

**From:** [Lloyd Neal](#)  
**To:** [Bart Catching](#)  
**Cc:** [sue\\_neal@live.com](mailto:sue_neal@live.com); [Jose Alvarez](#); [Jeffrey Delapena](#)  
**Subject:** RE: Neal Subdivision Review Request  
**Date:** Tuesday, January 27, 2026 8:41:26 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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Good evening, Bart and thank you for responding.

Yes, we are aware of the current land use regulation (R-5 Zone). We also recognize that years ago Clark County recognized the need to facilitate growth and created the Urban Reserve overlay for our area. With all the growth in Clark County, it seems inevitable that our property will be a prime area for increased density.

We have been on our property for 20 years and have enjoyed the rural aspect of where we live. However, in the past few years, we have seen the largest subdivision in Clark County history go in less than one mile from us (179<sup>th</sup> & 11<sup>th</sup>) and growth all around us including the development and impacts of the Clark County Event Center. We know that the 179<sup>th</sup> I-5 interchange is happening, and this area will soon be the focus of major development. Being inside the Urban Reserve designation identifies that the County already recognizes the inevitable future of our area.

Our goal is to address and resolve all concerns the County may have regarding our proposed subdivision sooner rather than later. We would appreciate any input from the County as to our proposed subdivision and what will eventually be required to accomplish this goal. My wife and I are in our 70's and hope to remain on our property for the next 10 years. By then we believe we will be able to execute our subdivision proposal and want to have everything in place to expedite that process.

Thank you for your understanding and support.

Lloyd & Sue Neal

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**From:** Bart Catching <Bart.Catching@clark.wa.gov>  
**Sent:** Tuesday, January 27, 2026 2:29 PM  
**To:** Lloyd Neal <lloyd@nealconsultingllc.com>  
**Cc:** sue\_neal@live.com; Jose Alvarez <Jose.Alvarez@clark.wa.gov>; Jeffrey Delapena <Jeffrey.Delapena@clark.wa.gov>  
**Subject:** RE: Neal Subdivision Review Request

Lloyd and Sue,

As you are probably aware, current land use regulations would not allow division of your property into lots smaller than its current 4.91 acres due to the 5-acre minimum lot size in the

R-5 zone. While we understand the nature of what you are proposing, please note that your property is not being considered for inclusion in the UGA as part of the current update. Inclusion in the UGA needs to happen before there can be any preliminary discussion about dividing your property. Additional information about the status of the comprehensive plan update can be found here: <https://clark.wa.gov/community-planning/2025-update>

Thank you for reaching out and let me know if you have further questions.

Respectfully,



**Bart Catching**

Planner III

COMMUNITY PLANNING

564.397.4909

**From:** Lloyd Neal <[lloyd@nealconsultingllc.com](mailto:lloyd@nealconsultingllc.com)>

**Sent:** Tuesday, January 27, 2026 1:38 PM

**To:** Jeffrey Delapena <[Jeffrey.Delapena@clark.wa.gov](mailto:Jeffrey.Delapena@clark.wa.gov)>

**Cc:** Oliver Orjiako <[Oliver.Orjiako@clark.wa.gov](mailto:Oliver.Orjiako@clark.wa.gov)>; Jose Alvarez <[Jose.Alvarez@clark.wa.gov](mailto:Jose.Alvarez@clark.wa.gov)>;

**Subject:** RE: Neal Subdivision Review Request

Good afternoon, Jeff and thank you for responding.

We appreciate the opportunity to provide feedback to your team considering the 2025 Comprehensive Plan Update.

What do we need to do now to get a preliminary review meeting scheduled?

Thank you again

Lloyd & Sue Neal

**From:** Jeffrey Delapena <[Jeffrey.Delapena@clark.wa.gov](mailto:Jeffrey.Delapena@clark.wa.gov)>

**Sent:** Tuesday, January 27, 2026 1:12 PM

**To:** Lloyd Neal <[lloyd@nealconsultingllc.com](mailto:lloyd@nealconsultingllc.com)>

**Cc:** Oliver Orjiako <[Oliver.Orjiako@clark.wa.gov](mailto:Oliver.Orjiako@clark.wa.gov)>; Jose Alvarez <[Jose.Alvarez@clark.wa.gov](mailto:Jose.Alvarez@clark.wa.gov)>;  
[sue\\_neal@live.com](mailto:sue_neal@live.com)

**Subject:** RE: Neal Subdivision Review Request

Good day, Lloyd,

Thank you for providing this letter as feedback related to the 2025 Comprehensive Plan Update.

