

**From:** [Jeffrey Delapena](#)  
**To:** [Clark County Citizens United, Inc.](#); [Cnty 2025 Comp Plan](#); [Oliver Orjiako](#); [Jose Alvarez](#)  
**Subject:** RE: Uneven landscape for rural families in the 2025 Comprehensive Plan update  
**Date:** Wednesday, January 7, 2026 8:11:04 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

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Good day, Susan,

Thank you for submitting feedback related to the 2025 Comprehensive Plan Update.

This will be entered into the Index of Record.



**Jeff Delapena**  
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COMMUNITY PLANNING

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**From:** Clark County Citizens United, Inc. <cccuinc@yahoo.com>  
**Sent:** Tuesday, January 6, 2026 5:49 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>; Cnty 2025 Comp Plan <comp.plan@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>; Jeffrey Delapena <Jeffrey.Delapena@clark.wa.gov>  
**Subject:** Fw: Uneven landscape for rural families in the 2025 Comprehensive Plan update

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January 1, 2026

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

FOR THE PUBLIC RECORD AND THE COMPREHENSIVE PLAN

Dear Councilors, Commissioners, and Staff,

Clark County Citizens United is an organization of concerned Clark County rural residents committed to exploring critical issues currently facing our rural communities, our families and our children. All are served by Clark County and the 2025-2026 comprehensive plan update. CCCU's membership believes there are critical issues currently facing our rural families that are directly linked to historical plans, and critically impact these alternative plans.

In the 2015 plan update, it shocked our membership when the planners failed to do *anything* for rural communities. It was shocking to discover rural families were being *displaced* out of their culture and communities, and destined to live in hyper dense urban neighborhoods, a lifestyle so foreign to their upbringing. It is unbelievable, the county is again failing to reflect the needs of all people of the county. It is unbelievable that we continue to be in the same situation, now in 2026! The issue of where and how to house rural families is not addressed this Plan update, and has never been considered. Clark County's Plan is failing to acknowledge the rural housing needs in any of the alternative options. Future housing for rural families still looms large, as it has for over 30 years.

The CCCU membership believes it is paramount that all Clark County families, community members, public officials, and governing bodies take a close and honest look at the rural housing issue. All need to ask whether there have been unintended consequences and if the current inadequate rural housing situation is good for this community of families. It is not what is wanted by the rural people and mandated by the GMA. A new plan needs to be developed that includes housing for rural families, so that all county citizens gain equal attention and their needs are recognized and resolved.

**What CCCU Hopes to Achieve**

1. **Children** in the county have opportunities to be housed in their own communities, regardless of their economic status, regardless of whether their neighborhoods are urban or rural.
2. **Culture and Community** are given utmost importance, as they are the heart and foundation of our children's futures.
3. **Families** should be allowed housing that reflects community and culture, both urban and rural.

### **Our Concerns**

1. **Do the alternative options fairly** address and *balance* the affordable housing needs of *all* the Clark County's population?
2. **Do the alternative options meet** the county's responsibility to house the rural economically disadvantaged people?
3. **Do the alternative options** currently provide meaningful housing benefits to our rural communities?
4. **Do the alternative options** offer sufficient transparency and openness, in the way the county conducts the business of comprehensive planning and spending resources?

### **The Need for a Closer Look**

Access to good housing is key to our democracy, economy, and culture. For good reasons, it is the inspirational "American Dream". Where housing is located, shapes the future of communities. Our examination has led us to believe there are inadequate buildable rural parcels to meet the present and future demands for rural housing. The inadequate supply of buildable rural parcels was predicted in the county's 2007 Vacant Buildable Lands Study. The current VBLM's should be reconsidered.

### **Core Values**

1. **All families matter**, urban and rural
2. **All neighborhoods matter**, urban and rural

### **The Spirit of the Laws Matter**

#### **RCW 36.70A.010 Planning Goals.**

*The following goals are not listed in order of priority and shall be used exclusively for the purpose of guiding the development of comprehensive plans, development regulations, and, where specified, regional plans, policies, and strategies:*

- **(4) Housing.** *Plan for and accommodate housing affordable to all economic*

*segments of the population of the state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.*

- **(6) Property rights.** *Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from **arbitrary and discriminatory actions***
- **(11) Citizen participation and coordination.** *Encourage the involvement of citizens in the planning process, including the participation of vulnerable populations and **overburdened communities**, and ensure coordination between communities and jurisdictions to reconcile conflicts.*

**RCW 43.185B.007** directs prioritization of the housing goal for all.

*It is the goal of the state of Washington to coordinate, encourage and direct, when necessary, the efforts of the public and private sectors of the state and to cooperate and participate , when necessary, in the attainment of a decent home in a healthy, safe environment for **every resident** of the state. The legislature declares that attainment of that goal is a **state priority**.*

### **Intended Consequences**

The actions of former comprehensive plans, particularly relating to rural communities, have consequences that were foreseen when the initial Comprehensive plan was adopted, 1994. Those consequences have been negatively impacting rural families and communities. The subsequent Comprehensive plans have not been serving the needs of rural communities. Instead of helping families as the GMA law intended, county plans have been displacing and fragmenting rural families by making housing less available and affordable.. **Going to ZERO rural growth is not an option.**

We are seeing the intended consequences playing out today within the rural communities. CCCU's membership believes the governing officials need to understand the negative consequences of former comprehensive plans and the impacts inflicted on rural communities, both intended and unintended. It's critical that Clark County builds a plan that includes future rural housing.  
**Going to ZERO rural growth is not an option.**

### **Rural and Urban Neighborhoods Matter**

Wikipedia- A **neighborhood** is a geographically localized community within a larger area. Neighborhoods are often **social communities** with considerable face-to-face interaction among members. Neighborhoods are the spatial units in which face-to-face **social interactions** occur- the personal settings and situations where residents seek to realize **common values, socialize youth, and maintain effective social control**.

## **Neighborhoods**

- 1. Are communities** and are places where everyday life occurs
- 2. Are places** that connect people and culture
- 3. Provides familiarity** and safety,
- 4. Provides safe** environments for children to play and interact
- 5. Provide resources** and support
- 6. Creates social** connectiveness
- 7. Creates a sense** of well being, belonging
- 8. Are both** urban and rural

Parents who are fortunate enough to have resources in neighborhoods to raise their families, often will choose those that best reflect their culture and values, friendships, and a belief that community conditions are important determinants for opportunities, safety and happiness.

Clark county is failing to address the actions needed to provide affordable rural housing communities in this 2025-2026 comprehensive plan update. There are no strategies taken by Clark County that protect existing rural families and future rural families from suffering displacement, out of their neighborhoods, culture and away from their familiar communities.

**Going to ZERO rural growth is not lawful and not authorized policy under the GMA.**

Sincerely,

Susan Rasmussen, President

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