

Mike Lithgow  
Director Community Development  
PO Box 5066  
Newport, WA 99156

Dear Mike,

Please forward this letter to the PO County Planning Commission and the PO County Commissioners.

The purpose of this letter is **express our opposition** to any changes to the current Comprehensive Plan and in particular to the 5 Acre rezone application by Wasatch and Associates. My wife Cheryl and I are owner/residents of property in Aspen Reflection Landing.

What concerns us is that one year ago we went thru the same process and **the project was denied because, none of the six requirements necessary to change the PO County Comprehensive Plan were met.** Nothing has changed. Those requirements are the same. The only change is that the new attempt reduces acreage from 425 to 167 acres.

The way this action is written and being applied there is **nothing binding the developer to do anything they are proposing.** Once they get the zoning they can change the proposals to anything that fits best for them. This would/could include selling the property to another owner/developer and then this whole process starts over again.

What is not said is more concerning to us than what is said. If this change to the PO County Comprehensive Plan is approved this change will apply to not just the Wasatch Associates property, but it **will apply to all properties in Pend Oreille County**

**Once this change is approved there is no going back!!** Property developers in WA have supported a statute, currently in effect, that basically states that once the property is rezoned you cannot be required to change the zoning back! **Let's KEEP what we already have** and enjoy it as we do now. If it is not broken there is no need to fix it with changes.

**Numerous properties in N. PO County are readily available** (and not selling I might add)! Take a look at any recent history of property development in this county and one thing stands out **"FAILURE" from lack of sales.** Several have been in bankruptcy. In fact it seems to me that the most of the same properties that were for sale when we built our house in 2008 are still available.

**Cheryl and I invested a lot of money to live here for all the reasons that this change will take away.** When we built our home here we could see that the PO County was taking the right steps to develop regulations that would protect property owner's assets and rights. I am **favor of property rights**, but these rights are a two way street and must protect both sides. Property

regulations are only put in to effect for protection from unscrupulous and ambitious individuals that put more importance on making a profit than doing what is right for people.

In closing I say again **we are strongly opposed to making changes to the Comprehensive Plan and rezoning the property 5R.** I would also like to remind the Planning Commission members and the County Commissioners that you are in a position that represents the people of Pend Oreille County. **Please stand behind your constituents who have stood behind you.** It appears this group of developers (from Utah) are the only people who support this project and that support is for their personal gain. The developers purchased this property as ranch land and have not attempted to sell the property as it currently zoned.

Sincerely Rich and Cheryl Clark  
Aspen Reflection Landing  
lone, WA 99139