

**From:** [Sonja Wiser](#)  
**To:** [Ryan Hurley](#); [Cnty 2025 Comp Plan](#); [Rebecca Messinger](#); [Jose Alvarez](#); [Oliver Orjiako](#)  
**Subject:** RE: Comprehensive Plan Update Comments  
**Date:** Thursday, March 7, 2024 2:15:14 PM  
**Attachments:** [Clark County Comprehensive Plan Update Comments Letter 03-06-2024.pdf](#)

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Dear Ryan: Thank you for your comments related to the 2025 Comp Plan/Expansion of Employment Land. Your comments have been forwarded to staff and Planning Commission Members and will be added to the 2025 Comp Plan Index of Record.

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**From:** Ryan Hurley [ryan@hurleydev.com](mailto:ryan@hurleydev.com)  
**Sent:** Thursday, March 7, 2024 10:23 AM  
**To:** Cnty 2025 Comp Plan <[comp.plan@clark.wa.gov](mailto:comp.plan@clark.wa.gov)>  
**Subject:** Comprehensive Plan Update Comments

**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 the attached letter regarding the Comprehensive Plan Update.

Bring Life,  
**Ryan Hurley**  
President and Chief Steward  
**Hurley Development**  
275 W 3rd Street, Suite 300  
Vancouver, WA 98660  
[Ryan@hurleydev.com](mailto:Ryan@hurleydev.com)

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**3/6/2024**

Clark County Council  
PO Box 5000  
Vancouver, WA 98666-5000

Dear Chair Medvigy, Council Chair Johnson, and Clark County Planning Commissioners:

As stewards of economic development in an area we care for deeply, we want to offer insight and perspective as our community embarks on the ambitious task of updating our Comprehensive Plan. More specifically, I am writing to address the pressing yet impactful issue of land allocation.

As we know, our region stands on the brink of substantial transformation. With projections indicating the addition of approximately 200,000 people within twenty years, our population will burgeon, quickly approaching three-quarters of a million residents. This trajectory solidifies Clark County's position as one of the largest and most rapidly expanding regions in the state of Washington. Consequently, the stark reality of Clark County's 5.7% housing underproduction underscores the acute shortage of available housing options in our communities to keep up with this influx of demand. While the inflow of residents brings well-documented challenges, such as the need for sufficient housing stock, we must confront an equally pressing concern – the identification, preservation, and enhancement of employment land. Compounded by the fact that approximately one-third of our workforce commutes from outside the county for employment, we face significant strains on our transportation infrastructure and local economy. Unfortunately, at present, Clark County's assumptions regarding employment land fall plainly short of the mark. Despite projections indicating the need for an additional 85,000 jobs, the majority of existing and potentially usable parcels face a steep quantity of multifaceted challenges, ranging from environmental considerations to regulatory constraints that hinder their utilization for employment purposes.

In light of these challenges, it is imperative that we prioritize the preservation and expansion of employment land. This involves not only the expansion of existing employment zones, but also the strategic rezoning of alternative parcels to address the shortfalls already present. By facilitating the creation of job opportunities closer to residential areas, we can foster a more balanced and sustainable community ecosystem. As we embark on this revisional journey with the Comprehensive Plan, I urge us all to collaborate closely, drawing upon our collective expertise and insights to chart a path forward that ensures the long-term economic vitality and prosperity of our region.

Thank you all for your attention and care to this critical matter. I look forward to the opportunity to work alongside you in shaping the future of our thriving community.

Warm regards,

A handwritten signature in blue ink, appearing to read 'Ryan Hurley', is written over a blue horizontal line. The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Ryan Hurley, President and Chief Steward  
Hurley Development