

From: [Jeffrey Delapena](#)
To: [Laurie Gaspar](#); [Cnty 2025 Comp Plan](#)
Cc: [Cnty 2025 Comp Plan](#); [Jenna Kay](#); [Bart Catching](#); [Oliver Orjiako](#); [Jose Alvarez](#)
Subject: RE: Clark County Planning document
Date: Monday, June 17, 2024 4:52:14 PM
Attachments: [image001.png](#)

Good day, Laurie,

Thank you for submitting your comments regarding the Comprehensive Growth Plan. I have forwarded to members of staff, and will include these in our Index of Record.

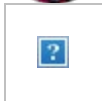
From: Laurie Gaspar (via Google Docs) <laurie.a.gaspar@gmail.com>
Sent: Monday, June 17, 2024 4:19 PM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Subject: Clark County Planning document

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Laurie Gaspar attached a document



Laurie Gaspar (laurie.a.gaspar@gmail.com) has attached the following document:



Untitled document

Snapshot of the item below:

Clark County Community Planning

P.O. Box 9810

Vancouver, Washington 98666-9810:

Dear Clark County Staff,

We moved to Vancouver in 2019 to live near grandchildren. Formerly residing in MN, Wi and NE. We are asked by people here and in our previous states how we like the area. We share that the grandeur of WA amazes us, but in all honesty, the city of Vancouver falls short of

the beauty of our former cities. The cities were planned with neighborhoods, bike paths, parks and pools. Residential areas were not encroached upon by industry. When I return to the midwest, the difference is striking and upsetting. I have many contacts and I am hearing more and more people wake up to this in Vancouver. The industrial growth in residential areas is awful!

Is it too late to keep and make Central Vancouver a lovely and a safe place to live? I hope not. Please consider the position of responsibility that you have been given to do the right thing. It appears that the dollar has been talking. It saddens me greatly to think that Clark County is corrupt. Perhaps I am naive, or just hopeful that you will make growth plans that consider beauty and safety, and that are done with honesty and integrity. Please consider the factors detailed below for us by our neighborhood lead.

This letter is in regards to the Clark County Comprehensive Growth Plan for 2025-2045

Clark county needs to honor the commitment to prohibit heavy industrial development adjacent to or close to existing or expected residential

development, schools, or churches.

This is especially relevant to proposed or actually completed mines, clear cutting, soil stability

danger and stream degradation, as evidence by cease-and-desist letters to PVJR from the

federal Environmental Protection Agency, the US Army Corps of Engineers, the Washington

State Dept of Ecology and Clark County sent to the Chelatchie Prairie Railroad Line/Portland

Vancouver Junction Railroad (PVJR).

Unfortunately, the County has in the past abrogated its own Growth Plan and agreed-upon

zoning to accommodate inappropriate, unsafe and environmentally risky heavy industry.

In particular, in the past the County has approved residential housing developments as close as

25-50 feet from the railroad lines. The existing decisions and future zoning plans to allow

residential development adjacent to the railroad line alone should negate any plans for heavy

industry and freight use along the Chelatchie Prairie railroad line.

In outlying areas along the railroad line between Battle Ground and Amboy environmental

protection should be the County's paramount concern before heavy industrial or railroad

development irreversibly degrades our precious environment.

2. The negative and inappropriate impact of heavy industrial development along this corridor

impacts all residential construction and the quality of life of all residents, no matter what their

income level. The seismic activity and loss in property values will have

a negative effect on all properties from apartments to mobile homes to multi-million dollar properties.

3. The heavy train cars combined with heavy freight, and the speed of the rail car movement have caused significant seismic activity resulting in alarming shaking of the many homes that were built during the decades of non-activity along the rail lines. The Comprehensive Growth Plan should take these soil stability and seismic impacts on residences into consideration prior to be granted building permits.

