

**From:** [Jeffrey Delapena](#)  
**To:** [Walter Valenta](#); [Cnty 2025 Comp Plan](#); [Oliver Orijako](#)  
**Cc:** [Doug Kolberg](#); [Jose Alvarez](#)  
**Subject:** FW: Clark County Comprehensive Plan Comment #1  
**Date:** Monday, December 1, 2025 9:27:11 AM  
**Attachments:** [Clark County Flexibility Letter.pdf](#)  
[image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

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Good day, Walter,

Thank you for your feedback related to the 2025 Comprehensive Plan Update.

I have forwarded your comments to Staff and will enter these into the Index of Record.



**Jeff Delapena**  
Program Assistant  
COMMUNITY PLANNING

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**From:** Walter Valenta <[waltervalenta@gmail.com](mailto:waltervalenta@gmail.com)>  
**Sent:** Friday, November 28, 2025 12:36 PM  
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**Cc:** Doug Kolberg <[dougkolberg@yahoo.com](mailto:dougkolberg@yahoo.com)>  
**Subject:** Clark County Comprehensive Plan Comment #1

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Dar Mr Orjiako,

Please accept this comment on the Clark County Comprehensive Plan

Thank you,

Doug Kolberg

November 25, 2025

## **Comment on Updated Comprehensive Growth Management Plans of Clark County**

Oliver Orjiako,  
Director Community Planning  
oliver.orjiako@clark.wa.gov

Please accept this comment on the proposed Zoning Code for the Updated Clark County Comprehensive Growth Management Plan.

The update of the Clark County comprehensive plan shows different alternatives for my property. My property is currently zoned Community Commercial. I requested the land to be rezoned to R 36. One alternative proposed shows the property zoned R-45 and another alternative shows a R-50 zoning. The storyboard version of the alternative shows a chart with 5 tiers of Residential Zoning. The updated text for the zoning code proposes 3 tiers for the Urban Medium and High Density Residential Zoning.

We prefer that Clark County Adopt the following;

Keep the Zoning as flexible as possible. Each Property has many requirements that affect how much housing can be built – not just zoning densities. For example on my property, though the property is adjacent to HWY 503, WashDOT will not allow any direct access from HWY 503.

One goal of the County might be to encourage high density housing, but if another government reviewing body has other conflicting requirements, the County's vision may not be achievable. The requirements needed for a successful housing development are: Zoning, Transportation Access, Utility Access, People willing to rent or buy, Lenders willing to finance, and developers willing to take the risk. Flexibility is needed in order to balance all the requirements of a successful development.

My preference for the Clark County Comprehensive Plan Update is to zone my Property R-45. If the county believes that R-50 is best, then make sure the zoning offers the flexibility needed to meet other equally important requirements

We support the code with three steps in the Medium and High Density Residential Zoning. Make those steps continuous with no gaps the allowed residential density.

Thank you,

Doug Kolberg  
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