG98629@yahoo.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
John Palabeni	3101 NE Dewo	DR YACOLT	98642	<input type="checkbox"/> YES <input type="checkbox"/> NO
Suzanne Kendall	17815 NE 120 th Ave	98683	spkendall@comcast.net	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Jackie Schroeder	PO Box 242	98604	jackan15@comcast.net	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Andy Johnston	15116 NE 244 th Ave Brush Prairie, WA	98675	Andyjeajcinc.net	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Jahnavi Hastings	6505 NE 209 th St Battle Ground, WA	98606	bonesandfeathers@gmail.com	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Dawn Dautner Michael Storseman	823 N 9 th St Washougal, WA	98604	mayus@avacnet.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Chuck & Gayle Sellers	6229 NE 124 th St	98671	storytree-farm@gmail.com	<input type="checkbox"/> YES <input type="checkbox"/> NO
Anne Lawrence		98686		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

19



** Please PRINT Clearly **

PRINT NAME	MAILING ADDRESS	ZIP CODE	PRINT - E-MAIL	e-mail list?
Dorell Smith	10025 NE Ward Rd	98606	herorank@msp.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
GARRY CITAND	Brush Prairie WA 5211 NE Ash St	98606	chandler1970@live.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
ALICE CHANDLER	Brush Prairie	98606	mark.annelisa.erickson@gmail.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
MARK ERICKSON	26902 NE ROTSCHY MILL ROAD YACOLT WA 98675		vankeil@aol.com	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
EUGENE T Jenny VanKolk	18606 NE 182 AVE BRUSH PRAIRIE	98606		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
MIKE GARRET	15714 NE 2440 ST B.C. WA. 91	98604	mhgtrua@yahoo.com	<input type="checkbox"/> YES <input type="checkbox"/> NO
Stephanie MISNER	18013 NE 159 ST 'A' BRUSH PRAIRIE WA 98606	98606	StephanieMISNER@live.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
SARAH SASMAN			SP1977@aol.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Melvin Case	PO box 2221 B.C. 98604	98604	Melvin Case, mca on	<input type="checkbox"/> YES <input type="checkbox"/> NO
William Roxanne William Doty	15518 NE Fargher Lake Hay Yacolt 98675	98675	Fargherlakebrony@gmail.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Phil Bergqvist	city of Comany			<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Peter Van Norman				<input type="checkbox"/> YES <input type="checkbox"/> NO





ATTENDANCE SIGN IN for: Comp Plan Alternative 4-Hockinson High School Open House Date: April 1, 2015
**** Please PRINT Clearly **** **Clark County Community Planning**

PRINT NAME	MAILING ADDRESS	ZIP CODE	PRINT - E-MAIL	e-mail list?
Bridget Schwarz	2110NW 179th St Ridgefield WA	98642	bridget@bridge-it.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Leo Lee Moon	11814 NE 177th Cir BG	98604		<input type="checkbox"/> YES <input type="checkbox"/> NO
Denny Ross	7308 NE 51st St Vancouver	98667	pennypley2@hotmail.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Len Walko	15919 NE 189th Brush Prairie wa	98606	LENWALKO@HOTMAIL.COM	<input type="checkbox"/> YES <input type="checkbox"/> NO
Michelle Scott	18218NW 28th Ave. Ridgefield, WA	98642	michelle.scott100@hotmail.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Jane VanDyke	9600 NW Lakeshore	98665		<input type="checkbox"/> YES <input type="checkbox"/> NO
Jeff Hodges	15218 NE 36th St	98629	hodge.jeffrey@msn.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
WAYNE BERGERON	17416 NE 122nd AVE	98604	BERGERON@AOL.COM	<input type="checkbox"/> YES <input type="checkbox"/> NO
Jeff Swanson			Jeff.Swanson@clark.wa.gov	<input type="checkbox"/> YES <input type="checkbox"/> NO
Kristi Unholz	18133 NE 27th St Battle Ground	98604	kmuz317@hotmail.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Peter Silliman				<input type="checkbox"/> YES <input type="checkbox"/> NO

11



** Please PRINT Clearly **

PRINT NAME	MAILING ADDRESS	ZIP CODE	PRINT - E-MAIL	e-mail list?
Danny Morgan	20325 N.E. 58th Street Vancouver, WA.	98682	Jdormorgan@comcast.net	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Dennis Henry	5209 N.E. 34th St Vancouver	98661	Thinks4u@gmail	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
LES COTTON	17709 NE 102nd Ave Battle Ground WA	98604	Cotton12@comcast.net	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Al + Lois Matson	20211 NE Yacolt N.W.Rd Yacolt WA	98675	matsonhome1983@hotmail.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Joyce Christensen	16314 NE 142nd Ave Brush Prairie	98606	JoyceHChristensen @earthlink.net	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
George + Charlotte Peterson	22411 NE 182nd Ave B.G.	98606	Peterkanga46@hotmail.com	<input type="checkbox"/> YES <input type="checkbox"/> NO
NATHAN KYRIAN	12108 NE 182nd Ave BP	98606	NATHAN@NAKESPLUMBING.COM	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Susan Shaw	651 PO Box 2438 B.G.	98604	bc.js.susanshaw@gmail.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Tim Kartsen	17616 NE Silver Creek Rd BP	98606	tkkart@comcast.net	<input type="checkbox"/> YES <input type="checkbox"/> NO
DICK RYLANDER	11416 NE 177th Cir	98604	DRYLANDER1@GMAIL.COM	<input type="checkbox"/> YES <input type="checkbox"/> NO
Mary Kettz	<i>Application</i>			<input type="checkbox"/> YES <input type="checkbox"/> NO

13



** Please PRINT Clearly **

PRINT NAME	MAILING ADDRESS	ZIP CODE	PRINT - E-MAIL	e-mail list?
Karenwood	1410 NE 16th St, Vanc.	98687	kwood@pacifierv.com	<input type="checkbox"/> YES <input type="checkbox"/> NO
Stacey Righter	P.O. Box 149 Ridgelyfield Brush Prairie, WA	98042	dobbinsfarms@gmail.com	<input type="checkbox"/> YES <input type="checkbox"/> NO
Aling McElveny	22501 NE 159th St	98606	macbun@a.g.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
PAVID MCDONALD	2200 N. WASHOUGAL RIVER RD. WASHOUGAL	98671	davidmcdonald@ windermere.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
DEAN & SYLVIA VILANDER	906 SE RASMUSSEN BLVD BATTLE GROUND	98604	MARLOEAN@HOTMAIL.COM	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
ANDREW MUONZO	BATTLE GROUND WA	98604	ANDREW.M@PRAIRIEELECTRIC.COM	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Heather Tischbain	Vanc.	98685		<input type="checkbox"/> YES <input type="checkbox"/> NO
Wendy Mayer	2505 7th 37th Ave Ridgelyfield	98642	emayer@gmail.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
FRANK GAUBLI	17802 NE 88th St Vancouver WA 98688			<input type="checkbox"/> YES <input type="checkbox"/> NO
Tim Malinowski				<input type="checkbox"/> YES <input type="checkbox"/> NO
David Harper	157th Ave 20801 NE 15th Ave Battle Ground	98604		<input type="checkbox"/> YES <input type="checkbox"/> NO

12



** Please PRINT Clearly **

PRINT NAME	MAILING ADDRESS	ZIP CODE	PRINT - E-MAIL	e-mail list?
Georgia Goff	30511 NE 152 Ave B6	98604		<input type="checkbox"/> YES <input type="checkbox"/> NO
Sally Frohs	13604 N.E 212 Av. B <small>North Plains</small>	98606		<input type="checkbox"/> YES <input type="checkbox"/> NO
David Bagnall	18114 NE 3174 ST	98675		<input type="checkbox"/> YES <input type="checkbox"/> NO
Garry Gooden	6614 NE 139th St	98686		<input type="checkbox"/> YES <input type="checkbox"/> NO
Leah Higgins	17416 NE 99th ST	98075		<input type="checkbox"/> YES <input type="checkbox"/> NO
Ed Lutarski	Pobay 848. BP	98606		<input type="checkbox"/> YES <input type="checkbox"/> NO
CURT GUSTAFSON	18108 NE 84 TH CIR	98682		<input type="checkbox"/> YES <input type="checkbox"/> NO
Shawne Bemis	12907 NE 132nd Ave Brush Prairie 98606	98606	Jatakco@Comcast.net	<input type="checkbox"/> YES <input type="checkbox"/> NO
Sharleen + Hazel Inpadore	32105 NE 82nd Ave Lacenter WA	98629	ds4tnvl@centurylink.net	<input type="checkbox"/> YES <input type="checkbox"/> NO
SITENWOOD CROW	12218 NE 185th Ct	98606		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Red and Pauline Warren	6800 NE 58th St	98661		<input type="checkbox"/> YES <input type="checkbox"/> NO
Lucretia Massie	1301 SE 22nd Ave B6	98604	cmassie31@comcast.net	<input type="checkbox"/> YES <input type="checkbox"/> NO

19



** Please PRINT Clearly **

PRINT NAME	MAILING ADDRESS	ZIP CODE	PRINT - E-MAIL	e-mail list?
Karen Kumpula	36415 NW 24 th Av	98629	karenlw@tds.net	<input type="checkbox"/> YES <input type="checkbox"/> NO
Jolyn Corneisen	14101 NE 144 th St Brush Prairie WA	98606	jolyn.corneisen@gmail.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Pianna Kocer Loa Nichols hostr + Cenl Country	17818 NE 201st Ct Brush Prairie	98606	rm4mL7@gmail.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
STEVE WRIGHTSON	POB 246 Ambury 17718 NE 155 th BRUSH PRAIRIE	98601	lgc5080@tds.net	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Ronald Hall	16203 NE 205 th AVE Brush Prairie	98606	stere@fire3.org	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
DREW WHITTLE	19547 NE 167 AVE BP	98606		<input type="checkbox"/> YES <input type="checkbox"/> NO
Gerry M. Coppedge	767 W S Skwashougal 5670 S 144 th	98671 98165	bdcoppedge@comcast.net	<input type="checkbox"/> YES <input type="checkbox"/> NO
Donna ANDREWS			donnaandrews0411@gmail.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
PETER DULMAN	54817 NE 2340 AVE	98629		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Jenny Olson	222 E Evergreen Blvd	98660	jdson@dsonevgr.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

13



Please PRINT Clearly

PRINT NAME	MAILING ADDRESS	ZIP CODE	PRINT - E-MAIL	e-mail list?
Kevin Cornelsen	14101 NE 144th St Brush Prairie, WA	98606		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Robert Janice England	39907 NE 21st Ave Woodland, WA	98674	england@tds.net rjengland62@yahoo.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
NANTY ? SHAWA PHILIP K	13505 NE 152nd Ave Brush Prairie WA	98606		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Chuck Green	2705 NE 170th St Ridgefield WA 98642		sjcgreen@yahoo.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Jeanne Kojis	9110 NE 21st Av Vancouver 98682	98682	ybnormal@pacifier.com	<input type="checkbox"/> YES <input type="checkbox"/> NO
Brandon Browning Roseell Femling	12723 NE 132nd Ave Brush Prairie WA 98606	98606	rfemling@netzero.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Nathan Ek	3500 NE 178th Ave facatt	98675		<input type="checkbox"/> YES <input type="checkbox"/> NO
AL KORPEL	11816 NE 160th St BP	98601	Butch.Korpek@gmail	<input type="checkbox"/> YES <input type="checkbox"/> NO
JACK MASSIE	2401 SE 12th St B2	98604		<input type="checkbox"/> YES <input type="checkbox"/> NO
Sue CRANKE	31403 NE 152nd Ave	98604		<input type="checkbox"/> YES <input type="checkbox"/> NO
Rick Downing	9300 NE 25th Cir	98604		<input type="checkbox"/> YES <input type="checkbox"/> NO

19



** Please PRINT Clearly **

PRINT NAME	MAILING ADDRESS	ZIP CODE	PRINT - E-MAIL	e-mail list?
TRAVIS LAWICK Valerie			Larwick@tds.net	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
RAY FROHS	20900 NE 139 th ST BRUSH PRAIRIE, WA	98606	FROMACENC@HOTMAIL.COM	<input type="checkbox"/> YES <input type="checkbox"/> NO
Todd Klein	32413 NE Kelly Rd. Yacoma, Wa. 98675	98675	trnfaan5@gmail.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
R. TAPPER	14101 N.E. 50 th AVE JANCO, WA.	98686	—	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
LINDA MIGUEL CHAVEZ		98606	MICHAEL29430@GMAIL.COM	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Jan Pelkey	27124 NE Bradford Rd, Vanc	98682	bo-peep@Q.com	<input type="checkbox"/> YES <input type="checkbox"/> NO
D.L. OKOJ	1700 DAVIS AVE	98641	DOSSO5870@Gmail.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Greg Thornton	34401 NW 11th AVE L.C. Palladium	98629	greg.thornton@tds.net	<input type="checkbox"/> YES <input type="checkbox"/> NO
Lamette Pinard	21201 NE 176 th AVE.	98604		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Lola Massie	2401 SE 12 th ST. Battle Ground	98604		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Ranica Benson	2211 NW Cougar Ridge	98629		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

