

**Schroader, Kathy**

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**From:** Tilton, Rebecca  
**Sent:** Wednesday, July 08, 2015 9:53 AM  
**To:** Madore, David; Stewart, Jeanne; Mielke, Tom; Silliman, Peter; Orjiako, Oliver; Schroader, Kathy  
**Subject:** Comments re: Comp Plan  
**Attachments:** Carol Levanen comments\_07-07-15.pdf; Susan Rasmussen\_07-07-15.pdf

Hello,

The attached written testimony was received from Carol Levanen and Susan Rasmussen during the public comment portion of the 7/7/15 BOCC hearing.

Thank you,  
Rebecca



7/7/15 - Rec'd from Carol Levanen

cc'd to =  
BOCC  
Silliman  
Orjako  
Schroeder

Clark County Board of Councilors  
P.O. Box 5000  
Vancouver, Washington 98666

July 7, 2015

**2015 Vacant Buildable Lands Analysis is Flawed - For the Public Record**


Clark County Citizens United, Inc. has been researching the information contained in the June 2015 Buildable Lands Report distributed by Clark County Community Planning, and have determined that, under the Growth Management Act mandates, Clark County has not adequately planned for the growth that should be expected for the next 20 year horizon in the 2016 Comprehensive Plan update.

According to a recent June 26, 2015 Columbian report that discusses county population growth between 2014 and 2015, the county should be planning for a growth of 2.4%. But, instead, the county is planning for a 1.1% growth rate, which is not enough to accommodate the 20 year increase in population that should be expected for the county. Even if Alternative 4, with it's approximate 600 additional parcels, is added to the mix, growth planning still remains woefully inadequate to accommodate potential growth.

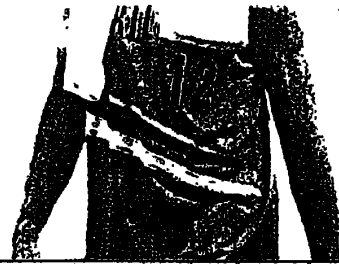
In addition, the report does not discriminate lands that are non-buildable or not likely to be developed. According to the Capacity Estimates, from the county report, there are 7,513 net buildable residential acres. At a potential of 7 dwelling units per acre and 2.66 persons per household, this land area will accommodate 136,820 persons. Given the population statistics in the news article extrapolated over 20 years, the county should be planning for an increase of 180,400 people, assuming the increased percentages remain steady. But, growth in Clark County is just now showing a healthy increase, and if the trend continues, growth will actually be higher than the 2.4% current yearly figure stated in the article.

The past no-growth agenda does not work. It prevents new and updated infrastructure while encouraging low income employment. The councilors have confirmed a commitment to increased jobs for Clark County. When good jobs increase, housing must increase to meet the housing potential and demand. Clark County Community Planning cannot be dictated to by cities who appear to be unwilling to provide the necessary infrastructure for the growth that should be expected. But, the GMA does not allow for that kind of planning. The only way responsible planning can occur, is when the cities accept the needs of their communities and find creative ways to fulfill those needs, without pushing people away. Increasing density in the urban area with more multi-housing, reduces housing options, affects quality of life issues and only puts more stress on failing infrastructure. This demands retrofitting of existing infrastructure, at a much higher cost to taxpayers.

If Clark County is to remain a desirable community to live and work, the county has a responsibility to assure future planning will be adequate to create a desirable community. To do that, the councilors must use realistic population numbers that comply with the Growth Management Act and have assurances that such planning assumptions will not only be adequate, but will work. The OFM population projection number for the urban areas, that was presented by planning staff and accepted by the councilors, is lacking and not realistic. It does not comply with the purpose and the mandates of the Growth Management Act.

Sincerely, 

Carol Levanen, Ex. Secretary  
Clark County Citizens United, Inc.  
P.O. Box 2188  
Battle Ground, Washington 98604



**SPORTS, B1**

**Aldridge says he's leaving;  
Blazers trade pick on draft night**

**CLARK COUNTY, C1**

**5 do's and 5 don'ts  
to beat the heat**

**STATE POPULATION ESTIMATES**

# County No. 2 in growth rate

**State figures list Vancouver  
2nd in net population gain**

By **PATTY HASTINGS**  
*Columbian staff writer*

We're No. 2! We're No. 2! Clark County is the second-fastest-growing county in the state, and Vancouver takes second place for net population gain. Clark County also continues to be second in terms of population density.

The county grew by 9,020 people between April 1, 2014, and April 1, 2015, an increase of 2.04 percent, according to estimates released Thursday by

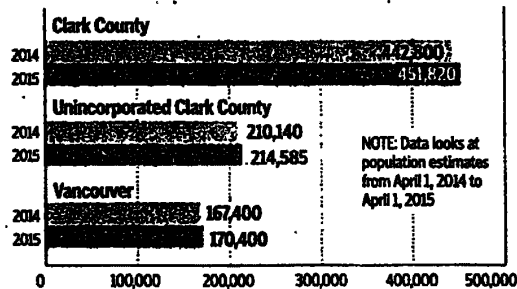
the state's Office of Financial Management. This is the county's biggest population boost in at least five years.

Vancouver gained an estimated 3,000 people over the last year.

So, what locales bumped us from the top spot? Washington's major metropolis, Seattle, accounted for almost one-quarter of the state's growth, gaining a whopping 21,900 people in the last year. Seattle is within King County, where the population density is estimated at 970.3 people per square mile, compared with Clark County's

POPULATION, Page A2

**Clark County population growth, 2014-2015**



SOURCE: State Office of Financial Management

The Columbian

# Supreme Court rules for health law

**Boehner says Obamacare battle isn't over yet**

By **MARK SHERMAN**  
*Associated Press*

WASHINGTON — The Supreme Court sent a clear message Thursday that President Barack Obama's health care overhaul is here to stay, rejecting a major challenge that would have imperiled the landmark law and health insurance for millions of Americans.

