

	Please share any specific organizations/groups that Community Planning staff should engage with as community partners/interested parties.	Given the limited resources of local governments, what other tools or approaches, not currently listed in the draft Public Participation Plan, should the county consider for communicating and engaging with the public?	Please share any other comments regarding the Public Participation Plan.	Please provide your name.
1	Clark County Executive Horse Council Parks Foundation of Clark County member Whipple Creek Restoration Committee	Engage stakeholders that can give solid information on where the county has been and should be moving towards to best serve the community as a whole. Many organizations out there that have real world engagement with the community that county officials and advisors are not privy to.	Need to continue to send out regular email to interested parties.	Tyler Castle
2	Friends of Clark County, Friends of the East Fork, Trout Unlimited, Sierra Club, Clark-Skamania Fly Fishers, Northwest Wild Fish Rescue, Conservation Northwest, Lower Columbia Fish Enhancement Group, local neighborhood associations, WDFW.	article in the Columbian newspaper, news stories in local TV stations		Linda Conaway
3	The residents of area you are changing the zoning in.	Listening to the publics concerns about changes in their area.	The planning commission needs to address the conditions of the roads, and the effect of the traffic on these roads in the community they are changing the zoning in.	Pamela Farwell
4	NAACP, LWV			Heather Beecher
5	Area Agency on Aging and Disabilities of Southwest Washington Advisory Council and Leadership. Older Adults	Your list looks comprehensive to me.	Housing is a significant need for older adults and adults with disabilities. We appreciate the opportunity to share what we most often hear from clients and community partners.	Christina Marneris
6	Friends of Central Vancouver is an Local Non-Profit that can greatly assist in the community interests.	I would like signs, 4'x6', be placed at the nearest major intersection of proposed planning changes. These signs would be compared to election signage that is placed for public awareness.	I am concerned about the proposed PAC2023-00027 KNIFE RIVER CONCRETE BATCH PLANT being placed so close to residential and wetlands. Just because a quick change to the zoning from light industrial to railroad industrial, it doesn't mean that a CONCRETE BATCH PLANT is safe for human life and the environment. What plans are there for the safety of human life and the environment? The current map of Clark County is showing the location off of 72 Ave from 88St - 119St as Industrial, not Heavy Industrial or Railroad Industrial, so how did the zoning change in one area near residences and wetlands? Thank you for your time and commitment to serving and protecting our community.	Scott Golphene
7	Neighborhood Associations. Senior Living Communities. Schools: The Comp Plan process would make for an excellent Senior Project. The Clark County Youth Commission's work this year is on Resiliency: Resiliency of themselves AND of Clark County. You should pay attention to their recommendations that will be announced in the spring.	Let groups know some specifics about what this will mean to their future. A very important point, make sure the public knows the cost involved in what will be planned and how and by whom they will be funded. It is also very helpful to make sure the public knows which entity is responsible for what and they best time for the public to get engaged. Often, the council meetings are when the public hears about something and by that time, it is too late to change things.	Please discuss with the public exactly how the various cities will work together to make their individual plans consistent. Please address density requirements, challenges with affordable housing, the push-pull of urban vs rural and how is the County going to address the needs of the equine community?	Nancy Halvorson
8	City of Vancouver and all cities, tribes			H
9	Sierra Club Loo Wit Group			Richard Kolber
10			While this is a very professionally written document ultimately the county and county managers will in the end 100% support the interest of builders, developers and big industry. Clark county is developing at a hyperbolic rate and as we know the county budget is now over 1 billion dollars. As a longtime resident of Clark county and now being on a fixed income it has become painfully obvious there is no interest in supporting the retirement community with tax relief or putting aside accessible green space for our quality of life and health. Case in point the Cedars golf course developments. I have not spoke to one home owner who recently moved to Cedars or long time resident there who wasn't told by the Realtors that they were going to enjoy owning a home next to a golf course or rails to trails development. Big win for Realtors and the FRDU project based on false information being imparted to home buyers and owners. When the FRDU happens as proposed it will transform Brush Prairie and surrounding rural areas into a noisy road jamming industrial park. How does that speak to inclusion, transparency and meaningful participation by the people that pay your salaries? It's all water under weary train trestle as the railroad tracks are now being nicely decorated with new gravel to get ready for what we overwhelmingly requested not to happen. That documented result was from the counties emergency survey after the Hockinson meeting and councils meeting in Meadow glade stating that they had no idea that the locals were upset. And when those failing trestles and rails need to be replaced we will be handed the bill. I would love to see an independent unbiased engineering report on the real condition of that rail system and the cost of upgrade. We're not seeing any engineering reports. Just a sales pitch for hauling the raw ingredients for asphalt and batteries. So to repeat my original position I have not offered any solutions in my comments due to many years of listening and commenting at your meetings and participation surveys and I'm convinced that Oliver and company will always side wether immediate or over time with builders, developers and industry. Growth management designed for special interests. It's just a pipe dream to think I could get on my bike or hiking boots and see the real Clark county out my back door. With no loss to developable land,	Robert Burda
11	Farmers (in addition to Farm Bureau) Local Extension office Higher Education (Clark College, WSU-Vancouver, Cascadia Technical Academy)	consider putting meeting notices and Comprehensive plan process in neighborhood association newsletters and "Nextdoor Neighbor" website postings. "Share" county social media posts with higher education social media (Clark College, WSU-Vancouver, Cascadia Technical Academy)		Kristine Perry

