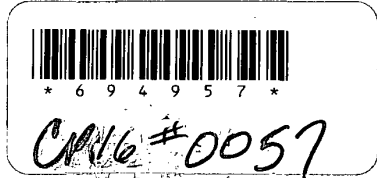




Clark County Community Planning
 1300 Franklin Street, 6th Floor
 Vancouver, Washington

AGENDA

Thursday, March 20, 2014
 2:00 p.m. – 4:00 p.m.
 PSC 6th floor Training Room

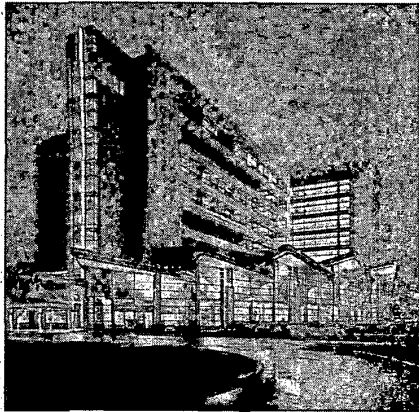


Stakeholders: Scott Bailey, Mike Bomar, Phil Bourquin, Sam Crummett, Paul Dennis, Eric Eisemann, Brent Grening, Marlia Jenkins, Mitch Kneipp, Robert Maul, Curtis Shuck, Amanda Smeller, Bryan Snodgrass, Jeff Swanson, Sandra Towne

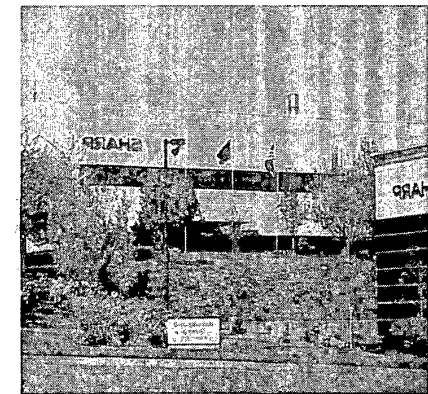
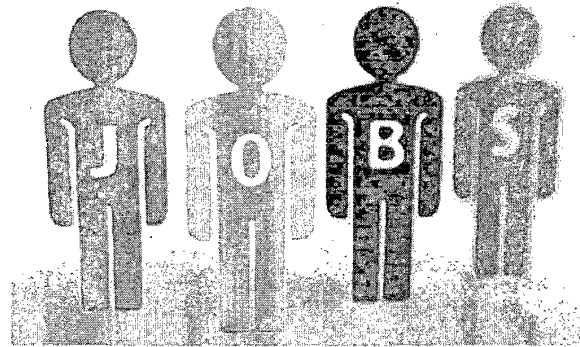
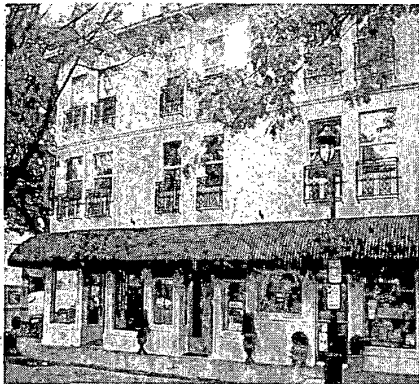
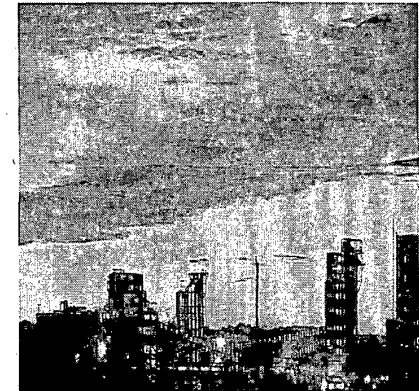
Staff: ~~Carl Albrecht~~ Jose Alvarez, Colete Anderson, Gordy Euler, Jeff Niten, Oliver Orjiako

Time	Item	Speaker
2:00 p.m.	Welcome and Introduction	Oliver Orjiako
2:10 p.m.	Why we are here:	Colete Anderson
2:30 p.m.	Employment Forecast <ol style="list-style-type: none"> 1. WA State Employment Security Forecast 2. Methodology 3. Additional Inputs 	Scott Bailey
3:30 p.m.	Next Steps: <ol style="list-style-type: none"> 1. BOCC Hearing, April 8 at 10:00 a.m. 2. Employment allocation County/Cities by June 3. EDAT Project 	Oliver Orjiako Oliver Orjiako Jeff Swanson
4:00 p.m.	Adjournment	

