Schroader, Kathy

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

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 Build
able 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 its 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 2.85 persons per household, this land area will
accommodate 138,820 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 councils 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
State Population Estimates

County No. 2 in growth rate

State figures list Vancouver 2nd in net population gain

By PATTY HASTINGS
Columbia 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

Korean War mural dedicated
Population

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 16 percent of that growth.
- Clark County makes up 6.4 percent of the state's total population.

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 1.63 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 are more attracted to metropolitan areas, which are centers of economic activity. Local growth is inevitably attached to our neighborhood. The growth rate of the city is 6.05 percent.

Ridgfield 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 385 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.

Patty Hastings: 360-735-4513; twitter.com/col_caps; patty.hastings@columbian.com

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

<table>
<thead>
<tr>
<th>City</th>
<th>2014 Population</th>
<th>2015 Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>Battle Ground</td>
<td>18,618</td>
<td>18,680</td>
</tr>
<tr>
<td>La Center</td>
<td>3,050</td>
<td>3,100</td>
</tr>
<tr>
<td>Ridgefield</td>
<td>6,035</td>
<td>6,200</td>
</tr>
<tr>
<td>Washougal</td>
<td>6,400</td>
<td>6,490</td>
</tr>
<tr>
<td>Woodland (part of Woodland in Clark County)</td>
<td>15,170</td>
<td></td>
</tr>
<tr>
<td>Yacolt</td>
<td>1,620</td>
<td>1,640</td>
</tr>
</tbody>
</table>

NOTE: Data looks at population estimates from April 1, 2014, to April 1, 2015.

SOURCE: Office of Financial Management

Legislature

From Page A1

contingency."

House Democrats released their latest budget proposal Monday. The plan does not include any new taxes but looks for about $350 million in additional revenue through closing and 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 $567 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
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 further 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 productivity. 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 unemployment insurance can be compared to an alliance between man and a plot of land.

Henry Ford

FIVE ACRES

AND INDEPENDENCE

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

By

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

Special Crop Culturist, U. S. Department of Agriculture; Formerly Head of Horticulture Department, Pennsylvania State College; Horticulturist, Agriculture and Botany Editor, New International Encyclopedia; Garden Editor Pictorial Review and other National Magazines; Lecturer on Horticulture, Columbia University

Author of
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