	Please share any specific organizations/groups that Community Planning staff should engage with as community partners/interested parties.	Given the limited resources of local governments, what other tools or approaches, not currently listed in the draft Public Participation Plan, should the county consider for communicating and engaging with the public?	Please share any other comments regarding the Public Participation Plan.	Please provide your name.
12	<p>I urge the county to include farmers as one of the stakeholder groups that will be consulted and engaged as part of the Public Participation Plan for the county's Comprehensive Plan Update. Farming is a vital part of our community's future security and economy. Our ability to serve this community is tied to our ability to secure prime farmland at a reasonable cost, access programs for rural farmers, and access natural resources, yet we are often left out of the conversation. I recommend that you especially engage small farms (operation with gross cash farm income under \$250,000) growing for the local market, BIPOC farmers, and beginning farmers or ranchers (less than 10 years).</p> <p>Additionally, I recommend that the county set up opportunities for more engagement with neighborhoods that are rapidly developing or those that are slated for development in the next 10 years: i.e., had urban holding designation removed in the last 5 years, are still in urban holding under the comprehensive plan.</p>	The county should invest heavily in wide-scale surveying. Working with an outside organization is advisable.	Don't rely too heavily on neighborhood associations. Many associations are not active since COVID. The county should work on building up its own email lists for residents.	Mo McKenna
13	Friends of Clark County, the Cowlitz Tribe, The Clark County Farm Bureau, Futurewise, Columbia Riverkeepers, the Clark Conservation District, The Vancouver Watershed Alliance, the NAACP Branch 1139, SW WA LULAC Council 47013, Southwest Washington Communities United for Change, Comunidades	<p>Be thorough and thoughtful about providing web-based information. For example, there is literally nothing available in the project library, yet the draft PPP document should be. Providing web-based information should make access to meetings, documents, and methods of communication simpler, not confusing or frustrating.</p> <p>Also, please consider the implementation of a service such as EngagementHQ which the City of Vancouver uses for its BeHeard Vancouver service. It is simple, effective, and engaging.</p>	I hope that the Commissioners and community planning staff really listens to the voices of the community and bases their decision-making on the physical, mental, and spiritual health and well-being of our community at large, rather than solely based on the pursuit of growth and commerce.	Glenn Grossman
14	All original peoples who's land we have settled on need to be engaged with. To include but not limited to Chinook, Cowlitz members and descendants.	Yes! You need to have a town hall with live stream where we are walked through these documents piece by piece and asked for input and offered education and historical context section by section.	Why ate we not automatically updated year by year? As tax paying citizens we need more outreach + engagement efforts.	Heather Jolma
15	<p>1. The Washington State Department of Ecology regarding the latest science based advice for emissions reductions.</p> <p>2. The WSU Energy Extension/Green Transportation regarding planning for electric trucks, buses and cars.</p> <p>3. The Washington State Multi-agency EV executive committee.</p> <p>4. The Climate Action Staff of the City of Vancouver</p>	Reach out regularly to NAACP and LULAC		Don Steinke
16	Neighborhood Leaders.			Margot Rice
17	<p>Please engage with Alliance for Community Engagement (ACE) by Co-Director Heidi Cody at hcodystudio@gmail.com and Co-Director Cathryn Chudy at chudyca@gmail.com. ACE advocates for strong, equitable climate policy in SSWA. We have good relationships with the Port and the City of Vancouver, and we would like to establish a working relationship with Clark County staff and Councilmembers, and meet with you regularly.</p> <p>(ACE's constituent orgs include Columbia Riverkeeper, WA Conservation Action, Sierra Club Loo Wit, Friends of the Gorge, Vancouver Audubon, OR and WA Physicians for Social Responsibility, Friends of Clark County, LULAC and Community Roots Collaborative.)</p>	<p>It's good to see the County plans to engage marginalized communities, and we hope that you listen to them. ACE's constituent organizations and allies include LULAC and Community Roots Collaborative. Ongoing transparent engagement with the full spectrum of Vancouver residents is crucial. Please note: Tribes should be capitalized.</p> <p>Page 5 of the draft Public Participation Plan says there will be an opportunity to provide oral testimony during public hearings, and that information on how to provide testimony will be provided at the hearings. That information about how to testify, including desired testimony length, should be provided BEFORE the hearings.</p>		Heidi Cody
18	Neighborhood Associations and the City of Woodland, Friends of Clark County, Friends of the East Fork, East Fork Community Coalition	Contact local City governments, Chamber of Commerce groups asking them to spread the word		Evie Ring

	Please share any specific organizations/groups that Community Planning staff should engage with as community partners/interested parties.	Given the limited resources of local governments, what other tools or approaches, not currently listed in the draft Public Participation Plan, should the county consider for communicating and engaging with the public?	Please share any other comments regarding the Public Participation Plan.	Please provide your name.
19	<p>Engaging organizations and groups is a great way to get communication out, but it also requires those groups to be responsible and notify their individual members. We recently had a zoning change in our area that we should have been notified about. The housing association in our area was supposedly contacted but we never received any communication regarding the rezoning or any upcoming land use hearings. This left us blind to the rezoning and we were unable to submit our public testimony during the hearing. The property was rezoned and they now have permission to develop uses that are incompatible with surrounding residential zoning. We are now working with the property owners, developers, and the county to get the rezoning looked at after the fact.</p> <p>It would have been nice to get notice directly from the county or applicant without the need to subscribe to a newspaper, mailing list, or watch the county website daily. We didn't even know anything about this process until we found out about the property rezoning. This spurred the need to investigate further and we found that the notification process is lacking in many ways. Rezoning specifically should be communicated more effectively and to a broader group. These are major changes to an area and can affect multiple businesses and residence.</p>	<p>The local government should require the developers and applicants to submit proof of adequate notification and the area should be increased to incorporate all individuals potentially affected. Currently the notification area for applicants is 300 feet urban and 500 feet rural. This is too small of a distance (especially considering that some industrial properties are much larger than this). I propose that the 300/500 foot distance be enlarged to include any nearby homes. Properties within 1 mile of a proposed zoning change should be notified. It doesn't have to be overly detailed. Just a mailer or flyer stating that there is a zoning change taking place in that area with a website link to get more information. You could even have a QR code on the communication since many people have a mobile device that can scan them. This would help keep the notification burden off the county and put it on the party that is requesting the changes. The GIS has the ability to pull addresses of the properties within a 1 mile radius. The applicant could use that feature to build their contact list to notify the public.</p> <p>It would also be nice if the county required that applicants post a sign on the property and make sure that the sign is visible to the public. We recently had an issue where a developer near us had a property on a dead end road 1000ft from the main road. The dead end road is used by delivery drivers and employees of the businesses in that industrial area but public traffic does not use that street for travel since it is not a through street. The sign was not visible from the main road at all. This was inadequate notification but was technically allowed due to the way that the requirements are written. Implementing the requirement to have posted signs be visible from at least one through street would help with these issues.</p>	<p>I wish that I knew that public participation was possible sooner. I only found out because of a recent rezoning that we were never notified about. It would have been nice if we received a mailer when we moved to the county with information on how we can get notified about these things. A list of county contacts and ways to stay updated on changes in our area would have been beneficial.</p>	Jeremiah Peil

From: [Clark County](#)
To: [Cnty 2025 Comp Plan](#)
Subject: Comprehensive Plan Update Comments
Date: Tuesday, January 24, 2023 5:12:52 PM

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Submitted on Tue, 01/24/2023 - 5:12 PM

First Name

Kirk

Last Name

VanGelder

Email Address

Proebstelna2@gmail.com

Phone Number

[3602533540](tel:3602533540)

Address

22308 NE 68th St
Vancouver, Washington. 98682

Message Subject

It appears there are two issues I see upon initial look.

Comments

Hi,

I highly value public participation in the development of this plan, so we need to get this right.

1. It says that the update to the vacant buildable lands assessment isn't addressed until phase 3.

I would expect that to be done much sooner so that the information can be used earlier in the process. I would prefer it be updated in phase 1.

2. Phase 4 is too congested. If the State has 60 days to look it over (April/May) that only leaves June for any changes/adoption. That is too late!



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From: [Clark County](#)
To: [Cnty 2025 Comp Plan](#)
Subject: Comprehensive Plan Update Comments
Date: Tuesday, January 24, 2023 5:35:36 PM

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Submitted on Tue, 01/24/2023 - 5:35 PM

First Name

Tyler

Last Name

Castle

Email Address

wfivancouver@gmail.com

Phone Number

[3606073130](tel:3606073130)

Address

15612 ne 57th ave
Vancouver , Washington. 98686

Message Subject

Planning stakeholder

Comments

I would like to ve notified a d considered to be involved in offering information as to the state of the county and future planning. There are certain segments of the population that are not being considered in an equitable fashion. Certain user groups at parks. Residents in both urban and rural areas who participate in small scale farming or tending livestock.

I have 2 decades of public service on numerous nonprofits from equestrian; to parks; to the unhoused; youth outreach and more.



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If there are any questions or concerns regarding this email, please contact the [Web Team](#).

From: [Egurrola, Alec](#)
To: [Cnty 2025 Comp Plan](#)
Cc: [Spoo, Ethan](#); [Bryan Kast](#)
Subject: Draft Public Participation Plan - City of La Center Comments
Date: Thursday, February 2, 2023 10:35:56 AM
Attachments: [image001.png](#)

CAUTION: 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.

