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CLARK COUNTY
WASHINGTON



CP16#0623

COMMUNITY PLANNING

May 14, 2015

SJN+LLC

ATTN: Steve Nylund
19712 NE 174th St
Brush Prairie WA 98606

RE: Acknowledgement of request for consideration through the 2016 Comprehensive Plan Update for Tax Serial number(s): 248067000

Dear Mr. Nylund:

Thank you for your interest in the Clark County Planning process. We have received your letter dated April 6, 2015 requesting your property be considered for a comprehensive plan and zoning change through the 2016 Comprehensive Plan Update process.

Your request appears to involve an amendment to Alternative 4. In that alternative the adjacent properties to the west of the properties identified above are proposed to go from an FR-40 to an FR-10 designation. The properties described above are proposed to go from FR-40 to FR-20. Any amendments to Alternative 4 will be made by the Board of County Councilors.

For more information on the proposals under consideration for the 2016 Comprehensive Growth Management Plan update please visit our web page at: <http://www.clark.wa.gov/planning/2016update/index.html> and subscribe to our Comprehensive Growth Management Plan email list where we will be sending out press releases and meeting notices. You can also look to your local newspapers for press releases and meeting notices.

If you have any questions or concerns please contact Jose Alvarez, Planner III, at 360-397-2280 ext. 4898. Again, thank you for your interest in the Planning process.

Sincerely,

Oliver Orjiako, Director
Community Planning

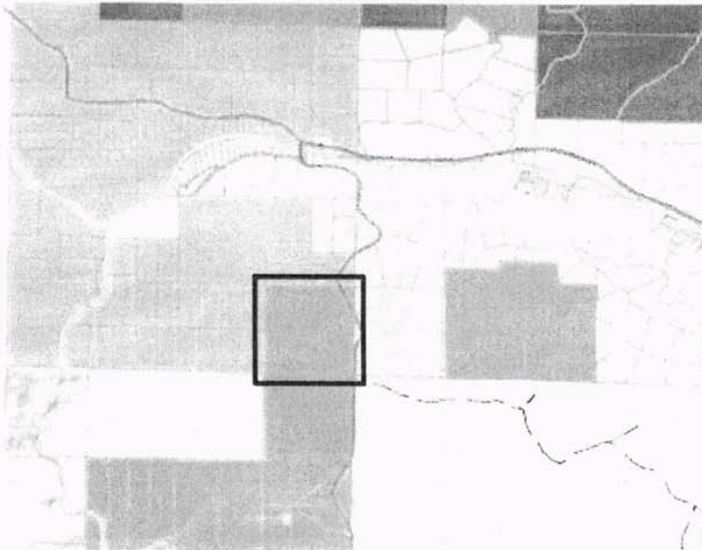
To: **Clark County Planning Group**

CC: Clark County Commissioners

Date: April 6, 2015

RE: **Request for FR10 zoning for Prop ID 248067000**

After careful review of the proposed zoning changes, I respectfully request an FR10 zoning for my property (248067000) instead of the FR20 proposed. As shown on the Alternative4_FR_Zoning.pdf map, this would be a fair and equitable zoning:



One can see that almost all of the private land parcels in the area are smaller than 10 acres. In fact, in a nine square mile area centered on my property, I counted more than 130 parcels of less than 10 acres, and only 16 parcels greater than 10 acres (before rezoning). And this not surprising—this property is about the same distance as the town of Yacolt from NE Lucia Falls Road.

This property is a family tree farm, and the 10 acre 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. This could be the deciding factor to keep the property in the family.

Thank you all for your work on this Comprehensive Growth Management Plan and I hope you respond favorably to my request. But if a FR10 zoning is not possible, please implement the FR20 zoning. If you have any questions, please contact me.

Best regards,

Steve Nylund / Manager

SJN+ LLC (Steve and Julie Nylund family tree farm)

19712 NE 174th Street,

Brush Prairie, WA 98606

360-896-4161, Cell 360-635-8086