

From: [Sonja Wiser](#)
To: [Cnty 2025 Comp Plan](#)
Cc: [Bart Catching](#); [Jose Alvarez](#); [Oliver Oriako](#); [Jeffrey Delapena](#)
Subject: RE: Comprehensive Plan Update Comments
Date: Friday, May 31, 2024 9:23:05 AM

Dear Kim,

Thank you for your comments. I will forward to staff and add them to the Index of Record.

From: Clark County <webteam@clark.wa.gov>
Sent: Thursday, May 30, 2024 12:11 PM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Subject: Comprehensive Plan Update Comments

EXTERNAL: 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.



Submitted on Thu, 05/30/2024 - 12:10 PM

First Name

Kim

Last Name

Pitts

Email Address

blackjackh@q.com

Phone Number

[360-903-1533](tel:360-903-1533)

Address

21808 NE 22nd Av
Ridgefield, Washington. 98642

Message Subject

Zoning Updates

Parcel Number

116390000

Comments

We are requesting that the property located at the above address be included in the comprehensive plan for rezoning from R-5 to Rural Commercial. The property was purchased with the intent to run a home business for septic and restrooms, Brad's Septic Service. However, it has now grown to the point that the number of employees exceeds the allowable amount.

The lot was purchased from WSDOT after the completion of the widening of SR502 in 2016. The property is located on the south side of SR502 at the 22nd Avenue intersection. Currently the Rural Commercial zoning runs east from 10th Avenue as far as 15th Avenue, so you can see we are just outside of the zoning we need in order to remain operating our business.

We made significant improvements to the property including a large shop with living quarters and office space, a commercial size driveway approach, full six foot chain link fencing and Leyland Cypress trees surrounding the perimeters of the property. As we went through the permitting processes, it was noted by the county that this would be used for business purposes.

There is a serious lack of affordable commercial property in Clark County for our type of business requirements. It would be reasonable to suggest that this area has business growth potential as there are already numerous businesses operating between Duluth and Dollars Corner.

The property is literally facing SR502 which since 2016 has been a four lane highway with speed limits of 50 mph. It would seem that Rural Commercial would be a more appropriate zoning designation than R-5. Thank you for your consideration.