13



** Please PRINT Clearly **

PRINT NAME	MAILING ADDRESS	ZIP CODE	PRINT - E-MAIL	e-mail list?
JOHN HAMILTON	PO BOX 3074 ^{SAITZ} ^{219ND}	98604	hype2smile@gmail.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Gary + Krista Reaves	10001 NE 183rd St 38318 NE 41st Ave	98009	gweaves@tds.net	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Ray Steiger	16101 NE 183rd St	98606	steiger@teleport.com	<input type="checkbox"/> YES <input type="checkbox"/> NO
Jammi Lusk	17614 NE 299th St WA ^{9ACANT}	98675		<input type="checkbox"/> YES <input type="checkbox"/> NO
Pedict Jane Revesz	PO Box 2799 DC.	98601	ptrjmr@q.com	<input type="checkbox"/> YES <input type="checkbox"/> NO
Ed SARKININ	22713 NE 152 AVE Bq	98604		<input type="checkbox"/> YES <input type="checkbox"/> NO
Lars Kysar	PO Box 645 Yacolt	98675		<input type="checkbox"/> YES <input type="checkbox"/> NO
Geo. Schumaker	2719 NE 93rd Ave Yacolt, WA	98661		<input type="checkbox"/> YES <input type="checkbox"/> NO
Clinton + Molly Wankle	23001 NE Dble Valley Rd	98675		<input type="checkbox"/> YES <input type="checkbox"/> NO
Tomi Kapitanovich	21104 NE 176th Ave Bc	98604		<input type="checkbox"/> YES <input type="checkbox"/> NO
JOHN IDSIINGA	120W 197th St Bc.	98604		<input type="checkbox"/> YES <input type="checkbox"/> NO
Brad + Carolyn Riggs	80 Box 12 Brush Prairie	98606		<input type="checkbox"/> YES <input type="checkbox"/> NO

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Please PRINT Clearly

PRINT NAME	MAILING ADDRESS	ZIP CODE	PRINT - E-MAIL	e-mail list?
Marge White	25209 NE Danden Rd	98625		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Frank White	" "	"	Sif farmer@yahoo.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Matthew Frohs	20900 NE 139th St.	98606	mattfrohs@gmail.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Lois Nichols	7818 14th Ave ST AUBURN	98606	Rn4wash@gmail.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Bob McClellan	11613 NE 368 ST	98629		<input type="checkbox"/> YES <input type="checkbox"/> NO
Rich & Beth Malinowski	P.O. Box 318	98675	biodynamics@centurytel.net	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Carl Keller	12802 NE 182nd Avenue	98606	CKeller360@gmail.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
HERB MAXIEY	13505 NE 190th Ave	98606	R6990@OUTDOORS.NET	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Sharon White	19547 NE 167th Ave	98606	svwhite@aol.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Steve Alexander	9830 S.W. Sereenaway OR Tigard	97224		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Sue Sutton	12917 NE 399 th St. Amboy	98601	Suttonbnb@hotmail.com	<input type="checkbox"/> YES <input type="checkbox"/> NO
Carrie Countryman	15215 NE Aboda Drive	98606	carrie.countryman@gmail.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

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ATTENDANCE SIGN IN for: Comp Plan Alternative 4-Hockinson High School Open House
Clark County Community Planning

Date: April 1, 2015

****Please PRINT Clearly****

PRINT NAME	MAILING ADDRESS	ZIP CODE	PRINT - E-MAIL	e-mail list?
David R. Tola	B.P. wa 14214 NE 202 nd AVE	98606		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Ken Merschmidt	2408 NE Rawson Blvd	98606		<input type="checkbox"/> YES <input type="checkbox"/> NO
Mark Mackenzie	23300 NE 169 th ST	98606	kcamkram@gmail.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Brad Riggs	16804 NE 239 th AVE.	98606		<input type="checkbox"/> YES <input type="checkbox"/> NO
Dinah Levanen	16909 NE 223 rd ST	98604		<input type="checkbox"/> YES <input type="checkbox"/> NO
Todd HAZEN	29602 NE 499 th ST	98601		<input type="checkbox"/> YES <input type="checkbox"/> NO
TRIK & Betty Mathew	18202 NE 182 nd AVE	98606	mattsenshine@nrsn.com	<input type="checkbox"/> YES <input type="checkbox"/> NO
DENNIS FORTNER	22702 NE 251 st ST	98604	DATNER@GMAIL.COM	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Nichelle Omb	5406 NE 123 rd ST	98606	magirtso@comcast.net	<input type="checkbox"/> YES <input type="checkbox"/> NO
Jerry Winters	5420 Lakost	98601	Deerfeeder@Juno.com	<input type="checkbox"/> YES <input type="checkbox"/> NO
Debbie Levanen	1906 SE 25 th ST Battle Ground WA	98604	levanenlog@aol.com	<input type="checkbox"/> YES <input type="checkbox"/> NO

(12)



ATTENDANCE SIGN IN for: Comp Plan Alternative 4-Hockinson High School Open House Date: April 1, 2015
Clark County Community Planning

**** Please PRINT Clearly ****

PRINT NAME	MAILING ADDRESS	ZIP CODE	PRINT - E-MAIL	e-mail list?
ETS Syverson	PO Box 1824	98668		<input type="checkbox"/> YES <input type="checkbox"/> NO
Dan Korpel	2114 NE 19th St B6	98604		<input type="checkbox"/> YES <input type="checkbox"/> NO
<i>John Stewart</i>				<input type="checkbox"/> YES <input type="checkbox"/> NO
Kathy, Jim Strawn	20011 NE 3602 VACULT	98675	JKStrawn@centurytel.net	<input type="checkbox"/> YES <input type="checkbox"/> NO
ALAN GREENE	POB 2844 BATTLE GROUND	98604	allied@earthlink.net	<input type="checkbox"/> YES <input type="checkbox"/> NO
May Jo Gilbert	11310 NE 124 Ave	98682		<input type="checkbox"/> YES <input type="checkbox"/> NO
James Hoffman	1740 NE 307th St	98675		<input type="checkbox"/> YES <input type="checkbox"/> NO
Jim Sullivan	2211 N.W. 179th St	98642		<input type="checkbox"/> YES <input type="checkbox"/> NO
KENNETH MAYLONE	2111 NE 399th St AMBLY WA 0	98601	KMAYLONE@aol.com	<input type="checkbox"/> YES <input type="checkbox"/> NO
Wally Massie	PO Box 201 Buck Prairie	98606		<input type="checkbox"/> YES <input type="checkbox"/> NO
Greg Noels	2111 NE 149th Ave Vanc.	98687		<input type="checkbox"/> YES <input type="checkbox"/> NO

(Handwritten mark)



** Please PRINT Clearly **

PRINT NAME	MAILING ADDRESS	ZIP CODE	PRINT - E-MAIL	e-mail list?
Jeff Lipka	25707 NE C.C. Landon Rd. Yacolt WA.	98675		<input type="checkbox"/> YES <input type="checkbox"/> NO
Melissa Pasco	PO Box 15711 Battle Ground, WA	98604		<input type="checkbox"/> YES <input type="checkbox"/> NO
Steve Prother	33906 NE Kelly Rd Yacolt 98675	98675		<input type="checkbox"/> YES <input type="checkbox"/> NO
Dan Spudber	1010 NW 199th St. Ridgefield 98642	98642	dspudber@yahoo.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Robert Troths	13010 NE 212th Ave Blush Prairie WA.	98606		<input type="checkbox"/> YES <input type="checkbox"/> NO
Allan Mattson	11518 NE 185 St BATTLE GROUND WA.	98604	AMATSINN@aol.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Susan Mattson	" "	"		<input type="checkbox"/> YES <input type="checkbox"/> NO
Carol Guzman	Clark County Citizens United P.O. Box 2188 Battle Ground	98604		<input type="checkbox"/> YES <input type="checkbox"/> NO
Lena	19415 NE 84th Ave - B.G., WA	98604	leith.dist51@gmail.com	<input type="checkbox"/> YES <input type="checkbox"/> NO
				<input type="checkbox"/> YES <input type="checkbox"/> NO
				<input type="checkbox"/> YES <input type="checkbox"/> NO

9



COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

Please fill out this sheet in ink and drop it in the comment box. **PLEASE PRINT CLEARLY.**

Name: Brad Riggs

Address: 16604 NE 239th Ave Brush Prairie

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield

April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

Stop eating up the land. No more Urban sprawl. Go up. Build higher rises with parks if you must have more "population growth". Do not destroy existing forest and small farms (5- to 50) acres with Urbanization. Keep Clark County rural. Do not allow Urban Expansion by eating up the land. Build up ↑, not out. Do not make the same mistake that L.A. did. Cities do not "need" to grow bigger. They need to build up ↑ not out.

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: _____

Other ways to comment:

Submit a comment on the web:

www.clark.wa.gov/planning/2016update/comments

E-mail your comment to us:

comp.plan@clark.wa.gov

Submit a comment in writing:

Clark County Community Planning
Comprehensive Plan Alternatives
P.O. Box 9810
Vancouver, WA 98666

Comments must be received by April 9, 2014 to be presented at the April 14 BOCC Hearing.

Thank you for taking the time to participate in the Comprehensive Plan process.

We appreciate your input and will use it to ensure that your Comprehensive Plan includes issues of importance to our community.



COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

Please fill out this sheet in ink and drop it in the comment box. **PLEASE PRINT CLEARLY.**

Name: Dawn Douthett / Michael Stugelman

Address: 6505 NE 209th St, Battle Ground, WA 98604

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield

April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

1) we have 20 acres and will likely have extremely ↑ in taxes with #Alternative 4, we are totally opposed to it, it takes chances away from us & is a gift to developers.

2) We endorse Alternative 1.

3) We ~~can~~ see the blueprints of Alt 2, 3 + esp 4 as ruining the rural appeal nature of Clark County + taking our precious agricultural land away to turn into strip malls

Would you like to be added to our notification list? If so, please print your E-mail address clearly below: Sub

E-mail address: mmajus@arcnet.com DIVISION

Other ways to comment:

Submit a comment on the web:

www.clark.wa.gov/planning/2016update/comments

E-mail your comment to us:

comp.plan@clark.wa.gov

Submit a comment in writing:

Clark County Community Planning
Comprehensive Plan Alternatives
P.O. Box 9810
Vancouver, WA 98666

Comments must be received by April 9, 2014 to be presented at the April 14 BOCC Hearing.

Thank you for taking the time to participate in the Comprehensive Plan process.

We appreciate your input and will use it to ensure that your Comprehensive Plan includes issues of importance to our community.

→ At the same time those 2, 3, + esp 4 will increase taxes to the point of forcing long time rural residents off their well loved land.



COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

Please fill out this sheet in ink and drop it in the comment box. **PLEASE PRINT CLEARLY.**

Name: Stacey Righter

Address: P.O. Box 149 Ridgefield

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield

April 1, Hockinson High School, 16819 NE 159th Street, Hockinson *attended both*

Comment:

I worry about the legal implications regarding Alternative 4. I do not believe it is the correct answer, neither is 1, 2, or 3 but #1 allows us to readdress all issues correctly w/ more time.

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: _____

Other ways to comment:

Submit a comment on the web:
www.clark.wa.gov/planning/2016update/comments

E-mail your comment to us:
comp.plan@clark.wa.gov

Submit a comment in writing:
Clark County Community Planning
Comprehensive Plan Alternatives
P.O. Box 9810
Vancouver, WA 98666

Comments must be received by April 9, 2014 to be presented at the April 14 BOCC Hearing.

Thank you for taking the time to participate in the Comprehensive Plan process.

We appreciate your input and will use it to ensure that your Comprehensive Plan includes issues of importance to our community.



COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

Please fill out this sheet in ink and drop it in the comment box. **PLEASE PRINT CLEARLY.**

Name: Chuck Green

Address: 2705 NE 170th St, Ridgefield, 98642

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield
 April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

- The Council should request a 3-month extension in 2016 to allow two new councilors to vote on the Plan
- Alts 2 & 4 essentially lock small cities from future economic development UGA expansion
- Need a value-based managed growth scenario. Alts. 2-4 don't do that. Needs to be led by an ~~an~~ impartial person, not a county councilor.

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: sjc1green@yahoo.com

Other ways to comment:

Submit a comment on the web:

www.clark.wa.gov/planning/2016update/comments

E-mail your comment to us:

comp.plan@clark.wa.gov

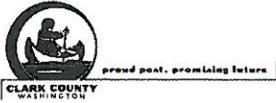
Submit a comment in writing:

Clark County Community Planning
Comprehensive Plan Alternatives
P.O. Box 9810
Vancouver, WA 98666

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COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

Please fill out this sheet in ink and drop it in the comment box. **PLEASE PRINT CLEARLY.**

Name: Dennis Dykes

Address: 3800 NE 399th St, La Center

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield
 April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

April Fools - now withdraw Alternative 4. And alternatives
2 & 3 while you're at it. We lived through a long arduous
process in the 1990s. We are still in line with the
goals and plan that resulted. No changes are needed.
The changes proposed WILL raise my property taxes
and lower my quality of life.

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: _____

Other ways to comment:

Submit a comment on the web:
www.clark.wa.gov/planning/2016update/comments

E-mail your comment to us:
comp.plan@clark.wa.gov

Submit a comment in writing:
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O'Donnell, Mary Beth

From: Orjiako, Oliver
Sent: Wednesday, April 01, 2015 3:21 PM
To: Euler, Gordon; Alvarez, Jose; Anderson, Colete; O'Donnell, Mary Beth
Cc: Cook, Christine
Subject: FW: Comments on Mar 25 Comp. Plan proposed changes

A letter from Mr. David Taylor – a City of Ridgefield Council member to Mark relating to Alt.4 for our record and index. I don't think that staff was promoting any particular alternative. Thanks.

Oliver

From: McCauley, Mark
Sent: Wednesday, April 01, 2015 2:57 PM
To: 'David Taylor'
Cc: Orjiako, Oliver; Horne, Chris
Subject: RE: Comments on Mar 25 Comp. Plan proposed changes

David, thank you for your comments. We will ensure they become part of the official record. Mark

From: David Taylor [<mailto:davidptaylor@comcast.net>]
Sent: Wednesday, April 01, 2015 2:51 PM
To: Cnty 2016 Comp Plan
Cc: McCauley, Mark; Madore, David; Tom.Milke@Clark.WA.gov; Stewart, Jeanne
Subject: Comments on Mar 25 Comp. Plan proposed changes

April 1, 2015

To: Mark McCauley
Acting County Manager
Clark County, Washington

I am writing to express my personal concern at the County Plan for the proposed changes to the Clark County Comprehensive Land Use Plan as presented at the Ridgefield open house on Wednesday evening March 25. There were four plans presented but Mr. Madore and staff was promoting what they called Option 4.

were considering a regionalized Sewer Plan by joining with the CCRWWD as the single provider of sewer services for these communities. A study was made which showed that the City of Ridgefield had over 100 twenty-plus acre parcels within two miles of a major road for potential development of commercial/industrial properties. It also showed the availability of properties for residential development purposes to support a twenty-year or more growth plan. On the basis of that and other factors, the city of Ridgefield ceded its Sewer system and treatment plant to CCRWWD because the cost of following that expansion was prohibitive for the small city of Ridgefield. As a result the CCRWWD is in the process of building a \$19,000,000 sewer line from Ridgefield to tie it into the Salmon Creel Plant.

Consider the following:

- What are the county tax revenues that come from city and neighborhood development versus what is derived from five to ten acre single family parcels? The R-8 to R-13 zoning in the developable properties annexed into the cities results in a tax base of \$2 to \$2.5 Million per acre. The small single family mini-mansion properties for a ten acre parcel may result in a \$.75 to \$1.25 Million for the parcel or \$125,000/acre.
- Providing county services to these smaller ten acre parcels is many times the cost of developed residential properties. Since they are all in the county, consider the increased cost of a County maintained road system in perpetuity. A County Sheriff patrolled area versus a city patrolled area, increasing the cost of operating the Sheriff's Dept. Maintaining the Barrow Ditches in the Public Right-of-Way in these areas at an assessed tax revenue of \$125,000 per acre.

My personal preference and with the people I talked to was that we would prefer the No Change option plan and let business take its own course within current land use policies. The cities need the ability to grow as the demand continues for the style of living and environment the small cities offer.

David P. Taylor
Councilman, City of Ridgefield
1180 N. 1st. Ave
Ridgefield, WA 98642
Ph.360-887-2200

CC: Commissioner David Madore, County
Chairman @ david.madore@clark.WA.gov

Commissioner Tom

Milke @ tom.milke@clark.wa.gov

Jeanne Stewart @ Jeanne.stewart@clark.wa.gov



COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

Please fill out this sheet in ink and drop it in the comment box. **PLEASE PRINT CLEARLY.**

Name: KELVIN LINDGREN

Address: 2464 COYOTE RIDGE RD LA CENTER WA.

- Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield
 April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

*ALT. 4 is another attempt to
Californicate S.W. WASH. Lets
pave the whole county & get
permits to grow something like
food. I thought there was
a comp plan to be implimented
Lets get on with it.*

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: _____

Other ways to comment:

Submit a comment on the web:

www.clark.wa.gov/planning/2016update/comments

E-mail your comment to us:

comp.plan@clark.wa.gov

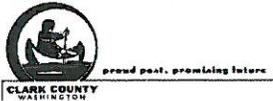
Submit a comment in writing:

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Comprehensive Plan Alternatives
P.O. Box 9810
Vancouver, WA 98666

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COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

Please fill out this sheet in ink and drop it in the comment box. **PLEASE PRINT CLEARLY.**

Name: Vac Alexander

Address: 2404 NW Coyote Ridge Rd, LaCentu 98619

- Open house location:
- March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield
 - April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

Alternative 4 is not only illegal, the entire process has been by passed to please a small, special interest group. This is pure corruption and an insult to the planning staff that are best qualified to manage the comp. plan updates. You should listen to them!

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: coyoteridge@TDS.net

Other ways to comment:

<p>Submit a comment on the web: www.clark.wa.gov/planning/2016update/comments</p>	<p>Submit a comment in writing: Clark County Community Planning Comprehensive Plan Alternatives P.O. Box 9810 Vancouver, WA 98666</p>
<p>E-mail your comment to us: comp.plan@clark.wa.gov</p>	

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Respectfully submitted
4/1/15 @ Hockinson
community open
house

Dear County Councilors-

I do not support Alt 4 and would like to see it removed as an option in the upcoming comp plan and associated environmental review. This alternative raises many concerns for me as a citizen of our community, a local farmer, teacher and mother.

I strongly oppose Alt 4 because it would decrease our community's agricultural production capacity and would add significant pressure on our current farm community and our future farm viability. Decreasing parcel sizes reduces the profitability of ag operations and also places increased burden on rural communities. Increased taxes will be needed for additional infrastructure such as roads, water, and electrical to name a few. Additionally, with more people living in rural areas on smaller lots, this increases the demand for groundwater in those areas, and could lead to loss of water for already established rural lots. I have personally worked with small acreage landowners who have experienced this during the height of the summer, and the costs and stress were enormous. Water availability is already a huge barrier to farms and rural landowners alike.

From a farming perspective, as farms seek to expand, continuous acres are ideal and allow easier entry to new farmers seeking to get started in commercial farming. Attempting to farm property with surrounding smaller parcels may lead to conflicts between farmers and their newly arrived neighbors, as they often don't understand the needs of farming (early rise, tractor work throughout the day, late to finish the day). Our county has provided us with the right to farm in all parcels – decreasing those parcel sizes will likely lead to an increase in these conflicts.

Smaller lot sizes increase land values, making it more costly per acre for a farmer to get started and making it more challenging to have a farm income adequate to pay for the land. This is where a transfer of development rights program would be beneficial. This is a tool that could be used by those very landowners who are upset they cannot subdivide their land. With the ability to sell the development rights for their land, they can still make a good retirement income off of the land without having the land subdivided up. It could then be sold at a more reasonable price to a farmer interested in farming it (including farm forestry properties).

Please consider carefully the future of our community as you move through the comp plan process and do not utilize alt 4 in the environmental review.

Thank you.

Sincerely,



Erin Harwood
Farmer and Teacher



COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

Please fill out this sheet in ink and drop it in the comment box. **PLEASE PRINT CLEARLY.**

Name: Carolyn Riggs

Address: 16604 NE 239th Ave, Brush Prairie

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield

April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

We bought a 5 acre rural lot 23 yrs ago, because we wanted to be out in the country with ~~peace~~ and quiet. We do not want the area divided up in smaller 1 or 2 1/2 acre sections which would give us 2-5 x the population and noise! People who want smaller lots should live in a city, not turn the country land into "city". Consider high rise condos surrounded by nice parks instead of dividing the current rural lots.

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: NurseCarolynRN@aol.com

Other ways to comment:

Submit a comment on the web:

www.clark.wa.gov/planning/2016update/comments

E-mail your comment to us:

comp.plan@clark.wa.gov

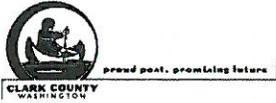
Submit a comment in writing:

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Comprehensive Plan Alternatives
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Vancouver, WA 98666

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COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

Please fill out this sheet in ink and drop it in the comment box. **PLEASE PRINT CLEARLY.**

Name: Shirleen Meadows

Address: 32105 NE 82nd Ave. LaCenter, WA 98629

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield
 April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

No to Alternative 4 !!
Growth in our area (rural) appears to be rampant and out of control. Please, slow it down!

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: ds4trvl@CenturyLink.net

Other ways to comment:

Submit a comment on the web:
www.clark.wa.gov/planning/2016update/comments

E-mail your comment to us:
comp.plan@clark.wa.gov

Submit a comment in writing:
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March/April 2015

Please fill out this sheet in ink and drop it in the comment box. **PLEASE PRINT CLEARLY.**

Name: Dianne Kocer

Address: 17818 NE 201st Ct

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield
 April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

Re: Land Use Plan
Research has found that plant & animal
life habitat changes markedly when the
size of the habitat is reduced. (Ref: The
Sixth Extinction) Reducing forest size needs
to be looked at through that lense.
What is good for an individual may not be
good for the whole community and for future
generations. Surveying only those personally
affected does not provide a total picture
of community benefit

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: diannekmx@gmail.com

Other ways to comment:

Submit a comment on the web:
www.clark.wa.gov/planning/2016update/comments

E-mail your comment to us:
comp.plan@clark.wa.gov

Submit a comment in writing:
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COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

Please fill out this sheet in ink and drop it in the comment box. **PLEASE PRINT CLEARLY.**

Name: Karen Kumpula

Address: 36415 NW 24th Ave La Center, WA

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield

April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment: I do NOT want Alt #4!

~~That~~ My property is in the 5 acre zoned area - It's one of the non compliant 4.24 Acres zones - in Alt #4 the ~~zone~~ zoning is 2.5 acres - NO! - The Ag property on the west side of NW 24th Ave goes from 20 AG to R5! My neighbor farms!

My Mother in law on Munch Rd has 40 acres forestry - in Alt #4 it is zone 10 acres.

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: Karenlu@tds.net

Other ways to comment:

Submit a comment on the web:

www.clark.wa.gov/planning/2016update/comments

E-mail your comment to us:

comp.plan@clark.wa.gov

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April 1, 2015

To Whom It May Concern:

As a rural landowner who would like to keep my five acres as rural as possible, I can understand that other people might also like to own a piece of land that they could farm. (Yes, we do consider it farming even on 5 acres as does the Department of Agriculture regardless of how some other county officials and residents may feel.) However if all the 5 acre and larger parcels are divided, where will all the water, sewer and other services come from to support those small farms? None of the small cities have the capacity to add them to their current facilities and the city of Yacolt where all the houses have septic systems is beginning to have drinking water quality issues. With the obvious climate change issues and possible drought conditions, everyone couldn't tap into the Public Utilities to water their gardens and farm plots and if everyone digs a well, the water table and local aquifers would definitely be overloaded.

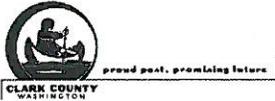
As much as I like my small farm, I realize that large parcels must be available for industrial uses and if every current 20 to 50 acre farm is allowed to be subdivided for housing, the county isn't gaining much in the way of jobs.

