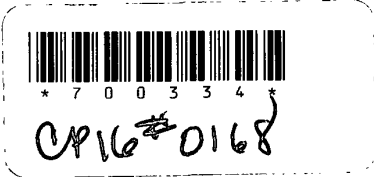


Lake Oswego
 Two Centerpointe Dr., 6th Floor
 Lake Oswego, OR 97035
 503-598-7070
 www.jordanramis.com

Vancouver
 1499 SE Tech Center Pl., #380
 Vancouver, WA 98683
 360-567-3900

Bend
 360 SW Bond St., Suite 400
 Bend, OR 97702
 541-647-2979



RECEIVED JUL 09 2014

July 7, 2014

Oliver Orjiako
 Clark County Planning Director
 PO Box 5000
 Vancouver WA 98666-5000

Re: **2016 Comprehensive Growth Management Plan Update - Population**

Dear Oliver:

We are continuing our work on the 2016 Comprehensive Growth Management Plan Update, and of course population growth is one of the fundamental elements. The Washington Office of Financial Management recently released its annual estimate of the population as of April 1.

The OFM press release reports the state population "has been growing at an increasing rate". In light of this new data, which is attached for the record, we urge the county to reevaluate the former population projections that utilize an annual growth rate of just 1.12% which is considerably less than the actual growth rate as reported by OFM.

In the near future we will provide a more comprehensive analysis of this new data, and until then, we appreciate your assistance with the update.

Sincerely,

JORDAN RAMIS PC

James D. Howsley
Admitted in Washington and Oregon
 jamie.howsley@jordanramis.com
 WA Direct Dial (360) 567-3913
 OR Direct Dial (503) 598-5592

Enclosures

cc: BIA
 CREDC
 Steve Horenstein

With 7,300 new, county population growth third in state

Washington reports the state added people at highest rate since 2008



(http://columbian.media.clients.ellingtoncms.com/img/croppedphotos/2014/06/30/0701_MET_population.jpg)

This photograph, taken in May 2013, shows homes under construction in Ridgefield, a fast-growing city in the Pacific Northwest. Population figures released Monday show Ridgefield was the second-fastest-growing city statewide from April 2013 to April 2014, with a growth rate of 8.8 percent. It was exceeded only by Bothell, whose 20 percent was largely fueled by annexations. (Zachary Kaufman /staff/zachary-kaufman/The Columbian)

By **Stephanie Rice**, Columbian Vancouver city government reporter
Published: July 1, 2014, 6:00 AM

18

GROWTH IN INCORPORATED AREAS

	Population		
	2013	2014	Change
Ridgefield	5,545	6,035	+8.8%
Battle Ground	18,130	18,680	3%
Carnas	20,320	20,880	2.8%
Washougal	14,580	14,910	2.3%
Vancouver	164,500	167,400	1.8%
La Center	3,015	3,050	1.2%
Yacolt	1,615	1,620	0.31%

2013-14 population growth in

Clark County's population grew by 1.67 percent in a year, according to annual state population estimates released Monday.



Percentage-wise, Ridgefield was the second-fastest-growing city in the state.

Clark County helped drive statewide growth of 1.25 percent, the fastest one-year statewide increase since 2008, nudging the state's population closer to 7 million, according to a news release from the Office of Financial Management.

The new estimates list Clark's population at 442,800, up 7,300 people from last year. It remains the fifth-most populous of Washington's 39 counties.

Only King and Snohomish counties had bigger gains. Three-quarters of the state's

county's incorporated areas

growth was concentrated in the five largest metropolitan counties: King, Pierce, Snohomish, Spokane and Clark.

Between April 1, 2013, and April 1, 2014, the state's population increased by 85,800 people, to 6,968,200.

More than half of the growth, 57 percent, was driven by people moving to the state, according to the OFM. The rest of the increase was attributed to natural population trends, meaning that there were more births than deaths.

