

From: [Jeffrey Delapena](#)
To: [Cnty 2025 Comp Plan](#); stape8@icloud.com
Subject: RE: Comprehensive Plan Update Comments
Date: Monday, June 2, 2025 10:24:54 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Good day, Margaret,

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: Monday, June 2, 2025 10:09 AM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Subject: Comprehensive Plan Update Comments

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Submitted on Mon, 06/02/2025 - 10:08 AM

First Name
Margaret

Last Name

Stapenhorst

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Message Subject

Proposed business park

Comments

Here was my message- in case anyone else needs a sample of what the County needs to hear during their "Study".

Subject: Oppose Proposed Expansion of Business Park Zoning Near WSU Vancouver

Dear Clark County Planners,

I am writing to strongly oppose the proposed expansion of Business Park (BP) zoning into areas currently designated as R5 Residential near WSU Vancouver, particularly around NE 50th Ave and NE 159th Street.

This rezoning proposal is not in alignment with Clark County's stated vision for thoughtful development, green space preservation, and livable communities. Here are the most significant concerns:

1. Loss of Housing Potential

Portland, OR was just identified as the #1 WORSE HOUSING CRISIS OUTLOOK in the Nation by lending tree- and the #1 reason is shortage of housing. Rezoning R5 to BP removes the ability to build homes at a time when our county is already experiencing a housing shortage. These properties could support future residential development, multi-generational homes, or even mixed-use communities that align with growth near the WSU campus. Removing that flexibility now is shortsighted.

2. Environmental Impact

The proposed expansion affects land with wetlands and critical drainage areas that feed directly into Salmon Creek. Covering this land with industrial development will reduce the natural

filtration benefits and increase stormwater runoff — negatively impacting ecosystems and water quality.

3. Inadequate Infrastructure

The area in question is already burdened with traffic congestion. 179th Street and Salmon Creek Avenue are not suited for a surge in semi-truck and employee traffic that typically accompanies warehousing and manufacturing zones. There is no viable plan for road expansion or traffic mitigation in this region.

An area with easier access to I-5 would be more appropriate

4. Market Data Shows No Demand for More BP

There is no justification to double BP zoning in this area. The current BP zone has existed since 2016 and remains mostly undeveloped. Only two businesses are currently operating in that zone. Clearly, supply exceeds demand. Let's use what's already available before adding more.

5. Property Tax and Use Restrictions

Re-zoning limits landowners' ability to build new homes, divide property for family members, or keep livestock without additional permitting. At the same time, it may raise their property taxes based on inflated nearby commercial sales — such as the \$3.5 million mental health facility that remains unoccupied!

6. Better Long-Term Options Exist

Instead of BP expansion, this area could better serve the community through:

Future college housing for WSU Vancouver

Thoughtful mixed-use development

Maintaining low-density residential with agricultural flexibility

These options would promote walkability, local commerce, and align with the County's identity as a region that values farmland and livable neighborhoods.

Conclusion:

I respectfully request that you preserve the current R5 zoning in the area east of WSU Vancouver and reconsider this proposed expansion of the Business Park zone. It is not supported by infrastructure, market demand, or the values of the community.

Thank you for your time and consideration.

Margaret Stapenhorst

30+ years, Clark Co. resident