

From: [webmaster](#)
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Subject

Comprehensive Growth Mgmt Plan

Date of Hearing

Mon, 04/27/2026

Comment

I manage and maintain several properties east of I-5 that are located at 2238 through to 2514 NE 179th St and 2201 through to 2441 NE 189th St, Ridgefield.

Consequently, I have become very familiar with the hydric soils, the wetlands, springs and streams that are throughout this area. These areas and the setbacks for development create significant environmental constraints as they encompass a significant portion of this area. These hydric soils and wetland will require significant, and costly, mitigation for the proposed development compliance with those constraints.

The Clark County Traffic Circulation Plan anticipates a significant road network will be constructed throughout this area. Both north-south and east-west roadways are expected to be constructed between these existing streets, despite the hydric soils and the wetland impacts. The increased housing density as proposed to become R-36 will encourage the creation of the desired housing in this area. The anticipated public road network that will be required for this development, will be consistent with the proposed zoning as R-36 for the entire area between NE 179th St and NE 189th St. I believe that consistent zoning for this area will be more compatible with this required road network as it is described in the Traffic Circulation Plan, rather than an arbitrary limitation to R-24 for the northerly half of this area.

A portion of this area remains designated as mixed use although it is a comparatively small isolated portion within this area and located where it impacts two streams and where the streamside location, the hydric soils, and the wetland constraints will severely limit and effective development for that purpose, but where desirable housing can more easily adjoin the area that is less accessible due to these environmental constraints. My recommendation is that mixed use be designated closer to the I-5 interchange at NE 179th St, and that the proposed R-36 or R-40 be designated between that location, extending entirely between NE 179th St and NE 189th St easterly toward NE 29th Ave where development of residential parcels was recently made.

Thank you for your careful consideration.

Dennis Ingram



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