

**From:** [Jeffrey Delapena](#)  
**To:** "[DavidB@peakenvironmentalllc.com](mailto:DavidB@peakenvironmentalllc.com)"  
**Cc:** [Oliver Orjiako](#); [Jose Alvarez](#); [Rebecca Messinger](#)  
**Subject:** RE: Clark County Urban Growth Boundary  
**Date:** Wednesday, January 14, 2026 2:12:00 PM  
**Attachments:** [image001.png](#)  
[Jack Heasley Clark County Annexation Letter01.pdf](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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Good day, David,

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:** David Borys <[DavidB@peakenvironmentalllc.com](mailto:DavidB@peakenvironmentalllc.com)>  
**Sent:** Wednesday, January 14, 2026 1:59 PM  
**To:** Jeffrey Delapena <[Jeffrey.Delapena@clark.wa.gov](mailto:Jeffrey.Delapena@clark.wa.gov)>  
**Subject:** Clark County Urban Growth Boundary

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Jeff,

Please see attached Annexation into the Clark County Urban Growth Boundary request.

Sincerely,

David Borys, Operations  
Peak Environmental, LLC  
360-719-0682



Mailing address: 7202 N.E. Hwy 99 Ste 106-182  
Vancouver, WA 98665  
WA: PEAKEEL794MB  
CCB # 237180

Jeff Delapena  
Clark County Community Planning  
POI Box 9810  
Vancouver, WA 98666

RE: Annexation into Clark County Urban Growth Boundary

Dear Mr. Delapena,

As the representative of the owners of Tax lots 179116000, 179113000, 179104000, 179156000, 986065058, 179117000, 179149000, 179119000, 179361000, 179362000, 179365000, 179377000, 179376000, 179364000, 179399000, 179368000, 179369000 and 179353000 (See attached figure), I (we) would like Clark County Washington Community Planning Department to consider my (our) request for annexation of the above properties into the Clark County Urban Growth Boundary. The above properties are currently in Urban Reserve under the Land Use Comprehensive Plan with a zoning designation of R-5 and an overlay of UR-20 and Industrial.

The reason for this annexation into Clark County Urban Growth Boundary request is to rezone the property as General Commercial/Light Industrial. The following justification supports our request for annexation of the above properties into the Clark County Urban Growth Boundary:

1. The area was identified by Clark County as prime development over 30 years ago.
2. All property owners want to be annexed into the Clark County Urban Growth Boundary.
3. Currently have a UR-20 and Industrial Zoning Overlay.
4. Within the I-5 discovery corridor.
5. Several companies exist in the area under a non-conforming conditional use.
6. Shortage of land for companies to conduct business in the area.
7. WSDOT is currently using land illegally.

If you have any questions, feel free to give me a call at 360-903-9205.

Sincerely,



Jack Heasley  
Property Owner



21417 Northeast 10th Avenue, Ric



Proposed Commercial  
Annexation

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Gee Creek

