



David Madore

March 26 at 1 58am

US Census report obsoletes Clark County's Comp Plan

The facts released this week confirm the accuracy of the document presented and published by the councilors on the Grid and dismissed by Clark County Planning staff on October 20, 2015:<https://www.clark.wa.gov/the-grid>

Click to enlarge the posted graphic and then read the councilor document inappropriately rejected by staff here: https://www.clark.wa.gov/102015R_PopulationForecastCorrec

The facts show that Clark County is the fastest growing of the 7 county Portland Metro region That growth exceeds 2% for 2015 and 8% from April 1, 2010 through July 1, 2015.

<http://www.oregonmetro.gov/portland-region-nears-24-milli>

The US Census facts confirm that the 20 year plan pushed by Clark County Planning staff is woefully inadequate and fails to comply with the Growth Management Act's requirement to provide sufficient land for the foreseeable growth.

<http://www.census.gov/quickfacts/table/PST045215/53011>

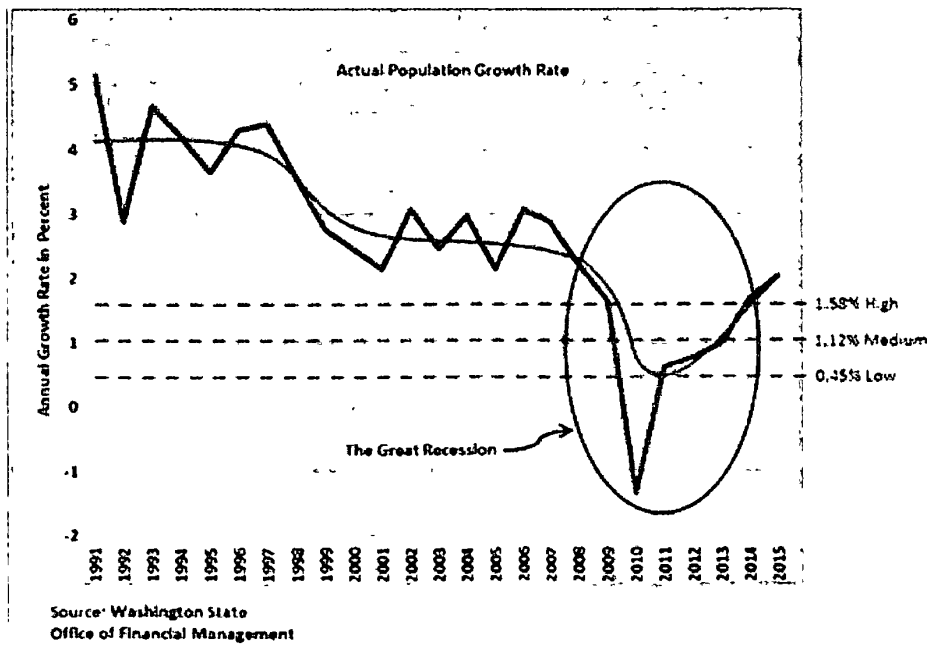
Matters were made worse when Alternative 4 was repealed under the false claim that the "do nothing" plan of Alternative 1 was sufficient to meet the needs of the rural community.

Unless the gross error is corrected, Clark County will continue to be plagued with the same chronic land shortage that reduces the quality of life with ever higher prices for ever shrinking lot sizes.

The resulting scarcity of useful land will continue to violate one of the key goals of the Growth Management Act – affordable housing.

Now that the facts have been confirmed, the responsible correction is to adopt the real numbers and restore Alternative 4 to accommodate the foreseeable growth

There is still time to correct the plan to comply with the GMA and to solve the chronic shortage caused by poor planning. Hopefully, Clark County will plan to prosper rather than planning to fail.



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Brian J Rohan, Jeff Geisler and 18 others

Chronological

1 share

**Sean Plummer** Well, we can hope Or elect leaders who have a clue

Like Reply March 26 at 2 06am

**Brittany Sund** David Madore- why do you think planning staff is against Alternative 4? They have been speaking against it for a while now I would like to know if you think they have another motive to be opposing it besides that they really feel it isn't the best plan. What's your opinion on this?