Good morning,

I work with Ethan Spoo at WSP, the consulting planner for La Center. Please see La Center's comments on the comprehensive plan periodic update draft PPP below:

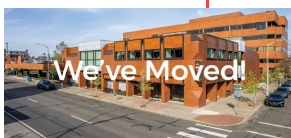
- In the goals section, under inclusive participation, an extensive list of groups is provided. Should the county consider engaging with low-income, cost burdened, and/or houseless demographics as these are now required Housing elements?
- This list of community partners and interest parties is inclusive, but very general. Will specific key stakeholders be identified and communicated in the PPP engagement mediums?
- The project webpage link provided in the PPP, under the public participation tools section, does not work.
- Will news releases and email notifications be provided in multiple languages or with a link or reference to find these translated documents?
- Will public engagement also include postings throughout the Clark County government buildings? During the work week, several residents, community partners, and interest parties visit County buildings and could be considered as another engagement tool.
- Under the engagement tools section, it states that planning commission and county council meeting notices "could" be provided through listed methods. It is not a direct action and does not provide public certainty where to find this information.
- Will there be opportunities for public engagement (other than PC or County Council work sessions/hearings) in early phases of the update process? Open houses and public comment on draft documents are later in the process and may be too late for formative public engagement opportunities, such as engaging the public prior to drafting policies to have better guided and more inclusive policy making.

Thank you,



Alec Egurrola
Associate Land/Urban Planner
Pronouns: he/him

T+ 1 360-823-6133
F+ 1 360-823-6101



WSP USA
1207 Washington Street
Suite 115
Vancouver, WA 98660



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-LAEmHhHzdJzBITWfa4Hgs7pbKI

From: [Sonja Wiser](#)
To: [Dee Anne Finken](#)
Cc: [Oliver Oriako](#); [Jose Alvarez](#); [Bart Catching](#); [Jacqui Kamp](#)
Subject: RE: Comp Plan PPP comments
Date: Thursday, February 2, 2023 6:59:23 AM

Good Morning Dee Ann: Thank you for your comments related to the Comp Plan/Public Participation Plan. I will forward your comments to our staff and add to the Index of Record. Your name and email will be added to our database to receive future communications on the 2023-2025 Comp Plan.

From: Dee Anne Finken <dfinken@comcast.net>
Sent: Wednesday, February 1, 2023 4:58 PM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Subject: Comp Plan PPP comments

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At first look, the Public Participation Plan that county staff has outlined looks to check all of the appropriate boxes for a good communication plan.

But I have concerns about how effective efforts to communicate details about the update truly will be for the more than half a million people who call Clark County home. Furthermore, I have concerns about whether the efforts will prompt meaningful engagement by our residents.

Consider these points:

Although the audience list is lengthy and includes stakeholders from a wide variety of the population, the number of recipients who will be notified of meetings and other information is only over 1,000.

The project webpage is not currently operative.

The plan notes the county will keep people informed via its social media accounts, but I saw only one mention on Facebook about the request for comments on the Public Participation Plan. And there were no likes or comments on the post. The county's Twitter account featured one Tweet about the PPP, and it had been viewed 229 times.

To rely heavily on local media to communicate a great deal about the update is to ask a lot of local media, which is already spread thin. I salute the Columbian which did feature a news brief about the opportunity to comment on the Public Participation Plan. But the only reason I knew about the opportunity was because I was urged to do so by a friend.

My point is that people need people they know and trust to make them take action.

As for engaging or involving residents, I question how many of the parents whose young children need them to drive them to soccer practice, attend parent-teacher conferences, provide homework help and perhaps work a second job to make ends meet, will be able to attend open houses or public hearings. Yet, this plan to determine Clark County's next 20 years will impact those young children more than it will impact many of you and certainly me.

I propose that the outreach and engagement efforts be more focused and personal. County staff and the staffs of the seven municipalities are limited. But they could strive to meet people where they are? Could

they set up tables at the farmer's markets? Have booths at the Clark County fair? Hold workshops at schools where teen-agers can learn about plans to create the future they will inherit? Make personal appeals to members of community groups to explain the significance of the plan?

Furthermore, elected officials at the county level and in each municipality need to reach out to their constituents and groups to inform them of the significance of the update. Wouldn't it be reasonable for them to do as much outreach and campaigning to explain the update to the public that they do to get elected? After all, aren't the people who elected these officials the ones they should serve?

Sincerely,

Dee Anne Finken

11204 NE Sherwood Drive

Vancouver, WA 98686

360-910-0668

dfinken@comcast.net

From: [Sonja Wiser](#)
To: [Cnty 2025 Comp Plan](#); joey.wheeler.kaiba@gmail.com
Cc: [Jacqui Kamp](#); [Jenna Kay](#)
Subject: RE: Comprehensive Plan Update Comments
Date: Monday, February 6, 2023 8:27:17 AM

Good morning Brittany; thank you for your comments related to housing/job opportunities and other. I have forwarded your comments to our staff and will be adding them to our Index of Record. I have also added your name to our database to receive all future notifications related to Housing and the 2025 Comp Plan.

From: Clark County <webteam@clark.wa.gov>
Sent: Friday, February 3, 2023 11:13 AM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Subject: Comprehensive Plan Update Comments

CAUTION: 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.



Submitted on Fri, 02/03/2023 - 11:12 AM

First Name

Brittany

Last Name

Pridemore

Email Address

joey.wheeler.kaiba@gmail.com

Phone Number

[3609010891](tel:3609010891)

Address

Vancouver , Washington. 98662

Message Subject

Housing disabled

Comments

Disabled need housing and job opportunities. Please consider talking to CVAB about issues with voucher discrimination.

Disabled fixed income have nowhere to move to. It would be better to not be homeless first to get help.

I want unique feeling shops and better public transit. I am near Minnehaha elementary. Its dangerous trying to ride the bus cause the streets.

The hi school pharmacy shut down up here, devastating. Stuck with convenience stores. Not much fun up here.

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If there are any questions or concerns regarding this email, please contact the [Web Team](#).

From: [Sonja Wiser](#)
To: [Amy Koski](#); [Cnty 2025 Comp Plan](#)
Cc: [Melissa Martin](#); [Hayley Pickus](#); [Oliver Orjiako](#); [Jacqui Kamp](#); [Jenna Kay](#); [Jose Alvarez](#); [Bart Catching](#)
Subject: RE: Comments on Draft PPP from Public Health/Healthy Communities
Date: Wednesday, February 8, 2023 7:28:52 AM
Attachments: [Draft PPP Comp Plan Update Comments from Public Health.docx](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Good morning Amy: Thank you for your comments related to the 2025 Comp Plan/Public Participation Plan. Your comments have been forwarded to staff and will be added to the 2025 Comp Plan Index of Record. Your name and email will also be added to our database to receive future communications related to the 2025 Comp Plan. Thanks again.

From: Amy Koski <Amy.Koski@clark.wa.gov>
Sent: Tuesday, February 7, 2023 2:54 PM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Cc: Melissa Martin <Melissa.Martin@clark.wa.gov>; Hayley Pickus <Hayley.Pickus@clark.wa.gov>
Subject: Comments on Draft PPP from Public Health/Healthy Communities

Hello and thank you to everyone working on the Comp Plan update, and specifically for the opportunity to provide feedback on the Draft Public Participation Plan. Please see the attached comments compiled from Public Health/Health Communities and let me know if you have any questions.

Thank you,
Amy



Amy Koski she/her/hers
Built Environment Coordinator
PUBLIC HEALTH

360.852.0685



Feedback on Draft Public Participation Plan for the Clark County Comprehensive Plan 2025 Periodic Update

Submitted by Clark County Public Health/Healthy Communities

February 7, 2023

Overarching Feedback

- Make the information and opportunities for public feedback as accessible as possible, including language translation, closed captioning, and descriptions for any images used in materials/documents
- It has been recommended to Public Health that any materials translated into Russian also be translated into Ukrainian, out of respect for the situation with the war
- Based on input from community partners, the following additional languages from what is already included in the draft PPP have been important to include for translation: Ukrainian, Chuukese
- Where possible throughout the process avoid using jargon
- Offering multiple opportunities to participate, whether online and in person is helpful. Please also consider having childcare and food available at all in person meetings.

