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Re: Clark County planning commission hear... People ☆

M.g. Langsdorf Today at 2:11 PM
 To M.g. Langsdorf
 afy1941@gmail.com

From: M.g. Langsdorf <afy5555@yahoo.com>
To: "gordon.euler@clark.wa.gov" <gordon.euler@clark.wa.gov>
Sent: Thursday, September 17, 2015 2:09 PM
Subject: Clark County planning commission hearings on the comp
 plan/growth management plan

Thank you, Mr. Gordy Euler, for assisting me in preparing written comments in the correct format to be submitted to the Clark County planning commission in connection with their review and work on potential amendments to the Clark County's growth management plan/comprehensive plan. I apologize for the lateness of my comments but I only discovered the deadline at 8 AM this morning while reading the Colombian newspaper "article "final comments sought on County growth plan". I initially tried to submit my comments by a Google but somehow Comcast did not cooperate.

I would like to submit three potential amendments: 1) prohibit any oil refineries; 2) prohibit any oil terminals or facilities that store over 100,000 gallons or 2,381 barrels of petroleum products;3) prohibit the establishment of any coal terminals or storage locations containing more than 50 tons of coal.

These recommendations are based on recent train accidents, spills, fires, deaths, and property destruction caused by leaks as it affects number one and two above due to faulty equipment maintained by the railroads. First responders in our County are not prepared for the crisis created by a major fire. (Presently the railroads bring additional fire suppression equipment only by rail.) These uses have the additional potential impact on the Columbia river not only as to humans but to endangered fish species when these petroleum products were brought by rail to our community. Emergency (fire, police, and ambulances) responses for our citizens will be subject to slower response times due to the need to cross rail lines clogged by mile-long trains.

These uses require large tracts of land with limited employment opportunities but with major greenhouse gas problems resulting in negative climate changes which can be very detrimental to our citizens but especially our children and our senior population.

Respectfully submitted, by Michael G Langsdorf who during the late 1970s and early 1980s served as the chairman of the Vancouver planning commission. chairman of the Clark County regional planning agency, and co-chairman of the B-istate advisory commission on all federal funds coming into Clark County WASHINGTON and , Multnomah, Columbia, counties in Oregon in connection with air quality,transportation,,education,, hazardous waste, etc.-

RECEIVED
 CLARK COUNTY
 SEP 17 2015 3:22
 COMMUNITY DEVELOPMENT
 ADMINISTRATION



Michael langsdorf <afy1941@gmail.com>

Expansion of growth management boundary west of La Center

1 message

Michael langsdorf <afy1941@gmail.com>

To: gordon.euler@clark.wa.gov

Thu, Sep 17, 2015 at 3:02 F

Thank you, Mr. Gordy Euler, for assisting me in preparing written comments in the correct format to be submitted to the Clark County Planning Commission in connection with their review and work on potential amendments to the Clark County's growth management plan/comprehensive plan. I apologize for the lateness of my comments but I only discovered the deadline at 8 a.m. this morning when reading in the Colombian newspaper the following two articles "final comments sought on County growth plan" and "La Center sewer plan hits big snag".

I would like to recommend that the urban growth boundary to the west of the city of LaCenter be expanded to contain the tribal grounds located to the west of the present boundaries, but restricted to be only used for commercial, retail or industrial purposes.

LaCenter's present tax base, relies to a large extent, on the card rooms and gambling facilities located therein. When the casino- resort with a hotel and shopping center on this 152 acre site is finally built, these card rooms and gambling facilities will no longer generate the income necessary to sustain the present city government and the services it presently provides to the LaCenter citizens.

"The Cowlitz tribe and the city have had an agreement for a \$14 million project in place since 2011" to extend sewer services to the tribal land. This agreement has been ruled to not be permitted under the present 20 year growth management plan by a Thurston County Superior Court Judge in August of this year."

I believe that the citizens of this city deserve your assistance in retaining and developing their community. The Cowlitz tribe will proceed to develop this land for a casino which will wipe out a major portion of the tax revenues supporting the city since card rooms and gambling establishments presently in place will not be able to compete and the tribe will probably be able to develop a sewer alternative.

I would suggest that the expansion of the growth boundaries be limited to only commercial, retail and manufacturing uses which would generate additional employment opportunities and a higher tax base for the entire county.

Respectfully submitted by, Michael G Langsdorf, who during the late 1970s and early 80s served as chairman of the Vancouver Planning Commission, chairman the Clark County Regional Planning agency, and co-chairman of the Bi-State advisory commission in connection with all federal funds coming into Clark County Washington, Multnomah, Columbia and Clackamas Counties in Oregon in connection with air quality, transportation, education, hazardous waste, land-use and similar other issues.

L

RECEIVED
CLARK COUNTY

SEP 17 2015

3:22 pm

SN

COMMUNITY DEVELOPMENT
ADMINISTRATION

Schroader, Kathy

From: Orjiako, Oliver
Sent: Thursday, September 17, 2015 3:36 PM
To: Euler, Gordon; Alvarez, Jose; Anderson, Colete
Cc: Schroader, Kathy
Subject: FW: Ooops. Final comment on DSEIS and other issues
Attachments: Final DSEIS GMP CCCU input 9 17 15-DTM-2.doc

FYI. Look like an update comment. Thanks.

From: Sydney Reisbick [<mailto:reisbicks@comcast.net>]
Sent: Thursday, September 17, 2015 3:14 PM
To: Orjiako, Oliver
Subject: Fwd: Ooops. Final comment on DSEIS and other issues

Ooops. May I please replace the one I sent with the corrected one?

It is below this line.

Begin forwarded message:

>

Board of County Commissioners
Clark County Planning Commission
Community Planning Staff
c/o Oliver Orjiako, Community Planning
1300 Franklin St
Vancouver, WA 98660

Sydney Reisbick
PO Box 339
Ridgefield, WA 98642

9/17/15

DSEIS and Capital Facilities

Input for the Draft Supplemental Environmental Impact Statement (DSEIS), for the 2016 Growth Management Plan (GMP) Alternatives for the Comprehensive Plan. Please accept this input for the Record.

The bottom line is that the Draft Supplemental Environmental Impact Statement (DSEIS) is not qualitative, and not complete and is an inadequate basis for making a preferred plan. Any Final Alternative which proposes county-wide changes in zoning changes or minimum lot size changes should have a full EIS as well as a new capital facilities plan (CFP).

The DSEIS fails to discuss all the effects of the alternatives on the environment and rural character (Tim Trohimovich). It does not provide quantitative analysis of any of the alternative's impacts on water (streams, aquifers and wells), stormwater/septic tanks, wildlife and fish habitat, resource lands (protection and use there of), infrastructure (traffic trips, utility services), human health (physical and mental), affordable housing, or transit. The DSEIS does not quantify these effects of the alternatives on cities, rural centers or rural life (See David McDonald and Tim Trohimovich; See FOCC member's individual input on many of these). Proposed mitigations are fuzzy or potentially inadequate (same sources) and may not be enforced.

It is very expensive to build the capital facilities that will be needed by any Final Alternative. We are way behind in building those necessary for the growth projected in Alternative 1. The estimated cost of capital facilities for growth in the Alternative (See 2007 Capital facilities Plan) was between \$900 million and one billion dollars. We, the taxpayers, ratepayers, and bond interest-payers, will pay for much of this construction and mediation. We deserve a serious estimation of the cost of these alternatives.

Further costs will come from submitting an alternative that is not congruent with the goals of the state Growth Management Act.

Alternative 1

Alternative 1 is in compliance with the goals of the Growth Management Act.

There is no court case with which it is not in compliance.
There is no GMA case with which it is not in compliance. (See David McDonald for FOCC).

Alternative 1 is not “no growth”. It is growth adequate for expected population growth that we can afford. There are sufficient parcels in both the urban and the rural areas. There are more than enough parcels in the rural area to support a 10/90% urban rural population split.

Alternative 1 has a full EIS and a Capital Facilities Plan. It is not clear whether the County’s current CFP meets GMA concurrency requirement, much less is funded to complete the mandated projects.

If the Final Alternative proposes growth greater than that in Alternative 1, especially in the rural areas, and especially with countywide changes in zoning and minimum lot sizes, both a full EIS and a new CFP must be done.

CCCU Issues

CCCU appeal issues have already been resolved by the WWGMHB, the County and the courts (See David McDonald, submitted 9/14/15).

Property rights: Property rights, as defined by the courts, are security of the right to use your land, not to divide it. If these bodies had ruled that property rights meant that your individual property rights were being violated, then people **would** be suing the county to allow for them to divide and sell their lands.

Variety in sizes of rural lots: In Alternative 1, Clark County has an approved variety of rural parcel sizes: Regular rural area has parcels of 20, 10 and 5 acres. Rural centers have lots of 1.5, 2.5 and 5 acres. Further, a court just ruled in a Kittitas County appeal that 3 acres are not rural because they could not demonstrate that 3-acre parcels would maintain rural character (Ed Bane, Supreme Court of Washington, Feb. 23, 2015.)

Definition of farmland in farming zone: CCCU has held that only classes 1 and 2 of farm soils should be considered for farming zones and has shown maps that show zones larger than those two classes of farmland. However, the past maps have been based on using all appropriate soli classes and those classes are entirely congruent with the current zones, and this has been approved for Alternative 1 (See David McDonald, map input for FOCC).

CCCU has not been shut out of the process, as they have been involved from the very beginning (David McDonald, submitted 9/14/15).

The rural area has not been frozen for 20 years. On the average over 20 years, Clark County has been issuing over 600 new building permits a year. They have lowered the rural minimum lot size to 5 acres for one zone. A cluster ordinance has been added. Code has been added for wineries, kennels and worker housing. The County has allowed detached Guest Houses. A proposal for an Alternative Access Dwelling Unit (not combined with a guest house) is in discussion.

Again, the bottom line is that the Draft Supplemental Environmental Impact Statement (DSEIS) is both not complete and not qualitative. It is an inadequate basis for making a preferred plan. Further, any Final Alternative, that proposes countywide changes in zoning or minimum lot size changes, is not congruent with the goals of the GMA. Any such plan must have a full EIS as well as a new capital facilities plan (CFP).

Anderson, Colete

From: Orjiako, Oliver
Sent: Thursday, September 17, 2015 4:08 PM
To: Euler, Gordon; Alvarez, Jose; Anderson, Colete
Cc: Schroader, Kathy
Subject: FW: Public Comment on the Comprehensive Growth Management Plan
Attachments: McIsaac CMP Comment Letter 091715.docx

FYI AND FOR THE RECORD.

From: DONALD MCISAAC [<mailto:donaldmcisaac@msn.com>]
Sent: Thursday, September 17, 2015 4:06 PM
To: Orjiako, Oliver
Subject: FW: Public Comment on the Comprehensive Growth Management Plan

My apologies on the misspelling of your name on the letter.

From: donaldmcisaac@msn.com
To: comp.plan@clark.wa.gov
CC: david.madore@clark.wa.gov; tom.mielky@clark.wa.gov; jeannie.stewart@clark.wa.gov
Subject: Public Comment on the Comprehensive Growth Management Plan
Date: Thu, 17 Sep 2015 15:54:47 -0700

Please see the attached letter providing a recommendation for Alternative 4 as the preferred alternative and comment on the draft SEIS document.

Thank You,

Donald McIsaac

Anderson, Colete

From: DONALD MCISAAC <donaldmcisaac@msn.com>
Sent: Thursday, September 17, 2015 3:55 PM
To: Cnty 2016 Comp Plan
Cc: Madore, David; tom.mielky@clark.wa.gov; jeannie.stewart@clark.wa.gov
Subject: Public Comment on the Comprehensive Growth Management Plan
Attachments: McIsaac CMP Comment Letter 091715.docx

Please see the attached letter providing a recommendation for Alternative 4 as the preferred alternative and comment on the draft SEIS document.

Thank You,

Donald McIsaac

September 17, 2015

Mr. David Madore, Chairman of Clark County Board of Councilors
Mr. Tom Mielky, Clark County Councilor
Ms. Jeannie Stewart, Clark County Councilor
1300 Franklin Street
Vancouver, Washington 98680

RE: Comment on the Clark County 2016 Comprehensive Growth Management Plan Update and associated August 15, 2015 Draft Supplemental Environmental Impact Statement (SEIS)

Dear Councilors,

Please consider these comments on 1) the preferred alternative you are scheduled to select on October 20, 15 to update Clark County's Growth Management Plan, and 2) the draft Supplemental Environmental Impact Statement analytical document.

Recommendation for a Preferred Alternative

We recommend a properly adjusted Alternative 4 as your most reasonable choice for a preferred alternative. I won't repeat here the verbal testimony in support of this recommendation made by myself on September 3, 2015 and my son Adam McIsaac on September 10, 2015 on behalf of our extended family and various neighbors; I understand this is part of the electronic record and you are able to review it at your convenience. However, some key justifications for this recommendation include the following:

- There have been no growth management policy changes for rural areas in the past 20 years since the 1994 Comprehensive Management Plan, including the 2007 update process. Adopting Alternative 1 would be a decision for no policy changes for another 20 years. It is not reasonable to freeze rural areas with no policy changes for a period of 40 years.
- Alternative 2 is only slightly different than Alternative 1, and is also not reasonable for rural areas.
- Providing for the limited policy changes in Alternative 4 provides for important social and economic benefits in rural areas, in a manner consistent with goals and objectives in the Growth Management Act.
- Criticisms and concerns about possible negative effects of Alternative 4 you have heard in public testimony about Alternative 4 are inaccurate and exaggerated.

In terms of general area refinements of the Alternative 4 as currently described, there are areas in the Hockinson and La Center rural areas where additional changes to FR-10, AG-5, and R.2.5 should be implemented to achieve better alignment with the predominant lot size of the sub-area in a manner consistent with the local rural character.

Comments on the draft SEIS Document

The draft SEIS represents a concedable initial draft of some of the analytical requirements of SEPA, but needs considerable additions and adjustments between this draft stage and a final SEIS to effectively serve as a neutral analysis of the environmental impacts four alternatives in the context of Growth Management Act, other applicable law, public input, and the policy decision making authority of the Board of Councilors. When you review all the comments received during this open comment period and consider how to advance this draft to a final analytical document on October 20, 2015, it is appropriate to task staff with making the necessary adjustments, corrections, and additions to insure that the document adequately supports review by State authorities of the preferred alternative.

We cannot submit an extensive or detailed list of problems and recommended changes to the draft SEIS document, given the short time provided for a private citizen with previously scheduled obligations during the August 15 – September 17, 2015 timeframe. However, some problem areas that need to be addressed include the following:

- Additional Growth Management Act context needs to be added, particularly with regard to its provisions that speak to the consistency of Alternative 4 with Growth Management Act goals and objectives.
- There are various locations in the document where the neutrality of the narrative can be questioned, with a bias towards maintenance of status quo (Alternative 1). This important document needs to be completely balanced with regard to existing or omitted statements that achieve this.
- A thorough review for numerical inconsistencies, such as the number of buildable lots cited early and later in the document, needs to be completed and all errors corrected.
- There appears to be a number of technical corrections needed, such as the count of buildable lots in Alternatives 1, 2 and 3. It appears many lots without buildings on them are counted as buildable, even though they are in unbuildable areas as a result of protective regulation or natural configuration.
- Ranges around the various assumptions, such as those listed in Table S-1, need to be presented, and information on very recent trends since the turn-around of the 2008 economic recession also need to be presented.
- Greater detail needs to be included on the justification basis for Alternative 4.
- Great detail needs to be included in the rationale for the inclusion of the rural changes included in Alternative 2.
- Context of the social and economic benefits of policy changes need to be included, as well as specific analysis.
- Consistency of the alternatives with other Comprehensive Management Plans of other counties in Washington State should be added.

Again, this is not to be viewed as a complete list of areas that should be addressed to make for a more accurate, neutral, and thorough analytical document. We encourage you to task the staff with a full review and attention to at least these areas.

There is a perspective that only natural environmental impacts should be included in SEIS of this nature. While the final SEIS should include descriptions of such effects, as is in the current document, there is no limitation of providing additional analysis useful and appropriate to you in your selection and defense of the preferred alternative. However, if you deem it is inappropriate to include such information as social and economic benefits, analysis of policy consistency with the Growth Management Act within the SEIS document, you should task staff with providing independent White Papers on these important topics.

Thank you for your extensive work on this matter that is so important to rural citizens of Clark County.

Sincerely,



Donald O. McIsaac, Ph. D.

Cc: Mr. Mark McCauley, County Manager
Dr. Oliver Orijako, Lead Agency Designee
Mr. Gordy Euler, Project Proponent and Manager

Anderson, Colete

From: Kerri Altom <kerrialtom@gmail.com>
Sent: Thursday, September 17, 2015 4:09 PM
To: Cnty 2016 Comp Plan
Subject: Comprehensive Plan Comments, resending.

Attn: Oliver Orajiako

Please note, I am resending this email as I did not receive a confirmation when I sent this second set of comments about 10 minutes ago. The original of this WAS send within the public comment period, but I believe an electronic error may have occurred. Please do submit these comments for the public record. Thanks, Kerri

I am writing in opposition to Alternative 4 on the grounds that it contradicts the letter and spirit of the law. The Washington State Growth Management Act asks us to budget responsibly for our growth by designating supplies of land, water and other resources reasonably matched to demand. Proper implementation of the GMA should provide for our best economic interests. Alternative 4 fails to do this.

Government is not supposed to be picking the winners and losers in our economy in general, and specifically in this case, a responsible government decision should not skew our community's housing marketplace. In the case of Alternative 4, our county government would add too many of the wrong lands to the market, making it relatively cheap and easy to build sprawling development on our farm and forest lands when the demand for close-in, urban housing is not being met.

I live in Fisher's Landing, a nicely planned community on the East side of Vancouver where we benefit from the wisdom of thoughtful community planning. We see a huge increase in demand for low maintenance homes with high density here and around our city, people looking for neighborhoods near schools with walking and biking options. I know families who have spent years pre-approved for a home loan, but living in nearby apartments, because they were hunting for a home close to their jobs in Columbia Tech Center. As we continue to build our base of high tech and new economy jobs, the demand and competition for close-in housing increases.

For families who want a big house with a yard, there is plenty of supply in Clark County. Those houses sit on the market for months. And that supply has for too long diluted the options for others who struggle to find homes with the amenities of a well-planned urban neighborhood. People of all ages and situations are eager to live in communities with sidewalks and bike paths near good schools, parks and restaurants.

Young couples, empty nesters, and even families with kids are opting for a different lifestyle. Many don't want to spend their weekends grooming a lawn, and they don't want to spend a fortune on tools and equipment. They want to walk to a local coffee shop, catch a bus to the Farmer's Market, or bike down to and along the river. They want to get to know their neighbors while watching their kids play together at the local park. They want to spend their weekends at soccer games, on family hikes, in the mountains or on the coast. To be mindful of the way these citizens choose to live and work, and to plan for and provide this type of housing and amenities is one of the best economic development decisions we could make at for our County's future. Investing in urban villages will position us to attract new businesses to locate here, and it will encourage our own homegrown businesses to stay here.

But Alternative 4 undermines this economic opportunity. Even though high density neighborhoods with small village cores are the housing of future. Even though Clark County is well positioned to create these housing and business options. And even though many of our local builders are eager to start providing these types of communities, it has been too slow to happen. As long as we're supplying huge tracts of greenfield land for development by national builders, we are undermining the economic equation. The higher density housing options are a bit more complicated to plan and permit, making it hard for our small local builders to compete as long as it's faster, easier and more profitable for builders to sprawl into our agricultural lands.

This is how opening rural lands for housing developments skews the marketplace- giving more power to the bigger players on the supply side and less power on the demand side of the economic equation. We have builders coming here from around the country, eager to gobble up our agricultural and forest lands, where they can plat out a grid of lots, build whatever floor plans they've been building for the last 10 years, and pocket some serious profits. Cheap and open rural land attracts these builders to come here and follow the plans they've executed across the rest of the country, which is greenfield development of subdivisions.

These subdivisions are the opposite of what our community needs right now. They don't make financial sense: they cost more in public services; and, they increase in taxable value at a slower rate than developments that are closer into towns and services. They don't provide the quality of life that the majority of families are looking for: sprawling subdivisions demand more time in our automobiles just to run errands or shuttle kids; commute times increase; and, all this time adds up. Families are desperate to reduce this time in our cars and spend it instead with our families, cooking meals together, walking the neighborhood, visiting with friends as our kids play together in the park.

Alternative 1 will best serve the financial interests of the citizens of Clark County. Looking at the economics of this decision, selecting Alternative 4 would be a case of our elected officials choosing short term personal profits for a few over the long term best financial interests of the majority in our community.

Respectfully Submitted,

Kerri Altom

Friends of Clark County

Board of Directors

Anderson, Colete

From: Kerri Altom <kerrialtom@gmail.com>
Sent: Thursday, September 17, 2015 3:55 PM
To: Cnty 2016 Comp Plan
Subject: Comprehensive Plan Comments

Attn: Oliver Orjiako

I am requesting that the following letter be part of the public record, as submitted within the public comment period for the Comprehensive Plan Update.

I am writing in opposition to Alternative 4 on the grounds that it contradicts the letter and spirit of the law. The Washington State Growth Management Act asks us to budget responsibly for our growth by designating supplies of land, water and other resources reasonably matched to demand. Proper implementation of the GMA should provide for our best economic interests. Alternative 4 fails to do this.

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and equipment. They want to walk to a local coffee shop, catch a bus to the Farmer's Market, or bike down to and along the river. They want to get to know their neighbors while watching their kids play together at the local park. They want to spend their weekends at soccer games, on family hikes, in the mountains or on the coast. To be mindful of the way these citizens choose to live and work, and to plan for and provide this type of housing and amenities is one of the best economic development decisions we could make at for our County's future. Investing in urban villages will position us to attract new businesses to locate here, and it will encourage our own homegrown businesses to stay here.

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Respectfully Submitted,

Kerri Altom

Friends of Clark County

Board of Directors

2016 Comprehensive Plan Proposed Alternatives Analysis

What are your thoughts on the 2016 Comprehensive Plan proposed alternatives analysis?

All Statements sorted chronologically

As of September 17, 2015, 4:01 PM



As with any public comment process, participation in Engage Clark County is voluntary. The statements in this record are not necessarily representative of the whole population, nor do they reflect the opinions of any government agency or elected officials.

2016 Comprehensive Plan Proposed Alternatives Analysis

What are your thoughts on the 2016 Comprehensive Plan proposed alternatives analysis?

As of September 17, 2015, 4:01 PM, this forum had:

Attendees:	94
All Statements:	14
Minutes of Public Comment:	42

This topic started on August 4, 2015, 3:52 PM.

2016 Comprehensive Plan Proposed Alternatives Analysis

What are your thoughts on the 2016 Comprehensive Plan proposed alternatives analysis?

Eric Hale inside Clark County (on forum)

September 17, 2015, 3:12 PM

One of the most attractive aspects of living in Clark County is its rural character. Alternates 2 and 4 don't do enough to preserve this beautiful and productive area and 4 even contributes directly to it's decline. Alternate 1 seems to maintain the best aspects of our quality of life but I do see some benefit in the ability of cities to expand their urban growth area limits in Alternate 3.

As much sympathy I may have for farmers who wish to sell part of their land during lean years, development is a one way process and those broken up lots can't be reasonably restored when times are good again. The resulting slapdash development pattern puts too great a strain on planning and services which the underlying property tax gains from the new lots will never be able to support. It also severely limits the ability of the area to attract large companies who need contiguous land for large projects that create jobs. The resulting 1-5 acre lots created by this pawnshop technique of farm preservation are too often changing prime farmland into giant lawns with giant houses. This puts further strain on the remaining farms for such issues as water rights and creating sprawl.

Vicky Ridge-Cooney inside Clark County (on forum)

September 17, 2015, 2:10 PM

Alt 1 protects the taxpayers and environment of Clark County. Projected growth can be accommodated within the existing urban growth boundaries. Other alternatives will lead to increased urban sprawl and expensive impacts to police, fire, transportation, and education. As pointed out in the draft EIS, increasing the area of urban development leads to degradation of water quality and fish and wildlife habitat. I predict that adopting Alt 4 would lead to expensive appeals and lawsuits under the Growth Management Act. Please, Clark County decision makers use our money wisely.

D Olson inside Clark County (on forum)

September 17, 2015, 1:56 PM

I prefer Alt One or Three, but am strongly opposed to Alt Four. Alt Four is a last minute alternative which has not been scrutinized by professional planners or public participation with the same degree of intensity as the other options. The adoption of Alt Four and its emphasis on small lot developments will, within a few years, require the County to extend, and pay for, a much higher level of urban services and major capitol expenditures at a much higher cost than any of the other options.

Terry Conner inside Clark County (on forum)

September 17, 2015, 10:58 AM

I support Alt 1, not because I believe that status quo is the best option long term, but because it is the best option now. Until a more realistic and accepted plan is presented, vetted and evaluated by environmental and community studies, we must not "re-create the wheel" at the whim of an unethical Council member. The political motives of Clark County Citizens United and Councilor David Madore are wholly responsible for the illegitimate creation of Alt 4. I am completely against Alt 4.

1 Supporter

Suzanne Kendall inside Clark County (on forum)

September 17, 2015, 10:36 AM

2016 Comprehensive Plan Proposed Alternatives Analysis

What are your thoughts on the 2016 Comprehensive Plan proposed alternatives analysis?

I am in full agreement with these two positions submitted previously:

1. To allow for the transition to a home rule county to fully complete: Clark County is in a transition year in terms of implementing the voter approved home rule charter. In this exceptional circumstance, it makes sense to me to postpone the deliberations and recommendations of changes to the current Comprehensive Plan until the two new councilors are elected and seated in January 2016.

2. To allow staff to address information gaps: As many who have testified have noted, the DSEIS that is under review is inadequate in its evaluation of the cumulative impacts of Alternative 2 and Alternative 4. Given the scope of potential environmental impacts of the creation of 8,200-12,400 new rural "lots" that these two alternatives allow, it seems that a full EIS would better provide a thorough analysis upon which informed decisions could be made. And, as others have testified, there are also economic impacts inherent in each alternative that have not been thoroughly investigated and deliberated. Susan Rasmussen of Clark County Citizens United suggested in her letter to the editor, published in the Columbian on August 3, 2015, "Common sense would dictate that if the planners and elected leaders callously down-zoned thousands of acres, (in the 1990s) surely an economic analysis would be a prime consideration...this is required under the state Growth Management Act. This has not been done in Clark County." Surely we would not choose to make the same mistake twice and up-zone thousands of acres without first doing a thorough economic analysis. In my opinion, to do so is akin to hoping that somehow two wrongs will magically create a right.

Suzanne P Kendall
Vancouver WA 98683

Roseann Thomsen inside Clark County (unverified)

September 17, 2015, 7:36 AM

Having lived in rural Clark County for 30 years, I believe the current growth management plan is satisfactory. Alternative 4 will benefit individuals that currently own large parcels, but would negatively impact their neighbors and local towns as infrastructure needs grow. Benefiting a few at the cost of many is short-sighted. The environmental, social, and economic impact does not pencil out in a positive way for our community.

Name not available (unclaimed)

September 16, 2015, 5:55 PM

The alternatives outlined in the draft EIS each have their degree of unavoidable adverse effects. We strongly oppose Alternative 4, as it has the highest potential for negative impacts among all of the presented alternatives, could promote extensive and excessive growth in the county, and could affect the largest amount of acreage. We are alarmed at Alternative 4's proposal to allow dramatic reduction in rural lot sizes. Perhaps instead Clark County should be exploring strategies that would allow large tracts of forested and/or rural lands to remain in their original uses in a way that is not just feasible, but profitable, for the property owner. We oppose Alternative 2 for much the same reasons.

We have no real objections to either Alternative 3, which would address cities' concerns and allow growth within their respective communities. We believe developed portions of communities should be consolidated with their infrastructure development, and not scattered. We also have no objection to the no-action alternative that

2016 Comprehensive Plan Proposed Alternatives Analysis

What are your thoughts on the 2016 Comprehensive Plan proposed alternatives analysis?

would maintain the existing 2007 Comprehensive Plan.

When viewing the various county maps, it appears evident that there has not been historically controlled human growth in Clark County, regardless of past growth management plans and guidelines. And this human growth continues to expand cumulatively into otherwise non-intruded and undeveloped areas. The maps show mosaics of various land uses, such as residences, businesses, infrastructure development, support facilities, and so on, which implies uncontrolled and unregulated past human growth. This has allowed individuals to create their residences, their businesses, secondary businesses, roads and small support businesses, stores, shops, without structured guidelines and constraints.

Our principal concerns of the current growth management plan draft EIS, on which a preferred alternative should be selected, are:

1. Preservation of continuous tracts of undeveloped rural, farm, and forested properties in the county.
2. Prevention of future human intrusion into undeveloped and non-impacted forested, rural, wildlife habitat, and farmland.
3. Maintaining and addressing the historic, cultural, rural, and cultural perceptions of the county in this planning effort.
4. Consolidating human development in already impacted/developed areas. The current planning effort does not seem to have covered these important issues in appropriate detail. And we do not perceive the term "mitigation" as an appropriate or acceptable means to compensate for unavoidable long-term effects.

