

From: [Jeffrey Delapena](#)
To: [Peter Tapio](#); [Jose Alvarez](#); [Bart Catching](#); [Cnty 2025 Comp Plan](#)
Cc: [peter.tapio](#)
Subject: RE: Comp Plan 2025 - Site Specific
Date: Thursday, December 5, 2024 8:06:42 AM

Good day, Peter,

Thank you for submitting your comments regarding the proposed GMA change and zone change to parcel #207543000.

These will be entered into the Comprehensive Plan Index of Record.

Regards,
Jeff Delapena
Program Assistant, Clark County Community Planning

From: Peter Tapio <peter.tapio@terratechnics.com>
Sent: Wednesday, December 4, 2024 8:53 PM
To: Jose Alvarez <Jose.Alvarez@clark.wa.gov>; Bart Catching <Bart.Catching@clark.wa.gov>; Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Cc: peter.tapio <peter.tapio@icloud.com>
Subject: Comp Plan 2025 - Site Specific

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TERRA TECHNICS, LLC

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Vancouver, WA 98665
Washington #terrat1862m9
Phone: 360.573-5421

December 4, 2024

Clark County Council
Clark County Planning Commissioners
PO Box 5000
Vancouver WA 98660

Emails: Jose.Alvarez@clark.wa.gov
Bart.Catching@clark.wa.gov

RE: Site Specific Growth Management Area Change and Zone Change
Tax parcel 207543000
Area bounded by NE 172nd Ave to NE Ward Rd

We are owners of the following:

Tax parcel number: 207642006

We have been involved in the community since 1996 & 2003 as a professional service industry and subject matter expert relative to the geotechnical engineering industry and as a specialty contractor.

Peter Tapio has personally been involved with the traffic safety corridor NE Ward Road community involvement task force going back to the late 1990's.

We have a history of this property that dates back to 1904. Needless to say, with over 120 years of history, we know this dirt.

The subject area zoning should NOT be changed for the following reason including but not limited to:

1. The subject area does not have urban utility services such as water, sewer and stormwater management.

2. The subject area has a 120 year history of supporting beneficial agricultural activity and has proven history of supporting human consumption crop production. The property as evidenced by the Clark County aerial surveys from 1955 – 2009 and present show a variety of agricultural crop production. Specific previous examples of crops include:
 - a. Corn, alfalfa, hay, mint, strawberries
3. The best utilization of this property is for agricultural purposes.
4. Stormwater and Watershed – this area in immediate proximity to the Sub Watershed – China Ditch and Lacamas Creek Watershed is prone to significant stormwater flow. Any development in this area would irreparably impact adjacent properties and negatively impact the upstream stormwater flow.

In conclusion, any change in zoning for this subject area would be reckless and irresponsible.

Thank you for the thoughtful consideration of this contribution.

Peter Tapio

Peter Tapio
Terra Technics
Civil Engineer