Draft PPP Feedback

- Under Public Participation Plan Goals, 3. Meaningful participation: Does/could this include opportunities for small group and/or one-on-one meetings for specific groups that may be less familiar with the Comp Plan process? We also encourage care and coordination so that specific group leaders and community volunteers, especially those from BIPOC and culturally specific organizations are not overburdened.
- Under Community Partners and Interested Parties, we recommend including the following stakeholder groups: farmers, farmworkers and migrant workers, farmland organizations, culturally specific organizations, behavioral health and addiction services, aging services/older adults, LGBTQ+, healthcare organizations and providers, daycares and early childhood learning centers, families with young children, business associations, community development organizations, public health, and people living in rural communities
- Under Public Participation Tools, Engagement Tools: Consider adding a Community Advisory Group. Explore opportunities to align community engagement with other County-wide planning and input processes happening simultaneously.

Public Health-Related Feedback

- Clark County Public Health is undergoing a Community Health Assessment (CHA) and Community Health Improvement Plan (CHIP) to support a vision where our residents are active and resilient, and healthy families and people of all ages, abilities, and cultures are living, learning, working, and playing in thriving communities. The goal is to collaborate with partners to protect and improve the health of and the environment for all people in Clark County. We hope to work with Community Planning to coordinate on the CHA/CHIP and Comprehensive Plan Update processes and align where possible.

From: [Sonja Wiser](#)
To: [Clark County Citizens United, Inc.](#)
Cc: [Rebecca Messinger](#); [Oliver Orjiako](#); [Jacqui Kamp](#); [Christine Cook](#); [Oliver Orjiako](#); [Jenna Kay](#); [Bart Catching](#); [Jose Alvarez](#)
Subject: RE: DRAFT PUBLIC PARTICIPATION PLAN FOR COUNTY'S COMPREHENSIVE PLAN UPDATE PROJECT AVAILABLE FOR PUBLIC COMMENT
Date: Wednesday, February 8, 2023 9:23:00 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
Sensitivity: Confidential

Dear Carol Levanen: Thank you for your comments related to the 2025 Comp Plan/PPP. Your comments have been forwarded to staff and will be added to the 2025 Comp Plan Index of Record. Your name and email is already in our database to receive future communications related to the 2025 Comp Plan. Thanks again.

From: Rebecca Messinger <Rebecca.Messinger@clark.wa.gov>
Sent: Wednesday, February 8, 2023 9:18 AM
To: Oliver Orjiako <Oliver.Orjiako@clark.wa.gov>; Sonja Wiser <Sonja.Wiser@clark.wa.gov>; Jacqui Kamp <Jacqui.Kamp@clark.wa.gov>; Christine Cook <Christine.Cook@clark.wa.gov>
Subject: FW: DRAFT PUBLIC PARTICIPATION PLAN FOR COUNTY'S COMPREHENSIVE PLAN UPDATE PROJECT AVAILABLE FOR PUBLIC COMMENT
Sensitivity: Confidential

Good morning,

Please see the below comments for the record. Thanks.



Rebecca Messinger
Clerk to the Council
COUNTY MANAGER'S OFFICE

564-397-4305



From: Kathleen Otto <Kathleen.Otto@clark.wa.gov>
Sent: Wednesday, February 8, 2023 7:55 AM
To: Tina Redline <Tina.Redline@clark.wa.gov>; Rebecca Messinger <Rebecca.Messinger@clark.wa.gov>

Subject: FW: DRAFT PUBLIC PARTICIPATION PLAN FOR COUNTY'S COMPREHENSIVE PLAN UPDATE
PROJECT AVAILABLE FOR PUBLIC COMMENT



Kathleen Otto
County Manager

564.397.2458



From: Clark County Citizens United, Inc. <cccuinc@yahoo.com>

Sent: Tuesday, February 7, 2023 9:39 PM

To: Karen Bowerman <Karen.Bowerman@clark.wa.gov>; Gary Medvigy
<Gary.Medvigy@clark.wa.gov>; Glen Yung <Glen.Yung@clark.wa.gov>; Michelle Belkot
<Michelle.Belkot@clark.wa.gov>; Sue Marshall <Sue.Marshall@clark.wa.gov>; Kathleen Otto
<Kathleen.Otto@clark.wa.gov>

Subject: DRAFT PUBLIC PARTICIPATION PLAN FOR COUNTY'S COMPREHENSIVE PLAN UPDATE
PROJECT AVAILABLE FOR PUBLIC COMMENT

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Clark County Council
February 7, 2023
P.O. Box 5000
Vancouver, Washington 98666

FOR THE PUBLIC RECORD

Dear Councilors,

Clark County Citizens United, Inc. has reviewed the proposed **Public Participation Draft**, but not in great depth. As you may know, we have seen many of these proposals, in some form, over the approximately 30 years that CCCU has been involved with the land use processes. They all look a little different. This Draft is probably the best one we have seen so far, so CCCU has hope that things will go differently, this Comp Plan cycle.

The 2016 public process was pathetic, to say the least. The first scoping meeting, many people from the public attended. But they quickly learned the Plan was already

written, and they only fulfilled a meeting date. One land owner asked the staff why his land is zoned 20 acre ag, when he and his neighbors had 2.5 acre zoning in the past. He said his neighbors have the smaller lots, but his is the only big one, because he didn't divide it. Staff stopped him mid-sentence and said they were not there to discuss his concerns. He insisted he wanted answers. Staff continued to silence him.

The whole meeting was alarming, and CCCU saw just what that man saw, we were only filling chairs. What the public had to say, meant nothing, because the Plan was already decided. We were able to prove the Plan had already been written by the year 2012, via staff emails, before the 2014 Public Participation Draft was adopted. Hopefully that will not be the case, again.

CCCU has noted a few paragraphs of the current Draft to make comments on.

The Comprehensive Plan guides county decisions related to land use; housing; capital facilities and utilities; rural and natural resources; transportation; economic development; parks, open space and recreation ;schools; historic preservation; environment; community design; shoreline; and annexation.

CCCU assumes this paragraph comes from the Growth Management Act dictations as to what should be considered. The GMA has 14 Planning Goals that are mandated. They hold EQUAL standing, yet the protection of private property rights goal has been ignored, since 1994. It is time that goal is given equal standing with all of the other Goals. CCCU has highlighted what we believe to be the most important goals to be considered in this Plan update. Because these goals have not been properly addressed, these items are in critical shortage.

RURAL - LAND USE - HOUSING - Historically, the ratio of urban housing to rural housing was always 80/20. This allowed for a balance of development and the ability for cities to keep up with growth. This ratio was adopted in 1994. But in 2004, it was changed to 90/10, for no other reason than the county did not want people to live in the rural areas, as before. The ratio was changed to force people to live in the urban area, regardless of their choice or preference. Today that number is 99/1. This is a total failure of the housing ratio adopted in the 2016 Comprehensive Plan. Rural land must be up-zoned to restore the balance that had worked so well in the past.

ECONOMIC DEVELOPMENT - This county now has the opportunity to truly plan it's economic future, with the inclusion of the short line railroad development, allowed in the GMA. With that new language, the whole county can provide and enjoy economic growth and freedom, both urban and rural. The railroad travels diagonally through the county, in the same location of many past and current communities. It was used for jobs and travel and it can do that again. It is exciting to think of the economic possibilities, once the railroad is updated. CCCU hopes to see this come to fruition.

