

May 19, 2016



Special Legal Council

I have 25 Acres just outside UGA

Since 1994, the predominate lot size is 2 1/2 acres + less. I was zoned Ag 20.

I can't divide into even a 20+5 but should be able to divide into 2 1/2 A.

Too much of the County is forest 80+40 or ag 10 or 20 + can't divide. not fair

Emotions + feelings are mostly ~~sw~~ ruling the opposition against opening lots in rural area as they say roads aren't adequate, small acreages won't produce at much, not enough water + will pollute too much, + destroy timber production and farmland.

Professionals have facts + proven the opposite, septic tanks less pollution than public sewer + the water recharges to ground. Timber can be managed + logged down to 1 acre parcels.

PUD has plenty of water for 60 years. 2 1/2 acres produce 500 much + people can live in a park every day

The rural Clark County has <sup>approx</sup> 320,000 acres + if we could put 8000 lots, that would be 1 house for 40 acres + the 8000 lots wouldn't be built for probably the next 20 years.

That's not urban sprawl!! Urban Clark County has approximately 55,000 acres. I can't put 2<sup>nd</sup> house or divide my 25 acres into 2 1/2 A parcels because they say - roads aren't adequate,

- can't break up the farms.
- not enough water
- septic will pollute too much, septic systems are engineered today to work in most soils but didn't 40 years ago.

I live on Ward Rd. between 99<sup>th</sup> + 119<sup>th</sup> St. and I can't put 2<sup>nd</sup> house or divide into 2 1/2 A and now in the last year 4 subdivisions are ~~not~~ started,  
1-12 units on 2.2 acres      1-77 lots on 13 A.  
1-147 lots on 24 A.      1-113 lots on approx 10,000 sq. ft. lots

This is within 2 1/2 miles of my place, page 2  
where's the water, where did the farms go, no pollution,  
\* how come Ward Rd ~~wasn't~~ or isn't adequate for  
my 2<sup>nd</sup> house??

From where I live on Ward Rd. to the west to 503  
+ between 99<sup>th</sup> St + 119<sup>th</sup> St. in the last 2-3 years to  
present, 2016, there's about 8-10 subdivisions of 100 plus  
lots each + several smaller, plus the 240 unit Rock Creek,  
apartment  
Talk about Urban sprawl!!!

What about the roads, farms, water, pollution?

This is pretty unfair as we cannot even have a  
family enjoy the rural area + help us as we're getting  
too old to keep up with all the work + you can make  
a living on 10-20-40 acres farming.

Carol Levanen has submitted so many honest facts  
over the years, so let's go by facts + truth + proven  
accomplishments.

~~lets~~ lets be fair to  
urban + rural property owners

Sincerely submitted,  
John Matsu

just think. rural areas

Ward Rd to 503

99<sup>th</sup> to 119<sup>th</sup> + along Ward

roughly 1500 units going in on approximately

1 1/2 mi

3840 acres

320	640
320	640
320	640
320	640

4 mi

plus the rest of county's rural  
areas