

From: [Jeffrey Delapena](#)
To: mjrdairy@hotmail.com
Cc: "[Heather Hilarides](#)"; [Oliver Orjiako](#); [Jose Alvarez](#); [Rebecca Messinger](#)
Subject: RE: Alternative 3
Date: Thursday, January 8, 2026 10:40:00 AM
Attachments: [Roth Family Farms \(1\).pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Good day, Mike,

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: Mike Roth <mjrdairy@hotmail.com>
Sent: Thursday, January 8, 2026 10:38 AM
To: Jeffrey Delapena <Jeffrey.Delapena@clark.wa.gov>
Subject: Fwd: Alternative 3

You don't often get email from mjrdairy@hotmail.com. [Learn why this is important](#)

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Sent from my iPhone

Begin forwarded message:

From: Mike Roth <mjrdairy@hotmail.com>
Date: January 7, 2026 at 6:28:27 PM MST
To: Nancy Roth <nmroth34@gmail.com>
Subject: Fwd: Alternative 3

Sent from my iPhone

Begin forwarded message:

From: Nick Redinger <nickredinger@hotmail.com>
Date: January 7, 2026 at 4:40:36 PM MST
To: Mike Roth <mjrdairy@hotmail.com>
Subject: Alternative 3

Hi Mike

Can you email this letter to clark county see email address: It just needs to say we support Alternative 3. Has to be sent in the next 1:30 minutes.

(Written comments for the hearing can be submitted via email to Jeffrey.Delapena@clark.wa.gov or via the U.S. Postal Service to Clark County Planning Commission, c/o Jeffrey Delapena, PO Box 9810, Vancouver, WA 98666-9810. Comments can also be read into the record. Instructions are available on the county website at <https://bit.ly/CCCouncil>.

Could you send this to)

Nick Redinger

Cell: 360-600-5569

Roth Family Farms- Mike Roth

17400 NE 88th

Vancouver, WA 98682

Dear Clark County Commissioners and Staff,

On behalf of our family, we are writing to voice our support for **Alternative 3** regarding the 2025 Comprehensive Plan Update. We believe this comprehensive plan is significant and important for the county's housing and economic future. The choices made today will dictate the opportunities available to the coming generation.

Housing Underproduction

The DEIS identifies a need for 103,695 new housing units, yet current assumptions about land availability and redevelopment risk falling short. Between 2020 and 2024, Clark County's median home price rose from \$403,700 to \$568,600. With over half of projected need for households earning 80% or less of the Area Median Income (AMI), prioritizing pathways to homeownership is essential. Owning a home supports long-term equity, community stability, and civic engagement, while a rental-only market fosters transience.

Redevelopment Challenges

The Vacant Buildable Lands Model assumes a 70% redevelopment rate, but this overestimates market realities. Redevelopment is costly due to demolition, remediation, stormwater permitting, and market feasibility, often exceeding what average buyers can afford. Relying on infill alone risks a shortfall in housing delivery.

Water Rights and Agricultural Land

The DEIS overlooks water rights in agricultural land analysis. Many parcels with "prime" soil cannot support viable farms without irrigation, leaving them idle if preserved solely for agriculture. Re-evaluating these lands based on actual productive capacity can help meet housing needs.

Recommendation: Alternative 3

Alternative 3 provides the Urban Growth Area expansions necessary to meet demand. Strategically expanding UGAs is not sprawl—it is a practical response to population growth and essential to keeping homeownership attainable. Adequate housing supply also supports local employers' ability to recruit and retain workers.

Sincerely,

Roth Family Farms.