Clark County 20-Year Comprehensive Management Plan Review 2015-2035



2035 Employment Projection



Oliver Orjiako, Director, Community Planning



Employment Forecast Meeting ~ March 20, 2014

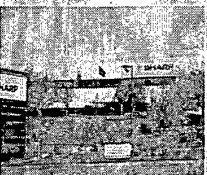
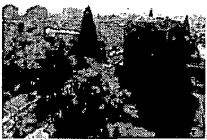
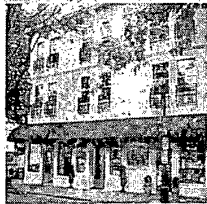
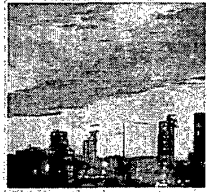
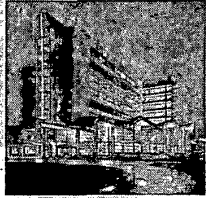
Agenda

- 1. Welcome and introductions**
- 2. 2016 Comp Plan overview**
- 3. 2014 VBLM numbers**
- 4. Employment forecast**
- 5. Next Steps**

2016 Comprehensive Plan Timeline

July-Dec. 2013	January 2014—December 2015		Jan-May 2016
PRE-PLANNING	DATA ANALYSIS	PLAN DEVELOPMENT	ADOPTION
<ul style="list-style-type: none"> ✓ GMA Overview ✓ VBLM Review ✓ Preliminary Scoping Timeline ✓ Public Participation Plan 	<ul style="list-style-type: none"> Public Review & Comment ✓ Dept. of Commerce Checklist ✓ 20-year Population Range ✓ Countywide Planning Policies Regional Growth Trends & Allocation Planning Assumptions Buildable Lands Review Land Use Technical Report Housing Technical Report Capital Facilities Technical Report Transportation Technical Report Environmental Technical Report 	<ul style="list-style-type: none"> Public Review & Comment SEPA Analysis & Public Review Urban Growth Area Review Capital Facility Plan (CFP) County Capital Facility & Financial Plan (CFFP) VBLM Analysis Land Use Transportation Analysis Zone Regional Travel Demand Analysis Draft Comprehensive Plan Text 	<ul style="list-style-type: none"> Public Review & Comment Department of Commerce Review Planning Commission Hearings County Commissioner Hearings Issue Notice of Adoption

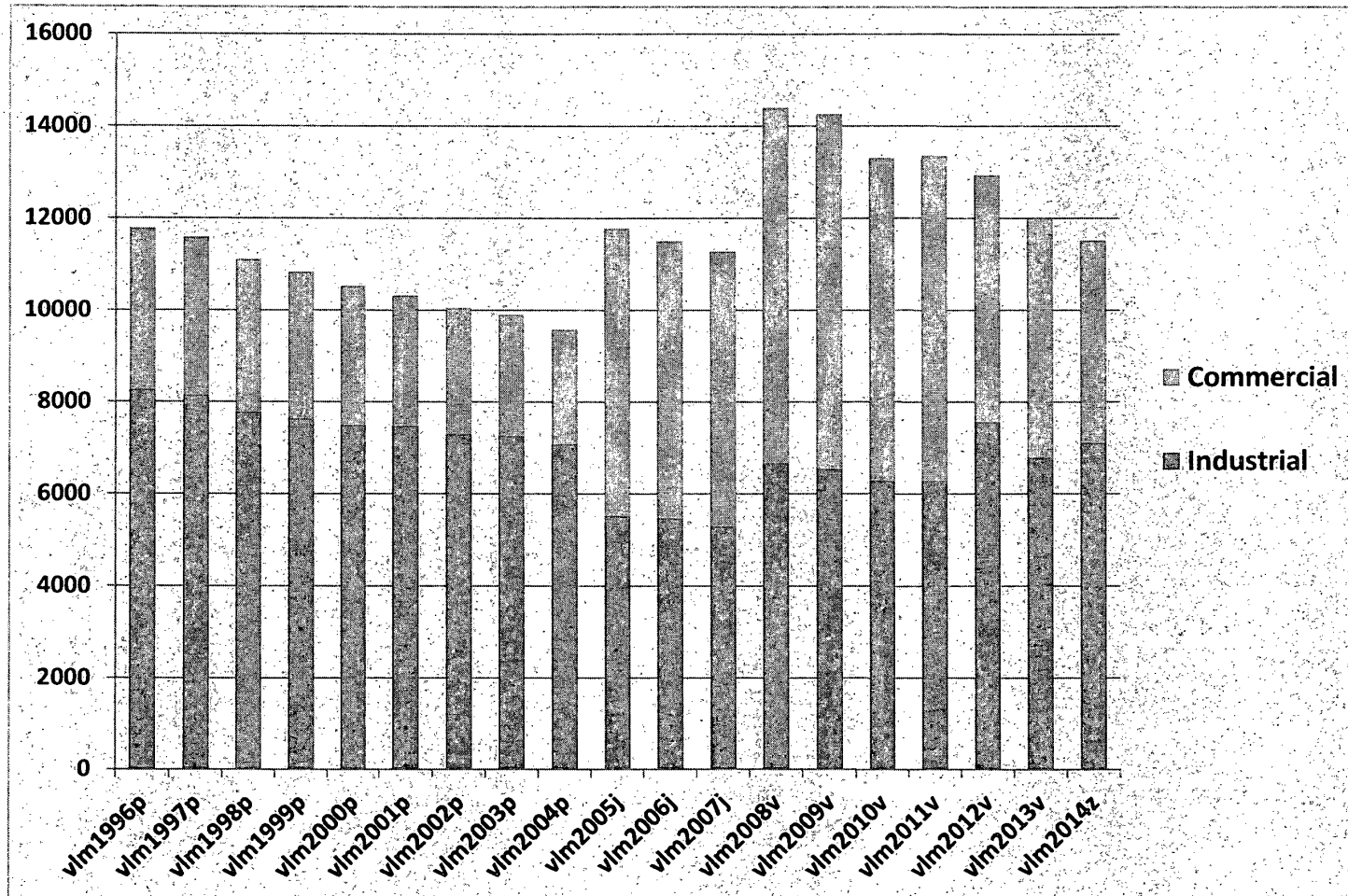
Clark County 20-year Employment Projections



