

**From:** [Jeffrey Delapena](mailto:Jeffrey.Delapena@clark.wa.gov)  
**To:** [tmeyerdvm@outlook.com](mailto:tmeyerdvm@outlook.com)  
**Cc:** [Sue Marshall](#); [Cnty 2025 Comp Plan](#); [Oliver Orjiako](#); [Jose Alvarez](#); [Rebecca Messinger](#)  
**Subject:** RE: Comments for record , Comp. plan update Jan. 8, 2026  
**Date:** Thursday, January 8, 2026 8:51:00 AM  
**Attachments:** [Clark County Comp. Plan 2025 comments.pdf](#)  
[image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

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Good day, Tom,

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 Council and Planning Commission ahead of the Hearing and be added to the Index of Record.

Best,



**Jeff Delapena**  
Program Assistant  
COMMUNITY PLANNING

564.397.4558



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**From:** Thomas Meyer <[tmeyerdvm@outlook.com](mailto:tmeyerdvm@outlook.com)>  
**Sent:** Wednesday, January 7, 2026 6:56 PM  
**To:** Jeffrey Delapena <[Jeffrey.Delapena@clark.wa.gov](mailto:Jeffrey.Delapena@clark.wa.gov)>  
**Cc:** [sue.marshall@clark.wa.gov](mailto:sue.marshall@clark.wa.gov); [Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>](mailto:Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>); Thomas Meyer <[tmeyerdvm@outlook.com](mailto:tmeyerdvm@outlook.com)>  
**Subject:** Comments for record , Comp. plan update Jan. 8, 2026

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Hi Jeff,

Please find attached my comments for the Joint Hearing if the ClaRK County Council and Planning Commission scheduled for Thursday, January 8, 2026, 6:30pm.

Thank you,

Tom

Tom Meyer

16202 NW 61<sup>st</sup> Ave

Ridgefield, WA 98642

360-921-5047

[tmeyerdvm@outlook.com](mailto:tmeyerdvm@outlook.com)

January 7, 2026

The Honorable Sue Marshall, Council Chair  
Clark County Council  
PO Box 5000  
Vancouver, Washington 98666-500

Dear Council Chair, Marshall and Councilors Yung, Belkot, Fuentes, and Little and the Planning Commissioners:

Subject: Comments on the preferred alternative the Clark County Comprehensive Plan Update 2025-2045

Sent via email: [comp.plan@clark.wa.gov](mailto:comp.plan@clark.wa.gov); [Jeffrey.delapena@clark.wa.gov](mailto:Jeffrey.delapena@clark.wa.gov); [sue.marshall@clark.wa.gov](mailto:sue.marshall@clark.wa.gov)

Thank you for the opportunity to comment on the preferred alternative for the 2025 Comprehensive Plan update.

As part of the 2025 Comprehensive plan review, I have submitted comments for public record on September 27, 2023, March 15, 2024, September 23, 2025 (public hearing suspension of annual site-specific review) and September 30, 2025 (Open house: Agricultural Lands Study).

I am the owner of 3 properties in the NE Qtr of section 18 T3N R1E WM, identified as PIN 182859000 (#21 – 10 acres), PIN 182844000 (#6 – 10 acres) and PIN 1828455000 (#7 – 17.91 acres). I had requested that these properties that are currently zoned Agriculture – 20 (AG-20) be rezoned to Rural-5 (R-5) in the 2025 comprehensive plan update. There are no 20-acre parcels in the Qtr section which predates the initial comprehensive plan in 1994. There is also inconsistency in the zoning designation of like 10-acre parcels that are adjacent to my parcels that are zoned R-5. The remaining parcels in this Qtr section are already legal non-conforming lots of 5 acres or less (within Ag-20 ) or are part of multiple short plats that had already been approved. By rezoning these parcels R-5 it would bring consistency to the zoning of all properties in this Qtr section.

