

From: [Jeffrey Delapena](#)
To: [Cnty 2025 Comp Plan](#); kuznick2000@yahoo.com
Cc: [Bart Catching](#); [Jose Alvarez](#); [Oliver Oriako](#)
Subject: RE: Comprehensive Plan Update Comments
Date: Wednesday, October 9, 2024 8:08:43 AM

Good day, Nikolay,

Thank you for your comments requesting inclusion of your parcel into Vancouver's Urban Growth Boundary. I have forwarded this to Staff and will enter your comments into the Comprehensive Plan Index of Record.

Regards,
Jeff Delapena

From: Clark County <webteam@clark.wa.gov>
Sent: Wednesday, October 9, 2024 1:07 AM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Subject: Comprehensive Plan Update Comments

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Submitted on Wed, 10/09/2024 - 1:07 AM

First Name

Nikolay

Last Name

Kuzmenko

Email Address

kuznick2000@yahoo.com

Phone Number

[208-871-7757](tel:208-871-7757)

Address

15500 NE 72nd Ave

Vancouver, Washington. 98686

Message Subject

Urban Growth Inclusion

Parcel Number

196181000

Comments

Greetings,

We own a 20-acre parcel 196181000 commonly known as Address 15500 NE 72nd Ave Vancouver WA 98686 and would like to recommend its inclusion in the city's urban growth boundary as part of the 2025 comprehensive plan update.

Some parcels boarding us or one lot away have as little as 1 acre lots. We believe that some zoning has moved close enough to make this an R1 or R2 zoning and we are highly interested in improving this land into residential 1-2 acre parcels similar to our neighbors.

In addition, if possible since the frontage of this parcel sits on a heavy-moving road 72nd Ave with lots of 72nd road frontage being commercial down the road from us I would think it would be beneficial to continue the pattern of 72nd frontage to be commercial or light industrial zoned. Therefore I would recommend the frontage of 72nd to be rezoned to commercial 1-2 acre zoning. I know there is supposed to be a road improvement in 2024-2025 with 5 lanes total up to 134th Ave when my parcel is at around 155th Ave only 20 streets away from high density, light industrial zoning. Therefore continuing the same pattern of higher density residential or light industrial along 72nd ave is recommended.

Thank you for your time and I greatly appreciate your consideration.

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