

From: [Jeffrey Delapena](#)
To: [Matt Disbrow](#)
Cc: [Daniel Wisner](#); [Matt Disbrow](#); [Bart Catching](#); [Jose Alvarez](#); [Oliver Orjiako](#)
Subject: RE: Clark County Planning Commission Work Session, Scheduled October 31, 2024
Date: Tuesday, October 22, 2024 8:45:00 AM

Good day, Matt,

Thank you for submitting your comments for the upcoming Hearing related to the Land Use Alternatives to be studied in the DEIS.

There is no further action needed on your part. I have forwarded your comments to Staff, and these will be entered into the Comprehensive Plan Record and forwarded to the Planning Commission for review ahead of the Hearing.

Regards,
Jeff Delapena

From: Matt Disbrow <mattdisbrow@gmail.com>
Sent: Tuesday, October 22, 2024 8:14 AM
To: Jeffrey Delapena <Jeffrey.Delapena@clark.wa.gov>
Cc: Daniel Wisner <wisnerdan@gmail.com>; Matt Disbrow <matt@vpropdev.com>
Subject: Re: Clark County Planning Commission Work Session, Scheduled October 31, 2024

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Good morning Jeffrey,

I'd like to submit the following email to the record for the hearing on Land Use Alternatives on 10/31. Please let me know if there is anything else I need to do.

Best regards,

Matt Disbrow

Dear Clark County Planning Commission,

I'm writing in reference to the inclusion of Property Identification number 196158000 (address 5616 NE Salmon Creek St. Vancouver WA 98686) into the Urban Growth

Boundary (UGB) as part of the 2025 Comprehensive Plan. As noted in the Planning Commission Recommendation prepared by Land Use Program Manager Jose Alvarez, this parcel is to be moved into the UGB. We appreciate and agree with the proposal to include this parcel in the UGB, but would ask for the following consideration as it pertains to its proposed zoning designation.

Currently, this parcel is proposed to come into the UGB under the business park zoning designation. We understand this logic as it is a transition area in the 2025 comprehensive plan and beyond. However, it is currently abutted to the south and east by large, single family homes. We would ask the planning commission to consider designating 1/3 to 1/2 of the parcel as R-12 / OR-15. This would allow for a more natural transition to take place from larger, single family homes to more dense, residential housing as opposed to a more abrupt change to a large business park.

Additionally, as also noted in the Planning Commission Recommendation, there is a large deficit in the housing capacity at the 0-80% income bands and building housing in compliance with a change to an R-12 / OR-15 would help to support reducing that deficit.

Finally, while not noted specifically in the Planning Commission Recommendation, we would highlight the proximity of this parcel to the Washington State University Vancouver Campus, and suggest that an area of R-12 / OR-15 designation would support future campus growth and expansion from both a commercial and residential perspective.

Thank you for your consideration,

Matt Disbrow and Dan Wisner

On Thu, Oct 17, 2024 at 11:02 AM Jeffrey Delapena <Jeffrey.Delapena@clark.wa.gov> wrote:

A Planning Commission hearing on Land Use Alternatives to study in the DEIS, has been scheduled for Thursday, October 31, 2024, at 6:30 p.m. at the PSC Building, 1300 Franklin Street, 6th floor Hearing Room.

Enclosed is the agenda and link to the Planning Commission website. Please note that the webpage will be updated as more information becomes available.

<https://clark.wa.gov/community-planning/planning-commission-hearings-and->

meeting-notes