I have been a lifelong resident of this area (Sara) since 1958 and as neighbors we are proud of our community identity and farming heritage. My intent on the designation of R-5 zoning is to maintain that feeling of a rural farm community and not to convert farmland into development. We need to encourage and enable small farms to thrive and allow families to experience rural life. Small 5-acre farms offer this opportunity and by rezoning these site-specific requests will increase that opportunity over time for others. I have spent considerable resources in renovating this classic old grade A dairy farm and barn and it will be a treasured heritage to the Sara community. The question we should be asking ourselves is can we maintain a rural atmosphere, encourage farming on a small scale and provide opportunity for future generations to enjoy “farm life”.

As a retired large animal veterinarian serving our agricultural community for over 4 decades, I have probably visited nearly every commercial or family farm in Clark County providing for their veterinary needs. I have seen a severe erosion of the commercial farmer (dairy, beef and equine producers) but also an increase in those wanting to be able to farm and preserve the soil on smaller scale. We need to

encourage more "hobby farming" as we all know these days one is hard pressed to raise a family relying solely on farm income.

In the agricultural report in the "Predominant Parcel Size" it states:

"The analysis reveals that the agricultural land base in Clark County is highly fragmented, which can be seen in Exhibit 27. The average parcel size is 5.5 acres, with a median of 4.6 acres. Ninety-six percent of all parcels in the land base are smaller than 20 acres, the current minimum lot size for the county's AG-20 zone. These smaller, "non-conforming" parcels account for 75 percent of the total acreage in the land base. This means that a significant majority of the land identified as agriculturally capable or in use is held in parcels that are below the minimum lot size established by county's primary agricultural zoning designation (AG-20)."

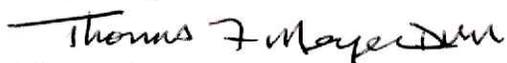
By rezoning these 3 parcels to R-5 it would fit within what is already established within the Clark County agricultural base. Currently these 3 parcels (total 37.9 acres) if allowed to be zoned into 5 acres could create a total of 7 five-acre parcels. Thus, allowing sometime in the future four more families to enjoy a rural agricultural lifestyle.

In the preferred alternative selection table only alternative 3 lists the rural site-specific requests and the staff has a recommendation of "No" on these requests.

I would be in favor of alternative 3 as this is the only one that addresses the rural site-specific requests. It's hard to determine if these requests are bundled under one recommendation or if truly each request was "vetted" under its unique situation request and the underlying reason for the request.

The Comprehensive Plan update is a huge lift that impacts our community and it would be my hope that as you read my comments that I wish to preserve our agricultural identity in the Sara area and also allow for future families to enjoy as well without undo compromise to our heritage, looking for the "win-win". Please give thoughtful attention to this request.

