

FRESCA 1/2

McCall, Marilee

From: Brad Fresch <bradfresch@msn.com>
Sent: Monday, September 01, 2014 8:33 PM
To: Cnty 2016 Comp Plan
Cc: 'Dee Fresch '
Subject: 2016 Comprehensive Growth Management Plan - Battle Ground



CP16#0243

On August 27, our neighbor Leo Moon (11814 NE 177th Circle Battle Ground 98604 showed us a zoning map for the 2016 Battle Ground Comprehensive Growth Management (CGM) Plan. This map showed the 20 acre wetland parcel located directly to the North of my property at 11612 NE 177th Circle Battle Ground, Wa (account #119205157 owned by Carolines Enterprises LLC; it lists no property value) re-zoned as "industrial".

Please see the screen shot below which has the property referenced highlighted. As you can see in the map below, the referenced property is virtually surrounded by private residences in multiple subdivisions. There is no road that runs to it from any direction. I need to question the reasoning behind any such re-zoning, if true, this appears to be a classic example of "spot" zoning. There needs to be gradual zoning transition areas between residential and industrial, which if this zoning change is accurate, doesn't meet this requirement.

There's also a road proposed between NE 179th Street to the East located in Clark County, and SW 40th Street to the West. We need to question the reasoning behind this proposed road as well. There are approximately 35 affected properties that would be directly impacted by this proposed road. Many of these properties have come into existence since the 2006 CGM Plan. Part of the plan related to this road belongs to Clark County which includes the Meadow Glade area, as well as the Battle Ground Urban Growth area to the South and Battle Ground City property to the North.

I continue to question the logic behind this proposed road in the CGM. There are no properties or populated areas currently located directly to the East of Hwy 503. It appears that a better, more appropriate plan would be to widen the existing roads of NE Cramer Road and Ne 189th Street. There needs to be a buffer, with gradual transitions between any proposed new roads and existing properties. With the proposed design, no buffer or gradual transition exists. The area related to this road proposal has developed in what appears to be a much different manner than was envisioned in the 2006 CGM. It's all low density residential properties with several high end subdivisions. This road proposal needs to be eliminated from the 2016 Battle Ground, and Clark County CGM Plans.

I look forward to receiving a response to the concerns I raised.

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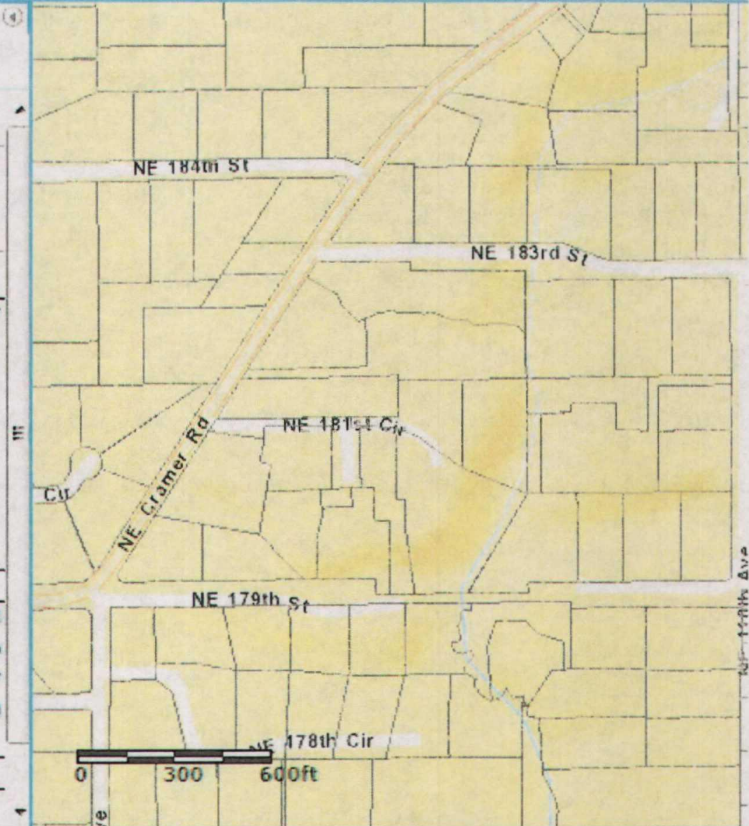
Parcel Information

| | |
|----------------------------------|---|
| Account Number: | 119205157 |
| Property Location Address | no situs address available |
| Property Owner | CAROLINES ENTERPRISES LLC |
| Owner Mailing Address | 9901 NE 170TH ST BATTLE GROUND WA, 98604 |

Most Recent Sale

| | |
|------------------|------------|
| Sale Date: | 04/11/2003 |
| Document Type: | D-QCD |
| Document Number: | 0547517 |
| Sale Amount: | \$0.00 |

Property Photo



Best Regards;

Brad Fresch