

To: Mike Lithgow, Pend Oreille County Community Development Director  
Pend Oreille County Planning Commission

Subject: Public Comment - Proposed Amendment to the FLUM (Wasatch Associates Application to Re-zone 167 Acres)

Date: July 8, 2016

I am in opposition of the proposed amendment to the Comprehensive Plan/FLUM to re-zone the "Old Boys Ranch" and surrounding property from an NR-20 to an R-5 designation.

Just three short years ago the County and Planning Commission, along with the residents of POC, worked long and hard to develop and adopt the Counties Comprehensive Plan/FLUM. Just a year ago the Planning Commission, after much public debate, denied Wasatch Associates request to re-zone all its property from their current NR-20 to an R-5 designation. The Commission heard from many residents, some with legal representation, that testified about why Wasatch's Re-zone request should be denied, as well as from the County attorney. I believe a few of the Commissioners struggled with their vote and said so publicly, but in the end they did the right thing for the adjoining property owners, local area and legally for the County. The Commission did their due diligence and unanimously denied Wasatch's Re-zone.

Now a year later, here we are again. The Planning Commission, Wasatch Associates, and the adjoining property owners, as well as other local citizens, are all back again to discuss essentially the same request. Wasatch's premises are the same as last year - with the only major difference being the size or amount of property requesting to be re-zoned.

The Commission will receive emails, letters and hear public testimony from their residents in opposition to the re-zone. You will also have a letter from our attorney that reviews many of the legal issues (see Attorney David Bricklin's letter to Commission). Wasatch Associates has made their presentation with their same arguments and promise that they are responsible outside developers and only want what's good for this community. The problem is, nothing has changed since their last proposal. They did not legally meet any of the requirements to re-zone their land last year and they don't meet them now in their new request to re-zone their property.

I ask the Commission members to review Wasatch's last proposal, read the over 100 letters of opposition, review to the attorneys' positions and listen to the Pend Oreille County citizen testimonies. I truly believe the property left under its current NR-20 can be developed in a profitable manner while still listening to the local residents and adjoining land owners.

I respectfully ask the Planning Commission to vote no and deny the Wasatch's request to re-zone their property and keep the "Old Boys Ranch" and surrounding property in its current NR-20 land use designation.

Respectfully,

Jeff P. Hawley  
Ione, WA