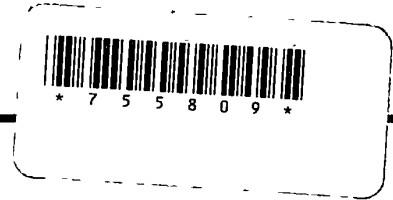


Schroader, Kathy



From: Euler, Gordon
Sent: Tuesday, January 12, 2016 3 15 PM
To: 'Steve Nylund'
Cc: Orjako, Oliver, Alvarez, Jose, Schroader, Kathy
Subject: RE Request for FR10 zoning for Prop ID 248067000

Steve

Thanks for getting in touch I can tell you what happened, but not why

Parcel 248067000, the parcel below, is a 40-acre parcel currently zoned FR-40. One proposal for the comprehensive plan update was to consider reducing the minimum parcel size for FR-40 to 20 acres (i.e. FR-20). That was in a proposal discussed as Alternative 2 of the draft environmental review process. Councilor Madore created an Alternative 4 map last April that proposed the parcel to be FR-20. Councilor Madore proposed a revised Alternative 4 map in late October that left the parcel as it currently is (FR-40). The 'preferred alternative' map on-line was adopted by the Board in late November, and will be the subject of final environmental review process.

Let me know if you still have questions

Gordy Euler
Clark County Community Planning

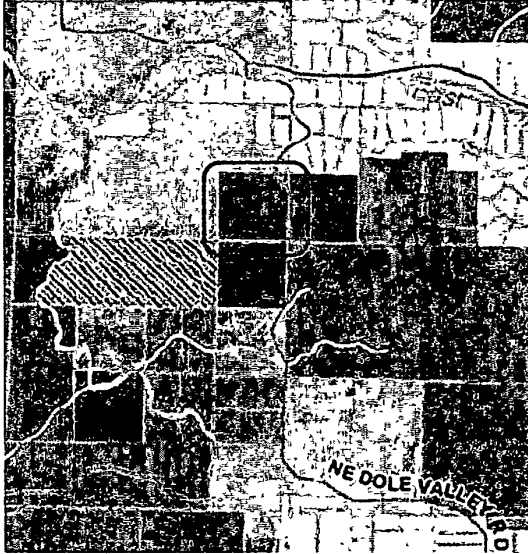
From: Steve Nylund [<mailto:steve@deltamotion.com>]
Sent: Tuesday, January 12, 2016 10:39 AM
To: Euler, Gordon
Subject: FW: Request for FR10 zoning for Prop ID 248067000

Hello Gordon,

Back in April, I sent the email below to the Planning Group requesting a 10 acre zoning for my property. (I had already received a notice that it may be converted to 20 acre zoning which I was happy about)

So I was rather surprised to see that it appears to be back to FR40 in the latest Proposed Preferred January 2016 Zoning plan

026881



Can you explain what happened? I'd really like to see it back at least to FR20—as I explained in the attached PDF, the surrounding property is overwhelmingly smaller lots—mostly 5 acres or less

Thank you,
Steve

From: Steve Nylund

Sent: Monday, April 06, 2015 7:36 PM

To: comp.plan@clark.wa.gov

Cc: david.madore@clark.wa.gov; jeanne.stewart@clark.wa.gov; tom.mielke@clark.wa.gov

Subject: Request for FR10 zoning for Prop ID 248067000

To: Clark County Planning Group

CC: Clark County Commissioners

Date: April 6, 2015

RE Request for FR10 zoning for Prop ID 248067000

Please accept the attached letter as my formal request for a FR10 zoning for my property (ID# 248067000) as an improvement to the FR20 proposed

I would also like to lend a voice in support of Alternative 4 and would ask that you carefully consider the suggestions by the Clark County Citizens United group. Although I'm not familiar with the specific changes that are suggested, I do think that it is fair to avoid penalizing those who did not divide their property quickly enough if they are in an area that is generally made up of smaller lots.

Downzoning rural property is important for a number of reasons. First, for many older folks, their property is their main asset, and being able to sell a portion of their property may allow them to stay in their home and be financially independent in their later years. Second, being able to divide the property among their children/grandchildren can be critical to keeping the land in the family. Third, keeping a supply of rural home sites on the market will keep prices steady and building sites affordable.

I think this third reason is the most important, since growing families should have the option to live on a small acreage home site, and enjoy gardening or raising a few animals, or simply just so their youngsters can have fun building forts in the woods! I certainly enjoyed that, as did my children and I'd like my grandchildren to have that opportunity as well

The concerns about a boom in rural expansion are far overstated, in my opinion. The additional legal lots will be developed slowly over time to meet demand, most landowners are in no hurry to develop, even though the option is very important to them

Thank you all for your work on this Comprehensive Growth Management Plan and if possible, please respond favorably to my specific request in the attached letter

Best regards,
Steve Nylund
19712 NE 174th Street,
Brush Prairie, WA 98606
360-896-4161, Cell 360-635-8086