

From: [Jeffrey Delapena](#)
To: [Cnty 2025 Comp Plan](#)
Cc: [Oliver Orijako](#); [Jose Alvarez](#)
Subject: RE: Comprehensive Plan Update Comments
Date: Monday, March 23, 2026 8:20:45 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Good day, John,

Thank you for submitting feedback for the 2025 Clark County Comprehensive Plan. These will be entered into our Index of Record.

As an FYI, your comments appear to be in reference to the City of Vancouver's Draft Comprehensive Plan. To submit feedback directly to the City of Vancouver, please reach out to the below email address:

OurVancouver2045@cityofvancouver.us

Best regards,



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From: Clark County <webteam@clark.wa.gov>
Sent: Sunday, March 22, 2026 4:22 PM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Subject: Comprehensive Plan Update Comments

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Submitted on Sun, 03/22/2026 - 4:21 PM

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Message Subject

Overall Comp Plan Feedback

Comments

Hello,

I am John Bower, lifelong resident of Clark County, and I work, shop, and enjoy leisure time and community events within Vancouver's city limits. I am also an educator at EPS. I am very interested in Vancouver's infrastructure, particularly in regards to improving active transportation, eliminating car dependent infrastructure, and increasing housing. After reading the comprehensive plan, I have several comments and questions. I will list the comments first.

Positive Comments:

1. Commitments to achieving equity, and information about equity. It is good that the City of Vancouver acknowledges the historical unfairness marginalized communities have experienced, and continue to experience. It is good that so many of the current plans target specific communities. The climate exposure index, and the equity index in particular, are very helpful visual aids to understand where in Vancouver is hardest hit by these problems.
2. Moving away from car dependent infrastructure. Will improve efficiency, decrease GHG emissions, and make people healthier through improved mobility and decreased air pollution.

3. Upzoning virtually everywhere. Everywhere across the US needs more housing as fast as possible, and we're growing very fast. Achieving medium density will also increase efficiency and decrease car dependent infrastructure as it is easier to deliver essential amenities to people living in a compact urban environment.
4. Very ambitious commitments to a circular sustainable economy. Decreasing waste and increasing use of renewable resources will make Vancouver more resilient. Will of course require huge commitments at the state and federal level to be fully achieved.
5. Excellent maps and charts. The maps of the city's growth concept, and the map of the new zoning, are both wonderful. They are pleasing to the eye and provide different levels of simplification to an audience who have an easier time understanding things visually (like me).

Criticism:

1. Not enough funding for transportation improvements. It will take decades to achieve all the planned improvements in the TIP, assuming funding levels stay the same (grants are of course variable so we shouldn't even assume consistent funding). This is not an issue with the plan itself, as it is just describing the reality of a lack of funds, but it is a problem worth mentioning.
2. Needs more specific descriptions of possible policy implementation. I understand the purpose of the document is to outline broad plans, but it would be easier for the layperson to understand the city's plans if there were, occasionally, a list of policy options described for various issues. For example, on the issue of mixed income housing, the policy description states: "Develop incentives to integrate below market housing as part of new market rate housing projects." What kind of incentive options might exist for the city? A subsidy to developers that create some percentage of below market rate housing as a part of their project? A mandate from the city that housing projects over a certain size have some percentage of their units be below market rate? Waiving fee costs for developers who build a mix of market and below market rate housing in the same project? Examples like that would give people ideas on what the city may be considering.

Questions:

1. The growth concept map in chapter 3 shows a new "Powerline trail" extending east of Burnt Bridge Creek trail. Are there any more details for this planned trail and how it connects to the developing active transportation network?
2. How does the city calculate population growth estimates? How confident is the city in the accuracy of these estimates, and how does it determine that confidence?
3. Does the city predict rates of infill development in newly upzoned residential areas? If so, how? If not, are there plans to make those predictions?
4. On page 132, the plan states the city will explore methods of encouraging projects containing sweat equity conditions. Are there any current specific plans for how to promote sweat equity programs/projects in the city?
5. Page 162 states that many buildings lack proper ventilation to filter out wildfire smoke. Are there specific plans on how the city will ensure those buildings' ventilation is improved?

Also, there is a typo on page 137. It says under the key implementation actions, "Perform a minor updated to the Housing Action Plan to align with Comprehensive Plan".

Thank you,
John Bower

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