Local details

Incorporated cities in Clark County all experienced growth, with Ridgefield leading the pack. Ridgefield's growth rate of 8.8 percent was second only to Bothell's — the city in the Seattle metro area grew by 20 percent due to a large annexation.

A rebound in home-building has benefited Ridgefield, where tracts of land were platted and readied for building prior to the housing market's collapse.

Locally, Ridgefield was followed by much smaller growth rates in Battle Ground, Camas, Washougal, Vancouver and La Center.

The county's lone town, Yacolt, had both the slowest and the smallest increase, growing by 0.31 percent, or five people.

Vancouver added 2,900 people in the past year to hit 167,400, and the city didn't just swallow people from unincorporated areas. Only 584 of the "new" people were added by annexation, according to the state report.

In terms of size, Vancouver ranked third statewide in population growth, behind Seattle and Bothell. Bellevue, Pasco, Redmond, Renton, Auburn, Kennewick and Sammamish rounded out the top 10.

Thirty-six of the state's 39 counties grew, and Clark was among 12 counties that grew by more than 1 percent, twice the number that hit 1 percent growth a year ago.

Only Columbia, Garfield and Wahkiakum counties experienced slight declines.

The OFM population estimates differ slightly from figures provided by the U.S. Census Bureau, which, as of July 2013, lists Clark County as home to 443,817 people. Differences in methods of collecting information contribute to the difference in the figures, particularly when it comes to breaking down population by cities and factoring in even the smallest annexations.



Stephanie Rice (/staff /stephanie-rice/)

Columbian Vancouver city government reporter

360-735-4508

@col_cityhall (https://twitter.com/col_cityhall)

Send an Email (<mailto:stephanie.rice@columbian.com>)

More Like This

[Ridgefield 3rd in state in population growth \(/news/2013/jun/27/ridgefield-3rd-in-state-in-population-growth/\)](#)
Jun 27, 2013

[Ridgefield in growth spurt \(/news/2013/may/22/ridgefield-growth-spurt-5th-fastest-growing-state/\)](#)
May 22, 2013

[Clark County population sees slight increase \(/news/2013/mar/14/clark-county-population-sees-slight-increase/\)](#)
Mar 14, 2013

[Clark County population reaches estimated 433,418 \(/news/2012/jun/28/clark-county-population-reaches-estimated-433418/\)](#)
Jun 28, 2012

April 1, 2014 Population of
 Cities, Towns and Counties
 Used for Allocation of Selected State Revenues
 State of Washington

