

From: [Rebecca Messinger](#)
To: [Oliver Orjiako](#); [Jose Alvarez](#); [Cnty 2025 Comp Plan](#)
Subject: FW: Public comment for July 1 meeting
Date: Wednesday, July 1, 2026 8:44:55 AM
Attachments: [July 1 TDR comment letter.pdf](#)
[image001.png](#)

Hello,

Please see the attached public comments. Thanks!



Rebecca Messinger
Clerk to the Council
COUNTY MANAGER'S OFFICE

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



From: Peter Condyles <peter@toyerstrategic.com>
Sent: Tuesday, June 30, 2026 3:56 PM
To: Rebecca Messinger <Rebecca.Messinger@clark.wa.gov>
Cc: David Toyer <david@toyerstrategic.com>
Subject: Public comment for July 1 meeting

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Good afternoon, Rebecca,

Please see the attached letter to the County Councilors regarding an agenda item before them tomorrow. If you could distribute it to the council I would appreciate it.

Thank you!

PETER CONDYLES, VICE PRESIDENT
[TOYER STRATEGIC ADVISORS, INC.](#)

3705 COLBY AVE STE 1
EVERETT, WA, 98201
425-501-6578
toyerstrategic.com



June 30, 2026

Clark County Council
1300 Franklin Street
PO Box 5000
Vancouver, WA 98666-5000

COUNTYWIDE PLANNING POLICIES & DRAFT LAND USE ELEMENT

Dear Councilors:

As you are aware, our firm is assisting the cities of Ridgefield, Camas and La Center in proposing and advocating for phased adoption of a Transfer of Development Rights (TDR) program. To this end, the city of Ridgefield brought forward proposed amendments to the Countywide Planning Policies that will support development and implementation of a TDR program. The amendments proposed have the following intent:

- Add language to Countywide Planning Policy (CPP) 1.1.17 to outline that TDRs are part of the regional criteria for determining the size of urban growth areas within the 20-year comprehensive plan.
- Adding a new policy, CPP 1.1.24 to:
 - Direct that a TDR program be created
 - Require use of TDRs for future UGA expansions
 - Identify Interlocal Agreements as the mechanism to implement the TDR program

As noted in staff's July 1 memo, the City of Vancouver is the sole participant in the TCC to object to the proposed policy changes on the basis that:

- Vancouver would support a policy to "explore" a TDR program but does not want to commit to TDRs until more is known about the program's goals, scope and feasibility are known.
- Vancouver assumes that its UGA would be used for TDR receiving areas regardless of whether the city participates in the TDR program.

In response to Vancouver's position, we point out that:

- The County already "explored" the creation of a TDR program during the Rural Lands Study from 2011 to 2013, which study identified broad support for TDRs, established initial feasibility for TDRs, and created an initial framework. However, action was deferred until the 2016 Comprehensive Plan, and the delay effectively killed all the momentum.
- The Planning Commission has considered broad support for a TDR program, reviewed proposals from cities to expand UGAs, and recommended that UGA expansions be premised on the establishment and use of a TDR program. If this recommendation is to be accepted by the Council, then appropriate countywide planning policies are needed to establish "action" to create a TDR program, link UGA expansions to the use of TDRs, and identify the mechanism for how the County and participating cities will implement a TDR program once it's created. This is exactly what the cities have proposed in the amendment to Policy 1.1.17 and addition of Policy 1.1.24.
- Adoption of these policies does not create the TDR program, but it creates a requirement to follow through with establishing a program.
- RCW 36.70A.110(2) and existing countywide planning policies establish clear guidance that UGA boundaries are the result of consultation and agreement between the county and its cities. The proposed TDR policies do not require participation in the TDR program and because the policies establish that TDRs are to be implemented through interlocal agreements between participating cities and the county, Vancouver can be assured that TDRs would not be forced upon its urban growth area absent Vancouver and the county entering into an interlocal

agreement.

Because RCWs 36.70A.210 and 36.70A.100 require consistency between the countywide planning policies and the comprehensive plans in the county and its cities, we support the companion amendments to Policies 1.1.17 and 1.1.24 in the proposed Land Use Element of the county comprehensive plan.

We trust this letter addresses the proposing cities' perspective and allays concerns expressed by the City of Vancouver. However, should you have any questions, please do not hesitate to reach out to me at david@toyerstrategic.com.

Very Sincerely,

A handwritten signature in blue ink, appearing to read "David K. Toyer".

David Toyer
President