

From: [Jeffrey Delapena](#)
To: [Jude Wait](#)
Cc: [Oliver Orjiako](#); [Jose Alvarez](#); [Rebecca Messinger](#)
Subject: RE: Joint Hearing, Jan 8, Land Use Alternative: Public Testimony
Date: Wednesday, January 7, 2026 8:15:00 AM
Attachments: [Wait-Wellsave re 1-8-2026 Hearing Preferred Land Use Alternative GMP.pdf](#)
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[image002.png](#)
[image003.png](#)
[image004.png](#)

Good day, Jude,

Thank you for providing this feedback ahead of the Joint Hearing to select the Preferred Land Use Alternative for the 2025 Comprehensive Plan Update.

I am forwarding to additional members of Staff. Your comments will be brought to the attention of the Planning Commission and Council ahead of the Hearing. This will also be added to the Index of Record.

Best,



Jeff Delapena
Program Assistant
COMMUNITY PLANNING

564.397.4558



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From: Jude Wait <wellsavelc@gmail.com>
Sent: Tuesday, January 6, 2026 8:38 PM
To: Jeffrey Delapena <Jeffrey.Delapena@clark.wa.gov>
Cc: Matt Little <Matt.Little@clark.wa.gov>; Wil Fuentes <Wil.Fuentes@clark.wa.gov>; Ann Foster <annfoster5093@gmail.com>; Dillon Haggerty <dilishfarm@gmail.com>; Oliver Orjiako <Oliver.Orjiako@clark.wa.gov>; Bart Catching <Bart.Catching@clark.wa.gov>; Jose Alvarez <Jose.Alvarez@clark.wa.gov>; Jenna Kay <Jenna.Kay@clark.wa.gov>; justin@burgerfamilyfarm.com;

Joe Zimmerman <joezimm@live.com>; Glen Yung <Glen.Yung@clark.wa.gov>; Diane Dempster <dianedempster36@gmail.com>; hollyhansenagcomm@gmail.com; zoppenheimer@clarkcd.org; O'Dea, JUSTIN <justin.odea@wsu.edu>; rbarca@wolfind.com; matthew.cornwell@clarkcountyfoodbank.org; Edward Hamilton Rosales <ed.rosales@wiafs.com>; Hector Hinojosa <vanwametro.47026@gmail.com>; Tim@futurewise.org; Sue Marshall <Sue.Marshall@clark.wa.gov>; Mo McKenna <farmermomckenna@gmail.com>

Subject: RE: Joint Hearing, Jan 8, Land Use Alternative: Public Testimony

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Jeffrey and everyone,

Attached you'll find NEW public testimony for the Joint Public Hearing, Jan 8, on the choosing of a Preferred Alternative for the Growth Management Plan update and EIS finalization.

Thanks for posting the Hearing comments, public record for the DEIS, and most of the Ag Lands Study record. Much of the information applies to the Preferred Alternative option.

For the Joint Hearing materials so far:

I especially agree with the Ag Commission, Futurewise, Audubon, Friends of Clark County and farmers. Rather than repeat previous comments I have submitted, I'm taking a New Year approach, with hope and best wishes.

Thanks for your attention and service to Clark County's social and environmental sustainability and climate resilience.

Respectfully submitted,

Jude Wait, Ph.D.

Wellsave

Public Testimony On Preferred Land Use Alternative, CLARK2045 for the Growth Management Plan update (GMP) For the Joint Hearing Jan 8, 2026

To: Clark County Planning Commission and Clark County Council et al

Respectfully Submitted by Jude Wait, Ph.D., Wellsave LLC

Please consider a Preferred Alternative that truly looks to the future of increased climate resilience for all inhabitants. What is your legacy?

Please take a moment to consider the perspectives of those that may not be available to provide testimony for the public record in this venue.

