

11-CPA-02

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SPOKANE COUNTY.  
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BLDG. & CODE ENFORCEMENT

September 12, 2011

Spokane County  
Department of Building and Planning  
1026 West Broadway Avenue  
Spokane, WA 99260-0220

RE: 11-CPA-02

I am very much opposed to this proposed rezoning.

The current zoning of Multiple Use is most appropriate for this area, given the close proximity of two large residential neighborhoods and also the location of the YMCA.

By it's stated description, Regional Commercial zoning is designed to be an "intensive commercial" area intended to draw customers from the County-at-large and outlying areas. There are many developments in the area that are less than 50% filled.

If the area would be rezoned, it would be a wedge surrounded by land zoned Multiple Use. The map mailed with the meeting notice was inadequate as it was black and white and did not show this disparity. The county should send out a colored map like this so all affected property owners can better understand how this proposed zoning will look as compared to the surrounding zoning.

There is a lot of vacant and underused property zoned as Regional Commercial in this area, and throughout the county. This rezone is not needed. It will degrade property values and make the pedestrians and bicyclists less safe.

An additional problem with this is that a lot of people who should have gotten this hearing notice did not receive a notice, including me. If *one of the neighbors had not brought it to my attention, I would have known nothing about it.* We talked to four neighbors who live on College Place Drive who did not get a notice mailed to them. All of them live closer to this area than we do. Based on that, the written comment period should be extended by at least 30 days.

Cherie Marshall

