

From: [Martin Snell](#)
To: [Jeffrey Delapena](#); [Oliver Orjiako](#); [Jose Alvarez](#)
Cc: [Jocelyn Cross](#); [Kurt Stonex](#)
Subject: Letter of written testimony re: Land Use Alternative for the Vancouver UGA
Date: Friday, October 18, 2024 2:10:42 PM
Attachments: [CC PC 103124 Hearing Letter of Support.pdf](#)

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Jeffrey, Oliver and Jose - Please be sure that the attached letter is distributed to Chair Johnson and the Planning Commission members for the upcoming hearing for the Comp Plan and EIS. With October 31 being a holiday of sorts, I am not sure I will be able to attend the hearing. If circumstances allow, I will participate via the virtual platform. Thank you for your attention to this matter.

Respectfully,

Martin Snell, AICP

Strategic Planner, Shareholder

o (360) 823-1358

mackaysposito.com



October 18, 2024

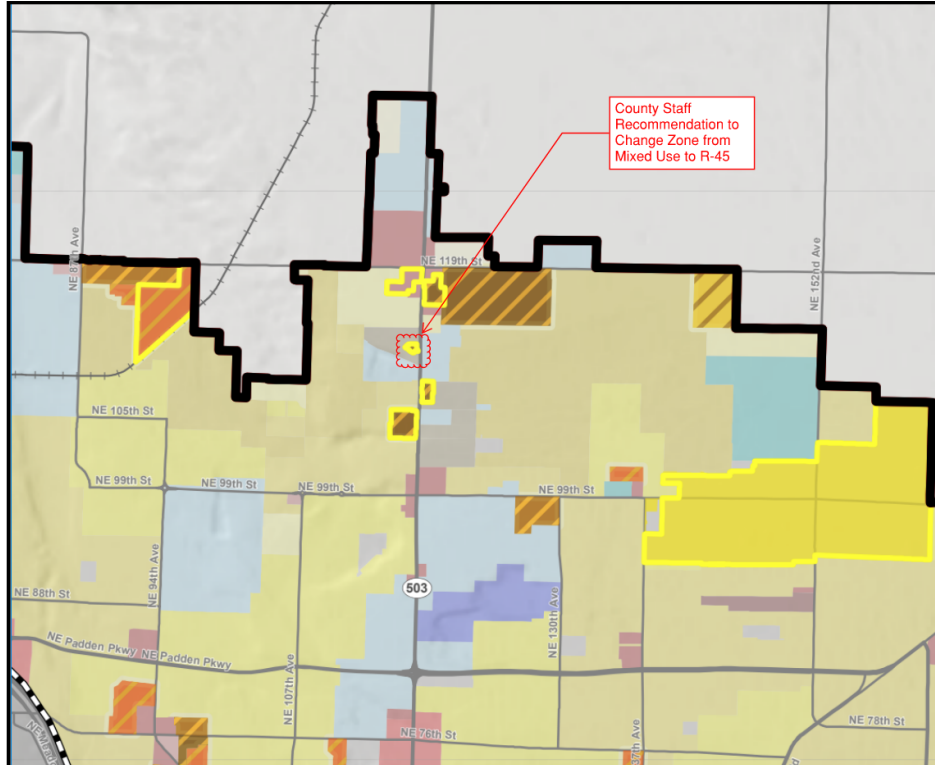
Clark County Planning Commission

Attn: Chair Karl Johnson

Via: Email

Dear Chair Johnson and Planning Commission Members:

On behalf of Ten Talents Investments 4, LLC Properties, I am writing this letter as written testimony regarding the Vancouver UGA Land Use Alternative map for the 2025 Comprehensive Plan update and companion Environmental Impact Statement (EIS). Upon a close examination of the map, it appears the land use alternative shows a change in zoning from Mixed Use (MX) to R-45. (See close up map below)



As outlined in our letter submitted in earlier this year, we believe that the property is more suitable for multifamily residential use. Our request is supported by information and points regarding surrounding development, transportation and utilities, difficulty with access onto SR 503, and a history of how the remnant parcel has been 'passed over' multiple times for commercial development. We also believe that the dire need for more housing units, in both numbers and typologies, warrant a change to multifamily residential.

We are pleased to see the Land Use Alternative for the Vancouver UGA shows a change from MX to R-45 and we urge the Planning Commission to accept staff's recommendation that this alternative be considered in the Draft EIS. We further ask that you forward a recommendation to the County Council to support staff's Land Use Alternative for the Vancouver UGA, to include this specific zone change.

We will be tracking and monitoring the proceedings in the coming months to be sure that this zone change moves favorably along the various studies and deliberations of the Planning Commission and County Council.

Thank you for your consideration regarding this matter.

Sincerely,
MacKay Sposito

A handwritten signature in black ink, appearing to read 'M. L. Snell', with a long horizontal flourish extending to the right.

Martin L. Snell, AICP
Strategic Planner
msnell@mackaysposito.com