Collect individual property owner proposals for comprehensive plan amendments for consideration through the lens of the chosen growth alternatives

CCCU believes this passage is concerning. The highlighted area says that there are already chosen growth alternatives. In the 2016 update, the alternatives were indeed pre-chosen, to be a no growth agenda. The county and cities are grappling with that poor planning goal today. All alternatives need to show that growth will be allowed to increase throughout the county. Staff should first determine what the public market wants and needs, and write alternatives that reflect that growth potential. Alternative 4 was an excellent example of planning for growth in the right way, and should be reconsidered again, in this update.

Elected to four-year terms, members of the Clark County Council hold legislative authority for Clark County. Related to the comprehensive plan update, the council is the ultimate decision maker and responsible for adopting the Comprehensive Plan and related development regulations

These highlighted words make a profound statement. In the past, the commissioners/councilors simply left it up to staff to dictate planning, assuming they know best. But, the result of that planning has been failure in rural, land use, housing and economic development. As the years went by we saw higher rent, higher taxes, higher housing costs, higher county unemployment, and higher homelessness, which is a direct consequence of the other items and the poor planning that created it. The county must do things differently in this update, than what was done in the past. Staff and the Planning Commission are only advisory. It is up to this council to fix the problems that are plaguing this county, and a total focus on environmental issues is not the right answer. It doesn't work, and Clark County citizens must have change.

Sincerely,

Carol Levanen, Exec. Secretary

Clark County Citizens United, Inc.
P.O. Box 2188
Battle Ground, Washington 98604

Sincerely,

Carol Levanen, Exec. Secretary

Clark County Citizens United, Inc.
P.O. box 2188
Battle Ground ,Washington 98604

Clark County Citizens United, Inc. P.O. Box 2188 Battle Ground, Washington 98604 E-Mail
cccuinc@yahoo.com

From: [Sonja Wiser](#)
To: [Snodgrass, Bryan](#); [Cnty 2025 Comp Plan](#); [Oliver Orjiako](#); [Jacqui Kamp](#); [Jenna Kay](#); [Jose Alvarez](#); [Bart Catching](#)
Subject: RE: City of Vancouver comments on Clark County Comprehensive Plan Update Public Participation Plan
Date: Wednesday, February 8, 2023 7:09:03 AM
Attachments: [02 07 23 COV comments on County PPP.pdf](#)
[image001.png](#)

Good morning Bryan. Thank you for your comments related to the 2025 Comp Plan/Public Participation Plan. Your comments have been forwarded to staff and will be added to the 2025 Comp Plan Index of Record. Your name and email has already been added to our database to receive future communications related to the 2025 Comp Plan. Thanks again.

From: Snodgrass, Bryan <Bryan.Snodgrass@cityofvancouver.us>
Sent: Tuesday, February 7, 2023 4:54 PM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>; Oliver Orjiako <Oliver.Orjiako@clark.wa.gov>; Jacqui Kamp <Jacqui.Kamp@clark.wa.gov>; Larisa Sidorov <Larisa.Sidorov@clark.wa.gov>
Subject: City of Vancouver comments on Clark County Comprehensive Plan Update Public Participation Plan

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Thank you

Bryan Snodgrass | Prinicipal Planner
Pronouns: He/Him/His



CITY OF VANCOUVER, WASHINGTON
Community and Economic Development Department
415 W 6th Street • Vancouver, WA 98660

P: (360) 487-7946 | TTY: (360) 487-8602 |
www.cityofvancouver.us | www.cityofvancouver.us/socialmedia



February 7, 2023

Oliver Orjiako, Director
Clark County Community Development Dept.

RE: City of Vancouver Comments on the draft Clark County Comprehensive Plan Update Public Participation Plan (PPP)

Thank you for the opportunity to comment on the draft County PPP, and to attend the informative public kick-off meeting held on January 19. The PPP establishes the scope of the Comprehensive Plan update and the timing of actions, as well as ways for the public to participate. We appreciate the draft's succinctness, its well-articulated goals, and the various listening opportunities it provides. Our comments here are focused primarily on ensuring that needed information is available for meaningful and informed participation by the public and stakeholders, and ultimately for decision-makers.

We would respectfully recommend adding the following to the draft PPP and subsequent process:

1. **Include an informational meeting with Office of Financial Management (OFM) forecasters before adopting a local Countywide Population forecast.** This important choice which drives the regional planning process is proposed to be made more quickly than in prior updates, and with only one public hearing. The stakes from this are significant, as the state's medium and most likely forecast would mean increasing countywide population by roughly 175,000 people from now until 2045, almost the equivalent of adding another City of Vancouver. Since the state provides the allowed range of forecasts to choose from, the public, stakeholders and decision makers would benefit by being able to hear directly from OFM staff about how their forecasts were created, what factors they do and don't consider, and how accurate prior forecasts have been, before the local adoption choice is made. Vancouver would be happy to assist in facilitating an in-person or virtual meeting, or host one ourselves. OFM staff have indicated they are willing to participate.
2. **Include an informational meeting with Department of Commerce staff on recently adopted housing requirements.** Under new HB 1220, cities and counties are now required to plan for and accommodate set numbers of housing units in various affordability ranges, including emergency housing, based on the overall population targets chosen. These numbers are also big. For example, if Clark County selects the OFM medium countywide forecast, local jurisdictions would together need to plan for and accommodate roughly 36,000 housing units affordable to those earning 50% of Area Median Income, another 16,000 units affordable at 80% AMI, and emergency housing for 3,400 persons. Depending on how countywide growth is allocated locally and other factors, it appears the unincorporated Vancouver UGA might face a third of this burden, or more. An informational meeting with DOC staff could provide local public, stakeholders, staff, and decision makers a shared understanding of what these requirements entail. Whatever the technical outcomes of the HB 1220 requirements or other bills now being considered by the legislature, housing requirements for local

governments are likely to be considerably more far reaching than ever before, and informing all parties, particularly the public, sooner rather than later in the process is, in our view, key to a successful plan update process. We are also happy to assist in facilitating this meeting, which potentially could be combined with the first meeting listed, or host it ourselves.

3. **Address the buildable lands model before issuing the Draft Environmental Impact Statement, not after.** Growth data shows that the current buildable lands model significantly underestimates actual residential growth capacity. Using it in the EIS may effectively mislead the commenting public, as well as decision makers, by mistakenly estimating that various land use scenarios will result in significantly less population growth and cost less to serve than is likely to occur in practice if they are adopted. The current model was adopted in 2022 to estimate whether there was or was not sufficient existing land as part of the Buildable Land Report, not to size new UGA boundaries, which is more practically and legally challenging. More importantly the current model was adopted following a review of individual input assumptions in isolation, with no testing of the overall model results against actual population growth to determine the model's overall accuracy, and little to no response when the model's results were then shown to be inaccurate in the face of growth and development data. We also understand the new HB 1220 housing requirements will effectively require revisiting some aspects of the model. This issue needs to be resolved so there are reasonably accurate model results to plan the region's future growth and capital facilities, and to engage the community.
4. **Describe County and City roles consistent with state and local policy direction.** The draft's PPP's page 10 summary gives no indication of how GMA and longstanding locally adopted policies temper county final decision-making authority, or that cities have any role outside their existing boundaries. The GMA requires counties to attempt to reach agreement with cities regarding UGAs and justify their position in writing if agreement can't be reached, with the Department of Commerce attempting to resolve formal objections where appropriate (RCW 36.70A.110). UGA review should be conducted jointly including consultation with cities, with the result reflecting a cooperative effort. Procedurally, cities should first propose the location of UGAs (WAC 365-196-310). Local Countywide Planning Policies go further, calling for cities and counties to play partnership roles in the production of plans which provide the opportunity for public and mutual participation, review, and comment including "joint hearings within the urban growth areas" (CPP 1.1.12 and 1.1.13, page 42 of County Comprehensive Plan). A summary of the required collaboration and coordination would be helpful for a shared general understanding by all parties, including the public. A mention of the City role in first proposing UGAs would indicate to property owners or others proposing expansions where they should inquire first. A mention of how the Comprehensive Plan update impacts annexation could also be useful in answering public questions.
5. **Indicate how the draft's Goal 2 for inclusive participation will be met.** We appreciate the PPP's efforts to prioritize engagement with those historically left out of planning processes and have elevated equity goals in our own Comprehensive Plan update process now underway. Every jurisdiction is different, but we would just suggest the PPP include some indications of how the communities cited will be engaged and their input used. Our interest here is strongest in the Vancouver UGA for those communities anticipated to annexed to the City at some point in the future, but the issue applies throughout.