County Municipality	Census 2010	Estimate 2011	Estimate 2012	Estimate 2013	Estimate 2014
Adams	18,728	18,950	19,050	19,200	19,400
Unincorporated	8,818	8,960	8,980	9,040	9,135
Incorporated	9,910	9,990	10,070	10,160	10,265
Hatton	101	100	105	110	110
Lind	564	560	565	570	565
Othello	7,364	7,420	7,495	7,565	7,695
Ritzville	1,673	1,705	1,695	1,700	1,680
Washtucna	208	205	210	215	215
Asotin	21,623	21,650	21,700	21,800	21,950
Unincorporated	13,143	13,195	13,240	13,325	13,460
Incorporated	8,480	8,455	8,460	8,475	8,490
Asotin	1,251	1,255	1,255	1,265	1,265
Clarkston	7,229	7,200	7,205	7,210	7,225
Benton	175,177	177,900	180,000	183,400	186,500
Unincorporated	32,639	33,020	33,300	33,710	34,020
Incorporated	142,538	144,880	146,700	149,690	152,480
Benton City	3,038	3,145	3,295	3,240	3,255
Kennewick	73,917	74,665	75,160	76,410	77,700
Prosser	5,714	5,780	5,785	5,810	5,815
Richland	48,058	49,090	49,890	51,150	52,090
West Richland	11,811	12,200	12,570	13,080	13,620
Chelan	72,453	72,700	73,200	73,600	74,300
Unincorporated	30,498	30,500	30,680	30,960	31,090
Incorporated	41,955	42,200	42,520	42,640	43,210
Cashmere	3,063	3,075	3,075	3,055	3,010
Chelan	3,890	3,930	3,940	3,955	4,020
Entiat	1,112	1,135	1,135	1,140	1,140
Leavenworth	1,965	1,970	1,970	1,970	1,970
Wenatchee	31,925	32,090	32,400	32,520	33,070
Clallam	71,404	71,600	72,000	72,350	72,500
Unincorporated	42,228	42,395	42,560	42,830	42,935
Incorporated	29,176	29,205	29,440	29,520	29,565
Forks	3,532	3,500	3,545	3,545	3,565
Port Angeles	19,038	19,080	19,100	19,120	19,090
Sequim	6,606	6,625	6,795	6,855	6,910
Clark	425,363	428,000	431,250	435,500	442,800
Unincorporated	203,339	204,610	205,885	207,710	210,140
Incorporated	222,024	223,390	225,365	227,790	232,660
Battle Ground	17,571	17,780	17,920	18,130	18,680
Camas	19,355	19,620	20,020	20,320	20,880
La Center	2,800	2,835	2,985	3,015	3,050
Ridgefield	4,763	4,975	5,210	5,545	6,035
Vancouver	161,791	162,300	163,200	164,500	167,400
Washougal	14,095	14,210	14,340	14,580	14,910
Woodland part	83	85	85	85	85
Yacolt	1,566	1,585	1,605	1,615	1,620
Columbia	4,078	4,100	4,100	4,100	4,080
Unincorporated	1,423	1,435	1,435	1,425	1,405
Incorporated	2,655	2,665	2,665	2,675	2,675
Dayton	2,526	2,535	2,535	2,545	2,545
Starbuck	129	130	130	130	130



STATE OF WASHINGTON

OFFICE OF FINANCIAL MANAGEMENT

Insurance Building, PO Box 43113 • Olympia, Washington 98504-3113 • (360) 902-0555

FOR IMMEDIATE RELEASE: June 30, 2014

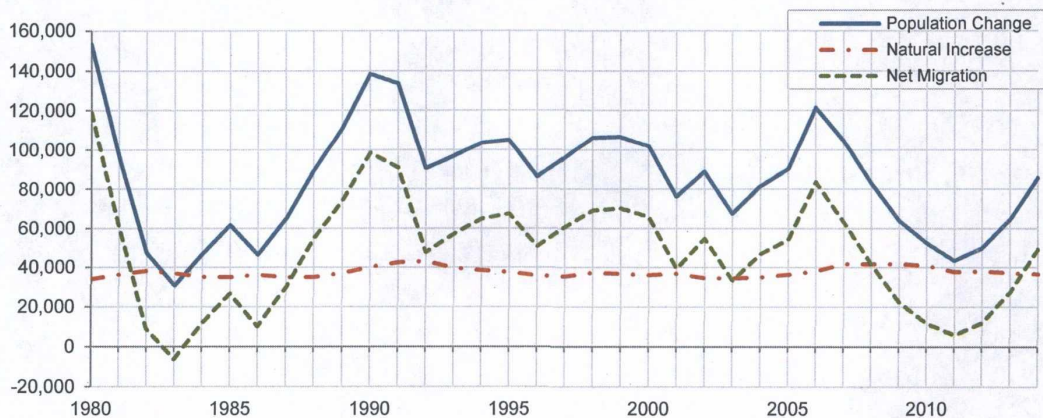
CONTACT: Yi Zhao, 360-902-0592

Washington’s population increases markedly

OLYMPIA, Wash. – Washington’s population increased considerably in the past year. Annual estimates prepared by the Office of Financial Management show the state’s population increased by 85,800 to 6,968,200 between 2013 and 2014. This 1.25 percent gain — up from 0.95 percent in 2013 — marks the largest one-year increase since 2008.

