

**From:** [Oliver Orjiako](#)  
**To:** [Jeffrey Delapena](#)  
**Subject:** FW: R-36 Zoning Request for Clark County Growth Management Plan Update  
**Date:** Monday, June 23, 2025 11:34:28 AM  
**Attachments:** [R-36 Request.pdf](#)

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FYI. Thanks.

OLIVER ORJIAKO  
Director  
COMMUNITY PLANNING

564.397.2280

-----Original Message-----

From: Walter Valenta <[waltervalenta@gmail.com](mailto:waltervalenta@gmail.com)>  
Sent: Monday, June 23, 2025 11:10 AM  
To: Jose Alvarez <[Jose.Alvarez@clark.wa.gov](mailto:Jose.Alvarez@clark.wa.gov)>; Oliver Orjiako <[Oliver.Orjiako@clark.wa.gov](mailto:Oliver.Orjiako@clark.wa.gov)>  
Cc: Walter Valenta <[waltervalenta@gmail.com](mailto:waltervalenta@gmail.com)>  
Subject: R-36 Zoning Request for Clark County Growth Management Plan Update

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Dear Jose Alvarez and Oliver Orjiako,

Please accept this comment letter and map for R-36 Zoning to be considered as part of the update to the Clark County Growth Management Plan.

Thank you,

Walter Valenta  
[waltervalenta@gmail.com](mailto:waltervalenta@gmail.com)  
503-880-0181

**June 23, 2025**

**Oliver Orjiako**

Director, Community Planning

**Jose Alvarez**

Program Manager, Community Planning

**Subject: Clark County Comprehensive Growth Management Plan Update – Zoning Request**

Dear Mr. Orjiako and Mr. Alvarez,

I am writing to formally request that the property identified in the attached map be zoned **R-36** in the upcoming update to the Clark County Comprehensive Growth Management Plan.

We support changing the current **Community Commercial** zoning designation to **Residential R-36**, rather than a higher-density classification, for the following reasons:

**No Access from Highway 503**

Although the property is adjacent to Highway 503, representatives from WSDOT have informed us that access to the property from Highway 503 will not be permitted by their engineering department. As a result, direct ingress and egress from Highway 503 is not an option.

**Limited Access via NE 116th Street**

The only feasible access to the property is through NE 116th Street, which already serves several existing developments.

**R-36 Zoning Supports Near-Term Development**

R-36 provides the optimal balance between access limitations, current market conditions, and financing requirements. Rezoning to R-36 increases the likelihood of near term development and aligns with the county's immediate housing needs.

Higher-density zoning, such as R-45 / R-50, would remain impractical due to the access limitations from NE 116th Street. Even if future market conditions and financing later support higher-density projects, 116<sup>th</sup> Street limitations preclude a higher density.

**Please Publish R-36 in Draft Environmental Impact Statement (DEIS)**

The alternative zoning maps initially studied show this property as R-45. However, as R-45 is no longer proposed in the code and since the county needs to update the maps anyway, we respectfully request that the county designate this property as **R-36** when you publish the DEIS.

Thank you for your consideration of this request. Please feel free to contact me if you have any questions or need further information.

Sincerely,



**Walter Valenta**

waltermvalenta@gmail.com

(503) 880-0181



