

**From:** [Bart Catching](#)  
**To:** [Zachary.Deputy](#)  
**Cc:** [Jeffrey Delapena](#); [Cnty 2025 Comp Plan](#)  
**Subject:** RE: Proposed Zoning Changes - SE Corner of NE Salmon Creek St  
**Date:** Tuesday, September 9, 2025 3:44:58 PM  
**Attachments:** [image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)

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Zach,

Thank you for contacting our department regarding the potential for a comprehensive map and zone change for the properties listed in your message. As you state in your message, these properties are all currently zoned R-5, which is not an urban zone. They have a comprehensive plan designation of Rural-5. In addition, these properties are located in the Urban Reserve-10 (UR-10) overlay. For these properties to be changed to a higher density, such as R1-10, they would need to be brought into the Vancouver Urban Growth Area (UGA). The county is not proposing to expand the UGA to include these properties in the current comprehensive plan update cycle because there is sufficient residential capacity identified to accommodate the projected housing needs in the unincorporated areas without rezoning this Rural-5 neighborhood to a more dense urban zone. The timeframe to submit site-specific zoning requests for consideration in the current plan update ended in March of 2024. The county did not receive site-specific requests for any of the parcels you listed. The reasonable assumption is that the R-5 zone with UR-10 overlay will remain in place on these properties during the current plan update cycle.

Please let me know if you have additional questions.

Respectfully,



**Bart Catching**  
Planner III  
COMMUNITY PLANNING

564.397.4909

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**From:** Jeffrey Delapena <Jeffrey.Delapena@clark.wa.gov>  
**Sent:** Monday, September 8, 2025 9:31 AM  
**To:** Zachary.Deputy <Zach.Deputy@kiewit.com>; Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>  
**Cc:** Bart Catching <Bart.Catching@clark.wa.gov>  
**Subject:** RE: Proposed Zoning Changes - SE Corner of NE Salmon Creek St

Good day, Zachary,

Thank you for forwarding this information and proposal to rezone multiple parcels as part of the

Comprehensive Plan update.

I am including Long-Range Planner Bart Catching to review and advise.

Best,



**Jeff Delapena**  
Program Assistant  
COMMUNITY PLANNING

564.397.4558



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**From:** Zachary.Deputy <[Zach.Deputy@kiewit.com](mailto:Zach.Deputy@kiewit.com)>  
**Sent:** Sunday, September 7, 2025 8:52 PM  
**To:** Cnty 2025 Comp Plan <[comp.plan@clark.wa.gov](mailto:comp.plan@clark.wa.gov)>  
**Subject:** Proposed Zoning Changes - SE Corner of NE Salmon Creek St

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Good evening,

I am writing to propose the re-zone of the following parcels in Clark County as part of the 2025 Comprehensive plan update.

I am proposing the zoning change from Rural R-5 to Single Family Residential Low Density R1-10 for parcels:

- 196252000
- 196265000
- 196188000
- 196221005
- 196221000
- 196234000

- 196243000
- 196240000
- 196267000
- 196218000
- 196253000
- 196220000

These parcels border the SE corner of NE Salmon Creek Street then the west face of NE Salmon Creek Street up to NE 159th Street.

Many families in this area have lived in these homes for 30+ years and there are many instances of generational living occurring. The modification of zoning from Rural R-5 to SF R1-10 would allow further subdivision of the existing parcels and would allow younger generations to purchase property from family & build homes. Improving housing options for the younger generation.

With additional proposals affecting properties to the west and their potential conversion to business park, the area and parcels mentioned above would provide additional housing in the area to support this expansion.

This area is prime for absorption into the urban growth area.

Please let me know if there is a more formal requirement for submissions such as this and what the directions to complete that would be if any.

I look forward to hearing from you.