It is my desire that the county councilors reject Alternative 4.

Respectfully,



Eloyce O'Connor
Brush Prairie, WA



COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

Please fill out this sheet in ink and drop it in the comment box. **PLEASE PRINT CLEARLY.**

Name: MARK ERICKSON

Address: 26902 NE ROTSCHEY MILL ROAD

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield
 April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

WE SUPPORT THE COMMISSIONERS PLAN
TO IMPLEMENT OPTIONS 4 AND 4A.

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: mark.annelisa.erickson@gmail.com

Other ways to comment:

<p>Submit a comment on the web: www.clark.wa.gov/planning/2016update/comments</p> <p>E-mail your comment to us: comp.plan@clark.wa.gov</p>	<p>Submit a comment in writing: Clark County Community Planning Comprehensive Plan Alternatives P.O. Box 9810 Vancouver, WA 98666</p>
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COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

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Name: ANDREW MUONIO

Address: 25906 NE DEER RIDGE RD. YACOLT WA 98675

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield
 April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

I SUPPORT OPTION 4 AND OPTION 4A.
SMALLER LOT SIZE. MATCH NEIGHBORING PALLETS

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: ANDREW.M@PRAIRIELECTRIC.COM

Other ways to comment:

<p>Submit a comment on the web: www.clark.wa.gov/planning/2016update/comments</p>	<p>Submit a comment in writing: Clark County Community Planning Comprehensive Plan Alternatives P.O. Box 9810 Vancouver, WA 98666</p>
<p>E-mail your comment to us: comp.plan@clark.wa.gov</p>	

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COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

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Name: AL "BUTCH" KORPELA

Address: 11816 NE 160TH ST BRUSH PRINCE WA 98606

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield
 April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

WE ARE IN FAVOR OF SMALLER LOTS
ESPECIALLY OPTION Y & YA.

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: BUTCH.KORPELA@GMAIL.COM

Other ways to comment:

Submit a comment on the web:
www.clark.wa.gov/planning/2016update/comments

E-mail your comment to us:
comp.plan@clark.wa.gov

Submit a comment in writing:
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COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

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Name: George Peterson

Address: 77111 NE 182nd Ave 98604

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield
 April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

In Favor of smaller lots
Especially option 4 & 4A

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: ~~peterson~~ peterson46@HOTMAIL.COM

Other ways to comment:

Submit a comment on the web:
www.clark.wa.gov/planning/2016update/comments

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comp.plan@clark.wa.gov

Submit a comment in writing:
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March/April 2015

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Name: LARRY + ALICE CHANDLER

Address: 15211 NE ATHOLA DRIVE BRUSH PRAIRIE WA

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield

April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

OUR FAMILY LIVES ON A 160 ACRE HOMESTEAD
WHICH HAS BEEN IN OUR IMMEDIATE FAMILY SINCE
1896. ALL THE SURROUNDING PROPERTY IS IN 2 1/2-5 ACRE
LOTS BUT WITH THE GROWTH MGT PLAN WERE NOW IN
R-40. WE PLAN ON KEEPING THE PROPERTY IN THE
FAMILY BUT WOULD LIKE TO BE ABLE TO BREAK IT
DOWN SMALL ENOUGH TO ALLOW OUR CHILDREN
POSSIBLY LIVE ON THE HOMESTEAD ALSO,
THANK - Alice Chandler

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: chandler1970@live.com

Other ways to comment:

Submit a comment on the web:

www.clark.wa.gov/planning/2016update/comments

E-mail your comment to us:

comp.plan@clark.wa.gov

Submit a comment in writing:

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March/April 2015

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Name: JAMES MISNER

Address: 18013 NE 159TH ST. BASH PRAIRIE, WA 98606

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield
 April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

OUR FAMILY OWNS A 160 ACRE HOMESTEAD
COMPRISED OF LOTS THAT VARY FROM 2 1/2 ACRES
TO 49 ACRES. THE PROPERTY HAS BEEN KEPT IN
THE FAMILY FOR GENERATIONS & WITH ORGANIC
GROWTH, THERE IS A DESIRE FOR FUTURE & CURRENT
FAMILY MEMBERS TO BUILD AND RESIDE ON THE
PROPERTY WHICH IS R-40. IDEALLY, THE LOTS
WOULD HAVE AN ABILITY TO SPLIT INTO 5 ACRE
PARCELS TO ACCOMMODATE THIS FAMILIES DESIRE TO
REMAN IN CLOSE LIVING PROXIMITY, AS HAS BEEN THE
CASE SINCE 1896.

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: ISLANDJIM74@GMAIL.COM

Other ways to comment:

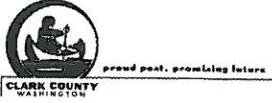
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COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

Please fill out this sheet in ink and drop it in the comment box. **PLEASE PRINT CLEARLY.**

Name: Andy Johnston

Address: 34300 NE 241st Ave Tacolt WA 98675

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield
 April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

*I support strongly bringing the zoning into compliance with the overlay. opening up our county to healthy growth for our children and grandchildren
yes for alternatives of + yes !!*

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: ~~Andy Johnston~~ andyj@ajcmc.net

Other ways to comment:

Submit a comment on the web:

www.clark.wa.gov/planning/2016update/comments

E-mail your comment to us:

comp.plan@clark.wa.gov

Submit a comment in writing:

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COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

Please fill out this sheet in ink and drop it in the comment box. **PLEASE PRINT CLEARLY.**

Name: Kristi Unholz

Address: 18733 NE 274th St Battle Ground 98604

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield

April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

Alternative 4 is the best option for rural citizens. Current zoning overlays do NOT match existing parcel sizes and is only creating problems for citizens wishing to ~~comply with~~ permit projects and use their property they own. Alternative 4 would bring parcels into compliance and allow for future uses of larger parcels that are currently not allowed land for no reason when all adjacent parcels are smaller)

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: km0317@hotmail.com

Other ways to comment:

Submit a comment on the web:

www.clark.wa.gov/planning/2016update/comments

E-mail your comment to us:

comp.plan@clark.wa.gov

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COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

Please fill out this sheet in ink and drop it in the comment box. **PLEASE PRINT CLEARLY.**

Name: Jerry Olson

Address: 222 E Evergreen Blvd

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield
 April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

I support the rural folks that added Alt 4 to the EIS.

It would be good for businesses in N County, for children to be raised in a rural environment, for rural based occupations, and for resource protection. The buffers are way to large. There needs to be a better and expanded cluster ordinance. Limit resource lands to the best resource soils, ~~slopes~~, and drainage. Create small lots (1 Ac) near rural centers.

Rural Land Owners have been punished for 20 years.

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: jolson@olsonengr.com

Other ways to comment:

Submit a comment on the web:

www.clark.wa.gov/planning/2016update/comments

E-mail your comment to us:

comp.plan@clark.wa.gov

Submit a comment in writing:

Clark County Community Planning
Comprehensive Plan Alternatives
P.O. Box 9810
Vancouver, WA 98666

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COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

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Name: Steve Niemi

Address: P.O. Box 115 Battle Ground, WA 98604

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield
 April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

I support Alternative 4 and Alternative 4A

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: Steve@tradesmenelectric.com

Other ways to comment:

<p>Submit a comment on the web: www.clark.wa.gov/planning/2016update/comments</p>	<p>Submit a comment in writing: Clark County Community Planning Comprehensive Plan Alternatives P.O. Box 9810 Vancouver, WA 98666</p>
<p>E-mail your comment to us: comp.plan@clark.wa.gov</p>	

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March/April 2015

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Name: EVAN MARTILA

Address: 7215 NE 251ST STREET BATTLE GROUND, WA

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield
 April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

I AM IN FAVOR OF SMALLER LOTS AND
FLEXIBILITY FOR RURAL LANDOWNERS,
THANK YOU FOR YOUR PUBLIC SERVICE!

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: EVAN@NORTHERN-LS.COM

Other ways to comment:

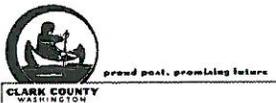
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COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

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Name: Johyn Cornelsen

Address: 14101 NE 144th St Brush Prairie WA 98606

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield

April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

please allow us to divide our 20 acre
ag property. We prefer 1 acre parcels
or a cluster.

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: Johyn.Cornelsen@gmail.com

Other ways to comment:

Submit a comment on the web:

www.clark.wa.gov/planning/2016update/comments

E-mail your comment to us:

comp.plan@clark.wa.gov

Submit a comment in writing:

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March/April 2015

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Name: Robert England

Address: 39907 NE 21st Ave. Woodland Wa.

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield

April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

We own forest property in North west Clark county. We live within 10 min. of I-5 by way of Woodland. It makes no sense to have large tracts of forest land that close to a large town like Woodland and that close to I-5. Currently we are zone forest 4D. We would like to see that dropped to Forest 10 acre min. Thanks

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: rjengland62@yahoo.com

Other ways to comment:

Submit a comment on the web:
www.clark.wa.gov/planning/2016update/comments

E-mail your comment to us:
comp.plan@clark.wa.gov

Submit a comment in writing:
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COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

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Name: ERIK MATTSON

Address: 18202 NE 182 AVE BP 98606

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield
 April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

option 4 makes the most sense for
land owners. current ag 20 is too restrictive
where land owners on the east side of 182 ave
are SAC parcels right now.
there is no profitable agriculture in the
Hockinson 182nd corridor anymore. the best
use and value to county is in taxable
parcels. SAC parcels should be considered
NOT IOAC^s. SAC is perfect for the 4H families
that want country living for goats, chickens a
horse etc.

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: MATTSONshire @ msn . com

Other ways to comment:

Submit a comment on the web:

www.clark.wa.gov/planning/2016update/comments

E-mail your comment to us:

comp.plan@clark.wa.gov

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March/April 2015

Please fill out this sheet in ink and drop it in the comment box. **PLEASE PRINT CLEARLY.**

Name: Bethy Mattson

Address: 18202 NE 182nd Ave BP

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield

April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

No one wants to buy 20 Acres or more
most want 5 Acres or less to raise
a house or chickens

We would like to sell a little to
fund our retirement or we might
have to let it go for taxes.

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: MattsonShire@MSN.com

Other ways to comment:

Submit a comment on the web:

www.clark.wa.gov/planning/2016update/comments

E-mail your comment to us:

comp.plan@clark.wa.gov

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March/April 2015

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Name: Jeff Hodges

Address: 15218 N.E. 369th St.

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield

April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

I have 14.46 Acres currently zoned Ag. 20 now conforming
A very large chainditch splits my parcel 10 acres
on one side 10 acre? on the other with a crossing for access
As I understand in Alt. 4 it could be split into
3- 5 acre parcels and kept agriculture or at
the very least 2- 5acs and a 4 acre. which would
~~benefit everyone~~ benefit everyone, The county
and me. This proposal only make sense

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: hodgesjeffrey@msn.com

Other ways to comment:

Submit a comment on the web:

www.clark.wa.gov/planning/2016update/comments

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March/April 2015

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Name: PETER T. REVEZ

Address: PO Box 2799 Battle Ground WA 98694

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield

April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

Will submit more comments including good
points made in your ACT #4

however: The issues involved require
and deserve extension of time not
just input but analysis to do it
justice and right - extend
the times

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: ptrevez@q.com

Other ways to comment:

Submit a comment on the web:
www.clark.wa.gov/planning/2016update/comments

E-mail your comment to us:
comp.plan@clark.wa.gov

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March/April 2015

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Name: Melissa Pasco + James Pasco

Address: 509 SE 11st St Battle Ground WA 98604

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield

April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

We support Clark County Citizens United, Alternative 4. These proposed changes would provide numerous benefits for the families residing in these areas

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: melwflr@gmail.com

Other ways to comment:

Submit a comment on the web:
www.clark.wa.gov/planning/2016update/comments

E-mail your comment to us:
comp.plan@clark.wa.gov

Submit a comment in writing:
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Name: JANE REVESZ

Address: PO Box 2799, Battle Ground, WA 98604

- Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield
 April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

Alternative 4 reflects reality more than any of the others. The current non conforming lot mess is not a tenable way for either land owners or the county to fairly & efficiently run land ownership issues.

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: pjrtfir@g.com

Other ways to comment:

Submit a comment on the web:
www.clark.wa.gov/planning/2016update/comments

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March/April 2015

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Name: Quinton Tormanen

Address: 25300 NE 220th Ave, BG, WA 98604

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield
 April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

I support smaller lot sizes. I like what I see in
Alternative 4. My largest concern is that there
be lots made available for our children.

