From:	Cnty 2025 Comp Plan
To:	Rebecca Messinger; Nelson Holmberg; Cnty 2025 Comp Plan
Subject:	RE: Comp Plan Public Comment -- BIA of Clark County
Date:	Tuesday, October 13, 2026 11:23:32 AM
Attachments:	image007.png image008.png image009.png image010.png image011.png image015.png image016.png

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Good day, Nelson,

Confirming receipt also for Planning. This will be added to the Comprehensive Plan Index of Record.

Best,

Jeff Delapena
Program Assistant
COMMUNITY PLANNING

564.397.4558

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From: Rebecca Messinger <Rebecca.Messinger@clark.wa.gov>
Sent: Tuesday, October 13, 2026 11:21 AM
To: Nelson Holmberg <NHolmberg@biaofclarkcounty.org>; Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Subject: RE: Comp Plan Public Comment -- BIA of Clark County

Hello Nelson,

This is to confirm receipt of your comments. I will forward to the Council and add to 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

From: Nelson Holmberg <NHolmberg@biaofclarkcounty.org>
Sent: Tuesday, October 13, 2026 11:04 AM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>; Rebecca Messinger <Rebecca.Messinger@clark.wa.gov>
Subject: Comp Plan Public Comment -- BIA of Clark County

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Councilmembers,

On behalf of the Building Industry Association of Clark County, we appreciate the chance to add to the record before it closes at noon today, October 13. Our members followed the October 1 hearing closely, and we recognize the significant effort the Council and staff have put into this Comprehensive Plan update. Reaching the finish line on a project of this scope is no small accomplishment.

Two issues surfaced late in the process that the public had little or no opportunity to weigh in on. Our requests below support the plan's overall direction. They are narrow fixes meant to keep the plan working as intended once it is applied on the ground.

Keep clustering available in the AG zone

The BIA urges the Council to remove the recent amendment prohibiting cluster development in the AG zone from the Comprehensive Plan ordinance.

Clustering is one of the more effective tools available for keeping farmland in production.

Rather than breaking land into a patchwork of 20-acre lots, a cluster approach groups the allowed density where it makes sense and leaves behind a single large remainder parcel that can actually support an agricultural operation. Eliminating that option risks producing exactly the fragmentation the AG zone is meant to prevent.

We are also concerned about how this change entered the process. It was not included in published notice, and neither the public nor the County's advisory boards had a meaningful chance to review it. A change with these implications deserves its own notice, analysis, and public comment. We ask that it be set aside for now and brought back as a separate item.

Make sure density rules don't work against family housing

Our second concern involves how minimum density is counted. When every dwelling counts the same, a studio and a three-bedroom unit carry equal weight toward a project's required density. Under aggressive minimums, builders are pushed toward studios and one-bedrooms simply because that is the most reliable way to hit the unit count within a fixed building envelope. The result is fewer homes suited to families, which runs counter to the community's housing needs.

The City of Vancouver has already addressed this problem. Its code gives larger units extra weight in the density calculation, with each two-bedroom unit counting as 1.25 units and each three-bedroom unit counting as 1.5. That approach keeps overall housing production on track while making room for the mix of home sizes our region needs.

This is not a new idea for the County. It appears in Exhibit 1 – Planning Commission/Council Decision Table as part of the recommended medium- and high-density code revisions for the Vancouver UGA (Items 11, 11A, and 65), so it has already been through public notice. It simply did not receive full discussion during deliberations.

The BIA asks the Council to adopt a density credit for two- and three-bedroom units modeled on Vancouver's, or another approach that achieves the same result, so that projects are not penalized for building family-sized homes.

We appreciate the Council's attention to these two items and thank you again for your work on the plan.

Respectfully,

Nelson

Nelson Holmberg | Government Affairs & Workforce Development Manager
BIA of Clark County - *a Top 30 NAHB Association*
Protecting and promoting the building industry.

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Phone: (360) 729-6099 **Web:** www.biaofclarkcounty.org

Email List | SMS | Facebook | LinkedIn | Instagram | Pinterest | Members Group

We've got some amazing events coming up! Earning your Certified Aging-in-Place Specialist (CAPS) designation sets you apart as a professional equipped to meet the growing needs of the aging population. Through a three-part course series—covering marketing to older clients, smart design for safe and livable homes, and practical construction solutions—you'll gain valuable insights to better serve a fast-expanding market. Come and celebrate the winners of the 2026 GRO Parade of Homes and the Columbia Credit Union Tour of Homes New and Remodeled at the 2026 Officer Appointments & Home Show Awards. This evening will also be our annual membership meeting to appoint our 2027 BIA Executive Officers. Build Better TradeLink exists to create meaningful business opportunities within Clark County's building industry by connecting builders, trades, and suppliers through a highly structured networking format. Unlike traditional networking events, TradeLink is designed to generate real business conversations, project opportunities, referrals, and working relationships.



October
14-16



October
15



October
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BIA
BUILDING INDUSTRY ASSOCIATION OF CLARK COUNTY