

From: [Jeffrey Delapena](#)
To: [Cnty 2025 Comp Plan](#); 77trinket@gmail.com
Cc: [Rebecca Messinger](#)
Subject: RE: Comprehensive Plan Update Comments
Date: Tuesday, June 3, 2025 4:41:35 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Good day, Tiffany,

Thank you for submitting comments regarding the 2025 Comprehensive Plan Update. These will be entered into the Index of Record.

I am CC'ing Rebecca Messinger from the County Manager's office to forward your message to the Council.

Best,



Jeff Delapena
Program Assistant
COMMUNITY PLANNING

564.397.4558



From: Clark County <webteam@clark.wa.gov>
Sent: Tuesday, June 3, 2025 4:32 PM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Subject: Comprehensive Plan Update Comments

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Submitted on Tue, 06/03/2025 - 4:32 PM

First Name

Tiffany

Last Name

Manger

Email Address

77trinket@gmail.com

Phone Number

[\(916\) 335-2600](tel:(916)335-2600)

Address

18310 NE 47th Avenue
Vancouver, Washington. 98686

Message Subject

2025 Comprehensive Plan Update

Comments

Good evening Commissioners,

My name is Tiffany Manger and I live in the Ramble Creek neighborhood just blocks from the area proposed for rezoning to a light industrial business park. I'm speaking tonight both on my own behalf and as a member of the concerned residents of the Ramble Creek neighborhood. I strongly oppose Options 2 and 3 of the proposed comprehensive plan and urge you to retain the existing R-5 residential zoning for this area.

This proposal is deeply concerning—not only because of what it introduces, but because of what it displaces. Expanding the business park designation here would strip away one of the last remaining green, semi-rural corridors adjacent to the WSU Vancouver campus, replacing it with industrial uses that are fundamentally incompatible with the surrounding community and ecosystem.

We already have ample business park zoning in this area. It has sat underutilized for years. Meanwhile, this proposed expansion would pave over functioning farms, woodlands, and wetlands that are vital to the Salmon Creek watershed. These aren't abstract environmental concerns—they are part of the infrastructure that protects water quality, supports biodiversity, and reduces flood risk. No amount of mitigation replaces a lost wetland and the species that depend on that habitat once it's buried under concrete.

Even with road expansion plans, the volume and nature of business park traffic—large trucks, delivery fleets, and shift-based employee vehicles—will bring 24/7 industrial activity into a residential setting. This will degrade the livability of our neighborhood through light pollution, noise, vibration, and air quality

impacts. These changes will not be evenly distributed—they will be borne most directly by residents living closest to the rezoning area, like those of us in Ramble Creek and along NE 50th Avenue.

There is also a troubling lack of transparency and notice. Most of us found out about this plan only in the last 48 hours—despite living within a few hundred feet of the proposed changes. Many longtime residents and adjacent neighborhoods likely still don't know. That's unacceptable for a change of this magnitude.

I urge the Council to support Option 1. If expansion of business park zoning is truly necessary, it should be pursued north of 199th Street where infrastructure and freeway access already exists—and where fewer residents would be directly impacted. Industrial growth should not come at the cost of community health, environmental protection, and trust in our public process.

Thank you.

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