Respectfully,



Thomas F. Meyer DVM

16202 NW 61st Ave.

Ridgefield, WA 98642

360-921-5047

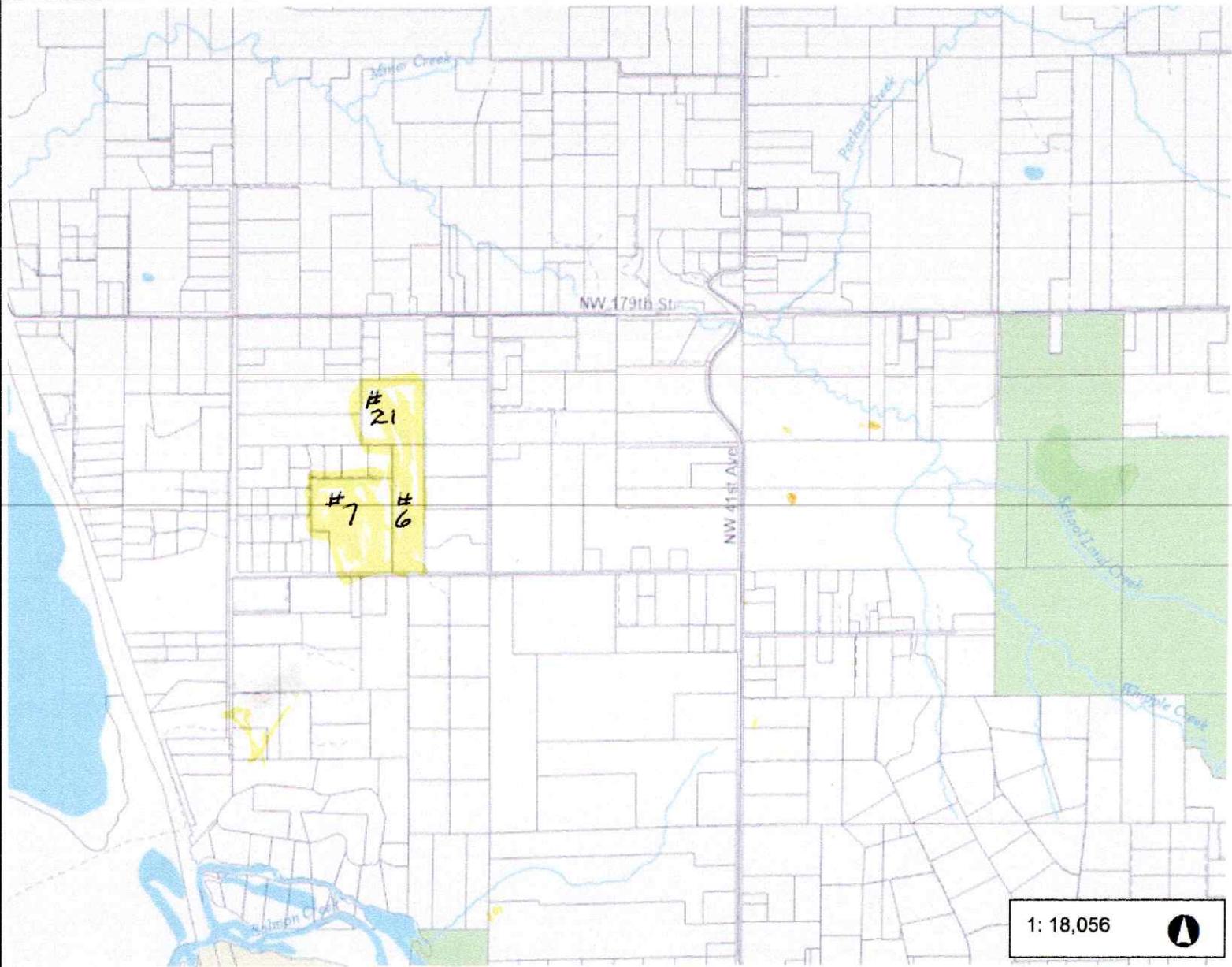
[tmeyerdvm@outlook.com](mailto:tmeyerdvm@outlook.com)

Attachments showing property location:

1. Section 18
2. NE qtr section of 18
3. Zone overlay (Ag-20)



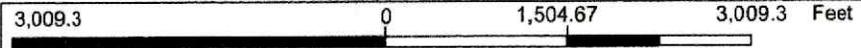
# Section 18



- Legend**
- Taxlots
- MEYER LOTS -  
SECTION 18 -
- #6 - 10 ACRES
  - #7 - 17.91 ACRES
  - #21 - 10 ACRES

