

CLARK COUNTY COMPREHENSIVE PLAN UPDATE

MONDAY, JUNE 2, 2025

OPEN HOUSE – PUBLIC TESTIMONY

Vancouver iTech Preparatory School
16100 N.E. 50th Avenue
Vancouver, Washington

7:00 p.m.

TESTIMONY

TRUJILLO: Sylvia, S-y-l-v-i-a, Trujillo, T-r-u-j-i-l-l-o. On behalf of the concerned residents of Ramble Creek Community we submit additional comments to the Council to formally raise objections to several fundamental assumptions and methodologies underpinning the current Draft of the 2025 Comprehensive Plan.

Having reviewed the materials at the iTech public meeting, we attended this public session and carefully reviewed all of the planning materials including the assumptions underlying the proposals. We strongly object to the Council's projection of a total population of 718,154 by 2045 which is used as a basis for proposals 2 and 3 and also results in Proposal 1 falling short per the Council's projections.

This number significantly exceeds the official growth projection provided by the State of Washington and the arbitrary and capricious inflation of this figure has dramatic adverse downstream effect that we believe are unlawful, unsustainable and detrimental to our community.

Specifically, the use of this inflated population projection, one, drives proposals that would rezone agricultural adjacent and residential land and buffer, I forgot what the terminology, the reserve land, each of the Washington State University to business park employment designation.

In conflict, one, with State environmental protection, potentially federal environmental protection; two, public health and livability consideration; three, adjacent farmland preservation goals; and four, the established residential character and farmland character of adjacent areas and subareas that are to enjoy protected status.

Further, the Council relies and is insisting on the use of an outdated methodology to calculate the employments to residential land use mix. This method is no longer reflective of post-pandemic economic patterns including changes in remote work, demand for warehouse and light commercial space and regional shift in economic activity.

Even if the current methodology reviewed correcting the population projection to align with the State's

forecast which is the only reasonable and rational approach would show that over 90 percent of the inventory, in fact, the totality of the inventory needed for both employment and residential needs would be accounted for within the current Proposal Number 1 urban growth boundary; therefore, any action to approve rezoning based on the flawed assumptions would be in our view arbitrary and capricious.

We respectfully urge the Council to immediately take steps to, one, correct the growth projection in the plan to reflect official State level population forecast. Two, reassess the employment to residential methodology in light of contemporary economic data and planning best – reassess the employment to residential methodology in light of contemporary economic data and planning best practices.

Three, reject Proposals 2 and 3 that would rezone critical areas east of Washington State University-Vancouver to preserve the health, safety and environmental integrity of surrounding communities.

Thank you for your attention to these important concerns. We stand ready to collaborate in good faith to ensure the 2025 Comprehensive Plan reflects sound data, sustainable planning and community values. Thank you.