

**From:** [Sonja Wiser](#)  
**To:** [Cnty 2025 Comp Plan](#); [Bart Catching](#)  
**Subject:** RE: Comprehensive Plan Update Comments  
**Date:** Wednesday, March 6, 2024 7:42:01 AM

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Dear Daniel & Polly: Thank you for your comments related to the 2025 Comp Plan/Parcel #196324000. 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>

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**From:** Clark County <webteam@clark.wa.gov>  
**Sent:** Tuesday, March 5, 2024 3:07 PM  
**To:** Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>  
**Subject:** Comprehensive Plan Update Comments

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Submitted on Tue, 03/05/2024 - 3:06 PM

**First Name**

Polly

**Last Name**

Bodell

**Email Address**

[pmbodell@hotmail.com](mailto:pmbodell@hotmail.com)

**Phone Number**

[360-909-5268](tel:360-909-5268)

**Address**

2602 NW 146th ST  
Vancouver, Washington. 98685

**Message Subject**

Site-Specific Comprehensive Plan and Zoning Request

**Parcel Number**

196324000

**Comments**

Site-Specific Comprehensive Plan and Zoning Amendment Request

Property Account – 196324000

Site Address – 5003 NE 146th ST, Vancouver, WA 98686

Area – 2.5 Acres

Comprehensive Plan Designation - R-5

Comprehensive Plan Overlay(s) - Urban Reserve

Urban Growth Area - County

Zoning Designation - Rural-5 (R-5)

Zoning Overlay(s) - Urban Reserve - 10 (UR-10)

Owner – Daniel W. Bodell & Polly M. Bodell, Trustees

DPB Investment Trust

This referenced property is located East across NE 50th Avenue from the Pleasant Valley Schools. The Urban Growth Area boundaries currently sit on both the West and South property lines of the parcel. The property has no environmental constraints and immediate access on NE 50th Avenue to all utilities: water, electricity, sewer, phone, cable, internet, and natural gas.

We consider the property to be a good candidate for development with the zoning designation code: Single Family Residential (R1-7.5).

We respectfully request that this 2.5-acre property be included within the Urban Growth Area of the Clark County Comprehensive Plan.

Thank you for your consideration,

Daniel W. Bodell & Polly M. Bodell, Trustees