

**From:** [Jeffrey Delapena](#)  
**To:** "Dave Heath"  
**Cc:** [Oliver Orjiako](#); [Jose Alvarez](#); [Rebecca Messinger](#)  
**Subject:** RE: Hearing Comment - Vancouver UGA (Clark County) Alternative 3  
**Date:** Monday, January 5, 2026 11:37:00 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

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Good day, Dave,

Thank you for providing this feedback ahead of the Joint Hearing to select the Preferred Land Use Alternative for the 2025 Comprehensive Plan Update.

I am forwarding to additional members of Staff. Your comments will be brought to the attention of the Planning Commission and Council ahead of the Hearing. This will also be added to the Index of Record.

Best,



**Jeff Delapena**  
Program Assistant  
COMMUNITY PLANNING

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**From:** Dave Heath <dave.heath@gmail.com>  
**Sent:** Sunday, January 4, 2026 7:49 PM  
**To:** Jeffrey Delapena <Jeffrey.Delapena@clark.wa.gov>  
**Subject:** Hearing Comment - Vancouver UGA (Clark County) Alternative 3

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To Whom It May Concern:

I respectfully voice my opposition for RC-2.5 zoning being proposed in the Vancouver UGA (Clark County) Alternative 3 proposal for site specific requests. In most cases, it appears that land previously zoned R-5 / R-10 is being requested to change. This provides for higher densities than the rural lots surrounding these areas and will negatively impact the rural feel of existing adjacent properties in these areas which are located well outside the current urban growth area.

One of these examples is the property directly abutting my property, which is property # 168169000. This property was already previously sub-divided as a cluster short plat and this remainder property of 13.32 acres is requesting to further rezone as RC-2.5. This outcome would be in direct opposition to the purpose and intent of short plat remainder lots, which per code should "maintains rural character, maintains and conserves larger remainder parcels, protects and/or enhances sensitive environmental and wildlife habitat areas, and minimizes impacts to necessary public services." This property also contains a designated wetland area which should further disqualify it from higher density re-zoning and inclusion in a UGA.

For these reasons, I oppose the Vancouver UGA (Clark County) 3rd Alternative for site specific requests, so that the current zoning of such properties is maintained.

Sincerely,

David Heath  
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Vancouver, WA 98682  
360-609-6626