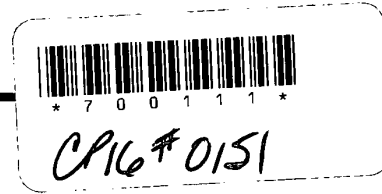


O'Donnell, Mary Beth



From: Tilton, Rebecca
Sent: Tuesday, June 24, 2014 8:05 AM
To: O'Donnell, Mary Beth
Subject: FW: City of Ridgefield testimony for 6/24 BOCC hearing
Attachments: RF_BOCCTestimony_Allocation140624_Signed.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

This is testimony for the Comp Plan Hearing.

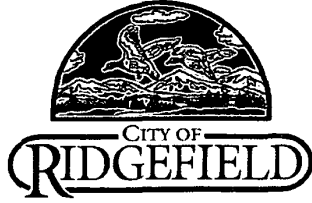
Rebecca Tilton, Clerk of the Board
Board of Clark County Commissioners
1300 Franklin Street
PO Box 5000
Vancouver, WA 98666-5000
PHONE: 360-397-2232, ext. 4305 | E-MAIL: Rebecca.Tilton@clark.wa.gov

From: Elizabeth Decker [<mailto:edecker@jetplanning.net>]
Sent: Monday, June 23, 2014 10:41 AM
To: Tilton, Rebecca
Cc: Eric Eisemann; Steve Stuart
Subject: City of Ridgefield testimony for 6/24 BOCC hearing

Hi Rebecca,
Attached is testimony submitted by Mayor Ron Onslow for the City of Ridgefield on the BOCC's proposed allocation for the 2016 Comprehensive Plan Update.

Thank you,
Elizabeth

Elizabeth Decker
City of Ridgefield Consulting Planner
[503.705.3806](tel:503.705.3806)
edecker@jetplanning.net



Ronald Onslow, Mayor
Sandra Day, Councilmember
John Main, Councilmember
Donald Stose, Councilmember
David Taylor, Councilmember
Lee Wells, Councilmember
Darren Wertz, Councilmember

June 24, 2014

Clark Board of County Commissioners
P.O. Box 9810
1300 Franklin Street
Vancouver, WA 98660-9810

Re: Comprehensive Plan – 2016 Population and Employment Allocation

Dear Commissioners:

The Board of County Commissioners proposed to adopt a new allocation for population and employment across Clark County for the next 20 years and has asked its city partners to weigh in on the issue. Ridgefield appreciates the opportunity to weigh in on the allocation process. We request that the Board consider an allocation and supporting policies that make our community whole, allowing the City to maintain its existing Urban Growth Area (UGA) for residential land and continue its support for economic development to support a balanced community.

Ridgefield has planned for an anticipated 2024 population of 24,706 residents based on previous County allocation processes. While this is a significant increase over the current 2014 population of 6,150, growth is already happening: Ridgefield is the fifth-fastest growing city in the state.¹ The City has invested in infrastructure capacity to serve this growth. The City has paved the way for economic and residential growth with a \$24-million Interstate 5 interchange expansion in collaboration with WSDOT completed in 2012. In 2013, Ridgefield signed an agreement with Clark Regional Wastewater District to expand sewer capacity to serve the city's growth. Work is already underway on the joint \$25 million Discovery Corridor Wastewater Transmission System. Ridgefield has invested in growth and deserves to continue its forward progress.

We are concerned that the proposed 2035 population allocation, which is lower than the 2024 population forecast, could have unknown consequences related to the UGA boundaries and

¹ U.S. Census, based on 4.22% growth between 2011 and 2012.

infrastructure commitments the City has made. We request that the population allocation be adjusted and supported by policies that allow Ridgefield's UGA to remain whole. We ask for your help to support the legitimate expectations of property owners and capitalize on the infrastructure investments already completed by the City. We thank the Board and staff for addressing the issue through an additional Principles & Values statement that affirms, "Respect cities' investment in capital facilities by maintaining the 2007 urban growth boundaries."

Additionally, we request:

- A population allocation of 17,549 people, which is equal to the existing UGA capacity and allows the City to retain the extent of the current UGA.²
- An additional County-wide plan policy in Section 1.1 of the existing Land Use Element. Suggested Policy 1.1.4: "Land designated as part of an Urban Growth Area shall remain in the Urban Growth Area to ensure orderly provision of public services and rational development expectations. Clark County shall not compel an individual city to remove land designated for the Urban Growth Area."

We support the County's proposed employment allocation and its commitment to economic development. The proposed Ridgefield allocation of 11,895 jobs, based on existing employment land capacity, will allow Ridgefield to exceed the County's proposed 1.1 jobs to household ratio. Ridgefield can achieve a 1.7 jobs to household ratio for new growth based on our requested population allocation and proposed jobs allocation.³ Robust job growth is central to our city's vision for the Discovery Corridor.

Thank you for this opportunity to comment.

Sincerely,



Ron Onslow, Mayor
City of Ridgefield

² County VBLM analysis shows capacity for 19,304 people in the existing UGA, adjusted to allow for a 10% market factor, resulting in requested population allocation of 17,549. Total 2035 population would be 23,699.

³ Based on 11,895 jobs, as proposed by the County, and the City's requested 17,549 population allocation, which translates to 6,749 households at 2.66 persons per household.