

From: [Oliver Orjiako](#)
To: [Jeffrey Delapena](#)
Subject: FW: :Clark County is not mitigating the loss of private property rights and land for rural housing
Date: Wednesday, November 19, 2025 8:29:11 AM
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Hi Jeff,

For the comp plan index. Thanks.



OLIVER ORJIAKO
Director
COMMUNITY PLANNING

564.397.2280



From: Clark County Citizens United, Inc. <cccuinc@yahoo.com>
Sent: Tuesday, November 18, 2025 9:00 PM
To: Michelle Belkot <Michelle.Belkot@clark.wa.gov>; Glen Yung <Glen.Yung@clark.wa.gov>; Matt Little <Matt.Little@clark.wa.gov>; Wil Fuentes <Wil.Fuentes@clark.wa.gov>; Sue Marshall <Sue.Marshall@clark.wa.gov>; Kathleen Otto <Kathleen.Otto@clark.wa.gov>; CommDev OA Land Use <CommDevOALandUse@clark.wa.gov>; Oliver Orjiako <Oliver.Orjiako@clark.wa.gov>; Jose Alvarez <Jose.Alvarez@clark.wa.gov>
Subject: :Clark County is not mitigating the loss of private property rights and land for rural housing

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Clark County Council
2025
Clark County Community Development
Clark County Agricultural Committee
Clark County Planning Commission
P.O. Box 5000
Vancouver, Washington 98666

November 18,

FOR THE PUBLIC RECORD AND THE COMPREHENSIVE PLAN

Re:Clark County is not mitigating the loss of private property rights and land for rural housing

Dear Councilors, Staff, Committee members and Commissioners,

Clark County Citizens United, inc., a 501c4 non-profit representing approximately 6,000 rural people, asks all of you to take a close look at the Growth Management Act (GMA). For the most part, it is meant to improve people's lives. It should provide a sense of optimism for the future of generations when they see their communities thrive with good jobs, clean water, infrastructure, good schools, sense of community and affordable housing throughout Clark County, *even in the countrysides*. A sense of optimism should go hand in hand with the GMA. The GMA Planning Goals should enable that sense of community well-being and no community should be marginalized.

Unfortunately, that optimism is absent in the county's rural communities. CCCU is recognizing a county government campaign of rural trauma that is being carried out today, and has been carried out for the past 31 years, overwhelmingly against rural families within Clark County's GMA planning scheme. The results are as follows:

- **There are increasingly heavy financial costs associated with large lot zoning and relevant permits for housing and structures.**
- **There are tremendous environmental regulatory costs that demand extensive mitigations and erode protections for private property right.**
- **There are unreasonable county permitting demands that are removing valuable buildable land destined to supply land for future rural homes and family farms.**
- **There are unreasonable expectations that rural residents will easily adapt to urban living if there is inadequate, unaffordable rural housing.**

While robust environmental regulatory actions, with excessive buffers and mitigating actions being the norm, it's clear the county lacks any interest in mitigating for the loss of land resulting in such actions, for the rural housing supply. Environmental regulations have increased exponentially over time, but so has the rural housing demand, which is not being met in the Clark County Comprehensive Plan. There is a massive displacement of rural people as a result.

- **Clark County has nothing that mitigates the untold loss of land removed from production for timber and agriculture.**
- **Clark County has nothing to mitigate the loss of land intended to supply the need for rural housing.**
- **Clark County has nothing to mitigate the loss of protections for private property rights.**

Clark County has nothing to mitigate the loss of land taken in county conservation covenants which burdens entire deeds to private properties.

- **Clark County has nothing to mitigate the loss of buildable parcels that disappeared to large lot zoning over 31 years.**
- **Clark County has done nothing to mitigate housing to accommodate the need for generations of rural families that is relevant.**
- **Clark County has done nothing to stop converting rural population allocations to inappropriate urban areas.**

It is typical for the county to speak in euphemisms and it's not always clear what exactly their style of growth planning is attempting to accomplish. During the last plan update, the county used the Health Department to issue a report about the need to grow healthy food. Agency staff and public dollars were used to write this report, which was saddled with controversy. Now the county is intent on securing more land to grow more food regardless of poor soil, poor production excessive costs and minimal income. It appears staff has re- ignited the flawed concept of an agricultural overlay district on private lands not associated with resource zoning. Costs of production, commercial viability, markets and private property rights are among other things that fail considerations. More important is that the county also left out the farmer.

The great irony is that the county is facing a current demographic housing crisis of its own making. While it is serious about food security, the county lacks relevant housing necessary to meet the needs of future farmers that must grow the future food supplies. This is happening as the county is seeking yet another vehicle to lock up more land in the name of growing food. Is the need for food outpacing the need to house the rural people, farmers, ranchers, equestrians and Veterans? CCCU doesn't think so.

Clark County Citizens United, Inc. believes the county must have a greater sense of fixing the rural housing deficiencies, that assure where future farmers, foresters, equestrians, avid gardeners and Veterans may live. Why is the county not responding to the unstable rural housing conditions that are clear in historical Buildable Lands Reports? Perhaps it's not really a concern over food production, but rather a desire to control all the rural and resource land in Clark County, without paying for it.

Sincerely,

Susan Rasmussen, President

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 ccuinc@yahoo.com