

From: [Sonja Wiser](#)
To: [Cnty 2025 Comp Plan](#); katrinapiesch@gmail.com
Cc: [Bart Catching](#)
Subject: RE: Comprehensive Plan Update Comments
Date: Wednesday, May 29, 2024 9:14:38 AM

Katrina, thank you for your comments; I will forward to Bart Catching and add to the Index of Record.

From: Clark County <webteam@clark.wa.gov>
Sent: Tuesday, May 28, 2024 11:55 AM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Subject: Comprehensive Plan Update Comments

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Submitted on Tue, 05/28/2024 - 11:54 AM

First Name

Katrina

Last Name

Piesch

Email Address

katrinapiesch@gmail.com

Phone Number

[3606098353](tel:3606098353)

Address

21808 NE 22nd Ave
Ridgefield , Washington. 98604

Message Subject

Comp Plan Changes

Parcel Number

116390000

Comments

Property ID Number: 116390000

We are respectfully requesting that our property located at 21808 NE 22nd Avenue, Ridgefield, WA 98642 be added to the Clark County Comprehensive Plan Update.

This property is currently zoned as Rural District 5 (R-5) and based on the following criteria we are requesting Rural Commercial or possibly even Light Industrial.

We have been operating our septic service business at this location, but as the business has grown, we no longer qualify for a home business permit due to our number of employees. The location could not be better for a septic service business as it is centrally located to the customer base for this type of service. The property is literally one mile from the I-5/SR502 interchange.

The SR502 widening project concluded in 2016 and it would seem reasonable that on a four-lane highway the zoning should have changed. From Duluth to Dollars Corner many businesses are operating along the corridor including a dredging company, RV storage, a tax service, a fencing company, auto repair, equipment rental, etc., many in R-5 zoning. The speed limit is 50 mph, although most traffic is traveling at a faster rate. The area from the east end of Battle Ground is expanding and moving toward I-5 with their commercial businesses and will tie into I-5 in the future. A reasonable person exiting from I-5 at Exit 11 onto SR502 east bound would assume the zoning was commercial.

From the I-5 interchange onto SR502, the zoning from SR502 south to 179th Avenue has already been rezoned to commercial as well as an area north of SR502 on NE 10th Avenue. It would be reasonable to suggest that this area has business growth potential. In addition, there is a serious lack of affordable commercial real estate in Clark County.

The current mapping for the comprehensive plans extends east from I-5 to the property across SR502 from our location on the north side and one property over. To be included in the plan, the county would only have to extend the map on the south side of SR502 by one property to align with the north side.

We believe that these facts support that our location and possibly those of our neighbors be included in the Clark County Comprehensive Plan.

Respectfully,

Brad & Katrina Piesch
PO Box 1126
Battle Ground, WA 98604
360-609-8353