

From: [Barb Davidson](#)
To: [CDS User](#); [Jeremiah Cromie](#)
Subject: Sparks Park Variance parcel #778834
Date: Tuesday, May 2, 2023 11:08:43 AM

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I would like to register my opposition to this variance.

Chapter 17.84 VARIANCES*

Sections

[17.84.010](#) Granted when.

* Prior history: Ord. 2.

17.84.010 Granted when.

Pursuant to Title 15A of this code, Project permit application process, the administrator, upon receiving a properly filed application or petition, may permit and authorize a variance from the requirements of this title only when unusual circumstances cause undue hardship in the application of it. The granting of such a variance shall be in the public interest. **A variance shall be made only when all of the following conditions and facts exist:**

1. Unusual circumstances or conditions applying to the property and/or the intended use that do not apply generally to other property in the same vicinity or district, such as topography; **THERE IS NOTHING UNUSUAL ABOUT THIS PROPERTY THAT DOES NOT PERTAIN TO ALL PROPERTIES IN THIS AREA**
2. Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by the owners of other properties in the same vicinity or district; **THIS PROPERTY COULD BE A CAMPGROUND OR A GAS STATION (ALTHOUGH THERE IS A GAS STATION, CONVENIENCE STORE AND CAMPGROUND WITHIN A BLOCK OR TWO) WITHOUT CREATING A HUGE TRAFFIC PROBLEM. THIS MAY AACTUALLY CREATE COMPETITION. THE CURRENT PROPOSAL ADDS NO VALUE TO THE SURROUNDING PROPERTIES.**
3. The authorization of such variance will not be materially detrimental to the public welfare or injurious to property in the vicinity or district in which the property is located; **I WOULD LIKE TO APPLY FOR A VARIANCE TO COVER 74% OF MY 3 ACRE PARCEL ON Country Dr TO OPEN A SAFE NEEDLE EXCHANGE AND DISPENSARY. BASICALLY A "TRUCK STOP" WITHOUT GAS PUMPS. MAYBE A BUNCH OF TINY HOMES SO THEY WILL HAVE PRIVACY!! I'M SURE THAT WOULDN'T NEGATIVELY AFFECT MY NEIGHBORS!**

4. That the granting of such variance will not adversely affect the realization of the comprehensive development pattern. A variance so authorized shall become void after the expiration of one year if no substantial construction has taken place. "Substantial construction" shall be defined as the completion and approval of one or more building inspections in accordance with the International Residential Code Section R109 and the International Building Code Section 110. The Director is authorized to grant up to three (3) extensions, not to exceed 365 days per extension. Extensions shall be requested in writing prior to permit expiration and shall demonstrate for why substantial construction could not take place; **IF THIS VARIANCE REQUEST IS COMPATIBLE WITH THE COMPREHENSIVE PLAN I WAS UNABLE TO FIND IT**

5. Pursuant to Title 15A of this code, the Hearing Examiner, upon receiving a properly filed appeal to an administrative determination for approval or denial of a variance, may permit and authorize a variance from the requirements of this title only when unusual circumstances cause undue hardship in the application of it. The granting of such a variance shall be in the public interest. A variance shall be made only when all of the conditions and facts identified within subsections A through D of this section are found by the Hearing Examiner to exist. ([Ord. 2022-017](#), 2022; [Ord. 2012-009](#), 2012; Ord. 96-19 (part), 1996; Res. 83-10, 1983) **PLEASE EXPLAIN HOW THIS COULD BE IN THE BEST INTEREST OF THE PUBLIC. THERE WAS RECENTLY AN ACCIDENT ON EAST BOUND I90 THAT CLOSED I90 FOR SEVERAL HOURS. I WAS TRAVELING WEST BOUND I90 AND COUNTED OVER 250 SEMI'S PULLED OVER ON THE SHOULDER. THIS WAS IN JUST A COUPLE HOURS IN THE MIDDLE OF THE DAY. WHERE WILL THEY ALL GO WHEN THEY ARE DIRECTED OFF I90 AT EXIT 70 AFTER THIS IS BUILT.**

Thank you

**Dennis and Barbara Davidson
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