

From: [Jeffrey Delapena](#)
To: [Cnty 2025 Comp Plan](#); heidi_massie@yahoo.com
Subject: RE: Comprehensive Plan Update Comments
Date: Monday, June 2, 2025 9:10:50 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Good day, Heidi,

Thank you for submitting comments regarding the 2025 Comprehensive Plan Update.

These will be entered into the Index of Record.

Best,



Jeff Delapena
Program Assistant
COMMUNITY PLANNING

564.397.4558



From: Clark County <webteam@clark.wa.gov>
Sent: Saturday, May 31, 2025 6:19 AM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Subject: Comprehensive Plan Update Comments

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Submitted on Sat, 05/31/2025 - 6:18 AM

First Name

Heidi

Last Name

Massie

Email Address

heidi_massie@yahoo.com

Address

PO Box 396

Yacolt, Washington. 98675

Message Subject

Properties East of WSU in R5

Comments

Please leave the properties east of WSU Vancouver in the R5 as they currently are and do not change that large patch to BP. Here are some important reasons why:

1. This is an environmentally terrible idea. The proposed area is houses and farms and has significant wetlands that go directly to Salmon Creek to the southern border of this proposed new BP. These, if concreted over, would not do the job of cleaning all the runoff already coming from north BP.
2. This will force all landowners and lien holders/banks to not use the land in the same R5 manner. You cannot build a new house, you cannot divide larger parcel and build a place for family member. Land use commission says you will need to get a permit for livestock/horses.
3. The land will not be as sellable. Currently R5 is a hot house in the proposed area. Directly next to current BP, it sold in 2 weeks while again current BP has 1 school and 1 operating business on it after almost a decade of availability.
4. Property taxes will increase. The taxes are based on nearest, most recent comps and that would be the state mental jail that will not open due to funding to build but not operate. The state paid 7 times assessed value \$651k and filled in 5 wetlands. They did improvements to land and played with the numbers to pay \$3.5 million tax payer dollars.
5. This does not fall in line with the supposed county identity of beautiful green spaces and farms to prematurely and arbitrarily rezone an area not well situated.