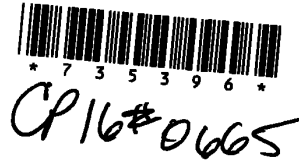


Anderson, Colete

From: NoReply@Clark.Wa.Gov
Sent: Monday, April 13, 2015 9:49 PM
To: Cnty 2016 Comp Plan
Subject: 2016 Comp Plan comments submitted



Following comments were submitted online:

Parcel No: 256720000

Subject: Smaller than AG-20 zoning

Comments:

When we bought our 50 acre farm in 1992 we had the ability to partition it into 5 acre parcels. Part of the appeal of the farm was that we could have our children stay in the area and build a home if they so desired. Also there was an emergency plan built into the property in a time of financial distress such as in 2008. These two points were carefully thought out at the time of our purchase. When the Growth Management Plan of 1994 came into being we tried to divide our land like so many in Clark County. The cost would have been about \$15,000, but there was no guarantee it would be processed because of the uncertainty of a moratorium by the county. That was a lot of money to gamble with, so we did not get it divided.

Basically we lost a large value in our property. In 2009 we had the economic distress as did everyone else. We were forced to sell part of the farm to maintain the rest. But because of the 1994 plan the smallest we could sell was 20 acres, and at about the same price as a 5 acre lot would have sold for. We now have 30 acres, but can do nothing with it, except have a small tree farm. Alternative 4 would at least bring our AG-20 lot closer to what it was when we purchased it. We are surrounded by mostly 5 acre lots both rural and agriculture. Agriculture on 30 acres is very difficult. (We had a neighbor call us to stop running a tractor in the field one night before a rain storm. We were in the middle of the field and it was too noisy for them. That was when we still had 50 acres.) Please consider Alternative 4 to bring our area back into conformity and possibly back to its original zoning.

Submitted by:
Steve & Denice Wisniewski

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