

From: [Jeffrey Delapena](#)
To: [Wendy Lowles](#); [Cnty 2025 Comp Plan](#)
Cc: [Oliver Orjiako](#); [Jose Alvarez](#)
Subject: RE: Opposition to Business Park Rezoning at 50th Avenue & NE 159th Street
Date: Friday, June 20, 2025 8:08:38 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Good day, Wendy,

Thank you for submitting your feedback regarding the 2025 Comprehensive Plan Update.

This has 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: Wendy Lowles <wlowles@gmail.com>
Sent: Saturday, June 14, 2025 2:10 PM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Cc: Sue Marshall <Sue.Marshall@clark.wa.gov>
Subject: Opposition to Business Park Rezoning at 50th Avenue & NE 159th Street

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Dear Clark County Planning Commission,

I respectfully express my strong opposition to the proposed rezoning of R5 Residential land to Business Park (BP) near WSU Vancouver, for the following

reasons:

1. **Environmental Impact** – Development threatens wetlands and drainage areas vital to Salmon Creek's ecosystem.
2. **Public Health** - Increased noise and air pollution from industrial traffic negatively impacts agricultural productivity, residential health, and student learning—posing particular concerns for nearby farms, homes, schools, and the recreational trails at WSU.
3. **Lack of Market Demand** – The existing Business Park (BP) zone remains significantly underutilized, indicating that there is no demonstrable need for additional BP zoning in this area.
4. **Inadequate Infrastructure** – Local roads can't support increased industrial traffic. Directing industrial traffic through residential areas, farmland, and school zones introduces unnecessary safety concerns and environmental stress. Business parks are better suited near highways, where impacts are minimized.
5. **Property Rights & Taxes** – Rezoning could unfairly shift the tax burden onto local homeowners while diminishing property values—outcomes that directly harm residents and undermine community stability.
6. **Better Alternatives** – The land is better suited for mixed-use development. With the rise in remote work and an influx of retirees relocating to our area, there is greater demand for local retail and services than for business parks.

Thank you for your time and for helping to shape a future that serves the best interests of all Clark County residents.

-Wendy Lowles