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Councilors, thank you for the opportunity to comment on the Comprehensive Plan update. My name is Diane Dempster, and I live in Clark County.
The County's own studies show there is no need for any expansion of the Urban Growth Boundary to accommodate the anticipated population growth.

In 2016, against legal advice, the County approved Ridgefield's request to expand their Urban Growth boundary to include 102 acres of agricultural land, (commonly known as the "Brown" properties). After that approval, but before the Growth Management Hearings Board ruled on the issue, Ridgefield annexed the property. Subsequently, the Growth Management Hearings Board ruled that the land should not have been de-designated, but later the Courts found that since Ridgefield had annexed the property before the Growth Management Hearings Board decision, the ruling was not binding on Ridgefield. The Brown property remained within city limits and is currently being developed. Richfield is now requesting that the Ag land adjacent to the "Brown" property be de-designated and brought into the urban growth boundary because of its proximity to the now urbanized Brown property. Wrongs do not make a right, and this Council should reject the City's request. We can't afford to keep losing farm and resource land.

Clark County has lost 33% of its agricultural land in the last 5 years. This is alarming! We need farmers and farmland to feed the residents of Clark County. The growing population needs fresh fruit, vegetables and meat to stay healthy. Farmland and farmers of Clark County are very productive, but small parcel sizes, lack of contiguous parcels lands make farming more expensive and difficult. We should zone larger parcels of Agricultural land with surrounding buffer land, so farms can be more profitable. Farmers support the local economy, yet we have not invested in local agriculture or the businesses that support them. We need to invest in local agriculture, building reliable, diverse markets and support services.

We have some best land for agriculture in the Country., but if we continue to allow the unnecessary and likely unlawful, de-designation of those valuable lands, then the only food we have, will travel thousands of miles and will not be fresh. Give agriculture a chance. This is your moment to act; to show you truly support agriculture. Not expansion,

All the info I am relating is for unincorporated Clark County
Start with residents of Sr. Parks to stand or raise your hand. These are our most vulnerable population

, Next residents of family parks are the present and future of Clark County. Please be seated.

All of the following info is from the 2020 US census

Clark county has approx. 2033 mobile home sites, with approximately 5060 people living in these sites

Of these people approx. 2200 or 45.5% of them are Sr citizens and 900 are children.

The average income for Clark County is $125,385

The average income for a family park is $38,000 –$44,000

The average income for Sr parks is $24,000 –$ 31,000. This is VERY LOW income.

The average mobile home site rent for an established resident in a park is $750.00 to $850.00.

New move ins and corporate owned parks is $1050.00 -$ 1250.00

I live in Hazel Dell Estates, a 128-site park, if it were to close today between 165 and 200 residents would be without a home.

The Problem: a place to live in Clark County for a very low-income to an extremely low earners (21,000-44,000) is extremely limited.

As of 12:30 am 10/1/2026 low earners available housing

Single rooms (1)

Studio apt. (2)

One bed apt (4). This is a total of 7 available places to reside

Extremely Low Earners.

ZERO The only way to obtain a home is via section 8 or housing vouchers and there is currently a minimum of 6 months to a maximum of 18 months waiting list.

PLEASE PASS THE MOBILE HOME OVERLAY TO ENABLE EVERYONE TO REMAIN IN THEIR HOMES