

From: [Messinger, Rebecca](#)
To: [Orjiako, Oliver](#); [Wiser, Sonja](#); [Hermen, Matt](#)
Subject: FW: CPZ2019-00031
Date: Tuesday, October 8, 2019 3:59:50 PM

Hello,

Please see the below comments, for the record.

Rebecca

From: Jason Peressini [mailto:jason.peressini@gmail.com]
Sent: Tuesday, October 8, 2019 3:58 PM
To: Messinger, Rebecca; Hermen, Matt
Subject: CPZ2019-00031

CAUTION: This email originated from outside of Clark County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Due to some recent health problems I am unable to attend the public meeting tonight for CPZ2019-00031. I would like to include the following comments in the discussion.

I previously stated in regards to CPZ2019-00021: The connecting roads (50th and 179th and NE Salmon Creek St/Ave.) are very narrow roads with large dips that limit sight distance. There are no bike lanes on either of the roads either. The amount of bikes and cars on the road *currently* is already dangerous and there are regular accidents. In the winter time, these dips can get very icy and foggy making them more dangerous. Last year a school bus slid out in front of me and crashed into a fence on the side of 179th. There was oncoming traffic in the other lane so in order to avoid hitting the school bus I was forced to slide my car into the culvert where I crashed into a telephone pole. Increasing the amount of houses by allowing high density building is going to greatly increase the amount of cars and bikes on these roads which will in turn result in many more accidents and make a very dangerous situation. I believe that before any zoning restrictions are removed, these roads need to be enlarged and with bike lanes added to increase the safety of everybody who drives on them. Until then, as a concerned resident, I feel that removing the zoning restrictions is irresponsible and dangerous.

These concerns have not been addressed in the new proposal CPZ2019-00031, and I also feel new concerns have been brought up. Since left turns into the Holt development will not be allowed until (and if) property for a left turn lane has been acquired this will require large amounts of people to make U-turns at the 179th/50th intersection. This will be incredibly dangerous with the amount of traffic already present at this intersection. Furthermore, this will cause many drivers to take the NE Salmon Creek Ave. to 50th route instead. This road is already dangerous as it is, with many accidents occurring yearly. The current plan is shortsighted and dependent on a lot of property acquisition which will not likely occur soon. Going forward with this development without first securing the property needed to make the roads safe is extremely dangerous and irresponsible. In the interest of public safety for all, please do not consider supporting this approval until the necessary road changes are actually possible to implement.

Economically speaking, the big push for getting these housing developments in is to supposedly create more jobs in the local area. This doesn't make any sense since a majority of the current residents already commute down to portland. There are currently plenty of residents willing to work locally but the jobs aren't there. Growing the population will only result in more people commuting down to portland creating even more congestion on I-5 and I-205. It will have no effect on spurring job growth as that potential already exists.

Thank you for your consideration,
Jason Peressini

From: [Sidorov, Larisa](#)
To: [Hermen, Matt](#); [Anderson, Colete](#); [Orjiako, Oliver](#); [Wiser, Sonja](#)
Subject: FW: Planning Meeting in/on/ 179th -Fairgrounds Area//Unacceptable Public/Neighbor Notice and Information Availabilitiy
Date: Wednesday, October 9, 2019 11:58:34 AM

We got this yesterday in our communal email..

Larisa Sidorov
Office Assistant II
COMMUNITY PLANNING

564.397.4958

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

From: James Rombach [<mailto:jlrumbach@aol.com>]
Sent: Tuesday, October 08, 2019 1:54 PM
To: Cnty Community Planning
Subject: Planning Meeting in/on/ 179th -Fairgrounds Area//Unacceptable Public/Neighbor Notice and Information Availabilitiy

Sirs; I know there is a meeting scheduled for Oct. 8, 2019 pm (and a neighbor informed me of location). A major issue exists in that on the County web-site for Land Use Planning and scheduled Meetings - there was NO-like zero communication(s) for the major land use meeting on Oct. 8 pm. Further, the data on background information on this major issue was NOT visible or readily available on the County web-site...In brief, I am sure information/data exists somewhere, but is not readily available (other meetings/hearings are) on the County web-site. Further, the "signing" for the first information meeting was only one (very small) visible sign in an area (corner of 179th and 11th) where there is no parking, no walking area to the sign, and a hight traffic and vehicle speedding area—net result; Non-functional signing or notification (almost as bad as one of prior hearings where sign was placed behind a bush)..technically signed, but Not readily visible.

INPUT; MEETING/HEARING SHOULD BE RESCHEDULED WITH CLEAR MEETING NOTICE ON COUNTY WEB-SITE AND SIGNAGE.

