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  
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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  

[Signature]  

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

Enclosure
Clark County grows faster than Portland

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

By KEVIN OSBORN

Clark County is attracting new residents faster than its neighbors to the south, according to a new dataset released by the U.S. Census Bureau.

The county's population growth has been more than twice as fast as that of its neighbors, according to the 2020 Census.

Clark County's population grew by 110,814 people from 2010 to 2020, according to the Census Bureau.

In comparison, neighboring Walla Walla County grew by 13,876 people, and neighboring Whitman County grew by 13,876 people.

The growth rate for Clark County was 1.7% per year, compared to 0.8% per year for Walla Walla and 0.8% per year for Whitman.

The population growth in Clark County has been fueled by a surge in migration from other states, particularly California and Washington.

According to the Census Bureau, Clark County gained 104,866 people from other states, while Walla Walla gained 8,461 people and Whitman gained 8,461 people.

The majority of the migrants moving to Clark County were young adults, aged 25-34, who were seeking better job opportunities and a higher quality of life.

The growth in Clark County has been particularly pronounced in the cities of Hazel Dell, Salmon Arm, and Battle Ground.

These cities have seen significant increases in population, with Hazel Dell growing by 38%, Salmon Arm by 25%, and Battle Ground by 21%.

The growth in these cities has led to an increase in housing prices and a strain on local resources.

The growth in Clark County has also had a positive impact on the local economy, with an increase in employment and a rise in taxable income.

Overall, the growth in Clark County has been a boon for the local economy, but it has also presented challenges, particularly in the areas of housing and infrastructure.

Regional growth

The metropolitan area that includes Portland, Vancouver, and Hillsboro, Ore., grew by 132,138 people from 2010 to 2020, according to the Census Bureau.

The population grew by 1.5% per year, compared to 1.2% per year for the state of Oregon.

The growth in the Portland-Vancouver-Hillsboro metropolitan area has been fueled by a surge in migration from other states, particularly California and Washington.

According to the Census Bureau, the Portland-Vancouver-Hillsboro metropolitan area gained 104,866 people from other states, while the state of Oregon gained 8,461 people and the state of Washington gained 8,461 people.

The growth in the Portland-Vancouver-Hillsboro metropolitan area has been particularly pronounced in the cities of Vancouver, Portland, and Hillsboro.

These cities have seen significant increases in population, with Vancouver growing by 38%, Portland by 25%, and Hillsboro by 21%.

The growth in these cities has led to an increase in housing prices and a strain on local resources.

The growth in the Portland-Vancouver-Hillsboro metropolitan area has also had a positive impact on the local economy, with an increase in employment and a rise in taxable income.

Overall, the growth in the Portland-Vancouver-Hillsboro metropolitan area has been a boon for the local economy, but it has also presented challenges, particularly in the areas of housing and infrastructure.

Neighboring counties

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

In Skamania County, the population grew by 274 people from 2010 to 2020, according to the Census Bureau.

The population grew by 0.8% per year, compared to 1.2% per year for the state of Washington.

In Columbia County, the population declined by 777 people from 2010 to 2020, according to the Census Bureau.

The population declined by 2.8% per year, compared to 0.8% per year for the state of Washington.

In Wasco County, the population grew by 818 people from 2010 to 2020, according to the Census Bureau.

The population grew by 1.6% per year, compared to 1.2% per year for the state of Washington.

In Klickitat County, the population declined by 102 people from 2010 to 2020, according to the Census Bureau.

The population declined by 1.4% per year, compared to 0.8% per year for the state of Washington.

In Benton County, the population grew by 3,573 people from 2010 to 2020, according to the Census Bureau.

The population grew by 4.6% per year, compared to 1.2% per year for the state of Washington.

In Cowlitz County, the population declined by 620 people from 2010 to 2020, according to the Census Bureau.

The population declined by 1.6% per year, compared to 0.8% per year for the state of Washington.

Births, deaths, and migration

Clark County birth rates have remained fairly steady at more than 3,300 a year.

There were 3,483 births in 2010, 3,513 in 2011, 3,544 in 2012, 3,596 in 2013, and 3,757 in 2014.

Death rates tend to hover around 6,000 a year in the county.

There were 5,906 deaths in 2010, 5,979 in 2011, 6,054 in 2012, 6,116 in 2013, and 6,202 in 2014.

The number of people moving to Clark County from other states averages about 3,500 a year.

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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 effect the North County growth and our desire to use our property in a way that will allow us to stay in our community.

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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

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

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