

From: [Jeffrey Delapena](#)
To: [Cnty 2025 Comp Plan](#); laura_a1@yahoo.com
Subject: RE: Comprehensive Plan Update Comments
Date: Wednesday, June 4, 2025 8:17:43 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Good day, Laura,

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: Wednesday, June 4, 2025 6:02 AM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Subject: Comprehensive Plan Update Comments

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Submitted on Wed, 06/04/2025 - 6:01 AM

First Name

Laura

Last Name

Ingraham

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Phone Number

[5037290262](tel:5037290262)

Address

37615 Northwest 29th Avenue
La Center, Washington. 98629

Message Subject

Rezoning proposal

Comments

Hello,

I write to you today in opposition of the proposed rezoning of the business park area in Battle Ground.

I oppose this rezoning because it is unnecessary, environmentally harmful, and out of step with the community's character and needs. There is ample underused business park space already available. Converting this land would eliminate future housing opportunities, burden infrastructure, harm ecosystems, limit property rights, and drive up taxes—all while contradicting the county's vision of preserving natural and rural spaces. This decision appears rushed and misaligned with what's truly best for our area.

1. Harm to Sensitive Land: The proposal would turn scenic, residential, and environmentally sensitive land into one of the largest business parks in the county.
2. No Demand for More Business Park Space: The existing BP zone (zoned in 2016) has only two businesses and plenty of room for future development. There's no need to expand when current space sits mostly vacant.
3. Blocks Future Housing Options: Rezoning prevents the possibility of using this land for apartments or student housing to support future growth, such as WSU expansion. Housing could help activate currently unused BP property nearby.
4. Poor Transportation Infrastructure: Access is limited. Salmon Creek Avenue cannot be expanded south, and 179th Street to the north is already over capacity, making this location unsuitable for industrial growth.
5. Environmental Damage: The area includes farms, homes, and wetlands that drain into Salmon Creek. Paving over these wetlands would worsen water quality and disrupt natural filtration of runoff from existing BP zones.
6. Restrictions on Rural Land Use: Rezoning would prevent residents from using their land as they currently do under R5 zoning. New homes, land division, and livestock may require special permits, limiting personal and family use.

7. Lower Land Marketability: R5 land is in high demand. Nearby homes sell quickly, while business park land remains mostly unused. Rezoning would reduce property appeal and flexibility.

8. Unjustified Tax Increases: Property taxes could rise based on inflated values, such as the state's overpayment for a mental health facility site nearby, which included filling wetlands and costly land alterations.

9. Contradiction of County Identity: The plan goes against the county's stated goal of preserving green spaces and farmland. Rezoning now, with existing BP capacity available, feels premature and inconsistent with long-term values.

Please do not rule in favor.

Thank you,

Laura

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