6. **Include information about long term implications of current Comprehensive Plan update decisions beyond 20 years, per state law.** 20-year Comprehensive Plans, growth forecasts and UGAs are required to be reviewed and updated at least every 10 years. WAC 365-196-310(4)(C)(II) and (III) requires that when considering UGAs and forecasts, counties and cities consider the timing of future updates, opportunities for adjustments, and where longer-term land supply limitations exist, the extent to which current forecast options would require increased densities or slower growth in the future. WAC 197-11-440(5)(c)(vii) requires EIS analyses to consider “benefits and disadvantages of reserving for some future time the implementation of the proposal, as compared with possible approval at this time. The agency perspective should be that each generation is, in effect, a trustee of the environment for succeeding generations. Particular attention should be given to the possibility of foreclosing future options by implementing the proposal.” Clark County has a finite amount of land that can be urbanized, particularly since there is a great deal of sloped and forested land in the northern and eastern portions of the County that may never be suitable for intense development. Decisions made in this update will influence how soon farm and rural lands are depleted, and how soon the rate of growth will be forced to slow because there are no further areas in the County to expand into. For informed community participation, we recommend the County provides a forum for discussion about the desired longer-term future, or at minimum an indication of what would happen if the growth options presented in this update cycle are continued on into the future.

Thank you again for the opportunity to comment on the PPP. We look forward to working with you on the upcoming Comprehensive Plan update, and welcome your input on our process within the City of Vancouver.

Sincerely,



Chad Eiken, AICP, Director
Community Development Department
City of Vancouver, WA
chad.eiken@cityofvancouver.us

From: [Sonja Wiser](#)
To: [Justin Wood](#); [Cnty 2025 Comp Plan](#)
Cc: [Jacqui Kamp](#); [Oliver Orjiako](#); [Jose Alvarez](#); [Bart Catching](#)
Subject: CCAR: PPP Letter of Comment
Date: Wednesday, February 8, 2023 7:21:13 AM
Attachments: [CCAR Letter of Comment- PPP for Comprehensive Plan Update .pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

Good morning Justin: Thank you for your comments related to the 2025 Comp Plan/Public Participation Plan. Your comments have been forwarded to staff and will be added to the 2025 Comp Plan Index of Record. Your name and email will also be added to our database to receive future communications related to the 2025 Comp Plan. Thanks again.

From: Justin Wood <ga@ccrealtors.com>
Sent: Tuesday, February 7, 2023 3:48 PM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Cc: Jacqui Kamp <Jacqui.Kamp@clark.wa.gov>
Subject: CCAR: PPP Letter of Comment

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Good Afternoon, Clark County Community Planning.

Please accept this letter of comment on behalf of the Clark County Association of REALTORS®. Dedication to access and education is clearly a priority for the comprehensive plan update process. As the voice of real estate in Southwest Washington, we look forward to offering our perspective and expertise.

Best Regards,

Justin Wood

AHWD,

Government Affairs Director

Office: 360.695.5980
Direct: 503.917.5698
www.ccrealtors.com



1514 Broadway, Ste 102, Vancouver WA 98663





February 6, 2023

To:

Jacqui Kamp
Clark County Community Planning
PO Box 9810
Vancouver, WA 98666-9810

Transparency and communication are among the key pillars in establishing trust within a community. The Public Participation Plan (PPP) as outlined by community planning strives to foster this trust in the community through multiple ways, including language access and variable venues and meeting styles. Moreover, Clark County Community Planning is being proactive with educating residents on what the comprehensive plan entails, as displayed at the recent informational forum on January 19th. We do hope more information will be provided on the changes to state law and how that will impact comprehensive planning.

The Clark County Association of REALTORS® (CCAR) is an organization dedicated to real estate professionals operating in Clark County and greater Southwest Washington. We urge community planning to engage our members and/or staff when eliciting public participation ahead of the comprehensive plan update, due in June of 2025.

Founded in 1937, CCAR has a long history in the region, and we earnestly believe our members hold the expertise and knowledge to better Clark County through the comprehensive plan process. As key stakeholders in land use and property rights, our members are involved in transactions from rural acreage to modern multifamily, from commercial to residential. Our members know the needs, wants, and aspirations of the free market in regards to both housing and jobs. This holistic perspective will be imperative to gain a true understanding of the needs of our community for the next 20 years.

Sincerely,

Justin Wood

Government Affairs Director
Clark County Association of REALTORS®

From: [Sonja Wiser](#)
To: [Cnty 2025 Comp Plan](#); andrewcecka@gmail.com
Cc: [Oliver Orijako](#); [Jacqui Kamp](#); [Jose Alvarez](#); [Bart Catching](#)
Subject: RE: Comprehensive Plan Update Comments
Date: Wednesday, February 8, 2023 8:03:47 AM

Good morning Andrew: Thank you for your comments related to the 2025 Comp Plan PPP/ Rural Lands & Farmers. Your comments have been forwarded to staff and will be added to the 2025 Comp Plan Index of Record. Your name and email will also be added to our database to receive future communications related to the 2025 Comp Plan. Thanks again.

From: Clark County <webteam@clark.wa.gov>
Sent: Wednesday, February 8, 2023 7:47 AM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Subject: Comprehensive Plan Update Comments

CAUTION: 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.



Submitted on Wed, 02/08/2023 - 7:46 AM

First Name

Andrew

Last Name

Cecka

Email Address

andrewcecka@gmail.com

Phone Number

[3602925817](tel:3602925817)

Address

513 NW 184th St
Ridgefield, Washington. 98642

Message Subject

Recognize rural Clark County

Parcel Number

116702000; 116701000; 116685000; 116684000; 116681000

Comments

Please include farmers as one of the stakeholder groups that will be consulted and engaged as part of the Public Participation Plan for the county's Comprehensive Plan Update. Farming is a vital part of our security and economy. I also recommend engaging with EXISTING neighborhoods and rural land owners in areas where rapid development is planned. We have beautiful, useful, prime farmland in this county, and converting it all into cash for developers and unused, unmaintained roads is a bad plan.

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If there are any questions or concerns regarding this email, please contact the [Web Team](#).

From: [Judie Stanton](#)
To: [Oliver Orjiako](#)
Cc: [Sonja Wiser](#); [Cnty 2025 Comp Plan](#); [Jacqui Kamp](#); [Jenna Kay](#); [Jose Alvarez](#); [Bart Catching](#)
Subject: Re: Comments on draft PPP
Date: Wednesday, February 8, 2023 8:40:48 AM

Good morning, Oliver and All,

Wow! That was a prompt response!

