

**From:** [Jeffrey Delapena](mailto:Jeffrey.Delapena@clark.wa.gov)  
**To:** [cgustaf@comcast.net](mailto:cgustaf@comcast.net)  
**Cc:** [Oliver Orjiako](#); [Jose Alvarez](#); [Rebecca Messinger](#)  
**Subject:** RE: UGB/Meeting January 8,2026  
**Date:** Wednesday, January 7, 2026 4:40:00 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

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Good day, Curt & Deanna,

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 Council and Planning Commission ahead of the Hearing and be added to the Index of Record.

Best,



**Jeff Delapena**  
Program Assistant  
COMMUNITY PLANNING

564.397.4558



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**From:** Curt Gustafson <[cgustaf@comcast.net](mailto:cgustaf@comcast.net)>  
**Sent:** Wednesday, January 7, 2026 4:13 PM  
**To:** Jeffrey Delapena <[Jeffrey.Delapena@clark.wa.gov](mailto:Jeffrey.Delapena@clark.wa.gov)>  
**Subject:** UGB/Meeting January 8,2026

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Please see attached letter with regards to the UGB.

Respectfully,

Curt & Deanna Gustafson

Curt and Deanna Gustafson  
18108 NE 84TH Circle  
Vancouver, WA 98682

Clark County Council and Staff  
1300 Franklin 6th Floor  
Vancouver, WA 98660

Dear Clark County Commissioners and staff,

RE: Gustafson Property APN 200537000

We support **Alternative 3**. It is the only alternative that will support the projected 190,754 new residents by 2045. Alternative 3 will accommodate the new population in carefully thought-out areas and not urban sprawl.

We are the owners of the above-referenced 20-acre parcel located adjacent to the existing Vancouver UGB. We request the commissioners adopt Alternative 3.

Our property is adjacent to the existing UGB. To the South there are several urban residential subdivisions, to the west across the street is property zoned Business Park and urban residential, Battle Ground School District recently purchased 20 acres to the west for a new school. To the east is the 240-acre Hockinson Park, which we recently worked with Public Works in providing access from our property to the County owned Hockinson Park, which will ensure the residential neighborhoods with access to the park. Hockinson Schools is building a new middle and grade school to the Northeast.

The property is served by CRWWD Sewer, PUD water and electrical and NW natural gas. Clark County is in the process of completing two major road improvements, the first, just north of the property at NE 152nd Avenue and 119th street was just completed, a budgeted project of 4.54 million roundabout. The 2<sup>nd</sup> has started an almost 10 million upgrades of NE 152<sup>nd</sup> Ave from Padden parkway to NE 99<sup>th</sup> street.

Thank you,

Curt and Deanna Gustafson.