
O'Donnell, Mary Beth

From: Orjiako, Oliver
Sent: Wednesday, May 06, 2015 10:23 AM
To: Euler, Gordon; Anderson, Colete; Alvarez, Jose; O'Donnell, Mary Beth
Cc: Cook, Christine
Subject: FW: Economic & Social impacts imposed on rural communities

Very interesting!



From: McCauley, Mark
Sent: Wednesday, May 06, 2015 10:17 AM
To: Orjiako, Oliver
Subject: Fwd: Economic & Social impacts imposed on rural communities

for the record

Sent from my iPad

Begin forwarded message:

From: Carol Levanen <cnldental@yahoo.com>
Date: May 6, 2015 at 10:00:11 AM PDT
To: Jeanne Stewart <jeanne.stewart@clark.wa.gov>, Tom Mielke <tom.mielke@clark.wa.gov>, David Madore <david.madore@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" <wcrolsons@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>, Mark McCauley <mark.mccauley@clark.wa.gov>
Subject: Fw: Economic & Social impacts imposed on rural communities
Reply-To: Carol Levanen <cnldental@yahoo.com>

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

From: susan rasmussen <sprazz@outlook.com>
To: "cnldental@yahoo.com" <cnldental@yahoo.com>
Sent: Wednesday, May 6, 2015 7:41 AM
Subject: Fw: Economic & Social impacts imposed on rural communities

Sent from Windows Mail

From: Randal O'Toole
Sent: Tuesday, May 5, 2015 8:50 PM
To: susan rasmussen

Hi,

I am sorry to say that I don't know of any studies of the kind you mention. Downzoning of rural areas does reduce property values, just as it increases property values inside the urban area. The net result is probably an overall increase, which makes cities feel good because in at least some situations it means more tax revenue. But the increase is artificial and eventually slows down the economic growth of the cities.

The one area where we know this has had an impact on rural areas is Hawaii, where restrictive land-use regulation has made housing extremely expensive. The regulation was supposed to protect the agricultural industry but in fact it destroyed the industry because farmers couldn't pay workers enough for workers to be able to afford housing. Similar problems might exist on the mainland but they would be smaller and might be masked by migrant farmworkers' willingness to work for low wages in exchange for local housing.

If I think of anything else, I'll let you know.

Best,

Randal O'Toole
Cato Institute

On May 4, 2015, at 2:54 PM, susan rasmussen <sprazz@outlook.com> wrote:

Hello Mr. O'Toole,

My family are long-time farmers in Clark County, Wa...just north across the river from Portland. I'm interested in land use zoning and how restrictive zoning in the rural and resource areas of Clark County have harmed rural economics as well as property rights. Do you have any data on social & economic impacts to rural communities resulting from large lot zoning regulations?

Clark County is in the midst of updating the comprehensive plan per GMA. I don't know how much you are aware of what happened here at the signing of our comp. plan in 1994...thousands of acres of rural lands were massively downzoned. Our farm went from a 2.5 acre density to 20 acres. Many folks are suffering from 40 and 80 acre forestry zones.

The county planners haven't looked at the rural lands for 20 years.

If you have any data concerning economic and societal impacts to rural communities and over restrictive zoning regulations, would you please be so kind as to pass them on to me? The rural landowners have never been

acknowledged as stakeholders in the county's comprehensive plan process, but we are the community that must bear the impacts.

Thank you for your attention,
Susan Rasmussen, Ridgefield, WA.

Sent from Windows Mail