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: qtormanen@gmail.com

Other ways to comment:

Submit a comment on the web:

www.clark.wa.gov/planning/2016update/comments

E-mail your comment to us:

comp.plan@clark.wa.gov

Submit a comment in writing:

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March/April 2015

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Name: Durrell Smith

Address: 10025 N.E. Ward Rd
Brush Prairie, WA 98606

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield
 April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

AG-5 or cluster would work out
The best for us because the
developments are coming our way
and this would help in later ~~devel~~
development in that area.

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: herorank@msw.com

Other ways to comment:

Submit a comment on the web:

www.clark.wa.gov/planning/2016update/comments

E-mail your comment to us:

comp.plan@clark.wa.gov

Submit a comment in writing:

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March/April 2015

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Name: CAROL LEVANEN - CLARK COUNTY CITIZENS UNITED 98675

Address: 17614 N.E. 299 St - YACOLT, WA

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield

April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

The rural and resource lands have been frozen since the 1994 downzoning. These landowners need relief and options for their land. I support the Clark County Citizens United recommendations along with Alternative 4. I believe even more corrections need to be made to rectify the injustice to these landowners, but alt 4 is a good start. I do not support the do nothing or very little that is displayed by alt 1, 2 and 3.

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: CNL DENTAL @ YAHOO.COM

Other ways to comment:

Submit a comment on the web:

www.clark.wa.gov/planning/2016update/comments

E-mail your comment to us:

comp.plan@clark.wa.gov

Submit a comment in writing:

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Name: MARK ERICKSON

Address: 26902 NE ROTSCHY MILL ROAD YALOW

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield

April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

I encourage the board to reduce parcel sizes in the forest zones. In particular I support smaller parcels in locations ~~with~~ where there are already many lots in a rural area (like Rotschy and Rotschy Mill Road). I ~~have~~ own a 10.5 acre parcel that is in FR-40. This will be a FR-10 in option 4. I support the addition of FR-5 zones in these areas. Please create an FR-5 zone and add this to Alternative #4

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: _____

Other ways to comment:

Submit a comment on the web:

www.clark.wa.gov/planning/2016update/comments

E-mail your comment to us:

comp.plan@clark.wa.gov

Submit a comment in writing:

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March/April 2015

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Name: Anneliisa Erickson
Address: PO Box 532 Yacolt, WA 98675
26902 NE Rotschy Mill Rd

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield
 April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

I like the alternate number 4. It reduces
the population. It gives us more options
in rural clark county

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: _____

Other ways to comment:

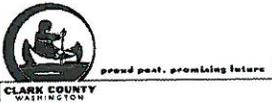
Submit a comment on the web:
www.clark.wa.gov/planning/2016update/comments

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comp.plan@clark.wa.gov

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March/April 2015

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Name: DAVE EBERT SR

Address: 24302 NE 163rd CT BG

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield
 April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

with option 4 my problem will be
solved.

I have 5 acres & have 2 1/2 all around me
I would like to divide my 5 in to 2 1/2's
meeting was great good info

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: _____

Other ways to comment:

Submit a comment on the web:
www.clark.wa.gov/planning/2016update/comments

E-mail your comment to us:
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COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

Please fill out this sheet in ink and drop it in the comment box. **PLEASE PRINT CLEARLY.**

Name: DAVE and Valerie Larwick

Address: 16104 N.E. 259th St. B. G. WA 98604

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield

April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

We are currently zoned 20 2g - We own 80 Acres on 259th St. Our neighbor to the West lives on a 40 Acre site, they too would like to be zoned down to 5 Acres. To our Northwest side they are zoned 5 acre. To our South they are zoned 2 1/2 Acre. We have PUD water and in fact have a PUD Water resivour tank on our property. We are 2 minutes North of ~~B.G. City~~ Main Street downtown Battle Ground.

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: larwick@tds.net

Other ways to comment:

Submit a comment on the web:

www.clark.wa.gov/planning/2016update/comments

E-mail your comment to us:

comp.plan@clark.wa.gov

Submit a comment in writing:

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March/April 2015

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Name: Don L Kapit Anovich

Address: 21104 NE 176th AVE - Battle Ground WA 98604

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield
 April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

We are in favor of option 4. At present we are
1 of 4 or 5 parcels that are 5 acres. But all other
properties around us are 1 and 2 1/2 acre parcels
if option 4 is adopted we would like our parcels
zone the same as the other surrounding properties

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: doukapitaw@msn.com

Other ways to comment:

Submit a comment on the web:

www.clark.wa.gov/planning/2016update/comments

E-mail your comment to us:

comp.plan@clark.wa.gov

Submit a comment in writing:

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March/April 2015

Please fill out this sheet in ink and drop it in the comment box. **PLEASE PRINT CLEARLY.**

Name: Toni Kapitanovich ~~Don Kapitanovich~~
Address: 21104 NE 176th Ave, Battle Ground WA 98604

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield
 April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

① Our goal should be to preserve rich farm land like the sandy loam soil in Felida. But, if the people want to sell to a developer, offer the owners reduced taxes to preserve the land in farm use. ② We also need to stop building houses with no, or minute back yards. Homes big enough for a family with children should have a back yard for the children to play in. ③ If the county or city wants a large parcel for industrial use, they need to compensate the land owner. ④ We prefer option #4. We would like to be zoned 1 acre or 2 1/2 acre like surrounding parcels.

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: donkapitan@msn.com

Other ways to comment:

Submit a comment on the web:
www.clark.wa.gov/planning/2016update/comments

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comp.plan@clark.wa.gov

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March/April 2015

Please fill out this sheet in ink and drop it in the comment box. **PLEASE PRINT CLEARLY.**

Name: STEVE NYLUND

Address: 19712 NE 174TH STREET BRUSH PRAIRIE 99606

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield

April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

I SUPPORT THE CLARK COUNTY CITIZENS UNITED (CCCU) ALTERNATIVE 4 VERSION. HAVING AFFORDABLE ACHIEVE HOMESITES IS AN IMPORTANT CHOICE FOR YOUNG FAMILIES. ALSO, FOR MANY OLDER FOLKS, BEING ABLE TO DIVIDE PROPERTY FOR THEIR CHILDREN IS IMPORTANT. THEIR PROPERTY MAY ALSO BE THE MAIN ASSET TO FUND THEIR RETIREMENT.

THANK YOU FOR YOUR WORK AND PLEASE CONTINUE TO SUPPORT AFFORDABLE RURAL LOTS,

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: Steve@dehamation.com

Other ways to comment:

<p>Submit a comment on the web: www.clark.wa.gov/planning/2016update/comments</p>	<p>Submit a comment in writing: Clark County Community Planning Comprehensive Plan Alternatives P.O. Box 9810 Vancouver, WA 98666</p>
<p>E-mail your comment to us: comp.plan@clark.wa.gov</p>	

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COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

Please fill out this sheet in ink and drop it in the comment box. **PLEASE PRINT CLEARLY.**

Name: Jon Warnke

Address: 18400 NE Erickson Rd. B.P. WA 98606

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield
 April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

I support ALT #4 100%!!
I currently own a piece of property
that is Zone F40. ALT 4 proposes
it be changed to F20, I would like
to see it even smaller! I also
have children that own pieces that
would be better if they were zoned
for smaller lot sizes!
Please adopt ALT #4 or something
with even smaller lots! Thank You!

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: _____

Other ways to comment:

Submit a comment on the web:

www.clark.wa.gov/planning/2016update/comments

E-mail your comment to us:

comp.plan@clark.wa.gov

Submit a comment in writing:

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Comprehensive Plan Alternatives
P.O. Box 9810
Vancouver, WA 98666

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COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

Please fill out this sheet in ink and drop it in the comment box. **PLEASE PRINT CLEARLY.**

Name: Molly Warnke + Clinton Warnke

Address: 23001 NE Dole Valley Rd, Yacolt 98675

- Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield
 April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

We support Alternative #4

We currently own an R-20 lot which would change to an R-5 zoning. Neighboring lots are already ~~5~~ 5-10 acre lots. We would benefit from Alt. 4, so we fully support it and encourage the county to impliment ~~the~~ Alt. 4

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: _____

Other ways to comment:

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www.clark.wa.gov/planning/2016update/comments

E-mail your comment to us:

comp.plan@clark.wa.gov

Submit a comment in writing:

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COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

Please fill out this sheet in ink and drop it in the comment box. **PLEASE PRINT CLEARLY.**

Name: Frank White

Address: 25209 NE CC Landon Rd Yacolt

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield
 April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

Please adopt Alt 4 & restore some of the property rights
that were taken in 1994. I purchased 70ac that was
zoned 20ac. It was surrounded by 5ac to 20ac parcels.
The 1994 taking rezoned it to a non-conforming 80ac.
That was a meat axe approach that should be corrected
at this opportunity.

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: firfarmer@yahoo.com

Other ways to comment:

Submit a comment on the web:

www.clark.wa.gov/planning/2016update/comments

E-mail your comment to us:

comp.plan@clark.wa.gov

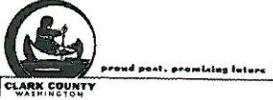
Submit a comment in writing:

Clark County Community Planning
Comprehensive Plan Alternatives
P.O. Box 9810
Vancouver, WA 98666

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COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

Please fill out this sheet in ink and drop it in the comment box. **PLEASE PRINT CLEARLY.**

Name: GARY REAVES

Address: 38318 NE 41ST AVE

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield
 April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

MY PROPERTY IS CURRENTLY ZONED
AG-20, WE HAVE 27.85 ACRES WHICH HAD
2-2.5 ACRES SECTIONED AND DIVIDED ON
MY CORNER IN 1994. WE CURRENTLY HAVE
2.5, 5, 8 & 10A LOTS IN OUR AREA.
WE PURCHASED THE PROPERTY WITH HOPE
TO SELL IN 5 ACRE PARCELS FOR OUR
RETIREMENT.
ALT 4 HAS IDENTIFIED AN AREA
ACROSS NE 41ST AVE AS AG-5 (PROPOSED),
THIS PROPERTY IS A STOVE THROW AWAY
FROM US. PLEASE CONSIDER AG-5 FOR MY

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: GWREAVES@TDS.NET,

FAMILIES
RETIREMENT

Other ways to comment:

Submit a comment on the web:
www.clark.wa.gov/planning/2016update/comments

E-mail your comment to us:
comp.plan@clark.wa.gov

Submit a comment in writing:
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Comprehensive Plan Alternatives
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Vancouver, WA 98666

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COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

Please fill out this sheet in ink and drop it in the comment box. **PLEASE PRINT CLEARLY.**

Name: Wally Massie

Address: PO Box 201 Brush Prairie

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield
 April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:
she are for ^{alternative} prop. # 4. This gives
the people in Rural Clark Co. property right
they are entitled to.

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: wmassie44@gmail.com

Other ways to comment:

<p>Submit a comment on the web: www.clark.wa.gov/planning/2016update/comments</p> <p>E-mail your comment to us: comp.plan@clark.wa.gov</p>	<p>Submit a comment in writing: Clark County Community Planning Comprehensive Plan Alternatives P.O. Box 9810 Vancouver, WA 98666</p>
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COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

Please fill out this sheet in ink and drop it in the comment box. **PLEASE PRINT CLEARLY.**

Name: John Hamilton + Alice Hamilton

Address: 21205 NE 224th St. Battle Ground

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield
 April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

We would like to be included in the Alt. 4 plan.
We are part of the Blackhawk subdivision
in Battle Ground off of 219th Street. 98% of Blackhawk
is included in the Alt 4 plan. Currently Blackhawk
is R5 but 98% of the lots are 2 1/2 acres. ~~There~~
~~are~~ We have Lot #33 + #38 that were combined
to make a 5 acre lot in 1994. We ^{would} like
to put our lots back into play as 2-2 1/2 parcels.
We access our property on 209th Avenue
The address is 21205 NE 224th Street, Battle Grnd.
Alt. 4 plan cuts off @ our driveway

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: hapee2smile@gmail.com

Other ways to comment:

<p>Submit a comment on the web: www.clark.wa.gov/planning/2016update/comments</p> <p>E-mail your comment to us: comp.plan@clark.wa.gov</p>	<p>Submit a comment in writing: Clark County Community Planning Comprehensive Plan Alternatives P.O. Box 9810 Vancouver, WA 98666</p>
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COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

Please fill out this sheet in ink and drop it in the comment box. **PLEASE PRINT CLEARLY.**

Name: Jeff Lipka

Address: 25707 NE C.C. Lawson Rd. Yacolt, WA, 98675

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield

April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

I support Alternative #4

Thanks for your help.

