

**O'Donnell, Mary Beth**

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CP16#0456

**From:** Fulton, Mike <Mike.Fulton@iberdrolaren.com>  
**Sent:** Monday, November 17, 2014 6:39 PM  
**To:** Cnty 2016 Comp Plan  
**Cc:** alison fulton (fulton06@comcast.net)  
**Subject:** 2016 Comp Growth Management Update

I own two parcels in Clark County impacted by Alternative2: Parcels number 190247000 and 190248000. These parcels are adjacent to residences with larger lots that are part of Mettler Manor, a cluster of homes on the west side near the southern boundary of Ridgefield.

These parcels, originally one lot, were segregated as part of the Mettler Manor cluster on July 17, 1991 into 10 acre lots. However, they are located in the AG-20 designation and possibly only one lot is buildable.

The economics of working a 20 acre farm with minimal water supply have changed over the years. Local farmers were able to make a good living on their larger farm parcels in the years before large farming operations changed the market value of products being sold locally. Mass production and economies of scale from the larger operations, including those who import their goods for sale locally, has made it economically unviable for a small, local farmer holding twenty acres to truly utilize the land for commercial farming and be able to sustain themselves. The value of leasing these parcels to a large producer (since farming on our own would be too costly to make any profit, as discussed above) barely covers the cost of the current property taxes and insurance, making the land almost valueless to the owner as an agricultural property.

A designation of R-5 would allow for a greater relief of the anticipated growth in Clark County and is commensurate with the residential properties in Mettler Manor. As a result, I recommend that the land be designated as 5 acre parcels, similar to the zoning designation directly south of Mettler Manor and just north of 179<sup>th</sup> Street and west of NW 61<sup>st</sup> Avenue.

Best regards,

Mike Fulton  
6214 NW 179<sup>th</sup> Street  
Ridgefield, WA 98642

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