

**From:** [Jeffrey Delapena](#)  
**To:** [Heidi Pozzo](#); [Rebecca Messinger](#)  
**Cc:** [Oliver Oriako](#); [Jose Alvarez](#)  
**Subject:** RE: 179th Corridor Position Paper, Request for Moratorium and Denial of Increased Density  
**Date:** Tuesday, February 17, 2026 8:12:00 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

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Good day, Heidi,

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

I am forwarding to members of Staff, and this will be entered into the Index of Record.

Best,



**Jeff Delapena**  
Program Assistant  
COMMUNITY PLANNING

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**From:** Heidi Pozzo <hcpheidi@yahoo.com>  
**Sent:** Monday, February 16, 2026 5:28 PM  
**To:** Rebecca Messinger <Rebecca.Messinger@clark.wa.gov>; Jeffrey Delapena <Jeffrey.Delapena@clark.wa.gov>  
**Subject:** Fwd: 179th Corridor Position Paper, Request for Moratorium and Denial of Increased Density

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attachments unless you recognize the sender and know the content is safe.

Hi Jeff and Rebecca,

I realized I should have copied you on this as I wanted to send it to Council before their worksessino on the Comp Plan on Wednesday.

Best,

Heidi

Begin forwarded message:

**From:** Heidi Pozzo <[hcpheidi@yahoo.com](mailto:hcpheidi@yahoo.com)>  
**Subject:** 179th Corridor Position Paper, Request for Moratorium and Denial of Increased Density  
**Date:** February 16, 2026 at 3:26:24 PM PST  
**To:** Sue Marshall <[sue.marshall@clark.wa.gov](mailto:sue.marshall@clark.wa.gov)>, Glen Yung <[Glen.Yung@clark.wa.gov](mailto:Glen.Yung@clark.wa.gov)>, [michelle.belkot@clark.wa.gov](mailto:michelle.belkot@clark.wa.gov), [wil.fuentes@clark.wa.gov](mailto:wil.fuentes@clark.wa.gov), [matt.little@clark.wa.gov](mailto:matt.little@clark.wa.gov)

Dear Clark County Council,

In advance of your work session on Wednesday, please find attached my analysis and position paper on the 179th corridor, resulting in a requested moratorium and rejection of the density increase requested by the City of Vancouver. I realize that there are a number of competing priorities, as well as the requirement to balance a variety of needs and perspectives shared in good faith. The 179th area has been on transportation plans for decades, while execution of projects has yet to be fulfilled. There has also been an acknowledgment that infrastructure in all senses was needed before development could proceed. And proceed it did. Practically speaking, infrastructure was not adequately addressed, or not addressed at all, when the urban holding was lifted. There were also actions needed by the County for the area to develop as envisioned. Those did not happen. In the attached position paper, I've outlined a series of gaps and failings that demonstrate the GMA and code are not being complied with.

To be clear, I'm not asking for no development. Rather, for smart development that is aligned with the GMA and Clark County Code. The cart got ahead of the horse and there is a need to step back and shore up a number of areas. Rather than complete a process of checking boxes, this is an opportunity to step back and ensure the County is on a trajectory of providing an affordable place for people to live with jobs and infrastructure. A place where people thrive and flourish. There are known issues that are getting in the way of those outcomes that need to be addressed. Kicking the can down the road will only make them worse.

I appreciate the challenge you have in reaching a conclusion on the Comp Plan and would welcome the opportunity for discussion.

Best,

Heidi Pozzo