

O'Donnell, Mary Beth



From: Pete Small <pwsmall@hotmail.com>
Sent: Thursday, March 26, 2015 11:15 AM
To: Cnty 2016 Comp Plan
Subject: Comments on Comprehensive Plan Alternatives

Here are some comments I hope you will consider:

The underlying value, here, is to balance property owners' rights with the interests of the community at large, while providing environmental protection and some consideration for Regional and State interests.

That said, I believe that large parcels along I-5 and 205 (especially near interchanges and potential interchanges), and along other major transportation corridors, must be preserved with large parcel zoning (20 acres or more) to permit acquisition by light industry, except where smaller retail opportunities make sense. This creates jobs, decreases commutes, and adds to the local economy. Zoning should permit small retail ("Mom and Pop") operations in rural areas to provide essential services, but should otherwise discourage small parcel zoning and subdivisions, except in urban areas and in case-by-case situations adjacent to areas already subdivided.

From what I could tell from attending the Ridgefield H.S. open house, Alternatives 1, 2, and 3 seem to be consistent with my opinions. I perceived Alternatives 2 and 3 to be more a matter of city/county housekeeping, and found them acceptable. Alternative 4 seemed to go too far toward breaking up larger parcels to the detriment of light industrial opportunities along transportation corridors (i.e., jobs), impacting the environment (too much development in rural areas causing more hard-scape/loss of habitat), and basically putting one of the greatest things about living in Clark County, it's rural charm and beauty, at risk.

A separate, but related comment is this: Clark County is evolving into a tourist destination area, not only because of it's bucolic atmosphere and scenery, but because of the burgeoning wine industry. It is, or will be, a defined viticultural area. As such, it will be advantageous from an economic and enjoyment of living standpoint for the county to allow, even encourage, vineyard development by protecting larger parcels in rural areas before they are swallowed up by development.

Thank you for considering my comments,

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