We believe more controlled growth, and efforts to enhance the county's agricultural base, are important to Clark County and its residents, than creating thousands of rural lots that will adversely impact taxpayers, the environment, and cultural values.

Carl and Colleen Keller
Brush Prairie, WA
ckeller360@q.com

Name not available (unclaimed)
September 15, 2015

September 15, 2015, 3:55 PM

Planning Commission
Board of County Councilors
c/o Oliver Orjiako, Director
Clark County Community Planning
1300 Franklin St.
Third Floor
Clark County, WA 98660

Dear Planning Commissioners and County Councilors,

2016 Comprehensive Plan Proposed Alternatives Analysis

What are your thoughts on the 2016 Comprehensive Plan proposed alternatives analysis?

I am writing in support of your adopting proposed Alternative 1 as an interim preferred option to the GMA Comprehensive Plan. I am in accord with others who have already testified in favor of this option. These are my reasons:

1. To allow for the transition to a home rule county to fully complete: Clark County is in a transition year in terms of implementing the voter approved home rule charter. In this exceptional circumstance, it makes sense to me to postpone the deliberations and recommendations of changes to the current Comprehensive Plan until the two new councilors are elected and seated in January 2016.
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Though some have testified characterizing Alternative 1 as a "no action" alternative, planning commissioner Ron Barca explained quite simply in the joint hearing on September 10, 2015, that "no action" is not an accurate description of Alternative 1. Rather, Alternative 1, and the assumptions and projections upon which it is based, provides plenty of room for growth over the next couple of years. And the environmental impacts and costs to taxpayers and ratepayers are fairly well understood.

I also want to call attention to two themes that I have heard frequently in recent testimony by citizens: 1) a hearkening back to a past and to remembrances of future possibilities once held dear, the promise of which was perceived to have become thwarted by public policy decisions and 2) an assertion that private property rights are a more important community value than the common good. The Growth Management Act and Comprehensive Plan are intended and designed to plan for the future, not to preserve or restore the past. The GMA Comprehensive Plan is intended to be a place-based approach for managing growth, grounded in local conditions, constraints, and culture and looking towards a community vision of a desired future. I urge planning commissioners and county councilors to stay true to an orientation to the future grounded in Clark County circumstances and to balancing the diverse interests of individuals with the common interests of our entire urban-rural community of Clark County.

In this regard, I suggest loosening lingering attachments to the way things used to be and embracing future scenario planning as a way to open up everyone's thinking and visioning about what a comprehensive plan could look like that addresses, balances, and integrates the diversity of interests and values in our community. Most of the testimony I have witnessed in these matters perpetuates historical "us vs. them" thinking and does not look to a future in which the social and cultural makeup of our county will be increasingly more diverse than it is now and in which projected impacts from various climate change scenarios will demand new ideas about how we are going to live together in ways that don't further existing income inequalities and that assures there

2016 Comprehensive Plan Proposed Alternatives Analysis

What are your thoughts on the 2016 Comprehensive Plan proposed alternatives analysis?

is adequate food, water and shelter for everyone. Most economic, business, and political analysts agree that the pace and complexity of change will continue to increase. Holding to the past and to 20th century possibilities will not prepare us for the uncertain future we are facing in the 21st century.

It is my testimony that to intelligently prepare for our future and our children's and grandchildren's future, we need more facts and more time for creative thinking and problem-solving before committing as a community to changes in the existing Comprehensive Plan. Adopting Alternative 1 as short term interim plan creates the time and space during this exceptional time of transition in government to 1) get all the elected decision-makers seated; 2) allow planning staff to address information gaps and analyses, and suggest some possible future scenarios; and 3) allow for thoughtful citizen deliberation and engagement around designing a preferred future vision for Clark County –one that truly balances and integrates the present diversity of interests and values among citizens and provides a foundation for a future of thriving resilience for all people, regardless of their race, creed, or income level.

Sincerely submitted,

Heather Tischbein
1119 NW 131st Way
Apt. A
Vancouver, WA 98685
September 15, 2015

Planning Commission
Board of County Councilors
c/o Oliver Orjiako, Director
Clark County Community Planning
1300 Franklin St.
Third Floor
Clark County, WA 98660

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2016 Comprehensive Plan Proposed Alternatives Analysis

What are your thoughts on the 2016 Comprehensive Plan proposed alternatives analysis?

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Apt. A
Vancouver, WA 98685
September 15, 2015

Planning Commission

2016 Comprehensive Plan Proposed Alternatives Analysis

What are your thoughts on the 2016 Comprehensive Plan proposed alternatives analysis?

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1 Attachment

https://pd-oth.s3.amazonaws.com/production/uploads/attachments/13g7b0itgi80.560/September_15_2015_letter_to_Planning_Commission_and_BOCC.doc
(28.5 KB)

Name not available (unclaimed)

September 11, 2015, 9:12 AM

Alternate One Best!

Name not available (unclaimed)

September 4, 2015, 6:37 AM

Alternative 4 please.

mike yancey inside Clark County (on forum)

September 3, 2015, 11:58 PM

This is another power play by David Madore to get what he wants in this county ,total control over the county.

1 Supporter

Name not available (unclaimed)

August 11, 2015, 7:17 AM

Well I certainly think Alternative four is not a good choice at all. It would certainly create rural spawl. This is not a viable alternative in any way, shape, or form. There is not enough Infostructure to support it. Property owners

2016 Comprehensive Plan Proposed Alternatives Analysis

What are your thoughts on the 2016 Comprehensive Plan proposed alternatives analysis?

may think they want it, but wait until it happens and see who the first people to complain are. You like your peace and wide open space don't you?....that will be all gone people....Really a bad bad idea...

Name not available (unclaimed)

August 6, 2015, 7:52 AM

Table the entire Plan until a THOROUGH study has been done on long term effects of URBAN SPRAWL in rural Clark County. (Environmental is only a small part of the total effect on the land and resources!)

Name not shown inside Clark County (on forum)

August 6, 2015, 7:15 AM

Alt 4 should be tossed. It was drafted by a non-union employee which is in violation of contracts. Otherwise Alt 2 appears to have a good balance and the biggest concern we have is ground watr protection of small personal wells due to sprawl.

2 Supporters



September 16, 2015

Clark County Community Planning
Attn: 2016 Comp Plan Record
PO Box 9810
Vancouver, Washington 98666-9810

Dear Sirs and Madams:

Subject: Comments on the Draft Supplemental Environmental Impact Statement for the Clark County 2016 Comprehensive Growth Management Plan Update (August 2015) relating the Ridgefield urban growth area expansion.

Sent via overnight delivery with enclosures and via email to:
comp.plan@clark.wa.gov

Thank you again for the opportunity to comment on the *Draft Supplemental Environmental Impact Statement (Draft SEIS) for the Clark County 2016 Comprehensive Growth Management Plan Update*. In Futurewise's September 10, 2015 comment letter on the *Draft SEIS* we expressed concern that the Draft SEIS did not identify as one of the adverse impacts of Alternative 3 that the Ridgefield urban growth area expansion violated the Growth Management Act (GMA). This letter will show that the urban growth area (UGA) expansion violates the GMA for three independent reasons. First, under the GMA determinations as to agricultural lands of long-term commercial significance are to be made area-wide. The Ridgefield UGA expansion is only focusing on a small area violating this requirement. Second, the land proposed for an expansion meets the GMA requirements for agricultural land of long-term commercial significance and so cannot be included in an urban growth area unless the county or Ridgefield adopts a purchase or transfer of development rights program applicable to the property and retains its agricultural comprehensive plan designation and zoning. Third, the *Clark County Buildable Lands Report* shows that Ridgefield has a surplus of 280 net acres of residential land at the very low density of six dwelling units per acre and a surplus 168 net residential acres at the observed density.¹ So the SEIS should identify these GMA violations as disadvantages of Alternative 3.

Futurewise is working throughout Washington State to create livable communities, protect our working farmlands, forests, and waterways, and ensure a better quality of

¹ *Clark County Buildable Lands Report* pp. 9 – 10 (June 2015) accessed on Sept. 14, 2015 at: http://www.clark.wa.gov/thegrid/documents/061015WS_2015BUILDABLE_LANDS_REPORT.pdf and enclosed with the paper original of this letter.

life for present and future generations. We work with communities to implement effective land use planning and policies that prevent waste and stop sprawl, provide efficient transportation choices, create affordable housing and strong local businesses, and ensure healthy natural systems. We are creating a better quality of life in Washington State together. We have members across Washington State including Clark County.

Ridgefield urban growth area expansion violates the GMA because the agricultural comprehensive plan de-designation does not take an area-wide approach

In *Futurewise v. Benton County*, the Growth Management Hearings Board reversed a county de-designation of agricultural lands of long-term commercial significance to put the land in an urban growth area.² The Board wrote:

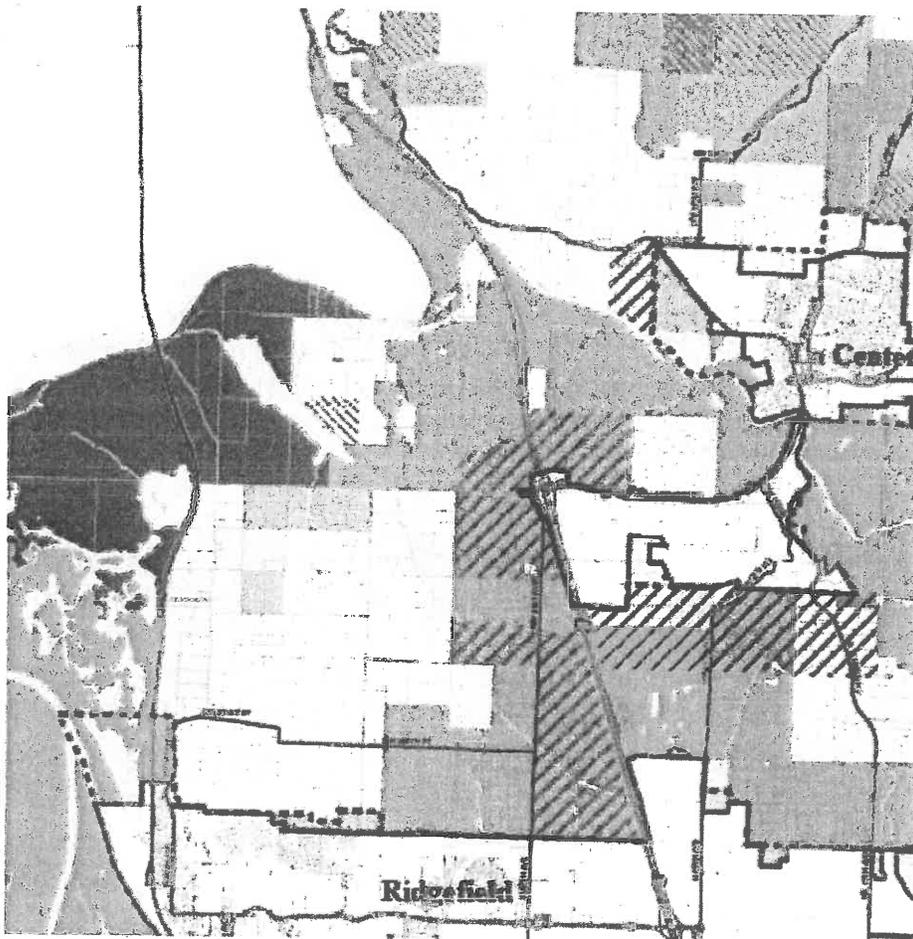
The Board considers Benton County's de-designation of agricultural lands for this small section of land, in isolation from a much larger County or area-wide study to be inappropriate and, by de-designating lands that qualify as agricultural lands of long term commercial significance, the County violated WAC 365-190-050 and corresponding GMA sections RCW 36.70A.030, RCW 36.70A.050, and RCW 36.70A.170.³

Like 1,263 acres de-designated in *Futurewise v. Benton County*, the 111 acres that is proposed to be dedesignated and included in the Ridgefield UGA is part of a larger area. The excerpt from the *County/UGA Comprehensive Plan Clark County, Washington* shown below documents that the Agriculture designation runs from Ridgefield north to north of La Center. So just considering the dedesignation on the 111 acres violates WAC 365-190-050 and corresponding GMA sections just as the land dedesignated in *Futurewise v. Benton County* did. The comprehensive plan map legend and the map follow on page 3 below.

² *Futurewise v. Benton County*, GMHB Case No. 14-1-0003, Final Decision and Order (Oct. 15, 2014) at 37 of 38 accessed on Sept. 16, 2015 at: <http://www.gmhb.wa.gov/LoadDocument.aspx?did=3658>

³ *Id.* at 35 of 38.

URBAN	Rural-10	OVERLAY	Urban Growth Boundary
Urban Low Density Residential	Rural-20	Urban Reserve	City Limits
Urban Medium Density Residential	Rural Center Residential	Industrial Urban Reserve	Rural Center
Urban High Density Residential	Rural Commercial	Railroad Industrial Urban Reserve	Three Creeks Special Planning Area
Neighborhood Commercial	Rural Industrial	Mining	
Community Commercial	Agriculture	Columbia River Gorge Scenic Area	
General Commercial	Agn-Wildlife	Mining Inside CRGSA	
Mixed Use	Parks/Open Space	Rural Center Mixed Use	
Industrial	Forest Tier 1		
Heavy Industrial	Forest Tier 2		
Public Facility	Airport		
Bonneville Power Administration	Urban Reserve		
RURAL/RESOURCE	Water		
Rural-5			



Source: County/UGA Comprehensive Plan Clark County, Washington accessed on Sept. 16, 2015 at:
http://www.clark.wa.gov/Planning/comp_plan/documents/AmendComplan_2013.pdf

The Ridgefield urban growth area expansion violates the GMA because the property meet the GMA and Clark County Criteria for Agricultural Lands of Long-Term Commercial Significance

Under the GMA, the “land speaks first” and agricultural lands of long-term commercial significance must be conserved and excluded from urban growth areas.⁴ The Supreme Court has identified the reason for the conservation mandate:

The GMA set aside special land it refers to as “natural resource lands,” which include agricultural, forest, and mineral resource lands. “Natural resource lands are protected not for the sake of their ecological role but to ensure the viability of the resource-based industries that depend on them. Allowing conversion of resource lands to other uses or allowing incompatible uses nearby impairs the viability of the resource industry.”⁵

Natural resource lands must be conserved.⁶ The Washington State Supreme Court has identified a three part test for identifying agricultural land of long-term commercial significance, one of the three types of natural resource lands,

[W]e hold that agricultural land is land: (a) not already characterized by urban growth (b) that is primarily devoted to the commercial production of agricultural products enumerated in RCW 36.70A.030(2), including land in areas used or capable of being used for production based on land characteristics, *and* (c) that has long-term commercial significance for agricultural production, as indicated by soil, growing capacity, productivity, and whether it is near population areas or vulnerable to more intense uses.⁷

Clark County designated the area proposed for the Ridgefield UGA expansion as agricultural lands of long-term commercial significance.⁸ In designating the land, Clark County followed a reasoned process and considered the GMA’s mandate and goals and requirements, and found that these lands must be conserved.⁹ As this letter will show, that earlier decision was correct and the land still meets the GMA and Clark County criteria for agricultural land of long-term commercial significance.

⁴ *Bremerton v. Kitsap County*, CPSGMHB No. 95-3-0039, Final Decision and Order (Oct. 6, 1995), at 28.

⁵ *City of Redmond v. Central Puget Sound Growth Management Hearings Bd.*, 138 Wn.2d 38, 47, 14 P.3d 133 (1998), quoting Richard L. Settle & Charles G. Gavigan, *The Growth Management Revolution in Washington: Past, Present, and Future*, 16 *U. Puget Sound L. Rev.* 867, 907 (1993).

⁶ RCW 36.70A.060.

⁷ *Lewis County v. Western Washington Growth Management Hearings Bd.*, 157 Wn.2d 488, 502, 139 P.3d 1096, 1103 (2006).

⁸ See the *County/UGA Comprehensive Plan Clark County, Washington* excerpt on page 3 of this letter.

⁹ *Clark County 20-Year Comprehensive Growth Management Plan 2004-2024* Chapter 3 Rural and Natural Resource Element pp. 3-7 – 3-8 (Dec. 2012) accessed on Sept. 16, 2015 at: http://www.clark.wa.gov/Planning/comp_plan/documents/WebVersion_AmGRD2012-12-20.pdf

The area within the Ridgefield UGA expansion is not “characterized by urban growth”

The first of the Lewis County criteria are that the agricultural land is not already characterized by urban growth.¹⁰ None of the 111 acres are characterized by urban growth.¹¹ And except for a few small lots, neither are any of the adjoining lots in Ridgefield or any of the nearby agricultural and rural lots.¹²

The land is primarily devoted to the commercial production of agricultural products enumerated in RCW 36.70A.030(2)

The second *Lewis County* factor is that “agricultural land is land: ... that is primarily devoted to the commercial production of agricultural products enumerated in RCW 36.70A.030(2), including land in areas used or capable of being used for production based on land characteristics”¹³ The agricultural products enumerated in RCW 36.70A.030(2) are “horticultural, viticultural, floricultural, dairy, apiary, vegetable, or animal products or ... berries, grain, hay, straw, turf, seed, Christmas trees not subject to the excise tax imposed by *RCW 84.33.100 through 84.33.140, finfish in upland hatcheries, or livestock”

The area in which the Ridgefield UGA expansion is located is both used and capable of being used for agriculture. The Clark County MapsOnline 2014 aerial image, enclosed with the paper original of this letter, shows that the 111 acres and many of the properties in the vicinity are currently farmed. In addition, as Table 1 enclosed with this letter documents, the 111 acres are in the agriculture current use taxation program, so they property is used for agriculture.¹⁴ The Clark County Food System Council has identified all or nearly all of the 111 acres and much of the land in its

¹⁰ *Lewis County v. Western Washington Growth Management Hearings Bd.*, 157 Wn.2d 488, 502, 139 P.3d 1096, 1103 (2006).

¹¹ Clark County MapsOnline Property and Land Records Information 2014 aerial image and map showing tax lots and building footprints enclosed with the paper original of this letter, and the Aerials Showing Parcel, the Clark County Property Information Account Summary, and the Clark County Property Information Land & Building Details for properties 213065000, 213066000, 213067000, 213068000, 213069000, 213070000, 213071000, 213072000, 213073000, 213074000, 213075000, 213076000, 213077000, 213078000, 213079000, 213080000, 213081000, 213082000 enclosed in the data CD included with the paper original of this letter in Appendix A.

¹² Clark County MapsOnline Property and Land Records Information 2014 aerial image and map showing tax lots and building footprints enclosed with the paper original of this letter, and the “Aerials Showing Parcel,” the Clark County Property Information Account Summary, and the Clark County Property Information Land & Building Details enclosed in the data CD included with the paper original of this letter in Appendix B.

¹³ *Lewis County*, 157 Wn.2d at 502, 139 P.3d at 1103.

¹⁴ See also the Clark County Property Information Account Summaries for properties 213065000, 213066000, 213067000, 213068000, 213069000, 213070000, 213071000, 213072000, 213073000, 213074000, 213075000, 213076000, 213077000, 213078000, 213079000, 213080000, 213081000, 213082000 enclosed in the data CD included with the paper original of this letter in Appendix A.

vicinity as “Clark County’s Best Farm Land.”¹⁵ The Clark County Food System Council identified this land “by looking at characteristics of the land that make it suitable for food production.”¹⁶ These included soils with land capability 1 through 4 soils, land that is flat and rolling, lands that have at least four acres outside the buffers around stream habitats, and “lands that are currently zoned for agriculture or rural residences. ... [They] excluded lands that are tax exempt because they are owned by churches, land trusts, or governments.”¹⁷

The land has long-term commercial significance

The third *Lewis County* factor is that “agricultural land is land: ... (c) that has long-term commercial significance for agricultural production, as indicated by soil, growing capacity, productivity, and whether it is near population areas or vulnerable to more intense uses.”¹⁸ As Table 2 enclosed with this letter documents, over 91 percent of the expansion area has Land Capability 1 through 4 soils. These are agriculturally productive soils.¹⁹ Most of the nearby lands also have these high quality agricultural soils.²⁰

In addition, Table 2 also documents that 69 percent of the UGA expansion has prime farmland. Another 11 percent has farmland of statewide importance soils.

Prime farmland is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops, and is also available for these uses (the land could be cropland, pastureland, rangeland, forest land, or other land, but not urban built-up land or water). It has the soil quality, growing season, and moisture supply needed to economically produce sustained high yields of crops when treated and managed, including water management, according to acceptable farming methods. In general, prime farmlands have an adequate and dependable water supply from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, acceptable salt and sodium content, and few or no rocks. They are permeable to water and air. Prime farmlands are not excessively erodible or saturated with water for a long period of

¹⁵ *Promoting Agricultural Food Production in Clark County*, A proposal developed by the Clark County Food System Council p. 4 (November 2013) enclosed with the paper original of this letter.

¹⁶ *Id.* p. 5.

¹⁷ *Id.*

¹⁸ *Lewis County*, 157 Wn.2d at 502, 139 P.3d at 1103.

¹⁹ USDA Natural Resources Conservation Service Minnesota, *Land Capability Classes* webpage p. 1 accessed on Sept. 16, 2015 at:

http://www.nrcs.usda.gov/wps/portal/nrcs/detail/mn/technical/dma/nri/?cid=nrcs142p2_023556 and enclosed with the paper original of this letter.

²⁰ *Promoting Agricultural Food Production in Clark County*, A proposal developed by the Clark County Food System Council pp. 4 – 5 (November 2013).

time, and they either do not flood frequently or are protected from flooding.²¹

The productivity of these soils is confirmed by the *Clark County Comprehensive Plan 2004-2024* which states:

The maps were used [in the 1990s] to identify Clark County's most productive farmland. This process identified farm areas that included major patterns of high quality soils and agricultural activity in areas with generally larger parcels.²²

So the soils, growing capacity, and productivity show this area has long-term commercial significance. According to data we obtained from the Clark County Clark County "Building Permit History" webpages, there have not been any urban development permits in the vicinity of the proposed UGA expansion including adjacent parcels in Ridgefield.²³ So this areas are not near population areas and are not vulnerable to more intense uses, especially if the area retains its protective Agriculture designation and zoning. Since this land qualifies to be designated as agricultural lands of long-term commercial significance, Clark County is "required to assure the conservation of agricultural lands and to assure that the use of adjacent lands does not interfere with their continued use for the production of food or agricultural products."²⁴ And the *Clark County Buildable Lands Report* documents that Ridgefield has no need to expand its UGA to accommodate residential growth.²⁵ So under the statutory factors in RCW 36.70A.030(10) this area has long-term commercial significance.

Clark County also considered the following factors in designated agricultural lands.²⁶ Those factors show the land in the UGA expansion still qualifies as agricultural lands of long-term commercial significance.

²¹ 7 CFR § 657.5(a)(1).

²² *Clark County 20-Year Comprehensive Growth Management Plan 2004-2024* Chapter 3 Rural and Natural Resource Element p. 3-8 (Dec. 2012).

²³ "Building Permit History" webpages in Appendices A and B enclosed on the data CD included with the paper original of this letter. See also the Clark County MapsOnline Property and Land Records Information 2014 aerial image and map showing tax lots and building footprints enclosed with the paper original of this letter.

²⁴ *Soccer Fields*, 142 Wn.2d at 556, 14 P.3d at 140 emphasis in original.

²⁵ *Clark County Buildable Lands Report* pp. 9 - 10 (June 2015) accessed on Sept. 14, 2015 at: http://www.clark.wa.gov/thegrid/documents/061015WS_2015BUILDABLE_LANDS_REPORT.pdf and enclosed with the paper original of this letter.

²⁶ *Clark County 20-Year Comprehensive Growth Management Plan 2004-2024* Chapter 3 Rural and Natural Resource Element p. 3-7 (Dec. 2012).

“The availability of public facilities”

The City of Ridgefield does not have water or sewer facilities to serve any of the UGA expansion or its vicinity.²⁷ There is no evidence of any other urban public facilities serving the UGA expansion area.²⁸ So this criterion shows the area has long-term commercial significance for agriculture.

“Tax status”

All of the land in the UGA expansion and many neighboring parcels are in the agriculture current use taxation program.²⁹ So this criterion shows the area has long-term commercial significance for agriculture.

“The availability of public services”

No urban supporting public services were identified in the urban growth area expansion or vicinity.³⁰ So this criterion shows the area has long-term commercial significance for agriculture.

“Relationship or proximity to urban growth areas”

While the UGA expansion abuts Ridgefield and the UGA, it is currently outside of the UGA and designated as agricultural lands of long-term commercial significance. There is currently no urban development on the UGA expansion or immediately south in Ridgefield.³¹ As was documented above, there are no urban serving public facilities or services available to the UGA expansion. *Clark County Buildable Lands Report* shows

²⁷ *City of Ridgefield Clark County, Washington General Sewer Plan Volume 1* Figures 2-1 and 2-11 (March 2013) accessed on Sept. 16, 2015 at: <http://www.crowd.com/documents/RidgefieldGeneralSewerPlan2013.pdf> and cited pages enclosed with the paper original of this letter.

²⁸ Clark County Property Information Account Summary for properties 213065000, 213066000, 213067000, 213068000, 213069000, 213070000, 213071000, 213072000, 213073000, 213074000, 213075000, 213076000, 213077000, 213078000, 213079000, 213080000, 213081000, 213082000 enclosed in the data CD included with the paper original of this letter in Appendix A.

²⁹ Table 1 Summary Property Data for Properties in the Ridgefield Urban Growth Area Expansion enclosed and the Account Summary webpages for parcels 213798000, 212813000, 212812000, 212778000, 212777000, 212799000, 213033000, 213083000, 213028000, and 213018000 enclosed in the data CD included with the paper original of this letter in Appendix B.

³⁰ *City of Ridgefield Clark County, Washington General Sewer Plan Volume 1* Figures 2-1 and 2-11 (March 2013); Clark County Property Information Account Summary for properties 213065000, 213066000, 213067000, 213068000, 213069000, 213070000, 213071000, 213072000, 213073000, 213074000, 213075000, 213076000, 213077000, 213078000, 213079000, 213080000, 213081000, 213082000 enclosed in the data CD included with the paper original of this letter in Appendix A.

³¹ Google Earth April 17, 2015 image of the UGA expansion vicinity enclosed with the paper original of this letter and on the data CD enclosed with this letter; Clark County MapsOnline Property and Land Records Information map showing tax lots and building footprints enclosed with the paper original of this letter.

there is no need to expand the Ridgefield UGA.³² So this area does not have a relationship with the UGA that indicates it needs to be included. So this criterion indicates that the land has long-term commercial significance for agriculture.

“Predominant parcel size”

While Table 1 documents that the UGA expansion has lots ranging from just over five to 14 acres, the owners are related companies and the land is managed as a single unit. This can be seen in the aerial images where the plowing and fields cross property lines.³³ Farms are often composed of multiple parcels of land.³⁴ So the 111 acres is larger than Clark County’s average farm size of 39 acres.³⁵ So this criterion indicates that the land has long-term commercial significance for agriculture.

“Land use settlement patterns and their compatibility with agricultural practices”

As was documented above, the uses near the proposed UGA expansion, including land in Ridgefield, consist of agriculture and rural uses.³⁶ So the land settlement patterns are generally compatible with agriculture and the area has long-term commercial significance for agriculture.

“Intensity of nearby land uses”

Again, the uses near the proposed UGA expansion, including land in Ridgefield, consist of agriculture and rural type uses.³⁷ So the intensity of nearby land uses are generally compatible with agriculture and the area has long-term commercial significance for agriculture.

³² Clark County Buildable Lands Report pp. 9 – 10 (June 2015).

³³ Clark County MapsOnline Property and Land Records Information 2014 aerial image.

³⁴ United States Department of Agriculture, National Agricultural Statistics Service, 2012 Census of Agriculture Washington State and County Data Volume 1 • Geographic Area Series • Part 47 AC-12-A-47 p. B-13 (May 2014) accessed on Sept. 16, 2015 at:

http://www.agcensus.usda.gov/Publications/2012/Full_Report/Volume_1_Chapter_2_County_Level/Washington/wav1.pdf. A copy of 2012 Census of Agriculture Washington State and County Data Volume 1 was enclosed with the paper original of Futurewise’s Sept. 10, 2015 letter.

³⁵ United States Department of Agriculture, National Agricultural Statistics Service, 2012 Census of Agriculture Washington State and County Data Volume 1 • Geographic Area Series • Part 47 AC-12-A-47 Chapter 2: County Level Data, Table 8. Farms, Land in Farms, Value of Land and Buildings, and Land Use: 2012 and 2007 p. 271 (May 2014).