Washington’s population has been growing at an increasing rate, driven largely by migration. This year there was a net gain of 49,200 people moving into the state, compared to a net gain of 21,600 the previous year. Net migration accounts for 57 percent of the state’s population growth this year, with natural increase (births minus deaths) responsible for the other 43 percent. For the first time since the economic downturn, net migration exceeds the three-decade historical average of 48,800 migrants per year.

Components of State Population Change



Seventy-five percent of the state’s total population increase occurred in the five largest metropolitan counties: Clark, King, Pierce, Snohomish and Spokane, whose economic activity continues to attract migrants.

At the same time, several other counties showed signs of increased growth: In 2014, 12 counties experienced growth exceeding 1 percent, twice as many as last year. Four of the 12 counties are classified as nonmetropolitan counties. Although many nonmetropolitan counties have shown little or no growth in recent years, this year they experienced an increase in net migration from 1,400 persons in 2013 to 2,600 persons.

The April 1, 2014, population estimate for Washington's incorporated cities and towns is 4,497,400, an increase of 64,700 people over the previous year. Growth in incorporated areas is mainly associated with natural increase and net migration instead of annexation. The top 10 cities for population growth in descending order are Seattle, Bothell, Vancouver, Bellevue, Pasco, Redmond, Renton, Auburn, Kennewick and Sammamish.

The state's unincorporated area population increased by 21,100 persons over the previous year. This number would have been 29,200 persons if not for annexation. Excluding annexation, the top 10 unincorporated areas for population growth in descending order are Snohomish, King, Pierce, Clark, Spokane, Kitsap, Thurston, Grant, Whatcom and Yakima.

Housing growth in 2014 increased by 32 percent over the previous year. The state added 31,000 housing units, compared to a 23,500-unit increase in 2013. More than 70 percent of all new housing is located in the five largest metropolitan counties. King County leads all counties with almost 10,200 new units, or approximately 33 percent of the state's total housing increase.

Information on the latest population estimates for the state, counties, cities and towns can be accessed at <http://www.ofm.wa.gov/pop/april1/>.