I've gotten myself involved on too many boards but I plan to follow closely this update process. As you know, I'm very involved in the League of Women Voters of Clark County and we are making this a priority. We have some ideas to help draw the public's attention to key decisions but if you find ways we can be of assistance, we'd love to hear from you.

Oliver, I really appreciated your presentation to the Planning Commission. It was clear, concise and honest. Thanks for that.

We'll be in touch along the way,

Judie

Oh! I forgot to mention that, after I sent my comments to the comp.plan@clark.wa.gov address, I received this auto reply:

From: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Subject: Automatic reply: Comments on draft PPP
Date: February 8, 2023 at 8:14:47 AM PST
To: Judie Stanton <judiestanton@comcast.net>

Our 2016 Comp Plan inbox is now closed for comments. You can submit questions or comments using the following email address:

communityplanning@clark.wa.gov

Oops!

On Feb 8, 2023, at 8:32 AM, Oliver Orjiako <Oliver.Orjiako@clark.wa.gov> wrote:

Good morning Commissioner:

I hope you are doing well. Thank you very much for your great suggestions. We will incorporate your suggestions as the county proceeds. Thanks.

Best Regards,

Oliver

From: Sonja Wiser <Sonja.Wiser@clark.wa.gov>
Sent: Wednesday, February 8, 2023 8:18 AM
To: Judie Stanton <judiestanton@comcast.net>; Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Cc: Oliver Orjiako <Oliver.Orjiako@clark.wa.gov>; Jacqui Kamp <Jacqui.Kamp@clark.wa.gov>; Jenna Kay <Jenna.Kay@clark.wa.gov>; Jose Alvarez <Jose.Alvarez@clark.wa.gov>; Bart Catching <Bart.Catching@clark.wa.gov>
Subject: RE: Comments on draft PPP

Good morning Judie: Thank you for your comments related to the 2025 Comp Plan/Draft PPP. Your comments have been forwarded to staff and will be added to the 2025 Comp Plan Index of Record. Your name and email will also be added to our database to receive future communications related to the 2025 Comp Plan. Thanks again.

From: Judie Stanton <judiestanton@comcast.net>
Sent: Wednesday, February 8, 2023 8:14 AM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Subject: Comments on draft PPP

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Greetings,

In total, the draft plan for public participation looks to be quite comprehensive. The addition of providing interpretation and making a concerted effort to reach audiences who may not have been involved with governmental decision-making in the past, is laudable.

One audience that I wish got more than a one-word mention in the ten page plan is our youth. That's who we're really doing planning for. What types of jobs, housing, natural spaces, even dog parks, would they want to find here when they start adulting in a few years? The county has a Youth Commission with representation from throughout the county. Perhaps they could help with distributing surveys on livability to those in their schools, communities and social media. You could also encourage *families* to attend open houses and other public meetings together and provide a means of collecting input from the younger set.

Producing information is the easy part. Engagement, as busy as people are these days,

is difficult. The Comp Plan is big, complex, and full of acronyms and government-speak and that complexity makes it difficult for people to recognize that the plan, and the changes being proposed, could significantly impact them and their children. As a result, they don't realize they should be involved or, if they do, their involvement comes too late.

The more the big pieces are broken down and delivered where residents are, the better. I see a lot of chatter on NextDoor and believe that is a good means of reaching people. Expecting busy people to come to the county's website, show up at a meeting or even access the county's social media, is not going to be adequate. Quick and easy surveys are a great tool.

Neighborhood Associations should play a big role. Special meetings to brief the NA presidents and help them understand their importance in reaching out to their members at key intervals could be very valuable. Some presidents do a better job than others in communicating. Even though my NA has been "disassociated" by the county, our former president sent out the information about commenting on the draft PPP. A special invitation to all NA presidents to attend an online briefing could help to engage them. The presentation Oliver gave to the Planning Commission would be perfect.

You're not going to get half a million residents to participate but I certainly hope that more than the "hundreds" that Ms. Cook proudly mentioned (in the meeting on January 19) will contribute their ideas and thoughts.

I appreciate the opportunity to comment.

Judie Stanton
20408 NE 68th Street
Vancouver, WA 98682

From: [Sonja Wiser](#)
To: info.friendsofclarkcounty.org; [Cnty 2025 Comp Plan](#)
Cc: [Oliver Oriako](#); [Bart Catching](#); [Jose Alvarez](#); [Jacqui Kamp](#)
Subject: RE: FOCC's Comprehensive Plan Update PPP Comments
Date: Thursday, February 9, 2023 7:19:00 AM
Attachments: [FOCCPPPC.pdf](#)

Good morning Lea: Thank you for your comments related to the 2025 Comp Plan/PPP. Your comments have been forwarded to staff and will be added to the 2025 Comp Plan Index of Record. Your name and email will also be added to our database to receive future communications related to the 2025 Comp Plan. Thanks again.

From: info.friendsofclarkcounty.org <info@friendsofclarkcounty.org>
Sent: Wednesday, February 8, 2023 4:04 PM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Subject: FOCC's Comprehensive Plan Update PPP Comments

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County Staff,

Please accept the attached document into the official record from Friends of Clark County.

Thank you,



Lea Bain
Community Engagement Manager,
Friends of Clark County

- ☐ [360-836-0724](tel:360-836-0724)
- ☐ info@friendsofclarkcounty.org
- ☐ Pronouns: They/Them





Friends of Clark County

PLANTING THE SEEDS OF RESPONSIBLE GROWTH

February 8, 2023

Friends of Clark County (FOCC) is pleased to submit comments to Community Planning on its recently released draft of a Public Participation Plan as one of the first steps in the Comprehensive Plan Update. Public participation is a critical piece of governing, and in particular, during major updates, such as this, that will determine how Clark County manages its growth well into the future.

For the last 25 years, FOCC has been committed to participating in county processes that impact quality of life and economic health for all its citizens. We (FOCC) always appreciate the opportunity to provide feedback.

Overall, the Draft PPP is comprehensive, effectively laying out the scope of the Comprehensive Plan Update, with estimated timeframes and due dates clearly stated.

However, although the intent is to be admired, there is little in this plan that hasn't been done or tried in the past and so it remains business as usual. That approaches used in the past have been successful is a misconception on the County's part.

We live in a period of increasing pessimism in our government at all levels, as well as in those that govern. A plan which lays out a roadmap of public participation has the opportunity to put into practice ways to build faith in governance among all segments of its population, including those – and especially those - who are the most marginalized.

Therefore, our expectation is that Clark County not only intends to reach the public but *GUARANTEES* accessibility and participation of all; and that the County makes a greater and more aggressive effort to go to the public, as opposed to expecting the public to come to it.

Our recommendations:

- Enforce processes and apply them equally to all – including those who consider themselves “entitled” and able to get “inside” Staff and elected officials. This includes

the 3-minute time limit at public hearings: equitably extend time allowances as opposed to extending for some (such as attorneys), not for others. Consider developing a flexible plan for hearing organized groups that enables messages to be communicated but limits time for each speaker to less than 3 minutes.

