

**From:** [Jeffrey Delapena](#)  
**To:** "[Reid Ten Kley](#)"  
**Cc:** [Oliver Orjako](#); [Jose Alvarez](#); [Rebecca Messinger](#)  
**Subject:** RE: written testimony in lieu of oral since the meeting didn't allow for it  
**Date:** Friday, January 9, 2026 8:35:00 AM  
**Attachments:** [image001.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)

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Good day, Reid,

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

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**From:** Reid Ten Kley <[reid@redsalmon.com](mailto:reid@redsalmon.com)>  
**Sent:** Thursday, January 8, 2026 9:40 PM  
**To:** Jeffrey Delapena <[Jeffrey.Delapena@clark.wa.gov](mailto:Jeffrey.Delapena@clark.wa.gov)>  
**Subject:** written testimony in lieu of oral since the meeting didn't allow for it

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Since the meeting went too long to allow for public comment, I thought I would write this comment to you for the record.

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**Written Public Comment – Comprehensive Plan Update**

My wife and I own the property at **4315 NE 171st Avenue, Vancouver, WA** (Parcel No. **986059669**). We respectfully request that the County:

1. **Exclude our property from the Urban Growth Boundary**, and
2. **Adjust its zoning from AG-20 to R-5 (5-acre minimum lots)**, and
3. **Include this request in Option 2 as well as Option 3** of the Comprehensive Plan alternatives.

Under Washington’s Growth Management Act, agricultural zoning is intended to protect **lands of long-term commercial agricultural significance**, not parcels that no longer function as part of a viable agricultural area.

Our property is bordered on two sides by established residential neighborhoods, on one side by Washington State Department of Natural Resources land, and on the fourth side by an agricultural parcel that is physically separated from our property by a stream and BPA transmission easements. In addition, the **only access to our property is through an existing residential neighborhood**, not through agricultural lands.

Given these physical constraints, surrounding land uses, and lack of agricultural access or contiguity, maintaining AG-20 zoning does not meaningfully advance agricultural preservation objectives. R-5 zoning is a rural residential designation that better reflects existing conditions while preserving rural character and avoiding urban expansion.

Leaving the property zoned AG-20 also **risks inefficient long-term planning outcomes**, such as the construction of a single large residence that could complicate or preclude orderly future subdivision if zoning is later adjusted. Aligning zoning now with realistic long-term use supports more coherent and predictable planning.

For these reasons, we respectfully request that our site-specific zoning adjustment be included in **Option 2** in addition to Option 3.

Thank you for your consideration.  
Reid and Eike TenKley

