

**O'Donnell, Mary Beth**

---

**From:** Orjiako, Oliver  
**Sent:** Monday, March 30, 2015 8:02 AM  
**To:** Euler, Gordon; Anderson, Colete; Anderson, Colete; O'Donnell, Mary Beth  
**Cc:** Cook, Christine  
**Subject:** FW: Letter from Jamie Howsley re Population Growth in Clark County  
**Attachments:** Ltr to Oliver Orjiako re Population Growth.pdf



Just FYI

**From:** Lisa McKee [<mailto:lisa.mckee@jordanramis.com>]  
**Sent:** Friday, March 27, 2015 3:31 PM  
**To:** Orjiako, Oliver  
**Cc:** Jamie Howsley  
**Subject:** Letter from Jamie Howsley re Population Growth in Clark County

Hello,

Attached is a letter from Jamie Howsley. If you have any trouble opening the attachment please let us know.

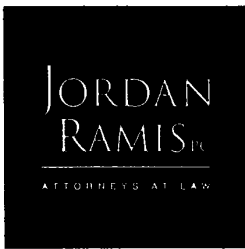
Thank you.

**LISA McKEE** | Legal Assistant to James D. Howsley  
**Jordan Ramis PC** Attorneys at Law  
Direct: 360-567-3909 Main: 360-567-3900

Portland OR Vancouver WA Bend OR  
[www.jordanramis.com](http://www.jordanramis.com)

**CONFIDENTIALITY NOTICE:** Please do not read, copy, or disseminate this communication unless you are the intended addressee. This e-mail may contain confidential and/or privileged information intended only for the addressee. If you have received this in error, please notify me via return e-mail.

**TAX ADVICE NOTICE:** IRS Circular 230 requires us to advise you that if this communication or any attachment contains any tax advice, the advice is not intended to be used, and cannot be used, for the purpose of (i) avoiding tax-related penalties or (ii) promoting, marketing, or recommending any transaction, plan, or arrangement. A taxpayer may rely on professional advice to avoid tax-related penalties only if the advice is reflected in a comprehensive tax opinion that conforms to stringent requirements. Please contact us if you have any questions about this requirement, or would like to discuss preparation of an opinion that conforms to these IRS rules.



**Lake Oswego**  
Two Centerpointe Dr., 6th Floor  
Lake Oswego, OR 97035  
503-598-7070  
[www.jordanramis.com](http://www.jordanramis.com)

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

**Bend**  
360 SW Bond St., Suite 510  
Bend, OR 97702  
541-647-2979

VIA E-MAIL & FIRST CLASS MAIL

March 27, 2015

Clark County Community Planning  
ATTN: Oliver Orjiako, Director  
PO Box 9810  
Vancouver Wa 98666

Re: **Clark County Population Growth Exceeds Projections  
Brown File No.**

Dear Oliver:

The US Census Bureau just announced new population data showing that Clark County is growing 1.7% annually. This far exceeds the county's unreasonably low projections, and is hard data that proves the county is not designating sufficient land to accommodate the growing demand for housing.

Attached is a Columbian article that explains the facts, and we ask that you please include this letter and the article in the record for the 2016 GMA Update. As noted by the Columbian, the growth rate in Clark County also exceeds the rates of other nearby counties.

Of course if the county only plans for two thirds of the actual, documented growth, it will be short many thousands of dwellings over the planning period, and will suffer a corresponding deficit of land for employment, civic and other uses.

We once again urge you to accept the proven facts about population growth, and expand the urban areas of Clark County accordingly.

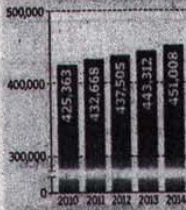
Sincerely,

JORDAN RAMIS PC

James D. Howsley  
Admitted in Washington and Oregon  
[jah@jordanramis.com](mailto:jah@jordanramis.com)  
WA Direct Dial (360) 567-3913  
OR Direct Dial (503) 598-5592

Enclosure

### Clark County population estimates



SOURCE: U.S. Census Bureau  
The Columbian

# Clark County grows faster than Portland

It has added more than 25,000 people in the past five years

By SUE VORENBERG  
Columbian staff writer

Take that, Portland! Clark County is attracting new residents faster than our neighbor to the south, ac-

ording to new data released by the U.S. Census Bureau, Population Division.

Granted, it's not a huge difference, but the county is growing by 1.7 percent a year, compared with 1.4 percent a year in Portland, said Ben Bolender, chief of the census population estimates branch.

"It looks like the Portland

area in general is not growing quite as fast as Clark County," Bolender said.

Both Portland and Clark County have bucked a national pattern seen in major metropolitan areas including Chicago, New York City and Miami, which are losing domestic populations but gaining new international residents.

"Portland, on the other hand, is gaining from both domestic and international," Bolender said. "Clark County is also gaining both ways, although more from domestic immigration than from international."

