

Dear Planning Commission,

Upon review of Mr. Ben Mullin's correspondence to Commission regarding the S&E application for rezoning and amendment to the NW Sector Plan, I offer the following response:

First of all, Mr. Mullins repeatedly refers to the Growth Policy Plan and the NW Sector Plan. I would like to point out the inconsistencies of applicants using these plans as "only recommendations" or "binding" when it best serves their application's request(s).

Secondly, Mr. Mullins uses previous cases (2005, 2006) as reference in support of his argument that came before planning staff, this body, and county commission prior to updates to the Northwest Sector Plan in 2016. If Mr. Mullins can provide reference cases to support this current rezoning and sector plan amendment request, I would be more apt to consider argument. There was not an error as Mr. Mullins indicates, but an intentional and purposeful comprehensive review and update of the needs and character of the area resulting in the 2016 Northwest Sector Plan.

Thirdly, it is not the responsibility of the planning staff, planning commission, nor county commission to consider "what the applicant needs to move forward".

Fourth, Mr. Mullins argues that "all" exceptions / conditions have been met, which without a traffic study is not a correct statement therefore, can not be the basis for rezoning at this time.

In conclusion, we ask that you consider support of the staff recommendation.

In Service,

Kim Frazier

HVPA