4. Recently we have seen multiple warehouses and logistics centers along NE 88th street and Andresen / NE 72nd Ave without sufficient traffic lights or attention to changes in traffic patterns as semi-tractor trailers navigate residential streets and already-densely traveled Andresen Rd. Traffic at intersections is a nightmare. Additionally, warehouses do not have a direct access to the 205 freeway. In my humble opinion, the Growth Plan should make special efforts to avoid compounding this error as it establishes guidelines for future light industrial growth along the Padden Parkway/I-205/Andresen corridor.

5. Currently, the County rules regarding notification of proposed zoning changes only require paper notifications to residents within 500 feet of the property to be rezoned. This rule is obsolete. Today rezoning impacts typically, a far larger area than a 500-foot radius of the to-be rezoned land. These decisions affect hundreds of residents, traffic, and sensitive environmental areas embedded in residential and light industrial settings such as Salmon Creek and Curtin Creek. issues. The notifications should be expanded to one mile from the building site.

6. It is our understanding that state requires our county to include a climate change segment within our update to the Comprehensive Growth Management Plan 2025-2045. Our county needs more parks, more trees, and more green spaces. While we all understand the need for affordable housing, let us remember that the community and residents need open spaces. Humans require green spaces, the green spaces supply us with clean air, and a healthy environment. Therefore, it is our opinion that green spaces, wide streets and a tree canopy is essential to our county and the residents. Please include these

elements into our county
planning for the health of our community.

7. The County appears to be allowing the clearing of our tree canopy
without any permits.

(Please use the PVJR Barberton property as a point of reference) Or
the County is not enforcing

its and the state's own permit requirements? Recent experience
suggests that PVJR is operating under a "Do it first, see if we get
caught and beg forgiveness later" policy.

My research (and common sense) indicates clear-cutting trees yields
higher ground and air

temperatures. An example is the experience of Paris as reported in the
New York Times article.

(Paris Turns 'Little Belt' of Train Tracks into Green Spaces...

September 9, 2023). When the city

reclaimed an abandoned rail line and turned it into a tree and plant-
lined walking trail. The

results of their efforts have decreased temperatures in Paris. This is
nature reclaiming the

environment from the cement and asphalt urban growth.

Clearly, the lack of trees contributes to global warming. Why are we
allowing our tree canopy

to be clear cut for the cement and asphalt developments?

In short, our trees and green spaces are essential and critical to our
climate and our health.

Heavy industry and turning our agricultural and open land into
warehouses and parking lots are

not a plus for our community, our quality of life, and the preservation of
our eco-system and for

our future drinking water.

Is a concrete warehouses and asphalt parking lots what we want to
leave to our children and

those that come after them? The County is on a path to destroying
exactly those features of

Clark County makes it an attractive place to live, work and raise
families.

8. Surface Mining Overlay (SMO) should never be considered in an
area where the soil has

previously been evaluated as being sensitive to landslides, in addition
to being the source of

water for our creeks and rivers that are vital to our protected fish and
wildlife in addition to

being the headwaters and one of the sources for our well water. All of
our drinking water

comes from wells, either owned by the City of Vancouver or private
wells from Brush Prairie

north to Chelatchie Prairie.

9. In conclusion, we the community, depend on our planning
department to consider the

natural resources of our county, and our eco-systems in the permitting

process. We depend on the county to insist that each and every development conduct an Environment Impact Study (EIS) prior to the granting of the building permits. We depend on the county to enforce all our current building codes and permit processes without favor to the RR operator, mine operators or any other business asking for an overlay or plain ignoring the permitting process all together. We expect the County and the judicial system to provide extra diligence to requests for zone changes, with the burden of proof that the quality of life and environmental impact being on the party requesting changes, not those defending what had been agreed-to for decades. Working with the community, I am confident that the future planning for Clark County can be beneficial to the growth and well-being of our county in addition to all the residents. We all need jobs, we also need clear air, clean water, and the ability to grow and produce our own food. Our county must strive to be self-sufficient while protecting our resources, our neighborhoods, our AG land and our eco-systems.

Google LLC, 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA

You have received this email because laurie.a.gaspar@gmail.com shared a document with you from Google Docs.

