

To:

Mike Lithgow, Pend Oreille County Community Development
Director

Pend Oreille County Planning Commission

Subject:

Proposed amendment to Future Land Use Map (FLUM) Wasatch Associates and application to Re-Zone 167 acres from NR-20 to R-5

We are opposed to the proposed amendment to the Comprehensive Plan and associated zone change request for the following reasons:

1. Conditions in the vicinity have not markedly changed since the adoption of the Comprehensive Plan and subsequent revision in 2015.
2. The NR-20 zoning was not arbitrarily assigned. The planning commission developed the county Comprehensive Plan after extensive study along with community input. The NR-20 is as applicable today as it was when the initial zone designation was made. The applicability of the NR-20 classification was evaluated in 2014 when Wasatch Associates submitted a development proposal for the property. At that time it was determined by the planning commission that the NR-20 classification was appropriate for the lands in question and the development proposal was rejected. things are the same now as then.
3. The NR-20 designation is appropriate because it protects wildlife habitat like winter range for elk and deer. It perpetuates the rural, natural ambience of the area.
4. The public interest is not being served by this request.
 - a. Conditions have not changed markedly since 2005

b. The proposal does not correct an inconsistency within the Plan nor does it clarify the Comprehensive Plan.

c. The public interest is not being served since the proposal could allow land uses inconsistent with the rural character of the community. The approval would result in an irrevocable negative impact upon the community and county (i.e. hydrologic demands, groundwater impact, stormwater runoff and sewage treatment impacts, public service demands-law enforcement demands, fire protection, emergency medical services)

d. The Wasatch Development Proposal considered by the planning commission in 2014 did not meet the county and GMA requirements for a comprehensive plan amendment and removal of property from the NR-20 category. Likewise, this current proposal in a similar manner, does not appear to meet the county and GMA requirements.

Granting the request places the development of the property under the administrative review of the county and other regulatory agencies. Disclosure of plans and concepts have not been made by Wasatch Associates. They will not reveal where the planned development will be located. At best one could characterize the development as being vague and in no way binding upon the applicant. Which uses permitted in the R-5 zone will be developed? Will it be a marina, an RV park, condos, single family homes, or some other use allowed? No one knows at this time. Because the proposed action does not comply with county and state guidelines and plans. It should not be approved. The planning commission and the community should be privy to such information before approving any rezoning proposal.

Thank you for your time and consideration,
Robert and Vickie McCann
(Lot 10 Block 1 North Reflections Landing)