

From: [Jeffrey Delapena](#)
To: ["JAMES ROMBACH"](#)
Cc: [Oliver Oriako](#); [Jose Alvarez](#)
Subject: RE: Clark County, WA Comprehensive Plan Review/Comments on Basic Criteria and several Plan "Recommendations".
Date: Thursday, April 30, 2026 1:19:00 PM

Good day, Jim and MaryAnn,

Thank you for submitting this feedback in relation to the 2025 Comprehensive Plan Update.

I am forwarding to additional members of Staff and this will be entered into the Index of Record.

Best,

Jeff Delapena
Program Assistant
COMMUNITY PLANNING

564.397.4558

-----Original Message-----

From: JAMES ROMBACH <jlrombach@aol.com>
Sent: Thursday, April 30, 2026 12:34 PM
To: Jeffrey Delapena <Jeffrey.Delapena@clark.wa.gov>
Subject: Clark County, WA Comprehensive Plan Review/Comments on Basic Criteria and several Plan "Recommendations".

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Jeffrey; Appreciate the opportunity to comment on the Clark County Comprehensive Plan. We make our comments from living in the Fairgrounds area for over 25 years and decades of Related land use planning and use experience.

First; Strongly suggest that especially High Density Designations have NO conflicts with existing Designations (like existing Low Density or other uses having New significant Higher Density designations changes that are immediately adjacent to prior Designations— do not build in more problems/issues.)

Further, High Density designations should have essential standards and criteria- IN PLACE — like Transportation/roads that are up to Standards , “parking” and friendly walking/biking facilities, should be very close to existing key shopping options, all Safety issues, and are consistent with Existing Zoning designations.

Specific Recommendations: 1. Several High Density proposals adjacent to NW 164 st. are against/adjacent Existing Low / Medium Density designations. Change to Low or Medium Density Designations.

In addition, NW 164th would have to be up-graded as existing car/recent added Truck traffic , Fairground/Event Use/ Amphthre use, extensive walking- biking use with NO Provisions present major SAFETY issues...including multi-times this week with stopped traffic due to “walkers”, truck traffic ; more often with increased West 10th/Fairgrounds/ And commercial development. Again, Safety is a significant issue.

2. Medium-High Density Options; Fortunately, there multi-options for increased Med-High Density designations on large areas with Minimal or NO conflicts. These areas
Along East and West 179th and North of East 179th on NE 10th.

3. Developers should pay for all essential criteria for Medium-High Density Use.

Thanks for the opportunity to comment and submit that Comments and Recommendations will lead to a Safer ,
Cost- Effective and with less Conflicts to Clark County.

Respectively

Jim and MaryAnn Rombach