

## 2025 COMPREHENSIVE PLAN UPDATE

YOUR FUTURE. YOUR VOICE.

## ElS Scoping Input Form May 2024

Please fill out this sheet in pen and drop it in the comment box. Please print clearly!

Name: Katring Piesch  Address: 21808 NE 22nd Ave Pidgefield. WA 98442  Open house location: Ridgefield High School
Comments: See attached
Would you like to be added to our comprehensive plan notification list? If so, please print your e-mail address clearly below.  E-mail address: Katrina piesun again. Com

## Other ways to comment:

- Online comment form: https://clark.wa.gov/community-planning/comp-plan-comments
- Email: comp.plan@clark.wa.gov
- Mail: Comp. Plan EIS Scoping, Community Planning, PO Box 9810, Vancouver, WA 98666

Comments are due by 5pm June 5, 2024

Thank you for your time to participate in EIS scoping! We appreciate your input and will use it to ensure that the EIS contains issues of importance to our community.

For other formats, contact the Clark County ADA Office 564.397.2322 / 711 or 800.833.6388 / ADA@clark.wa.gov

Property ID Number: 116390000

We are respectfully requesting that our property located at 21808 NE 22<sup>nd</sup> 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 I5 with their commercial businesses and will tie into I-5 in the future. A reasonable person exiting from I5 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 179<sup>th</sup> Avenue has already been rezoned to commercial as well as an area north of SR502 on NE 10<sup>th</sup> 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.

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

Respectfully,

**Brad & Katrina Piesch** 

PO Box 1126

Battle Ground, WA 98604

360-609-8353