

**Anderson, Colete**



**From:** Tweet <tweetfamily@comcast.net>  
**Sent:** Tuesday, October 20, 2015 9:33 AM  
**To:** Cnty 2016 Comp Plan  
**Cc:** margaret Tweet  
**Subject:** Input for public hearing on GM plan Tuesday Oct 20, 2015

For the Oct 20 Public Hearing on the Growth Management Plan Tuesday Oct 20, 2015  
From Margaret Tweet, Citizen, Camas, WA

It is unclear what comments citizens are allowed to make on what topics, and what comments may not be included in the record. What is classified as a "general" comment? What comments will be stricken from the record? How have potentially affected owners been notified via a mailing? Please consider the following

**A grandfather clause** to allow longtime property owners the use options they had when they purchased the property, as other counties have done

**1 Smaller lot sizes and ability to divide. Yes.**

At a town hall held recently, one citizen explained that they had a 20-acre parcel and were not able to divide the lot for any reason, including for family members. If a resident owns property, they should be able to pass it on in parcels to family.

**Family caring for family-** Proximity is important when caring for children or aging family members. Allowing for dividing lots allows families to care for one another through various phases of life. A permit to place a mobile home has to wait for a disability to occur. What if a mobile home isn't suitable or desired for housing? It is much harder to accomplish anything if a medical hardship occurs. This Plan does not adequately consider caring for family, and passing on a place to live for future generations. Family could move in to help out, then be forced out of the home since there is no way to divide the parcel in smaller lots. Large families require more lots. The plan needs to be flexible. Family gardens are a valuable source of natural food fostered in rural areas.

**Medical and/or economic hardship** may require selling a portion of a property to save the rest, or a family business. The county should not prevent families and business from dividing a property in order to keep the business going, and keep a house.

**Small businesses often require space-** Smaller lot sizes allow for more and varied small businesses to start in Clark County, supporting residents with jobs. Whether it is a repair shop, a small farm or garden, or another sort of small home based business, the county should allow for such start up efforts, not prevent it. Small farms can either support a family or have enough to share. It needn't be commercial to be a farm that is feeding the community healthy produce. Small farms can be commercially viable.

**Stricter than state requires?** Over-regulation stifles growth and jobs. Opportunity fosters creative growth. Please keep Clark County rules no stricter than state requirements. If the state and the courts do not require 5-acre minimum lot sizes, neither should the county.

**Housing-** Smaller lots provide more housing opportunities Affordable housing requires available land

**Ridgefield and Washougal** increase residential zoning- Yes

**TriMountain Golf Course-** The county has taken years of losses when Ridgefield could not keep the golf course Will transfer to city limits mean transfer of any future profits away from county and to the city?

Alternative 4 offers the most flexibility for improving job and housing opportunities in Clark County

Overall, property rights should be respected, and communications kept open for input Public outreach with residents is vital, and any rules on how and when comments are allowed to be clearly communicated. Thank you for your consideration.