There are 25,645 more people in Clark County to-

POPULATION, Page A7

### State population estimates

WASHINGTON	
2010	6,724,540
2014	7,061,530
	Up 336,990
OREGON	
2010	3,831,074
2014	3,970,239
	Up 139,165

SOURCE: U.S. Census Bureau

## Population

From Page A1

day than there were in 2010, with a growth rate of a bit more than 5,000 people a year, according to the new census data release.

The statistics, which were released late Wednesday, are based on estimates of birth, death and migration rates collected from a variety of agencies.

The release estimates the 2014 population of Clark County at 451,008. In 2010, the census listed 425,363 residents in Clark County.

### Neighboring counties

Clark County's growth numbers are also significantly higher than neighboring Washington counties.

In Skamania County, the population grew by 274 from 2010 through 2014. The 2014 population estimate for that county is 11,340, compared with 11,066 in 2010.

In Cowlitz County, the population declined by 277 from 2010 through 2014. The 2014 population estimate for that county is 102,133, compared with 102,410 in 2010.

In comparison, our numbers seem relatively parallel to nearby counties in Oregon.

In Clackamas County, Ore., the population grew by 18,980 from 2010 through 2014. The 2014 population estimate for that county is 394,972, compared with 375,992 in 2010.

In Multnomah County, Ore., the population grew by 41,378 from 2010 through 2014. The 2014 population estimate for that county is 776,712, compared with 735,334 in 2010.

In Washington Coun-

ty, Ore., the population grew by 33,288 from 2010 through 2014. The 2014 population estimate for that county is 562,998 compared with 529,710 in 2010.

Nationally, the five fastest-growing counties over the past year were Williams, N.D.; Stark, N.D.; Sumter, Fla.; Pickens, Ala.; and Hays, Texas.

### Regional growth

The metropolitan area that includes Portland, Vancouver and Hillsboro, Ore., grew by 122,238 from 2010 through 2014. The 2014 estimate for that population is 2,348,247, compared with 2,226,009 in 2010.

Nationally, the five fastest-growing metropolitan areas were The Villages, Fla.; Myrtle Beach-Conway-North Myrtle Beach, S.C.; Austin-Round Rock, Texas; Odessa, Texas; and St. George, Utah.

Washington's population grew by 336,990 from 2010 through 2014. The 2014 population estimate for the state is 7,061,530, compared with 6,724,540 in 2010.

Oregon's population grew by 139,165 from 2010 through 2014. The 2014 population estimate for that state is 3,970,239, compared with 3,831,074 in 2010.

### Births, deaths and migration

Clark County birth rates have remained fairly steady at more than 5,300 a year. There were 5,483 births in 2011, 5,314 in 2012, 5,436 in 2013 and 5,377 in 2014.

Death rates tend to hover around 3,000 a year in the county. There were 2,967 deaths in 2011, 3,024 in 2012, 3,073 in 2013 and 3,204 in 2014.

The number of people moving to Clark County from other states averages about 2,300 a year. Accord-



NATALIE BEHRING/The Columbian

Construction workers build homes to accommodate an expanding population at a development off Lakeshore Avenue in Vancouver.

ing to census estimates, there were 2,516 people who moved here from other states in 2011, 2,317 in 2012, 2,363 in 2013 and 2,173 in 2014.

That said, those estimates don't quite match up with drivers license data collected by the Washington State Department of Licensing.

According to that agency's data, more than 10,000 people moved to Clark County from other states in the past 12 months. Most of those came from Oregon, followed by California, Arizona, Texas and Idaho.

More specifically, from March 2014 through Feb. 2015, 7,626 people moved from Oregon to Clark County, 2,614 people moved here from California, 671 moved from Arizona, 562 moved from Texas and 349 from Idaho.

"It's not too uncommon to see migration streams go to relatively nearby locations," Bolender said of the Department of Licensing

information.

Bolender said the census estimates have an error margin of about plus or minus 3 percent. That data is gathered from IRS tax exemption forms and Medicare enrollment mostly, he said.

Drivers license information is collected in a different manner, and Bolender said the difference between the two is likely because of the differing methodologies.

"You may pick up a lot of people getting new licenses, but you may not be picking up people leaving

and turning in licenses," Bolender said.

The number of international immigrants to Clark County, according to the census release, is low but steady at around 650 a year. There were 552 in 2011, 598 in 2012, 686 in 2013 and 683 in 2014.

### National changes

In 2014, about 18.9 million people moved between counties in the U.S., which is slightly down from about 19.1 million the year before, according to the Census Bureau's Random Samplings blog.

The blog post noted that migration patterns across the U.S. changed significantly before and after the Great Recession from 2007 to 2009.

"Just as people moving around can have big impacts on social and economic events, the reverse is also true — social and economic events can influence

migration," the blog post said. "Take the Great Recession for example, which occurred from 2007 to 2009. We can see real differences in migration patterns across the country if we look at 2006 (the year before the recession) and numbers from our most recent estimates."

The biggest upward shift in population before and after the Great Recession was seen in San Diego County, Calif., according to the blog. That county declined by almost 38,000 people who moved to other states in 2006. In 2014, the population grew by about 2,500.

Broward County, Fla., also experienced a big shift, going from a loss of 27,000 in 2006 to a gain of 2,400 in 2014.