Clark County Approach:

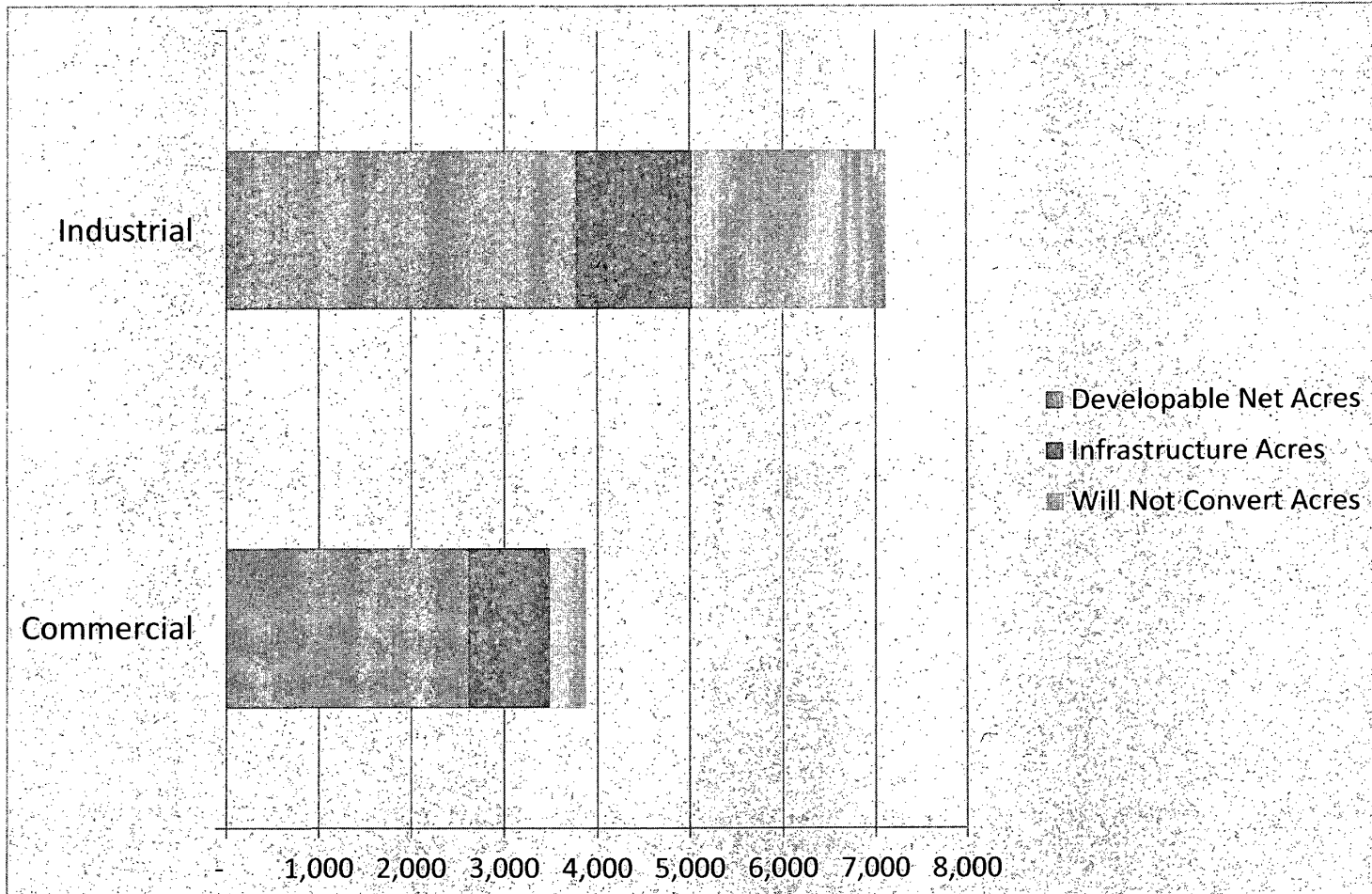
- Plan for job growth although not required under GMA
- Use same methodology for allocation of employment growth (what methodology?)
- Utilize Washington State Employment Security Department's employment projections
- Utilize Vacant Buildable Lands Model to identify available land