Thanks  
Zach Deputy  
(360) 901-3308

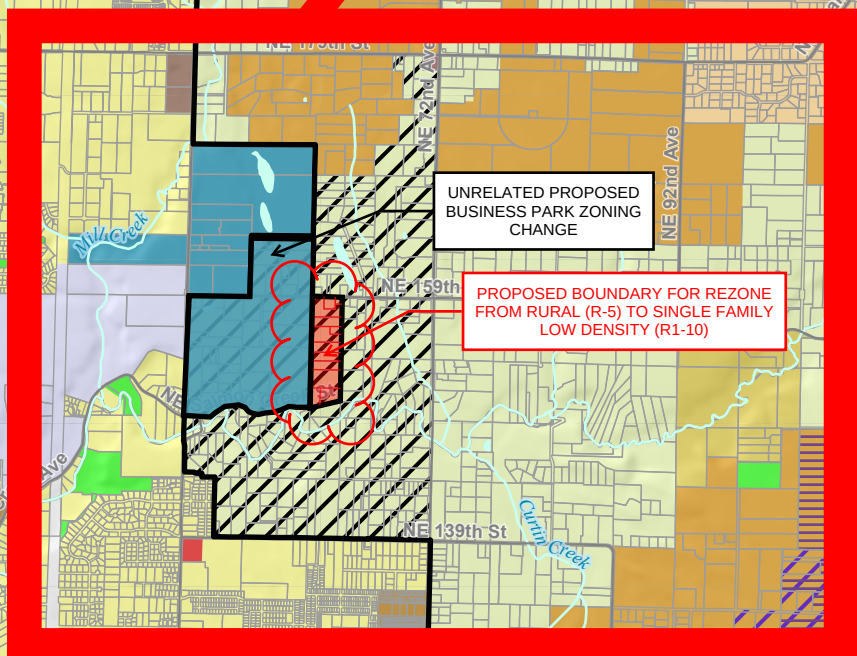
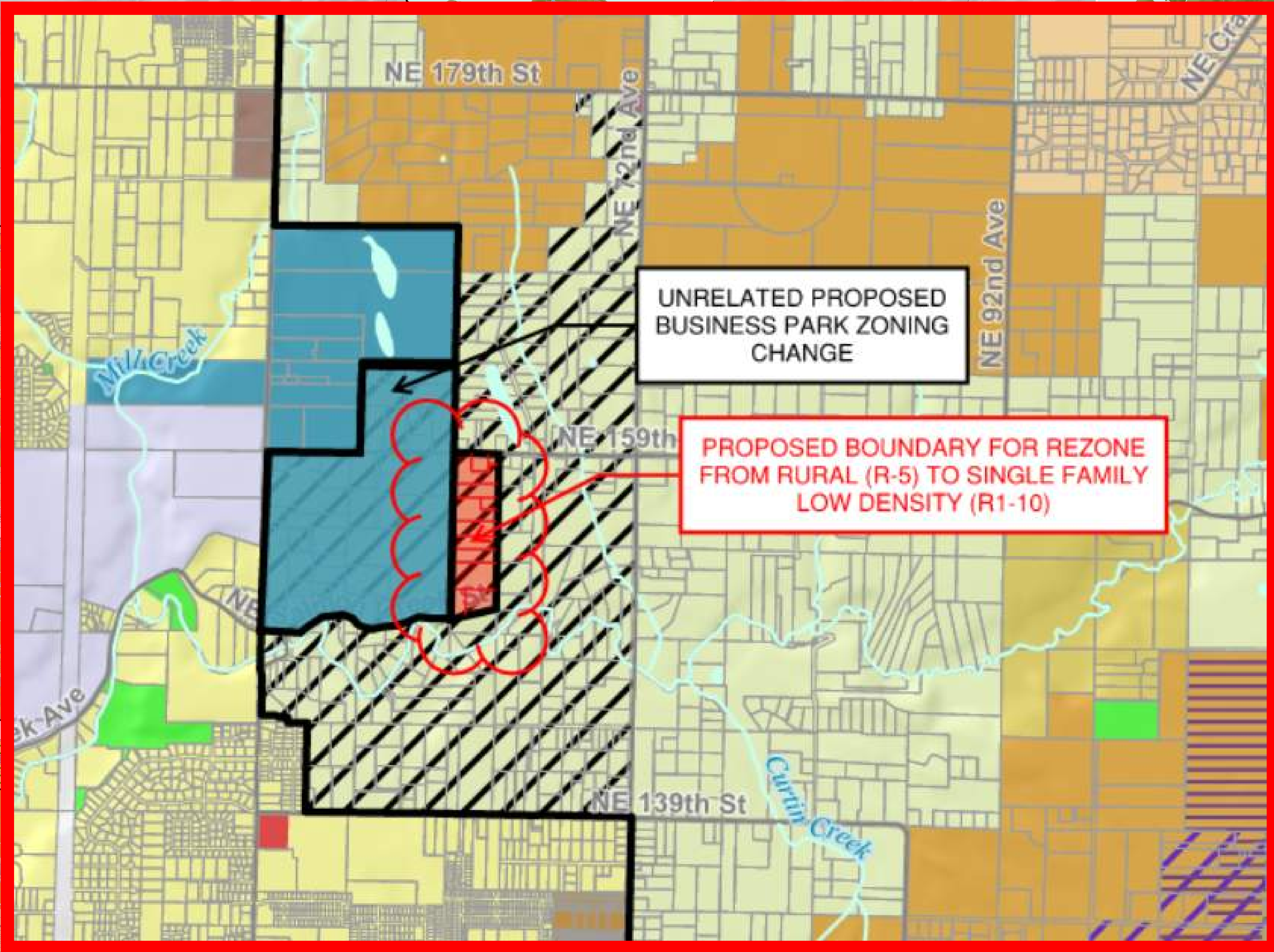
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# County/UGA Comprehensive Plan

