From: Cnty Community Planning
To: salsamike@comcast.net; Cnty Community Planning
Cc: Jose Alvarez; Oliver Orjiako; Rebecca Messinger
Subject: RE: Urgent Request to Delay Final Decision Until Preferred Alternative Map Is Released
Date: Wednesday, September 30, 2026 4:15:53 PM
Attachments: image001.png
image002.png
image003.png
image004.png

Good day, Mike,

Thank you for your interest in the Clark County planning process and the Comprehensive Plan update.

Your comments will be added to the public record and the plan's index.

Best,

Jeff Delapena
Program Assistant
COMMUNITY PLANNING

564.397.4558

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From: salsamike@comcast.net <salsamike@comcast.net>
Sent: Wednesday, September 30, 2026 11:55 AM
To: Cnty Community Planning <CommunityPlanning@clark.wa.gov>
Cc: Jose Alvarez <Jose.Alvarez@clark.wa.gov>; Oliver Orjiako <Oliver.Orjiako@clark.wa.gov>; Rebecca Messinger <Rebecca.Messinger@clark.wa.gov>; Sue Marshall <Sue.Marshall@clark.wa.gov>; Glen Yung <Glen.Yung@clark.wa.gov>; Michelle Belkot <Michelle.Belkot@clark.wa.gov>; Wil Fuentes <Wil.Fuentes@clark.wa.gov>; Matt Little <Matt.Little@clark.wa.gov>
Subject: RE: Urgent Request to Delay Final Decision Until Preferred Alternative Map Is Released

Hi Jeff,
Thank you for your response and for providing the link to the Council meeting grid.
I want to clarify my concern, because it relates to the public's ability to meaningfully participate in a FINAL decision scheduled for October 1.
While I understand that the agenda has been posted since September 16 and that the webpage notes that materials may be added over time, the practical reality is that key hearing materials were not accessible to the public until September 30. Last night (9/29), I attempted to locate the hearing packet, maps, and other final decision materials through the Council meeting grid, the 2025 Update Meeting and Event Information page, the Project Library, and direct URL entry. Those materials were not available or discoverable at that time.
Even today, the materials posted on the 2025 Update Meeting and Event Information page appear to be incomplete for a final adoption hearing. As of this morning, I still do not see:

- A full Council Hearing Packet for the October 1 meeting
- A staff report associated with the final decision
- An exhibit list for the hearing
- Any ordinance or resolution drafts the Council will be asked to adopt
- Any Findings of Fact or Conclusions of Law associated with the final decision
- Staff's recommended motion to the Council for the October 1 hearing
- Any staff recommendation memo or summary of proposed final action

For a final decision under the Growth Management Act, these materials are typically essential for the public to understand what the Council is being asked to adopt and to provide informed comment.
The combination of late posting (September 30) and incomplete final decision materials, less than 48 hours before the hearing, seems inconsistent with the intent of meaningful public participation. This is why I have requested that the Council delay the final decision vote until all required materials are available and the public has had adequate time to review them.
I appreciate you adding the Clerk to the Board to this correspondence. Given the importance of this decision, I respectfully renew my request that the County:

1. **Confirm whether the above-listed materials exist for the October 1 hearing; and**
2. **If they do exist, make them available to the public immediately; and**
3. **Regardless of whether additional materials are posted today, postpone the final decision until the public has had adequate time to review a complete set of final hearing materials.**

Additionally, please ensure that all correspondence between your office and myself is entered into the public record as public input for the Comprehensive Plan Update.
Thank you again for your time and attention to this matter.
Best regards,
Mike

From: Cnty Community Planning <CommunityPlanning@clark.wa.gov>
Sent: Wednesday, September 30, 2026 11:01 AM
To: salsamike@comcast.net; Cnty Community Planning <CommunityPlanning@clark.wa.gov>
Cc: Jose Alvarez <Jose.Alvarez@clark.wa.gov>; Oliver Orjiako <Oliver.Orjiako@clark.wa.gov>; Rebecca Messinger <Rebecca.Messinger@clark.wa.gov>
Subject: RE: Urgent Request to Delay Final Decision Until Preferred Alternative Map Is Released

Good day, Mike,

Enclosed below is the link to the Council meeting grid. The agenda has been posted on this website since September 16th with a link to the Hearing materials which was previously provided.

Clark County Council Meetings | Clark County

Also included is the following note: ***Please note**: the webpage will be updated as more information and materials become available*

All materials which were not provided with the aforementioned 15-day notice have been referenced with notes next to each respective material on the 2025 Meeting website as to when they were added or updated.

No other materials are required to proceed with the Hearing. For any further questions, I have added Rebecca Messinger, who serves as the Clerk to the Board.

