

Comments to the comprehensive plan

The area of the plan I am commenting on is north of 45th St. between Washington Street and Pacific. Maps do not seem up to date as part of the area in the plan was developed in the last two years. This is not shown in the maps. Since the mapping is not up-to-date are the quoted numbers for housing that has been added also out of date? This development is at the north end of Division Avenue north of 45th St. Requirements to existing streets, specifically Division were imposed by the county due to the development, but have not been complied with. Properties along Creston and the east side of Division have been developed for years and have existing houses on the parcels. Is it the counties intention to change the existing zoning, raise taxes of property owners so they will have to sell and allow for new building at the new zoning requirement?

45th St. between Maine and Washington is very narrow. Creston and Division are dead end roads off of 45th St. Division does tie into the new development (not shown on the map) to a private road. The private road has an 18% grade to get out of the development. Probably why the county decided to require the owners to own and maintain the road. Division Avenue at the north end is less than 12 foot wide and is only 18 foot wide at 45th St. traffic studies from the development show Division Ave could not be an used as an outlet for the development.

Traffic from the proposed growth plan zoning would be a major problem. The only possible outlet is Washington Street which is also constrained.

The existing zoning on Division Street would be needed to keep traffic levels where studies have shown they need to be. Development along Washington Street at the proposed zoning levels would result in the same traffic problems.

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