



> the takings category when all rural and resource zoned  
> land cannot divide unless a cluster is used, with the  
> remainder lot locked up forever. The loss of revenue  
> to the landowner is excessive and the Washington  
> Attorney General cautions counties from doing this  
> type of regulation. The county staff is tricking the  
> landowners into thinking a Cluster ordinance is a good  
> thing. Landowners would like it for an option to consider,  
> beyond the regular land division in a zone. But, the  
> proposal in the 2016 Plan is to REQUIRE that to create  
> another parcel, the owner can ONLY CLUSTER. This means  
> if a landowner has 20 acres and wants to sell their land to  
> someone who wants to start a farm or forest operation on ten  
> acres, they will not be able to do so. Instead, the  
> lots must be broken up into one or two 1 acre lots and the  
> rest preserved forever. This places a heavy financial  
> burden on the landowner and does nothing to create a  
> diversity of housing, increase economic opportunity, provide  
> opportunity to live and work in the rural area, and  
> preserve the character in the rural and resource lands of  
> Clark County.  
> CCCU,  
> Inc asks the Councilors to reverse the proposed Cluster  
> Ordinance and remove it from the Comprehensive Plan, along  
> with returning Alternative 4 to it's rightful place in  
> the Plan.  
> It would be better to not have a  
> cluster ordinance at all, than to have such a restrictive  
> one.  
> Sincerely,  
> Carol Levanen, Exec. Secretary Clark County Citizens United, Inc. P.O. Box 2188 Battle Ground, Washington 98604  
>