

From: [Jeffrey Delapena](#)
To: [Nichole Berardi](#)
Cc: [Cnty Community Planning](#); Susette.mason@gmail.com; [Oliver Orjiako](#); [Jose Alvarez](#)
Subject: RE: Public Comment: 2025–2045 Comprehensive Plan Update – Request for Re-designation / UGA Inclusion for Parcel 217153000
Date: Thursday, August 6, 2026 3:20:00 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Good day, Susette,

Thank you for your comments. I am forwarding to additional members of Staff and these will be added to the Comprehensive Plan Index of Record.

Best,



Jeff Delapena
Program Assistant
COMMUNITY PLANNING

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From: Nichole Berardi <nichole9582@hotmail.com>
Sent: Thursday, August 6, 2026 3:14 PM
To: Jeffrey Delapena <Jeffrey.Delapena@clark.wa.gov>
Cc: Cnty Community Planning <CommunityPlanning@clark.wa.gov>; Susette.mason@gmail.com
Subject: Public Comment: 2025–2045 Comprehensive Plan Update – Request for Re-designation / UGA Inclusion for Parcel 217153000

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To the Clark County Planning Commission and Community Planning Staff:

My name is Susette Mason and I am the owner of Parcel 217153000, a 5-acre property located near Ridgefield, WA, currently zoned Rural (R-5). I am submitting this formal public comment regarding the 2025–2045 Comprehensive Growth Management Plan Update to request that the county re-evaluate the current zoning framework for this property.

Under the strict terms of the current R-5 minimum lot size requirements, this 5-acre parcel is entirely locked out of further division or modern Rural Cluster Development patterns. I respectfully request that the Planning Commission and County Council consider the following adjustments for this property during the final plan adoption:

1. **Inclusion in the Ridgefield Urban Growth Area (UGA):** Given the property's proximity to Ridgefield's developing boundaries, inclusion in the UGA would allow the land to transition into urban-density housing or commercial tiers matching the surrounding regional growth infrastructure.
2. **Re-designation to a Higher-Density Rural Tier (such as R-2.5):** If UGA inclusion is unavailable, re-designing the parcel to a higher-density rural tier would reflect modern infill needs, allowing a responsible 2-lot division while respecting the rural character of the area.

This parcel sits at a logical transition point for calculated growth. Thank you for your time, consideration, and hard work in finalizing the 2025–2045 Comprehensive Plan Update.

Sincerely,
Susette Mason
503-936-1594

Sent from my iPhone