

**From:** [Jeffrey Delapena](#)  
**To:** [adonnelly7@comcast.net](mailto:adonnelly7@comcast.net); [Cnty 2025 Comp Plan](#)  
**Cc:** [Oliver Orjiako](#); [Jose Alvarez](#); [Rebecca Messinger](#)  
**Subject:** RE: Comment on 2045 Growth Plan  
**Date:** Wednesday, November 26, 2025 8:10:34 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

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Good day, Michael & Ann,

Thank you for your feedback related to the 2025 Comprehensive Plan Update. I am forwarding to members of Staff, and this will be entered into the Index of Record.

As your comment was addressed to the Council, I am also adding Rebecca Messinger from the Councilor's Office.

Best,



**Jeff Delapena**  
Program Assistant  
COMMUNITY PLANNING

564.397.4558



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**From:** adonnelly7@comcast.net <adonnelly7@comcast.net>  
**Sent:** Wednesday, November 26, 2025 7:08 AM  
**To:** Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>  
**Subject:** Comment on 2045 Growth Plan

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Dear Council Members,

We live and run a small business here in Clark County and are deeply concerned about the cost of housing of all types, including “affordable” housing.

One of the biggest priorities, we believe, is directing growth toward areas where land and construction are less expensive. When development is pushed into higher-cost areas or tightly restricted by zoning, those costs eventually show up in the price of housing. Young people, new families, and even long-time residents get priced out.

If the County wants affordability to be more than a slogan, it has to allow construction where it is financially realistic.

Nationally, businesses are leaving high-cost states, and Clark County is in a position to welcome them. That means preserving enough industrial and employment land in places that make economic sense: near transportation corridors, where utilities can be extended efficiently, and where companies can grow without overwhelming residential neighborhoods.

Our biggest concern with the maps as drafted is how much they lean toward high-density development at the expense of single-family homes. Density has its place, but many families want (and deserve) the option of a home with a yard. Removing that choice doesn’t reduce demand — it just pushes people farther away into other counties.

Higher-density areas also require stronger fire, police, and emergency services. Stacking more households into smaller spaces changes response needs dramatically. If we are going to increase density, then service planning needs to be built in from the start, not treated as an afterthought.

Balanced growth — with room for homes people can afford, space for employers to expand, and public safety services that keep up — is what will give Clark County a strong and stable future.

Thank you for considering our comments.

Sincerely,

Michael F. Donnelly and Ann T. Donnelly  
4305 Oregon Drive  
Vancouver WA 98661  
360 921 1281 (cell)

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