"We see several areas where gains were consistent in both years — Central Florida, some metropolitan counties in Texas, Northern Virginia and parts of the West," the blog said. "Other counties, like those in the central and northern Great Plains, seem like their gains popped up out of nowhere."

Other counties in the U.S. flipped the opposite way after the Great Recession.

The biggest downward shift in population was in Will County, Ill. That county had gained 17,000 people in 2006. In 2014, the population declined by about 2,900.

"Net loss counties are often located in rural areas in the Northeast and Midwest, and 2014 shows a number of new counties following that trend," the blog post said. "We do see a few big changes, though, like many Nevada counties losing people through migration, where they were gaining them just eight years before."

SUE VORENBERG: 360-735-4457; sue.vorenberg@columbian.com; twitter.com/col\_suevo

### Nation's fastest-growing counties in 2014:

1. Williams, N.D.
2. Stark, N.D.
3. Sumter, Fla.
4. Pickens, Ala.
5. Hays, Texas

**O'Donnell, Mary Beth**

---

**From:** LISA <irwin36@msn.com>  
**Sent:** Tuesday, March 31, 2015 1:38 PM  
**To:** Cnty 2016 Comp Plan  
**Attachments:** Land Use Comment.docx

Comment submitted for Public Record regarding Property #181553000 -  
Lisa Irwin and Tim Roddy

We have lived at 19115 NE 42nd Ct. in Ridgefield for close to 25 years and have watched areas adjacent to our neighborhood, especially to the south and west, develop into smaller parcels (1/2-2.5 acres). The proposed re-zoning plans for our neighborhood **are not consistent** with other neighborhoods in our 20-block radius. The neighborhood immediately to the west has been developed into 2.5 acre homes and very recently homes along NE 29th Ave (between 179th and NE 199th) have been built on one acre parcels. All along the periphery of our 20-block radius are homes built on 1-2.5 acre parcels or less.

As we age, we want the ability to sub-divide our property into a smaller parcels, 1 or 2.5 acres so that we can stay in our community while downsizing into a smaller, one level home. This property is part of our retirement and we never imagined that 25 years later as the North County developed we would be placed in urban-10 holding for years and years, or even five acres, zoning which is inconsistent within our same 20 block radius.

With growth around Legacy Salmon Creek Hospital and WSU-V and major road and utility expansion to the north, south, and west, it seems that we should be zoned as our neighbors are at 1 to 2.5 acres.

We are highly opposed having our property zoned as we have been since 1987 when most of the houses in our neighborhood were built on five acre parcels. Most of us built our homes on one section of our property with the concept that we would be able to sub-divide for the purpose of land valuation or to build a smaller one level home.

We would very much appreciate your consideration of re-zoning our area to reflect the North County growth and our desire to use our property in a way that will allow us to stay in our community.

**O'Donnell, Mary Beth**

---

**From:** Orjiako, Oliver  
**Sent:** Monday, March 30, 2015 8:01 AM  
**To:** 'Lisa McKee'; Euler, Gordon; Alvarez, Jose; O'Donnell, Mary Beth  
**Cc:** Jamie Howsley  
**Subject:** RE: Letter from Jamie Howsley re Population Growth in Clark County

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good morning Jamie:

This is to acknowledge receipt of your letter. Staff will consider the data cited but remember that any growth that is occurring is part of the expected growth in the county. The official OFM April 1, 2015 population estimate will soon be released. We will docket your letter as part of the Plan update process. Thanks for your interest in the Clark County planning process.

Best Regards,

Oliver

---

**From:** Lisa McKee [<mailto:lisa.mckee@jordanramis.com>]  
**Sent:** Friday, March 27, 2015 3:31 PM  
**To:** Orjiako, Oliver  
**Cc:** Jamie Howsley  
**Subject:** Letter from Jamie Howsley re Population Growth in Clark County

Hello,

Attached is a letter from Jamie Howsley. If you have any trouble opening the attachment please let us know.

Thank you.

**LISA McKEE** Legal Assistant to James D. Howsley  
**Jordan Ramis PC** Attorneys at Law  
Direct: 360-567-3909 Main: 360-567-3900

Portland OR · Vancouver WA · Bend OR  
[www.jordanramis.com](http://www.jordanramis.com)

**CONFIDENTIALITY NOTICE:** Please do not read, copy, or disseminate this communication unless you are the intended addressee. This e-mail may contain confidential and/or privileged information intended only for the addressee. If you have received this in error, please notify me via return e-mail.

**TAX ADVICE NOTICE:** IRS Circular 230 requires us to advise you that if this communication or any attachment contains any tax advice, the advice is not intended to be used, and cannot be used, for the purpose of (i) avoiding tax-related penalties or (ii) promoting, marketing, or recommending any transaction, plan, or

arrangement. A taxpayer may rely on professional advice to avoid tax-related penalties only if the advice is reflected in a comprehensive tax opinion that conforms to stringent requirements. Please contact us if you have any questions about this requirement, or would like to discuss preparation of an opinion that conforms to these IRS rules.