



**O'Donnell, Mary Beth**

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**From:** Tilton, Rebecca  
**Sent:** Wednesday, June 10, 2015 12:12 PM  
**To:** Madore, David; Stewart, Jeanne; Mielke, Tom; Silliman, Peter; Orjiako, Oliver; O'Donnell, Mary Beth  
**Subject:** Comp Plan Comments - received 6/09/15  
**Attachments:** 060915\_Comp Plan Comments\_Carol Levanen.pdf; 060915\_Comp Plan Comments\_Susan Rasmussen.pdf

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Hello,

The attached comments were received at the regular BOCC hearing of June 9 from Carol Levanen and Susan Rasmussen.

Thank you,  
Rebecca

Rec'd 4/19/15 from S. Rasmussen - RUT CC# = 15000

susan rasmussen *CCU*  
to: cnldental@yahoo.com; susan rasmussen

Tue, May 5 9:21 AM

RE: Merriman permit info

*Board of County Councils - Justice Reed  
Ronald*

According to ~~Randolph~~ O'Toole, his research showed that surging housing prices tend to happen in certain regions, specifically those that use planning and zoning to increase urban densities. This is demonstrated world-wide. Planning policies that severely restrict densities also severely limit home ownership. Ironically, The Friends group fret that rural lands outside the growth boundaries is at risk of being developed, when the real risk is to the region's economy due to overregulation of land uses removing options for the landowner.

The Friends community, I'm certain, don't want you to own a home on land they regard as their's; this can include thousands of acres they don't own, but feel entitled to control and protect the pastoral or scenic value they gain from the land.

One of the opportunities from our national founding fathers was the opportunity to own a home and a piece of land... a desire that extends back throughout history. However, by blanketing the majority of the county in large lot zoning, overlays, and restrictive building regulations... The American Dream in Clark County becomes far less affordable.

Urban planning and zoning becomes a form of economic and social warfare. That may be an unintended consequence, but it has gone ignored by the planners. It's about equity among the classes, quality of life, good jobs, and affordable housing... they all go hand in hand. Large business is not attracted to communities that don't have an adequate supply of affordable housing. This perpetuates the economic clash in society. The returns on most kinds of wealth and capital have not been greater than overall economic growth... haven't been contributing to income. The one exception is housing.

According to Mathew Rognile, MIT economics grad student, Capital income may be displacing labor income if you count housing. "Surging house prices are almost entirely responsible for growing returns on capital, which means that rising housing prices may be chiefly responsible for rising inequity in society.

The real question is, "Who gets to control growth and tax revenues?" Clark County has an evolving economy and sadly, agriculture is not in the big picture. The present comp. plan decimates the rural tax base forcing industry into the cities. It is unsettling to think that rural property owners should be commandeered to unspecified future demands from the cities to merely use their lands as their pleasure for future access and taxes. The county planners are party to these strong arm tactics that trump property rights.

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