

From: [Cnty 2025 Comp Plan](#)
To: "Scott Edwards"; [Cnty 2025 Comp Plan](#)
Cc: [Oliver Orjiako](#); [Jose Alvarez](#); [Rebecca Messinger](#)
Subject: RE: Subject: Testimony for April 27, 2026, Comprehensive Plan Update Public Hearing – 5916 NE 159th St
Date: Monday, April 20, 2026 3:38:00 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Good day, Scott,

Thank you for your comments regarding the Council Hearing to select the Preferred Alternative for the 2025 Comprehensive Plan.

I am forwarding to additional members of Staff, including the Council's office ahead of the Apr. 27th Hearing. 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: Scott Edwards <barrelonevineyards@gmail.com>
Sent: Monday, April 20, 2026 3:08 PM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Subject: Subject: Testimony for April 27, 2026, Comprehensive Plan Update Public Hearing – 5916 NE 159th St

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Dear Members of the Clark County Council,

I am writing to provide testimony regarding the 2025 Comprehensive Plan Update. I respectfully urge the Council to consider a necessary mapping correction for the properties located at **5916 NE 159th St, 5906 NE 159th St, and 16107 NE 58th Ave.**

Currently, these parcels remain designated as R-5, despite being located within a corridor that is receiving millions of dollars in urban-grade public infrastructure investment. As part of the "University Village" master-planned area, this corridor is currently undergoing significant upgrades—including the widening of 159th Street, the installation of an 18-inch sewer line, and "Complete Street" standard improvements.

These investments are explicitly designed to support urban density. Leaving these specific properties at an R-5 designation creates a fragmented "planning bottleneck" that contradicts the County's own Capital Facilities Plan and leaves taxpayer-funded infrastructure capacity significantly under-utilized.

While the "Alternative 2" mapping currently retains these parcels as R-5, I request that the Council align the legal zoning with the physical infrastructure reality by designating these properties as **R-36/MX**.

This correction is not a site-specific favor; it is a logical, corridor-wide reconciliation. It ensures that the County's zoning map is consistent with the physical spine of the University Village, maximizes the return on public infrastructure investment, and avoids the creation of illogical "rural islands" within a planned urban corridor.

Thank you for your time and for your commitment to responsible, infrastructure-aligned planning in Clark County.

Sincerely,

Scott Edwards