2014 VBLM – Total Gross Acres



Source: Clark County, Geographic Information System

Employment Lands – Gross Acres to Net Acres



Source: Clark County, Geographic Information System

2014 VBLM - Commercial

Commercial	Gross Acres	Will not Convert Acres	Infrastructure Acres	Developable Net Acres	Jobs
Battle Ground					
City	750.7	112.4	161.0	477.3	9,546.0
UGA	87.4	9.0	19.6	58.8	1,176.0
Total	838.1	121.5	180.6	536.1	10,722.0
Camas					
City	720.1	85.1	158.7	476.2	9,524.3
UGA	0.0	0.0	0.0	0.0	0.0
Total	720.1	85.1	158.7	476.2	9,524.3
La Center					
City	66.5	4.7	15.4	46.3	926.7
UGA	0.0	0.0	0.0	0.0	0.0
Total	66.5	4.7	15.4	46.3	926.7
Ridgefield					
City	636.1	73.2	140.7	422.2	8,444.3
UGA	17.8	1.5	4.1	12.2	244.5
Total	653.9	74.7	144.8	434.4	8,688.8
Vancouver					
City	554.5	23.4	132.8	398.4	7,967.2
UGA	885.8	63.9	205.5	616.5	12,329.2
Total	1,440.4	87.3	338.3	1,014.8	20,296.4
Washougal					
City	75.7	5.3	17.6	52.8	1,055.3
UGA	60.1	3.6	14.1	42.4	847.4
Total	135.8	8.9	31.7	95.1	1,902.6
Yacolt					
City	13.6	0.0	3.4	10.2	204.4
UGA	0.0	0.0	0.0	0.0	0.0
Total	13.6	0.0	3.4	10.2	204.4
Commercial Total	3,868.3	382.1	873.0	2,613.3	52,265.2

Source: Clark County, Geographic Information System

2014 VBLM - Industrial

Industrial	Gross Acres	Will not Convert Acres	Infrastructure Acres	Developable Net Acres	Jobs
Battle Ground					
City	209.6	90.7	29.7	89.2	802.6
UGA	32.3	15.9	4.1	12.3	110.4
Total	241.9	106.6	33.8	101.4	913.0
Camas					
City	559.0	169.0	97.5	292.5	2,632.6
UGA	81.7	30.4	12.85	38.4	345.9
Total	640.7	199.4	110.3	330.9	2,978.5
La Center					
City	83.3	19.1	16.1	48.2	433.7
UGA	1.1	0.2	0.2	0.7	6.1
Total	84.4	19.3	16.3	48.9	439.8
Ridgefield					
City	597.5	171.0	106.6	319.9	2,878.8
UGA	67.0	18.5	12.1	36.4	327.2
Total	664.5	189.5	118.7	356.2	3,206.0
Vancouver					
City	2,784.8	877.9	476.7	1,430.2	12,871.4
UGA	1,933.3	510.1	355.8	1,067.4	9,606.7
Total	4,718.1	1,388.0	832.5	2,497.6	22,478.1
Washougal					
City	176.4	88.2	22.0	66.1	595.3
UGA	534.8	85.9	112.2	336.6	3,029.7
Total	711.1	174.1	134.3	402.8	3,625.0
Yacolt					
City	9.5	.09	2.2	6.5	58.1
UGA	48.4	11.4	9.3	27.8	250.1
Total	58.0	12.3	11.4	34.2	308.2
Industrial Total	7,118.7	2,089.2	1,257.4	3,772.1	33,948.6