³⁶ Google Earth April 17, 2015 image of the UGA expansion vicinity; Clark County MapsOnline Property and Land Records Information map showing tax lots and building footprints.

³⁷ Google Earth April 17, 2015 image of the UGA expansion vicinity; Clark County MapsOnline Property and Land Records Information map showing tax lots and building footprints.

“History of land development permits issued nearby”

According to data we obtained from the Clark County Clark County “Building Permit History” webpages, there have not been any urban development permits in the vicinity including adjacent parcels in Ridgefield.³⁸ So this criterion indicates the area has long-term commercial significance for agriculture.

“Land values under alternative uses”

The Washington State Supreme Court has noted that uses other than agriculture will always be more profitable and this alone does not justify the loss of natural resource land.³⁹ In the present case, there are numerous parcels that could be included in the Ridgefield UGA without converting the agricultural land. The excerpt from the comprehensive plan map on page 3 of this letter shows rural land abutting the Ridgefield UGA. In addition, there is no need to expand the Ridgefield UGA for residential development.⁴⁰ So land prices should not be the steering factor in the UGA expansion decision.

“Proximity to markets”

This area is close to Ridgefield and has good access to I-5.⁴¹ There are roads in the area that can bring agricultural products to market. The Globalwise, Inc. *Analysis of the Agricultural Economic Trends and Conditions in Clark County, Washington Preliminary Report* shows that local farmers do sell their products at local markets.⁴² The two major poultry processors are in Western Washington,⁴³ so this area has good access to them. The area’s and the county’s good access to I-5 also provides good access to regional livestock markets.⁴⁴ So this criterion shows the area has long-term commercial significance.

³⁸ “Building Permit History” webpages in Appendices A and B enclosed on the data CD included with the paper original of this letter. See also the Clark County MapsOnline Property and Land Records Information 2014 aerial image and map showing tax lots and building footprints enclosed with the paper original of this letter.

³⁹ *City of Redmond*, 136 Wn.2d at 52 – 53, 959 P.2d at 1097.

⁴⁰ *Clark County Buildable Lands Report* pp. 9 – 10 (June 2015).

⁴¹ Google Earth April 17, 2015 image of the UGA expansion vicinity.

⁴² Globalwise, Inc., *Analysis of the Agricultural Economic Trends and Conditions in Clark County, Washington Preliminary Report* p. 27 (Prepared for Clark County, Washington: April 16, 2007) accessed on Sept. 16, 2015 at: http://www.clark.wa.gov/planning/comp_plan/documents/final_ag_analysis_prelim_report.pdf and cited pages enclosed with the paper original of this letter..

⁴³ *Id.* at p. 24.

⁴⁴ Stephanie Meenach, Eric L. Jessup, and Kenneth L. Casavant, *Transportation and Marketing Needs for the Washington State Livestock Industry SFTA Research Report #12* p. 5 (Washington State University School of Economic Sciences: Nov. 2004) accessed on Sept. 16, 2015 at: http://www.sfta.wsu.edu/research/reports/pdf/rpt_12_livestock.pdf and enclosed with the paper original of this letter.

In sum, all but one of the Clark County Comprehensive Plan factors, land values under alternative uses, show that this area has long-term commercial significance for agriculture. And the Washington State Supreme Court has concluded that land values under alternative uses should not be the deciding factor. The subareas also meet the statutory factors. So dedesignating this area would violate the Growth Management Act and the Clark County Comprehensive Plan.

Ridgefield urban growth area (UGA) is currently oversized and so the expansion violates the GMA limits on UGA sizes

The Washington State Supreme Court has held that an “UGA designation cannot exceed the amount of land necessary to accommodate the urban growth projected by the Washington State Office of Financial Management (OFM), plus a reasonable land market supply factor.”⁴⁵ According to the *Clark County Buildable Lands Report*, the Ridgefield urban growth area (UGA) already has more land than needed to accommodate its 20-year population projection.⁴⁶ So expanding the Ridgefield UGA violates the GMA.

Conclusion

As we have seen, the proposed Ridgefield UGA expansion violates the GMA in three different and independent ways. The Final SEIS should summarize the evidence included with this letter and state that the Ridgefield UGA expansion contains the three GMA violations.

Some may argue that the paving over of 111 acres of valuable farmland is not a big loss. But the Washington State Department of Agriculture’s *Washington Agriculture Strategic Plan 2020 and Beyond* documents the need to conserve existing agricultural lands to maintain the agricultural industry and the jobs and incomes the industry provides.⁴⁷ As the strategic plan concludes “[t]he future of farming in Washington is heavily dependent on agriculture’s ability to maintain the land resource that is currently available to it.”⁴⁸

Thank you for considering our comments. If you require additional information please contact me at telephone 206-343-0681 Ext. 118 and email tim@futurewise.org

⁴⁵ *Thurston County v. Western Washington Growth Management Hearings Bd.*, 164 Wn.2d 329, 351 – 52, 190 P.3d 38, 48 – 49 (2008). See also RCW 36.70A.110 and RCW 36.70A.115 which limit the size of UGAs.

⁴⁶ *Clark County Buildable Lands Report* pp. 9 – 10 (June 2015) accessed on Sept. 14, 2015 at: http://www.clark.wa.gov/thegrid/documents/061015WS_2015BUILDABLE_LANDS_REPORT.pdf and enclosed with the paper original of this letter.

⁴⁷ Washington State Department of Agriculture, *Washington Agriculture Strategic Plan 2020 and Beyond* pp. 50 – 52 (2009) accessed on Sept. 10, 2015 at: <http://agr.wa.gov/fof/> and cited excerpts enclosed with the paper original of Futurewise’s Sept. 10, 2015 letter commenting on the Draft SEIS.

⁴⁸ *Id.* at p. 50.

Attn: 2016 Comp Plan Record Comments on SEIS
September 16, 2015
Page 12

Very Truly Yours,

A handwritten signature in black ink, consisting of two stylized, overlapping 'S' shapes. The top 'S' is smaller and positioned above the bottom 'S', which is larger and more prominent. Both letters have a small dot at the end of their respective strokes.

Tim Trohimovich, AICP
Director of Planning & Law

Enclosures

Table 1 Summary Property Data for Properties in the Ridgefield Urban Growth Area Expansion

Property Identification Number	Owner & Mailing Address	Sale Date	In Agricultural Current Use Taxation Program	Buildings	Permits	Parcel Size (Acres)
213065000	RDGB ROYAL FARMS LLC 8320 NE HIGHWAY 99 VANCOUVER WA, 98665 US	11/24/2005	Yes. The Land is valued as Farm and Agricultural Land	None	None	5.09
213066000	RDGK REST VIEW ESTATES LLC 8320 NE HIGHWAY 99 VANCOUVER WA, 98665 US	10/06/2005	Yes. The Land is valued as Farm and Agricultural Land	None	None	5.24
213067000	RDGM RAWHIDE ESTATES LLC 8320 NE HIGHWAY 99 VANCOUVER WA, 98665 US	09/30/2005	Yes. The Land is valued as Farm and Agricultural Land	None	None	5.35
213068000	RDGB ROYAL FARMS LLC 8320 NE HIGHWAY 99 VANCOUVER WA, 98665 US	11/24/2005	Yes. The Land is valued as Farm and Agricultural Land	None	None	5.15
213069000	RDGK REST VIEW ESTATES LLC 8320 NE HIGHWAY 99	10/06/2005	Yes. The Land is valued as Farm and Agricultural Land	None	None	5.05

Property Identification Number	Owner & Mailing Address	Sale Date	In Agricultural Current Use Taxation Program	Buildings	Permits	Parcel Size (Acres)
21307000	VANCOUVER WA, 98665 US RDGF RIVER VIEW ESTATES LLC 8320 NE HIGHWAY 99 VANCOUVER WA, 98665 US	12/05/2005	Yes. The Land is valued as Farm and Agricultural Land	None	None	5.02
213071000	RDGM RA WHITE ESTATES LLC 8320 NE HIGHWAY 99 VANCOUVER WA, 98665 US	09/30/2005	Yes. The Land is valued as Farm and Agricultural Land	None	None other than a determination of whether Tax Lots 79 and 87 are separate lots of record.	6.07
213072000	RDGB ROYAL FARMS LLC C/O ADMINISTRATIVE OFFICE 8320 NE HIGHWAY 99 VANCOUVER WA, 98665 US	11/24/2005	Yes. The Land is valued as Farm and Agricultural Land	None	None	6
213073000	RDGM RA WHITE ESTATES LLC 8320 NE HIGHWAY 99 VANCOUVER WA, 98665 US	09/30/2005	Yes. The Land is valued as Farm and Agricultural Land	None	None	6.54

Property Identification Number	Owner & Mailing Address	Sale Date	In Agricultural Current Use Taxation Program	Buildings	Permits	Parcel Size (Acres)
213074000	RDGF RIVER VIEW ESTATES LLC, 8320 NE HIGHWAY 99 VANCOUVER WA, 98665 US	12/05/2005	Yes. The Land is valued as Farm and Agricultural Land	None	None	6.02
213075000	RDGM RA WHIDE ESTATES LLC 8320 NE HIGHWAY 99 VANCOUVER WA, 98665 US	09/30/2005	Yes. The Land is valued as Farm and Agricultural Land	None	None	5
213076000	RDGK REST VIEW ESTATES LLC 8320 NE HIGHWAY 99 VANCOUVER WA, 98665 US	10/06/2005	Yes. The Land is valued as Farm and Agricultural Land	None	None	5
213077000	RDGM RA WHIDE ESTATES LLC 8320 NE HIGHWAY 99 VANCOUVER WA, 98665 US	09/30/2005	Yes. The Land is valued as Farm and Agricultural Land	House, barn, and outbuildings.	None	13.83
213078000	RDGS REAL VIEW LLC 8320 NE HIGHWAY 99	11/08/2005	Yes. The Land is valued as Farm and	None	None	5.87

Property Identification Number	Owner & Mailing Address	Sale Date	In Agricultural Current Use Taxation Program	Buildings	Permits	Parcel Size (Acres)
213079000	VANCOUVER WA, 98665 US RDGK REST VIEW ESTATES LLC 8320 NE HIGHWAY 99 VANCOUVER WA, 98665 US	10/06/2005	Agricultural Land Yes. The Land is valued as Farm and Agricultural Land	None	None other than a determination of whether Tax Lots 79 and 87 are separate lots of record.	6.87
213080000	RDGS REAL VIEW LLC 8320 NE HIGHWAY 99 VANCOUVER WA, 98665 US	11/08/2005	Yes. The Land is valued as Farm and Agricultural Land	None	None	5.16
213081000	RDGS REAL VIEW LLC 8320 NE HIGHWAY 99 VANCOUVER WA, 98665 US	11/08/2005	Yes. The Land is valued as Farm and Agricultural Land	None	None	5.16
213082000	RDGM RAWHIDE ESTATES LLC 8320 NE HIGHWAY 99 VANCOUVER WA, 98665 US	09/30/2005	Yes. The Land is valued as Farm and Agricultural Land	None	None	5.17
Total Acreage						107.59

Sources: Clark County Property Information Account Summary, Clark County Property Information Land & Building Details, and Clark County Property Information Building Permit History for properties 213065000, 213066000, 213067000, 213068000,

213069000, 213070000, 213071000, 213072000, 213073000, 213074000, 213075000, 213076000, 213077000, 213078000, 213079000, 213080000, 213081000, 213082000 enclosed in the data CD included with the paper original of Futurewise's Sept. 16, 2015 letter in Appendix A.

For Parcels 213079000 and 213071000, Clark County Development Review Decision and Abbreviated Staff Report Date: March 9, 2005, Case Number: MZR2005-00021 Lot Determination enclosed in the data CD included with the paper original of Futurewise's Sept. 16, 2015 letter Appendix A.

Table 2 Soils Types in the Ridgefield UGA Expansion and Land Capability and Prime Farmland Status

Map Unit Symbol	Map Unit Name	Acres in Area	Percent of Area	Land Capability	Prime Farmland
GeB	Gee silt loam, 0 to 8 percent slopes	70.3	62.6%		3w Prime Farmland
GeD	Gee silt loam, 8 to 20 percent slopes	12.1	10.8%		3e Farmland of statewide importance
GeE	Gee silt loam, 20 to 30 percent slopes	12.8	11.4%		4e
HoA	Hillsboro silt loam, 0 to 3 percent slopes	0.2	0.2%		1 Prime Farmland
HoE	Hillsboro silt loam, 20 to 30 percent slopes	0.3	0.3%		4e
OdB	Odne silt loam, 0 to 5 percent slopes	8.8	7.9%		6w
SIF	Sara silt loam, 30 to 50 percent slopes	0.1	0.1%		7e
W	Water	1.1	1.0%		2e
WgB	Washougal gravelly loam, 0 to 8 percent slopes	6.5	5.8%		Prime Farmland
	Totals	112.2	100.1%		
Percent Land Capability 1 through 4 Soils:			91.1%		
Percent Prime Farmland Soils:			68.6%		

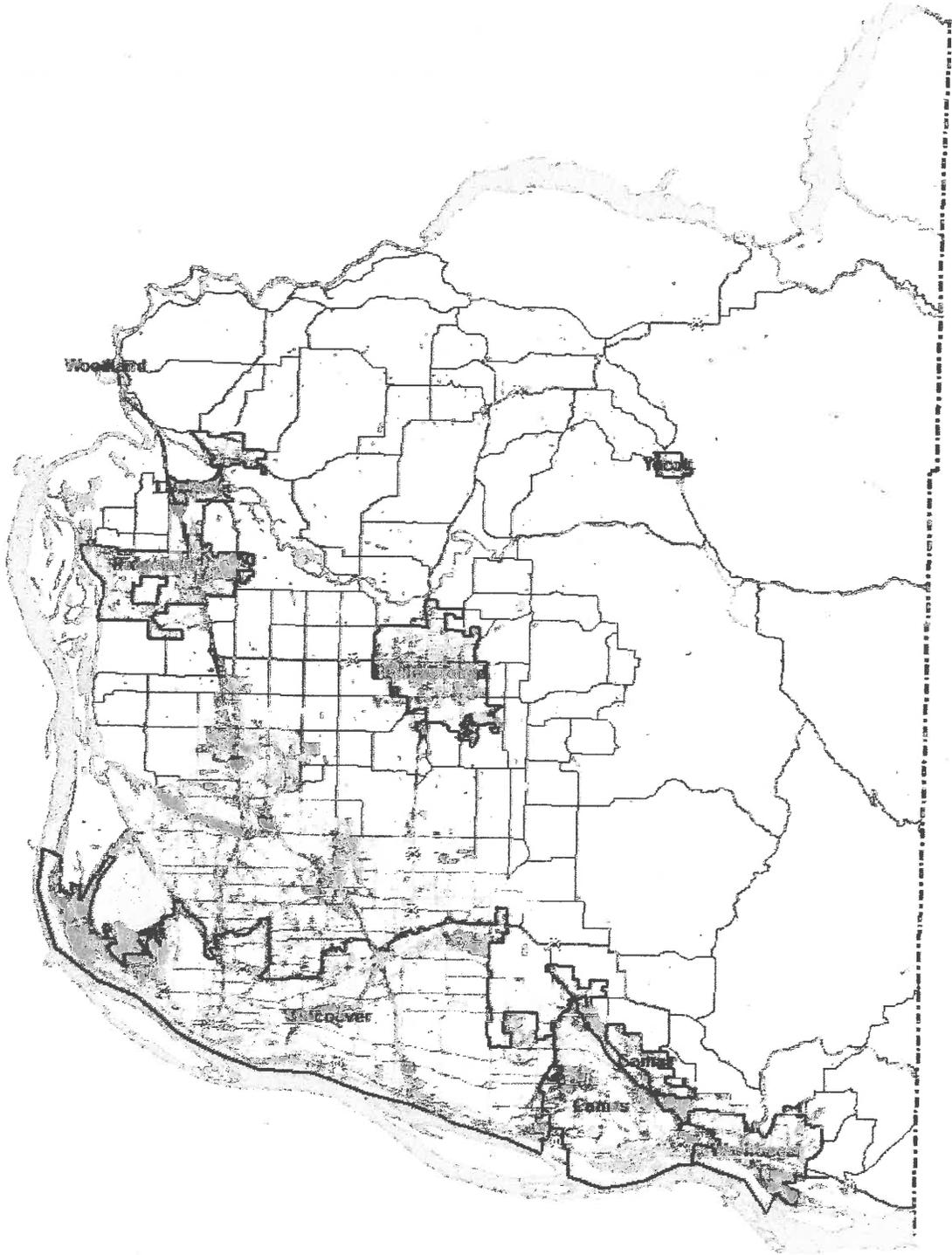
Sources: United States Department of Agriculture Natural Resources Conservation Service, Web Soil Survey map and map unit descriptions both enclosed with the paper original of this letter.

BUILDABLE LANDS REPORT, June 2015



proud past, promising future

CLARK COUNTY
WASHINGTON



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EXECUTIVE SUMMARY

The Growth Management Act (GMA) requires the county and its cities to provide sufficient land to accommodate specific population and employment targets. This is the third buildable lands report since 1990. It presents a series of basic, quantifiable indicators in Clark County and tracks how they are changing each year.

Clark County coordinated with its cities to compile data that shows the progress of each community's comprehensive plan toward the goals of sprawl reduction and concentrated urban growth identified in the Growth Management Act. Each community collects development data, which is forwarded to the county and added to a central database located at this webpage: http://www.clark.wa.gov/planning/comp_plan/monitoring.html#capacity

The primary sources of data are new commercial, industrial and residential building permits from July 1, 2006 through December 31, 2014. Clark County's Geographic Information System (GIS) was used to associate new building permits issued with city and urban growth area boundaries, Vacant Buildable Land Model (VBLM), employment, assessor information, and constrained land.

Following are the major observations presented in this report:

- Residential development within urban growth areas of Clark County consumed 1,245 acres with a density of 4.7 dwelling units per acre. Based on the VBLM, there are 7,513 net buildable acres that can accommodate 51,436 households. At 2.66 persons per household urban growth areas can accommodate 136,820 persons.
- There were 1,387 building permits issued in the rural area on 7,799 acres. Given the underlying zoning, the total vacant and development potential in the rural area is 9,390 lots. Assuming 2.66 persons per household, there is potential for additional rural capacity of 24,977 persons. Overall, the county can accommodate 161,797 persons.
- Review of development indicates that 43% of all residential development occurred on land with some environmental constraint. More importantly, this percent does not imply that development is occurring on lands with critical areas, because in general environmentally constrained lands are not being developed.
- Building permit review and evaluation has indicated that commercial and industrial development in the UGAs during the period consumed 3,372 acres of land. Commercial uses consumed 2,704 acres and industrial uses consumed 668 acres. Based on the 2015 VBLM inventory there are 2,057 net buildable commercial acres and 3,982 net buildable industrial acres.

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Introduction

The Growth Management Act (GMA) requires the county and its cities to provide sufficient land to accommodate specific population and employment targets. This report responds to and satisfies the review and evaluation requirements of the Washington State Growth Management Act (GMA) in RCW 36.70A.215, commonly referred to as the “buildable lands” statute. The report was prepared by county staff and the cities using the Clark County Community Framework process, the county’s adopted multi-jurisdictional process for GMA issues.

The Comprehensive Plan indicates the Buildable Lands Program, at a minimum should answer the following questions:

- What is the actual density and type of housing that has been constructed in UGA’s since the last comprehensive plan was adopted? Are urban densities being achieved within UGA’s? If not, what measures could be taken, other than adjusting UGA’s, to comply with the GMA?
- How much land was actually developed for residential use and at what density since the comprehensive plan was adopted? Based on this and other relevant information, how much land would be needed for residential development during the remainder of the 20-year comprehensive planning period?
- To what extent have capital facilities, critical areas, and rural development affected the supply of land suitable for development over the comprehensive plan’s 20-year timeframe?
- Is there enough suitable land in Clark County and each city to accommodate county-wide population growth for the 20-year planning period?
- Does the evaluation demonstrate any inconsistencies between the actual level of residential, commercial, and industrial development that occurred during the review period compared to the vision contained in the county-wide planning policies and comprehensive plans and the goals and requirements of the GMA?
- What measures can be taken that are reasonably likely to increase consistency during the subsequent eight-year period, if the comparison above shows inconsistency?

Process

Clark County, in consultation with each city, has been working cooperatively to address the requirements of Section 215. In 2005, Community Planning received a grant from Washington State Department of Commerce formerly known as Community Trade and Economic Development (CTED). That grant provided a valuable opportunity to unify buildable lands data into one system and make collection and analysis easier for individual cities and the county. Through that process, a methodology was developed for collecting the buildable land data in the link below (see Data Transfer Protocols and Monitoring of Growth Management Trends).

http://www.clark.wa.gov/planning/comp_plan/monitoring.html#capacity

The data collection methods and procedures were developed through the Clark County Growth Management Act (GMA) Technical Advisory Committee (TAC). An Amendment to the countywide planning policies was adopted by reference as Ordinance 2000-12-16 by the Board of County Commissioners.

The Ordinance amended language in the Community Framework Plan to comply with the requirements of RCW 36.70A.215. The Growth Management Act requires Clark County to compile data that shows the process of each community's comprehensive plan toward the goals of the Growth Management Act. Each community collects development data, which is forwarded to the county and added to a central database. The web site draws data from that database. It allows citizens, interest groups, elected officials and advisory boards the most comprehensive source of development data.

Methodology

Following the first Buildable Lands report, the county met with each building official and city staffs to refine how data was to be compiled in the future. Each month, staff in each jurisdiction (except Yacolt) forwards an electronic spreadsheet to the county with updated development data such as permit types, parcel numbers, numbers of units, etc. Staff performs a quality assurance check to ensure data has permit number, permit type, parcel number, number of units, building square feet for non-commercial permits, and issue dates. They look for duplicates and check for errors with parcel numbers, addresses, number of units and square feet.

If data is missing or incorrect, staff contacts the respective jurisdiction. Staff also adds missing parcel numbers by using the parcel match option in Clark View.

Information Technology extracts permit data for Clark County and Yacolt, and transfers the files to a server. The server completes the following steps: normalize and read data, translate data, import data, obtain GIS data, generate reports in PDF format, and generates an exception report. The exception report contains permits that are not recognized by the server. If the error rate is greater than one to three percent per jurisdiction for the total number of permits, the county contacts the jurisdiction to correct the discrepancy. County staff also performs a visual check to confirm that the data has merged into the database correctly. The county runs another program that creates a report and a PDF file that is automatically placed on the web.

The primary sources of data were from new commercial, industrial and residential building

permits issued from July 1, 2006 through December 31, 2014. Clark County's Geographic Information System (GIS) was used to link parent parcel serial numbers taken from new building permits issued to identify parcels within city and urban growth area boundaries, acreage and critical lands coverage.

Baseline Assumptions

The 2007 Comprehensive Plan planning assumptions have to do with growth rates, population, and persons per household, and are listed below:

- No more than 75 percent of any product type of detached/attached housing
- Average residential densities in urban areas would be 8 units per net acre for Vancouver, 6 for Battle Ground, Ridgefield, Camas, Washougal, 4 units per net acre for La Center, and no minimum for the town of Yacolt
- Infrastructure factor of 27.7 percent for residential development and 25 percent for industrial and commercial development
- 2.59 persons per household
- 20 employees per commercial acre; 9 employees per industrial acre
- A total population of 584,310 by 2024, from an annual growth rate of 2.0 percent, with 2.2 percent assumed in 2004-2010 for capital facilities planning purposes

COUNTYWIDE TRENDS, 2007-2014

Housing and Job Totals

Background and Relevance

Tracking the number of people who live and work in the community is a fundamental measure of how fast the community is growing and what additional land may be needed to accommodate future growth. A goal of growth management is to encourage the development of housing in proximity to job growth. The strategy of balancing housing and job growth is intended to reduce the need for long commutes, and to keep living and working communities easily accessible to each other. However, when housing growth occurs it often takes several years for sufficient job growth to occur in the area and vice-versa. Reduced vehicle trips result in less demand on the existing street infrastructure.

Under the GMA, Clark County and its cities are required to plan for a total population projection as provided by the state Office of Financial Management. Clark County's population forecast for the 20-year planning period ending 2035 is 578,391 in 2035. Since 2007, the County's population has increased by 34,139 persons or by 1.13 percent annually.

Data Collection

Official population estimates as of January 1st for all cities and counties are produced annually by Clark County GIS. Employment estimates were provided by the local office of the Washington Department of Employment Security (ESD). Employment data includes workers

covered by state employment insurance, not including self-employed workers. On the following page, table 1 shows the estimated population trends of urban growth areas in Clark County from 2007 to 2014. Table 2 illustrates Clark County household and job patterns from 2007 to 2014.

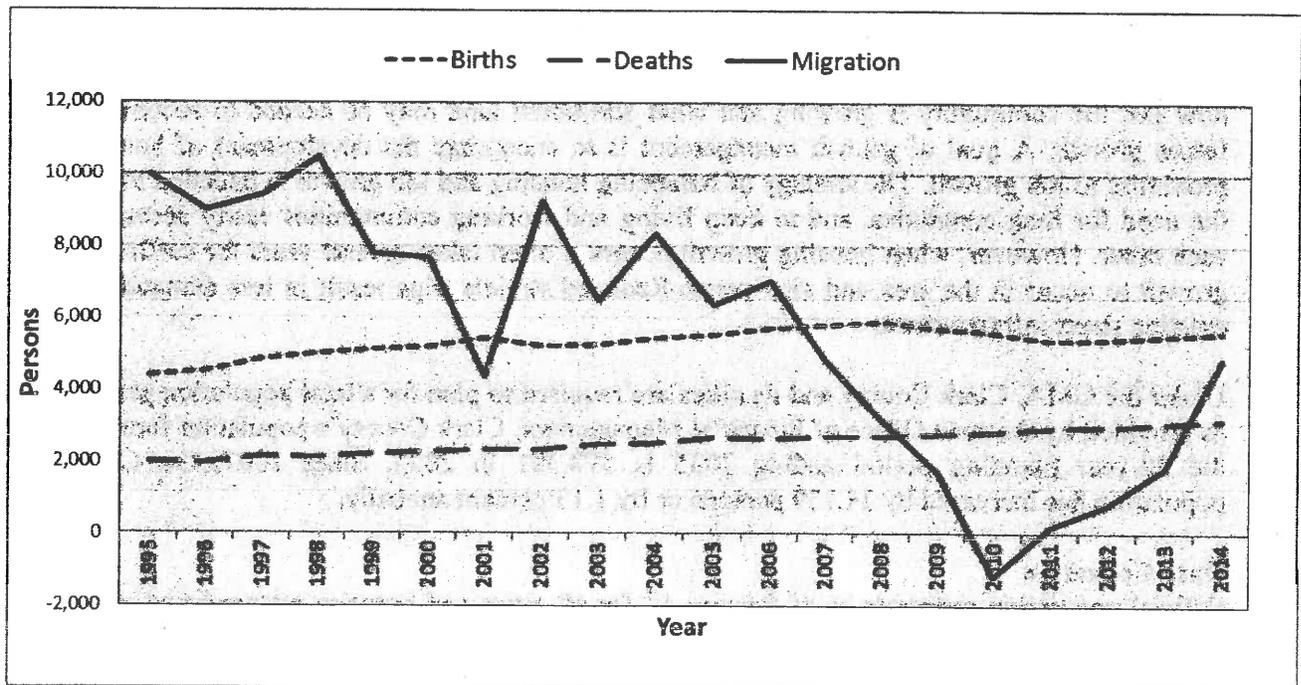
Table 1
Annual Population Estimates for Clark County, 2007-2014

Urban Growth Areas	2007	2008	2009	2010	2011	2012	2013	2014	2007-2014 Growth Rate
Battle Ground	18,654	18,867	19,297	19,479	19,851	20,052	20,163	20,871	1.60%
Camas	20,015	20,311	20,626	21,073	21,588	21,911	22,049	22,843	1.89%
LaCenter	3,017	3,069	3,010	3,050	3,220	3,135	3,163	3,209	0.88%
Ridgefield	5,015	5,112	5,175	5,402	5,608	5,741	6,150	6,575	3.87%
Vancouver	293,973	296,859	300,055	300,525	302,108	304,262	307,767	315,460	1.01%
Washougal	14,003	14,722	14,862	15,007	15,328	15,249	15,502	15,932	1.84%
Woodland	88	88	89	88	92	91	88	89	0.19%
Yacolt	1,535	1,578	1,613	1,636	1,645	1,644	1,653	1,661	1.13%
Rural County	58,408	58,840	59,642	59,689	60,049	60,280	60,112	62,205	0.90%
Total	414,708	419,445	424,368	425,949	429,490	432,365	436,647	448,847	1.13%

SOURCE: Clark County Department of GIS

NOTE: A portion of the City of Woodland is in Clark County.

