

From: [Sonja Wiser](#)
To: [Doug Kolberg](#); [Cnty 2025 Comp Plan](#); [Bart Catching](#)
Subject: RE: Comp Plan Request for Doug Kolberg
Date: Thursday, February 29, 2024 6:32:04 AM
Attachments: [Clark County Comp Plan Zone Change Request 200200000.pdf](#)

Good morning Doug: Thank you for your comments related to the 2025 Comp Plan / Parcel # 200200000. Your comments have been forwarded to staff and will be added to the 2025 Comp Plan Index of Record. Your name and email have been added to our database to receive future communications related to the 2025 Comp Plan. Please let us know if you have further questions. Thank you.

<https://clark.wa.gov/community-planning/2025-update-public-comment>

From: Doug Kolberg doukolberg@yahoo.com
Sent: Wednesday, February 28, 2024 2:09 PM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Subject: Fw: Comp Plan Request for Doug Kolberg

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.

Attached is my request for a comp plan and zone change. Thank you, Doug Kolberg

----- Forwarded Message -----

From: Walter Valenta <valenta@harborproperties.us>
To: Doug Kolberg <doukolberg@yahoo.com>
Cc: Walter Valenta <valenta@harborproperties.us>
Sent: Wednesday, February 28, 2024, 12:21:30 PM PST
Subject: Comp Plan Request for Doug Kolberg

Here is the Comp Plan Zone Change Request for Doug Kolberg

Please send to:

Bart Catching
564.397.4909
bart.catching@clark.wa.gov

Jose Alvarez, Program Manager
564.397.4898
jose.alvarez@clark.wa.gov

**Clark County Comprehensive Plan Update
Request for a change of Comprehensive Plan Designation and Zoning
Designation**

Property Account: 200200000

Property Owner: Alaska Mutual Investments LLC
PO Box 448
Vancouver WA 98666
Douglas Kolberg
dougkolberg@yahoo.com
360-314-5088

Please change the Comprehensive Plan Designation to Urban High (UH) and Zoning Designation to Residential 30 (R-30) for this property for the following reasons:

1) This single tax lot of 3.45 acres has two different Comprehensive Plan Designations and two different Zoning Designations.

A portion of this single tax lot, approximately 0.69 acres, has a Comprehensive Map Designation of Urban High (UH) and the Zoning Designation of Residential-30 (R-30). **We propose no changes to this zoning.**

A portion of this single tax lot, approximately 2.76 acres, has a Comprehensive Map Designation of Commercial (C) with a Zoning Designation of Community Commercial (CC). **We request changing this portion of the property to Comprehensive Map Designation of Urban High (UH) and the Zoning Designation of Residential-30 (R-30).**

2) Existing Community Commercial Zoning does not meet current and future needs of Clark County

Current zoning of Community Commercial provides for the regular shopping and service needs for several adjacent neighborhoods. Community Commercial does not allow for building only housing. There is little market demand for those commercial uses today.

Community Commercial zoning allows self-storage units however current City of Vancouver and Clark County policies discourage more self-storage units.

3) Lack of access from Hwy 503 makes Commercial development difficult

The site is located adjacent to State Highway 503. State Highway 503 is a median protected roadway. WSDOT will not allow new access to cross the protected medium. WSDOT discourages any new access from Hwy 503, even a right-in right out type of access. This lack of access from the adjacent HWY 503 makes successful commercial development very difficult.

4) Updating the Zoning to Residential-30 (R-30) better meets the current and future needs of Clark County

By changing the zoning to R-30, this site can be developed for housing, which is needed now in Clark County. This site is already served by a C-Tran Bus Line making this a good site for workforce housing and affordable housing. This site is across the street from Prairie High School making it a good site for family housing. This site is next to existing R-30 zoned property with higher density residential development.

5) Property is already served with transportation access and utilities suitable for housing

Housing on this site can be accessed through the existing 116th Street, which is already serving the existing residential area.

This site is already served by public water and sewer.

6) Remedies a current split zoning on the single Tax Lot.

This property has split zoning now. Part of this property is already zoned R-30. Part of it is zoned for Community Commercial. By zoning the entire parcel one Comprehensive Plan Designation of Urban High (UH) and one Zoning Designation of Residential-30 (R-30) would remedy the development complications created by the current split zoning of the single tax lot.

Please change the entire Tax Lot 20020000 to a single Comprehensive Plan Designation of Urban High (UH) and a Zoning Designation of Residential-30 (R-30)

Thank you for the consideration of this request,

Doug Kolberg
dougkolberg@yahoo.com
360-314-5088