###

Table 1. Population, Change and Rank

County	Total Population			Numeric Change			Percent Change			Percent of State Total		
	2010	2013	2014	2010-14	2013-14	Rank	2010-14	2013-14	Rank	2010	2014	Rank
State	6,724,540	6,882,400	6,968,170	243,630	85,770	--	3.62	1.25	--	100.00	100.00	--
Adams	18,728	19,200	19,400	672	200	21	3.59	1.04	12	0.28	0.28	31
Asotin	21,623	21,800	21,950	327	150	25	1.51	0.69	20	0.32	0.32	28
Benton	175,177	183,400	186,500	11,323	3,100	7	6.46	1.69	3	2.61	2.68	10
Chelan	72,453	73,600	74,300	1,847	700	14	2.55	0.95	13	1.08	1.07	17
Clallam	71,404	72,350	72,500	1,096	150	25	1.53	0.21	33	1.06	1.04	19
Clark	425,363	435,500	442,800	17,437	7,300	3	4.10	1.68	4	6.33	6.35	5
Columbia	4,078	4,100	4,080	2	-20	39	0.05	-0.49	39	0.06	0.06	37
Cowlitz	102,410	103,300	103,700	1,290	400	19	1.26	0.39	28	1.52	1.49	12
Douglas	38,431	39,280	39,700	1,269	420	18	3.30	1.07	11	0.57	0.57	26
Ferry	7,551	7,650	7,660	109	10	36	1.44	0.13	36	0.11	0.11	36
Franklin	78,163	84,800	86,600	8,437	1,800	9	10.79	2.12	1	1.16	1.24	14
Garfield	2,266	2,250	2,240	-26	-10	37	-1.15	-0.44	38	0.03	0.03	39
Grant	89,120	91,800	92,900	3,780	1,100	12	4.24	1.20	8	1.33	1.33	13
Grays Harbor	72,797	73,200	73,300	503	100	28	0.69	0.14	34	1.08	1.05	18
Island	78,506	79,700	80,000	1,494	300	20	1.90	0.38	29	1.17	1.15	15
Jefferson	29,872	30,275	30,700	828	425	17	2.77	1.40	7	0.44	0.44	27
King	1,931,249	1,981,900	2,017,250	86,001	35,350	1	4.45	1.78	2	28.72	28.95	1
Kitsap	251,133	254,000	255,900	4,767	1,900	8	1.90	0.75	18	3.73	3.67	7
Kittitas	40,915	41,900	42,100	1,185	200	21	2.90	0.48	25	0.61	0.60	24
Klickitat	20,318	20,700	20,850	532	150	25	2.62	0.72	19	0.30	0.30	30
Lewis	75,455	76,200	76,300	845	100	28	1.12	0.13	35	1.12	1.09	16
Lincoln	10,570	10,675	10,700	130	25	35	1.23	0.23	31	0.16	0.15	35
Mason	60,699	61,800	62,000	1,301	200	21	2.14	0.32	30	0.90	0.89	20
Okanogan	41,120	41,500	41,700	580	200	21	1.41	0.48	24	0.61	0.60	25
Pacific	20,920	21,000	21,100	180	100	28	0.86	0.48	26	0.31	0.30	29
Pend Oreille	13,001	13,150	13,210	209	60	34	1.61	0.46	27	0.19	0.19	33
Pierce	795,225	814,500	821,300	26,075	6,800	4	3.28	0.83	16	11.83	11.79	2
San Juan	15,769	16,000	16,100	331	100	28	2.10	0.63	22	0.23	0.23	32
Skagit	116,901	118,600	119,500	2,599	900	13	2.22	0.76	17	1.74	1.71	11
Skamania	11,066	11,300	11,370	304	70	33	2.75	0.62	23	0.16	0.16	34
Snohomish	713,335	730,500	741,000	27,665	10,500	2	3.88	1.44	6	10.61	10.63	3
Spokane	471,221	480,000	484,500	13,279	4,500	5	2.82	0.94	14	7.01	6.95	4
Stevens	43,531	43,800	43,900	369	100	28	0.85	0.23	32	0.65	0.63	23
Thurston	252,264	260,100	264,000	11,736	3,900	6	4.65	1.50	5	3.75	3.79	6
Wahkiakum	3,978	4,020	4,010	32	-10	37	0.80	-0.25	37	0.06	0.06	38
Walla Walla	58,781	59,500	60,150	1,369	650	15	2.33	1.09	9	0.87	0.86	21
Whatcom	201,140	205,800	207,600	6,460	1,800	9	3.21	0.87	15	2.99	2.98	9
Whitman	44,776	46,000	46,500	1,724	500	16	3.85	1.09	10	0.67	0.67	22
Yakima	243,231	247,250	248,800	5,569	1,550	11	2.29	0.63	21	3.62	3.57	8

