

May 28, 2024

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 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 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.

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

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