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: _____

Other ways to comment:

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www.clark.wa.gov/planning/2016update/comments

E-mail your comment to us:
comp.plan@clark.wa.gov

Submit a comment in writing:
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COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

Please fill out this sheet in ink and drop it in the comment box. **PLEASE PRINT CLEARLY.**

Name: James Hoffman

Address: 17410 NE 307th St, Yacolt, WA 98675

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield
 April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

I would like to see more rural lands available for younger families. Many people that I know do not want to live in towns. Further, it is unfair what has happened to some landowners in the last GMA.

I support Alternative 4, though I wish it went further.

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: masterflamegas@msn.com

Other ways to comment:

Submit a comment on the web:

www.clark.wa.gov/planning/2016update/comments

E-mail your comment to us:

comp.plan@clark.wa.gov

Submit a comment in writing:

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Vancouver, WA 98666

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COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

Please fill out this sheet in ink and drop it in the comment box. **PLEASE PRINT CLEARLY.**

Name: Derek Huegel

Address: 16504 NE 102nd Ave Bq. WA 98604

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield

April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

Alternative 4 is definitely the way to go. If we want our children to enjoy the country as we have, we need to open up additional opportunities.

Derek Huegel

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: DH@WOLFEND.COM

Other ways to comment:

Submit a comment on the web:

www.clark.wa.gov/planning/2016update/comments

E-mail your comment to us:

comp.plan@clark.wa.gov

Submit a comment in writing:

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COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

Please fill out this sheet in ink and drop it in the comment box. **PLEASE PRINT CLEARLY.**

Name: Lars Kysar

Address: 27110 NE Rotschy mill Rd Tacolt

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield
 April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

I fill Alternative #4 is a good start but
I wish more could be done. as I grow older I
would love to have my children living next door
to take care of me so I do not have to go
to a home.

Thank you for your time
LK Lars Kysar

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: _____

Other ways to comment:

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www.clark.wa.gov/planning/2016update/comments

E-mail your comment to us:
comp.plan@clark.wa.gov

Submit a comment in writing:
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COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

Please fill out this sheet in ink and drop it in the comment box. **PLEASE PRINT CLEARLY.**

Name: Carolyn Coain

Address: 5917 NE 47th St. Vancouver WA

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield

April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

I am concerned that the existing lots need to be in compliance. I am concerned the interconnecting infrastructure and government facilities will not keep pace with future growth. I appreciate the land owners will have better sellability of their land. Property tax revenues will increase over time as the values rise due to higher demand. I am appalled that the long range planning and prior commissioners did not resolve the issues of compliance in rural zones already as required by the courts.

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: hazel-x2@comcast.net

Other ways to comment:

Submit a comment on the web:

www.clark.wa.gov/planning/2016update/comments

E-mail your comment to us:

comp.plan@clark.wa.gov

Submit a comment in writing:

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COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

Please fill out this sheet in ink and drop it in the comment box. **PLEASE PRINT CLEARLY.**

Name: Richard Niemi

Address: P.O. Box 128 Battle Ground, WA 98604

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield

April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

I support Alternative 4 and 4A.
I believe that if we don't increase the
amount of buildable properties, we will
drive a lot of the younger generation out
of the county

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: rich@tradesmanelectrical.com

Other ways to comment:

Submit a comment on the web:

www.clark.wa.gov/planning/2016update/comments

E-mail your comment to us:

comp.plan@clark.wa.gov

Submit a comment in writing:

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Comprehensive Plan Alternatives
P.O. Box 9810
Vancouver, WA 98666

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COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

Please fill out this sheet in ink and drop it in the comment box. **PLEASE PRINT CLEARLY.**

Name: Allan MATSON

Address: 11518 NE 185th BATTLEGROUND

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield
 April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

The AGRICULTURAL BLOCK WEST OF 182nd AVE IS, AT THE
MOMENT AG 20 PARCELS. ALL AROUND IT (AND IN THAT STRIPE)
THERE ARE NUMEROUS 5 ACRE SECTIONS. WHY IS IT LOOKED
AT TO ONLY LOWER IT TO AG 10 ACRE (AGRICULTURE) RATHER
THAN AG 5 ACRE (LIKE ALL OUR NEIGHBOES)? IS THERE ANY
WAY TO GET LAND ADJASANT TO 5 ACRE BLOCKS TO BE
RE ZONED TO 5 ACRE BLOCKS?

ALTERNATIVE 4 IS PREFERRED BUT DOES NOT GO FAR ENOUGH.
LOWER AG 20 TO 5 ACRE BLOCKS.

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: AMATSINN@AOL.COM

Other ways to comment:

Submit a comment on the web:

www.clark.wa.gov/planning/2016update/comments

E-mail your comment to us:

comp.plan@clark.wa.gov

Submit a comment in writing:

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COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

Please fill out this sheet in ink and drop it in the comment box. **PLEASE PRINT CLEARLY.**

Name: Alison Fulton

Address: _____

- Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield
 April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

We own 20 acres (ag-20) Between
NW 199th & 209th Streets in ^{west} Ridgefield.
Alternatives 2 & 4 both propose to
make this into 2-10 acre lots. We
would love to have the zoning
changed to 5 acres! We are surrounded
by 5 acre lots.

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: _____

Other ways to comment:

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www.clark.wa.gov/planning/2016update/comments

E-mail your comment to us:

comp.plan@clark.wa.gov

Submit a comment in writing:

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COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

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Name: WAYNE BERGERON

Address: 17416 NE 122ND AVE BATTLEGROUND, 98604

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield
 April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

FM IN FAVOR OF AGS

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: BERGHAL@AOC.COM

Other ways to comment:

Submit a comment on the web:

www.clark.wa.gov/planning/2016update/comments

E-mail your comment to us:

comp.plan@clark.wa.gov

Submit a comment in writing:

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COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

Please fill out this sheet in ink and drop it in the comment box. **PLEASE PRINT CLEARLY.**

Name: Krista Reaves

Address: 38315 NE 41st Ave, LaCenter

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield
 April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

Request 5 ac zoning - Surrounded
by parcels much smaller than our own
corner cut out of our property is 2-2 1/2
acre pieces. Neighbors to S. is 8 acre
mult. 5 acre pieces in our area
+ much further out of town
than our property. Plz. consider AG-5

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: _____

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www.clark.wa.gov/planning/2016update/comments

E-mail your comment to us:

comp.plan@clark.wa.gov

Submit a comment in writing:

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COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

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Name: Al & Lois Matson

Address: 20211 NE Yacolt Mt Rd Yacolt WA 98675

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield
 April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

Please be generous in rezoning rural
acreage/lot sizes to reflect the
communities and neighborhoods around them.
Thank you!

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: matsonhome1983@hotmail.com

Other ways to comment:

Submit a comment on the web:

www.clark.wa.gov/planning/2016update/comments

E-mail your comment to us:

comp.plan@clark.wa.gov

Submit a comment in writing:

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COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

Please fill out this sheet in ink and drop it in the comment box. **PLEASE PRINT CLEARLY.**

Name: Jerry Winters

Address: 5420 Idaho St Van 98661

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield

April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

I want policy to review Urban Holding. In in ag 20 w/ Industrial overlays. Our 20 A Borders Leglers property. Holding keeps on keeping us in limbo, and waiting for change. As the plans stands our ag 20 would change to ag 10. I hope The County adds Clustering. Our 20 a. is Bordered with a 10 a, 2-5A and one smaller lot. We'd rather be Ag 5 (Really Lt. Industrial) Consider ag-1, real small farms. For The Community

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: deerfeeder@juno.com

Other ways to comment:

Submit a comment on the web:

www.clark.wa.gov/planning/2016update/comments

E-mail your comment to us:

comp.plan@clark.wa.gov

Submit a comment in writing:

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Comprehensive Plan Alternatives
P.O. Box 9810
Vancouver, WA 98666

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COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

Please fill out this sheet in ink and drop it in the comment box. **PLEASE PRINT CLEARLY.**

Name: ~~_____~~ Claudia McIsaac

Address: 25915 NE 146th Way 98606

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield
 April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

Send a wider range of
alternatives out for
analysis.
Alternative 4 is the
same as Alternative 1
for our properties.

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: _____

Other ways to comment:

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www.clark.wa.gov/planning/2016update/comments

E-mail your comment to us:

comp.plan@clark.wa.gov

Submit a comment in writing:

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Comprehensive Plan Alternatives
P.O. Box 9810
Vancouver, WA 98666

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We appreciate your input and will use it to ensure that your Comprehensive Plan includes issues of importance to our community.

March 25, 2015

Community Planning
Clark County
PO Box 5000
Vancouver, WA 98666-9949

To Whom It May Concern,

We write this letter in regards to the recent correspondence we received in the mail from the Clark County Planning Committee regarding the future proposed property zoning of Clark County.

While this is and will always remain a very controversial topic, both my husband and I are pro-growth, and pro-land protection advocates at the same time. It is eminent that our population is going to grow at a continuing rapid pace. We love our land, we love being a part of growing timber and making certain our small forest remains healthy and thriving for future generations. We also need to maintain a healthy balance regarding income for our family to survive. Thus, it is necessary to establish a reasonable and responsible balance and get back lost zoning property rights of the not so distant past.

This is a new time, a new economic environment. Wouldn't it be a good thing, if a farmer who has farmed here in Clark County for years to have the ability to break off small parcels of his/her land in their methodology? They have farmed and logically managed their own land for years; they must know how to divide without causing environmental harm. After all, most farmers are environmentalist. Have you looked at the detailed hard work surrounding you each time you drive to the north end of our County? This didn't happen overnight, nor did this happen by itself, it's been happening for decades.

Why is it larger land owners seem to have fewer rights in dividing land they have owned for years? We have an 80 acre tree farm, and we are zoned 20 Ag. Across the street, our neighbors are on small 1 and 2 acre lots. When you look at the map of Clark County, large farms are clumped together and are put into their own category. As for cluster developments, they have in the past clearly benefited both the land owner and the consumer wanting to live "out".

Some will argue to never break up large farms so that people can drive to the north and enjoy the country side. I cannot argue with wanting to have this luxury, but who pays this price? Eventually, farmers will be like the dinosaurs, gone. Large zoning regulations have made it near impossible to pass on the family farm to future generations. Large, vast plots of land are difficult to afford as our population rapidly grows and expands north. If more people could own 5 and 10 acre parcels, perhaps we can build a new model of farmer. Perhaps more of us would be able to live and thrive on the land just as our forefathers did.

What if our County created a program to implement and encourage small farmers of Clark County? Hold seminars; have a coop of farmers of the past and young people who are interested in growing crops for a healthier future? Imagine our County building and supporting a small entrepreneur "farmer model". A person can support many crops of food and materials on a five or ten acre parcel with proper management. Implement a program and assist in training and supplying access to tools to get people moving and motivated in a pro-growth, partnership with our existing farmers and beautiful land.

We support and strongly favor F - 10 and AG - 5 designation zoning, thus, giving back the rightful zoning ownership of the land owners in Clark County.

Respectfully,


Valerie and Dave Larwick

April 1, 2015



Dave and Valerie Larwick

Telephone: (360) 667-0139

Mobile: (360) 601-0721

Address: 16104 N.E. 259th St.
Battle Ground, WA 98629

E-mail: larwick@tds.net

**For the Public Record - WELCOME TO THE COMPREHENSIVE
PLAN 2016 UPDATE OPEN HOUSE AT HOCKINSON HIGH
SCHOOL, 16819 NE 159th STREET - BRUSH PRAIRIE, WN.**

**CCCU WOULD LIKE COUNCILORS TO KNOW YOUR SUPPORT, COMMENTS AND
CONCERNS REGARDING ALTERNATIVE 4 FOR RURAL AND RESOURCE ZONES**

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CLARK COUNTY CITIZENS UNITED, INC. SUPPORTS MOST OF THE PROPOSED
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Alt 4 is the only alternative offered that attempts to reverse the massive down zoning.

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PLEASE CHECK WHICH OPTIONS YOU SUPPORT.