Table 2. Components of Population Change

County	Natural Increase				Net Migration				Total Population Change			
	2010-11	2012-13	2013-14	2010-14	2010-11	2012-13	2013-14	2010-14	2010-11	2012-13	2013-14	2010-14
State	37,597	37,060	36,576	111,233	5,763	27,570	49,194	82,527	43,360	64,630	85,770	193,760
Adams	363	267	285	915	-141	-117	-85	-343	222	150	200	572
Asotin	46	-22	2	26	-19	122	148	251	27	100	150	277
Benton	1,334	1,301	1,336	3,971	1,389	2,099	1,764	5,252	2,723	3,400	3,100	9,223
Chelan	379	232	185	796	-132	168	515	551	247	400	700	1,347
Clallam	-220	-256	-264	-740	416	606	414	1,436	196	350	150	696
Clark	2,448	2,419	2,429	7,296	189	1,831	4,871	6,891	2,637	4,250	7,300	14,187
Columbia	-26	-4	-24	-54	48	4	4	56	22	0	-20	2
Cowlitz	253	106	-48	311	37	144	448	629	290	250	400	940
Douglas	229	216	179	624	-10	164	241	395	219	380	420	1,019
Ferry	-25	-12	-26	-63	74	12	36	122	49	0	10	59
Franklin	1,334	1,290	1,245	3,869	1,003	1,010	555	2,568	2,337	2,300	1,800	6,437
Garfield	-2	-14	-7	-23	-14	14	-3	-3	-16	0	-10	-26
Grant	958	922	891	2,771	22	-122	209	109	980	800	1,100	2,880
Grays Harbor	56	-63	-86	-93	47	113	186	346	103	50	100	253
Island	277	244	197	718	17	106	103	226	294	350	300	944
Jefferson	-160	-129	-130	-419	338	229	555	1,122	178	100	425	703
King	12,476	12,899	13,346	38,721	-1,125	12,001	22,004	32,880	11,351	24,900	35,350	71,601
Kitsap	989	1,020	912	2,921	1,778	-1,520	988	1,246	2,767	-500	1,900	4,167
Kittitas	145	137	95	377	240	263	105	608	385	400	200	985
Klickitat	77	49	85	211	105	51	65	221	182	100	150	432
Lewis	122	21	66	209	423	-121	34	336	545	-100	100	545
Lincoln	-23	-21	-23	-67	53	21	48	122	30	0	25	55
Mason	-14	83	49	118	415	267	151	833	401	350	200	951
Okanogan	170	127	97	394	-90	-52	103	-39	80	75	200	355
Pacific	-105	-108	-158	-371	85	138	258	481	-20	30	100	110
Pend Oreille	-41	-26	-7	-74	40	76	67	183	-1	50	60	109
Pierce	4,945	5,299	4,872	15,116	1,980	1,001	1,928	4,909	6,925	6,300	6,800	20,025
San Juan	-2	-81	-64	-147	133	156	164	453	131	75	100	306
Skagit	381	377	443	1,201	118	273	457	848	499	650	900	2,049
Skamania	19	23	15	57	65	2	55	122	84	25	70	179
Snohomish	4,464	4,511	4,749	13,724	-799	3,089	5,751	8,041	3,665	7,600	10,500	21,765
Spokane	1,891	1,923	1,938	5,752	-462	2,477	2,562	4,577	1,429	4,400	4,500	10,329
Stevens	12	1	-1	12	57	99	101	257	69	100	100	269
Thurston	1,078	1,122	1,010	3,210	758	2,178	2,890	5,826	1,836	3,300	3,900	9,036
Wahkiakum	-14	-13	-6	-33	36	8	-4	40	22	-5	-10	7
Walla Walla	173	118	88	379	-154	282	562	690	19	400	650	1,069
Whatcom	841	654	508	2,003	119	1,646	1,292	3,057	960	2,300	1,800	5,060
Whitman	196	255	285	736	-172	-205	215	-162	24	50	500	574
Yakima	2,573	2,193	2,113	6,879	-1,104	-943	-563	-2,610	1,469	1,250	1,550	4,269

