

From: [Jeffrey Delapena](#)
To: [Cnty 2025 Comp Plan](#); craigahoover@me.com
Cc: [Jose Alvarez](#); [Oliver Oriako](#)
Subject: RE: Comprehensive Plan Update Comments
Date: Thursday, June 5, 2025 8:06:08 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Good day, Craig,

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

These have been forwarded to members of Staff and 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 9:16 PM
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 - 9:16 PM

First Name

Craig

Last Name

Hoover

Email Address

craigahoover@me.com

Phone Number

[3609043548](tel:3609043548)

Address

5707 Ne 159th st

Vancouver, Washington. 98686

Message Subject

Change from R5 to BP zone at 5707 Ne159th st

Comments

I attended the informational meeting on June 2. What a poor way to provide information to the community. Small unreadable maps, inability to receive clear answers to questions regarding changes. Quite apparent that the new changes in zoning did not want to be communicated to those they will affect. I have resided at my address since 1995. Purchased the property when it was zoned r2.5 and was changed to r5 with the explanation that this area was to be preserved as a buffer between growth from the north and south and would remain that way for the future. I have enrolled myself into preserving it as such along with my close neighbors. I have raised a family and now two grandchildren in this park like area. My grandchildren live in the city but often comment how much they prefer to spend time here as opposed to the concrete jungle of se Portland and the Franklin neighborhood of Vancouver. One third of my property is maintained as wetlands and left untouched. The adjacent creek feeds Salmon Creek. I went so far as to welcome the Clark utilities Salmon recovery team plant native trees on my land along with my neighbor. 1000 trees in all. I'm trying to be a good steward and lessening my impact on nature and global warming. The state built their new facility " mental hospital "in this location with the excuse that the natural setting was "good" for their residents in spite it did not meet any of the criteria they had established prior. Good planning has caused them to build a facility at great cost that now will not even open in the near future. First thing they did was fill in the wetlands that had been used by migratory birds and build their facility directly on top. Good planning. All the work that went into moving dirt to provide utilities where they had not existed fouled my well and now my well exceeds the federal guidelines for arsenic. No consideration. This area's topography is not conducive to business park. The water table is high. 159th and 50th are chip sealed gravel roads barely wide enough for cars. I was not given a clear explanation why this would be a good location for bp short of just because and the commercial/industrial property to the north. Smith/Root is a good neighbor and due to their size works with the infrastructure as is. An Amazon distribution warehouse does not work with current infrastructure. Salmon Creek has salmon returning and spawning now as far as Curtain creek in downtown Battle Ground. It was a cesspool in 1995. Is

the plan then for more traffic to come down salmon creek road , 50th and 159th? I see all the building on Ne 72nd ave a road with infrastructure. Wide with medians . There is easy access and direct paths to the freeway and state highways. Why is this ignored? Make some farmers or property owners rich there and save some money for us taxpayers since the infrastructure is already in place.If zoned BP in the near future what will that do to my assessment currently? I can probably assume my property value would go up to which I would have to pay more. If the infrastructure remains as is there will not be any developers wanting to pave over my small paradise yet I will still have to pay. It will hinder my ability to make improvements I imagine. I have residential property in the city of Vancouver that was converted to commercial industrial and have a property assessment that far exceeds the actual value and rents I can receive.Please look at my comments from my perspective and my neighbors.My peers are all congratulating me at how we have won the lottery, but money does not buy happiness and peace of mind. Pave over something logical.

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