Best,

Jeff Delapena
Program Assistant
COMMUNITY PLANNING

564.397.4558

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From: salsamike@comcast.net <salsamike@comcast.net>
Sent: Wednesday, September 30, 2026 10:27 AM
To: Cnty Community Planning <CommunityPlanning@clark.wa.gov>
Cc: Jose Alvarez <Jose.Alvarez@clark.wa.gov>; Oliver Orjiako <Oliver.Orjiako@clark.wa.gov>
Subject: RE: Urgent Request to Delay Final Decision Until Preferred Alternative Map Is Released

Hi Jeff,
Thank you for your response and for sending the additional information this morning. I appreciate you taking the time to follow up.
After reviewing the materials, it appears that the information provided today was not accessible to the public last night, despite the webpage indicating an update date of 9/29. This means that crucial documents needed for meaningful public input on a FINAL decision scheduled for October 1 were not available until 9/30. That timing seems unreasonable to me and reinforces the basis for my request that the Council delay the final decision vote until the public has had adequate time to review all relevant materials.
In addition, several key items do not appear to be included in the materials linked this morning. Could you please provide the following:

- The full Council Hearing Packet for the October 1 meeting
- The meeting agenda
- The staff report associated with the final decision
- The exhibit list for the hearing
- The final proposed Comprehensive Plan document
- The final proposed zoning map
- Any ordinance or resolution drafts the Council will be asked to adopt
- Any Findings of Fact or Conclusions of Law associated with the final decision
- Staff's recommended motion to the Council for the October 1 hearing
- Any staff recommendation memo or summary of proposed final action

These documents are essential for understanding the scope of the proposed final action and for preparing informed public comment. Will you please send these to me or provide a link where I can access them so we can begin to prepare to provide input for the Oct. 1 meeting tomorrow.
Thank you again for your assistance. I look forward to receiving these materials.
Best regards,
Mike

From: Cnty Community Planning <CommunityPlanning@clark.wa.gov>
Sent: Wednesday, September 30, 2026 9:06 AM
To: salsamike@comcast.net; Cnty Community Planning <CommunityPlanning@clark.wa.gov>
Cc: Jose Alvarez <Jose.Alvarez@clark.wa.gov>; Oliver Orjiako <Oliver.Orjiako@clark.wa.gov>
Subject: RE: Urgent Request to Delay Final Decision Until Preferred Alternative Map Is Released

Good day, Michael,

In regard to your inquiry, please see enclosed the link to the Oct. 1st Council Hearing materials which does include maps of the preferred alternative both for the cities and countywide.

2025 Update Meeting and Event Information | Clark County

Confirming receipt of your comment which will be added to the Comprehensive Plan Index of Record.

Best,

Jeff Delapena
Program Assistant
COMMUNITY PLANNING

564.397.4558

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confidentiality or privilege asserted by an external party.

From: salsamike@comcast.net <salsamike@comcast.net>
Sent: Tuesday, September 29, 2026 10:35 PM
To: Cnty Community Planning <CommunityPlanning@clark.wa.gov>
Cc: Sue Marshall <Sue.Marshall@clark.wa.gov>; Glen Yung <Glen.Yung@clark.wa.gov>; Michelle Belkot <Michelle.Belkot@clark.wa.gov>; Wil Fuentes <Wil.Fuentes@clark.wa.gov>; Matt Little <Matt.Little@clark.wa.gov>
Subject: Urgent Request to Delay Final Decision Until Preferred Alternative Map Is Released

EXTERNAL: This email originated from outside of Clark County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Clark County Community Planning Team,

I am writing regarding the postcards mailed in August and September announcing public meetings for the Clark 2045 Growth Management Plan Update. I reviewed both postcards carefully, including the QR code and the web addresses provided. Despite this, I was unable to locate the **Preferred Alternative Map** or any supporting documents that would allow residents to understand the proposals under consideration.

In recent days, some residents have circulated informal descriptions of potential zoning changes in the area south of NE 139th Street. These descriptions include significant upzoning, reduced parking requirements, and land-use changes tied to industrial development. I have not been able to find any official County materials that confirm or explain these ideas.

I was also unable to locate information regarding **traffic impacts**, **infrastructure capacity**, **school impacts**, or **parking requirements**—all of which are essential components of any substantial land-use change under the Growth Management Act and SEPA. While some of this information may exist within the EIS or other technical documents, these materials alone are not sufficient for the public to understand the implications of the Preferred Alternative without clear, accessible explanations. Most residents are not professional planners and do not have staff or consultants to interpret specialized land-use documents and language. For meaningful public participation to occur, the County must provide the Preferred Alternative Map and accompanying plain-language descriptions of how any proposed changes would affect our neighborhood.

As noted above, I have been unable to locate the Preferred Alternative Map or the supporting materials needed to provide informed input. It is possible that some of these documents exist somewhere on the County's website and that I simply did not see them. If so, I would appreciate being directed to the specific locations of the following: •Parking requirement information • Infrastructure capacity analysis (including stormwater, flooding, water supply,

and sewer system impacts) • Emergency services capacity evaluation • Environmental and habitat impact information • Evaluation of how proposed building height, scale, and density would transition to adjacent existing development patterns • Economic and fiscal impact analysis

We are particularly interested in these materials as they describe how the plan would impact the Heights at Pleasant Valley (roughly between 50th and 72nd Ave and North of 139th St to 146th St.).

Clear and timely access to these materials is essential for residents to understand the proposals and participate meaningfully in the upcoming hearing.

The September postcard states that the County Council will take public testimony and **make a final decision** on October 1 (continuing October 2 if necessary). Because we have been unable to locate the Preferred Alternative Map or the supporting analyses, it is not possible for residents to prepare informed comments before a final decision is made. Proceeding without ensuring that residents have access to these materials would limit meaningful public participation.

For these reasons, I respectfully request that the County postpone any final decision until the Preferred Alternative Map and supporting documents have been released and the public has had adequate time to review them.

To prepare for the October 1 meeting, I also request that the **Preferred Alternative Map**, any proposed zoning changes, and all related supporting documents be sent to me electronically as soon as possible.

Thank you for your attention to this matter and for supporting transparent public engagement.

Sincerely,

Michael Eyster

14007 NE 52nd Ave Vancouver, WA 98686