June 9,th 2026

Community Planning
Comp Plan Comments
P.O. Box 9810
Vancouver, Washington 98666

RE: Comprehensive Plan Update Comments Parcel # 19065116

My wife and I own the 22.97 acres of land located west of NW 61st Avenue at 169th Street in Ridgefield, Washington. Parcel # 190651016 quarter section SW ¼ S 18.

We recently discovered that Clark County rezoned our 22.97 acres only to R10. While all the surrounding property South, North, and East was rezoned to R5. West is Green Lake and open space. In fact, we alone are an island of R10.

The only difference I can see in our property, is that it is the remainder of a cluster lot development built approximately 33 years ago. The plat note on the development only states that it can not be redivided under the agricultural zone. The zone is no longer agricultural. There is no requirement in the cluster lot development regulations or stipulated on the plat requiring, that in the future when it is rezoned, it should be at a lower density.

Because this plat was approved before the unified development code was adopted, which amended land division and zoning regulations pursuant to the comprehensive plan and growth management act; it would not be a violation thereof.

It should also be noted, that the lots North and adjoining our property are 1.25 acre lots. The lots South and adjoining our property are 1acre lots. The lots Northeast are 1 to 2 acre lots.

We believe this was a mistake made without knowing all the facts. We are requesting that in your process of reviewing and updating the comprehensive plan, that you correct this mistake and change the zoning to R5.

This request also complies with Clark Counties need for more housing.

Thank you for your consideration of these facts.

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