



CLARK COUNTY  
WASHINGTON

COMMUNITY DEVELOPMENT  
LAND USE REVIEW

# Land Use Public Hearing Agenda

*Working together. Securing your safety. Protecting your investment.*

**Date:** Thursday, September 10, 2026 **Time:** 6:00 pm

**Location:** Clark County will hold the hearing via Webex (a video conferencing service). Participants do not need internet access and can participate by phone. See below for additional information.

You must contact staff no later than noon on September 10, 2026 to sign up to testify at [CommDevOALandUse@clark.wa.gov](mailto:CommDevOALandUse@clark.wa.gov) (preferred) or 564.397.4489. Staff will provide information on participating in the hearing.

**Examiner:** Daniel Kearns

## Agenda:

Call to order and hearing examiner disclosure statement

**Project Name:** Cresap Meadows Subdivision

**Case Number:** PLD-2026-00052

**Location:** 6400 NE 129th St.

**Request:** The applicant is requesting a subdivision review approval to divide 1.97 acres (+/-) into a 22 lot compact, narrow, and zero lot line in the R1-6 zone.

**Staff Contact:** Joe Kinsman  
[joe.kinsman@clark.wa.gov](mailto:joe.kinsman@clark.wa.gov)

**Project Name:** 39th Ave Subdivision

**Case Number:** PLD-2025-00094

**Location:** 10003 NE 39th Ave

**Request:** The applicant is requesting a Narrow Lot Development subdivision review request to subdivide 1.99 acres (+/-) into 25 single-family homes in the R1-6 zone.

**Staff Contact:** Melissa Curtis  
[melissa.curtis@clark.wa.gov](mailto:melissa.curtis@clark.wa.gov)

**Project Name:** **Heartwood North**

**Case Number:** PLD-2025-00114

**Location:** No address; the site is located approximately 1,290 feet south of NE 119th Street at the end of the future NE 139th Avenue right-of-way

**Request:** The applicant is requesting Subdivision approval to divide 33.11 acres (+/-) into 146 single-family detached lots, located in the R1-5 zoning district.

**Staff Contact:** Marion Bateman  
marion.bateman@clark.wa.gov

**Project Name:** **Ardenelle Estates Cluster Subdivision**

**Case Number:** PLD-2025-00008

**Location:** 17802 NE 88th Street

**Request:** Subdivision approval to divide approximately 70 acres into 7 residential lots and a single 61.7-acre non-buildable remainder lot utilizing the AG-10 Cluster Development standards.

**Staff Contact:** Marion Bateman  
marion.bateman@clark.wa.gov

**Project Name:** **Pleasant Wood North Subdivision**

**Case Number:** PLD-2026-00021

**Location:** 5319 NE 129th Circle, Vancouver, WA

**Request:** The applicant is requesting to subdivide 3.38 acres into 29 lots for single family detached homes, utilizing the compact lot and narrow lot development standards. The applicant proposes dedicating right-of-way (0.92 acres) resulting in a net area of 2.46 acres. The site is zoned R1-7.5.

**Staff Contact:** Wendy Baird  
wendy.baird@clark.wa.gov

#### **Options to provide testimony:**

1. Connect to the hearing via phone or a web-based meeting at 6 pm on September 10, 2026. Participants do not need internet access and can connect by phone.

Join by phone: 1-408-418-9388 United States Toll

Access code: 2483 400 8864 (86577247 when dialing from a phone or video system)

Use this link to connect to the hearing using your computer or mobile app:

[Click here to join the hearing](#)

Event number: 2483 400 8864

Event password: Um5spBhs8J8

**You must contact staff no later than noon on September 10, 2026 to sign up to testify at [CommDevOALandUse@clark.wa.gov](mailto:CommDevOALandUse@clark.wa.gov) (preferred) or 564.397.4489. Staff will provide you information on participating in the hearing.**

2. Submit testimony via email

Email testimony to the assigned planner indicated above.

3. Submit testimony via US Mail

Due to remote working conditions necessitated by the COVID-19 public health threat, e-mail is strongly preferred (see above). You may also submit written testimony to the assigned planner indicated above at Community Development, PO Box 9810, Vancouver, WA 98666-9810.

Due to the modified format, the record will be left open for one week following the hearing to allow for additional public testimony. Testimony supplied via email or in writing must be received by Community Development by 5 pm on September 17, 2026.

### **View the hearing without providing testimony**

Coverage of this evening's hearing will be cable cast live on Clark/Vancouver television, Channel 23 or 21, on cable television systems. For replay dates and times, please check your local television guide or [www.cvtv.org](http://www.cvtv.org).

To stream live, visit [www.cvtv.org](http://www.cvtv.org). On the home page, under the banner **Channel Schedule**, click the link for the hearing which is available approximately an hour before the hearing starts.

### **Accommodation of physical impairments**

If you require auxiliary aids or services to participate, contact the Clark County ADA Office at 564.397.2322; Relay 711 or 800.833.6388; [ADA@clark.wa.gov](mailto:ADA@clark.wa.gov).