

From: [Rebecca Messinger](#) on behalf of [publiccomment](#)
To: [Karen Bowerman](#); [Glen Yung](#); [Michelle Belkot](#); [Gary Medvigy](#); [Sue Marshall](#)
Cc: [Oliver Orjiako](#); [Jose Alvarez](#); [Sonja Wisler](#)
Subject: FW: Council Hearing Public Comment
Date: Monday, May 1, 2023 12:42:00 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Please see the below comments. Thank you.



Rebecca Messinger
Clerk to the Council
COUNTY MANAGER'S OFFICE

564-397-4305



From: Clark County <webmaster@clark.wa.gov>
Sent: Monday, May 1, 2023 11:43 AM
To: publiccomment <publiccomment@clark.wa.gov>
Subject: Council Hearing Public Comment

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Submitted on Mon, 05/01/2023 - 11:43 AM

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Subject

ACE-FOCC letter supporting MID-LEVEL population projection

Date of Hearing

Tue, 05/02/2023

Comment

May 1, 2023

Alliance for Community Engagement (ACE)
Friends of Clark County

Clark County Council and Staff

Dear Clark County Council and Staff:

How Clark County decides to build out over the next 20 to 25 years will affect quality of life for everyone who lives here. Choosing a population projection is a crucial first step in updating the County's Comprehensive Plan. With adoption of this number, Clark County Council has an opportunity to lay the foundation for growth that takes into consideration community health, safety and climate resiliency. A crucial part of these considerations is urban density, which affects affordable housing, transportation, traffic congestion, water supply and air quality.

(Image missing here is in the PDF version of this letter, which was emailed to County Council) Caption: Image from Climate Mapping for a Resilient Washington, a tool created by University of Washington that allows for county-scale climate mapping.

There seems to be a general assumption that increased land supply will automatically make housing more affordable. While that idea sounds sensible, the reality is not that simple. A lot of land in Clark County that is most economically efficient to build on has already been taken. The land that is left often has disadvantages like wetlands, critical habitat or zoning constraints, which means that land has a "lower yield" and is more costly. Current and future renters and homeowners also incur high costs when new building happens beyond city or county services. Up-front costs of basic civil infrastructure like lift stations, roads, water, sewer, transportation and new meters for each residence are shared by new residents and our tax dollars—ultimately making the land and new housing less affordable.

Rush hour congestion to and from Orchards, and the buildout of housing along the NE 179th St./I-5 corridor without adequate roads to accommodate increased traffic so far, are two examples of urban growth that should have been planned better. Higher density within current urban growth boundaries will help us prevent sprawl and get away from auto-dependent transportation, which is a huge source of air pollution.

In short, expanding the urban growth boundary does not guarantee more affordable land or housing. Likewise, unchecked growth doesn't ensure that quality of life will improve in Clark County. The best projection of future population comes from the Washington Office of Financial Management (OFM), which has been historically accurate and well-documented.

(Image missing here is in the PDF version of this letter, which was emailed to County Council) Caption: Image on left from a Clark County Council meeting on 4.5.2023 about OFM population prediction. Image on right from an OFM presentation to Clark County Council on 5.1. 2023.

Please adopt the MID-RANGE population projection, as suggested by the OFM. The citizens of Clark County deserve a thoughtful and convincing explanation of what population forecast you are choosing. This decision affects all of us. Thank you for your consideration.

Sincerely,

Alliance for Community Engagement (ACE)
Friends of Clark County

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