From: Cnty 2025 Comp Plan
To: Terri Burnett; Jeffrey Delapena; Cnty 2025 Comp Plan
Cc: Oliver Orjiako; Jose Alvarez; Rebecca Messinger
Subject: RE: Official Comment: Opposition to Proposed Felida High-Density Upzoning (Comprehensive Growth Management Plan)
Date: Thursday, September 17, 2026 9:39:00 AM
Attachments: image001.png
image002.png
image003.png
image004.png

Good day, Terri,

Thank you very much for submitting comments related to the 2025 Comprehensive Plan update.

I am forwarding to additional staff and will send to the members of the Planning Commission, and these comments will be added to the Comprehensive Plan Index of Record.

As the Planning Commission concluded deliberations at the Sept. 3rd Public Hearing and has made their recommendation, which has been sent to County Council ahead of their own Public Hearing beginning on October 1st, I am including Rebecca Messinger from the Council's Office as well for awareness and to forward to the Council.

Best,

Jeff Delapena
Program Assistant
COMMUNITY PLANNING

564.397.4558

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From: Terri Burnett <terrilburnett@gmail.com>
Sent: Wednesday, September 16, 2026 11:15 AM
To: Jeffrey Delapena <Jeffrey.Delapena@clark.wa.gov>; Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Subject: Official Comment: Opposition to Proposed Felida High-Density Upzoning (Comprehensive Growth Management Plan)

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Dear Mr. Delapena and Planning Commissioners,

I am writing as a dedicated resident of the Felida neighborhood to express my strong opposition to the proposed rezoning of larger parcels within our community to high-density residential designations. Introducing multi-family or high-density complexes directly abutting established single-family neighborhoods threatens the unique ecological and structural balance of northwest Vancouver.

Felida is defined by its low-impact residential character and proximity to critical environmental sanctuaries, including Lake River, Vancouver Lake, Salmon Creek Greenway, Salmon Creek Midway trail head, Cougar Creek trail, Community Cougar Creek Woods park, Felida Community park and 4 other smaller neighborhood parks. **Pushing high-density housing into this specific pocket violates several core tenets of responsible urban planning under the Washington Growth Management Act (GMA):**

1. **Environmental Degradation of Sensitive Watersheds:** The larger parcels targeted for rezoning directly filter stormwater and border the delicate riparian ecosystem of the Salmon Creek Greenway. High-density development drastically increases impervious surfaces. This runoff directly threatens the protected wetlands, native wildlife, and water quality of our local lakes and trail systems.
2. **Infrastructure and Concurrency Failures:** Felida's local transportation grid—primarily served by narrow corridors like NW Lakeshore Avenue and NW 36th Avenue—is already heavily congested. Our local infrastructure and schools cannot absorb the sudden influx of high-density traffic and population while maintaining required concurrency standards.
3. **Severe Neighborhood Incompatibility:** Dropping high-density zones abruptly against single-family homes destroys the visual and structural continuity of our neighborhood. It disregards the long-standing community planning that has kept Felida a low-rise, nature-integrated sanctuary.

While I understand the state-mandated requirements for housing growth, high-density designations belong near major transit corridors and commercial centers—it just not likely be tucked into a small neighborhood like Felida. Point and view: Click on this video that visually shows what is happening in real time. **3511 NW 119th St, Vancouver, WA 98685**

Recent news article



‘Something like this doesn’t fit in the neighborhood’: Neighbors wary of planned three-story apartment complex Felida Terrace
columbian.com

Felida deserves development that enhances our community. High-density apartments do not currently exist here and do not belong among the natural greenways, parks, and established neighborhoods that define Felida.

I urge the Planning Commission and the County Council to reject the high-density zoning alternatives for these Felida parcels and protect the unique environment that makes our neighborhood unique.

Sincerely,

Terri Burnett

11706 NW 35th Ave