

From: [Cnty 2025 Comp Plan](#)
To: cgustaf@comcast.net
Cc: [Oliver Oriako](#); [Jose Alvarez](#); [Rebecca Messinger](#)
Subject: FW: UGB Property Request to bring our property into the UGB boundary
Date: Friday, April 24, 2026 1:37:00 PM
Attachments: [Gustafsonproperty.pdf](#)
[NE 152nd AVE road improvements.pdf](#)
[roundabout.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Good day, Curt & Deanna,

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: Curt Gustafson <cgustaf@comcast.net>
Sent: Friday, April 24, 2026 12:20 PM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Subject: UGB Property Request to bring our property into the UGB boundary

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.

Please see attached documents requesting

Thankyou
Curt&Deanna Gustafson

To: Clark County Council and Planning Commission Subject: Site-Specific UGB Request – Gustafson Property (APN 200537000) Date: April 27, 2026

Dear Councilors and Commissioners,

Our names are Curt and Deanna Gustafson. We are the owners of the 20-acre parcel located on NE 152nd Avenue, bordering the UGB (APN 200537000). We are writing to ask if you approve our site-specific request to bring our property into the Vancouver Urban Growth Boundary so it can provide housing.

We have watched this area change around us. Today, our 20 acres is an agricultural island. To our south, we are bordered by urban residential subdivisions. To our west is property zoned Business Park and a new 20-acre Battle Ground School District site. To the east is the 240-acre Hockinson Park.

Our property is already served by CRWWD Sewer, PUD water, and NW Natural gas. The county is investing millions of dollars in road improvements right next to us, including the roundabout at 152nd and 119th and the current improvement from Padden to NE 99th street new light.

Let me speak plainly: you cannot drive a tractor or run a commercial farming operation next to a roundabout, a business park, and a school zone. This land is completely urbanized. Under **RCW 36.70A.170** and **WAC 365-190-050**, the state explicitly directs counties on how to designate Agricultural Resource Lands. The very first factor listed in the state code is that the land must **"not already [be] characterized by urban growth."**

We were raised on a farm, we care deeply about preserving actual, working agriculture in Clark County. That is why we are supporting the proposed Transfer of Development Rights (TDR) program

We have partnered with a developer who has already secured prime, commercially viable agricultural land outside the UGB. If you approve our property for urban development, our developer will purchase the TDR credits necessary to place a permanent conservation easement on those acres, adopt a 1:1 ratio no net loss of Ag land and approve it now. Bring our Urbanized land into the UGB in urban holding TDR.

Thank you for your time,

Curt and Deanna Gustafson 18108 NE 84th Circle

Vancouver, WA 98682



2020 - 2025 Transportation Improvement Program

Project: 4. NE 152nd Avenue - Padden Parkway to NE 99th Street

Vicinity Map



Project Summary

Project Number: TBD **Project Length (mi.):** 0.75

Project Manager: Troy Pierce **Client:** Christopher Carle

Basis for Project: Safety; Mobility/Traffic Circulation; Incomplete roadway, scattered sidewalks

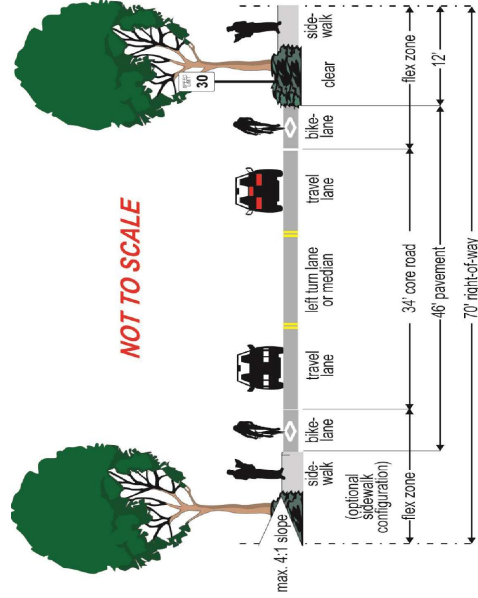
Timeline: PE 2020-2022; ROW 2022-2023; CN 2023-Post 2025

Project Description: Improve to 2-lane collector with bike lanes and sidewalks.

Notes:

Status: Traffic modelling/scoping in progress.

Cross-Section Detail



Project Cost Summary

Engineering: \$300,000

Real Property: \$800,000

Construction: \$7,000,000

Total: **\$8,100,000**



Funding Summary

County Road Fund: \$3,470,000

TIF: \$130,000

Federal Grant: \$0

State Grants: \$0

Loan: \$0

Other: \$0

Projected Funds: \$3,150,000

Unfunded: \$1,350,000

Total: **\$8,100,000**