- Reach the public in ways that meet the public's lives:
 - Implement much greater notification periods than 14 days, especially notifications regarding major changes to a local neighborhood, such as mining projects, railroad changes, large-parcel rezones. Once word reaches a community, it takes weeks to gather neighbors together, investigate, find resources that will support its opinions, rearrange people's schedules in order to meet with Staff or Councilor. Preparing for a public hearing in front of a Planning Commission or County Council is not easy for a group of individuals who have never done it before, have work schedules to juggle, baby sitters to find, or can't afford to sit in a Council chamber for 2 to 3 hours.
 - Acknowledge and reach a broader radius of residences when considering a land-use decision that heavily impacts a community; 500 ft is not a significant distance in rural areas of our lovely county;
 - Use the public school system for reaching families regarding pending land-use issues;
 - Provide more open houses in particular in rural areas, at different times of the day;
 - Use larger and more prevalent signage; place in areas where traffic is not affected.
 - Increase press releases and publish in as many news media as appropriate.
 - Collect input from the public and measure that input against how that input impacted the final decision: comparing what was asked of the public with a final decision. Make sure that we, the public, are aware of our own strength as it

impacts decisions that Staff and Elected Officials make. We hear from a Councilor that “we heard from the public....”, but we would benefit from knowing just how our input was used in making a final decision.

We envision a transparent county government that empowers its communities, all members of those communities, those who are demanding the right to participate as partners at every level. We envision a government that can guarantee putting practices in place that result in an engaged, enlightened, energized and positive group of committed citizens.

We look forward to a productive and successful future.

From: [Sonja Wiser](#)
To: [Cnty 2025 Comp Plan](#); [Nick Allik](#)
Cc: [Oliver Orijako](#); [Jacqui Kamp](#); [Bart Catching](#); [Jose Alvarez](#)
Subject: RE: Comprehensive Plan Update Comments/Second Comment on PPP
Date: Wednesday, February 8, 2023 10:34:41 AM

Good morning Nick; Thank you for your second set of comments related to the 2025 Comp Plan/PPP. Your comments have been forwarded to staff and will be added to the 2025 Comp Plan Index of Record. Your name and email is in our database to receive future communications related to the 2025 Comp Plan. Thanks again.

From: Clark County <webteam@clark.wa.gov>
Sent: Wednesday, February 8, 2023 10:26 AM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Subject: Comprehensive Plan Update Comments

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Submitted on Wed, 02/08/2023 - 10:26 AM

First Name

Nick

Last Name

Allik

Email Address

NICK.ALLIK@HOTMAIL.COM

Phone Number

[5412051284](tel:5412051284)

Address

4204 NW 402nd St
Woodland, Washington. 98674

Message Subject

2nd Comment - Public Participation Plan for Comp Plan Update

Comments

Please reference my comment from a few minutes prior RE notifications of issues. Another idea to get information out to residents who care about these matters would be to produce an Executive Summary or

Pro/Con list similar to a Voter Guide that provides enough detail to actually educate owners on the issue. Many residents won't read through or comprehend technical info in SEPA or other included documentation. County wouldn't have to write it, just coordinate authors for FOR/AGAINST arguments.

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If there are any questions or concerns regarding this email, please contact the [Web Team](#).

From: [Sonja Wiser](#)
To: [Noelle Lovern](#); [Cnty 2025 Comp Plan](#)
Cc: [Oliver Oriako](#); [Jacqui Kamp](#); [Bart Catching](#); [Jose Alvarez](#)
Subject: RE: Public Participation Plan Comment
Date: Wednesday, February 8, 2023 12:39:43 PM
Attachments: [Clark County Comp Plan PPP comment.pdf](#)
[image001.png](#)

Good afternoon Noelle: Thank you for your comments related to the 2025 Comp Plan/PPP. Your comments have been forwarded to staff and will be added to the 2025 Comp Plan Index of Record. Your name and email will also be added to our database to receive future communications related to the 2025 Comp Plan. Thanks again.

From: Noelle Lovern <Noelle@biaofclarkcounty.org>
Sent: Wednesday, February 8, 2023 12:36 PM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Subject: Public Participation Plan Comment

CAUTION: 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 the attached comment on the Comprehensive Plan- PPP.

Thank you for the opportunity to comment.

Best,

Noelle Lovern | Government Affairs Director
BIA of Clark County - a Top 30 NAHB Association
Protecting and promoting the building industry.




Address: 103 E 29th St., Vancouver, WA 98663
Phone: (208)602-3423 **Web:** www.biaofclarkcounty.org

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103 E 29th St. 
Vancouver, WA 98663
Tel: 360-694-0933 
www.biaofclarkcounty.org 

February 8, 2023

Jaqui Kamp, Program Manager
Clark County Community Planning
PO Box 9810
Vancouver, WA 98666-9810

Public Comment: Public Participation Plan

Dear Ms. Kamp:

On behalf of the Building Industry Association of Clark County (BIA) and our more than 750 business members, we would like to thank you for the opportunity to share our comments relating to the proposed Public Participation Plan associated with Comprehensive Plan 2025 Update.

The BIA recognizes the incredible undertaking it is to update the Comprehensive Plan and the criticality of public involvement. As with any community planning initiative, more perspectives can provide better outcomes. Below is some feedback to address the specific questions posed by your department in regard to public comments on the PPP.

- 1) Are there any specific organizations/groups that Community Planning staff should engage with as community partners/interested parties?

Answer: The BIA and our more than 750 member businesses comprise one of the most expansive and experienced associations of land development, building, and construction professionals in Clark County. Our members are eager to serve on technical advisory groups, conduct studies/surveys, participate in roundtable discussions, offer verbal/written comments to staff, and county council to support a reliable outcome to this planning process.

- 2) Given the limited resources of local governments, what other tools or approaches, not currently listed in the draft Public Participation Plan, should the county consider for communicating and engaging with the public?

Answer: There could be great benefit in offering a stationed, open house style informational meeting. Potentially, the open house could begin with an informational presentation followed by an opportunity for attendees to visit multiple stations to ask questions and provide comments on specific subject matter.

Comprehensive Plan process. It is difficult to imagine too much community engagement in this very important process. Our organization recommends that there be a process by which the workgroups and technical advisory groups can present their findings directly to staff and Council.

As is clear with any study, especially one of this magnitude, collaboration and partnership provides the best opportunity for success. The BIA is committed to participating wholeheartedly in Clark County's Comprehensive Plan Update.

The BIA is always available to serve where needed and ready to contribute to this planning process. Thank you for your time in advance.

Sincerely,

Noelle Lovern

Government Affairs Director

From: [Sonja Wiser](#)
To: [Cnty 2025 Comp Plan](#); DILISHFARM@GMAIL.COM
Cc: [Oliver Orijako](#); [Jacqui Kamp](#); [Jose Alvarez](#); [Bart Catching](#)
Subject: RE: Comprehensive Plan Update Comments/PPP
Date: Thursday, February 9, 2023 7:24:56 AM

Good morning Patricia: Thank you for your comments related to the 2025 Comp Plan & inclusion of farmers in county planning. Your comments have been forwarded to staff and will be added to the 2025 Comp Plan Index of Record. Your name and email will also be added to our database to receive future communications related to the 2025 Comp Plan. Thanks again.

From: Clark County <webteam@clark.wa.gov>
Sent: Wednesday, February 8, 2023 10:47 PM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Subject: Comprehensive Plan Update Comments

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Submitted on Wed, 02/08/2023 - 10:47 PM

First Name

PATRICIA

Last Name

HAGGERTY

Email Address

DILISHFARM@GMAIL.COM

Phone Number

[3609478992](tel:3609478992)

Address

22904 NE 58th St
VANCOUVER, Washington. 98682

Message Subject

Inclusion of Farmers in county planning

Comments

I am writing to request that The County include farmers as one of the stakeholder groups that will be consulted and engaged as part of the Public Participation Plan for the County's Comprehensive Plan Update. Farming is a

vital part of our community's future security and economy. Our ability to serve this community is tied to our ability to secure prime farmland at a reasonable cost, access programs for rural farmers, and access natural resources, yet we are often left out of the conversation.

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If there are any questions or concerns regarding this email, please contact the [Web Team](#).