

Schroeder, Kathy



From: Nita Countryman <ncountr@pacifier.com>
Sent: Thursday, September 17, 2015 12:40 PM
To: Cnty 2016 Comp Plan
Cc: Rusty Countryman
Subject: Citizen comments -- Countryman family -- on 2016 update to Comprehensive Growth Management Plan

Dear Planners:

Here, below, are citizen comments on the 2016 Comprehensive Growth Management Plan Update for Clark County, submitted by Byron and Nita Countryman on September 17, 2015.

We are owners of tax lot 205450000 (21 acres), east of Hockinson, a parcel of the original 160-acre Ahola Homestead. Current zoning on this forest land – since the 1994 ruling -- is for a 40-acre minimum lot size.

Of the 21 residential lots adjoining this 160-acre homestead, all but two are between 2.5 acres and 7 acres in size. (The two exceptions are 10 acres and 29 acres.)

The owners of the tracts on the Ahola homestead should be allowed to divide our land into lots comparable in size to those properties that adjoin our land--if we so choose.

Eight Ahola family members (direct descendents of Al and Ruth Ahola) own the homestead property comprising ELEVEN tax lots, only one of which is over 40 acres. The one lot that is more than 40 acres is co-owned by three sibling sisters; the co-ownership of this lot (49 acres) is just a stop-gap measure, caused by the current restrictions which prevent the three sisters from legally dividing their owned acreages into three individual lots. Overall, we siblings wish to have the legal option to sell or gift some acreages to our children or grand-children. A reduction from the 40 acre minimum lot size would help to ameliorate our situation.

Our recommendation: For the Forest areas immediately east of Hockinson, zoning as a 5 acre minimum makes sense. Perhaps, a 10 or 20-acre minimum Forest zoning is practical in commercial forest areas of North Clark County. However, a 20 or 40 acre parcel is rare in the Hockinson area—as has been already noted by Clark County planners. We feel the Growth Management Plan should consider each parcel by neighborhood density when zoning for Forest Reserve. As noted above, many lots surrounding the Ahola homestead are currently in 5-acre size, or less. In fact, the predominant parcel size of properties surrounding the Ahola homestead quarter section had been 5 acres *before* the Growth Management zoning changes of 1994.

A 5 acre minimum lot size would be the best – and most equitable -- option for the family-owned forest properties east of Hockinson.

Sincerely,

Byron and Nita (Ahola) Countryman

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