Chart 1
Components of Population Change 1995-2014



SOURCE: Washington State Office of Financial Management, <http://www.ofm.wa.gov/>

**Table 2
Clark County Household & Jobs, 2007-2014**

Year	Households	Jobs	Jobs Per Household
2007	162,715	137,500	0.85
2008	164,796	137,300	0.83
2009	165,755	131,800	0.80
2010	166,989	130,400	0.78
2011	168,148	131,600	0.78
2012	169,467	134,400	0.79
2013	172,715	138,500	0.80
2014	173,827	144,300	0.83
Annual Average Percent change	0.94%	0.69%	

SOURCE: Clark County GIS and ESD.

Observations

- Population growth has three components: births, deaths and migration. Migration is the most volatile and has not recovered to pre-recession levels.
- Births and deaths have remained relatively constant over the last 20 years however deaths have been trending slightly higher due to the aging population
- During this period, 6,800 new jobs and 11,112 new households were added to Clark County.

Employment

The GMA does not mandate a source that must be considered in planning for future employment. However, in this report the county uses ESD to make comparisons between employment and employment densities. In 2007, commercial and industrial employment assumptions were 20 and 9 jobs per acre, respectively, to plan for future employment.

Observations

- From 2007 to 2014, Clark County added 11,112 new households, an annual average change of 0.94%; for the same period job growth was 0.69%.
- National recession starting in 2008 reversed a period of fast economic growth and low unemployment, resulting in significant layoffs and unemployment rates increasing to 11% by February 2013 in Clark County.

GROWTH TARGETS AND CAPACITY

In 1992, Clark County began the VBLM analysis to determine the potential capacity of urban growth areas to accommodate projected growth for the next 20 years to the year 2012. County staff met with interested parties from the development and environmental community to collectively examine criteria to be used to compute the supply of land available for development within each urban growth boundary. From the process, a methodology was developed using Clark County's Department of Geographic Information System (GIS) as the primary data source.

The evaluation component of the RCW 36.70A.215 Review and Evaluation Program, at a minimum, shall: "Determine whether there is sufficient suitable land to accommodate the countywide population projection established for the county pursuant to RCW 43.62.035 and the subsequent population allocations within the county and between the county and its cities and the requirements of RCW 36.70A.110."

The amount of land needed to accommodate projected growth through the 2035 planning horizon is the subject of this section. The amount of buildable land needed will be instrumental in the update of the comprehensive plan and provides a framework for addressing the land supply needs of a new 20-year planning horizon.

Tables 3 below and Table 4 on the following page indicate the amount of residential land needed to accommodate the projected population based on (1) the 2015 Comprehensive Growth Management Plan baseline assumptions; and (2) the densities observed since 2006. Each table provides the 2015 population (January 1st), the remaining population for planning horizon 2035, and the residential units and acres needed.

Table 3
2035 Urban Growth Residential Land Need

Jurisdiction	2015 Population	Remaining Population for planning horizon 2035	Residential units needed	Assumed units per net	Residential acres needed	Deficit	Surplus	2015 Vacant Buildable Land Inventory
Battle Ground	20,871	15,972	5,169	6	862		208	1,070
Camas	22,843	11,255	3,868	6	645		248	892
La Center	3,209	3,233	1,089	4	272		101	373
Ridgefield	6,575	13,087	4,377	6	729		280	1,009
Vancouver	315,460	52,786	21,723	8	2,715		907	3,622
Washougal	15,932	6,023	2,247	6	375		102	477
Woodland	89	229	83	4	21		5	25
Yacolt	1,661	303	88	4	22		22	44
Total	386,640	102,890	38,643		5,640			7,513

Source: Clark County Community Planning. Note: Land needs are based on the VBLM2015 model using net acres.

Table 4
2035 Urban Growth Residential Land Need Based on Observed Density

Jurisdiction	2015 Population	Remaining Population for planning horizon 2035	Residential units needed	Observed units per acre	Residential acres needed	Deficit	Surplus	2015 Vacant Buildable Land inventory
Battle Ground	20,871	15,972	5,169	4.2	1,231	-161		1,070
Camas	22,843	11,255	3,868	3.8	1,018	-125		892
La Center	3,209	3,233	1,089	1.9	573	-200		373
Ridgefield	6,575	13,087	4,377	5.2	842		168	1,009
Vancouver	315,460	52,786	21,723	7	3,103		519	3,622
Washougal	15,932	6,023	2,247	6.6	341		136	477
Woodland	89	229	83	4	21		5	25
Yacolt	1,661	303	88	3.4	26		18	44
Total	366,640	102,890	38,643		7,154			7,513

Source: Clark County Community Planning. Note: Land needs are based on the VBLM 2015 model using net acres. Observed densities are based on actual development in urban areas. City densities are within city limits, except for Vancouver which uses full UGA density. Residential units needed is based on person per household from the 2013 ACS data. Additional population not included in the vacant land model is 15,224 persons; bringing the 2035 estimate to 118,114.

Summary

- The observed unit per acre does not include existing platted, yet vacant lots or potential densities based upon maximum lot sizes and current zoning of vacant or underutilized land. The model relies on building permit data, not platted development data. A conclusion under GMA that a jurisdiction has a surplus or deficit in lands available within a jurisdiction to accommodate a planned population within a defined planning period, can only be concluded through a thorough analysis of the underlying zoning, site constraints, site infrastructure and platting patterns.
- Based on the 2015 VBLM there are 7,513 net buildable acres. At a potential of 7 dwelling units per acre and 2.66 persons per household, this land area will accommodate 136,820 persons. The Urban Growth estimate is 118,114 persons, and the January 1, 2015 Clark County population estimate is 448,845. Therefore, the 2015 VBLM has capacity to accommodate the anticipated Urban Growth population estimate.
- Based on the 2015 VBLM, there are 2,057 net buildable commercial acres and 3,982 net buildable industrial acres. Thus, there is potential job capacity of 76,978 plus the public sector jobs that are not included in the vacant and buildable lands model, and including 16,775 jobs that will occur from redevelopment totaling 101,153 potential jobs.
- Based on the existing zoning, the total vacant and development potential in the rural area is approximately 9,390 lots. Assuming 2.66 persons per household, there is capacity to add 24,977 persons in the rural areas.
- See Appendix D for the City of Ridgefield's planning consultants reply, Elizabeth Decker, on the observed density surplus.

In conclusion, based on observed density and the 2015 VBLM, Battle Ground, Camas and La Center show small deficits. If residential development continues to develop at the observed densities, then this deficit might become true by 2035. It is important to note that the observed densities occurred at a period of a deep recession having a significant impact to development occurring in the housing sector. However, Battle Ground, Camas, La Center, Ridgefield, Vancouver, Washougal and Clark County have adopted local development regulations that may reflect higher density development within the planning horizon.

Commercial and Industrial Needs Analysis

In 2014, the Board of County Commissioners chose to plan for a total of 91,200 net new jobs. The County has an estimated capacity of 101,153 jobs as follows: The 2015 VBLM, indicates a capacity of 76, 978 jobs. The cities of Battle Ground, La Center, and Ridgefield, have indicated they have additional capacity to accommodate 16, 755 jobs. Publicly owned land is not included in the model, therefore we assume that the 7,400 new public sector jobs estimated by ESD will occur on existing publicly owned facilities.

Residential Capacity Analysis

Tables 5-7 on the following pages provide the vacant buildable lands per urban growth area in the residential, commercial and industrial areas based on the 2015 VBLM. Countywide there are 7,513 net buildable residential acres with a capacity of 136,820 residents. See Appendix C for the Vacant Buildable Lands Model planning assumptions.

**Table 5
Residential Capacity Analysis, 2015**

Jurisdiction	Gross Acres	Net Acres	House holds	Population Capacity	Average Density per Net Acre
Battle Ground					
City	1,620.6	737.8	4,427	11,774	6
UGA	750.9	332.0	1,992	5,299	6
Total	2,371.5	1,069.8	6,419	17,073	6
Camas					
City	1,561.3	700.2	4,201	11,174	6
UGA	432.2	192.2	1,153	3,067	6
Total	1,993.5	892.3	5,354	14,242	6
La Center					
City	574.4	251.4	1,006	2,675	4
UGA	314.1	121.8	487	1,296	4
Total	888.5	373.2	1,493	3,971	4
Ridgefield					
City	1,583.2	654.0	3,924	10,438	6
UGA	858.2	355.2	2,131	5,669	6
Total	2,441.3	1,009.2	6,055	16,108	6
Vancouver					
City	1,208.4	567.1	4,536	12,067	8
UGA	6,764.4	3,055.4	24,443	65,019	8
Total	7,972.8	3,622.5	28,980	77,086	8
Washougal					
City	578.6	255.2	1,531	4,074	6
UGA	499.2	221.4	1,328	3,533	6
Total	1,077.8	476.6	2,860	7,606	6
Yacolt					
City	65.1	36.4	146	388	4
UGA	16.4	7.3	29	77	4
Total	81.6	43.7	175	465	4
Woodland					
City	5.8	2.0	8	21	4
UGA	88.9	23.3	93	247	4
Total	94.8	25.2	101	269	4
URBAN TOTAL	16,921.7	7,512.6	51,436	136,820	7
Urban Growth Estimate				118,114	

Source: Clark County Community Planning and VBLM 2015

Note: Residential market factor is included in the land capacity target.

**Table 6
Rural Capacity Analysis, 2014**

Comprehensive Plan Designation	Conforming Vacant Lots			Undersized Vacant Lots (no minimum lot size)	Total Potential Vacant Lots	Rural Capacity
	Current	Potential Dividable	Total			
R-5	1,203	2,648	3,851	1,470	5,321	14,154
R-10	146	536	682	475	1,157	3,078
R-20	19	33	52	70	122	325
FR-40	34	90	124	643	767	2,040
FR-80	21	609	630	307	937	2,492
AG-20	156	432	588	498	1,086	2,889
Total Rural	1,579	4,348	5,927	3,463	9,390	24,977

Source: Clark County GIS

**Table 7
Commercial and Industrial Capacity Analysis**

Jurisdiction	COMMERCIAL			INDUSTRIAL			Total Jobs
	Gross Acres	Net Acres	Jobs	Gross Acres	Net Acres	Jobs	
Battle Ground							
City	591.4	372.5	7,449	335.3	177.3	1,596	9,045
UGA	59.0	39.5	790	28.8	10.9	98	888
Total	650.4	411.9	8,239	364.1	188.3	1,694	9,933
Camas							
City	514.3	337.2	6,744	846.1	456.9	4,112	10,856
UGA	0.0	0.0	0	76.7	36.2	326	326
Total	514.3	337.2	6,744	922.8	493.1	4,438	11,182
La Center							
City	63.6	44.2	884	83.3	48.2	434	1,318
UGA	0.0	0.0	0	1.1	0.7	6	6
Total	63.6	44.2	884	84.4	48.8	440	1,324
Ridgefield							
City	270.1	179.3	3,587	942.0	506.2	4,556	8,143
UGA	17.8	12.2	245	65.5	35.6	321	565
Total	287.9	191.6	3,831	1,007.4	541.8	4,877	8,708
Vancouver							
City	519.9	369.1	7,383	2,706.5	1,391.1	12,520	19,903
UGA	868.3	604.2	12,083	1,861.1	1,022.4	9,202	21,285
Total	1,388.3	973.3	19,466	4,567.7	2,413.5	21,722	41,188
Washougal							
City	83.8	56.3	1,126	167.8	62.9	566	1,693
UGA	45.5	31.8	635	343.0	205.2	1,847	2,482
Total	129.3	88.1	1,762	510.8	268.1	2,413	4,175
Yacolt							
City	14.1	10.6	211	9.7	6.5	59	270
UGA	0.0	0.0	0	39.6	21.9	198	198
Total	14.1	10.6	211	49.2	28.5	256	468
Woodland							
City	0.0	0.0	0	0.0	0.0	0	0
UGA	0.0	0.0	0	0.0	0.0	0	0
Total	0.0	0.0	0	0.0	0.0	0	0
Urban Job Total	3,047.8	2,056.9	41,138	7,506.4	3,982.2	35,840	76,978
Public Sector							7,400
Redevelopment							16,775
Employment Growth Target							101,153

Source: Clark County Community Planning and VBLM 2015. Note: In February 2014, Clark County received an application for the establishment of an Industrial Land Bank on 601 acres with a potential of 5,400 jobs.

DEVELOPMENT TRENDS, 2006-2014

Residential

Monitoring building permits provides a measure of the level of construction activity and the rate at which residential land is being developed. Table 8 on the following page shows the number of new single-family and multi-family building permits issued, and the single-family and multi-family split from July 1, 2006 to December 31, 2014 for each of the Urban Growth Areas. Single family includes single-family residential, accessory dwelling units (ADU), and mobile homes (on individual lots). Multi-family includes multi-family residential, duplexes, and new mobile home parks. For the residential split, Countywide Planning Policy 1.1.12 in the 2007 Clark County Comprehensive Plan specifies that no more than 75 percent of new dwelling units to be a specific product type (i.e. single-family housing). See Appendix C for an annual breakdown of each jurisdiction's building permits.

Table 8
Single- and Multi-Family Building Permits, 2006-2014

Jurisdiction		Single-Family			Multi-Family			Total		
		Units	%SF	Acres	Units	%MF	Acres	Units	Acres	Units/Acre
Battle Ground										
	City	506	64%	175.1	280	36%	11.8	786	187	4.2
	UGA	45	100%	62.2	0	0%	0	45	62	0.7
	Sub Total	551	66%	237.3	280	34%	11.8	831	249	3.3
Camas										
	City	803	72%	267.9	306	28%	20.7	1,109	289	3.8
	UGA	21	100%	9.3	0	0%	0	21	9	2.3
	Sub Total	824	73%	277.2	306	27%	20.7	1,130	298	3.8
La Center										
	City	66	100%	34	0	0%	0	66	34	1.9
	UGA	7	100%	13.2	0	0%	0	7	13	0.5
	Sub Total	72	100%	47.2	0	0%	0	73	47	1.5
Ridgefield										
	City	680	99%	130.3	4	1%	0.2	684	131	5.2
	UGA	5	100%	62	0	0%	0	5	62	0.1
	Sub Total	685	99%	192.3	4	1%	0.2	689	193	3.6
Vancouver										
	City	1,728	38%	271.5	2,838	62%	135	4,566	406	11.2
	UGA	4,534	79%	1006	1,220	21%	51.8	5,754	1,058	5.4
	Sub Total	6,262	61%	1277	4,058	39%	186.9	10,320	1,464	7
Washougal										
	City	547	77%	99	163	23%	7.9	710	107	6.6
	UGA	7	100%	40.4	0	0%	0	7	40	0.2
	Sub Total	554	77%	139.4	163	23%	7.9	717	147	4.9
Yacolt										
	City	51	100%	15	0	0%	0	51	15	3.4
	UGA	0	0%	0	0	0%	0	0	0	0
	Sub Total	51	100%	15	0	0%	0	51	15	3.4
Clark County Rural										
		1,383	100%	7785.8	5	0%	15.6	1,388	7,801	0.2
Total Cities										
		4,381	55%	992.7	3,591	45%	175.7	7,972	1,168	6.8
Total UGAs										
		4,619	79%	1193.1	1,220	21%	51.8	5,839	1,245	4.7
Grand Total										
		9,000	65%	2185.8	4,811	35%	227.5	13,811	2,413	5.7

Source: Clark County Community Planning.

Chart 2 and chart 3 below show single-family and multi-family development by City from 2006 to 2014.

Chart 2
New Single-Family Development Density by City, 2006-2014

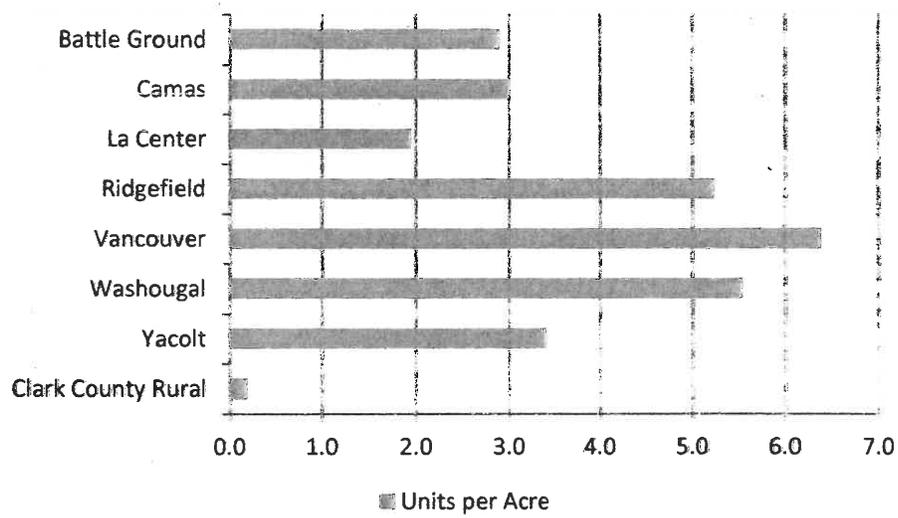
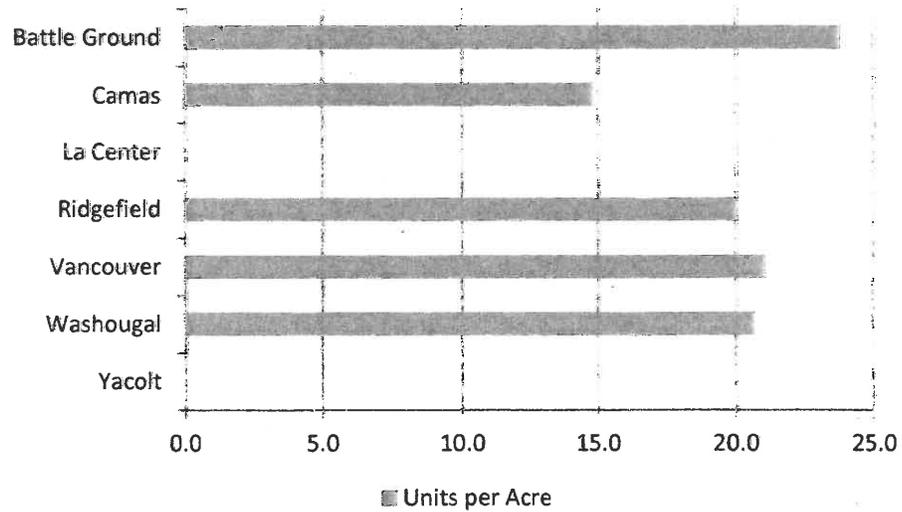


Chart 3
New Multi-Family Development Density by City, 2006-2014



Between 2006 and 2014:

- City of Vancouver achieved a density of 11.2 units per acre.
- City of Battle Ground's multi-family residential land developed at 23.7 dwelling units per acre.
- Overall, observed density on Single- & Multi-family residential dwelling units per acre is 5.7.
- The unincorporated portion of the Vancouver UGA achieved a 79% single-family and 21% multi-family residential split which exceeds the County-wide planning policy of no more than 75% of the new housing stock of a single product type.
- The VUGA reported average of 7.0 units per acre appears to have been reduced by a very small number of developments on existing large properties in the Urban Holding zone and other properties with extensive critical areas. Data indicates new single family lots are becoming smaller. The median size of new residential lots in urban density zones created since 2007 was 5,400 sq.ft. within the City of Vancouver, 5,900 sq.ft. within the unincorporated Vancouver UGA.

Non-residential

Data on commercial building permits issued from July 1, 2006 through December 31, 2014 was collected (Table 9). Tenant improvements were excluded unless the improvement resulted in an increase of building square footage. The parcel serial number from each building permit was linked to a GIS coverage to determine the parcel size, geography and critical area. Commercial building permits include commercial, industrial and multi-family development. Table 10 below reflects industrial building permits sorted by comprehensive plan designation for industrial uses. The Department Information and Technology provided information for both tables below that are shown as net acres. See Appendix B for Commercial and Industrial Building Permits by Year and Jurisdiction.

**Table 9
Commercial Building Permits by UGA**

UGA	Number of Permits	Acre	Critical Acres	Percent Critical
Battle Ground	63	224.8	168.1	75%
Camas	27	102.8	16.9	16%
La Center	2	4.5	0.3	7%
Ridgefield	6	33.5	12.6	38%
Vancouver	293	1,539.2	547.9	36%
Washougal	2	2.2	1.1	50%
Yacolt	1	1.1	0.0	0%
Total	394	1,908.0	747.0	39%
Rural	19	795.7	552.6	69%
County Total	413	2,703.6	1,299.6	48%

**Table 10
Industrial Building Permits by UGA**

UGA	Number of Permits	Acres	Critical Acres	Percent Critical
Battle Ground	2	2.2	1.4	66%
Ridgefield	4	26.1	10.7	41%
Vancouver	68	465.6	222.0	48%
Washougal	1	1.2	1.2	101%
Total	75	495.0	235.2	48%
Rural	4	173.4	130.1	75%
County Total	79	668.3	365.4	55%

Observations

- Based on commercial building permits issued, development occurred on 2,703.6 acres of commercially designated land and 668.3 acres of industrial designated land.

Employment Density Methodology

Information for employment below is based on new construction permits from July 1, 2006 to June 30, 2014. The building permit information was matched to parcels and employment locations to obtain acres and employment. In table 11, a total of 224 records matched between the new construction permits and the employment records. Commercial values include the following permit types: commercial, institutional, office and retail permit types. Industrial values include industrial permit types.

**Table 11
Commercial and Industrial Employment Density**

		Urban Growth Area								
		Battle Ground	Camas	LaCenter	Ridgefield	Vancouver	Washougal	Yacolt	Rural	Grand Total
Commercial	Employees	882	127	22	223	15,523	0	0	195	16,972
	Acres	79	11	5	14	1,462	0	0	249	1,819
	Employees per Acre	11.1	11.7	4.7	16.3	10.6	0.0	0.0	0.8	9.3
Industrial	Employees	21	0	0	12	3,043	7	0	10	3,093
	Acres	1	0	0	2	273	1	0	7	284
	Employees per Acre	23.7	0.0	0.0	6.0	11.1	6.0	0.0	1.4	10.9

Source: Clark County GIS

Observations

A caveat of the observations below is that they are from a limited set of employment data.

- The planning assumptions applied in 2007 were based on employees per net acre; twenty (20) for commercial and nine (9) for industrial. The result is that the observed densities are lower than the 2007 planning assumptions.
- From 2006 to 2014, new permits show employees per net acre for commercial at 9.3 employees per acre and industrial at 10.9 employees per net acre.
- Clark County has seen employment gains from 2006 to 2014. It is likely that some businesses have added employees, which would not require new building permits and may account for the low employment density reported.

Development on Constrained Parcels

Background and Relevance

Tracking development on parcels with critical lands provides an indicator of impacts from growth to the environment and illustrates the general effectiveness of environmental protection measures. It is also an indicator of land demand. When there is a high demand for land, development tends to occur more frequently on areas that are more difficult to develop. Critical lands are identified in Clark County code Title 40 Unified Development.

Data Collection

Only the constrained portion of a parcel is identified in the VBLM. Table 12 illustrates the percent of vacant and underutilized constrained land that converted to built by UGA for residential, commercial and industrial land from 2007 to 2014. The critical layer is based on best available science, and includes a new slopes layer and the most recent habitat and species information. See Appendix C for a description of constrained acres.

Table 12
Vacant and Underutilized Land Converted to Built, 2007-2014

Urban Growth Area	Residential			Commercial			Industrial		
	Total Converted to Built (Acres)	Of Total Built-Converted w/Constraints (Acres)	Percent Built w/Constraints	Total Converted to Built (Acres)	Of Total Built-Converted w/Constraints (Acres)	Percent Built w/Constraints	Total Converted to Built (Acres)	Of Total Built-Converted w/Constraints (Acres)	Percent Built w/Constraints
Battle Ground	286	190	66.5%	105	74	70.3%	105	91	86.2%
Camas	366	228	62.4%	13	5	40.1%	124	82	66.0%
La Center	23	7	29.2%	5	4	82.7%	0	0	0.0%
Ridgefield	322	162	50.4%	16	10	62.3%	189	87	46.2%
Vancouver	1,577	526	33.3%	338	96	28.6%	626	237	37.8%
Washougal	152	65	42.7%	11	4	34.6%	83	46	55.0%
Woodland	0	0	0.0%	0	0	0.0%	0	0	0.0%
Yacolt	14	6	40.7%	1	0	0.0%	0	0	0.0%
Total UGAs	2,739	1,183	43.2%	489	193	39.6%	1,126	542	48.1%

Source: Community Planning and Clark County GIS

Observations

Between 2007 and 2014:

- 1,183 acres of residential development occurred on parcels with some constrained areas, or 43.2%.
- 193 acres of commercial development occurred on parcels with some constrained areas or 39.6%.
- 542 acres of industrial development occurred on parcels with some constrained areas or 48.1%

Infrastructure Analysis

Background and Relevance

Land used for infrastructure is not available for housing or employment development. It is important to know the amount of available land that will be needed to provide the necessary infrastructure for development. This indicator will help calculate the amount of land needed for growth.

Data Collection

The 2007 Comprehensive Growth Management Plan assumed infrastructure will consist of 27.7 percent for residential development and 25 percent for industrial and commercial development. The Vacant Buildable land model comparison report provides a breakdown of easements & infrastructure by residential, industrial, and commercial land. Table 13 below shows percentages of residential, commercial and industrial portions of vacant and underutilized land that converted to infrastructure from January 1, 2007 to December 31, 2014.

Table 13
Infrastructure Summary

Easement & Infrastructure	Residential Acres	Percent of Residential Converted to Infrastructure	Commercial Acres	Percent of Commercial Converted to Infrastructure	Industrial Acres	Percent of Industrial Converted to Infrastructure
Vacant & Underutilized Land (2007)	2,739.4		488.7		1,126.4	
Easements & Right of Way	213.8	7.8%	46.8	9.6%	66.4	5.9%
Schools	10.2	0.4%	0.0	0.0%	0.0	0.0%
Public Lands (Except Right of Way)	171.0	6.2%	29.4	6.0%	123.8	11.0%
Greenway (Public & Private)	339.0	12.4%	19.6	4.0%	51.9	4.6%
Easement & Infrastructure Total	733.9	26.8%	95.7	19.6%	242.2	21.5%

Source: Clark County Community Planning and Clark County GIS.

Note: In 2012, the County acquired the Lechner industrial properties of 120.96. It was not included in this table as it is under remedial action through a consent decree under the Jurisdiction of Washington State Department of Ecology.

Observations

From January 1, 2007 to December 31, 2014, Residential easements and infrastructure consumed less than the assumed 27.7 percent of development. About 734 acres or 26.8 percent of residential vacant and underutilized land converted to infrastructure in all UGAs. For commercial, almost 96 acres or 19.6% converted to infrastructure. Industrial had 242 acres converted to infrastructure or 21.5%. There have been recent changes to Stormwater regulations that may lead to more land being set aside for the retention of stormwater. However, there is insufficient development data under the new regulations to warrant a change to the planning assumptions. This is an area we will continue to monitor and update, as necessary.

The data collected for this report is available online at http://www.clark.wa.gov/planning/comp_plan/monitoring.html#capacity or via CD-ROM from Clark County Community Planning.

APPENDIX B – Commercial & Industrial Building Permits by Year and Jurisdiction

The following commercial and industrial tables are reported by year for each jurisdiction from July 1, 2006 to December 31, 2014, and are from Clark County Information Technology.

