

From: [Jeffrey Delapena](#)
To: [Cnty 2025 Comp Plan](#); mcdonahb@gmail.com
Cc: [Bart Catching](#); [Jose Alvarez](#); [Oliver Oriako](#)
Subject: RE: Comprehensive Plan Update Comments
Date: Thursday, December 5, 2024 7:45:25 AM

Good day, Hannah,

Thank you for submitting comments related to the proposed UGA Expansion for Southeast 283rd Avenue in Camas.

I have forwarded your comments to Staff, and these will be entered into the Comprehensive Plan Index of Record and sent to the Planning Commission to review.

Regards,
Jeff Delapena

From: Clark County <webteam@clark.wa.gov>
Sent: Wednesday, December 4, 2024 2:57 PM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Subject: Comprehensive Plan Update Comments

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Submitted on Wed, 12/04/2024 - 2:56 PM

First Name

Hannah

Last Name

Schrager

Email Address

mcdonahb@gmail.com

Address

29610 Southeast 23rd Street
Washougal, Washington. 98671

Message Subject

ir033: Westpark Communities: Request for Inclusion into the UGA Expansion, Property East of SE 283rd Avenue

Parcel Number

All affected parcels

Comments

Clark County and municipalities have power in policy and regulation to implement thoughtful development in our region. As you move forward with this proposed development, please use the tools you have to require developers, property owners, and strong financial forces in the region to protect the natural resources and social systems that make our community desirable and profitable.

These large-acre parcels come with major disturbances to; water filtration, storm and sediment runoff, wetlands, impacts to view sheds, surface transportation, light pollution, wildlife displacement, vegetation shifts, pesticide inputs, and the ability to maintain a diverse and growing sense of community. As we have watched these large parcel luxury houses pop up, we have watched the water shift across the landscape. More traffic, more impervious surfaces, more inputs from private landowners in the way on concrete/herbicide/vegetation removal, and more conflicts between maintaining the beauty and function of our landscapes with private financial enrichment.

The lack of investment in transportation infrastructure required when developers build homes, as they have done off Crown Road and SE 23rd Street, is heart-breaking. Unsuspecting new residents push baby strollers and ride their touring bikes on high-traffic-high-speed (40-50mph) roads with no shoulders or sidewalks. Residents walking are forced to trespass or walk in traffic; we have watched kids seek fishing holes and star gazing sites on private land. Bears and bobcats are caught on new homeowner cameras while uninformed resident illegally hunt migratory birds on "their land". All this is to say, we know we cannot slow or stop this catastrophic change to the landscape. BUT...

Invest in the community holistically. Require these developers to invest in smart and sustainable social and transportation infrastructure. Require better building technologies for impervious surfaces. Support county and city staff to properly delineate wetlands and protect them. Explore conservation easements. Purchase some of these parcel for public access and wildlife corridors. Invest in better water use planning (can this area really sustain that many new wells to the aquifer??) and consider how to mitigate the added light pollution. Require developers plant native plants - at least as a portion of all new plantings. Support farmers and agriculture in the area. As an neighbor to these parcels that actively farms, agriculture is not nonviable in the region. It is

essential and attracts community investment and residents. There are countless options for reducing the impacts caused by these developments and I believe the developers (who stand to gain the most immediately at the expense of the future) must share a part in that investment. And of course, the County and municipalities that are tasked with stewarding these community systems - need to be thoughtful and strong.

People want to live here, raise their families, work, and spend money here because it is beautiful - we have fresh water, we can still watch hawks hunt against a backdrop of tree covered hills. Solid schools, access to community spaces, safe transportation, and healthy landscapes make this place the powerhouse of profitable community members. PLEASE invest in protecting what makes this a livable place before the insatiable desire to consume it destroys our ability and desire to live here.

Thank you.

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