- 1. RURAL AND RESOURCE ZONING MUST REFLECT EXISTING DEVELOPMENT PATTERNS.
- 2. ADOPT 1 AC, 2.5 AC AND 5 AC. RURAL ZONES
TO RECOGNIZE AND ALLOW FOR SMALLER EXISTING RESIDENTIAL PARCELS
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THAT HAVE BEEN LOCKED IN 10 AC ZONING FOR APPROXIMATELY 20 YEARS
- 6. ADOPT CLUSTER DEVELOPMENT OPTIONS IN ALL RURAL AND RESOURCE LANDS
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PLEASE SIGN BELOW TO INCLUDE YOUR NAME AND ADDRESS AND DROP THIS FORM IN THE DROP BOX
FOR THE CLARK COUNTY BOARD OF COUNCILORS OR RETURN TO CLARK COUNTY CITIZENS UNITED, INC.

SIGNATURE _____

ADDRESS _____

25707 NE C.C. Landon Rd. Yaacolt 98675

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

COMMENTS: _____

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SIGNATURE Frank A. White

ADDRESS 25209 NE CC Landon Rd, Yacolt

.....

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

COMMENTS: It would be great to get back what was
taken in 1994

.....

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SIGNATURE Margarette J. White

ADDRESS 25209 NE. Landon Rd
Yacolt, Wa 98675

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SIGNATURE *Ann Sae*

ADDRESS _____

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

COMMENTS: DONT LIMIT THE ANALYSIS
TO ONLY ONE OPTION
~~FOR~~ FROM STATUS QUO

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SIGNATURE

Cl Sorokin

ADDRESS

22713 NE 152 Ave Bly 98604

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COMMENTS:

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SIGNATURE Dennis Swanson
ADDRESS 17614 NE 299th St.
WACOLT, WA. 98675

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

COMMENTS: ALTERNATE 4

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SIGNATURE Fred Bakker

ADDRESS 8503 NE 349th St

La Center, Wa. 98829

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COMMENTS: _____

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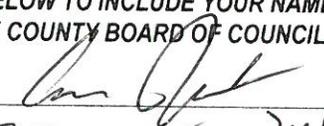
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ADDRESS 34300 NE 241st Ave Yacolt WA.

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SIGNATURE _____

M. Stahl

ADDRESS _____

6503 NE 349th St

LaCenter, WA 98629

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

** Alternative 4 - preferred*

COMMENTS: _____

Would like to see more fairness in zoning. Our property is surrounded by 2.5 and 5 Acre parcels, yet we are locked into a 20 Acre zone. Would like to see a change to a minimum of 10 Acre zone

it is fair

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- error*
SM
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SIGNATURE Charleen Meadows
ADDRESS 32105 NE 82nd Ave
La Center, WA 98629

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

COMMENTS: *No to Alternative 4 !!*
Growth in this County is too fast -
Slow it down - please.

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SIGNATURE

David Butola

ADDRESS

14214 NE 202nd Ave

Brush Prairie, wa 98606

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

COMMENTS:

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SIGNATURE *J Lynn Cornelison*
ADDRESS *14101 NE 144th ST*
Brush Prairie WA 98606

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

COMMENTS: *We need to be able to divide our*
land for family & to provide for retirement.
Please allow 1 acre parcels. Government
should serve the people who own the land, not
control us or limit our options.

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PLEASE CHECK WHICH OPTIONS YOU SUPPORT.

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- LC 2. ADOPT 1 AC, 2.5 AC AND 5 AC. RURAL ZONES
TO RECOGNIZE AND ALLOW FOR SMALLER EXISTING RESIDENTIAL PARCELS
- LC 3. ADOPT 2.5 AC, 5 AC AGRICULTURE ZONES
TO RECOGNIZE AND ALLOW FOR SMALLER AND MORE AFFORDABLE FARMS.
- LC 4. ADOPT 5 AC, 10 AC FOREST ZONES
TO RECOGNIZE AND ALLOW SMALLER MORE AFFORDABLE PRIVATE OWNED WOODLOTS
- LC 5. REMOVE URBAN RESERVE/ URBAN HOLDING LAND OVERLAYS
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- LC 6. ADOPT CLUSTER DEVELOPMENT OPTIONS IN ALL RURAL AND RESOURCE LANDS
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PLEASE SIGN BELOW TO INCLUDE YOUR NAME AND ADDRESS AND DROP THIS FORM IN THE DROP BOX
FOR THE CLARK COUNTY BOARD OF COUNCILORS OR RETURN TO CLARK COUNTY CITIZENS UNITED, INC.

SIGNATURE Kevin S. Gaerem

ADDRESS 14101 NE 144th ST
Brush Prairie, WA 98606

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

COMMENTS: We need to divide our 20 A parcel to 1-2.5 AC
parcel. To provide land for family and for retirement.

.....

.....

**For the Public Record - WELCOME TO THE COMPREHENSIVE
PLAN 2016 UPDATE OPEN HOUSE AT HOCKINSON HIGH
SCHOOL, 16819 NE 159th STREET - BRUSH PRAIRIE, WN.**

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SIGNATURE

ADDRESS

1301 SE 22nd Ave

Battle Ground, WA 9804

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

COMMENTS: WE need to provide land for our ~~kids~~ children to live

By limiting the supply as the older plan did - it drove up

prices and left no options for our children to afford land.

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SIGNATURE _____

MANTE AND SHANA PHILLIPS

ADDRESS _____

13505 NE 152ND AVE

BRUSH PRAIRIE WA

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

COMMENTS: WE HAVE 100 ACRES, ONCE ZONED 5 ACRE PARCELS, NOW 20
ACRE ZONING. A LOT OF IT IS WET AND NOT FARMABLE. WE WOULD
WELCOME 5 ACRE ZONING AND CLUSTER OPPORTUNITIES IN ORDER TO
PROVIDE RURAL LIVING OPPORTUNITIES FOR RESIDENTS WHILE ALSO
PRESERVING OPEN SPACE WITH THE REMAINDER LOT.

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SIGNATURE _____

ADDRESS _____

39907 NE - 21st Ave Woodland Wa

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

COMMENTS: _____

We live in the Northwest corner of Clark
county, just 10 minutes from I-5. Having property this
close to I-5 and being zoned a 40acer min is
silly. It needs to be dropped to 10acer min.

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SIGNATURE

[Handwritten Signature]

ADDRESS

18108 NE 84 CIR. VANC. 98682

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

COMMENTS:

INCLUDE "GUSTAFSON" PARCEL ON
152ND AVE INTO URBAN GROWTH.

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SIGNATURE Michael A. Gurnett

ADDRESS 15714 NE 244th St
Battle Ground WA 98604

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

COMMENTS: These Properties are owned by "us"
and the taxes have been paid by "us" for
many years. We as citizens and property
owners should have the ability with some common
sense to do what we want with "our" property.

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SIGNATURE  Keith Massie

ADDRESS 37507 NE 198th Ave Yacolt, WA
98675

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

COMMENTS: I support Alternative 4A.

.....

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.....

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SIGNATURE _____

ADDRESS _____

16819 SW 159th St.
Bq WA 98604

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COMMENTS: _____

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SIGNATURE _____

ADDRESS _____

Scott Taylor
18606 NE 157th ave
Brush Prairie

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

COMMENTS: _____

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SIGNATURE Jessie Van Kell

ADDRESS 18606 ne 183 ave
Brush Prairie

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COMMENTS: _____

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SIGNATURE

Andrew Muonio

ANDREW MUONIO

ADDRESS

25906 NE DEER RIDGE RD. YACOLT WA 98675

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

COMMENTS:

I Support ALTERNATIVE 4 + 4A

*I OWN (2) 80 ACRE + (1) 40 ACRE PARCEL OFF DEER VALLEY
RD. THE ADJOINING PARCELS ARE MOSTLY 20 ACRE PARCELS. OUR
PROPERTY SHOULD BE ABLE TO BE DIVIDABLE. GET RID OF
THE SPOT ZONING.*

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SIGNATURE George R. Peterson
ADDRESS 22111 NE 182nd Ave
BG, WA 98604

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COMMENTS: _____

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SIGNATURE Julie Johnson
ADDRESS 16819 NE 223rd Circle
Battle Ground, WA 98804

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

COMMENTS: Want F-10, AG 5, Rural 1 + 2 1/2

.....

.....

.....

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- 3. ADOPT 2.5 AC, 5 AC AGRICULTURE ZONES
TO RECOGNIZE AND ALLOW FOR SMALLER AND MORE AFFORDABLE FARMS.
- 4. *with additions*
ADOPT 5 AC, 10 AC FOREST ZONES
TO RECOGNIZE AND ALLOW SMALLER MORE AFFORDABLE PRIVATE OWNED WOODLOTS
- 5. *with additions*
REMOVE URBAN RESERVE/ URBAN HOLDING LAND OVERLAYS
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FOR THE CLARK COUNTY BOARD OF COUNCILORS OR RETURN TO CLARK COUNTY CITIZENS UNITED, INC.

SIGNATURE Steve Sorenson

ADDRESS 16819 NE 223 CR
BG 98609

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

COMMENTS: WANT F-10, A25, Rural 1A2 1/2

.....

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.....

**For the Public Record - WELCOME TO THE COMPREHENSIVE
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SCHOOL, 16819 NE 159th STREET - BRUSH PRAIRIE, WN.**

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SIGNATURE Don Z Kappeler

ADDRESS 21104 NE 176th AVE
BATTLE Ground WA

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

COMMENTS: We need to be able to use our land
to its fullest use if we desire, and not
make laws that make it impossible to sell when we
die. due to large of a piece of property no one
can afford

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SIGNATURE

Jane M. Rewertz

ADDRESS

*PO Box 2799
Battle Ground, WA 98604*

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

COMMENTS:

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SIGNATURE RICK DUNNING

ADDRESS 9300 NE 255TH Circle Battle Ground, WA 98604

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

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SIGNATURE Doren ~~W~~ Garen Kysar
ADDRESS 401 Clark St Vacolt WA 98675

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

COMMENTS: In support 4 A. ~~10~~
I'm younger an would like
a lot of open options.
I also support alternative #3 annexation
options.

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SIGNATURE Dylan Kysar
ADDRESS 37506 NE 198th Ave.
Yacolt WA 98675

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

COMMENTS: I support alternative 4A. I
am a younger man and like to see
options available. I also support
alternative #3 annexation options.

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SIGNATURE _____

ADDRESS _____

25300 NE 220th Ave

Battle Ground, WA 98604

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

COMMENTS: _____

Smaller lots! I want the freedom to divide
my land for the benefit of my children, and parents
as they age.

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SIGNATURE

Carol W. Wraye CALL GEORGE

ADDRESS

20011 NE 3985T AMBAY WA 98601

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

COMMENTS:

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SIGNATURE

Kit George

ADDRESS

*20011 NE 398th ST
ANBY, WA 98607*

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COMMENTS:

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SIGNATURE Charlotte Gaten

ADDRESS 2211 NE 182nd Ave B.A 98604

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

COMMENTS: put us into 2.5 acres not 10.
Alternative 4 Rural zone
We have trees so why must we
pay a 2 fees for the water filtering when
our property does trees?

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SIGNATURE Nathan Elk Nathan Elk

ADDRESS 35006 NE 178th Ave
Yacelt WA 98675

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

COMMENTS: Strongly in favor of allowing
larger parcels to be zoned similarly to
surrounding parcel sizes. As proposed in
conceptual alternative 4 option A

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SIGNATURE Owen Kysar
ADDRESS 2107 NW 10th way Battleground
WA 98604

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

COMMENTS: I support option 4A.
I also support Alternative #3 city
annexation options

.....

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SIGNATURE

Valerie Gornick

ADDRESS

16104 N.E. 259th St. B. G. WA 98629

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

COMMENTS:

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FOR THE CLARK COUNTY BOARD OF COUNCILORS OR RETURN TO CLARK COUNTY CITIZENS UNITED, INC.

SIGNATURE

Gerry M. Coppedge

ADDRESS

167 W S St.

Washougal, WA 98671

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

COMMENTS:

.....
.....
.....

For the Public Record - WELCOME TO THE COMPREHENSIVE

PLAN 2016 UPDATE OPEN HOUSE AT HOCKINSON HIGH

SCHOOL, 16819 NE 159th STREET - BRUSH PRAIRIE, WN.

CCCU WOULD LIKE COUNCILORS TO KNOW YOUR SUPPORT, COMMENTS AND CONCERNS REGARDING ALTERNATIVE 4 FOR RURAL AND RESOURCE ZONES

CLARK COUNTY CITIZENS UNITED, INC. SUPPORTS MOST OF THE PROPOSED CHANGES IN ALTERNATIVE 4 THAT HELP TO RECTIFY MANY NON-CONFORMING LOTS THAT RESULTED FROM THE 1994 COMPREHENSIVE PLAN ADOPTION. Alt 4 is the only alternative offered that attempts to reverse the massive down zoning.