**Table 1
Battle Ground Annual Commercial and Industrial Permits**

Battle Ground UGA	Year Issued	Number of Permits	Acres	Critical Acres	Percent Critical
Commercial	2006	7	15.3	13.3	87%
	2007	15	84.4	70.3	83%
	2008	17	40.9	28.6	70%
	2009	2	10.2	9.7	95%
	2010	6	23.9	20.4	85%
	2011	1	10.0	9.5	95%
	2012	2	1.5	1.3	86%
	2013	8	31.7	11.5	36%
2014	5	6.9	3.7	53%	
Commercial Total		63	224.8	168.1	75%
Industrial	2013	1	0.9	0.1	15%
	2014	1	1.3	1.3	100%
Industrial Total		2	2.2	1.4	66%

**Table 2
Camas Annual Commercial Permits**

Camas UGA	Year Issued	Number of Permits	Acres	Critical Acres	Percent Critical
Commercial	2007	3	3.2	0.2	5%
	2008	4	16.3	0.6	4%
	2009	2	22.8	1.9	8%
	2010	2	16.6	5.7	34%
	2011	6	22.8	0.2	1%
	2013	2	18.4	8.4	46%
	2014	8	2.7	0.0	0%
Commercial Total		27	102.8	16.9	16%

Table 3
La Center Annual Commercial Permits

La Center UGA	Year Issued	Number of Permits	Acres	Critical Acres	Percent Critical
Commercial	2007	1	4.2	0.3	8%
	2013	1	0.2	0.0	0%
Commercial Total		2	4.5	0.3	7%

Table 4
Ridgefield Annual Commercial and Industrial Permits

Ridgefield UGA	Year Issued	Number of Permits	Acres	Critical Acres	Percent Critical
Commercial	2006	3	14.0	11.0	79%
	2013	1	5.7	0.4	7%
	2014	2	13.8	1.1	8%
Commercial Total		6	33.5	12.6	38%
Industrial	2007	1	2.3	1.5	65%
	2008	3	23.8	9.2	39%
Industrial Total		4	26.1	10.7	41%

**Table 5
Vancouver Annual Commercial and Industrial Permits**

Vancouver UGA	Year Issued	Number of Permits	Acres	Critical Acres	Percent Critical
Commercial	2006	34	67.9	24.1	36%
	2007	53	338.0	101.6	30%
	2008	49	230.0	81.3	35%
	2009	25	226.5	59.4	26%
	2010	32	99.1	14.0	14%
	2011	27	142.2	110.5	78%
	2012	24	57.9	5.7	10%
	2013	15	119.4	11.6	10%
	2014	34	258.2	139.7	54%
Commercial Total		293	1,539.2	547.9	36%
Industrial	2006	7	15.0	0.2	1%
	2007	15	41.2	17.6	43%
	2008	13	215.7	91.5	42%
	2009	7	50.5	17.1	34%
	2010	3	5.1	0.0	0%
	2011	6	43.9	25.7	59%
	2012	8	43.8	27.9	64%
	2013	4	38.7	38.5	100%
	2014	5	11.8	3.5	30%
Industrial Total		68	465.6	222.0	48%

**Table 6
Washougal Annual Commercial and Industrial Permits**

Washougal UGA	Year Issued	Number of Permits	Acres	Critical Acres	Percent Critical
Commercial	2010	1	1.1	1.1	100%
	2014	1	1.1	0.0	0%
Commercial Total		2	2.2	1.1	50%
Industrial	2014	1	1.2	1.2	100%
Industrial Total		1	1.2	1.2	100%

**Table 7
Yacolt Annual Commercial Permits**

Yacolt UGA	Year Issued	Number of Permits	Acres	Critical Acres	Percent Critical
Commercial	2012	1	1.1	0.0	0%
Commercial Total		1	1.1	0.0	0%

**Table 8
Rural Clark County Commercial and Industrial Permits**

Rural Clark County	Year Issued	Number of Permits	Acres	Critical Acres	Percent Critical
Commercial	2006	3	6.0	3.7	62%
	2007	3	212.5	170.1	80%
	2009	3	46.4	32.2	69%
	2010	2	9.5	5.5	58%
	2011	3	316.5	192.6	61%
	2013	4	202.3	148.5	73%
	2014	1	2.5	0.0	0%
Commercial Total		19	795.7	552.6	69%
Industrial	2007	1	7.3	7.1	97%
	2009	2	15.0	4.9	33%
	2011	1	151.1	118.2	78%
Industrial Total		4	173.4	130.1	75%

APPENDIX C – VACANT BUILDABLE LANDS MODEL

The Vacant Buildable Lands Model (VBLM) is a planning tool developed to analyze residential, commercial, and industrial lands within urban growth areas. The model serves as a tool for evaluating urban area alternatives during Clark County 20-year Comprehensive Growth Management Plan updates and for monitoring growth patterns during interim periods. The VBLM analyzes potential residential and employment capacity of each urban growth area within the county based on vacant and underutilized land classifications. This potential capacity is used to determine the amount of urban land needed to accommodate projected population and job growth for the next 20 years during plan updates and to analyze land consumption or conversion rates on an annual basis for plan monitoring purposes.

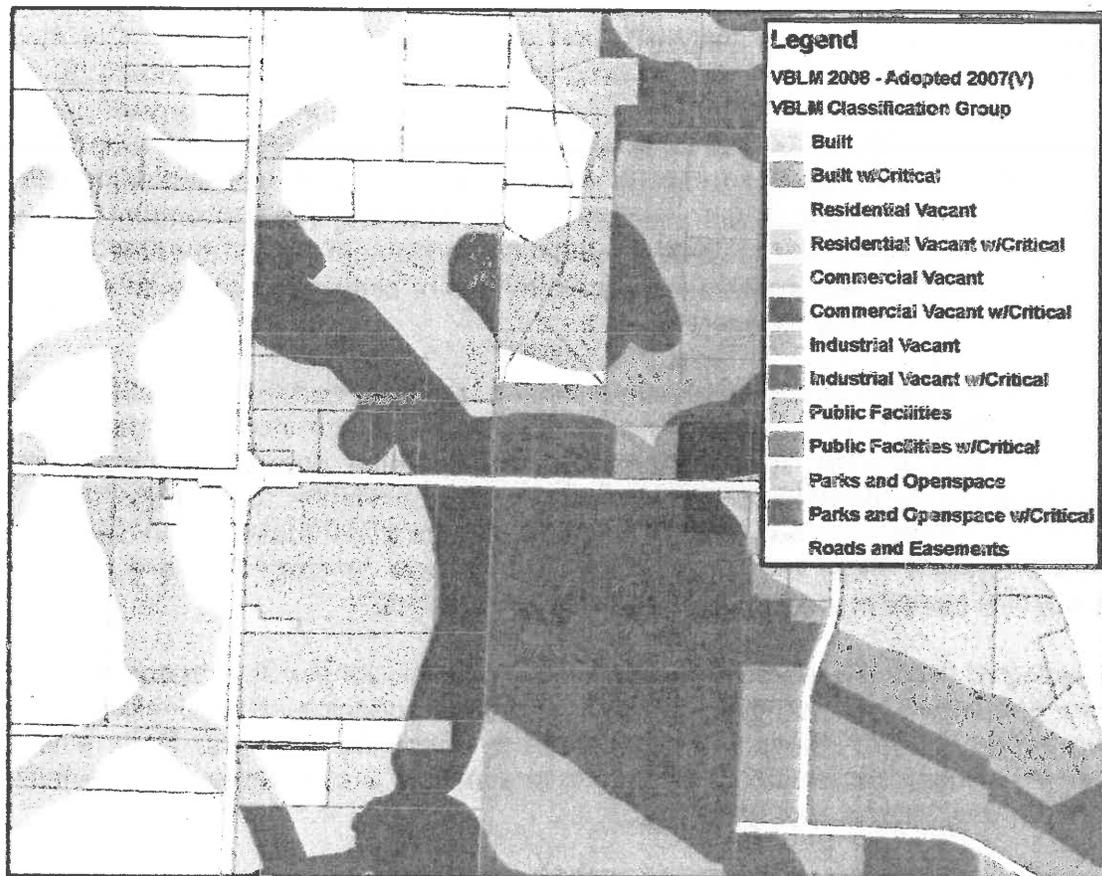
In 1992, Clark County began evaluating vacant lands as part of the initial 20-year growth management plan. At that time, County staff met with interested parties from development and environmental communities to examine criteria and establish a methodology for computing potential land supply available for development. A methodology relying on the Clark County Assessor's database and Geographic Information System (GIS) as primary data sources was developed. As a result the VBLM is a GIS based model built on geoprocessing scripts.

In the spring of 2000, the Board of Clark County Commissioners appointed a technical advisory committee consisting of local government agencies, Responsible Growth Forum members, and Friends of Clark County to revisit this process. They reviewed definitions for each classification of land and planning assumptions for determining potential housing units and employment.

Another comprehensive review of the VBLM criteria and assumptions was undertaken in 2006 as part of the growth management plan update. This review compared the 1996 prediction to the 2006 model. This review demonstrated that for the most part the model was a good predictor of what land would develop. However, changes were made to the model based on results of this review. Important changes to the model include:

- Underutilized land determination for all models was changed to a building value per acre criteria.
- The industrial model and commercial model now have consistent classifications. The industrial model was revised to match the commercial process.
- Environmental constraints methodology changed from applying assumptions to parcels based on percentage of critical land to simply identifying constrained and non constrained land by parcel and applying higher deductions to constrained lands.

Example Map of Constrained Lands



Benefits of the current improvements are more consistency and easier monitoring of the model. Better accounting for private open space, constrained lands, and exempt port properties. And calculations for underutilized lands are more dynamic.

Model Classifications

The model classifies lands into three urban land use categories--residential, commercial, and industrial. Lands are grouped into land use codes based on comprehensive plan designations for model purposes. Lands designated as parks & open space, public facility, mining lands, or airport within the urban growth areas are excluded from available land calculations. Additionally, all rural and urban reserve designated lands are excluded from the model. Table 1 lists a breakdown of the land use classes.

Table 1: Land Use Classes

LU	Comprehensive Plan Classification	VBLM Model
1	Urban Low Density Residential	Residential – Urban Low
1	Single-Family_Low	Residential – Urban Low
1	Single-Family_Medium	Residential – Urban Low
1	Single-Family_High	Residential – Urban Low
2	Urban Medium Density Residential	Residential – Urban High
2	Urban High Density Residential	Residential – Urban High
2	Multi-Family_Low	Residential – Urban High
2	Multi-Family_High	Residential – Urban High
3	Neighborhood Commercial	Commercial
3	Community Commercial	Commercial
3	General Commercial	Commercial
3	City Center	Commercial
3	Regional Center	Commercial
3	Downtown	Commercial
3	Commercial	Commercial
4	Mixed Use	Commercial
4	Town Center	Commercial
5	Office Park/Business Park	Commercial
5	Light industrial/Business park	Commercial
5	Employment Campus	Commercial
6	Light Industrial	Industrial
6	Heavy Industrial	Industrial
6	Railroad Industrial	Industrial
6	Industrial	Industrial
33	Mixed use - Residential	Residential
34	Mixed use - Employment	Commercial

The model classifies each urban parcel as built, vacant, or underutilized by the three major land uses. Additionally lands with potential environmental concerns and/or geologic hazards as consistent with the applicable section of the Clark County and other municipal codes are classified as constrained (critical lands) lands. Constrained lands are identified by parcel in the model.

Constrained lands include:

- 100 year floodplain or flood fringe
- Wetlands inventory (NWI, high quality, permitted, modeled) with 100 foot buffer
- Slopes greater than 15 percent (>25% for City of Vancouver)
- Land slide area that has active or historically unstable slopes
- Designated shorelines

- Hydric soils with 50 foot buffer
- Habitat areas with 100 foot buffer
- Species areas with 300 foot buffer
- Riparian stream buffers by stream type (Table 2)

Table 2: Riparian Buffers

Stream Type	Countywide	Vancouver Exception
Type S (Shoreline)	250 Feet	175 Feet
Type F (Fish Bearing)	200 Feet	175 Feet
Type NP (Non-fish bearing, perennial)	100 Feet	150 Feet
Type NP (Non-fish bearing, seasonal)	75 Feet	100 Feet

Residential Model

Important residential classifications include vacant, vacant critical, underutilized, and underutilized critical. These classes are used to determine gross acres available for development. Vacant exempt, vacant lots less than 5,000 square feet and all other classes are excluded from available land calculations. Table 3 lists all residential classes.

Table 3: Residential Classifications

RESCLASS	Description
0	Not Residential
1	Built
2	Unknown
3	Vacant
4	Underutilized
5	Roads and Easements
6	Mansions and Condos
12	Built Exempt
13	Vacant Exempt
14	Vacant Critical
18	Underutilized Critical
19	Less than 5,000 square feet
20	Private Open Space
21	Parks and Open Space

Criteria for classifying residential lands are as follows:

- Residential Vacant Criteria
 - Building value less than \$13,000

- Not tax exempt
 - Not an easement or right of way
 - Not a state assessed or institutional parcel
 - Not a mobile home park
 - Parcel greater than 5,000 square feet
- Underutilized
 - Same as Vacant except building value criteria is replaced with a building value per acre criteria.
 - Building value per acre of land is below the 10th percentile of building value per acre for all residential parcels within all UGAs. The 10th percentile is calculated by the model for each year and for each UGA alternative.
 - Parcel size greater than 1 acre
 - Mansions and Condos
 - Parcel size greater than 1 acre
 - Building value per acre greater than the 10th percentile.
 - Residential Exempt
 - Properties with tax exempt status
 - Easements and right of ways
 - Constrained (Critical lands)
 - All classifications may be subdivided into constrained vs. not constrained. Constrained lands are described above.

Commercial and Industrial Models

Commercial and industrial lands are classified using consistent criteria with one exception; industrial classes include exempt port properties in the current model.

Important commercial classes for determining gross acres available for development include vacant, vacant critical, underutilized, and underutilized critical. Vacant exempt and vacant lots less than 5,000 square feet are excluded from available land calculations. Table 4 lists all commercial classes.

Table 4: Commercial Classifications

COMCLASS	Description
0	Not Commercial
1	Built
2	Vacant
3	Underutilized
5	Vacant Lot less than 5,000 sq feet
7	Vacant Critical
9	Underutilized Critical
10	Vacant Exempt

Important industrial classes for determining gross acres available for development include vacant, vacant critical, exempt vacant port property, exempt vacant port property critical, underutilized, underutilized critical, exempt underutilized port property, and exempt underutilized port property critical. All exempt not port properties are excluded in the available land calculations. Table 5 lists all industrial classes.

Table 5: Industrial Classifications

INCLASS	Description
0	Not Industrial
1	Vacant
2	Underutilized
3	Vacant Critical
4	Underutilized Critical
6	Built
7	Exempt Vacant Port Property
8	Exempt Vacant Not Port
9	Exempt Vacant Port Property Critical
10	Exempt Underutilized Port
11	Exempt Underutilized Port Critical
12	Exempt Underutilized Not Port
15	Easements

Commercial and industrial models classify vacant and underutilized land as follows:

- Vacant land
 - Building value less than \$67,500
 - Not "Assessed With"- Some parcels are assessed with other parcels. These parcels are often parking lots, or multiple parcels comprising a single development. All assessed with parcels are considered built.
 - Not Exempt.
 - Port property is exempt, and is included as a separate classification in the Industrial land model.

- Not an Easement or right of way
 - Parcel greater than 5,000 square feet
 - Not a state assessed or institutional parcel
- Underutilized Lands
 - Same as vacant except building value criteria is replaced with a building value per acre criteria of less than \$50,000.
 - Constrained (Critical lands)
 - All classifications may be subdivided into constrained vs. not constrained. Commercial and industrial constrained lands are defined the same as residential constrained lands and are listed above.
 - Exempt Port Properties in the Industrial Model
 - Includes lands that are under port ownership and available for development. Buildable exempt port properties are included in available land calculations.
 - Port properties can be classified as vacant, underutilized, or constrained.

The model produces a summary of gross residential, commercial, and industrial acres available for development. Gross acres are defined as the total raw land available for development prior to any deductions for infrastructure, constrained lands, and not to convert factors.

Planning Assumptions

The next step in the buildable lands process is applying planning assumptions to the inventory of vacant and underutilized gross acres in order to arrive at a net available land supply. These assumptions account for infrastructure, reduced development on constrained land, and never to convert factors. Use factors along with employment and housing units per acre densities are applied to derived net acres to predict future capacities.

Residential Model Planning Assumptions:

- 27.7% deduction to account for both on and off-site infrastructure needs. 20% infrastructure deduction for mixed use lands.
- Never to convert factor
 - 10% for vacant land
 - 30% for underutilized
- 50% of available constrained (critical) land will not convert
- 60% of mixed use land will develop as residential, 85% residential for Battle Ground mixed use - residential and 25% residential for mixed use - employment.

Commercial and Industrial Model Planning Assumptions

- 25% infrastructure factor applied for both commercial and industrial lands.
- 20% of available constrained (critical) commercial and mixed use land will not convert
- 50% of available constrained (critical) industrial land will not convert
- 40% of mixed use land will develop as commercial, 15% commercial for Battle Ground mixed use - residential and 75% commercial for mixed use - employment.

Employees and unit per acre density assumptions are applied to net developable acres to predict future employment and housing unit capacities. Densities are set by the Current Planning staff based on observed development and comprehensive plan assumptions for each UGA.

Applied residential densities vary by UGA. Table 6 lists the units per acre by UGA.

Table 6: Residential units per Acre

Urban Growth Area	Applied Housing Units per Net Developable Acre
Battle Ground	6
Camas	6
La Center	4
Ridgefield	6
Vancouver	8
Washougal	6
Woodland	6
Yacolt	4

Applied employment densities vary by land use as well. Commercial classes which includes commercial, business park, and mixed use categories apply 20 employees per acre while industrial classes apply 9 employees per acre.

Applying residential and employment planning assumptions to the VLM results produce housing units and employment carrying capacity estimates for urban growth areas. These estimates help monitor growth on an annual basis and is part of the criteria used for setting UGA boundaries during growth management plan updates.

Current model layers and reports are available for viewing in Clark County's GIS Maps Online web application at:

<http://gis.clark.wa.gov/vblm/>

Underutilized land classes are grouped with vacant classes by land use in Maps Online and on other map products. Table 7 lists the group classes used for mapping.

Table 7: Group Classes

CLASS	Description
1	Built
2	Built w/Critical
3	Residential Vacant
4	Residential Vacant w/Critical
5	Commercial Vacant
6	Commercial Vacant w/Critical
7	Industrial Vacant
8	Industrial Vacant w/Critical
9	Public Facilities
10	Public Facilities w/Critical
11	Parks and Open Space
12	Parks and Open Space w/Critical
13	Roads and Easements

For more information on the model inputs, structure and outputs, please contact Clark County Community Planning at (360) 397-2280 or Clark County Geographic Information System (GIS) at (360) 397-2002.

APPENDIX D – ASSESSMENT OF REASONABLE MEASURES

Clark County and the incorporated cities within the county have completed review under RCW 36.70A.215 which includes comparisons between development that has occurred and the original planning assumptions and targets.

In summary, several of the cities have addressed their reasonable measures by adopting local development regulations. However, these changes in regulations may not immediately reflect higher density development within the time reviewed (2006-2014). The market and economy might regulate development and density, which may delay development with higher densities. These adopted measures will likely be reflected in the next buildable lands evaluation report. If cities do not increase their densities, then county-wide planning policies will need to be amended possibly before the next Buildable Lands Report is completed.

The following actions were previously identified as necessary revisions to local development regulations. These revisions were to be incorporated into the update process and adopted in an ordinance or resolution to ensure compliance with the GMA. These measures reflect changes in regulation that would gradually allow for higher density development within the planning horizon.

City of Battle Ground

- The City of Battle Ground Comprehensive Plan, 2004, Chapter 3: Land Use Element, reviewed the ratio of zoned land to density goals, assuring the plan is implementing current countywide density goals and housing type mix.
- Battle Ground has developed a mixed-use ordinance, Ord. 04-024 § 20 (part), 2004. Their updated 2006 development code, Title 17, Chapter 17.101.040 and 2004 Comprehensive Plan, examine minimum densities in certain districts as tools to achieve density goals.
- Battle Ground Comprehensive Plan, 2004, contains a growth management element that addresses annexation and sub-area planning in four growth management goals, listed below.

Growth Management Goal 1: The City will seek a sustainable rate of growth

Objectives

GM01.1 The City will coordinate its growth projections and growth goals with other jurisdictions.

GM01.2 The City will balance its growth with other City goals.

GM01.3 The City will strive to grow at a rate that maintains its small town character.

GM01.4 The City will work to provide adequate urban services concurrently with development.

GMO1.5 The City will encourage efficient growth within the existing city limits before pursuing additional annexations.

GMO1.6 The City will coordinate with Battle Ground School District during annexation processes to maintain District service standards

Growth Management Goal 2: Future growth is to occur primarily to the west and south of the current city limits and in all directions consistent with the 50-year vision.

Objectives

GMO2.1 The City will primarily focus future planning efforts to the south and west of the current city limits.

GMO2.2 The City will focus secondary planning efforts for future growth to the north and east.

Growth Management Goal 3: The City will encourage the efficient and sustainable expansion of the City through the Urban Growth Areas.

Objectives

GMO3.1 The City will seek to achieve desirable growth patterns through annexations.

GMO3.2 The City will seek to achieve a jobs/housing balance through annexations.

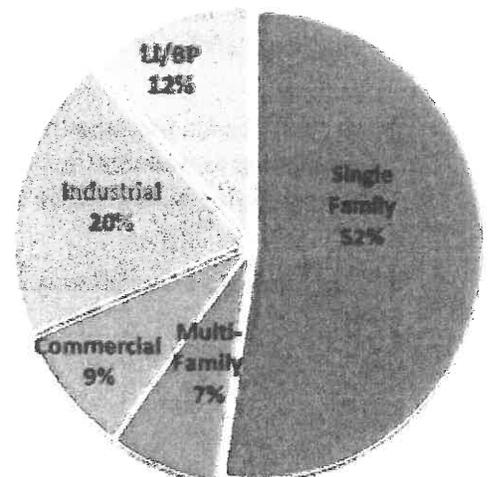
Growth Management Goal 4: The City will work with the County and other jurisdictions in determining growth policies for the Area of Influence.

Objectives

GMO4.1 The City will seek to preserve the Area of Influence for future urban growth patterns anticipated by the Vision.

City of Camas

- The City of Camas designated and zoned land, consistent with the 2007 Clark County Framework Plan, 52% of the land for single-family residential and 7% for multifamily with a range of densities such that the average density for new development can yield six units per acre. The City has designated the remaining area for 20% to industrial development, 12% for Light Industrial/Business Park development, and 9% for Commercial development.



- According to the County's 2035 projections, the City must accommodate 3,868 additional housing units within the 20-year planning horizon. The City has approximately 3,607 vacant, platted or approved lots/multi-unit complexes within the existing city limits. There are also development agreements within vacant lands that will provide an additional 583 units. Notwithstanding lands within the UGB that have not been annexed, this combined data provides the city with 4,190 future residential units—a surplus of 322 units within the 20-year planning horizon. A study in 2013 for the purpose of updating the City's transportation impact fees in 2013, forecasted that the City can accommodate a total of 7,002 additional housing units within the 20 year planning horizon. Both methods of factoring future units conclude that there will be a surplus of residential units within the planning horizon and densities in excess of 6 units per acre.
- The City of Camas adopted development standards that encourage density and efficient development of land. The following regulations in Camas Municipal Code (CMC) allow for flexible lot sizes and dimensions, to include: the Planned Residential Development code (CMC Chapter 18.23); Accessory Dwelling Units code (CMC Chapter 18.27); Mixed Use codes (CMC Chapters 18.22 and 18.24); and Flexible Development codes (CMC Chapter 18.26).
- The City has approximately 2,854 acres designated for employment (combined commercial and industrial lands), or 41% of the overall acreage. The County estimates that there is 1,279 gross acres of vacant and underutilized employment land, with a potential for creating 12,157 additional jobs.

City of La Center

- In 2006, the City La Center adopted new density requirements with single family zoning (LDR-7.5) at a minimum density of four (4) dwelling units per acre. Ninety percent of all new parcels in this district must average within 10 percent of 7,500 square feet as a total development and any phase within the development. LCMC18.130.080.
- In 2006, the City of La Center's medium density residential (MDR-16) set a minimum requirement of eight units per net acre, and a maximum density of 16 units per net acre. LCMC 18.140.010
- In 2007, the City of La Center adopted critical area development regulations that prohibit the creation of lots in wetlands or wetland buffers, allowing the city to achieve a higher net density. LCMC 18.300.050.4.f.iii.
- In 2010, La Center amended their municipal code Title 18 Subdivision Provisions to mandate applicants remainder lost must contain at least 50 percent buildable area, and that the remainder lot is capable of being developed to urban density standards. LCMC 18.210.100.
- See City of La Center's correspondence to their observed density.

La Center Correspondence

From: [Eric Eisemann](#)
To: [Albrecht, Gary](#); [Orjiako, Oliver](#); [Lebowski, Laurie](#)
Cc: [Jeff Sarvis](#); "[Elizabeth Decker](#)"; [Naomi Hansen](#)
Subject: Buildable land report - Remedial action
Date: Friday, May 08, 2015 11:58:15 AM
Attachments: [BLR Subdivision table v2.docx](#)
[MultiFamilyHousingMap.pdf](#)

Hello Gary,

I response to the recent iteration of the Buildable Land Report (BLR) the City of La Center would like to add the attached information in the County record and make the following comments.

Residential Land Supply. La Center, like every other jurisdiction in Clark County, experienced a dramatic run-up of housing activity in the early 2000s and an equally dramatic crash of housing starts as a result of the great recession. The City is recovering slowly, more so than Ridgefield or Camas. During the run-up, from 2005 – 2008, La Center approved 305 new single family lots. Each of the preliminary plats met the City's 4 DU/NET ACRE standard. Two subdivisions reached Final Plat (Hanna's Farm and Gordon Crest), however, 40% of their combined lots remain vacant as a result of the recession. Five (5) additional subdivisions, totaling 188 lots, were moving forward but abruptly stopped. Now, two are very close to final plat approval (Kays and Gordon Crest II) and two more have awakened and are moving forward. Earlier this year the City conducted a pre-application conference for Sunset Terrace, a new 121 lots subdivision along NE 339th St. Given this 'ground-truthing' information, it is highly unlikely that La Center has a surplus of residential land.

County-approved subdivision in La Center UGA. During the recession, Clark County approved the subdivision of approximately 75 acres of land within the La Center UGA creating 13 new lots. The average density of these new developments is 1 DU/5 acres. It is difficult to imagine how these lands in the La Center UGA will develop to urban densities during the 20-year planning horizon. I encourage you to consider the effect County-approved 5 acre lots has on La Center's density performance. (These lots at the City boundary limits and along arterial streets were approved with septic service. La Center requires all dwellings built on newly created land to connect to City sanitary sewer.)

Net Density. In La Center new subdivisions must achieve 4 DU/NET acre. 90% of all new subdivision lots must be within 10% of 7,500 S.F. The maximum allowable lot is 10,000 S.F. and the minimum 6,000SF. Like other jurisdictions La Center has an abundant supply of critical lands. The City prohibits the creation of lots in wetlands or wetland buffers. (LCMC 18.300.050.4.f.iii.) Consequently the city is able to achieve a higher net density.

Multi-family dwellings. La Center has 56 multi-family units in the City limits. See attached map. The Residential Professional (RP) zoning district allows single family development (4 DU/acre), multi-family units (8-16 units/acre), and retail/office uses. The Timmen Mixed Use (MX) zoning district allows single family development (4 DU/acre), multi-family units (8-16 units/acre), and retail/office uses. In the MX zone no single use may be less than 25 percent, nor more than 50 percent, of the net acreage. Regrettably, the multi-family and mixed use market has not yet found La Center a favorable location.

We recognize that the BLR is a general model. That is why we are pleased to provide this information to you in hopes that the model will more accurately tell the story of what is happening in La Center.

If you have any questions, please contact me directly.

Thank you.

