

From: [Amy Wooten](#)
To: [Shelley Hawkins](#)
Cc: [Bart Catching](#); [Jose Alvarez](#); [Susan Ellinger](#); [Jeffrey Delapena](#)
Subject: RE: Questions about proposed plan and effects
Date: Tuesday, December 30, 2025 4:11:12 PM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)

Hi Shelley,

Thanks for your question. As you may know, Clark County is revising its Comprehensive Growth Management Plan, a 20-year guide for development, to prepare for increased population and employment through 2045. Council will consider the three land use alternatives that were studied under the recent draft environmental impact statement in an upcoming hearing scheduled for January 8, 2026 at 6:30pm. You can find out how to attend that meeting by following this [link](#).

The Alternatives that will be discussed are:

Alternative 1, the 'No Action' alternative. This option keeps existing 2015-2035 Comprehensive Growth Management Plan in place. with the inclusion of required density changes in the cities of Camas, Vancouver and Washougal.

Alternative 2 expands the UGA for employment; increasing density of all multifamily zones; upzoning certain residential areas to multifamily or higher density single family zones. (See below)

In addition to proposed changes in Alternative 2, **Alternative 3** includes some site-specific requests.

Below, I have highlighted the property you've inquired about and the new zoning designation, should either Alternative 2 or Alternative 3 be selected by the county council. I have also included a link to a [StoryMap](#) which may offer additional clarity.

If you have additional questions, please feel free to reach out.

Thanks, Amy

2025 Update Meeting | 2025 Update-Land Use | 2025 Comprehensive | MapsOnline, Clark County

ories/94bbf05580e74214b3e85b6450dc6e66

Center Ridgefield Vancouver Vancouver UGA (Clark County) Washougal Yacolt Woodland Rural Clark County Cc

Parcel ID 199237000

Zoom to

The zoning designation changed:

From
Single Family Residential (R1-7.5)
To
Multifamily Residential (R-32)

complanUpdateYear	2025
modelYear	2023
scenario	LandUseAlternative3
parcelId	199237000
fromReportGroupId	501
fromReportGroup	Vancouver UGA (Clark County)
fromMajorityZoningId	58
fromMajorityZoningCode	R1-7.5
fromMajorityZoning	Single Family Residential (R1-7.5)
fromMajoritySplit	
toReportGroupId	501
toReportGroup	Vancouver UGA (Clark County)
toMajorityZoningId	214
toMajorityZoningCode	R-32
toMajorityZoning	Multifamily Residential (R-32)
toMajoritySplit	
changeCategory	rezone
symbol	rezone

County of Clark, Oregon Metro, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri, HERE, Garmin

500 ft Powered by Esri



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 She/her/hers
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From: Shelley Hawkins <shelj8@gmail.com>
Sent: Tuesday, December 30, 2025 2:19 PM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Subject: Questions about proposed plan and effects

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EXTERNAL: This email originated from outside of Clark County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi, I'm writing on behalf of my elderly mother who lives at 11704 NE 64th Ave. I tried to access the proposed mapping online but the link said no longer available. I'd like to speak with someone and/or find out if there will be any changes or effects on this/her property—zoning changes or anything. Then we can respond accordingly prior to the hearing.

Thank you for your help!

Shelley