

**O'Donnell, Mary Beth**

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CP16# 0440

**From:** Steve Nylund <steve@deltamotion.com>  
**Sent:** Wednesday, November 12, 2014 10:27 AM  
**To:** Cnty 2016 Comp Plan  
**Subject:** Growth Plan Update - Prop ID: 248067000  
**Attachments:** Proposed Zoning Change for Prop ID 248067000.pdf

**Clark County Planning Group,**

I received a notice of a proposed change in zoning from FR-40 to FR-20 that would apply to my tree farm in the Dole Valley area (ID# 248067000).

I want to convey my strong support for this proposed change in zoning. This property is a family tree farm, and the proposed zoning will give my family more options in the future, especially if one or more my children would like to live on the property someday.

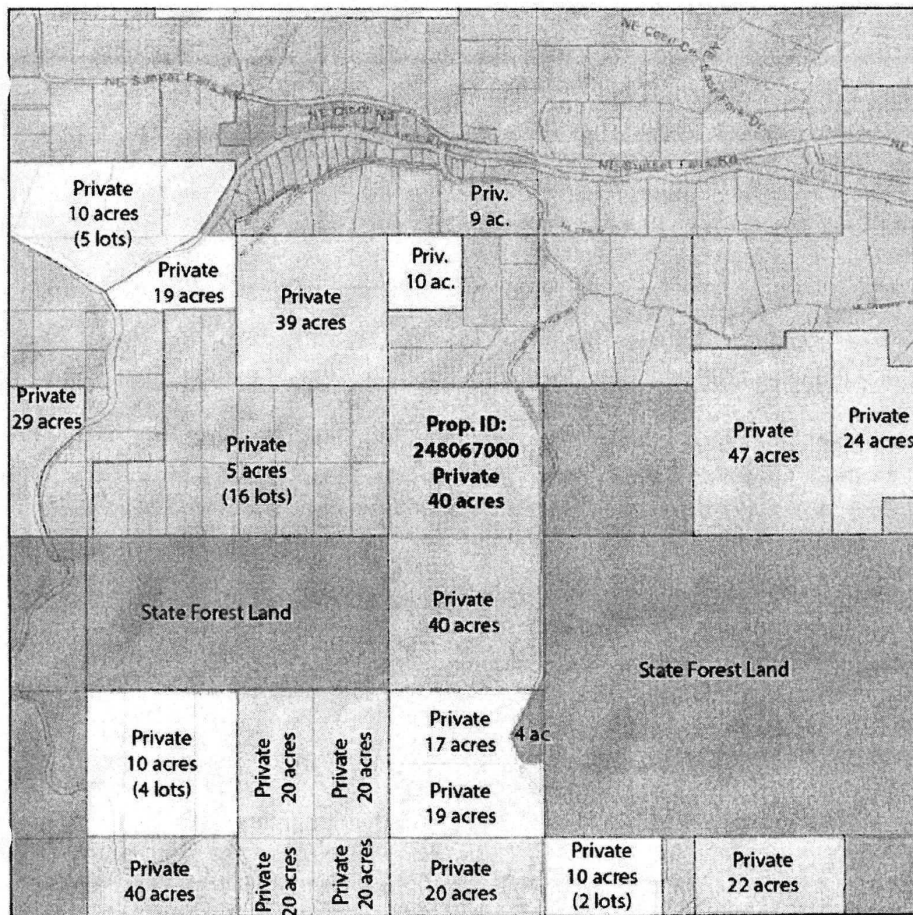
When I looked at the private parcels that are at least 50% contained within a nine square mile area centered on my property (see map below and attached), I counted the following:

40 acres or more	4 parcels including mine (from 40 to 47 acres – orange on map)
20 to 39 acres	9 parcels (from 20 to 39 acres – blue on map)
10 to 29 acres	15 parcels (from 10 to 29 acres – yellow on map)
Less than 10 acres	more than 130 parcels (down to 0.41 acre – green and violet on map)

Since there are so many small parcels in the immediate area, a smaller designation would be appropriate. In fact, 5, 6, or 10 acres would be an even better designation for this property if that were possible. (Six acres might be the perfect size for a micro tree farm, allowing for a home site and five acres in forest). However, FR-20 is much preferable than FR-40 and I appreciate and support this decision.

Thank you all for your work on this Comprehensive Growth Management Plan.

Best regards,  
Steve Nylund / Manager  
SJN+ LLC (Steve and Julie Nylund family tree farm)  
19712 NE 174<sup>th</sup> Street,  
Brush Prairie, WA 98606  
360-896-4161



Map showing properties that are at least 50% contained within a nine square mile area centered on parcel 24806700:

Color	Size	Number of parcels
Orange	40 acres or more	4 parcels (from 40 to 47 acres)
Blue	20 to 39 acres	9 parcels (from 20 to 39 acres)
Yellow	10 to 29 acres	15 parcels (from 10 to 29 acres)
Green, Violet	Less than 10 acres	more than 130 parcels (down to 0.41 acre)
Brown	N/A - Not Private property (State Forest Land)	

