From: Cnty 2025 Comp Plan
To: Bob Johnson; Cnty 2025 Comp Plan
Cc: Rebecca Messinger
Subject: RE: Comment on Clark County Comprehensive Plan Update
Date: Wednesday, September 30, 2026 2:57:59 PM
Attachments: image001.png
image002.png
image003.png
image004.png

Good day, Bob,

Thank you very much for submitting comments related to the 2025 Comprehensive Plan update.

These will be added to the Comprehensive Plan Index of Record. I am forwarding to Rebecca Messinger from the Council's Office for awareness and to share with the Council.

Best,

Jeff Delapena
Program Assistant
COMMUNITY PLANNING

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From: Bob Johnson <bob@johnsonsf.com>
Sent: Wednesday, September 30, 2026 2:46 PM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Subject: Comment on Clark County Comprehensive Plan Update

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attachments unless you recognize the sender and know the content is safe.

My name is Bob Johnson and I live in Clark County.

I'm submitting this comment regarding the draft next 20 year Comprehensive Plan being considered by the Clark County Council.

I am strongly against the plan being considered to allow growth of the urban growth area (UGA) and instead urgently recommending the Council consider a more strategic plan.

I understand the "easy" path to growth is just expand the growth area which in turn generates a higher tax base which delivers more tax revenue. Truly strategic growth is more difficult in the early stages, but we all end up with a more sustainable plan. We get urban growth without environmental destruction. I strongly recommend building inward on the urban environment that already exists but is today nowhere near being optimized.

The current plan being consider just considers growth for growths sake. It does not take an honest look into the downside of taking the easy path being considered. For example:

-It is not weighing today's declining birthrate or the passing of the boomer generation. Within the next 20 years the county's own modeling shows our current urban areas have the capacity to accommodate all expected growth.

-The plan will require expensive storm water management requirements

-It will lead to more habitat loss for our important flora and fauna as more urban sprawl further disrupts crucial natural ecosystems

-We will see more long distance traffic as new communities will have to commute back into the urban core

-Carbon capture will decrease as trees are bulldozed and plowed under and covered with asphalt and cement

-We also lose the ability to use and grow are agricultural areas to grow our food

What does strategic, smart growth look like? It uses existing urban areas that are not even close to being fully utilized:

-Smart growth creates compact, walkable communities

-It promotes infill development instead of allowing more poorly utilized sprawl

-It revitalizes existing urban areas

-It minimized transportation distances allowing for shorter commutes, leading to higher quality of life for its inhabitants

-Strategic growth, with more concentrated and well planned existing urban areas will promote more business investment as existing businesses take advantage of infill growth

So, I urge the Council to do the smart thing. Let's not just accept more and more sprawl because it's easy in the short term. Because in the longer term for our children and beyond expanding needlessly is an environmental mistake and a lost opportunity to improve our county's current infrastructure. The current plan being considered really doesn't solve our desire to make things better for everyone.

Look inward in Clark County to realize the potential for exiting new growth opportunities that will enhance the entire region, instead of just extending and perpetuating all of our current problems.

Bob Johnson
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