



**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

TRUJILLO: Sylvia, S-y-l-v-i-a, Trujillo, T-r-u-j-i-l-l-o. Address, 17980 N.E. 47th Avenue, Vancouver, Washington, 98686.

Dear Commissioner and, Commissioners and County Staff, my name is Sylvia Trujillo and I am speaking on behalf of the concerned residents of Ramble Creek, a fast growing group of residents living directly adjacent to the area proposed for rezoning under Options 2 and 3.

We formally request that these comments be entered into the public record and that our written comments also be fully incorporated. We oppose Options 2 and 3 and we urge the County and Commission to adopt Option 1.

First, the procedural flaws here are substantial. The County has failed to provide sufficient and timely notice to residents most directly impacted by the proposed business park expansion.

Our neighborhood only learned of this plan within the past 48 hours by living just blocks from the proposed rezoning area. This undermines due process and raises concerns under the law including but not limited to RCW 36.70A.140, which requires public participation that is meaningful in land use planning under the Growth Management Act.

Second, the proposal is legally incompatible with State Law and County Planning Policies. The area in question contains critical wetlands, tributaries that feed into Salmon Creek, it borders both urban reserve and agricultural lands and lies adjacent to the Mill Creek overlay district, all of which demand a higher level of protection under the law including but not limited to Code Section 365-190-080 and Code Section 365-196-310.

Furthermore, meaningful public comment cannot be provided under the current circumstances because a full SEPA Environmental Impact Statement has not been completed and provided to the public despite the clear potential for significant environmental harm. Any public comment on this juncture are hamstrung by the fact that material information that the public needs in order to provide comment is

not available.

Third, from a land use perspective this is a misguided and outdated approach. The current business park just to the north of iTech here has sat largely undeveloped for nearly a decade. There is ample underutilized land zoned for employment closer to I-5 with far better infrastructure and less ecological sensitivity. The trend nationally is toward compact mixed-use development, not concrete sprawl that isolates jobs from housing and burdens residential communities with traffic, noise and runoff.

Finally, this proposal sacrifices green space and community character and farmland for speculative industrial use while we face a regional housing crisis. This land would be better suited for either a green barrier for affordable housing, student housing tied to Washington State University or live, work zoning that balances jobs and homes while preserving the watershed.

In closing, we respectfully ask that you reject Options 2 and 3. If you move forward with any rezoning it must include in advance for the public to review and provide meaningful feedback, a full SEPA EIS, a reconsideration of more appropriate business park locations or even alternative approaches to development that are reflective of actual utilization and demand over the next decade and full public engagement particularly for those communities that will be most adversely impacted by increased traffic, air pollutants and damage to the overall character and neighborhood of the community that has for decades been farmland, residential and green space.

Our community is watching, organizing and prepared to assert our rights if this process continues without transparency, compliance, fairness or adequate information particularly environmental impact analysis not limited to the watershed, our tributaries, but also the environmental impact of increased traffic from industrial vehicles that will be transporting and moving through highly sensitive residential communities including the 700 new homes that are being built along N.E. 179th.

In addition, we remain concerned that not only is the current infrastructure inadequate as Salmon Creek quite rightly cannot be expanded, but 179th even with the projected expansion could not accommodate the additional traffic from the business park given the projected expansion to two lanes for a total of four lanes to 179th is already going to drive environmental degradation, will negatively impact homes that have existed and been there for a long period of time, will adversely impact the farming and the horse farms along that route and were not built for that when alternative approaches to development that account for projected economic needs and business needs can be and should be considered by the Commission. Thank you.