They might include:

- **Non-human:** Fish, Wildlife, Pollinator species & Migratory species;
 - Beneficial insects for Agriculture
- **Nearly 8000 farm operators and farm workers in Clark County on More than 1900 “farms” on more than 56,000 acres (2022 Census of Ag)**
- **Nearly 2000 people** providing feedback on the Climate Change Planning Project,
 - **75 engagement activities** by the 15 Environmental Justice Coalition (EJC) member groups
- **Current and future generations of children**
 - Establish tangible “Right to Food” policy and practice
 - Fully support the Climate Element goals and policies, and interrelated chapters
- **Cumulative long term impacts** already suffered, needing better mitigation, the people and farms that relocated, species decline, soil loss, and fragmentation;
 - Collective Wisdom to ensure a healthier, equitable, climate resilient future.

Principles of Preferred Alternative

1. **No net increase** in impervious surfaces
 - Mitigate any additional urbanization by de-compaction, planting, reclamation
 - Learn from other “Depave” initiatives for developed areas
 - Clark County is dependent on groundwater for 95% of our drinking water, declared “Sole Source” by U.S. EPA (2006).
 - Ensure True groundwater recharge FREE of toxins
2. **No net decrease** in vegetative cover, biodiversity, or potential habitat connectivity and dispersal corridors
 - Conserve and enhance current and potential habitat;
 - Restore already degraded and urbanized areas
 - Plant native species and create pollinator habitat
3. **No Loss of farmland** or rural land with farming potential (past, present, future).
 - See Staff recommendations, Ag Commission report, hundreds of farmer survey results, public comments, data...

Why:

1. **Urbanization disrupts geo-hydrologic processes**, pollutes water resources, increases flooding, undermines infrastructure, and impacts vulnerable community members.

- a. Clark2045 needs to ensure significantly improved water resource monitoring, protection, and mitigation practices to be scientifically sound
2. **Crisis is opportunity:** Turn Clark County's failure to ensure social and environmental sustainability into a future success story of equitable community resilience.
 - a. Alternative, innovative, and restorative approaches are needed.
 - b. Use the unmitigated sprawl and fragmentation as an opportunity to maximize community resilience
 - i. Turn lawns into meadows, Recreate the Watershed Alliance
 - ii. Value and improve Biodiversity and Connectivity
 - c. Value "Ecosystem Services" provided by landscapes that maintain or develop rural features,
 - d. Increase livable, bikeable, walkable, safe, non-toxic neighborhoods
 - e. Planning and planting for biodiversity in Urban, suburban, corridors, and interface
3. Now is the time to protect farmland and support farms, and reverse the adverse historic trend of marginalizing farming and food security.

Farmer quote: *" I feel like we need to defend farms from having to accommodate legislated [policy] by people who don't work or understand how farms work... There is no protection for farms ... but farms disappear into parking lots regularly. ...the knowledge [bases] that exists on these farms is the last of its kind. "*

Farmer quote:

*"We are not forcing or even suggesting to developers when making large complexes to also incorporate food in their landscaping or to require leaving space for community gardens.
We need less modifications [restrictions] for farmers and more specifications for development that protects and honors the land that we continue to say out loud that we have stolen from the Native people and we are still doing nothing to give respect back to that land except to continue to take it from the people who are giving it respect.."*

Urban biodiversity benefits include more resilient farms and local food:

- More trees, healthier watersheds, resilient waterways
 - Result from Climate equity actions, Urban Forest Planning
 - Follow Climate Resiliency goals and policies
 - Learn from Denver, Colorado's Urban Ecology Focus Areas and other Urban Biodiversity examples
 - Environmental Justice for urban neighborhoods
- Multiple ecosystem services need restoring – native plants help
 - Shade and urban heat island mitigation; Structural stability of landscapes
 - Stream Bed and bank erosion resistivity, sediment filtration
 - Rainwater Interception and groundwater recharge
- PLANTS provide opportunities for::
 - Nutrients uptake; Pollutant processing and bioremediation
 - Food for all; Shelter for wildlife, Habitat connectivity
 - Air quality improvement; Carbon sequestration