

From: [Sonja Wiser](#)
To: [Curt Gustafson](#); [Cnty 2025 Comp Plan](#); [Oliver Oriako](#); [Bart Catching](#)
Subject: RE: Clark County Urban Growth Boundary
Date: Friday, February 16, 2024 3:15:35 PM
Attachments: [Curt and Deanna.pdf](#)

Dear Curt & Deann: Thank you for your email and 20-acre parcel request. I am forwarding your email to our staff and Director; Bart, let me know when this is ready to index into the record. Thank you

From: Curt Gustafson <cgustaf@comcast.net>
Sent: Friday, February 16, 2024 12:50 PM
To: Cnty 2025 Comp Plan comp.plan@clark.wa.gov
Subject: Clark County Urban Growth Boundary

EXTERNAL: 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 whom it may concern:

Please see attached letter regarding the Clark county urban growth and our request to include our 20 acre parcel.

Thank you
Curt & Deann Gustafson

Curt and Deanna Gustafson
18108 NE 84TH Circle
Vancouver, WA 98682

Clark County Council and Staff
C/O Oliver Orjiako, Community Planning Director
1300 Franklin 6th Floor
Vancouver, WA 98660

February 15, 2024

Dear Clark County Long Range Planner,

RE: Gustafson Property APN 200537000

We are the owners of the above-referenced 20-acre parcel located adjacent to the existing Vancouver UGB. We request that our property be included within the Vancouver Urban Growth Boundary expansion as medium density residential.

Our property is adjacent to the existing UGB. To the South are several urban residential subdivisions, to the west across the street is property zoned Business Park and urban residential, Battle Ground School District recently purchased 20 acres to the west for a new school. To the east is the 240-acre Hockinson Park, which we recently worked with Public Works in providing access from our property to the County owned Hockinson Park, which will insure the residential neighborhoods with access to the park. To the North are 5-acre parcels zoned Ag.

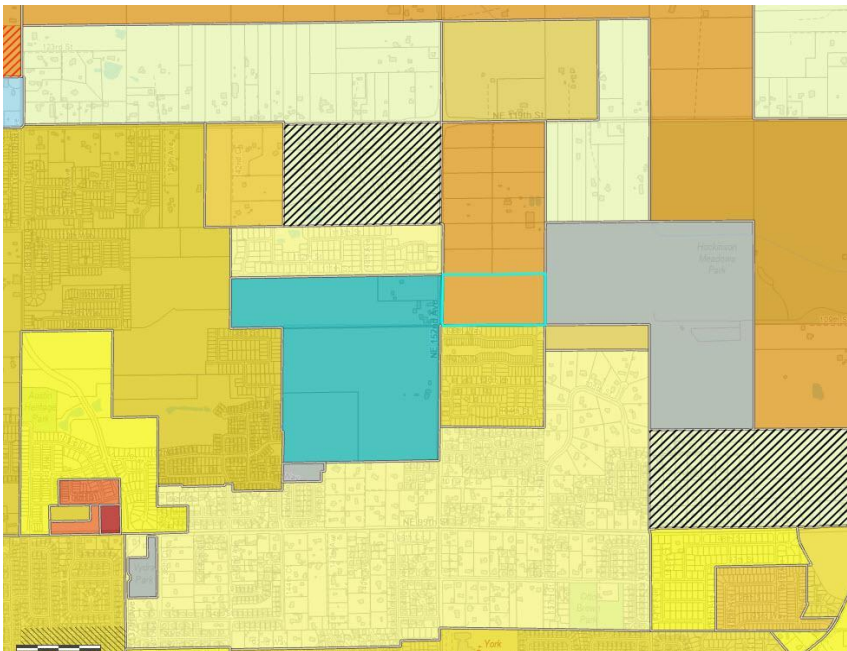


Figure 1 Zoning Map.

Transportation and Utilities:

The property is served by CRWWD Sewer, PUD water and electrical and NW natural gas. Clark County is in the process of completing two major road improvements, the first in the Summer of 2024, just north of the property at NE 152nd Avenue and 119th street, a budgeted project of 4.54 million roundabout.

Second, in the summer of 2025 improvement of the Collector arterial from Padden to NE 99th street, includes multi-modal access, 2 travel lanes, bike lanes and full intersection improvement at NE 99th street and NE 152nd Ave, just south of the property.

Warm Regards,
Curt and Deanna Gustafson