

From: [Jeffrey Delapena](#)
To: waltervalenta@gmail.com
Cc: [Oliver Orjiako](#); [Jose Alvarez](#); [Rebecca Messinger](#)
Subject: RE: Comment for Planning Commission Public Hearing
Date: Thursday, January 8, 2026 5:06:00 PM
Attachments: [2025 Comp Plan Comment Letter.pdf](#)

Good day, Walter,

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. Hard copies of your comments will be made available to the Council and Planning Commission at the time of the Hearing, and these will be added to the Index of Record.

Best,

Jeff Delapena
Program Assistant
COMMUNITY PLANNING

564.397.4558

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-----Original Message-----

From: Walter Valenta <waltervalenta@gmail.com>
Sent: Thursday, January 8, 2026 4:08 PM
To: Jeffrey Delapena <Jeffrey.Delapena@clark.wa.gov>
Cc: Walter Valenta <waltervalenta@gmail.com>
Subject: Comment for Planning Commission Public Hearing

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.

Please accept this comment for the Clark County Planning Commission Public Hearing Jan 8th, 2026

Thank you

Walter Valenta

June 8, 2026

Clark County Planning Commission
Testimony for Public Hearing on Clark County Comprehensive Plan Update

Property Account: 200200000
Property Owner: Douglas Kolberg
PO Box 448
Vancouver WA 98666
dougkolberg@yahoo.com
360-314-5088

Request to Zone Property 200200000 to R-36

The property owner has submitted a site-specific request for zoning his property to R-30. While we can accept the new proposed R-36 zoning, zoning this site to the County's highest density zoning of R-45 or R-50 is not feasible due to the following reasons:

1) This Property has NO ACCESS on or off HWY 503

The property is adjacent to Highway 503, but Washington Department of Transportation (WASHDOT) Engineers have informed us that access to this property from Highway 503 will not be permitted. This lack of access to Highway 503 renders the property unsuitable for the highest density zoning of R-45 or R-50. (See Map Attached)

2) Vancouver UGA Area plan has more Housing Capacity than required.

Housing capacity requirements in the Vancouver UGA area can be met even if this site is R-36. At the Clark County Council held a session on June 7, Staff informed the counselors that both Alternatives 2 and 3 have more housing capacity than is required and that overcapacity violates state guidelines. (See Chart Attached)

3) Zoning R-36 makes the property more developable now.

R-36 is the right balance of access availability, market conditions and financing requirements in the near term. Doesn't Clark County want housing Now?

Please zone Property 200200000 to R-36

Sincerely,



Walter Valenta
waltervalenta@gmail.com
503-880-0181

119th St

CC

Prairie High School

-10

200178000

200119000

200114000

20007300

CC

HWY 503

No Access onto HWY 503

R1-10

200147000

R-36

986042747

200200000

200137000

200149000

200155000

200175000

NE 1

R1-20

Only Access

200172000

R-45

116th St

200100000

200190000

200 ft

tro, Bureau of Land Management, State of Oregon, Bureau of Oregon DOT, State of Oregon

Land Use Alternative Comparison by Capacity - Housing

Jurisdiction	Housing Target	Alt. 1 Housing Capacity	Alt. 2 Housing Capacity	Alt. 3 Housing Capacity	Alt. 1 Surplus/(Deficit)	Alt. 2 Surplus/(Deficit)	Alt. 3 Surplus/(Deficit)
Clark County (Rural)	3,572	4,616	4,557	4,568	1,044	985	996
Battle Ground	6,979	7,546	6,589	6,722	567	(390)	(257)
Camas	4,226	5,701	6,337	7,601	1,475	2,111	3,375
La Center	2,123	2,122	2,301	2,646	(1)	178	523
Ridgefield	5,815	5,821	11,436	12,748	6	5,621	6,933
Vancouver City	36,527	29,556	61,616	60,341	(6,971)	25,089	23,814
Vancouver UGA	40,463	39,351	43,193	48,673	(1,112)	2,730	8,210
Washougal	3,735	4,882	5,998	5,951	1,147	2,263	2,216
Woodland	105	101	101	101	(4)	(4)	(4)
Yacolt	150	143	268	268	(7)	118	118
Totals	103,695	99,839	142,396	149,619	(3,856)	38,701	45,924

Notes: Proposed expansion areas in Alternative 2 in Ridgefield accounts for 1,813 housing units; Proposed expansion areas in Alternative 3 in Ridgefield accounts for 3,098 housing units;

Notes: Proposed expansion areas in Alternative 2 in La Center accounts for no housing units; Proposed expansion areas in Alternative 3 in La Center accounts for 214 housing units;

Proposed expansion in area in Alternative 2 in Camas accounts for no housing units; Proposed expansion areas in Alternative 3 in Camas accounts for 1,264 housing units

**Vancouver UGA has
surplus
housing capacity**