

Greg EK, ~~Greg EK~~

2-21-14

To our county commissioners :

I would like to use this letter to voice my opinion as a landowner. I am 50% owner of 3 parcels of land zoned FR-80 in the Dole Valley area. The parcels are also part of a mining overlay zone. (Tax lots #251000, #250987, & #250991). I understand you are considering lowering minimum lot sizes on FR40s, AG20s, and perhaps allowing cluster developments. It is my hope that if this does happen, FR80s will not be left out. I understand that my property taxes could go up as a result. I am fine with that since the value of the property will also go up. In my opinion there is almost no benefit to anyone to have property zoned more than 20 acres. The taxes would still be affordable if we chose not to take any property out of Forestry (or Ag or Open Spaces in some cases) for a homesite. If we did take some out that would be to sell or build. The benefits would be not only to landowners but to all the public because it would create more opportunities for property sales and good building sites. It would be a boost to the economy, especially in the stagnant north county. As I drive around the county I see many houses built on undesirable lots because the restrictive zoning has forced it. Our property has good county road frontage, is relatively flat with many good building sites, and borders many smaller lots ranging from 1 acre to 20 acres.

As far as the mining overlay, we do not intend to pursue mining. The logistics of the site make it cost prohibitive to truck gravel the distance needed for a customer base.

Sincerely, *Greg EK*

Greg EK



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