

O'Donnell, Mary Beth

From: Vonnie Sheadel <vsheadel@gmail.com>
Sent: Friday, March 27, 2015 4:56 PM
To: Cnty 2016 Comp Plan
Subject: In favor or Alt 4 planning



CP16#0589

Thank you for the opportunity to express our excitement over the alternative 4! It has positive effects for us in many ways. It makes so much sense to make the planning realistic to what is already existing in the area!

SPECIAL REQUEST

Rural 2.5 : South of 219th Street E of 50th Ave

We have a 3 A parcel **193058000** that we bought from CC tax auction in 2010. We could see that it was landlocked before the purchase, but knew an adjacent owner. We could not have foreseen, however, that it was an illegal lot. That 2010 tax foreclosure on only a portion of the 13A property Mr Fleming owned (193125000) in R-20 created 2 illegal lots. It was a great disappointment to find that we could not get a building permit for it. **We purchased the property in good faith from the government.** If it was changed to R 2.5 it would allow us to have use of it. We have an agreement with the owner of 20713 NE 50th Ave to sell us an easement across the side of their property. There are other neighbors in the area that I know would be happy with a 2.5 zoning as well.

In favor of R-5

If R-2.5 isn't an option for this parcel, R-5 would suffice. Mr. Fleming would be able to sell us 2 of his acres and then both will be in compliance instead of both being illegal! 2.5 would be preferred, however so that we wouldn't have the added burden of additional property transaction for both parties.

In favor of F-10 AND cluster development: West of Amboy North of NE 399 Street

We own 3 adjacent parcels: 18206, 18112 and 18214 NE 399 street. 28A, 2A and 8A respectively. Two of these parcels were **non-compliant in F-20 when we purchased them.** We have 3 adult children. It has been our dream that we would be able to provide a home for us and each of our children while maintaining the natural forest and beautiful park-like setting. Right now we rent the houses for our retirement income. It would be a dream come true to be able to divide the 28A parcel into 2 and have a cluster development on 1. **Then we could have our family there and still have income properties--leaving the forest as it should be.**

Cluster development is a logical solution to make it affordable for landowners to maintain large areas of forest and agricultural lands.

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