

**From:** [Jeffrey Delapena](#)  
**To:** "Rian Tuttle"  
**Cc:** [Oliver Orjiako](#); [Jose Alvarez](#); [Rebecca Messinger](#)  
**Subject:** RE: Land use alternative for comprehensive plan - 19305 NE 17th Ave, Ridgefield, Wa. 98642  
**Date:** Friday, January 9, 2026 8:31:00 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

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Good day, Rian,

Thank you for providing this feedback related to 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 continuation of the Hearing on Jan. 15<sup>th</sup>. This will also be added to the Index of Record.

Best,



**Jeff Delapena**  
Program Assistant  
COMMUNITY PLANNING

564.397.4558



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**From:** Rian Tuttle <[rwjtuttle@comcast.net](mailto:rwjtuttle@comcast.net)>  
**Sent:** Thursday, January 8, 2026 8:24 PM  
**To:** Jeffrey Delapena <[Jeffrey.Delapena@clark.wa.gov](mailto:Jeffrey.Delapena@clark.wa.gov)>  
**Subject:** Land use alternative for comprehensive plan - 19305 NE 17th Ave, Ridgefield, Wa. 98642

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Planning Commission and County Council,

My name is Rian Tuttle. I am the president of Holt Homes and a long time resident of Clark County. I live at 19305 NE 17th Ave, Ridgefield WA 98642.

Through the comprehensive plan design process I've submitted my property for inclusion in this current zoning expansion.

My property is a little less than 10 acres and located just east of the 194th St and 10th Ave intersection. Additionally, the current growth boundary is just to my south boundary. My property is currently zoned Rural-5

The size and dimensions of my property provide an excellent opportunity for efficient neighborhood planning that can serve the housing shortage and housing affordability. This is important to note as you examine the viable development that can occur around my property. Whereas many properties nearby that are within the growth boundary are parcelized to a level that won't allow significant re-development.

Please also note that your current alternative #3 includes expansion of the boundary over a property that is a couple parcels to the east of my property. This indicates a willingness to include 194<sup>th</sup> corridor properties within the expansion plan. That being the case, my property is an excellent candidate to aid in meeting the goals for housing supply to the area.

Again, my property is of good size and dimension to allow efficient residential development. Entitlement approvals and development plans exist over properties just off my SW boundary and third the proposed alternative #3 allows for zoning expansion along 194<sup>th</sup>, just to the east of my property.

With this I ask that you include my property in the expansion plan and support future development along the 194<sup>th</sup> and 10<sup>th</sup> ave corridors.

Thank you,  
Rian Tuttle