

O'Donnell, Mary Beth

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CP16#0470

From: Jim Hanna <jimhanna@qwest.net>
Sent: Tuesday, November 18, 2014 4:09 PM
To: Cnty 2016 Comp Plan
Subject: Parcel #264819000

Comments regarding the Clark County Comp. Plan:

Our property is very close to the Fargher Lake Rural Center. An access road (Fargher Lake Dr.) provides easy access into the property off of State Highway 503. Fargher Lake Drive also provides access to three owner-occupied residential parcels contiguous to the West property line of our property. Two of the parcels are on 2.5 acres. There are also residential properties contiguous to the North property line and in the surrounding area of the designated Fargher Lake Rural Center.

We realize that county planners are proposing an FR-20 zone for our parcel. This was the zoning when we purchased the property 40 years ago. Later it was changed to FR-40, which was a short sighted decision and without our consent. The FR-20 zone will bring the zoning back to where it was 40 years ago. This area has changed considerably over the past 40 years and there will be demand for smaller parcels especially in the vicinity of the newly designated Fargher Lake Rural Center. If you intend to cluster development in and around the Fargher Lake Rural Center, it would be logical to encourage the availability of smaller parcels in close proximity of the Fargher Lake Rural Center. This rather than have development spread further out rather than having it concentrated in the Rural Center vicinity.

For all these reasons, we request that parcels, including our own, in close proximity to the Fargher Lake Rural Center need to be designated an R-5 zone.

Thank you for considering our comments and we are hopeful that you will take them seriously into consideration.

Sincerely,
James W. Hanna (owner)
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