

From: [Cnty 2025 Comp Plan](#)
To: [Rebecca Messinger](#); [Cnty 2025 Comp Plan](#)
Cc: [Oliver Orjiako](#); [Jose Alvarez](#)
Subject: FW: revised letter regarding PVJR and the FRDU status
Date: Tuesday, June 30, 2026 9:49:00 AM
Attachments: [20260629 JKCC + KO.pdf](#)

Hello Rebecca,

Thank you for forwarding over Jan's comments. These have been added to the Comp Plan and Freight Rail Indexes of Record.

Jeff Delapena
Program Assistant
COMMUNITY PLANNING

564.397.4558

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-----Original Message-----

From: Rebecca Messinger <Rebecca.Messinger@clark.wa.gov>
Sent: Monday, June 29, 2026 8:26 AM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Subject: FW: revised letter regarding PVJR and the FRDU status

Hello,

Please see the below email and the attachment for the record.

Thank you!
Rebecca

Rebecca Messinger
Clerk to the Council
COUNTY MANAGER'S OFFICE

Phone: 564-397-4305
Email: Rebecca.Messinger@clark.wa.gov

-----Original Message-----

From: Janet Kelly <jankelly@icloud.com>
Sent: Sunday, June 28, 2026 9:43 PM
To: Sue Marshall <Sue.Marshall@clark.wa.gov>; Wil Fuentes <Wil.Fuentes@clark.wa.gov>; Michelle Belkot <Michelle.Belkot@clark.wa.gov>; Glen Yung <Glen.Yung@clark.wa.gov>; Matt Little <Matt.Little@clark.wa.gov>
Cc: Kathleen Otto <Kathleen.Otto@clark.wa.gov>; Rebecca Messinger <Rebecca.Messinger@clark.wa.gov>; Oliver Orjiako <Oliver.Orjiako@clark.wa.gov>; Jose Alvarez <Jose.Alvarez@clark.wa.gov>

Subject: revised letter regarding PVJR and the FRDU status

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Dear Clark County Council Members and the County Manager,

Please review this very important letter regarding the FRDU language in our comp plan and our recommendations for updating the Comp Plan to reflect the current state law.

Best regards,

Jan Kelly
9309 NE 83rd Avenue
Vancouver, WA 98662

cell # 360-798-1879

jankelly@icloud.com

June 29, 2026

Clark County Council

1300 Franklin Street

Vancouver, WA 98662

Subject: Implementation of SB 5820: Formal Request to Update County Ordinances and Comprehensive Plan

Dear Chair Marshall, Councilors, and County Manager,

Following the recent passage and signing of **SB 5820** by Governor Ferguson, I wrote to formally inquire about the timeline and process for removing references to **Freight Rail Dependent Uses (FRDU)** from our current county ordinances and the Comprehensive Plan.

In that letter, I wrote that under the new legislative framework, that the Council holds the authority to direct staff to begin the necessary "cleanup" of the County's Comprehensive Plan to eliminate references to FRDU and support for the Railroad related Comprehensive Plan Policies. To ensure the county remains proactive and aligned with state law, we recommended the following specific amendments to remove the legacy of FRDU (CPZ 2017-00027):

Recommended Amendments

- **Ordinance 2018-01-01: ***
 - Delete "Whereas" paragraphs 5 through 12.
 - Remove all references to "CPZ 2017-00027" in "Whereas" paragraph 15 and Section (3)(11).
- **Comprehensive Plan Update: ***
 - Strike all references to FRDU currently located in §3.8
 - Delete Reference to FRDU on page 38 of Comp Plan
 - Delete reference to FRDU on page 130—from "On the lower 14 miles...Clark County"
 - Delete overlays on Zoning and Comprehensive Plan Maps
 - Delete Railroad Industrial Overlay from the Comp Plan (p 38) and from Table 1.6 on page 32 and from the Comprehensive Plan and Zoning Maps—as the overlay is predominantly on Agricultural Lands of Long-Term Commercial Significance (ALLTCS).

However, after reading the letter from PVJR dated June 4, 2026 where PVJR claims, wrongly we believe, that now there is nothing stopping PVJR from developing land along the railroad line (because, he claims, SB 5517 was simply an impediment to PVJR and its repeal is what he wanted all along, we provide the additional Recommended Amendments or Deletions to the 2025/2026 Comp Plan:

1) Deletion from Chapter 1: Land Use Element

§ 1.4 Strategies

Develop and adopt plan and Industrial Railroad zoning

20260422

Repealing the FRDU from the Comp Plan

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district with use provisions consistent with land use objectives.

2) Delete or Amend § 5.45 (proposed 5.6)

As possible amendment — “Improve mobility and access for the movement of goods and services on the short line railroad to enhance and promote economic opportunity throughout the county while prioritizing Environmentally sensitive lands, Agricultural Lands and Forest Lands and prohibiting conversion of environmentally sensitive lands, Agricultural Lands and Forest Lands”

3) Delete or Amend 9.6.2

“As possible amendment- Develop compatible land uses that promote the long-term economic viability of the county railroad while preserving, protecting and preventing the conversion of Environmentally Sensitive Lands, Agricultural Lands and Forest Lands”

These deletions/amendments should be part of the final 2025/2026 Comprehensive Plan along with the deletions under the other CP provisions are essential to removing any references to the FRDU.

Timely action is essential to ensure our local planning documents accurately reflect the current legal landscape and the needs of our community. I look forward to hearing your thoughts on the proposed deletions / amendments to our 2025/2026 comp plan.

Thank you for your time and for your dedication to our county.

Best regards,



Janet Kelly
9309 NE 83rd Ave
Vancouver, WA 98662

Mobile: 360-798-1879

Delivery Via email
cc:Kathleen Otto