OTHER ITEMS; For Plan Decision area:

1. Newspaper said the there would be "NO cost" to landowners for the "developments"—However, it appears that the economic work has NOT been done on this. Further; in recent developments in Ridgefield area , there has been substantial landowner costs/taxes for schools—hard to believe that water, sewers, roads, intersections, sidewalks , schools , etc. would not have costs beyond developers work...

RECOMMENDATION; DATA FOR NO COST TO LANDOWNERS SHOULD BE IN WRITING AND BASED ON ECONOMIC WORK (which is not available or not done).-

2. Land use designations; Should be consistent with current land use(s) for lot size and function (there is some areas (164th-11th St.) -word of mouth— that existing multi-ac. Lot size is being rezoned mixed use. This was tried in the middle of the night several years ago and then reversed—

RECOMMENDATION; EXISTING LAND USE DESIGNATIONS HAVE TO BE CONSISTENT OR HAVE DATA AVAILABLE/REVIEWED ON POTENTIAL CHANGES.— THIS INFORMATION SHOULD BE READILY AVAILABLE ON COUNTY LAND USE WEB-SITE.

In Summary; there are major short-comings in County planning for 179 th/11th/164th area and data should be readily available (currently it is not) and all technical, economic data done on “Costs”—including all public and landowners impacts.

Jim Rombach
501 nw 161st. Circle,
Ridgefield, WA.9864
(360) 576-7644

From: [Messinger, Rebecca](#)
To: ["L Ashley"](#)
Cc: [Hermen, Matt](#)
Subject: RE: Nov 12, 2019 comprehensive plan and zoning amendment written testimony
Date: Tuesday, October 29, 2019 10:49:15 AM

Thank you Linda. Your comment below is now part of the Clark County Council record for the Nov. 12, 2019 Public Hearing.

I will also ensure that the Council receives your comments.

Best regards,
Rebecca

Rebecca Messinger
Clerk to the Council
COUNTY MANAGER'S OFFICE

564-397-4305

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

From: L Ashley [<mailto:ashleysltd@hotmail.com>]
Sent: Tuesday, October 29, 2019 9:54 AM
To: Messinger, Rebecca
Subject: Nov 12, 2019 comprehensive plan and zoning amendment written testimony

CAUTION: This email originated from outside of Clark County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Clark County council

Linda Ashley
Ashleysltd@hotmail.com
360-513-3760
19515 NE 10th Ave.
Ridgefield, WA 98642
CPZ2019-00031 I-5/NE 179th Street Area Urban Holding Removal

Our family has owned this property for over 20 years and we have been in favor of the urban hold removal for many of those years!

We original purchased as investment property and we have been patiently waiting and looking forward to this change.

This email is just to state we are in favor of the proposed amendment, the sooner the better.

Thank you

From: [Messinger, Rebecca](#)
To: ["Maureen Gustafson"; Steve Gustafson](#)
Cc: [Hermen, Matt](#)
Subject: RE: Testimony Support of 1-5/NE 179th Street Area Urban Holding Removal
Date: Wednesday, October 30, 2019 8:25:58 AM

Thank you. Your comment below is now part of the Clark County Council record for the Nov. 12, 2019 Public Hearing.

I will also ensure that the Council receives your comments.

Best regards,
Rebecca



Rebecca Messinger
Clerk to the Council
COUNTY MANAGER'S OFFICE

564-397-4305



From: Maureen Gustafson [mailto:gustafson.maureen@gmail.com]
Sent: Tuesday, October 29, 2019 7:30 PM
To: Messinger, Rebecca
Cc: Steve Gustafson
Subject: Testimony Support of 1-5/NE 179th Street Area Urban Holding Removal

CAUTION: This email originated from outside of Clark County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To the Clark County Council:

Steve Gustafson and I, owners of a commercial property at 811 NE 154th St., Vancouver, support the removal of the 1-5/NE 179th St. urban holding area. We strongly support development of transportation links and intersection improvements for this area. This is a good area for commercial and light industrial uses because it is so close to I-5.

This will help facilitate the mobility of current and future tenants of the property we own there. Because our commercial property is in an area zoned for light industrial use, this supports jobs in Clark County. (Our property is currently leased to a hydrology department of an engineering firm.)

Thank you for the work that was done on Whipple Creek Bridge to help develop the Discovery Corridor. This helps bring jobs to Clark County and reduces the amount of

commute traffic from Vancouver to Portland.

--

Maureen Gustafson

G & G Property Investments, LLC

gustafson.maureen@gmail.com

330 Colman Dr.

Port Townsend, WA 98368