**Notes:**

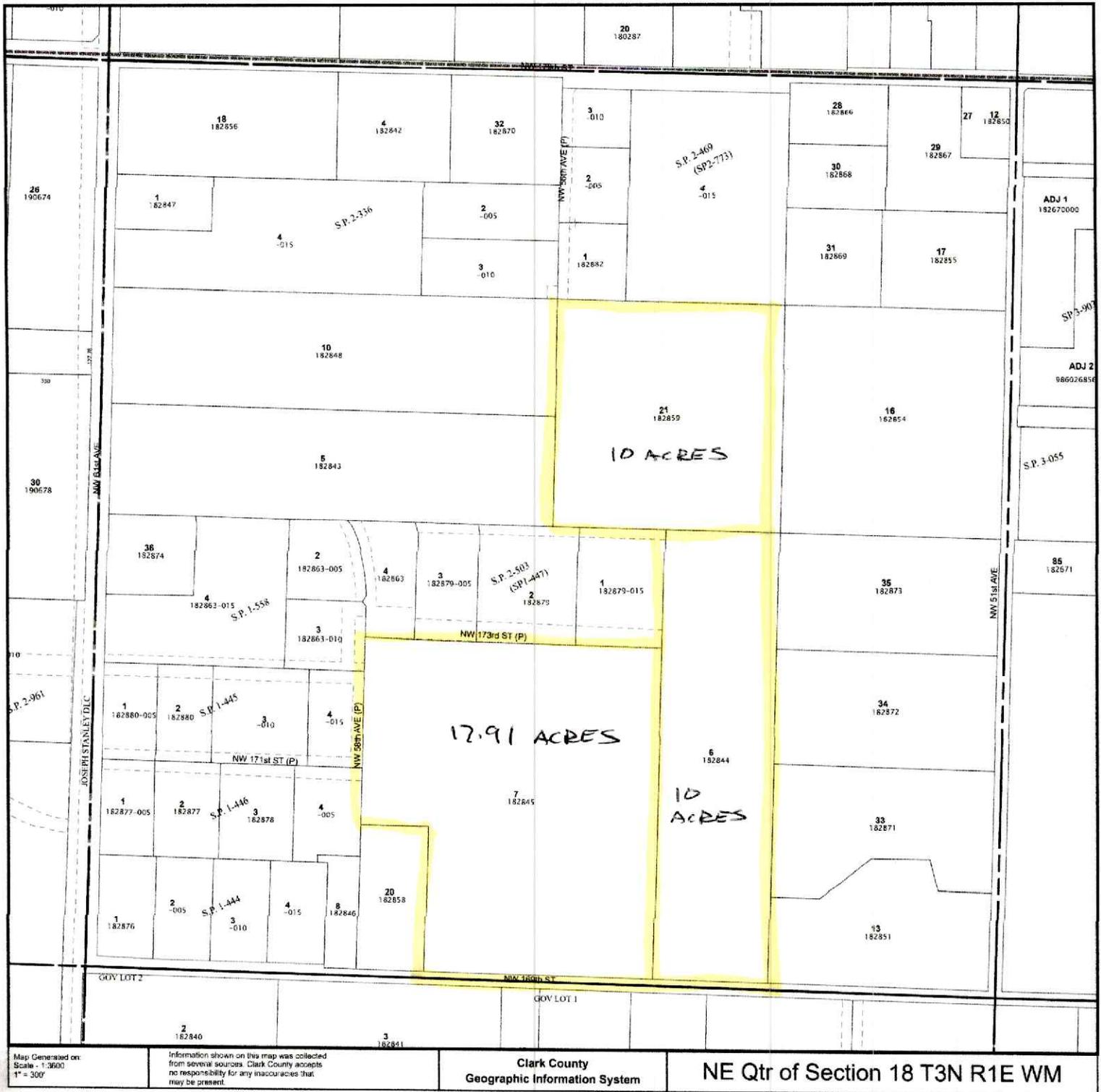
1: 18,056



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Clark County, WA. GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information. Taxlot (i.e., parcel) boundaries cannot be used to determine the location of property lines on the ground.

ATTACHMENT #2  
 NE QTR of Section 18  
 MEYER. LOTS# 6, 7, 21



Map Generated on:  
 Scale - 1:3000  
 1" = 300'