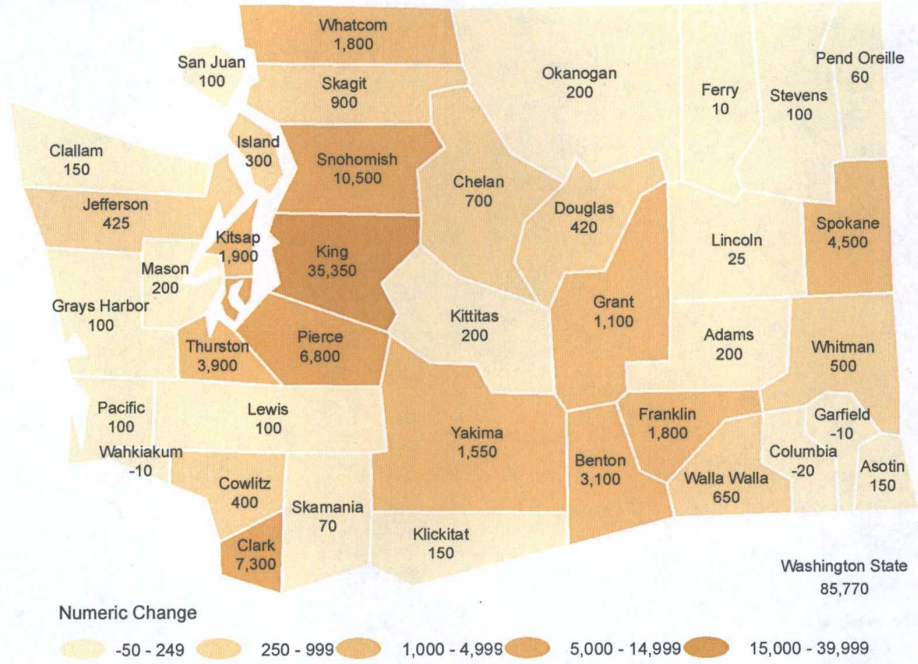
Table 3. Top 25 Cities by Population Change

Municipality	Numeric Change		Change Due to Annexation	Municipality	Percent Change	
	2013-14	Rank	2013-14		2013-14	Rank
Seattle	13,900	1	0	Bothell	20.81	1
Bothell	7,170	2	6,789	Ridgefield	8.84	2
Vancouver	2,900	3	584	Tonasket	8.82	3
Bellevue	2,300	4	0	Winthrop	7.41	4
Pasco	2,170	5	0	Yelm	5.96	5
Redmond	1,860	6	2	Liberty Lake	5.92	6
Renton	1,590	7	0	Metairie	5.71	7
Auburn	1,395	8	0	Granger	5.43	8
Kennewick	1,290	9	0	Uniontown	4.69	9
Sammamish	1,200	10	0	Condonully	4.55	10
Olympia	1,190	11	10	Ruston	4.40	11
Spokane	1,000	12	0	North Bend	4.32	12
Lacey	970	13	0	West Richland	4.13	13
Richland	940	14	0	Gig Harbor	4.11	14
Kent	900	15	0	Waverly	3.74	15
Kirkland	860	16	0	Snoqualmie	3.68	16
Issaquah	750	17	0	DuPont	3.61	17
Everett	700	18	0	Riverside	3.57	18
Puyallup	690	19	173	Farmington	3.45	19
Mercer Island	590	20	0	Ferndale	3.42	20
Camas	560	21	0	Quincy	3.36	21
Spokane Valley	560	21	0	Redmond	3.33	22
Battle Ground	550	23	107	Pasco	3.31	23
Wenatchee	550	23	19	Battle Ground	3.03	24
West Richland	540	25	0	Stanwood	3.00	25

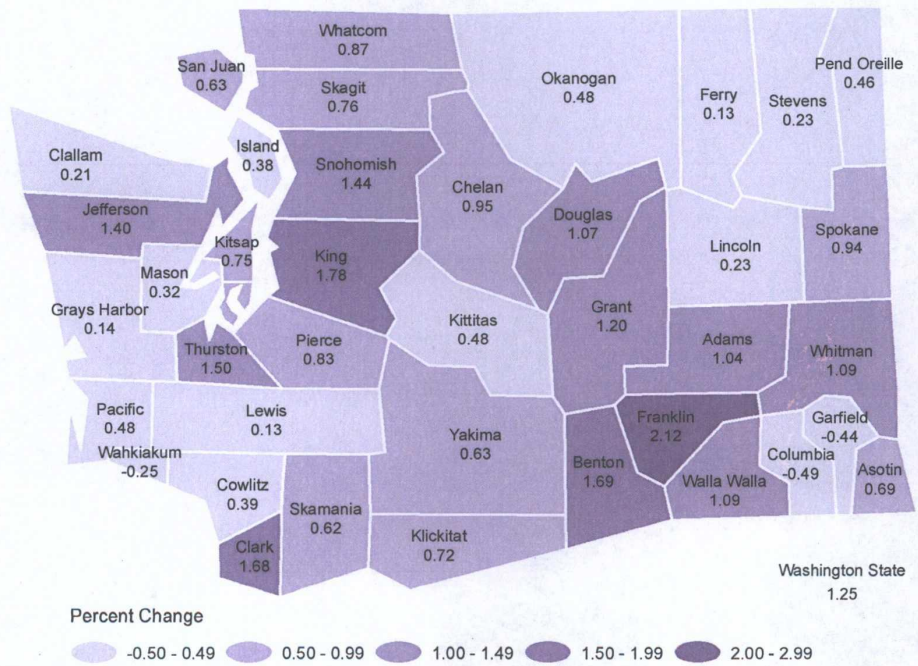
Table 4. Top 10 Unincorporated Areas by Population Change