**Inside**

Whether you call it the Affordable Care Act, Obamacare, or in the words of a dissenting justice, SCOTUScare, Obama's signature domestic achievement is, as the president himself put it, "the real thing."

High court preserves key tool for fighting housing discrimination. Page A3

# Korean War mural dedicated



# Population

From Page A1

718.3 people per square mile. Snohomish County, in Northwest Washington, had the fastest population growth rate.

Overall, Washington experienced its largest annual population increase since 2008. Clark County's growth rate of 2.04 percent outpaced the state's overall rate of 1.34 percent.

The increase is largely driven by more people moving to the state than leaving it. Migration into the state has been on the rise for the last two years, according to the Office of Financial Management, which uses population data for state planning and budgeting.

Population growth is dynamic, with people coming and going all the time.

The data show that people

## Did You Know?

- Washington's population is estimated at 7,061,400.
- The state grew by 93,200 people from April 1, 2014, to April 1, 2015.
- Clark County accounted for nearly 10 percent of that growth.
- Clark County makes up 6.4 percent of the state's total population.

are more attracted to metropolitan areas — which are centers of economic activity. Local growth is inevitably attached to our neighbor city to the south.

"When Oregon, especially Portland, is doing well, we expect Clark County to do well," said Mike Mohrman, the department's senior forecast analyst.

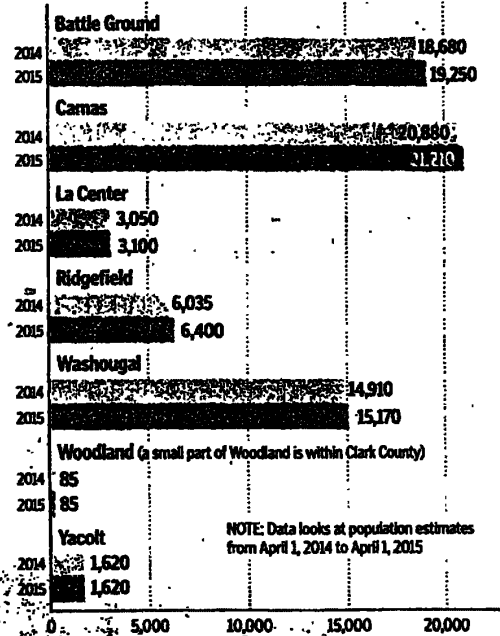
Every city in Clark County experienced growth, according to the estimates, except for Yacolt and the small part of Woodland that's within county boundaries; both of those areas' populations stayed the same.

Ridgefield continues to be the county's fastest-growing city in terms of the percentage of population growth, evident to anyone who's passed by the throngs of new construction there. The small city grew by an estimated 365 people, but that's a 6.05 percent gain.

Battle Ground also experienced a healthy influx of 570 new residents — a population increase of 3.05 percent.

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## Growth of Clark County's small cities, 2014-2015



SOURCE: State Office of Financial Management

The Columbian

# Legislature

From Page A1

contingency."

House Democrats released their latest budget proposal Monday. The plan doesn't include any new taxes but looks for about \$350 million in additional revenue through closing or limiting several tax exemptions, a compromise encouraged by Democratic Gov. Jay Inslee.

Hill, meanwhile, introduced a bill late Wednesday looking to close two exemptions that would bring the state an additional \$125 million over the next two years.

The new Senate plan increases the amount it spends from its previous offer by \$367 million, with the largest amount — an additional \$157 million — going toward a one-time lump payment to teachers on top of legally required cost of living increase, along with additional money for early learning, child care and mental health programs.

Hill said the latest budget offer is a true compromise.

The Democratic-controlled House and Republican-controlled Senate have been locked in budget negotiations that have driven them into a second overtime legislative

# Mural

From Page A1

By the time hostilities ended three years later, about 36,000 American troops were killed or missing in action, and 103,700 were wounded, Keesee said.

"The wounded was the



Commander James Mead, left, presents awards to Jerry Keesee, center, and Harold Olson for their work with the Richard L. Quatier Chapter of

*The greatest fine art of the future will be the making  
of a comfortable living from a small piece of land.*

ABRAHAM LINCOLN

## FIVE ACRES

*The land! That is where our roots are. There is the  
basis of our physical life. The farther we get away  
from the land, the greater our insecurity. From the  
land comes everything that supports life, everything  
we use for the service of physical life. The land has  
not collapsed or shrunk in either extent or produc-  
tivity. It is there waiting to honor all the labor we  
are willing to invest in it, and able to tide us across  
any local dislocation of economic conditions. No un-  
employment insurance can be compared to an alli-  
ance between man and a plot of land.*

HENRY FORD

# FIVE ACRES AND INDEPENDENCE

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A PRACTICAL GUIDE TO THE  
SELECTION AND MANAGEMENT  
OF THE SMALL FARM

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*By*

M. G. KAINS, B.S., M.S.

Special Crop Culturist, U. S. Department of Agriculture;  
Formerly Head of Horticulture Department, Pennsylvania State  
College; Horticulture, Agriculture and Botany Editor,  
*New International Encyclopedia*;  
Garden Editor *Pictorial Review* and other National Magazines;  
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*Modern Guide to Successful Gardening,*  
*Plant Propagation, Principles and Practice of Pruning,*  
*Culinary Herbs, etc., etc.*

*Revised and Enlarged Edition*



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