Clark County, Washington

| KEY                                                |                                |                                   |
|----------------------------------------------------|--------------------------------|-----------------------------------|
| Comprehensive Plan                                 |                                |                                   |
| URBAN                                              |                                |                                   |
| Urban Low Density Residential                      | Multi-Family_Low               | Gorge Small-scale Agriculture     |
| Urban Medium Density Residential                   | Multi-Family_High              | Gorge Large-scale Ag 40           |
| Urban High Density Residential                     | Light industrial/Business park | Gorge Large-scale Ag 80           |
| Mixed Use                                          | Park                           | Gorge SMA Agriculture             |
| Junction Plan                                      | Open space/Green space         | Gorge SMA Open Space              |
| Commercial                                         | Town Center                    | Gorge SMA Federal Forest          |
| Industrial                                         | City Center                    | Gorge SMA Non-federal Forest      |
| Heavy Industrial                                   | Office Park/Business Park      | Gorge Small Woodland 20           |
| Public Facility                                    | Rural-5                        | Gorge Small Woodland 40           |
| Bonneville Power Administration                    | Rural-10                       | Gorge Public Recreation           |
| CITY SPECIFIC                                      |                                |                                   |
| Mixed use - Residential                            | Rural-20                       | Comprehensive Plan Overlay        |
| Mixed use - Employment                             | Rural Center Residential       | Urban Reserve                     |
| Downtown                                           | Rural Commercial               | Urban Holding                     |
| Neighborhood Commercial                            | Rural Industrial               | Railroad Industrial Urban Reserve |
| Community Commercial                               | Rural Industrial Land Bank     | Freight Rail Dependent Use        |
| General Commercial                                 | Agriculture                    | Surface Mining                    |
| Regional Center                                    | Agri-Wildlife                  | Columbia River Gorge Scenic Area  |
| Employment                                         | Parks/Open Space               | Rural Center Mixed Use            |
| Employment Campus                                  | Forest Tier 1                  |                                   |
| Light Industrial                                   | Forest Tier 2                  |                                   |
| Single-Family_Low                                  | Airport                        |                                   |
| Single-Family_Medium                               | Water                          |                                   |
| Single-Family_High                                 |                                |                                   |
| CRGNSA                                             |                                |                                   |
| Gorge Residential 5                                |                                |                                   |
| Gorge Residential 10                               |                                |                                   |
| All Other Features                                 |                                |                                   |
| Columbia River Gorge National Scenic Area (CRGNSA) |                                |                                   |
| Incorporated Area                                  |                                |                                   |
| Urban Growth Area                                  |                                |                                   |
| County Boundary                                    |                                |                                   |



Adopted by Ordinance Number 2016-04-13 on June 20th, 2016.  
As amended by Ord. 2017-07-04 on July 11, 2017.  
Ord. 2018-01-01 on January 8, 2018; Ord. 2018-02-02 on Feb 12, 2018;  
Ord. 2018-11-16 on November 12, 2018; Ord. 2020-03-02  
on February 16, 2020; Ord. 2022-07-01 on July 16, 2022; Ord. 2023-08-02  
on August 15, 2023.

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