Source: Clark County, Geographic Information System

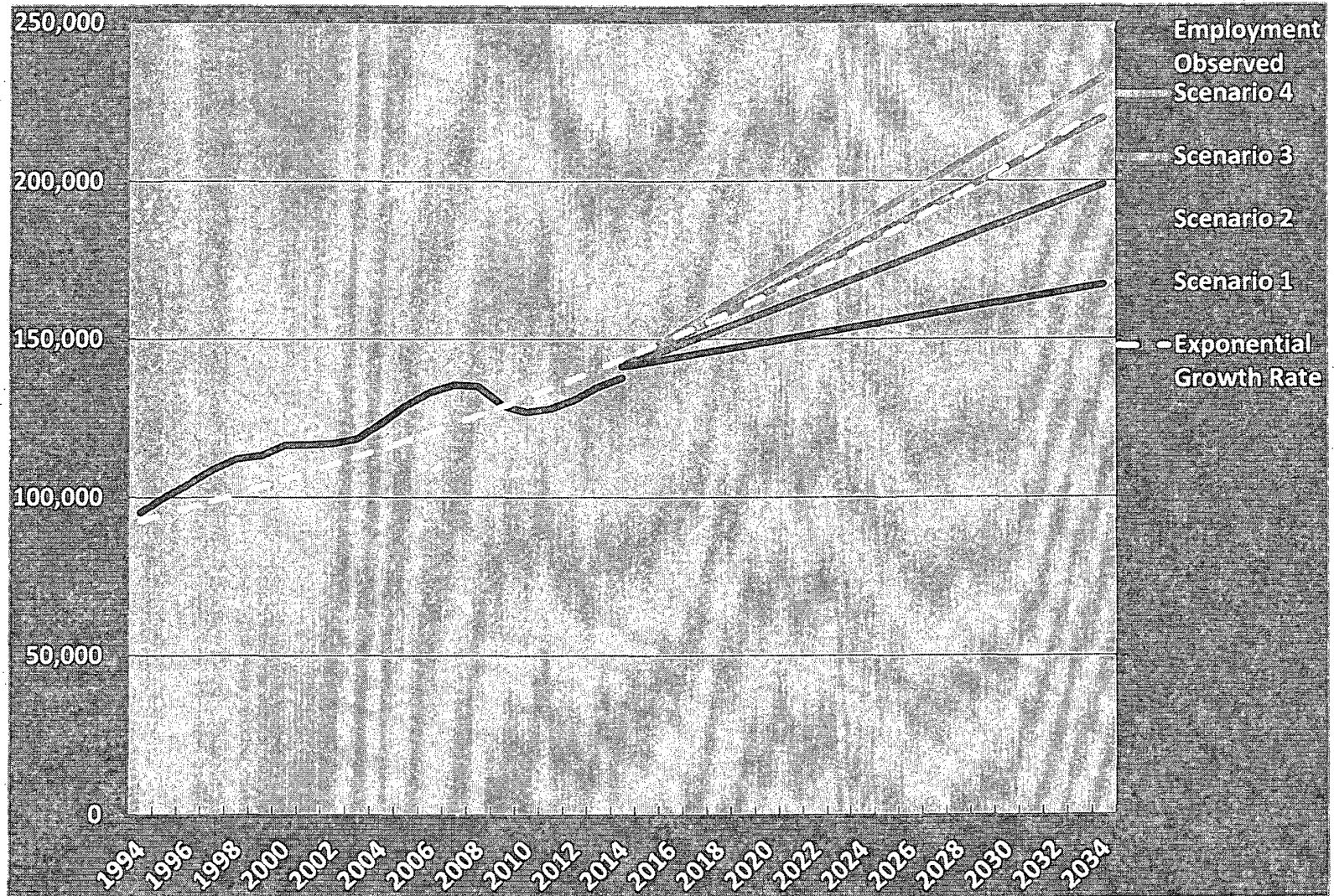
2014 VBLM Total Employment Lands

Employment Land	Gross Acres	Will not Convert Acres	Infrastructure Acres	Developable Net Acres	Net New Jobs
Commercial Total	3,868.3	382.1	873.0	2,613.3	52,265.2
Industrial Total	7,118.7	2,089.2	1,257.4	3,772.1	33,948.6
Total Employment Land	10,987.0	2,471.3	2,130.4	6,385.4	86,213.8*

*NOTE: Net New Jobs does **NOT** include Government sector jobs. We can assume government jobs account for approximately **14% to 18%** of total, per Washington State Employment Security Department projections.

