May 19, 2016

Special Legal Council

I have 25 Acres just outside U.S.A.
Since 1994, the predominante lot size is 2 1/2 acres + less. I was zoned Ag 20.
I can't divide into even a 20 + 5 but should be able to divide into 2 1/2 A.

Too much of the County is forest 80 + 40 or ag. 100 20 + can't divide, not fair
Emotions + feelings are mostly. Ruling the opposition
5 way against opening lots in rural area as they say roads aren't adequate, small acreages won't produce at much;
not enough water + will pollute too much + destroy timber production and farmland.
Professionals have facts + proven the opposite, septic tanks less pollution than public sewers + the water recharges to ground. Timber can be managed + logged down to 1 acre parcels.
PHO has plenty of water for 60 years.

The Rural Clark County has 320,000 acres + if we could put 2 1/2 acres produce 1 house for 40 acres + 2 1/2 acres for 8000 lots, that would be 1 house for 40 acres + 8000 lots to 8000 lots. That would be 1 house for 40 acres + 8000 lots. That would be built for probably the next 20 years. Wouldn't be built for probably the next 20 years.

That's not urban sprawl!!

Urban Clark County has approximately 55,000 acres.
I can't put 2 1/2 houses or divide my 25 acres into 2 1/2 A parcels because they say roads aren't adequate;
- not break-up the farm;
- not enough water;
- septic will pollute too much, septic systems are engineered today too work in most soils but didn't 40 years ago.

I live on Ward Rd. between 99th + 119th lot and I can't put 2 1/2 + house or divide into 2 1/2 A and now in the last year 4 subdivisions are still started,
1-12 units on 2.2 acres
1-77 lots on 13 a.
1-147 lots on 24 a.
1-113 lots on approx 10,000 sq. ft. lots.

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This is within 2½ miles of my place. Where’s the water, where did the farms go, no pollution, & how come Ward Rd wasn’t or isn’t adequate for my 2nd house??

From where I live, on Ward Rd, to the west to 503 + between 99th St + 119th St, in the last 2-3 years to present, 2016, there’s about 8-10 subdivisions of 100 plus lots each & several smaller, plus 240 unit Rock Creek apartment Talk about urban sprawl!!!

What about the roads, farms, water, pollution? This is pretty unfair as we cannot even have our family enjoy the rural area & help us as we’re getting too old to keep up with all the work + you can make a living on 10-20-40 acres farming.

Carol Levanen has submitted so many honest facts over the years, so let’s go by facts + truth + proven accomplishments. 

Sincerely submitted,

Let’s be fair to urban + rural property owners

John Matson

Just think, rural areas
Ward Rd to 503
99th to 119th + along Ward

Roughly 1500 unit going in on approximately
1½ mi 3840 acres
plus the rest of County’s rural areas

320, 640
320, 640
320, 640
320, 640
4 mi