

From: [Sonja Wiser](#)
To: [Bart Catching](#); keith@fbrrealty.com; [Jose Alvarez](#)
Subject: FW: Request for rezone from R1-10 to R1-6 during the 2025 Comprehensive Plan Update process
Date: Tuesday, November 28, 2023 12:52:00 PM
Attachments: [Rezone request for the 2025 Comp Plan Update.pdf](#)

Dear Keith & Sharon:

Thank you for your comments related to the 2025 Comp Plan. Your comments have been forwarded to staff and will be added to the 2025 Comp Plan Index of Record. Your name and email have been added to our database to receive future communications related to the 2025 Comp Plan. Please let us know if you have further questions. Thank you.

<https://clark.wa.gov/community-planning/2025-update-public-comment>

From: Keith Pfeifer <keith@fbrrealty.com>
Sent: Tuesday, November 28, 2023 12:31 PM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Subject: Request for rezone from R1-10 to R1-6 during the 2025 Comprehensive Plan Update process

CAUTION: This email originated from outside of Clark County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Sir or Madam;

Please see our request letter attached.

Keith Pfeifer
(360) 921-0991

**Keith and Sharon Pfeifer
102 NW 164th Street
Ridgefield, WA 98642**

November 28, 2023

Clark County Community Planning
PO Box 9810
Vancouver, WA 98666-9810
Via Email and USPS

For the record of the Clark County 2025 Comprehensive Plan Update.

Dear Sir or Madam;

The purpose of this letter is to request Clark County Community Planning change the zone designation of two tracts of land during the 2025 Comprehensive Plan Update process. One tract of land is owned by Keith and Sharon Pfeifer, is located at the above listed address, and is known by Tax ID Number 182141-000. This tract is currently zoned R1-10. We also control through our IRA's an adjacent tract located at 216 NE 164th Street, Ridgefield. This tract is known by the Tax ID Number 182151-000 and is also zoned R1-10. Together these tracts encompass more than 14 acres. We request that both tracts be designated R1-6 during the 2025 Comprehensive Plan Update process.

We believe a zone change is supported by a number of community planning goal and objective changes since these tracts were originally designated Urban Low Density and zoned R1-10. First, the purpose of the R1-10 district was established to "Recognize, maintain, and protect established low-density neighborhoods". Although the subarea near these tracts is still a low-density neighborhood, our tracts are surrounded by the public recreation facilities Fairgrounds Regional Park and the Amphitheatre. And, the area around our tracts is transitioning into a higher density area with several new industrial and high-density residential developments established within the last couple of years.

Nearby industrial and residential development is bringing with it a full range of utilities and community services and facilities that will be available when our tracts are developed. These additional community services and facilities support development of our tracts at a higher density in order to maximize the investment in utilities and infrastructure.

A goal of designating housing near mixed use and industrial uses is to provide housing in close proximity for employees of these businesses. Not many of these employees will be able to afford a 10,000 square foot lot and the housing type associated with such a large lot. However, many of these employees would be able to afford a home situated on a lot developed to the R1-6 standards.

We are in a housing crisis that has prompted a statewide initiative to allow for greater density, smaller less expensive lots, and greater variety of lot and housing types. We think our proposal to change the zoning designation on these two tracts to R1-6 supports all of these goals without undermining local planning goals.

Please consider our request to rezone from R1-10 to R1-6 for both of our above identified tracts of residential land and include our request as part of the record for the Clark County 2025 Comprehensive Plan Update.

Sincerely,

A handwritten signature in black ink, appearing to read 'Keith Pfeifer', with a long horizontal flourish extending to the right.

Keith Pfeifer
(360) 921-0991