Source: Clark County, Geographic Information System

Clark County Employment Trends with Scenarios



Source: WA State Employment Security Department

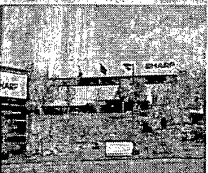
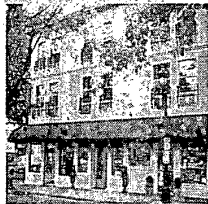
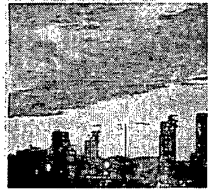
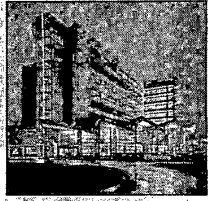
Sample Targets for Job/Housing Ratio 2015-2035

Scenario	Jobs/Housing Ratio	Total Nonfarm Jobs	Net Cross-County Commuters	Net New Jobs	Net Acreage Needed
1	0.79	167,100	77,700	25,700	1,370
2	0.94	198,700	46,000	57,400	3,440
3	1.04	219,800	24,900	78,500	4,800
Aggressive	1.10	232,500	12,200	91,200	5,700

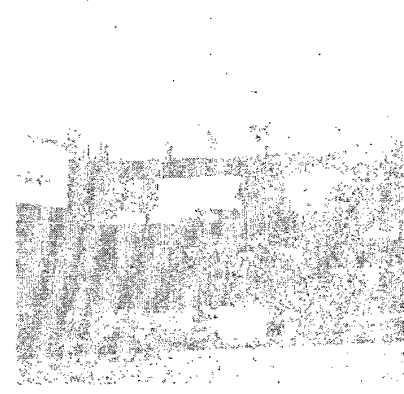
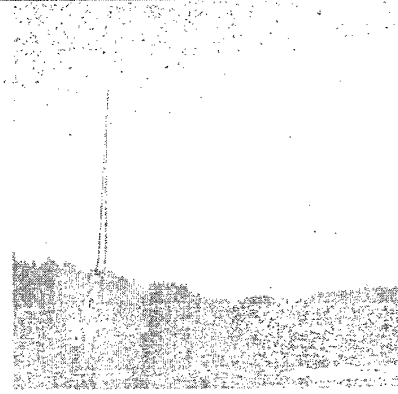
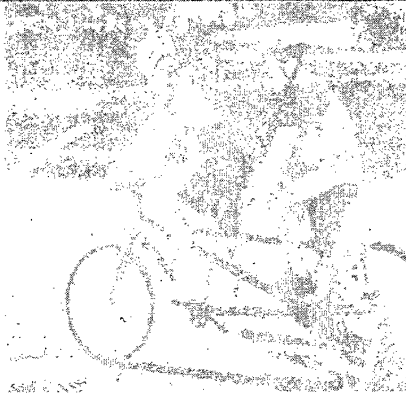
NOTE: Net New Jobs includes Government sector jobs (~14%)

Source: WA State Employment Security Department

Discussion

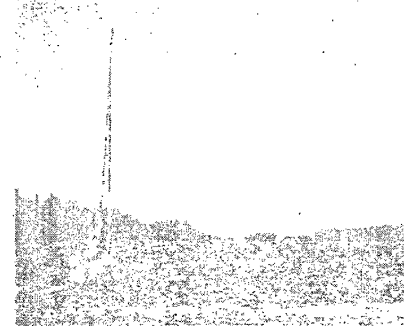
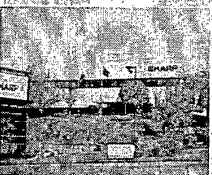
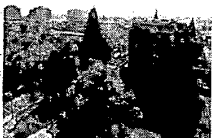
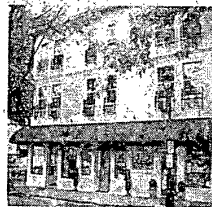
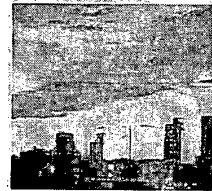
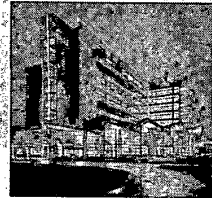


- Based on Washington State Employment Security Department's forecast, which scenario should advance to the BOCC?
- What is the position of the cities?



