

From: [Jeffrey Delapena](#)
To: [Cnty 2025 Comp Plan](#); seanctyree@gmail.com
Cc: [Rebecca Messinger](#)
Subject: RE: Comprehensive Plan Update Comments
Date: Thursday, June 5, 2025 2:54:29 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Good day, Christopher,

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: Thursday, June 5, 2025 2:28 PM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Subject: Comprehensive Plan Update Comments

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Submitted on Thu, 06/05/2025 - 2:27 PM

First Name

Christopher Sean

Last Name

Tyree

Email Address

seanctyree@gmail.com

Phone Number

[907-227-1713](tel:907-227-1713)

Organization/Agency Name

Homeowner residing in Vancouver/Clark County

Address

18306 NE 47th Avenue
Vancouver, Washington. 98686

Message Subject

Opposition to Business Park Rezoning - 50th Avenue/NE 159th Street

Parcel Number

Near property ID 196271000

Comments

Dear Vancouver City Council and Clark County Planning Department,

I am writing to express my strong opposition to the proposed rezoning of the land off 50th Avenue in the Salmon Creek area from residential (R-5) to Business Park (BP) zoning. While I understand the desire for economic development, I believe this particular rezoning is inappropriate for several critical reasons that directly impact community safety, environmental integrity, and the character of our neighborhood.

Traffic Safety and Infrastructure Concerns

The primary access points to this site—179th Street and NE Salmon Creek Avenue—are unsuitable for the large commercial vehicles and semi-trucks that would likely accompany a business park. NE Salmon Creek Avenue, with its winding curves and proximity to residential neighborhoods and the Washington State University Vancouver campus, poses significant safety risks. Similarly, 179th Street features steep hills, limited visibility, and narrow lanes, passing through residential and small-scale farmland areas. Neither road is equipped with sidewalks, bike lanes, or dedicated pedestrian facilities, yet these roads are frequently used by pedestrians and cyclists, including school children, who are often present during school bus pick-up and drop-off

times. The current road conditions and limited infrastructure create an unacceptable risk for accidents and injuries..

Environmental Impact

This area is part of an extensive creek and watershed system that plays a vital role in local ecology and water management. Introducing a business park with potential for increased noise, pollution, and runoff could cause irreversible environmental damage, threatening water quality and local wildlife habitats. The risk of spills, stormwater runoff, and other environmental hazards associated with commercial operations is a serious concern in this sensitive watershed area.

Aesthetic and Community Character

The charm of this region lies in its pastoral landscape—residential homes interwoven with small farms, rustic barns, horses, and cows. This rural aesthetic contributes significantly to the community's identity and quality of life. Rezoning to Business Park would fundamentally alter this character, replacing scenic, nature-integrated spaces with large-scale commercial structures, thus diminishing the area's unique charm and livability.

Inappropriate Location for Business Parks

Business parks are best situated near major highways and interstates, where infrastructure supports large vehicle traffic and minimal disruption to residential neighborhoods. For example, the warehouses on NE 259th Street in Ridgefield, located just off I-5 with expanded roads, sidewalks, and dedicated turning lanes, exemplify appropriate placement. Conversely, the proposed site lacks such infrastructure, making it unsuitable for the intended uses of a Business Park.

Additional Concerns

- Increased noise levels during both daytime and nighttime hours, disrupting residential tranquility and potentially violating noise ordinances.
- Potential strain on local roads and emergency services due to increased traffic and commercial activity.
- Decreased property values and quality of life for residents in the vicinity, due to both environmental and infrastructural impacts.

In summary, the proposed rezoning does not align with the existing community context, infrastructure capacity, or environmental considerations. I urge the planning authorities to reconsider this proposal, prioritizing the preservation of our neighborhood's safety, character, and natural beauty.

Thank you for your attention to this matter.

Sincerely,

Christopher Sean Tyree
18306 NE 47th Avenue
Vancouver, WA 98686
907-227-1713

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