

O'Donnell, Mary Beth



From: Euler, Gordon
Sent: Thursday, October 30, 2014 11:01 AM
To: 'tobygabbert@yahoo.com'
Cc: O'Donnell, Mary Beth
Subject: RE: FR-2

Toby:

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. Since you have only 0.5 acres, there will be no benefit for you from the change. For folks that will have enough property to subdivide, 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: Toby Gabbert [<mailto:tobygabbert@yahoo.com>]
Sent: Thursday, October 30, 2014 9:31 AM
To: Cnty 2016 Comp Plan
Subject: FR-2

I am currently in comprehensive plan fr-2 and proposed comp plan to FR, I figured out my zoning, from fr-40 to fr-20 and with a 1/2 acre this should not affect me. I could not figure out or find anything on my comprehensive designation or what fr-2 change to FR will affect me. Could you please explain it as i am not able to attend any scheduled meetings. Thank you D.E.Gabbert