



susan rasmussen

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Re: Comments on Mar 25 Comp. Plan proposed changes

Hello Jim Carol and David,

I see a pattern prevalent in this discussion that suggests:

1. Growth is bad and out of control.
2. Growth is experienced at the pleasure of the cities.
3. Growth is controlled by the cities.
4. Domination of one culture over another

You can't rewrite history. Rural growth has already occurred as evidenced by the many parcelizations. Frequently, you see more parcels than expansive fields. These parcels are historic and were founded from rural culture. A farmer would sell 2.5 acres to a newly married daughter. An acre was sold to finance a new well or a Hawaiian holiday. The farmers were inventive and used their land as their bank.

They always sold the least productive land so it wouldn't impact their operations. They were entrepreneurs and employed early versions of "cluster developments." It is an injustice to label them developers. The farmers established these lots with formidable plans..their own comprehensive plans. There was management and oversight. These lots are not the result of sprawl, as suggested here.

The 1954 USDA farm census speaks to the low cash sales of county farms, in relation to comparable counties. The census elaborates and attributes the low sales to the predominance of "very small farms". Most farmers relied on those farms as supplemental incomes. Not surprisingly, the same holds true today (2012 USDA census)

There is nothing to prevent a jurisdiction from purchasing several small parcels and combining them to create one larger parcel. It is not convenient and a cost-efficient method for them. It is not reasonable to burden a landowner with maintaining a large lot merely for their convenience.

It isn't reasonable for a landowner to sit on the land for 20 years without options, as evidenced by the county imposed Urban Holding and Urban Reserve overlays. The cities and the county have clearly abused the overlays and used them as moratoriums at the expense of the landowner. This is illegal. The sale of a lot from a land division here has the potential to generate more tax revenue, create jobs from the building of a new home, etc. More importantly, it is a lost opportunity to respect private property rights and stifles rural growth.

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