Area	Numeric Change Including Annexation	Change Due to Annexation	Numeric Change Excluding Annexation	Rank Excluding Annexation
	2013-14	2013-14	2013-14	2014
Unincorporated Snohomish	7,835	-6	7,841	1
Unincorporated King	-1,050	-6,791	5,741	2
Unincorporated Pierce	3,475	-173	3,648	3
Unincorporated Clark	2,430	-691	3,121	4
Unincorporated Spokane	2,091	0	2,091	5
Unincorporated Kitsap	930	0	930	6
Unincorporated Thurston	765	-10	775	7
Unincorporated Grant	514	-190	704	8
Unincorporated Whatcom	546	-86	632	9
Unincorporated Yakima	500	-4	504	10

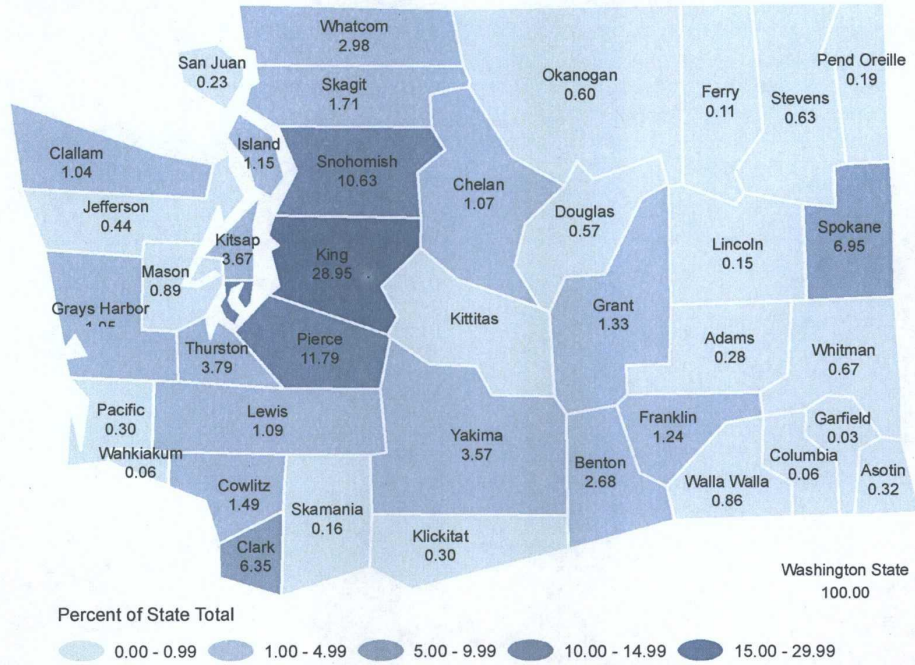
Numeric Change in Population: 2013-2014



Percent Change in Population: 2013-2014



Percent of State Total Population: 2014



Population Density (Persons per Square Mile): 2014

