

CLARK COUNTY COMPREHENSIVE PLAN UPDATE

MONDAY, JUNE 2, 2025

OPEN HOUSE – PUBLIC TESTIMONY

Vancouver iTech Preparatory School
16100 N.E. 50th Avenue
Vancouver, Washington

7:00 p.m.

TESTIMONY

GEREN: Nancy Geren, G-e-r-e-n, 15303 N.E. 53rd Avenue, Vancouver, 98686. The concern is that industrial business park that's going to front on Salmon Creek and 50th and there is no direct way to get into that except for Salmon Creek Road which is windy and two lanes with no shoulders.

And they to think about putting trucks on that it will be coming out of an industrial park or to bring them on 50th which would take them past the elementary school across the bridge that cannot hold that much weight and then into the industrial, there's nothing there for industry to have any connection to.

They're putting it between all these residential. Right now, we have wetlands, right now the street we're living on is very high-end property and they're going to put our homes in the middle of a whole industrial park. It does not make any sense. It's very, very dangerous in their thinking of the egress that will be happening to get to this property.

One more thing. They're building a lot of elderly facilities, housing facilities along Salmon Creek, and those people now, these are all retired people, and this has been put in just within the last five years maybe, these seniors are out walking Salmon Creek Road as it is with no shoulders, no sidewalks, no anything and now they want to add truck traffic to that with these people as they're increasing the population of that elderly facility and making the transportation that much more critical to the elders that are out there trying to stay fit. Okay.

DENNIS: Thomas, T-h-o-m-a-s, Dennis, D-e-n-n-i-s, it's the same address. And I don't think we want to go into my profession.

GEREN: Yes, I do.

DENNIS: Oh, 40 years of consulting engineering land use or land development in Vancouver, Clark County, so... Yeah, prior owner of HDG Design Group, which I'm not sure this is relevant, you don't have to put that down.

GEREN: Well, but they worked with the County.

DENNIS: Yeah, and we did a lot of work for the County. Anyway, concerns, many concerns, my wife just addressed the egress and just the whole idea of egress for a business park zoning and let me -- let me step back. What we're talking about would be the northeast quadrant or corner of 50th and Salmon Creek, so the properties that lie east of 50th and just north of Salmon Creek, so whoever's reading this can have some perspective.

So even egress coming up 50th for a ways is really very quite limited, there are wetlands, critical habitats, seasonal stream crossing 50th, until we get to the crest of the hill close to actually where we're sitting right now.

Salmon Creek itself, we'll call it a country road, it's minimally two lanes, it curves, it's adjacent to the creek and the idea of ever really expanding that road into a qualified County approved road section probably would be difficult.

And then that whole quadrant of land that I'm referring to, there are a lot of wetlands, there's critical habitat, seasonal streams that pass through that quadrant, so even a business park zoning in there the ground is probably going to be somewhat limited on how they use it.

It doesn't seem to make sense when I look at Alternative 3 if that ends up by being the alternative to put residential to the east and try to sandwich business park on that corner when you got also residential to just to the west on the northwest corner and you have residential on the south side lying south of Salmon Creek Road along the creek and you're trying to sandwich in a piece of business park where the land is restricted, you know, just once again by wetlands and critical habitat, egress, transportation, to be putting a business park in there.

The business park zone to me should be lifted north, maybe more adjacent to the campus area that's up here right now where the ground is probably much more developable with less impact to wetlands and habitat and all that and better egress with 50th here and 159th and I know the future improvements on 179th that will be coming along.

So, anyway, sandwiching BP between all those restrictions and the residential that's in the area and in addition which is a grave concern to us the road we live on has there are larger parcels but they're higher-end homes and basically what business park zoning will destroy, totally destroy the value, those homes will have zero value sitting in a business park zoning, nobody will want to buy them.

For business park they're not those type of buildings that would be used in a business park setting, so basically you have taken our last 20 years and destroyed it by putting a business park zone.

So, the preferred alternative would be to do nothing, leave it in Urban Reserve 10 as it sits or if you're going to change it, change it to a residential where the existing homes really have a chance of being incorporated into a more traditional residential subdivision setting.

They could be parceled smaller, but the homes have the value that they could be kept in a residential zone and work in there, but business park they're worthless and you've just wiped out 20 years of our retirement by making it business park because homes no longer have a value in that setting. Did I get everything?

GEREN: Yes.

DENNIS: Maybe I should say, put it back on there. What will happen if it stays business park and the nature of the homes, the higher-end homes that are in that corner that I previously referred to, will likely just stay homes because nobody is going to want to sell their home, you know, and lose their value, you know.

So you'll end up probably with a cluster of these homes and a couple of acres that each one of these homes are on are not conducive to creating a business park, and so accessing and utilizing that property for a business park you're probably going to end up with a long-term enclave of homes just sitting there and basically where have you gone, what have you gotten out of this.

There's larger parcels further north that are less impacted and more space, it would just make more sense than pulling in an enclave of, not an enclave, but a cluster of homes like that and making them worthless.