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

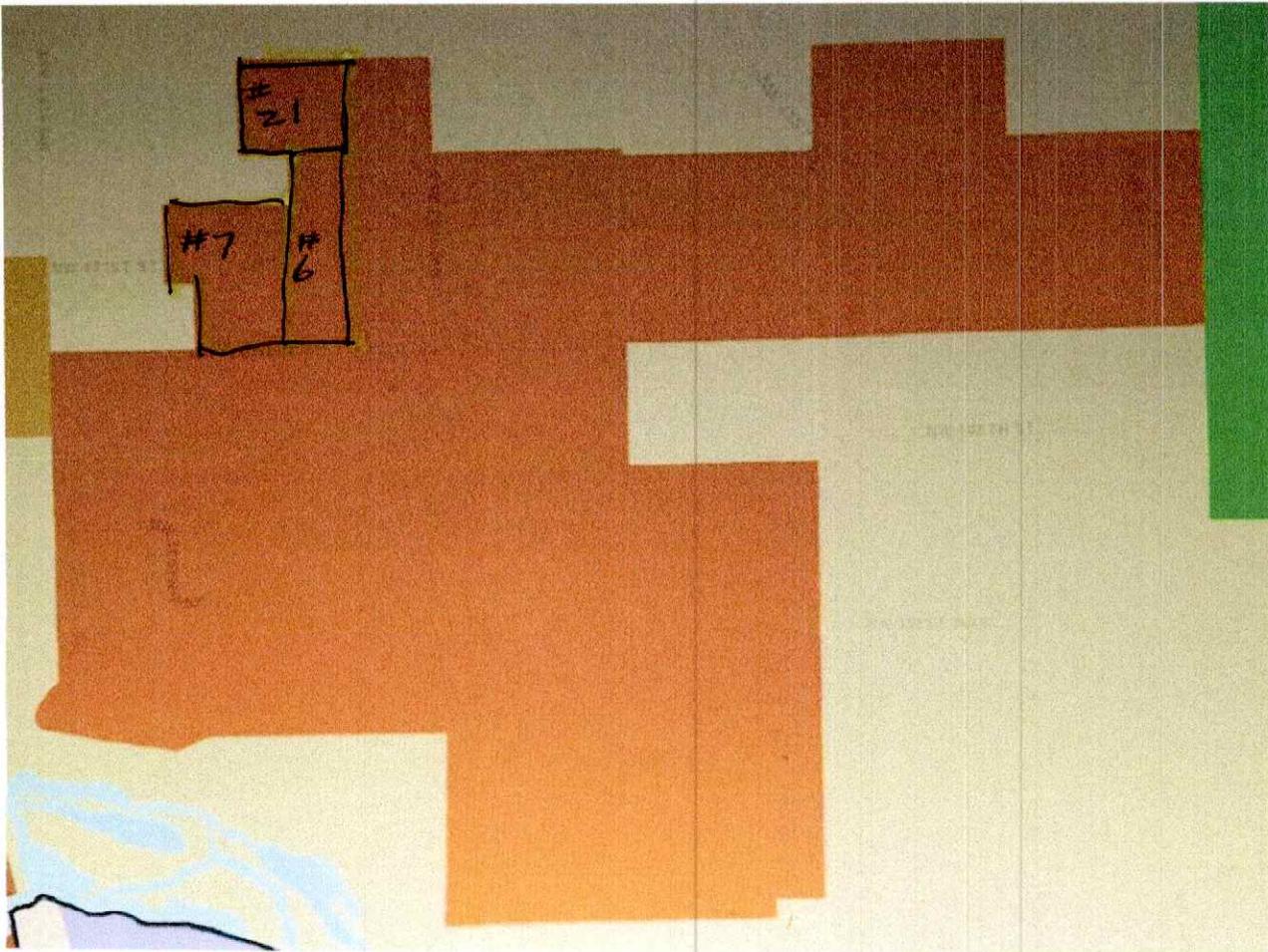
Clark County  
 Geographic Information System

NE Qtr of Section 18 T3N R1E WM

Thomas Meyer

ATTACHMENT #3

From: tmeyer1950@gmail.com  
Sent: Tuesday, September 30, 2025 4:27 PM  
To: Tom Meyer  
Subject: Zone photos



Sent from my iPhone

ZONING MAP -  
BROWN INDICATING AG-20  
MEYER LOTS # 6, 7, 21 OUTLINED  
SHOWING LOCATION