

From: [Jeffrey Delapena](#)
To: "KRISTA MARK HOOVER"
Cc: [Oliver Orjiako](#); [Jose Alvarez](#); [Rebecca Messinger](#)
Subject: RE: Growth Management Plan
Date: Monday, January 5, 2026 12:00:00 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Good day, Mark,

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: KRISTA MARK HOOVER <mkrhoover3@msn.com>
Sent: Monday, January 5, 2026 11:50 AM
To: Jeffrey Delapena <Jeffrey.Delapena@clark.wa.gov>
Subject: Growth Management Plan

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Jeffrey,

My name is Mark Hoover and I live at 15116 NE 53rd Avenue in Vancouver Washington.

I am reaching out with my shared concerns with the proposed alternate to the existing Growth Management plan. It appears our home and that of my neighbors is slated to be rezoned as a Business Park.

This appears to be Spot Zoning to me as this area is in a primarily residential area.

These homes and families have been here for over 50 years and some have multi generations that have continued living here. This area is also home to thousands of trees which Vancouver prides itself on protecting. There are year-round wetlands that provide home to the families of deer, racoon, and even some migratory ducks. We also have countless Owls, Hawks, and Bald Eagles that find their homes in the fir trees.

It will not just be the people affected by this.

I have over 40 years in the Public Works and commercial construction industry and I cannot see how this land would be considered acceptable for commercial application. There are more ideal locations within the county that have access, water, sewer and flat land that do not appear on the proposed plan.

I would invite you and any of the planning committee to please come visit our street and see the lay of the land. I am surprised that there wasn't any canvassing to knock on a door or two when such a zoning change has an enormous impact on the land that we all call home.

Thank you for your time,
Mark Hoover
(503) 507-6765