

From: [Rebecca Messinger](#)
To: [Oliver Orjiako](#); [Jose Alvarez](#); [Sonja Wisler](#)
Subject: FW: ICC Employment Lands Comment Letter
Date: Tuesday, February 20, 2024 4:36:22 PM
Attachments: [ICC Employment Lands Comment Letter Clark County 022024.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Hello,

Please see the below email and attachment from Identity Clark County. Thank you!



Rebecca Messinger
Clerk to the Council
COUNTY MANAGER'S OFFICE

564-397-4305



From: Kathleen Otto <Kathleen.Otto@clark.wa.gov>
Sent: Tuesday, February 20, 2024 3:20 PM
To: Rebecca Messinger <Rebecca.Messinger@clark.wa.gov>
Subject: FW: ICC Employment Lands Comment Letter



Kathleen Otto
County Manager

564.397.2458



From: Sean Philbrook <sean@iccbusiness.org>
Sent: Tuesday, February 20, 2024 2:46 PM
To: Glen Yung <Glen.Yung@clark.wa.gov>; Michelle Belkot <Michelle.Belkot@clark.wa.gov>; Karen

Bowerman <Karen.Bowerman@clark.wa.gov>; Gary Medvigy <Gary.Medvigy@clark.wa.gov>; Sue Marshall <Sue.Marshall@clark.wa.gov>; Kathleen Otto <Kathleen.Otto@clark.wa.gov>

Cc: ron@iccbusiness.org

Subject: ICC Employment Lands Comment Letter

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Chair Medvigy, Council, County Manager Otto:

Please accept the attached letter submitted on behalf of the business leaders group Identity Clark County. The letter shares a perspective relative to employment lands as our cities and county explore land allocation while updating the Comprehensive Plan through 2045.

Thank you in advance for your consideration.

Sean Philbrook

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Sean Philbrook, Vice President of Programs
Identity Clark County
360.904.6063



February 20, 2024

Clark County Council
PO Box 5000
Vancouver, WA 98666

Dear Chair Medvigy, Council, County Manager Otto:

On behalf of business leaders across the region, we are writing to share a point of view as our cities and county explore land allocation while updating the Comprehensive Plan through 2045.

This is a critical moment in our region’s development as we contemplate adding another 200,000 residents across Clark County in the next two decades. By 2045, we will be approaching three-quarters of a million residents, continuing Clark County’s trajectory as one of the largest and fastest growing regions in Washington state.

Certainly, continued growth is presenting well-publicized challenges regarding sufficient housing stock of many types. This challenge is being addressed through many policies and through a robust residential construction industry poised to build as quickly as market conditions allow. However, an even greater challenge looms – how can we identify, protect and improve necessary employment land?

Currently, Clark County is working with an assumption that it has employment land identified to support about 65,000 jobs over the next 20 years. The number of acres is overstated, given that remaining employment parcels generally have complex environmental, regulatory and financial challenges that limit their capacity and at times prevent their use for employment. Additionally, growth plans suggest we need land for an additional 85,000 jobs, indicating a land for jobs shortfall for about 20,000 jobs. Furthermore, the models currently being studied barely put a dent in our persistent jobs gap – where about one-third of our workforce travels outside the county for employment. When people leave the community for work, more pressure is placed on the transportation grid and environment, fewer dollars churn in our local economy, and there is less time and energy available for family, school and community participation.

A healthy, resilient economy over the long-term requires that we do everything within reason to protect and improve every single acre of employment land. This includes expanding employment land, redeveloping properties, and if necessary, expanding the Urban Growth Boundary to accommodate job growth. In this manner, people can work close to where they wish to live. If, on occasion, certain properties cannot be improved for employment, we recommend rezoning other parcels to account for the shortfall. While all development generates short-term economic activity, it is employment land that generates long-term economic activity and tax revenue necessary for durable economic vitality.

We ask that you keep this in mind as you work on Comprehensive Plans and as you consider land use amendments in the months ahead. We look forward to collaborating with you on this important work.

Sincerely,

Mark Mantei, Chair
Identity Clark County

Ron Arp, President
Identity Clark County