Eric

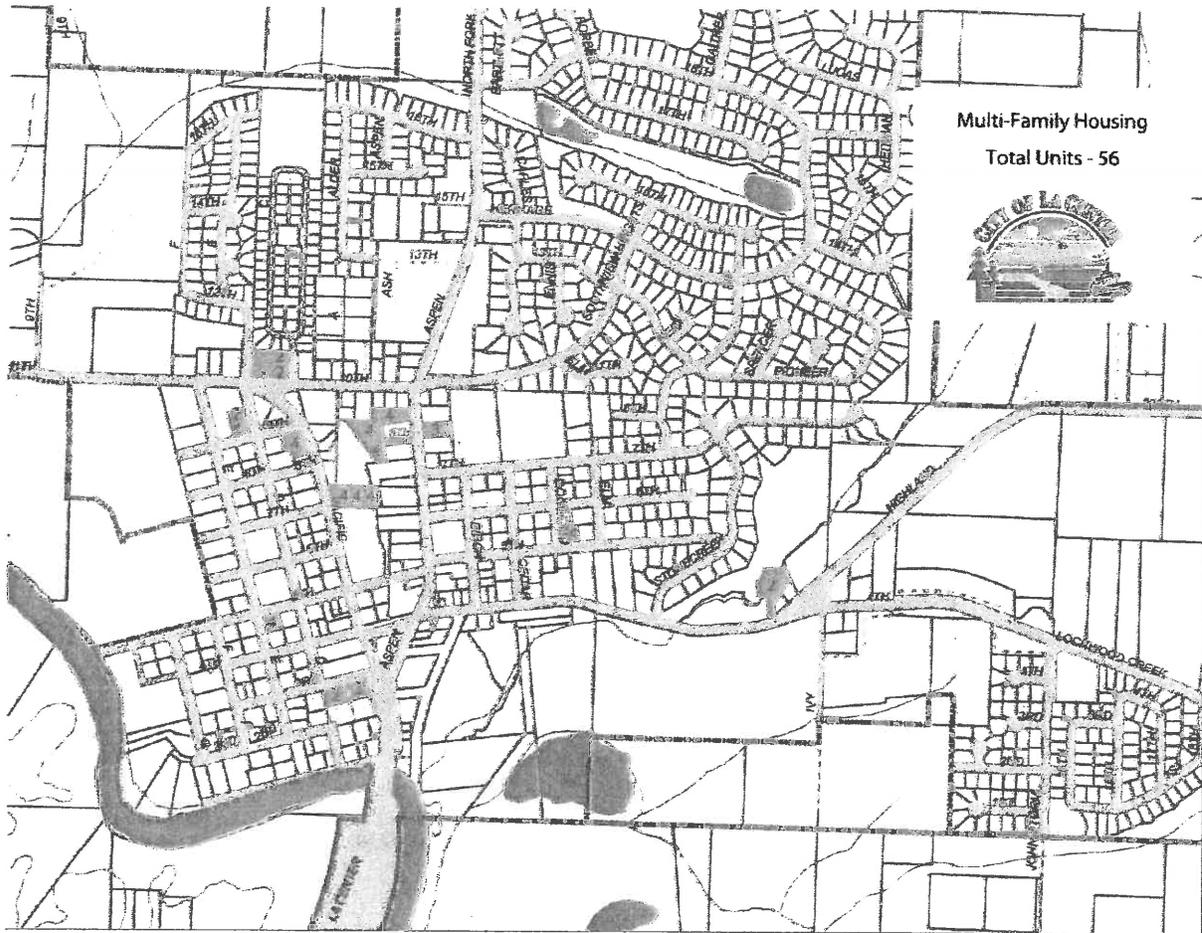
Eric Eisemann
E2 Land Use Planning, LLC
215 W. 4th Street, Suite # 201
Vancouver, WA 98660
360.750.0038
e.eisemann@e2landuse.com

Subdivision	PIN	Location	File	Gross Acres	Lots
		La Center UGA	Approved by Clark County		
East Fork Estates (Goode Cluster)	986028830	1514 NW 339 th St. La Center, WA	PLD2010-00008 Final plat 2010	40+	10
Perrott Short Plat	209062000	2219 NE 339 th St. La Center, WA	PLD-2008-0005 Final Plat in 2009	35+	3
Totals			5.7 DU/Acre	75+	13
		City of La Center	Approved by City of La Center	Gross Acres *	Lots
Hanna's Farm	258905000 62965040 258924000 62965094	North of NW Pacific Highway	2005-001-SUB 21 vacant lots	17.07	57
Gordon Crest	258894000 258896000 258943000	West of Aspen Ave	2005-007-SUB 26 vacant lots	18.19	60
Total Final Plats			3.31 DU/ <u>Gross</u> ac.	35.26	117
Approved Preliminary Plats					
Kays	209488000	South West of NW Pacific Highway	2008-016-SUB	11.8	37
Gordon Crest II	258892000	West of Aspen Ave	2006-012-SUB	6.74	26
Highland Terrace	258636000 258644000 258702000 258703000 258704000 258727000 258763000	East of NW Pacific Highway	2006-019 SUB	25.3	100
Dana Heights	62647000	North of East 7 th Street	2006-002-SUB	3.87	14
Sargent	258717000	34102 NW 9th Avenue	2006-033-SUB	5.3	11
Preliminary Plat Total			3.55 DU/<u>Gross</u> ac.	53.01	188

La Center Buildable Land Report Comments: 2005 – 2014

5/8/2015

* **Note:** New subdivisions must achieve 4 DU/Net acre. New plats must achieve 7,500 S.F. average lot size. The maximum lot size, allowable at the perimeter of the City Limits, is 11,000 S.F.



Ridgefield Correspondence

From: [Elizabeth Decker](#)
To: [Albrecht, Gary](#); [Orjiako, Oliver](#); [Eric Eisemann](#); [Jeff Niten](#)
Subject: VBLM remedial actions for Ridgefield **Date:**
Friday, May 08, 2015 5:13:20 PM
Attachments: [VBLM PreliminaryPlatInfo.docx](#)

Hi Gary,

I had a few comments to submit regarding the recent version of the Buildable Lands Report for the City of Ridgefield, and would like to have these comments included in the record.

Residential Land Supply: A couple of things I want to put in the record for the VBLM report for Ridgefield since the change in methodology shows the City with a 63 acre surplus for residential land, when the previous versions showed Ridgefield with a significant deficit. The City, as have most areas, suffered a tremendous downturn in development activity during the great recession. We have several hundred lots platted preliminarily and those lots still exist, and are going through the final plat process and/or being constructed now at a rapid pace. Several subdivisions and PUDs I want to bring to your attention include Ridgefield Woods which just received signatures on the final plat last week and contains 34 single family home lots. Canterbury Trails received preliminary plat approval in 2006 and is now going through the process to finalize the plat. Canterbury Trails will provide for 69 single family home lots. Pioneer Canyon Phases 3 and 4 are rapidly coming on-line and will provide both single family and multi family home sites. Bella Noche is coming forward with a revised preliminary plat that will provide 30 lots. Hawks Landing was preliminarily platted recently and will move forward with 57 lots in the near future. Additionally, the Kemper subdivision was approved in 2007 for a total of 200 single family homes sites, none of which have been constructed at this time. In total, Ridgefield knows of 444 single and multifamily lots that will be coming forward within a year for final plat or have been final platted within the past month.

We estimate an additional 290 lots may move forward to final plat within the coming years, based on existing preliminary plat approvals, for a total of 734 lots on over 200 acres of residential land. These lots have already been committed to development and should not be calculated and vacant and buildable in the County's report.

Another factor that will impact the development potential of the residential land in the City's UGA is the City's strong commitment to parks. The City requires 25% of residential land be dedicated to park and open space during the development approval process. While up to half of that dedication may contain critical areas, the other half must contain active usable space. An override for the standard infrastructure deduction would be an appropriate remedy to accurately reflect the residential land Ridgefield has available for future development. We would suggest an additional 12.5% of gross acres be deducted from the VBLM totals to account for active usable space required for parks use, assuming that the critical areas have already been accounted for in the VBLM standard deduction.

A final consideration is that some of the residential land within Ridgefield's UGA has already been developed as large lot subdivisions under County standards, which will make it unlikely and difficult for that land to be developed at urban densities.

Multifamily Targets: The City currently has sufficient low and medium density residential land to achieve a 75/25 split for new development, however, the market for single-family development has moved more quickly than multifamily development. While on-the-ground supply of multifamily housing does not yet meet the 25% split, the City will comply at full build-out as proposed in the 20-year plan. Further, there are additional opportunities for higher density residential development in the City's commercial and mixed-use zones.

The City is under taking several major planning efforts including the 45th and Pioneer sub-area plan which is expected to provide up to 2,000 dwelling units during the planning horizon along with commercial uses. Ridgefield Junction sub-area and the Downtown/Waterfront sub-area are expected to promote additional dwelling units as well.

The VBLM can't, unfortunately, take into account what is planned for in our current boundary and only recognizes what is on the ground at a moment in time. However, I think this e-mail should provide the county policy makers with the appropriate information to determine that the 63 acre surplus is not reflective of the development activity occurring now, or expected to occur over the next several years. Additionally, the model or the staff discussion of the model should take into account the additional ways in which Ridgefield can satisfy its 75/25 housing split with future mixed use development.

Thank you,

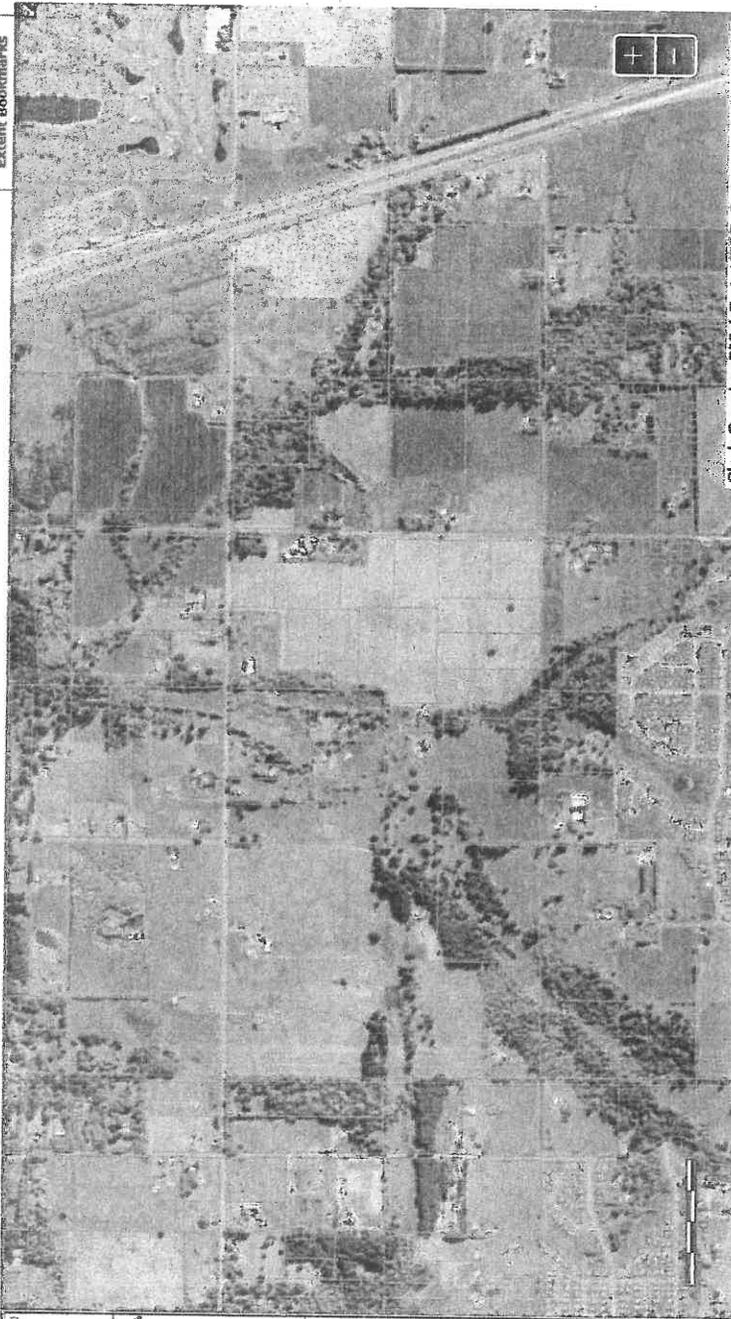
Elizabeth

Elizabeth Decker
City of Ridgefield Consulting Planner
503.705.3806
edecker@jetplanning.net

**Technical information: Supplemental VBLM Information
City of Ridgefield**

The following are active preliminary plats with potential to be final platted.

Subdivision Name	Assessor serial number	Location	Number of lots
Ridgefield Woods	986036007	45 th and Pioneer	34 (has been recorded on GIS now)
Canterbury Trails	213958000	N 45 th Ave and Pioneer	69
Kemper	213745000	Pioneer and Bertsinger	200
Bella Noche	213707000	Pioneer and N 35 th Ave	30
Hawks Landing	215825000	Hillhurst and S 35 th Place	57
Pioneer Canyon Phase 3	986027692	Pioneer and N 40 th Ave	54 (final plat approved by Council April 23)
Pioneer Canyon Phase 4	986027694 and surrounding	NW corner of N 45 th Ave and Pioneer	50 (estimated)
Taverner Ridge Phases 7-9	220025000, 220034000, 220032114, 216032010, 216032005, 216032015	Hillhurst and Great Blue Rd	105 (estimated)
Garrison Ridge Phase 2	121105000	Hillhurst and S Refuge Rd	15 (estimated)
Stephenson Manor	220016000	Hillhurst and Great Blue Rd	30 (estimated)
Columbia Acres	213710000	Reiman and N 10 th St	30 (estimated)
Cedar Creek	213713000	N 35 th Ave and N 10 th St	30 (estimated)
Pioneer Place	213800000, 213798000	N 35 th Ave and N 10 th St	30 (estimated)
Total known			444
Total estimated			290
Combined total expected			734



Show / Hide

Show Legend

Land Records

- Building Footprints
- Taxlots
- Donation Land Claim
- Annexations
- Subdivisions
- Public Land Survey System

Basemaps

- 2014 Imagery
- 2014 Imagery (Roads)
- Imagery (Best Available)
- Clark County
- World Street Map

100%

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Layers: Layers | Search | Info | Show / Hide

Map Layers

- Land Records
 - Building Footprints 100%
 - Texts
 - Donation Land Claim
 - Annexations
 - Subdivisions
 - Public Land Survey System

Remaps

- 2014 Imagery 100%
- 2014 Imagery (Roads) 100%
- Imagery (Best Available) 100%
- Clark County 100%
- World Street Map

Extent: Extent | Bookmarks

N 65TH AVE
 N 68TH AVE
 NW 31ST AVE
 NW 28TH ST
 NW 31ST AVE
 NW 31ST AVE
 NW 28TH ST
 NW 31ST AVE

EPTI HERE DeLorme, NGA, USGS
 Latitude: 45.83265668 / Longitude: -122.73030388



Promoting Agricultural Food Production in Clark County

A proposal developed by the
Clark County Food System Council
November 2013



Clark County Food System Council

Promoting Agricultural Food Production in Clark County

Overview

The Food System Council proposes that Clark County support agricultural production by maintaining rural lands that are best suited for farming. The Council's analysis shows that Clark County has about 80,000 acres that comprise the best farming land, as shown on the map on the following pages. We have a responsibility to conserve this most valuable resource for agriculture production and for maintaining a local, thriving food system for future generations.

The recommendations in this proposal support many of the Growth Management Act's planning goals, namely: reducing sprawl, maintaining and enhancing natural resource industries, encouraging the retention of open spaces, and protecting the environment.

Our need to feed ourselves must be carefully considered before any of these lands are added to the Urban Growth Area.

We all need to eat

Our food system has become increasingly complex, which has reduced local control related to food safety, food security and food economics. Community residents are demanding a stronger local food system with more choices. For example, in the past 5 years Clark County has seen an increase in the number of Community Supported Agriculture programs, growth in the number of farmers markets, and more interest in locally sourced and organically grown food. To achieve a sustainable, resilient, safe, and prosperous food system, it's critical that we examine our own ability to plan for and grow food.

The United States is not producing enough fruits, vegetables, whole grains, and dairy products for all U.S. consumption as recommended by the USDA Dietary Guidelines for Americans.

(American Farmland Trust) To feed Clark County's population, we would need to produce about 4.5 pounds of food per person per day, but our western Washington food shed produces just 2 pounds. (Western Washington Food Shed Study) That means we're already vulnerable to disruptions in the food system, and it's time to evaluate how we can maintain our productive capacity.

There are three major issues in considering the value of preserving agriculture production:

Employment and the Economy

1. Farmland is not vacant, it is home to jobs. In Clark County, more than 4,000 people are employed on farms. (2007 USDA Agriculture Census) With the number of farms increasing and a desire for food grown using more labor-intensive, sustainable practices, we need to assure these jobs stay here.
2. Supporting local farms keeps our money circulating locally. Every pound of food produced locally reduces the need to import food and strengthens our own food system of processing, distributing and selling.
3. Local farm entrepreneurship and agri-tourism creates an environment to live, work and play, which helps make Clark County more business-friendly.
4. Locally produced food travels shorter distances, reducing transportation costs and carbon footprint while maintaining food quality.
5. Increasing the amount of food produced and made available to local consumers is part of economic development and contributes to environmental sustainability.
6. Privately-owned and managed agriculture land generates more local tax revenues than it costs in services. (Farmland Trust Center)

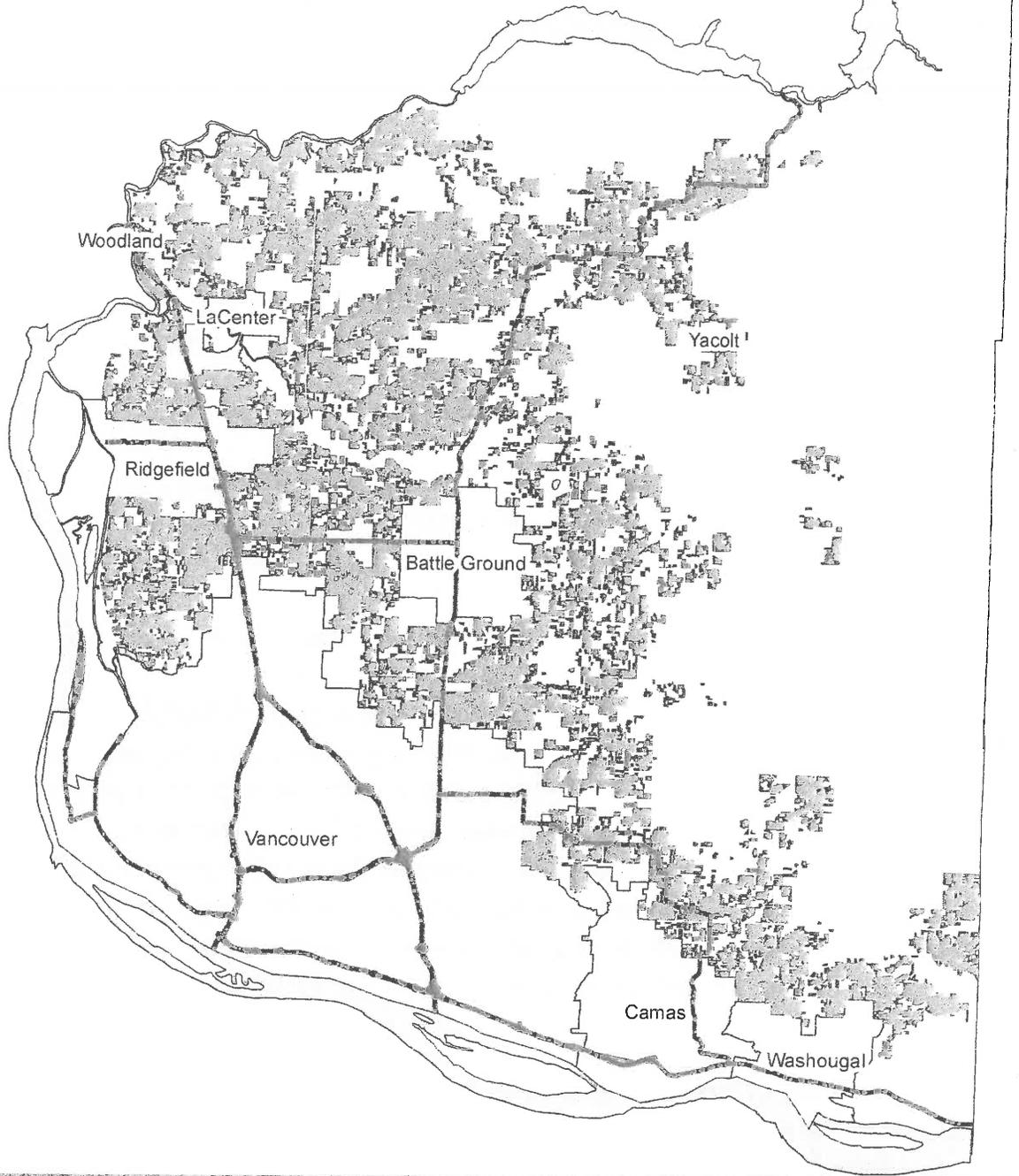
Health

1. Good farming practices can help preserve clean water and healthy soil. Almost all of Clark County's water comes from underground aquifers. (Clark Public Utilities) Preserving lands that provide natural buffers protects natural aquifers, and healthy aquifers are less costly to maintain than water treatment plants.
2. Fresh fruits and vegetables are an important part of a healthy diet, and a diet rich in fresh produce helps prevent obesity and cardiovascular disease.
2. Encouraging the production, distribution, and procurement of food from local farms could increase the availability to and consumption of locally produced foods by community residents, enhance the ability of the food system to provide sufficient quantities of healthier foods, and increase the viability of local farms and food security for communities.
3. Maintaining the potential to grow more of our own food helps make us resilient in the event of major emergencies. Resiliency is an attribute of a healthy community.
4. Local food has a lower risk of causing food-borne illnesses because it spends less time in transit, doesn't change hands as often and is more apt to be processed in small batches.

Quality of Life

1. The rural character of farm land enhances the quality of life, and is attractive to employers wanting to locate in Clark County.
2. Agricultural land provides habitat for wildlife and allows natural water filtration.
3. Strengthening our ability and the potential to grow and produce more of our own food helps make us more secure and less vulnerable in the event of a major emergency that disrupts the food system.
4. Food grown closer to consumers uses less fossil fuels which contribute to pollution and greenhouse gases emissions, the ultimate results of which are deteriorating air quality, extreme heat days, flooding and drought, and other impacts to human health. (Growing Healthier Report)

-  Agricultural Production Lands
-  Urban Growth Area



Clark County's Best Farm Land

Source: Clark County GIS

For further information contact Clark County
 Public Health Assessment & Evaluation
brendon.haggerty@clark.wa.gov or (360) 397-8000 ext. 7281



Public Health
 Prevent. Promote. Protect.

How we got here

We developed this proposal by looking at characteristics of the land that make it suitable for food production. These include:

- Soil** We included lands that have good to moderate agricultural soils, classified as type I-IV by the National Resource Conservation Service.
- Slope** We included lands that are flat or rolling.
- Size** We included lands that have at least 4 acres outside the buffers around critical stream habitat.
- Zoning** We included lands that are currently zoned for agriculture or rural residences.
- Tax status** We excluded lands that are tax exempt because they are owned by churches, land trusts, or governments.

Next steps

The Clark County Food System Council suggests that the Board of County Commissioners, during the current update of the comprehensive plan consider voluntary measures to protect and maintain agriculturally productive lands. Various tools are available to do this, all of which would be voluntary on the part of the landowner. According to the American Farmland Trust, land use policies and zoning are the most important factors in maintaining agriculture production and a healthy local food system. In addition to determining where our agriculture production lands are, we need to develop tools and systems in order to maintain and expand our food production. The Food System Council is ready to help the County assess, discuss and develop tools appropriate for our community, and how best to respect property rights while offering land owners alternatives and choice in setting aside land for agricultural purposes. We welcome feedback on the content of this document.

The Clark County Food System Council is a citizen advisory board comprised of individuals from many sectors of the community food system. These constituents come together around common interests and beliefs about a healthy, sustainable food system for Clark County. Support is coordinated by Clark County Public Health.

2013-14 Clark County Food System Council

Carrie Beck

Jodell Hinojosa

Gary Boldt

Patty Ingraham

Terri Brodie

Lynn Krogseng

Sandy Brown

Eric Lambert

Paul Childers

Ron McKnight

Bill Coleman

Shawn Morrill

Lynn Finley

Warren Neth

Ann Foster

Tammy Rodriguez

Carolyn Gordon

Larry Scherer

Erin Harwood, Chair

George Vartanian

erin@gardendelightsfarm.com

Bill Zimmerman

Garrett Hoyt, Co-chair

garretthoyt@gmail.com



Theresa Cross, staff to the Food System Council

Theresa.Cross@clark.wa.gov, (360) 397-8000 ext.7378

Community Support

Members of the Clark County Food System Council met with representatives or the boards of these organizations to share this proposal and garner support. These organizations agree with the recommendations contained in this proposal. The Food System Council is currently engaged with other groups interested in lending their support to this proposal, and we continue to seek additional partners in this work.

Clark County Public Health Advisory Council

Slow Food Southwest Washington

Hazel Dell Public Market

Urban Abundance

Friends of Clark County

Camas Farmers Market

Salmon Creek Farmers Market

Vancouver Farmers Market

Neighborhood Associations Council

Garden Delights Farm

Yacolt Mountain Farm

Clark Conservation District

New Seasons Market (pending)

Hunters Greens Farm

Clark County Commission on Aging

Inspiration Plantation

April Joy Farm

Coyote Ridge Farm

Friendly Haven Rise Farm

NW Organics Farm

Preserving the Harvest

Area of Interest (AOI)

Soil Map

Soil Data Explorer

Download Soils Data

Shopping Cart (Free)

Search

Map Unit Legend

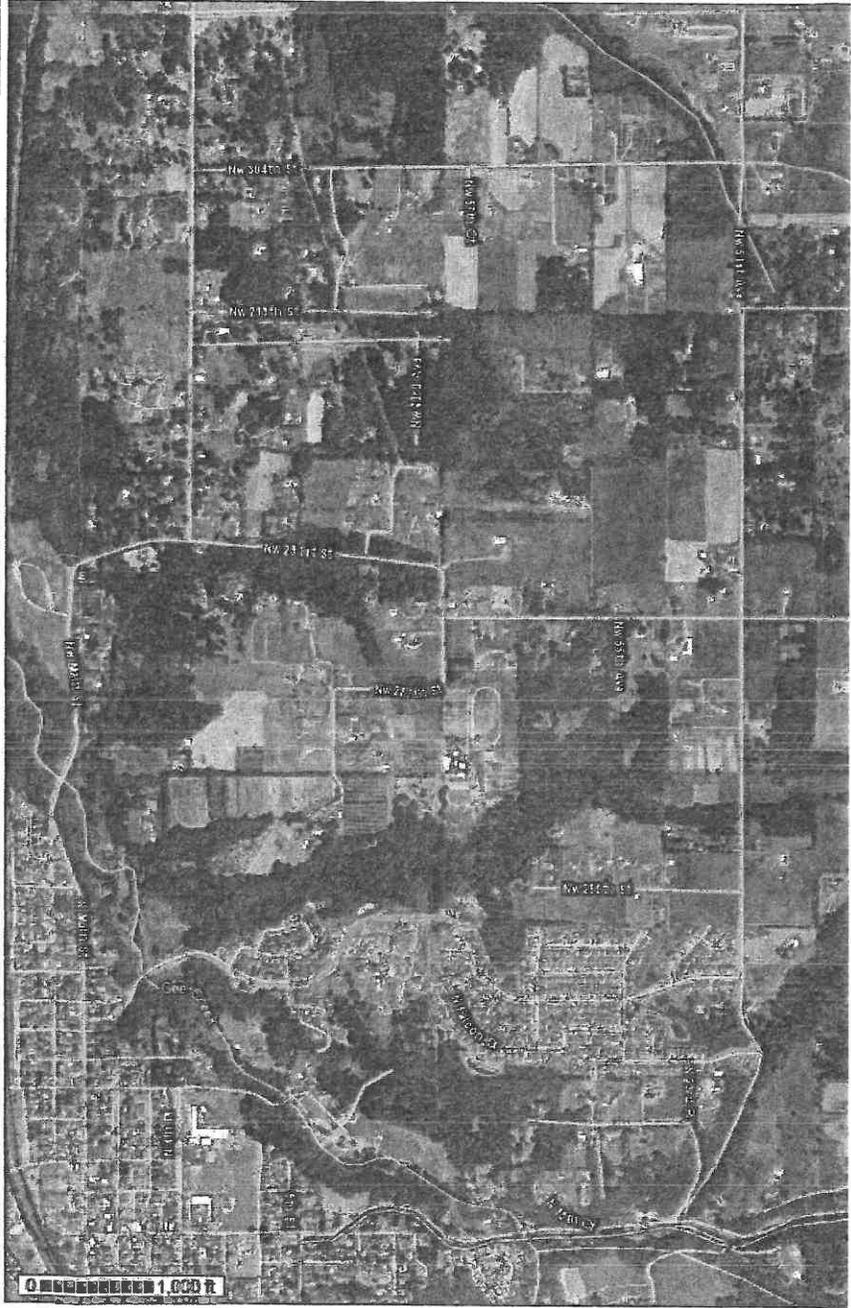
Clark County, Washington (WA011)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
GeB	Gee silt loam, 0 to 8 percent slopes	70.3	62.6%
GeD	Gee silt loam, 8 to 20 percent slopes	12.1	10.8%
GeE	Gee silt loam, 20 to 30 percent slopes	12.8	11.4%
HoA	Hillsboro silt loam, 0 to 3 percent slopes	0.2	0.2%
HoE	Hillsboro silt loam, 20 to 30 percent slopes	0.3	0.3%
OdB	Odne silt loam, 0 to 5 percent slopes	8.8	7.9%
SIF	Sara silt loam, 30 to 50 percent slopes	0.1	0.1%
W	Water	1.1	1.0%
WgB	Washougal gravelly loam, 0 to 8 percent slopes	6.5	5.8%
Totals for Area of Interest		112.3	100.0%

Legend

Soil Map

Scale: 100 to 5000



Clark County, Washington

GeB—Gee silt loam, 0 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2dx3

Mean annual precipitation: 45 inches

Mean annual air temperature: 50 degrees F

Farmland classification: All areas are prime farmland

Map Unit Composition

Gee and similar soils: 100 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Gee

Setting

Landform: Terraces

Parent material: Alluvium

Typical profile

H1 - 0 to 9 inches: silt loam

H2 - 9 to 22 inches: silt loam

H3 - 22 to 60 inches: silty clay loam

Properties and qualities

Slope: 0 to 8 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Moderately well drained

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately high (0.00 to 0.57 in/hr)

Depth to water table: About 24 to 48 inches

Frequency of flooding: None

Frequency of ponding: None

Available water storage in profile: High (about 11.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3w