Next steps

1. April 1 - BOCC Hearing at 6 p.m.
2. Allocate employment growth by UGA according to the proportion of the total county identified by 2014 Vacant Buildable Lands Model.
3. Economic Development Action Team Project



A black and white photograph of a forest stream. The stream flows through a dense forest, with sunlight filtering through the trees. The water is clear and reflects the surrounding greenery. The banks are covered in rocks and various plants.

Comprehensive Growth Management Plan review 2016

Thank you.

Comments and questions?



proud past, promising future

CLARK COUNTY WASHINGTON

ATTENDANCE SIGN IN for: March 20, 2014 - Employment Stakeholder
Please PRINT Clearly

Comprehensive Plan 2016 Periodic Update
Clark County - Community Planning

PRINT NAME	MAILING ADDRESS	ZIP CODE	PRINT - E-MAIL
Amanda Smelter	PO Box 9, Woodland, WA 98674	98674	smellera@ci.woodland.wa.us
Eric Eisemann	215 W 4 th St, #201, VANCOUVER, WA 98660	98660	e.eisemann@e2l.com
Sandra Towne	City of Vancouver	98665	Sandra.Towne@cityofvancouver.us
Scott Bailey	5411 E Mill Plain #15	98661	scott.bailey@esd.wa.gov
BRYAN SNODGRASS	CITY OF VANCOUVER	98665	bryan.snodgrass@cityofvancouver.us
Mike Bomar	CREDC 805 Broadway, Suite 412	98660	mbomar@credc.org
MARIC HARRINGTON	RTC		
Gordy Euler	Community Planning		
Jose Alvarez	Community Planning		
JEFF NITEN	Community Planning	98660	
Sam Crummett	City of BG		Sam.crummett@cityofbg.org
BRENT GREENING	Port Ridgefield	98642	bgreening@portridgefield.org
Robert Maul	City of Camas	98607	rmaul@cityofcamas.us



proud past, promising future

ATTENDANCE SIGN IN for: March 20, 2014 – Employment Stakeholder
****Please PRINT Clearly****

Comprehensive Plan 2016 Periodic Update
Clark County – Community Planning

PRINT NAME	MAILING ADDRESS	ZIP CODE	PRINT - E-MAIL
Martha Jenkins	General Services		
Jeff Swanson	"		
Oliver Ojeda	Clark County		
Colette Anderson	Clark County		



Clark County Community Planning
Employment Forecast Stakeholder Meeting
1300 Franklin Street
Vancouver, Washington

Meeting Notes

Thursday, March 20, 2014

2:00 p.m. – 4:00 p.m.

Present: Sam Crummett, City of Battle Ground; Sandra Towne and Bryan Snodgrass, City of Vancouver; Eric Eisemann representing City of Ridgefield and City of La Center; Robert Maul, City of Camas; Amanda Smeller, City of Woodland; Mike Bomar, CREDC; Scott Bailey, WA State Employment Security Department; Mark Harrington, RTC; and Brent Grening, Port of Ridgefield

Staff: Oliver Orjiako, Jeff Swanson, Marlia Jenkins, Gordy Euler, Jeff Niten, Jacqui Kamp, Jose Alvarez and Colete Anderson

Absent: Mitch Kneipp, City of Washougal; Paul Dennis, CREDA; Curtis Shuck, Port of Vancouver

INTRODUCTION

On Thursday, March 20, 2014, Clark County hosted a stakeholder meeting to discuss the 2016 Clark County Comprehensive Plan update employment projection scenarios. Please visit the county's website for more information about the project: <http://www.clark.wa.gov/planning>.

MEETING NOTES

Oliver Orjiako welcomed meeting participants and led the presentation along with Colete Anderson and Scott Bailey. The presentation provided an update of the planning process, the new 2014 Vacant and Buildable Lands Model (VBLM) numbers and the 2015–2035 employment projection scenarios. The notes below summarize the meeting discussion and include the presentation slides.

- Three different areas of concern were discussed:
 - Number of future jobs – how aggressive should we go
 - The type of land and services that is needed to meet job goals
 - Number of gross acres to net developable acres
 - What is the balance that encourages private sector capital
- Private sector capital – when parceled, under different ownership, and the complexity of critical areas it makes it difficult to attract new business.
- Job creation – in 2013, net new jobs was approximately 4% or 5,000 jobs. This does not reflect the county's historical trend. Going back to the 1970's, the county has averaged approximately 3% per year net job growth.
- Ideal portfolio of land regardless of forecast versus what we actually have. How do we change our inventory to support this ideal portfolio?
- Battle Ground is not able to do a major overhaul of their CFP but would like an opportunity to discuss increasing their inventory. They are looking at approximately 50 acres.
- CREDC and Port of Ridgefield highlighted that parcelization is a major challenge in attracting private sector capital.