I am forwarding to additional members of Staff. Your comments will be brought to the attention of Planning Commission ahead of the Jan. 29<sup>th</sup> continuation of the Hearing to select the Preferred Land Use Alternative. This will also be added to the Index of Record.

Best regards,



**Jeff Delapena**  
Program Assistant  
COMMUNITY PLANNING

564.397.4558



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**From:** Lloyd Neal <[lloyd@nealconsultingllc.com](mailto:lloyd@nealconsultingllc.com)>  
**Sent:** Tuesday, January 27, 2026 12:59 PM  
**To:** Jeffrey Delapena <[Jeffrey.Delapena@clark.wa.gov](mailto:Jeffrey.Delapena@clark.wa.gov)>  
**Cc:** [sue\\_neal@live.com](mailto:sue_neal@live.com)  
**Subject:** Neal Subdivision Review Request

You don't often get email from [lloyd@nealconsultingllc.com](mailto:lloyd@nealconsultingllc.com). [Learn why this is important](#)

**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.

Good afternoon, Mr. Delapena.

I believe we met briefly at a Comprehensive Plan open house a few months ago and I talked with you about our interest in subdividing our five-acre parcel of land located at 919 NW 194<sup>th</sup> Street in Ridgefield, Washington. We are on the southeast corner of NW 194<sup>th</sup> Street and NW 11<sup>th</sup> Avenue. I gave you a copy of the proposed subdivision plan and my business card for

Neal Consulting, LLC.

Attached please find a letter requesting a formal Subdivision Review, a copy of where our property is in the Urban Reserve designation and a plan of how we propose to subdivide our five acres. We have carefully considered how to maintain our existing home, outbuildings and utilities while developing 13 lots of approximately 10,000 square feet each (ranging from 8.6k to 10.5k sf). This proposal addressed the identified need for development to prepare for increased population and employment through 2045 and only requires a small expansion to the Urban Growth Area where urban growth is encouraged.

Please let us know when we can schedule a hearing and what steps we need to take to advance our subdivision request.

Thank you for your consideration and support.

Lloyd & Sue Neal  
360-607-1908  
503-706-4588

**Lloyd & Sue Neal**  
919 NW 194<sup>th</sup> St.  
Ridgefield, WA 98642  
[lloyd@nealconsultingllc.com](mailto:lloyd@nealconsultingllc.com)

**January 27, 2026**

**SUBMITTED VIA E-MAIL**  
[Jeffrey.Delapena@clark.wa.gov](mailto:Jeffrey.Delapena@clark.wa.gov)

Clark County Community Development Land Use Review  
Development Engineering  
c/o Jeffrey Delapena  
PO Box 9810 Vancouver, WA 98666-9810

**Subject: Request for Subdivision Review – 919 NW 194th St, Ridgefield, WA**

Dear Mr. Delapena,

In recognition that Clark County is in the process of revising its Comprehensive Growth Management Plan, and our property is within the Urban Reserve Overlay, I am submitting this letter to formally request subdivision review for our property located at 919 NW 194th Street, Ridgefield, Washington. The site consists of approximately 5 acres, and the proposal is to subdivide a portion of the property into 13 residential lots as shown on the attached drawing, each planned to be approximately 10,000 square feet in size.

The intent of this subdivision is to create a residential development consistent with the zoning designation and surrounding neighborhood patterns that will help meet the needs of increased population and employment growth through 2045. Preliminary evaluations indicate that the site can accommodate the proposed layout along with required infrastructure, including access, utilities, and stormwater facilities, subject to County review and approval by this small expansion of the Urban Growth Area in a location where growth is encouraged.

At this time, I respectfully request that Clark County initiate the subdivision review process and advise on any required submittal materials, studies, fees, or additional documentation needed to complete the application. I am prepared to provide full site plans, surveys, engineering analyses, and any other supporting materials as directed by County staff.

Thank you for your time and consideration. I look forward to working with Clark County throughout the review process and welcome any guidance on next steps.