Hydrologic Soil Group: C

Other vegetative classification: Seasonally Wet Soils
(G002XV202WA)

Data Source Information

Soil Survey Area: Clark County, Washington

Survey Area Data: Version 12, Sep 15, 2014

Clark County, Washington

GeE—Gee silt loam, 20 to 30 percent slopes

Map Unit Setting

National map unit symbol: 2dx5
Mean annual precipitation: 45 inches
Mean annual air temperature: 50 degrees F
Farmland classification: Not prime farmland

Map Unit Composition

Gee and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Gee

Setting

Landform: Terraces
Parent material: Alluvium

Typical profile

H1 - 0 to 6 inches: silt loam
H2 - 6 to 19 inches: silt loam
H3 - 19 to 60 inches: silty clay loam

Properties and qualities

Slope: 20 to 30 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately high (0.00 to 0.57 in/hr)
Depth to water table: About 24 to 48 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: High (about 11.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: C
Other vegetative classification: Sloping to Steep Soils
(G002XV702WA)

Data Source Information

Soil Survey Area: Clark County, Washington
Survey Area Data: Version 12, Sep 15, 2014

Clark County, Washington

HoE—Hillsboro silt loam, 20 to 30 percent slopes

Map Unit Setting

National map unit symbol: 2dxt
Mean annual precipitation: 40 to 50 inches
Mean annual air temperature: 54 degrees F
Frost-free period: 165 to 210 days
Farmland classification: Not prime farmland

Map Unit Composition

Hillsboro and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hillsboro

Setting

Landform: Terraces
Parent material: Alluvium

Typical profile

H1 - 0 to 4 inches: silt loam
H2 - 4 to 14 inches: silt loam
H3 - 14 to 52 inches: silt loam
H4 - 52 to 60 inches: silt loam

Properties and qualities

Slope: 20 to 30 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat):
Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: High (about 12.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: B
Other vegetative classification: Sloping to Steep Soils
(G002XV702WA)

Data Source Information

Soil Survey Area: Clark County, Washington
Survey Area Data: Version 12, Sep 15, 2014

Clark County, Washington

WgB—Washougal gravelly loam, 0 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2f02
Mean annual precipitation: 60 to 90 inches
Mean annual air temperature: 48 degrees F
Frost-free period: 165 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Washougal and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Washougal

Setting

Landform: Terraces
Parent material: Gravelly alluvium

Typical profile

H1 - 0 to 22 inches: gravelly medial loam
H2 - 22 to 30 inches: very gravelly medial loam
H3 - 30 to 60 inches: very cobbly coarse sand

Properties and qualities

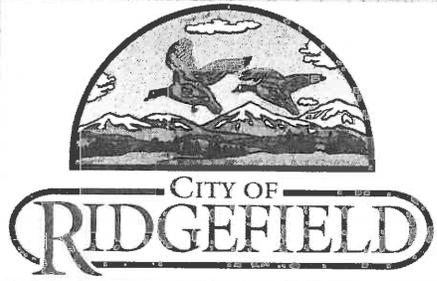
Slope: 0 to 8 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Somewhat excessively drained
Capacity of the most limiting layer to transmit water (Ksat):
Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Low (about 6.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: B
Other vegetative classification: Droughty Soils (G002XV402WA)

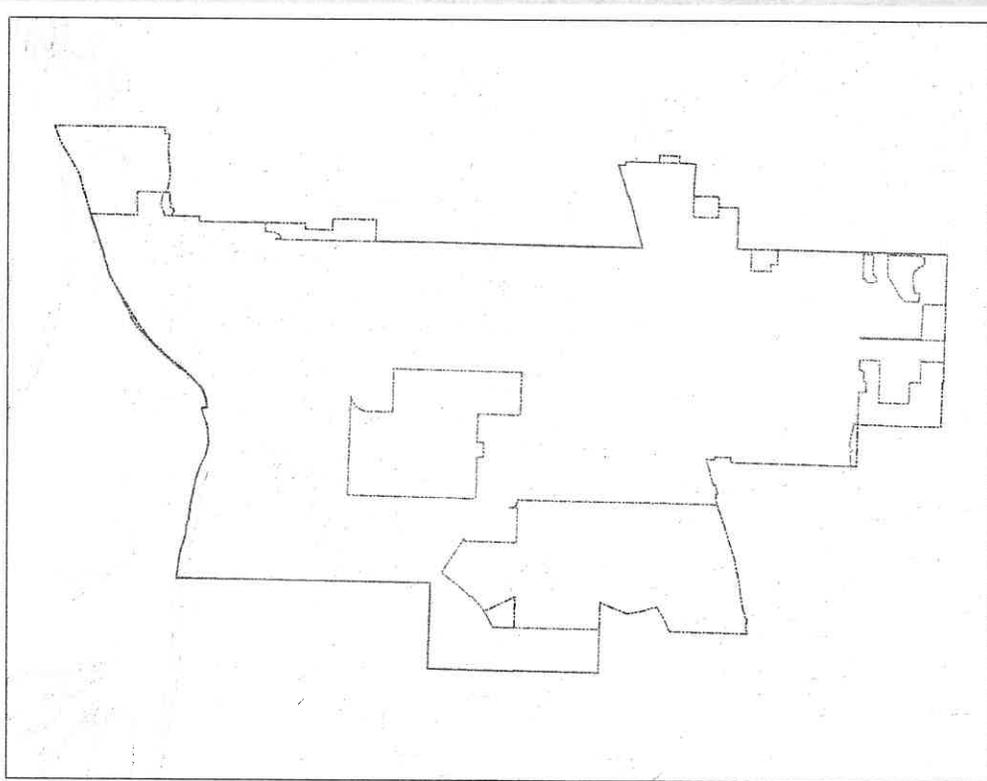
Data Source Information

Soil Survey Area: Clark County, Washington
Survey Area Data: Version 12, Sep 15, 2014



CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON

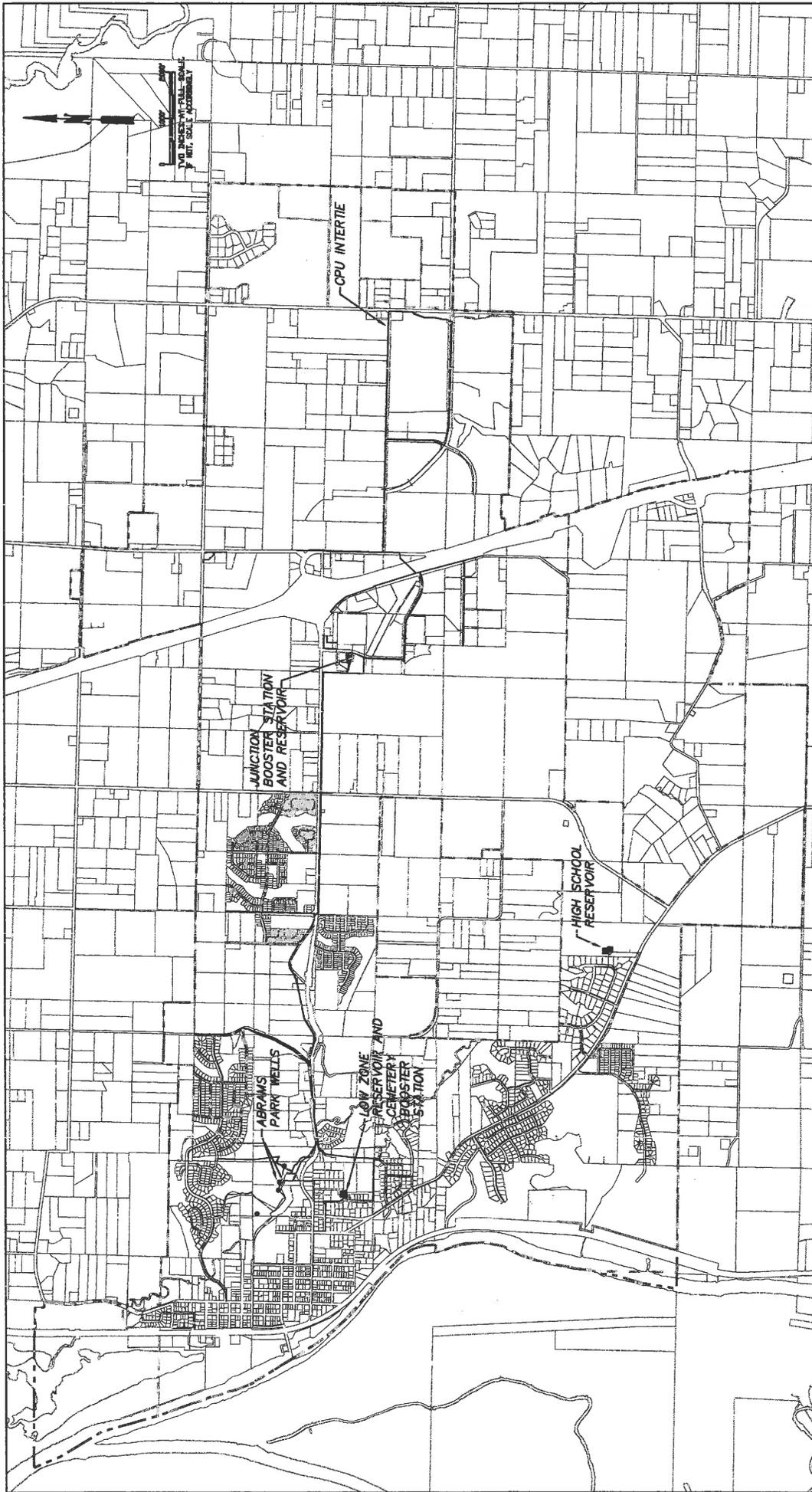
GENERAL SEWER PLAN
VOLUME 1



G&O No. 13214
March 2013



Gray & Osborne, Inc.
CONSULTING ENGINEERS



CITY OF RIDGEFIELD
GENERAL WATER PLAN
WATER SYSTEM FACILITIES

Gray & O'Brien, Inc.
 CONSULTING ENGINEERS

- EXISTING URBAN GROWTH BOUNDARY
- - - EXISTING RIDGEFIELD CITY LIMITS
- LESS THAN 3" EXISTING WATER LINE
- 3" EXISTING WATER LINE
- 4" EXISTING WATER LINE
- 6" EXISTING WATER LINE
- 8" EXISTING WATER LINE
- 10" EXISTING WATER LINE
- 12" AND LARGER EXISTING WATER LINE
- 14" AND GREATER EXISTING WATER LINE
- EXISTING WELL
- EXISTING RESERVOIR





CITY OF RIDGEFIELD
 GENERAL SEWER PLAN
 FIGURE 2-1
 EXISTING SEWER SYSTEM

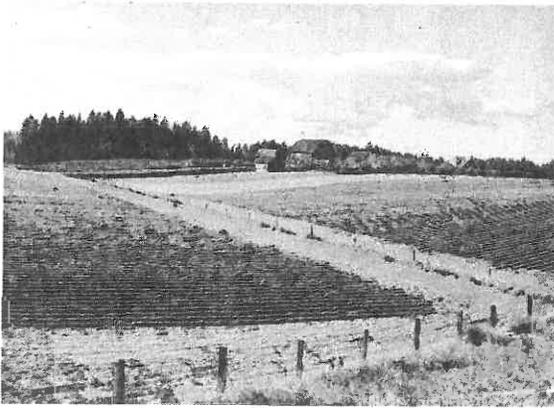


Cherry & O'Connell, Inc.
 CONSULTING ENGINEERS

- EXISTING URBAN GROWTH BOUNDARY
- EXISTING RIDGEFIELD CITY LIMITS
- EXISTING SEWER LINE
- EXISTING SEWAGE TREATMENT PLANT
- PS EXISTING PUMP STATION



*Analysis of the Agricultural
Economic Trends and Conditions in
Clark County, Washington*



Prepared for Clark County, Washington
By Globalwise, Inc.

April 16, 2007

Preliminary Report

The horse sector is a source of demand for agricultural crops such as hay or grain. In this regard, the horse sector contributes to agriculture and rural agricultural land use. This also adds a requirement for pasture land for commercial horse operations such as commercial horse breeding operations and for grass hay production.

Poultry and Eggs

Clark County is a significant producer of fryer chickens. The Washington Fryer Commission reports that Clark County produces 11.45 percent of the state's fryer chickens.¹⁰ This represents an estimated production of 5.2 million birds (the 2002 Ag Census reported 4.37 million chickens). The vast majority of production is accounted for by a few large contract growers. Lewis County dominates state production but Clark and Thurston counties are tied for the second. Fryers are produced in "fryer barns" that take up little land area. Nearly all Washington fryer production is on the west side of the state, near the two major poultry processors.

There are no known major egg producers in Clark County. Some of the small scale diversified farms have laying chickens and sell eggs.

Other Livestock

Commercial production of hogs, sheep, lamas, and alpacas complete the assessment for the main types of livestock produced in Clark County. Most observers believe that these species are either in stable production or decline in Clark County. Sheep, lamas and alpacas can be used for fiber production. It is hard to predict that there is any discernible growth in textile use of fibers in the county. There is no tracking of goat production for meat, but there is a sizeable goat population (perhaps over 1,000 head) and it is mainly due to the popularity for goat meat with some ethnic groups. Meat production from hogs and sheep is minor and expansion is limited because Clark County has no USDA approved slaughter facilities.

¹⁰ See www.cluckcluck.org.

agency's farm loan programs.¹² This is significant because the FSA is the government lender to farm borrowers who do not qualify for standard commercial loans. If FSA is not making these loans, it is also very doubtful that commercial lenders have borrowers who have purchased land and other capital assets. In fact, contacts with several commercial banks identified only one bank which said they had made loans to a few nurseries in recent years.

Discussions with farmers and other agricultural operators in the county reveal that many newer operators have used their own capital to buy land or they have combined a small-scale farm enterprise with the purchase of their rural residence. Others have enlarged their agricultural enterprise with leased land. This situation has led to a low base level of new agricultural enterprise development which cannot fully replace the larger, agricultural operations such as dairies and berry farms, which are going out of business.

Local Marketing

One of the WAC criteria to assess the long term commercial significance of agriculture is the criteria of "proximity to markets". Often this is assumed to mean proximity to population centers. For newer farmers in Clark County, reaching local markets is at least one main factor in



their marketing program. They may sell at farmers markets in the area, set up roadside stands, operate a CSA (Community Supported Agriculture) farm with subscribers who pay for a share of the production, or offer other forms of direct marketing channels.

However the local sales approach is not uniformly adopted by Clark County farmers. Local markets have not generated sufficient revenues to attract

very many new farms to the county.

The case of dairies illustrates the dichotomy of how and where farm products are sold. Some of the few remaining dairies do sell locally to the one milk bottler in the county. On the other hand, one of the largest dairies in the county is shipping their milk out of the county (and out of the Portland metropolitan area) because they realize a significant price premium. In this case the higher price received justifies the added transportation cost.

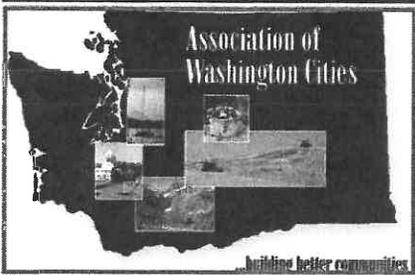
There are also examples of local nurseries that sell most of their specialty trees over the Internet, and they ship by express delivery. Their markets are often widely dispersed geographically.

Fresh fruit and vegetable producers, and Christmas tree growers are the best examples of agricultural crops that do rely primarily on local markets. However the larger of the Christmas tree growers are wholesalers and their main markets are out-of-state, principally California.

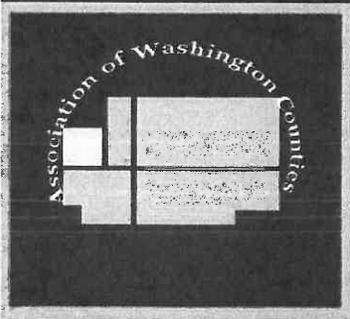
¹² Based on letter with attachments dated February 14, 2007 from Jeffrey Peterson, Farm Loan Officer, Farm Services Agency, USDA, Chehalis, Washington office.



Strategic Freight Transportation Analysis



Transportation and Marketing Needs for the Washington State Livestock Industry



SFTA Research Report # 12



November 2004

Transportation and Marketing Needs for the Washington State Livestock Industry

by

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Research Associate

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SFTA Research Report #12

November 2004

Washington State University
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SFTA Research Reports: Background and Purpose

The Strategic Freight Transportation Analysis (SFTA) is a six year comprehensive research and implementation analysis that will provide information (data and direction) for local, state and national investments and decisions designed to achieve the goal of seamless transportation.

The overall SFTA scope includes the following goals and objectives:

- Improving knowledge about freight corridors.
- Assessing the operations of roadways, rail systems, ports and barges-freight choke points.
- Analyze modal cost structures and competitive mode shares.
- Assess potential economic development opportunities.
- Conduct case studies of public/private transportation costs.
- Evaluate the opportunity for public/private partnerships.

The five specific work tasks identified for SFTA are:

- Work Task 1 - Scoping of Full Project
- Work Task 2 - Statewide Origin and Destination Truck Survey
- Work Task 3 - Shortline Railroad Economic Analysis
- Work Task 4 - Strategic Resources Access Road Network (Critical State and Local Integrated Network)
- Work Task 5 - Adaptive Research Management

For additional information about this report or SFTA, please visit [http://www.sfta.wsu.edu/](http://www.sfta.wsu.edu) or contact Eric Jessup or Ken Casavant at the following address:

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Or go to the following Web Address:

www.sfta.wsu.edu

DISCLAIMER

The contents of this report reflect the view of the authors, who are responsible for the facts and accuracy of the data presented herein. The contents do not necessarily reflect the official views or policies of the Washington State Department of Transportation. This report does not constitute a standard, specification or regulation.

PREVIOUS SFTA REPORTS NOW AVAILABLE

1. Casavant, Kenneth L. and Eric L. Jessup. "SFTA Full Scope of Work." SFTA Research Report Number 1. December 2002.
2. Clark, Michael L., Eric L. Jessup and Kenneth L. Casavant. "Freight Truck Origin and Destination Study: Methods, Procedures and Data Dictionary." SFTA Research Report Number 2. December 2002.
3. Casavant, Kenneth L. and Eric L. Jessup. "Value of Modal Competition for Transportation of Washington Fresh Fruits and Vegetables." SFTA Research Report Number 3. December 2002.
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6. Casavant, Kenneth L., Eric L. Jessup and Joe Poire. "An Assessment of the Current Situation of the Palouse River and Coulee City Railroad and the Future Role of the Port of Whitman County." SFTA Research Report Number 6. October 2003.
7. Tolliver, Denver, Eric L. Jessup and Kenneth L. Casavant. "New Techniques for Estimating Impacts of Rail Line Abandonment on Highways in Washington." SFTA Research Report Number 7. September 2003.
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9. Jessup, Eric L. and Kenneth L. Casavant. "Rail Line Investment Alternatives Resulting from Abandonment: A Case Study of Moses Lake, Washington." SFTA Research Report Number 9. July 2003.
10. Peterson, Steve, Eric L. Jessup and Kenneth L. Casavant. "Freight Movements on Washington State Highways: Results of the 2003-2004 Origin and Destination Study." SFTA Research Report Number 10, October 2004.
11. Meenach, Stephanie, Eric L. Jessup and Kenneth L. Casavant. Transportation Characteristics and Needs of the Washington Hay Industry: Producers and Processors. SFTA Research Report Number 11, December 2004.

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I. INTRODUCTION

Growth in the livestock industry depends on access to markets and an efficient multimodal transportation system. Therefore, this study investigates those transportation characteristics and requirements necessary for the efficient movement of livestock to domestic markets. This is accomplished through the evaluation and analysis of data collected and compiled from a variety of sources, including industry level surveys to licensed livestock producers, processors and brokers. The information provided in this report details when, where and how livestock are moved from production to destination markets and the transportation infrastructure supporting these shipments.

II. DATA AND INFORMATION

In order to obtain more specific and detailed information on Washington livestock movements and transportation characteristics, a statewide survey was conducted of all producers, processors and brokers. The Washington State Department of Agriculture Licensed Livestock Dealers provided a list of producers and brokers throughout the state (WSDA). Processing facilities were obtained similarly, based on interviews with area producers and industry experts. Surveys were sent to producers, processors and brokers in 20 Washington counties gathering transportation and shipment characteristic information for the statewide livestock industry. The questionnaire asked producers, processors and brokers for the volume of inbound and outbound shipments, seasonality of shipments, local and state roads being used, vehicle type, and destination of shipments.

As is shown in Table 1.1, the response rate within each of the 20 Washington counties ranged from 0% to 100% of the total producers and processor in each county. The overall response rate of 42.4% provided great information regarding livestock shipments, including which roads were predominately utilized, volume of shipments on those roads and highways, and primary destinations for livestock shipments. Cowlitz, King and Walla Walla counties were the only three counties where no responses were received. Grant and Yakima counties are the leading counties in livestock production and they both received over a 50% response rate. The two leading processing facilities in Washington had a 100.0% response rate. Their responses to the survey provided an excellent source of information of when, where and how much processed meat is transported in Washington.

Table 1.1: Survey Response Rates, by County.

County	County Totals		
	Number Mailed	Number of Responses	Response Rate
Adams	1	1	100.0%
Asotin	1	1	100.0%
Clallam	1	1	100.0%
Klickitat	1	1	100.0%
Snohomish	1	1	100.0%
Whitman	1	1	100.0%
Kittitas	3	2	66.7%
Franklin	2	1	50.0%
Grant	4	2	50.0%
Pierce	2	1	50.0%
Thurston	2	1	50.0%
Spokane	5	2	40.0%
Whatcom	10	4	40.0%
Yakima	8	3	37.5%
Skagit	3	1	33.3%
Lewis	4	1	25.0%
Okanogan	4	1	25.0%
Cowlitz	2	0	0.0%
King	1	0	0.0%
Walla Walla	3	0	0.0%
Total	59	25	42.4%

III. WASHINGTON'S LIVESTOCK INDUSTRY

The transportation of livestock is an important component of Washington's livestock industry and an integral requirement for future growth and prosperity. The cattle industry comprises a significant proportion of the livestock being produced, processed and transported throughout Washington. Cattle production currently ranks fifth among the Top 40 Agricultural Commodities of Washington in 2002. Cattle and calf operations total 13.6 percent of the market value for Agricultural sales in Washington, behind Fruits, Nuts, and Berries (WASS). Given the economic significance of this industry to the state's agriculture industry, this study focuses on those transportation and shipment characteristics for both *producers* and *processors*.

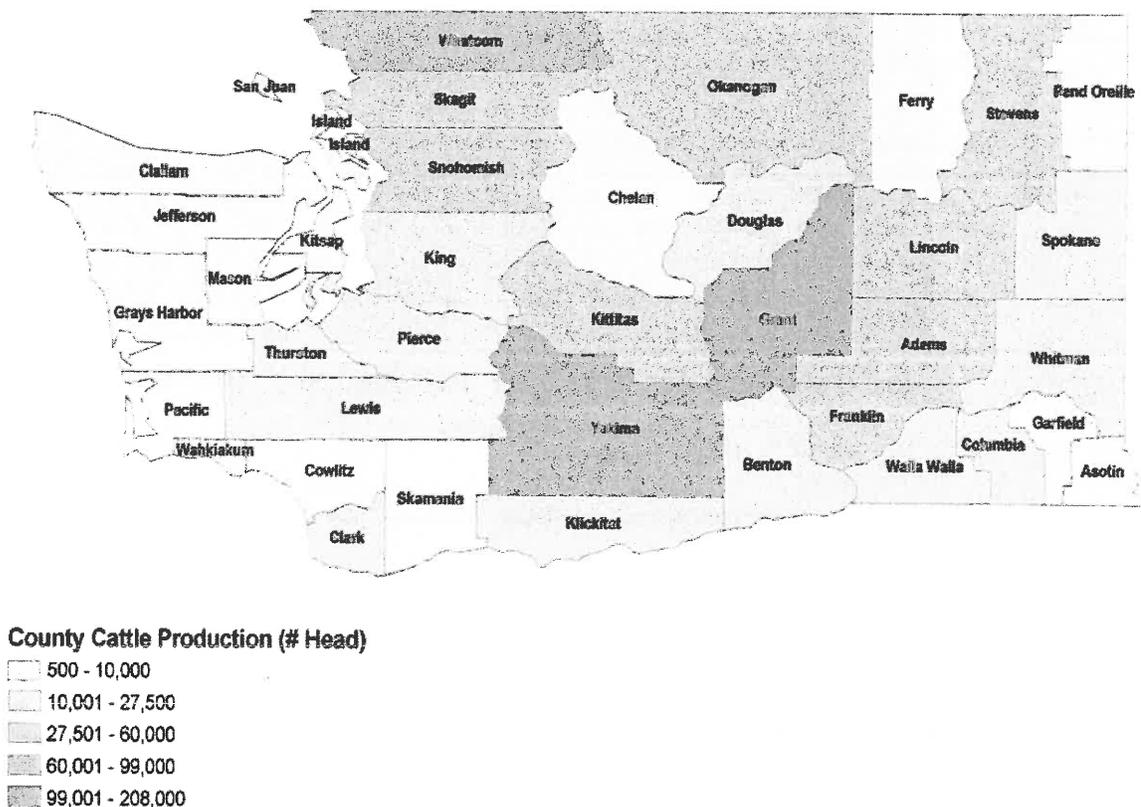
In the state of Washington there are currently 15,000 cattle operations. Cattle and calves are brought to market from all regions of the state to be slaughtered or raised for slaughter; though the majority of the cattle originate from large operations that are centrally located. Washington State has seen a slight decrease in total cattle production since 2000, though the number of cattle operations has stayed the same.

The Columbia Basin region represents the heaviest concentration of cattle production in Washington State. There are many factors contributing to the heavy concentration in this geographic area. The climate plays a key role with maintaining and raising premium

cattle. The Columbia Basin has the mildest weather in comparison to the rest of the state. It receives the least amount of rain, thereby reducing the amount of disease and sickness; hence the low production in the coastal counties. The accessibility to feed is a major contributing factor in the Columbia Basin due to the fact it is also the leading area in hay production. The leading county in the state for cattle production is Yakima County with a total production in 2003 of 208,000 head of cattle (Figure 1.1). The neighboring county, Grant, was the second largest producing county with 167,000 head in 2003 (WASS).

The second leading area for cattle production in Washington is in the Northwestern part of the state. Whatcom County's production is comprised of dairy cattle. The dairy cattle that are taken to feed lots and processed are the culls. Cull dairy cattle would be one that is picked out from others, especially one that is rejected because of an inferior quality. The lowest concentration of cattle production is in the furthest western counties along the coast and also the eastern counties of Washington.

Figure 1.1: Washington State Cattle Production, by County (2003).

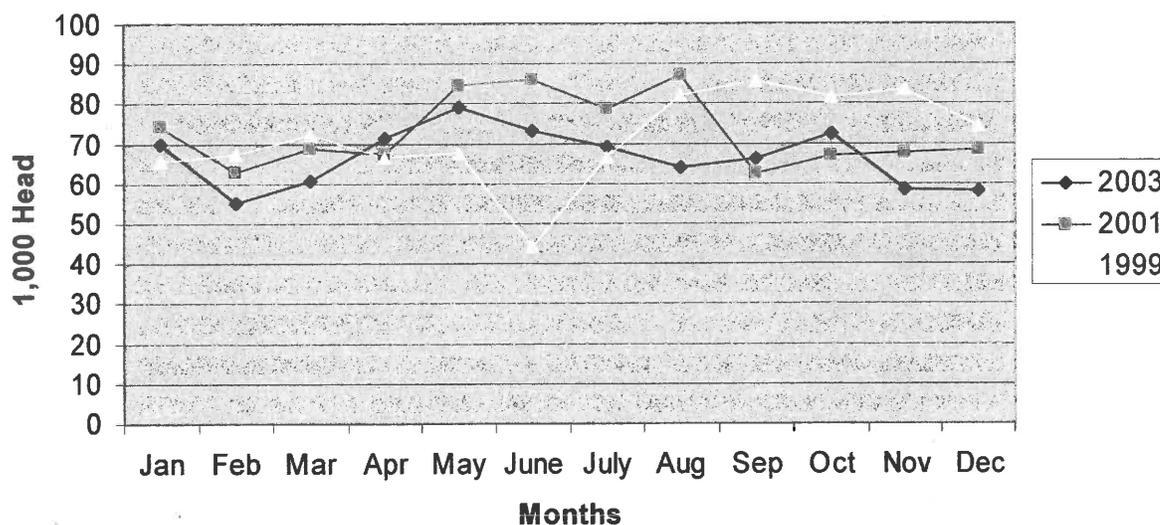


The average live-weight of cattle at the time of slaughter is 1,231 pounds, down 20 pounds from a year ago. The total cumulative live-weight of cattle slaughtered in Washington State for 2003 was slightly less than 978 million pounds (WASS). In 2003,

there was 797,300 head of cattle slaughtered, a 7 percent decrease from the previous year. This number includes slaughter in federally inspected and in other slaughter plants, but excludes animals slaughtered on farms.

