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From: David McDonald [<mailto:david@mcdonaldpc.com>]

Sent: Tuesday, September 10, 2019 4:20 PM

To: Orjiako, Oliver; Messinger, Rebecca

Cc: Blom, John; Lentz, Temple; Medvigy, Gary; Julie2.Olson@clark.wa.gov; Quiring, Eileen

Subject: commercial to residential

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Councilors:

Please accept my apologies for the fact that this e-mail is coming shortly before your meeting tonight. I am still recovering from surgery and will not be able to attend this evening's hearings but had a chance to review these zone change requests today.

There are 4 CPZ zone changes on the agenda tonight.

This is to request that the following:

1. CPZ 2019-00003. The Council should reject this application. To approve such a rezone would be not only inconsistent with, but antithetical with the actions by the County during the last round of hearings on 179th Corridor. In fact, this land is open and much more ready for BP status than the currently zoned BP areas along the west side of NE Delfel. To allow this to go to ULD with CC would fly in the face of the County's stated goals of economic growth. Therefore this request should be denied.
2. CPZ 2019-0002. The Council should similarly reject this application. This is a scenario that has happened with much frequency over the years (and which I believe will eventually happen in the 179th corridor area and allowing this application would set a bad precedent. Basically this scenario has been frequently repeated over the years—but an area for community commercial in an area of residential area and then, once the residential comes into effect, there is a hue and cry from the owner of the commercial property that there is so much residential that commercial is either a) inconsistent with the residential development or that b) the residential development precludes the owner from finding a buyer who wants to develop as commercial. The County should reject this application.
3. CPZ 2019-0004. The Council should reject this application. Again, this is a time honored practice in Clark County where parcels around a particular area, for a myriad of reasons, are allowed to develop at densities less than the zoning for a nearby and/or a adjacent parcel and then the owner of that parcel wants to rezone their property to have the higher density for their property. I recognize that property rights are important but, again, this is how this County has allowed for a number of areas around the County to slowly be up zoned from original zoning to a higher density zoning in the rural areas. This is simply bad policy as it just promotes the slow up zoning of areas previously zoned to the point where these "exceptions" eventually swallow the "rules" of the original zoning designation. There is a R20 parcel attached to the NE and an R-20 to the SE corner that abut this property and, it appears another

R20 that abuts immediately to the East. Plus, according to the aerials, the R-20s are forested and (although it is unknown, it would helpful to know what is east of the 20s. In addition, there is a R10 to the SW of the property. If this zoning is allowed, and history is any indication, these R10s and R20s will soon be coming in for rezoning because this R10 parcel will now have 5 new homes under the cluster ordinance. This is not an appropriate rezone. This application should be denied.

Thank you for your consideration of these matters and, again, my apologies for submitting these comments at the 11th hour.

Best Regards,

David T. McDonald
Ridgefield, Wa