

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 5, 2016

I am writing this letter in opposition of the proposed comprehensive plan amendment /FLUM and the application by Wasatch Associates to re-zone 167 Acres near Lone.

During the previous Re-zone/FLUM amendment process by Wasatch in 2014-15, I voiced my opposition to the request because just 2 years prior, Pend Oreille County had put a lot of hard work into developing a Comprehensive Plan document that truly represented the values of its residents. The introduction and overview of the Pend Oreille County Comprehensive Plan lays a strong foundation for the Commissioners when requests such as this are made to amend this work just completed in 2013:

**"POC Comprehensive Plan - Statement of Values: Why We Live Here**

*As our population increases, we want to ensure that new development is compatible with the surrounding uses, sensitive to the surrounding natural areas, and retains the rural character of the community. The people of the County want to see their land use governed by local regulations that will protect their property rights, and ensure that they may continue to use their land for timber production, ranching, farming, and mining. We recognize that these rights exist provided that they do not jeopardize the health and safety of the residents of Pend Oreille County and with these rights come the responsibilities of citizenship, stewardship, and being a good neighbor.*

*The people of Pend Oreille County have a clear vision of the kind of community we wish to live in, now and in the future. The purpose of this plan is to translate that vision and our values into goals and policies to guide future growth and development, to protect private property rights, preserve the quality of the natural environment and rural lifestyle that we enjoy, strengthen our local economy, and to provide direction for the allocation of our limited financial resources."*

In making the decision to amend the Future Land Use Map of the Comprehensive Plan, I urge the Commission to be guided in particular by the Land Use Element section of the Plan:

*"Once land is developed, the entire taxpaying public generally assumes an ongoing financial responsibility to provide services for that development. For example, land development means additional demand on services such as roads, police and fire protection, water and sewer, and other services. Since financial resources (public and private) and the supply of land are both limited, careful consideration of the effects of our land use decisions will help to ensure the long term viability of the land, preserve the unique qualities of the County, focus on wise public and private investments, and provide greater predictability to property owners.*

*These land use goals and policies will help to protect and conserve unique, fragile, irreplaceable, and valuable elements of the natural environment in the County for the enjoyment of present and future generations.*

*The quality life in Pend Oreille County would be sadly diminished if sights (and sounds) like the flight of tundra swans and bald eagles over Calispell Lake were lost. Wildlife is also an economic*

asset, attracting fishermen, hunters, photographers, and visitors who simply enjoy seeing wild animals."

The current zoning of the Wasatch property is NR-20. In order to approve a change to R-5 as requested by Wasatch Associates, the Commission will need to find that the following six criteria are met:

1. The suitability of the property for uses permitted under the proposed rezone.
2. The extent the proposed rezone complies with the County Comprehensive Plan.
3. The adequacy of sewer, water, and other required public services.
4. The compatibility of the proposed change with neighboring land uses
5. The public need or benefit of the change.
6. Whether the proposed amendment complies with the State Growth Management Act.

Again this year, I do not believe that any one of these criteria has met the threshold to support changing the zoning. Unquestioningly, looking at the hundreds of vacant lots and homes for sale between Newport and Metaline Falls, there is certainly no demonstrated need for additional housing and therefore no public need or benefit for the change. Instead, I see harm to tourism, wildlife and the quality of life for the surrounding residents.

I respectfully petition the Planning Commission to say "no" to the proposed comprehensive plan amendment /FLUM and the application by Wasatch Associates to re-zone 167 acres from NR20 to R5.

Sincerely,



Nancy Peterson  
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Ione, WA