

From: [Oliver Orjiako](#)
To: [Sonja Wiser](#); [Jose Alvarez](#)
Subject: FW: addendum to equestrian information - Rural Growth Assumptions for the 2025 Clark County Comprehensive Plan Update
Date: Tuesday, May 28, 2024 8:42:40 AM

FYI and for the record. Thanks.

From: Clark County Citizens United, Inc. <cccuinc@yahoo.com>
Sent: Friday, May 24, 2024 7:02 PM
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>; Oliver Orjiako <Oliver.Orjiako@clark.wa.gov>
Subject: Fw: addendum to equestrian information - Rural Growth Assumptions for the 2025 Clark County Comprehensive Plan Update

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FOR THE PUBLIC RECORD AND THE COMPREHENSIVE PLAN
May 24, 2024

Dear Councilors,

Clark County Citizens United, Inc. discussed in this previous email testimony, the economic value of the equestrian community and the need to elevate them to a stature that is higher than what is happening today. That information quoted data from an equestrian publication. But since sending the information, CCCU did more data collection that showed even more emphasis on the economic value of the profession.

The *Clark County 2024 Equine Service Directory*, shows that 414 businesses depend directly or indirectly on equestrian activity. If one averages the individual incomes from all of these businesses to approximately \$25,000 per business, per year, the total comes to \$10,350,000.00, or over ten million dollars per year. But it is likely far more. If the county loses the equestrian community and supporting businesses, they stand to lose, at a minimum, all of the revenue generated from sales, property, license and gas taxes, estimated in the many millions of dollars.

Clearly, this is a profession and business that Clark County can't afford to lose. Farmers market type agricultural activity income, pales in comparison. So why is staff and the councilors not serious over the needs and wants of the equestrian community? Why is the county not accommodating them economically? Such disregard over such a valuable economic engine is a mistake. To focus so much

attention on multi-housing, with much of it subsidized, is a grave mistake of epic proportions. The county can't help the homeless, unless they financially help themselves.

Sincerely,

Carol Levanen, Exec. Secretary

Clark County Citizens United, Inc. P.O. Box 2188 Battle Ground, Washington 98604
E-Mail cccuinc@yahoo.com

----- Forwarded Message -----

From: Clark County Citizens United, Inc. <cccuinc@yahoo.com>

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>; Oliver Orjiako <oliver.orjiako@clark.wa.gov>; wfivancouver@gmail.com <wfivancouver@gmail.com>

Sent: Tuesday, May 14, 2024 at 04:21:04 PM PDT

Subject: Re: Rural Growth Assumptions for the 2025 Clark County Comprehensive Plan Update

Clark County Council
14, 2024
P.O. Box 5000
Vancouver, Washington 98666

May

FOR THE PUBLIC RECORD AND THE COMPREHENSIVE PLAN

Re: Rural Growth Assumptions for the 2025 Clark County Comprehensive Plan Update

Dear Councilors,

Clark County Citizens United, Inc. can clearly see that Clark County is not planning for rural growth. Yet there is a mantra out there demanding the county must “save the farmland”. The question must be asked, what farmland? It is obvious that Clark County is not the miles of flat Willamette Valley farmland, common to the lowlands. Most of the lowland farms of the past are under the city of Vancouver, Hazel Dell, Ridgefield, and other lowland cities. What is left are the hills and mountain areas of the county, where only small parcels are suitable for farming.

But the critical component of farming is the farmer. If you don't have a farmer, you don't have a farm. Very few people can afford to buy larger parcels of land in the county, and can barely afford to buy the small parcels, if they want to farm. The past downzoning has all but eliminated acreage for sale on the market. So what is really being “saved”, with the large lot zoning? The answer is, land for high density housing, to accommodate Portland housing. That picture is pretty bleak, and certainly non-productive for the county. Apartments don't make tax revenue, and with the subsidized housing, they make much less. But they are hard on infrastructure and county services.

In 1994, the mantra was, save the land for high tech development. But we see, the development conditions in Clark County do not support such development. Wafertech (TMSC) expanded to Arizona. Other high tech businesses have closed their doors and gone elsewhere for the same reason. Every time a business considers this county, environmentalism and regulation, shuts them down. They don't want the legal battles, similar to what Granite Construction is going through. Clearly the business model in this county is not working. The Councilors must look at creating a long term robust economy, throughout the county, and that's not going to happen with thousands of subsidized apartments in the cities.

