

**Schroader, Kathy**



**From:** Nita Countryman <ncountr@pacifier.com>  
**Sent:** Friday, November 20, 2015 10:16 AM  
**To:** Cnty 2016 Comp Plan  
**Cc:** Rusty Countryman, Orjiako, Oliver, Tilton, Rebecca  
**Subject:** Citizen comments on the 2016 Comprehensive Growth Management Plan Update -- re Ahola Homestead

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Dear Planners:

Here, below, are our "citizen comments" on the 2016 Comprehensive Growth Management Plan Update for Clark County, submitted by Byron and Nita Countryman on November 20, 2015 -- in advance of the public hearing planned for November 24, 2015.

We have been following the progress of the meetings covering the Growth Management Plan Update. To date, we feel that our concerns have not yet been integrated into any of the options under consideration. Here below is our situation and our related recommendations for the update of 2016.

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. However, 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 current land-owners on the Ahola homestead property are descendants (family) of the original homestead farmer, Eli Ahola, who established the homestead in 1896. We should be allowed to divide our land into lots comparable in size to those properties that adjoin our land--if we so choose.**

The homestead property is comprised of 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.

**Our recommendation: For the Forest areas immediately east of Hockinson, zoning as a 5 acre minimum makes sense.** 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. 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 Plan 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—particularly for those families who have owned their land prior to the 1994 ruling.**

Sincerely,

Byron and Nita (Ahola) Countryman

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