PLEASE CHECK WHICH OPTIONS YOU SUPPORT.

1. RURAL AND RESOURCE ZONING MUST REFLECT EXISTING DEVELOPMENT PATTERNS.

2. ADOPT 1 AC, 2.5 AC AND 5 AC RURAL ZONES

TO RECOGNIZE AND ALLOW FOR SMALLER EXISTING RESIDENTIAL PARCELS

3. ADOPT 2.5 AC, 5 AC AGRICULTURE ZONES

TO RECOGNIZE AND ALLOW FOR SMALLER AND MORE AFFORDABLE FARMS.

4. ADOPT 5 AC, 10 AC FOREST ZONES

TO RECOGNIZE AND ALLOW SMALLER MORE AFFORDABLE PRIVATE OWNED WOODLOTS

5. REMOVE URBAN RESERVE/URBAN HOLDING LAND OVERLAYS

THAT HAVE BEEN LOCKED IN 10 AC ZONING FOR APPROXIMATELY 20 YEARS

6. ADOPT CLUSTER DEVELOPMENT OPTIONS IN ALL RURAL AND RESOURCE LANDS

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SIGNATURE

Johanna Marie

ADDRESS

2401 SE 13th St.

Battle Ground, WA 98604

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

COMMENTS:

We should give rural owners more options for smaller lots. CCCU's alternative #4 is the best for my 20 acres, ag at 8512 1/2 St. B.D. I'm already considering the public's needs + those of my neighbors.

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SIGNATURE

Jack L. Massie

ADDRESS

2401 SE 12th St BG 98604

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

COMMENTS:

*We need many more
small acreages in County.*

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James H. Mal

ADDRESS

PO Box 127 Aukrey

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SIGNATURE Fredrick A Malenowski

ADDRESS PO Box 318
Yacolt, WA 98675

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

COMMENTS: I attendered all the land use planning meetings
years ago but no body listened to us. I hope we can
do better this time.

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SIGNATURE Beth Malnowski

ADDRESS P.O. Box 318
Yacolt WA 98675

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COMMENTS: _____

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SIGNATURE

Jim Kol

ADDRESS

*17616 NE Peter Crk. Rd.
Brush Prairie, WA 98604*

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

COMMENTS:

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ADDRESS _____

28360 NE Berry RD. BG

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COMMENTS: _____

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SIGNATURE _____

ADDRESS _____

*30581 NE 152 Ave
Battle Ground Wa 98604*

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

COMMENTS: _____

*My concern if parcel sizes are decreased and
these smaller lots are given the same ag/forest
tax reductions who will police if these parcels
are used and managed as ag/forest*

Too bad we couldn't understand the speaker, Oliver

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SIGNATURE David A. Rogers
ADDRESS 18114 N.E. 317th St.

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

COMMENTS: Land That is less than
10 acres that is sandwiched
between 1/2 2.5 acre lots and
80 acres should be able to
be split into 2.5 acre lots. City water

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SIGNATURE _____

ADDRESS _____

[Handwritten Signature]
38318 NE 41st Ave
LaCenter

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

COMMENTS: _____

Req AG-5 zoning
We are surrounded by smaller
properties - corner of our land was cut
out as 2 - 2 1/2 Ac. properties, next door 8 Ac
+ mult. 5 acres parcels further from city than us

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THANK YOU FOR YOUR COMMENTS AND SUPPORT! *★ Request AG 5★*

COMMENTS:

*We own 27.85 acres currently being
considered re-zoning to ag-10. There is a corner
cut out of our property 2.50 acres ^(2 pieces) eq. Sold on or prior
to '94. We are surrounded by property's zoned
5 ac min. and would like more options of division*

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I'm not sure what this means?

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SIGNATURE John A. Hamilton & Alice Hamilton
ADDRESS 71205 NE 224th Street (mail POB 3074
Battle Ground, WA 98604 BATTLE GROUND, WA)

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

COMMENTS: Blackhawk Estates is zoned R5 but
98% of Lots are 2.5 Acre lots those lots are
included in Alt 4 PLAN However, there are "2"
5 Acre parcels that were (2-.5) acre^{parcels} but made
in to 5 acre parcels in 1994 - We still have ^{2 lot #s} but

*Part of our subdivision we would like to be included in our subdivision

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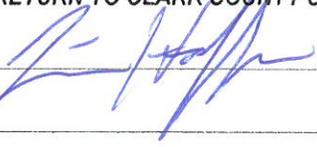
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SIGNATURE James Hoffmann 

ADDRESS 17410 NE 307th St,
Yacolt, WA 98675

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

COMMENTS: Thank you!

.....

.....

.....

**For the Public Record - WELCOME TO THE COMPREHENSIVE
PLAN 2016 UPDATE OPEN HOUSE AT HOCKINSON HIGH
SCHOOL, 16819 NE 159th STREET - BRUSH PRAIRIE, WN.**

**CCCU WOULD LIKE COUNCILORS TO KNOW YOUR SUPPORT, COMMENTS AND
CONCERNS REGARDING ALTERNATIVE 4 FOR RURAL AND RESOURCE ZONES**

.....

CLARK COUNTY CITIZENS UNITED, INC. SUPPORTS MOST OF THE PROPOSED
CHANGES IN ALTERNATIVE 4 THAT HELP TO RECTIFY MANY NON-CONFORMING
LOTS THAT RESULTED FROM THE 1994 COMPREHENSIVE PLAN ADOPTION.
Alt 4 is the only alternative offered that attempts to reverse the massive down zoning.

.....

PLEASE CHECK WHICH OPTIONS YOU SUPPORT.

- 1. RURAL AND RESOURCE ZONING MUST REFLECT EXISTING DEVELOPMENT PATTERNS.
- 2. ADOPT 1 AC, 2.5 AC AND 5 AC. RURAL ZONES
TO RECOGNIZE AND ALLOW FOR SMALLER EXISTING RESIDENTIAL PARCELS
- 3. ADOPT 2.5 AC, 5 AC AGRICULTURE ZONES
TO RECOGNIZE AND ALLOW FOR SMALLER AND MORE AFFORDABLE FARMS.
- 4. ADOPT 5 AC, 10 AC FOREST ZONES
TO RECOGNIZE AND ALLOW SMALLER MORE AFFORDABLE PRIVATE OWNED WOODLOTS
- 5. REMOVE URBAN RESERVE/ URBAN HOLDING LAND OVERLAYS
THAT HAVE BEEN LOCKED IN 10 AC ZONING FOR APPROXIMATELY 20 YEARS
- 6. ADOPT CLUSTER DEVELOPMENT OPTIONS IN ALL RURAL AND RESOURCE LANDS
TO CONSERVE PRIME SOILS WHILE ALLOWING FOR MORE LAND USE AND HOUSING OPTIONS

PLEASE SIGN BELOW TO INCLUDE YOUR NAME AND ADDRESS AND DROP THIS FORM IN THE DROP BOX
FOR THE CLARK COUNTY BOARD OF COUNCILORS OR RETURN TO CLARK COUNTY CITIZENS UNITED, INC.

SIGNATURE Bethany Huegel Bethany Huegel

ADDRESS 16504 NE 102nd Ave
Battle Ground, WA 98604

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

COMMENTS: CCCU is doing a terrific job. Their
voice echoes mine.

.....

.....

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SIGNATURE

Derek Huegel Derek Huegel

ADDRESS

16504 NE 102nd Ave
Battle Ground, WA 98604

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

COMMENTS: *I am very supportive of matching lot sizes to the
surrounding parcels. It only makes sense to keep 1 acre
pieces w/ other 1 acre pieces etc. Thank you for taking
my thoughts into consideration.*

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SIGNATURE _____

ADDRESS _____

[Handwritten Signature]
P.O. Box 115
Battle Ground, WA 98604

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

COMMENTS: _____

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PLAN 2016 UPDATE OPEN HOUSE AT HOCKINSON HIGH
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SIGNATURE [Signature]

ADDRESS 12108 NE 182nd Ave
Brush Prairie WA 98606

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

COMMENTS: _____

To the Board of Clark County Commissioners,

Re: For the record, Support for Consideration of Alternative 4A

Dear Board of Commissioners,

I would like to go on record as supporting Alternative 4A proposal of the comprehensive plan update. This would allow larger parcels surrounded by smaller parcels to be considered for lot sizes similar to the surrounding parcels. (2) 80 ACRE + (1) 40 ACRE PARCEL (PARCEL #'S 251000000

Specifically, I own property at DOLE VALLEY RD. YACOLT WA (250987000
250991000), and am in favor of

changing the lot size to reflect the proposed FR 10 zoning.

Thank you,

* THIS WOULD MAKE OUR PROPERTY CLOSER TO
CONFORMING TO NEIGHBORING PROPERTY.

ANDREW MUONIO

* GET RID OF SPOT ZONING.

Name

Andrew Muonio

Signature

25906 NE DEER RIDGE RD. YACOLT WA 98675

Address

To the Board of Clark County Commissioners,

Re: For the record, Support for Consideration of Alternative 4A

Dear Board of Commissioners,

I would like to go on record as supporting Alternative 4A proposal of the comprehensive plan update. This would allow larger parcels surrounded by smaller parcels to be considered for lot sizes similar to the surrounding parcels.

Specifically, I own property at tax lot 12/22/23 (261064-000), and am in favor of changing the lot size to reflect the proposed FR 10 zoning.

Thank you,

Owen Kysar
Name

[Signature]
Signature

2107 NW 10th way Battleground WA 98604
Address



COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

Please fill out this sheet in ink and drop it in the comment box. **PLEASE PRINT CLEARLY.**

Name: Deborah Folkerts

Address: 12816 NE 87th Ave

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield

April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

I would like more information provided regarding tax consequences of Plan #2 and Plan #4. I do not feel that ag or forestry residents are being fully informed.

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: debfolkerts@gmail.com

Other ways to comment:

Submit a comment on the web:

www.clark.wa.gov/planning/2016update/comments

E-mail your comment to us:

comp.plan@clark.wa.gov

Submit a comment in writing:

Clark County Community Planning
Comprehensive Plan Alternatives
P.O. Box 9810
Vancouver, WA 98666

Comments must be received by April 9, 2014 to be presented at the April 14 BOCC Hearing.

Thank you for taking the time to participate in the Comprehensive Plan process.

We appreciate your input and will use it to ensure that your Comprehensive Plan includes issues of importance to our community.



Ref: Farm land

COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

Please fill out this sheet in ink and drop it in the comment box. **PLEASE PRINT CLEARLY.**

Name: Dianne Kocer

Address: 17818

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield
 April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

Farm land, urban farm land, is important to the health and welfare of our community; unspoiled farm land should never be used for industrial parks. I am very much in favor of the use of industrial parks but the placement should be on land that will never be used, could never be used, for food production. The Ports of Vancouver and Ridgefield, sites like the former Albartson location on Padden, and other somewhat aging and little used strip malls should be considered where feasible. Those areas will never again be farm land.

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: diannekmx@gmail.com *Demonstrate foresight and good planning by incorporating farm land, urban farm land, in your thinking.*

Other ways to comment:

Submit a comment on the web:
www.clark.wa.gov/planning/2016update/comments

E-mail your comment to us:
comp.plan@clark.wa.gov

Submit a comment in writing:
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COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

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Name: Garry Goodwin

Address: 6614 NE 139th St

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield
 April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

I was a member on Groth management
community in 1993 and we were
told my parcel would be brought into
Groth in 5-10 years max. I was down zoned
from 2.5 acres to CR 10 acres, the new plan
now makes me 5 acres, what is that about??
The south of my road is R-1.75 now but no water
but no sewer and the city says no sewer
in my life time. if you don't want me in city
can I split in 1/2 lots?? which I believe
was available at one time.

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: goodwingarry@gmail.com

Other ways to comment:

Submit a comment on the web:

www.clark.wa.gov/planning/2016update/comments

E-mail your comment to us:

comp.plan@clark.wa.gov

Submit a comment in writing:

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COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

Please fill out this sheet in ink and drop it in the comment box. PLEASE PRINT CLEARLY.

Name: Neal Blomquist

Address: 16311 N.E. 250th St. Battle Ground, WA 98604

Open house location: [] March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield
[X] April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

I like councilor Madoves plan for future land use planning because it will open or make available more parcels of land for folks that want to live in the country.

Note: The more parcels that become available the more moderating or downward push will be on prices.

Thanks

Neal Blomquist
Ph. 687-3034

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address:

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