One of the most lucrative businesses in the county, is the Equestrian industry. California and Arizona can attest that activity is on the top of the list for business and tourism income. But Clark County has ignored this industry's needs completely, in the 2025 Plan update. TMSC yearly income in Clark County is approximately \$500 million. The 2019 Equestrian industry income was approximately \$1 million. (\$1,000,000.00.) In comparison, the agriculture industry income, taken from the 2022 USDA Census of Clark County, was only \$58,969.00. There is no comparison. The economic income potential of the Equestrian industry far outweighs the income potential for the agricultural industry in the county. (see copy and pasted 2022 USDA information below).

Market value of agricultural products sold	\$1,000	Total county
income - \$58,969		

Average per farm	
dollars.....	
\$30,601	

Crops, including nursery and greenhouse crops	
...\$1,000	\$35,343

Livestock, poultry, and their products	
.....\$1,000	\$23,626

The Equestrian community does their survey every five years, and the new survey will be coming out soon. It is likely that one million dollars will increase substantially, while the agriculture income will continue to drop.

The Clark County Executive Horse Council puts out a publication/catalog called **the Equine Service Directory** each year. The 2024 edition shows how extensive the equine community is, as it regards the county economy. This is a partial list of the businesses that serve the equestrian community.

1. Animal Abuse Prevention/Recovery
2. Arena footings
3. Arenas/Show Facilities
4. Associations/Clubs/Youth Clubs
5. Clubs/Special Interest
6. Clubs/Breeds
7. Awards/Trophys/Banners
8. Bedding/Shavings
9. Blanket Cleaning/Repair
10. Boarding Facilities (39 facilities)
11. Trails
12. Carriages
- 13.

**Catering/Restuarants 14. Childrens Camps/Parties 15. Chiropractic Doctors
16.Clipper/Blade Sharpening 17. Concrete18. Equine Behavior Specialists 19.
Equine Holistic Health 20. Equine Professionals 21. Equine Transportation
22. Equine Entertainment 23. Equine Team/Sports/Groups 24.Events
25.Farm/Pet Sitting 26.Feed/Farm/Equipment Stores 27.Feed
Supplements/Natural
28. Fencing Contractors/Portable Fencing/Corrals 29. Gifts 30. Graphic
Design 31.Grooming/Body Clipping 32. Hoofcare/Farriers (32)
33.Judges34. Layover Facilities
35. Massage Therapists 36. Mud/Pasture/Manure Management 37. Non-Profit
Organizations
38. Photographers/Equine 39.Riding Instructors/Trainers (46) 40.Rider
Support 41.Saddle Fitting/Custom/Fitting/Repair 42. Stock Removal
43.Tack/Riding Apparel 44.Therapeutic Riding 45.Toxic Plants/Weeds
46.Trailer Sales/Seervice 47.Veterinarians
48.VeterinaryHospitals/Surgical 49.Website/Computer Services
In addition, the CCEHC supports Adopt-a-Horse, Ripleys Horse Aid and
Whipple Creek Restoration Committee.**

These 49+ Equine businesses bring into the Clark County economy, millions of dollars of revenue each year, in goods, services and taxes. None of this can be said of the small agriculture community that is currently doing business in the county. The average agriculture farm income is only about \$2,000 per year per farm. after expenses. Again, there is no comparison. All these 49+ Equine providers are an important part of Clark County's economy and without them, the county stands to lose substantially, in taxes and income. So why wouldn't the councilors want to enhance this industry, and not disable it?

With all the talk about homelessness and housing, the county is forgetting about just who allows these topics to be addressed. It is all dependent on tax dollars and a robust economy. The Comprehensive Plan needs to provide substantial aid to the Equestrian community, for which they must depend upon. To have tunnel vision as to what this county will look like, is folly.

No, the citizens don't want high density, no they don't want large lot zoning that creates high land and housing costs. They do want to preserve the culture within their neighborhoods and communities. The councilors are beholden to create a Comprehensive Plan that is tailored to the wants and needs of the taxpaying citizens, and so far, that is not happening. But it can, and must happen, if we are to create an economically sustainable, vibrant and livable community.

Sincerely,

Carol Levanen, Exec. Secretary

Clark County Citizens United, Inc.
P.O.Box 2188
Battle Ground, Washington 98604

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