Since 1999 the number of cattle slaughtered each month in Washington State has experienced slight seasonal fluctuations, as illustrated in Figure 1.2. The number of animals slaughtered each month for years 2001 and 2003 exhibit very similar patterns with February being the lowest volume month and the period between May and August representing the largest volume periods. However, the seasonal pattern for 1999 does not follow the prior patterns established in 2001 and 2003. The month of June represented the yearly low for 1999, nearly 20,000 fewer animals slaughtered during this month as compared to other periods through the year. Overall, the winter months tend to experience the lowest slaughter number with higher volume during the months of May through August.

Figure 1.2: Number of Cattle Slaughtered Per Month, 1999-2003.

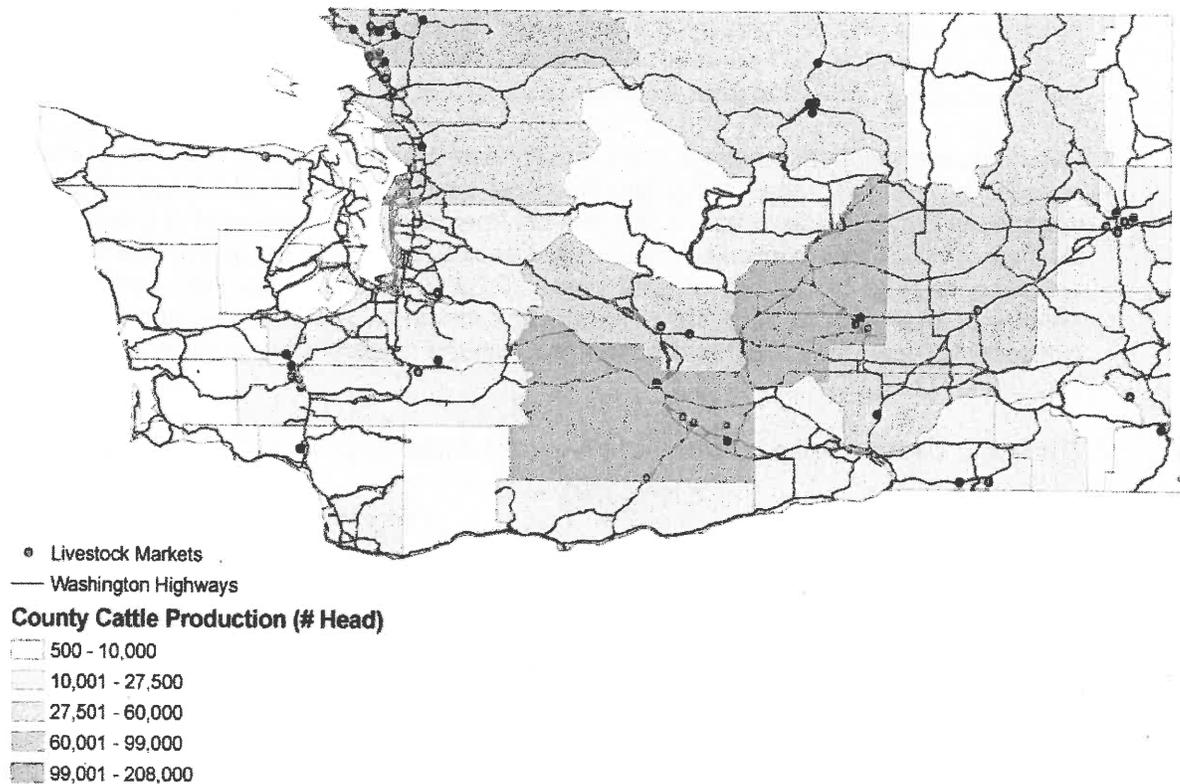


Washington Agricultural Statistics Service, 2004, USDA

Washington cattle production is highly concentrated in two areas; Yakima and Grant County. These two counties are responsible for a large majority of the state's production. As mentioned previously, these areas are also the leaders in hay production. The abundance of feed makes it more accessible and less expensive. The weather is also a prominent factor with the heavy concentration of livestock production.

The Bellingham area or Whatcom County produces a significant amount of cattle, specifically for the dairy industry. The area also encompasses several livestock markets. There are numerous livestock markets spread throughout the state with some concentration in certain areas. These areas include; Centralia, Spokane and Toppenish. The locations of Washington's livestock markets are shown in Figure 1.3.

Figure 1.3: Washington State Cattle Production, by County (2003) and Location of Regional Cattle Markets.



IV. TRANSPORTATION OF LIVESTOCK - PRODUCERS

The advancement and evolution of livestock transportation systems in the U.S. has significantly contributed to the current structure of the livestock industry. In the beginning, river transport was the main means of accessing destination markets. Transportation technology then evolved to rail and over time to the service advantages of truck. During the 1950's with the development of the Interstate road system livestock producers and processors began to have more flexibility marketing their products and significant structural changes throughout the industry began to occur. Before the development of the interstate road system animals were shipped into major cities to be processed, leading to large, regional, centralized livestock markets that relied predominantly on rail for outbound movements. Now boxed meats can be shipped anywhere in the country via trucks and in the case of specialized products can go via plane to various locations in the world.

Livestock are shipped in many different vehicle types (see Figures A.1 thru A.6 in Appendix A). Trucks ranging from the possum belly trailer, straight trailer, gooseneck trailer, pup trailer, or straight truck are a small collection of common utilized vehicles and

are depicted in Appendix A. Additionally, farmers and producers have bumper hitch and “gooseneck” trailers of varying sizes that may be used to haul live animals.

The most popular vehicle of the commercial livestock industry is the semi or “Pot” trailer. Pot trailers are 40 feet long by 8.5 feet wide. The multiple decks make it possible to legally haul up to 45,000 pounds of livestock. These trailers can haul 37, 1200 pound slaughter steers or 90, 500 pound feeder calves (Cobb).

Livestock are shipped to three main locations in Washington once leaving producer operations; feed lots, other farms, and slaughter facilities (Table 1.2). A feedlot primarily engages in the fattening of beef cattle in a confined area for a period of at least 30 days, for their own account, contract or fee basis. Feedlot operations are an integral part of the breeding, raising, or grazing of beef cattle. Establishments which feed beef cattle for periods of less than 30 days are generally in connection with their transport. After the cattle are fattened they are then transported from the feedlot either back to the farm or to a slaughter facility.

Table 1.2: Destination of Outbound Livestock Shipments from Producers.

Location	Percentage at Each Location
	Percent
Feed Lots	25.50%
Other Farms	30.62%
Slaughter	25.44%
Other	18.44%
Total	100.00%

Livestock arriving at feedlot and producer operations are transported from all over the state of Washington. A significant volume of the livestock are received from locations more than 50 miles from the destination location (61%) (Table 1.3). Over 23% of animals are transported over 100 miles to reach the production location, thus capturing locations within Washington, Idaho, Montana and Oregon. However, the majority of live cattle are transported less the 75 miles to reach production and feedlot operations (68%).

Table 1.3: distance of Inbound Livestock Shipments to Producers.

Area	Percentage in Miles Radius
	Percent
Less than 25 mile radius	24.05%
25 to 50 mile radius	15.00%
50 to 75 mile radius	29.11%
75 to 100 mile radius	8.29%
Greater than 100 miles	23.54%
Total	100.00%

Seasonality of Livestock Shipments

There is relatively little variation in the seasonality of livestock shipments arriving at producer and feedlot operations throughout the state. The heaviest period for inbound shipments occurs during October-December (29%), followed by the April-June period (26%), as illustrated in Table 2.1. These two peak periods of inbound shipments to producer operations likely follows the biological pattern of spring and fall calving, as calves born in one period become large enough to move into back-grounding and feedlot operations during the next season. The July-September time period represents the season with the fewest inbound shipments at 22%.

Table 2.1: Percent of Inbound Livestock Shipments to Producers, by Time Period.

Time Period	Livestock Received
	Percent
January-March	23.07%
April-June	26.29%
July-September	21.64%
October-December	29.00%
Total	100.00%

Drilling down further into the seasonality of shipments, the proportion of inbound livestock shipments into producer operations varies by county and time period. For the January-March time period, as few as 5% of shipments from Asotin County are transported whereas 50% of livestock from Kittitas are shipped during this period (Table 2.2). The opposite holds during the April-June season as only 10% of inbound producer shipments for Kittitas occur while 40% occurs for Asotin. Many of the differences in shipment percentages which occur between counties are due to the type of operations receiving inbound shipments within each county. Those counties which have a high concentration of feedlots relative to cow-calf operations have different seasonal inbound shipment patterns.

Table 2.2: Inbound Livestock Shipments to Producers, by Time Period and County.

County	Percent of Livestock Shipped			
	January-March	April-June	July-September	October-December
Asotin	5.00%	40.00%	5.00%	50.00%
Grant	30.00%	20.00%	10.00%	40.00%
Kittitas	50.00%	10.00%	10.00%	30.00%
Klickitat	30.00%	30.00%	30.00%	10.00%
Lewis	20.00%	25.00%	30.00%	25.00%
Pierce	25.00%	25.00%	25.00%	25.00%
Snohomish	20.00%	30.00%	30.00%	20.00%
Spokane	19.67%	23.00%	25.67%	31.67%
Whatcom	20.00%	21.67%	26.67%	31.67%
Yakima	24.50%	39.50%	15.50%	20.50%

The outbound shipments from producer operations display a slightly different pattern as compared to inbound livestock shipments, as displayed in Table 2.3. The October-December season still represents the period with the largest proportion of shipments (similar to inbound shipments), but by a large magnitude (34%). Unlike inbound shipments where two distinct seasons dominated the volume of shipments, outbound shipments are concentrated in one period (October-December), with the remaining periods receiving approximately equal proportion of shipments (21% or 22%). This difference is probably indicative of the seasonal fluctuations in feed availability and the repositioning of animals heading into the winter months.

Table 2.3: Percent of Outbound Livestock Shipments from Producers, by Time Period.

Time Period	Livestock Distributed
	Percent
January-March	22.20%
April-June	21.07%
July-September	22.40%
October-December	34.33%
Total	100.00%

When comparing the distribution of outbound shipments from each county by season, there appears to be little variation in the magnitude of shipments (Table 2.4). On average, the October-December time period possesses the largest proportion of livestock shipments in Washington. The widest fluctuations occur in Asotin County, ranging from 5% in January-March all the way to 50% during October-December. Pierce County was the only county to have a consistent flow of 25% of livestock shipped in each time period. The other 9 counties showed some moderate variation throughout the year.

Table 2.4: Outbound Livestock Shipments from Producers, by Time Period and County.

County	Percent of Livestock Shipped			
	January-March	April-June	July-September	October-December
Asotin	5.00%	40.00%	5.00%	50.00%
Grant	30.00%	20.00%	10.00%	40.00%
Kittitas	50.00%	10.00%	10.00%	30.00%
Klickitat	30.00%	30.00%	30.00%	10.00%
Lewis	20.00%	25.00%	30.00%	25.00%
Pierce	25.00%	25.00%	25.00%	25.00%
Snohomish	20.00%	30.00%	30.00%	20.00%
Spokane	19.67%	23.00%	25.67%	31.67%
Whatcom	17.50%	20.00%	27.50%	35.00%
Yakima	24.50%	39.50%	15.50%	20.50%

Destination of Livestock Shipments

The destination/location of outbound livestock shipments from Washington producers is heavily concentrated within the state, accounting for over 78% of outbound shipments (Table 2.5). While these shipments include all types of shipments (farm to farm, farm to feedlot, farm to processor, feedlot to processor, etc), the majority of shipments leaving producer operations are destined for other producer locations, feedlots, or processors (Table 1.1). And the majority of these types of facilities and operations are located within close proximity of other producer locations in the state. The neighboring state with the second largest proportion of shipments is Idaho (15%), followed by Oregon (6%) and California (1%). The logistic and transportation efficiencies associated with moving live animals compared to packaged meat also heavily influences production and shipping patterns. This largely explains why processing and packaging facilities are located within relative close proximity of production.

Table 2.5: Destination of Livestock Shipments from Producers.

Destination	Percentage of Destination
	Percent
Washington	78.16%
Idaho	15.17%
Oregon	5.46%
California	1.21%
Total	100.00%

V. TRANSPORTATION OF LIVESTOCK - PROCESSORS

Slaughter facilities are located throughout the state, but generally concentrated in specific geographic areas consistent with livestock production patterns. Facility sizes can range from the small town butcher who processes as few as one hundred head per year to commercial operations that handle 500,000 head per year. Custom slaughtering establishments must be licensed by Washington State Department of Agriculture in order to engage in the business of slaughtering animals for food consumption.

The volume/weight density of livestock that are received at processing facilities differs from that which leaves these facilities as a result of the processing that occurs. When livestock are received at the processing facility they are totaled in liveweight. However, after the process of slaughtering, making choice meat cuts, packaging and boxing; the distribution of processed meat is weighed and shipped in tons. The average daily head count of livestock that is received at the surveyed processing facilities is 1,025 (Table 3.1). The standard liveweight of cattle that are ready to be slaughtered is 1,200 lbs.

After the meat is packaged and boxed it is loaded into refrigerated trucks and shipped to various locations throughout the United States. There are 8 to 10 different sizes of boxed meat packages ranging from 20 to 70 lbs. The reported number of trucks leaving processing facilities is from 35 to 85 daily, with a payload capacity of roughly 41,000 lbs of processed meat per vehicle.

Seasonality of Livestock Shipments

The percentage of livestock received at processing facilities peaks during the July-September time period (30%) while all other seasons are relatively equal in distribution of seasonal shipments (Table 3.1). The higher percentage during this time period reflects both the biological life cycle of cattle and the seasonal marketing of animals by producers prior to high feed demands during the winter months.

Table 3.1: Percent of Inbound Livestock Shipments to Processors, by Time Period.

Time Period	Livestock Received
	Percent
January-March	23.30%
April-June	23.30%
July-September	30.00%
October-December	23.30%
Total	100.00%
Total Average Head Per Day	1,025

It is interesting that while the seasonal distribution of inbound and outbound livestock shipments varies for producers and also for processors on inbound shipments, the outbound processed meat products from processors is equally distributed amongst all seasons (Table 3.2). These results may be misleading and a function of the survey design that lumped time periods into three month intervals. Traditionally, there is a peak of meat demand during the holiday season, but this pattern may only be evident if the distribution of shipments is evaluated on a monthly instead of quarterly basis.

Table 3.2: Percent of Outbound Livestock Shipments from Processors, by Time Period.

Time Period	Livestock Distributed
	Percent
January-March	25.00%
April-June	25.00%
July-September	25.00%
October-December	25.00%
Total	100.00%

Destination of Packaged Meat

Outbound shipments of packaged meat from processing facilities in the state are heavily concentrated within the Pacific Northwest (58%), as provided in Table 3.3. Thus, the majority of outbound shipments of processed meat are supplying the demand for meat in restaurants and retail outlets throughout the Northwest. The region with the next largest

proportion of packaged meat shipments is the Southwestern U.S., accounting for 31% of all outbound shipments from Washington processors. The Northeast and Southeast U.S. markets represent only 5% of shipments, with no shipments heading to the Midwest/Great Plains. This is likely the result of the dominance of beef production and processing in the Midwestern/Great Plains states and the ability of production in this region to satisfy the regional demand from restaurants and retail outlets. Export shipments to Canada and international markets were also reported to be zero. However, this was due to the unfortunate timing of the survey shortly after the Bovine Spongiform Encephalopathy (BSE) outbreak in central Washington and the subsequent ban on Washington beef exports.

Table 3.3: Destination of Packaged Meat from Washington Processors.

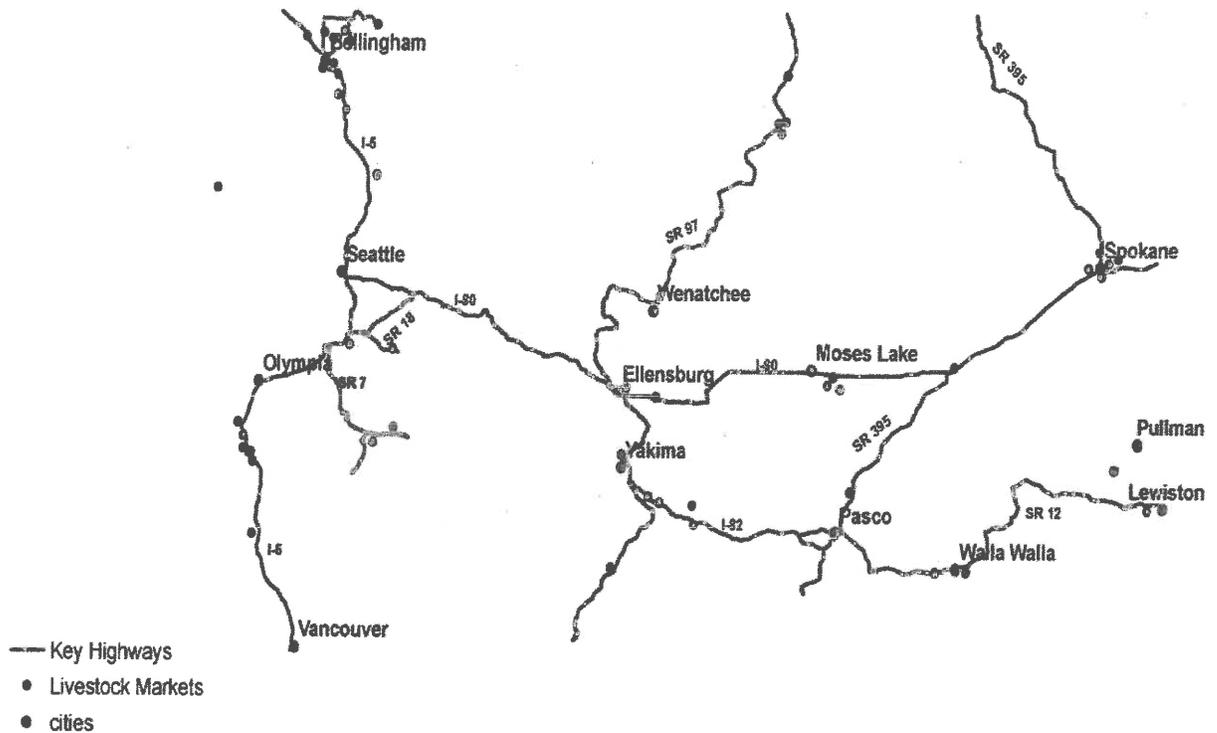
Location	Percent Shipped
Location	Percent
Northeastern US	5.00%
Southeastern US	5.00%
Midwest/Great Plains	-
Southwest US	31.00%
Pacific Northwest	58.50%
Mexico	0.50%
Canada	-
Ocean Port/Export	-
Total	100.00%

Primary Washington Highways Supporting Livestock Shipments

Several key roads and highways throughout the state provide critical transportation access for both livestock producers and processors, as illustrated in Figure 1.4. These highways are those listed as most critical for livestock shipments by survey respondents and illustrated both the collection/assembly occurring from area producers and the distribution activities from processors. Those highways most critical in the central Washington regions include SR12, US97, US395, I-90 and I-82, supporting key livestock markets in the Tri-Cities region, Yakima, Moses Lake and Ellensburg.

Those highways and roads critical for western Washington livestock shipments include I-5, I-90, SR7, and SR18 providing accessibility to Oregon and California markets. I-5 and I-82 support the 5.46% (Table 2.5) of livestock shipments that are destined for Oregon. Majority of the 15.17% of Idaho bound shipments are traveled on I-90 and SR 12.

Figure 1.4: Key Washington State Highways Supporting Livestock Shipments.



VI. SUMMARY / CONCLUSIONS

The movement of livestock has advanced significantly in the past 50 years. From river movements to trucking, the interstate road system was the turning point to more efficient movement. Before the growth of the interstate road system livestock was transported into major cities to be processed. Today, slaughter plants are located near the supply of animals. Due to this advancement, livestock can now be processed and boxed to be shipped country wide via truck. Currently, 100 percent of livestock is transported via truck within the United States.

Movements associated with the livestock industry can be broken down into three distinct categories; livestock to processing facilities, livestock to feedlots and livestock to farms. Each category presents distinctive traffic flows; heavy overlap of routes does exist. I-5, I-82 and I-90 support the majority of livestock shipments for all three categories. Many livestock farms and processing facilities lie on these routes, creating traffic on these major interstates.

The livestock industry does not see any fluctuation in seasonality for demand. Processing facilities distribute processed meats consistently at 25% throughout the year. A large majority of livestock and processed meats are shipped within the Pacific Northwest. A significant amount of livestock are transported from areas located more than 50 miles from its final destination. Continued production and business within the livestock industry will remain to cause traffic over existing routes.

APPENDIX

Figure A.1: Possum belly trailer with punched sides.

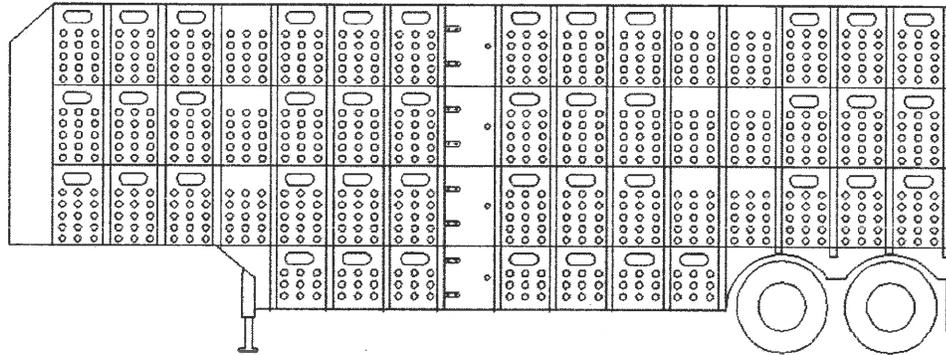


Figure A.2: Typical configurations for possum belly trailers.

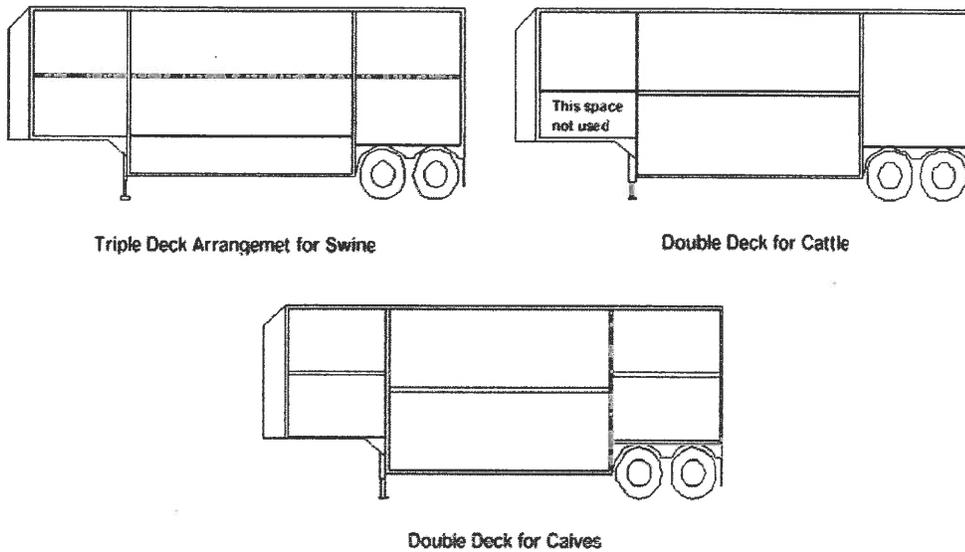


Figure A.3: Straight livestock trailer with slatted sides.

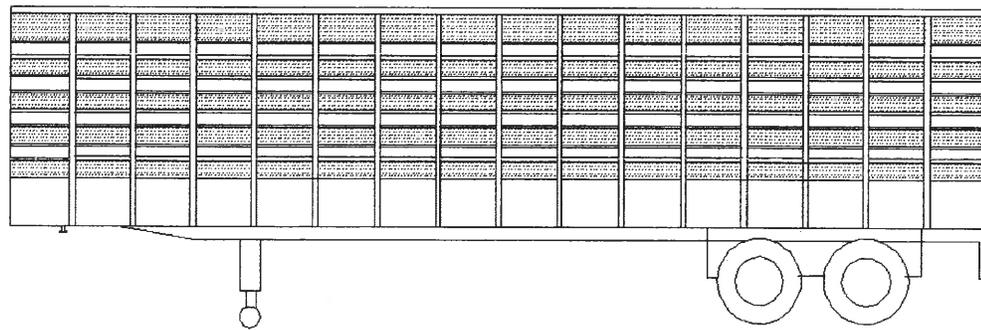


Figure A.4: Gooseneck trailer with slatted sides.

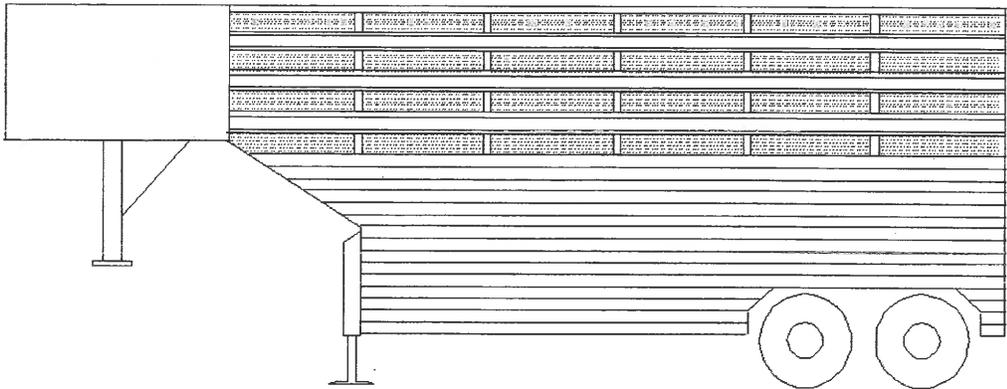


Figure A.5: Pup trailers hooded in tandem (double).

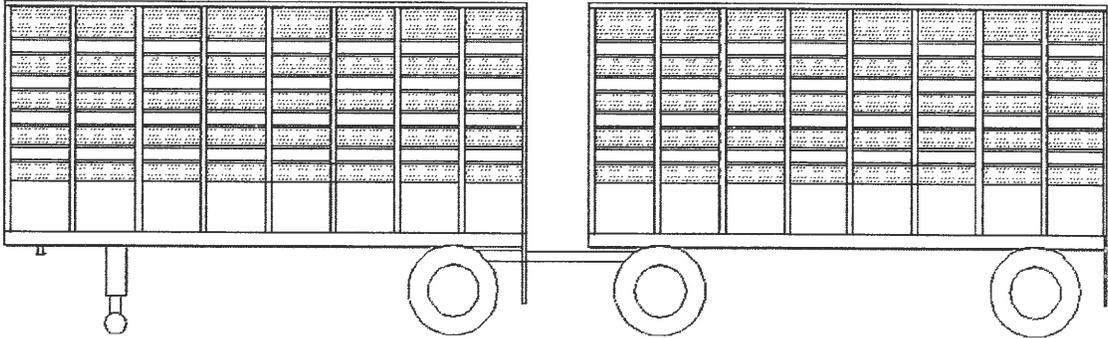
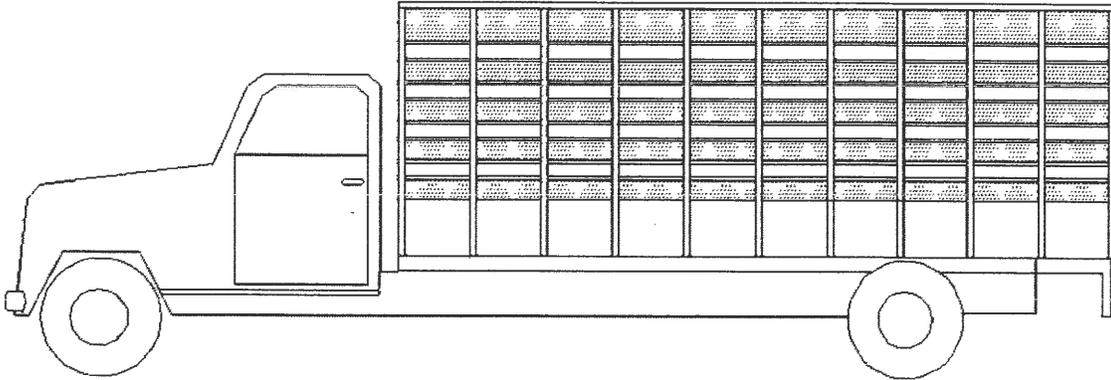


Figure A.6: Straight truck with slatted sides.



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