Sincerely,



Lloyd Neal  
360-607-1908

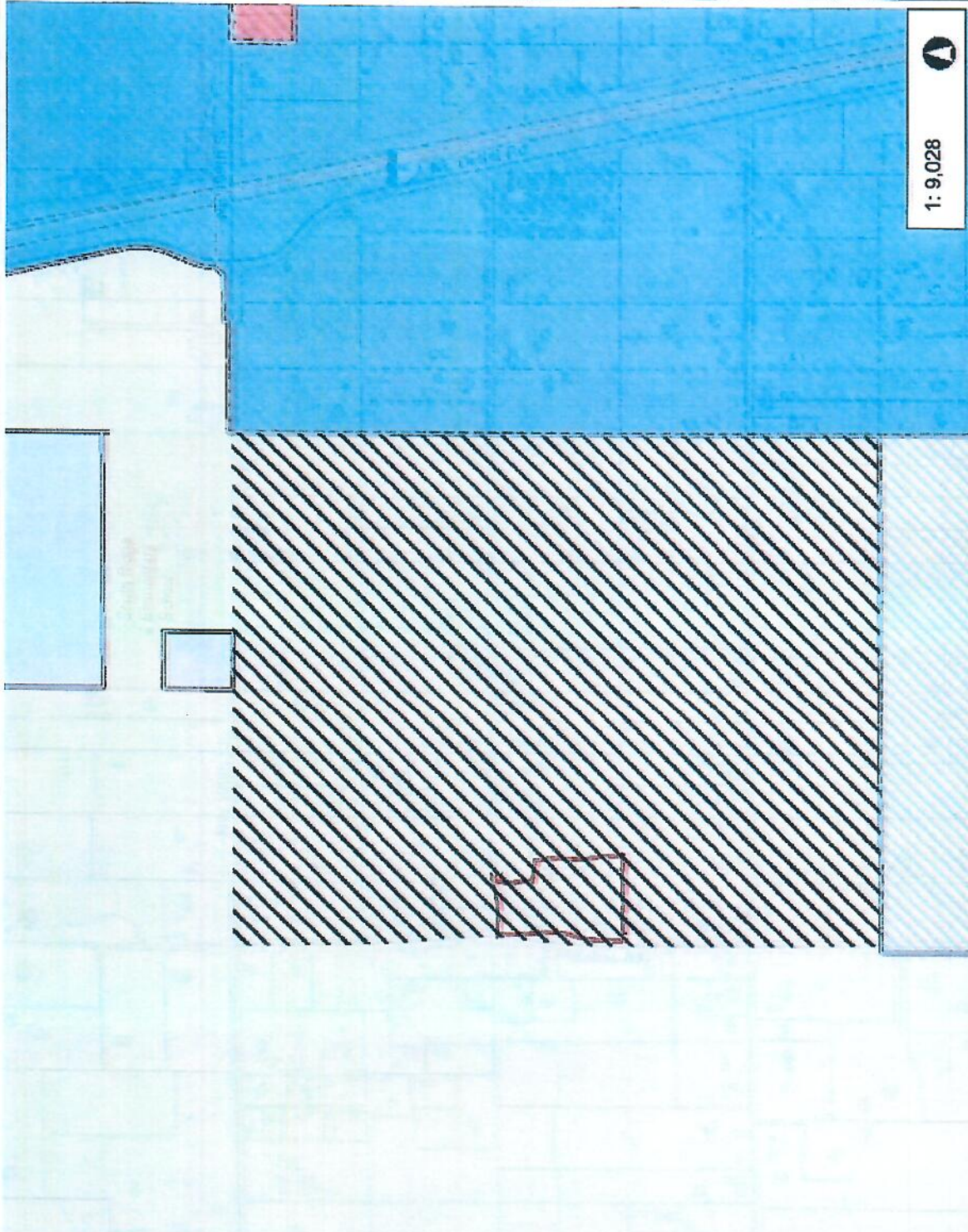
319-LV e 214512 COST 1056.

564 - 377 - 2375 - 3



# Neal Family Property

L100012850 & 10014. WA. 800



1: 9,028



This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information. Taxlot (i.e., parcel) boundaries cannot be used to determine the location of property lines on the ground.

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Clark County, WA, GIS - <http://gis.clark.wa.gov>

**Legend**

Rural Center

**Annexation Plans**

- 1 to 5 Years
- 5 - 10 Years
- 10 - 15 Years
- 15 - 20 Years

**Comprehensive Plan Overlay**

- Urban Reserve
- Urban Holding
- Railroad Industrial Urban Reserve
- Freight Rail Dependent Use
- Surface Mining
- Columbia River Gorge Scenic Area
- Rural Center Mixed Use

Comprehensive Plan - Outline

**Comprehensive Plan**

- Urban Low Density Residential
- Urban Medium Density Residential
- Urban High Density Residential
- Mixed Use
- Junction Plan
- Commercial
- Industrial
- Heavy Industrial

**Notes:**

*NEAL PROPERTY*





NEAL HOME  
 919 NW 194th St,  
 Ridgefield, WA 98642  
 September 23, 2024