

From: [Kathleen Otto](#)
To: [Rebecca Messinger](#)
Subject: FW: : Total displacement of future rural population will occur with proposed 2025 Comprehensive Plan
Date: Wednesday, April 17, 2024 9:09:18 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)



Kathleen Otto
County Manager

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From: Clark County Citizens United, Inc. <cccuinc@yahoo.com>
Sent: Wednesday, April 17, 2024 9:05 AM
To: Gary Medvigy <Gary.Medvigy@clark.wa.gov>; Karen Bowerman <Karen.Bowerman@clark.wa.gov>; Michelle Belkot <Michelle.Belkot@clark.wa.gov>; Glen Yung <Glen.Yung@clark.wa.gov>; Sue Marshall <Sue.Marshall@clark.wa.gov>; Kathleen Otto <Kathleen.Otto@clark.wa.gov>
Subject: : Total displacement of future rural population will occur with proposed 2025 Comprehensive Plan

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Clark County Council April 17, 2024

P.O.Box 5000

Vancouver, Washington 98666

FOR THE PUBLIC RECORD

Re: Total displacement of future rural population will occur with proposed 2025 Comprehensive Plan

Dear Councilors,

Clark County Citizens United, Inc. has previously sent you data regarding the Office of Financial Management population projection figures for Clark County. That data 2007 has confirmed Clark County was given two allocations, one for urban and one for rural. The data also confirms Clark County used the rural allotment for the urban growth area.

The definition of "rural" is, "*all land outside the urban growth area*", so

how can it be that Clark County is using the rural distribution in the UGB? At one point the population in the rural area lost approximately 4,000 people. Staff claims occurred because of annexation. But that is not possible. In order for a city to annex land, that land has to be in the UGB. Rural populations are not contained in the UGB and are specific to outside that area.

In the **2004-2007 Comprehensive Plan Buildable Land Report, August 2007, (amended)**, it states on **page 47** that OFM allotted 134,000 rural persons, in addition to the urban population allotment, for the next 20 year period, or until 2024. This is only two years away. The paragraph that states those numbers, also states the county allotted 15,000 to the rural area, and the rest was given to the urban area. That is a profound difference of 119,000 rural people!

5. [2007 Comprehensive Plan](#)

Community Planning

"In September 2007, the Board of County Commissioners adopted an updated Clark County Comprehensive Growth Management Plan. It covered 2007 through 2024, and prepared for an additional 192,635 residents. This plan was updated in June 2016."

Using the adopted policy of 90% urban and 10% rural, ten percent of 192,635 would amount to 19,264 persons for 20 years of the proposed population in the rural area. But they only got 15,000 out of 134,000, which is 4,264 persons short! That equates to 1,640 rural lots.

If we divide 134,000 people by 20 years, it totals 6,700 persons per year. Divide that number by 2.6 persons per lot, equals 2,576 lots per year. If we times that by 20 years, it equals 51,538 rural lots.

If we divide 15,000 by 20 years, it totals only 750 people per year. Using 2.6 persons per lot, equals 288 lots per year. If we times that by 20 years, we would only have 5,760 lots. Currently, the rural areas have a little over 4,000 lots left. Not all of those lots are buildable. When the rural lots are used up, where do future rural people live?

Clearly a total displacement of the rural population will be occurring. It is also clear that a "cap" on rural growth is in place and is the reason. The Councilors must change course.

Sincerely,

Susan Rasmussen, President
Clark County Citizens United, Inc.

P.O. Box 2188

Battle Ground, Washington 98604

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