- Camas suggested that land consolidation and environmental analysis work by CREDC should be incorporated into this effort. The aggressive scenario is going to be tough and may not be practical given CREDC's research.
- La Center was interested what type of jobs are in the forecast and how does that affect the allocation?
- What is the future of economic development? We're not planning for smoke stacks any longer – we need to support CREDC's research.
- Vancouver suggested going with scenario 2 or 3 to begin the update process as they more closely reflect historical trends in the county. What type of jobs do we want? If we find that we need to adjust the number later on in this process we can. Better to modify the forecast slightly if needed to accommodate strategic land use choices than to start out with an unrealistic target. RTC mentioned that it is really important to connect how a job forecast affects the regional modeling. The higher the jobs per household forecast we use even though we may not get there increases the cost to support the jobs. Metroscope 2040 shows 1.02 jobs to housing ratio for Clark County. By using the aggressive scenario the model will identify and require funding for future transportation projects that the county may not be able to fund. Current trends in funding capital projects are dwindling.
- Port of Ridgefield and CREDC support scenario 4 or the aggressive scenario siting deficiencies in the VBLM. Don't limit the process or opportunities. Need to get a better approach to convert zoning – quantity versus quality of land.
- Keep in mind we are part of a metro area. METRO is forecasting that Oregon is running out of industrial sites to attract major employers. We should target future opportunities and get land ready.
- It appeared the cities were in favor of scenario 3 for the reasons above – with a modest UGA expansion for La Center and Battle Ground. CREDC and the Port of Ridgefield might be interested in supporting scenario 3 if there is flexibility later in the process to bring in strategic large parcels.

NEXT STEPS

- BOCC Hearing moved to April 1, 2014 at 6:00 p.m.
- Economic Development Action Team is an internal county group looking at focusing county funds to improve areas within the unincorporated Vancouver UGA.
- There is an application for 2 Rural Industrial Land Banks under RCW 36.70A.367. The sites are located on either side (east/west) of SR503 north of NE 119th Street.
- Once the BOCC picks an employment forecast, the next step is allocation of population and employment.

From: Bailey, Scott (ESD) [<mailto:SDBailey@ESD.WA.GOV>]

Sent: Monday, March 24, 2014 1:41 PM

To: McCall, Marilee; Sam Crummett-Battle Ground; Towne, Sandra; Snodgrass, Bryan; Eric Eisemann-Consultant; Robert Maul-Camas; Amanda Smeller-Woodland; 'mbomar@credc.org'; Harrington, Mark (RTC); Brent Grening (bgrening@portridgefield.org); Swanson, Jeff; Jenkins, Marlia; Niten, Jeff; Kamp, Jacqueline; Alvarez, Jose; Anderson, Colete; Mitch Kneipp-Washougal; Paul Dennis (pdennis@cascadepanninggroup.com)

Cc: Orjiako, Oliver; Euler, Gordon

Subject: RE: Stakeholder Minutes 03/20/2014

Marilee, thanks for the minutes!

I want to clarify some things about the jobs/housing ratio in Clark County.

First of all, we recently (tomorrow's data release will be the first time it shows up in Clark) changed our definition of nonfarm employment to include home health care workers, who were previously coded into private household employers and not included in nonfarm counts. Oregon made the switch several years ago, so this makes the jobs/housing ratio more comparable across the metro area. It also slightly increases the ratio for Clark County. The revised history looks like this:

1990	0.73
2000	0.92
2005	0.90
2006	0.93
2007	0.91
2008	0.89
2009	0.85
2010	0.84
2011	0.82
2012	0.84

I would expect the ratio to continue to increase over the next few years as the job market continues to catch up.

Second, as I mentioned in the meeting, I goofed and used the wrong figure for Clark for the 2012 ratio in the memo I sent to the county. Fortunately, the 0.94 ratio I mistakenly used does not look too bad when compared with the pre-recession data. So reaching a ratio of 1.00 or more over the next 20 years looks a bit more realistic.

I apologize for any confusion I have caused!

Regardless of the numbers, I think the discussion last week was extremely valuable, and left me with two questions going forward:

1. How do we balance the aspirational vision needed to significantly increase marketable/serviced industrial land with the practical vision needed to guide sound infrastructure development?
2. What is the county (broadly speaking) willing to do to fund capital costs, given that they are a major, if not the major, constraint going forward?

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www.esd.wa.gov/employmentdata