Like Reply March 26 at 6.47am

**David Knight** It is almost always out of turn to explain the motives of others - unless there is direct evidence from them specifically It would be like asking Moeller why he thinks people want guns All he could do is presume, therefore he would be considered presumptive.

Like Reply March 26 at 9 21am

**Brittany Sund** I'm just asking David Madore's opinion, whether his opinion is accurate or not, I would like to know his thoughts on the matter. But thanks for giving your opinion on me asking someone's opinion

Like Reply 1 March 26 at 2 00pm Edited

**David Clark** Brittany, planners are against alt 4 because they are poorly educated zealots with a mission to change the way we all live See my longer reply in the main thread

Like Reply 1 March 26 at 2 26pm



Write a reply

**Margaret Tweet** Affordable housing requires available and affordable land to build houses/apartments It is vital that the Clark County plan reflect the most current accurate data upon which to base the plan

Like Reply 2 March 26 at 7 47am Edited

**David Clark** Brittany Sund --- "why do you think planning staff is against Alternative 4?"

ME---It is very simple Most planners are shoving their beliefs on the citizens They are NOT BASED ON EVIDENCE, these beliefs are based on a series of untested theories, including a hate of cars and personal mobility Further they generally get their planning degrees WITHOUT taking ANY economics classes, so they do not understand costs

Like Reply March 26 at 5 53pm Edited

**David Clark** Brittany Sund --- "why do you think planning staff is against Alternative 4?" (continued)

ME---Planners generally and falsely believe that

- * People should live in high density instead of single family homes
- * High density saves money It does not Concrete & steel construction is far more expensive than wood
- * Infrastructure is already in place. They ignore the fact that the existing infrastructure is incapable of handling several times more people in the same area, thus all of the pipes will have to be ripped up (and the streets ripped up) and replaced with bigger ones This is very costly compared to digging a trench on vacant land, plopping in a pipe and covering it
- * Making our cities look like Europe will cause people to use transit, like the Europeans Again planners are too ignorant to actually look at the numbers to see that Europeans main mode of motorized travel is the car and that mass transit has been loosing market share for decades (like the USA) They need to browse Eurostat.
- * Creating shortages of buildable land will have no effect on housing cost They are ignorant of basic economics and they ignore the actual data that shows high density makes homes unaffordable everywhere
- * People will switch to inconvenient, slow, costly mass transit, if we just spend enough money on transit They ignore the fact that transit costs about 4-6 times what driving a car costs and thus if everyone took transit, our transit taxes would increase by a factor 4-6 times (that would be about 5 cents/dollar for (C-Tran) on top of the existing 8 cents total tax
- * Preserving farmland is a useful goal, in spite of the facts that small farmers are abandoning farms due to being unable to compete with the more efficient large corporate farms Again they show total ignorance of economics and of reality
- * Sprawl is undesirable and they cite roads lined with strip malls as evidence Again they are too out of touch with reality to realize that it takes a lot of customers to support "roads lined with strip malls", so that is a sign of high density, not of sprawl, which is, by definition, low density
- * High density will avoid us becoming like Los Angeles This can only be considered an outright lie since Los Angeles in the highest density MSA in the USA It DOES NOT SPRAWL, it just has a huge population. Yes, the LA MSA is even denser than New York MSA (New York has a denser core, but MSA includes the whole area)

Like Reply March 26 at 6 00pm Edited



David Clark Since the planners know about that population data, and are ignoring it, this appears to be another criminal act, of falsely testifying, by the planners and perhaps McCauley if they ignored it in their presentations.
Like Reply March 26 at 2 31pm Edited



David Clark David---"Clark County will continue to be plagued with the same chronic land shortage that reduces the quality of life with ever higher prices for ever shrinking lot sizes "
ME --- It is worse than that Once they infill a neighborhood with the high density required in the comprehensive plan, it is destroyed forever since they won't be removing the high density if the plan is brought into alignment with reality
Like Reply March 26 at 2 33pm



David Clark Description of a possible crime, depending on how the dismissal was presented to the board "The facts released this week confirm the accuracy of the document presented and published by the councilors on the Grid and dismissed by Clark County Planning staff on October 20, 2015"
Like Reply Yesterday at 2 07am Edited