

O'Donnell, Mary Beth

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CP16#0390

From: Euler, Gordon
Sent: Thursday, October 30, 2014 10:55 AM
To: 'rsfern@copper.net'
Cc: O'Donnell, Mary Beth
Subject: RE: question

Sandra:

Thanks for the email.

Every property in the county has a comprehensive plan designation and zoning that implements it. We have two forest designations, Forest Tier I and Forest Tier II, which are implemented by FR-80 and FR-40 zoning, respectively. FR stands for Forest Resource.

There are two things being proposed for the 2016 comprehensive plan update with regard to forest lands:

- 1) A proposal to have a single comprehensive plan designation, (F), implemented by the same two zones (FR-80 and FR-40).
- 2) A proposal to reduce the minimum parcel size for lands zoned FR-40 from 40 acres to 20 acres; there would be a new FR-20 zone created that would be applied to all lands that are now zoned FR-40. If this proposal goes forward, we may require folks who are eligible to subdivide to create cluster lots. There would be no requirement to subdivide, but the option would be there for some property owners with larger parcels. The downside to this is that property taxes would increase; land economics are such that two 10-acre parcels are worth more than a 20-acre parcel, for example.

I hope that helps. Let me know if you have other questions.

Gordy Euler
Clark County Community Planning

From: Cnty 2016 Comp Plan
Sent: Thursday, October 30, 2014 9:43 AM
To: Euler, Gordon
Cc: O'Donnell, Mary Beth
Subject: FW: question

Gordy:

Can you please respond to these questions and CC: Mary Beth for the index?

*Thank you,
Marilee*

From: rsfern@copper.net [mailto:rsfern@copper.net]
Sent: Wednesday, October 29, 2014 10:18 AM
To: Cnty 2016 Comp Plan
Subject: question

I am not real clear on what FR-2, my current designation, and FR the proposed designation is. In what way would it change? What does FR stand for? Thanks for your help in making me understand what your proposal is.
Sandra