



CP160070

Board of County Commissioners  
1300 Franklin Street, 6<sup>th</sup> Floor  
Vancouver, Washington

**HEARING AGENDA**

Tuesday, April 01, 2014

**2:00 PM PUBLIC BID OPENINGS**

WO #402302 - Chinook Neighborhood Park

WO #402297 - Dogwood Neighborhood Park

**Fiscal Impact:** (Fiscal Impact: yes **no**; +- n)

**6:00 PM**

PLEDGE OF ALLEGIANCE

INVOCATION

CONSENT AGENDA

WARRANTS

1. Request approval of Warrants for payment of claims against various county departments for the week of March 17th-21st, 2014 in the amount of \$2,324,481.78.

**Fiscal Impact:** (Fiscal Impact: yes **no**; +- n)

ROUTINE

2. Minutes approved for March 18, 2014

**Fiscal Impact:** (Fiscal Impact: yes **no**; +- n)

3. Letters of Acceptance received:
  - Maradee Potter to the Clark County Developmental Disabilities Board, effective immediately to December 31, 2016.
  - Ted Engelbrecht to the Clark County Developmental Disabilities Board, effective immediately to December 31, 2016.
  - Scott Milam to the Clark County Developmental Disabilities Board, effective immediately to December 31, 2016.
  - Cindy Franke to the Animal Control Advisory Board, effective April 1, 2014 to March 31, 2016.
  - Jackie Marsden to the Animal Control Board, effective April 1, 2014 to March 31, 2016.

**Fiscal Impact:** (Fiscal Impact: yes **no**; +- n)

PUBLIC COMMENT-Clark County Issues (may include items pulled from consent agenda)

PUBLIC HEARING

**PUBLIC HEARING: CLARK COUNTY COMPREHENSIVE PLAN 2016 UPDATE -  
SELECTION OF EMPLOYMENT FORECAST NUMBER**

The purpose of this hearing is to take public testimony and approve a 2035 employment forecast from WA State Employment Security Department for the 2016 comprehensive plan update.

Staff: Oliver Orjiako, 360-397-2280, ext. 4112

**Fiscal Impact:** (*Fiscal Impact: yes  no; + - n*)

COMMISSIONER COMMUNICATIONS

ADJOURN

1 RESOLUTION NO. 2014-\_\_\_\_\_

2  
3 A RESOLUTION relating to the adoption of the Clark County employment projections that will be used for  
4 the county's comprehensive land use plan 2016 periodic update pursuant to Chapter 36.70A.140 RCW.

5  
6 WHEREAS, Clark County adopted a 20-Year Comprehensive Growth Management Plan through  
7 ordinances 1994-12-47 and 1994-12-53 on December 20, 1994 to meet the goals and requirements of  
8 Chapter 36.70A RCW (also known as the Growth Management Act "GMA"); and

9  
10 WHEREAS, Clark County adopted an updated 20-Year Comprehensive Growth Management Plan  
11 through ordinance 2004-09-02 and 2007-09-13 to meet the goals and requirements of Chapter 36.70A  
12 RCW; and

13  
14 WHEREAS, the county is required under RCW 36.70A.130 to take legislative action to review and, if  
15 needed, revise its comprehensive land use plan and development regulations by June 30, 2016 to ensure  
16 the plan and regulations comply with the requirements of this chapter; and

17  
18 WHEREAS, RCW 36.70A.130(3)(a) states that each county that designates urban growth areas  
19 under RCW 36.70A.110 shall review its designated urban growth area or areas, and the densities permitted  
20 within both the incorporated and unincorporated portions of each urban growth area; and

21  
22 WHEREAS, the review process required under RCW 36.70A.130(3) began on July 17, 2013, with a  
23 duly advertised public meeting; and

24  
25 WHEREAS, the Board of County Commissioners (Board) adopted Resolution 2014-01-09 Clark  
26 County Population and Job Projections at a duly advertised public hearing on January 21, 2014, and in doing  
27 so adopted the office of financial management's medium population projection of 562,207 persons for the  
28 20-year period ending in 2035; and

29  
30 WHEREAS, the Board adopted Resolution 2014-01-10 Public Participation Plan and Preliminary  
31 Scoping schedule at a duly advertised public hearing on January 21, 2014 that will be used for the county's  
32 Comprehensive Plan 2016 periodic update pursuant to RCW 36.70A.140 ; and

33  
34 WHEREAS, RCW 36.70A.020(5), the Economic Development goal, states that jurisdictions should  
35 "encourage economic development throughout the state that is consistent with adopted comprehensive  
36 plans, promote economic opportunity for all citizens of this state, especially for unemployed and for  
37 disadvantage persons, promote the retention and expansion of existing businesses and recruitment of new  
38 business, recognize regional differences impacting economic development opportunities and encourage  
39 growth in areas experiencing insufficient economic growth; all within the capacities of the state's natural  
40 resources, public services, and public facilities."; and

41  
42 WHEREAS, Clark County's Economic Development Element states that the economic development  
43 vision statement is that "Clark County will grow as a high-wage economy that creates jobs at a rate in excess  
44 of population growth, and an increasing percentage of the population will both live and work in Clark  
45 County. There will be an emphasis on emerging clusters that have a significant knowledge-based  
46 component."; and

1           WHEREAS, Countywide Planning Policy 9.1.8 states that “the county and cities will provide for  
2 orderly long-term commercial and industrial growth and an adequate supply of land suitable for compatible  
3 commercial and industrial development.”; and  
4

5           WHEREAS, the recession experienced in the county since 2008 has caused a significant loss of  
6 private sector jobs, an unemployment rate exceeding thirteen percent as reported by the Washington State  
7 Department of Economic Security (August 2010), and unemployment consistently exceeding ten percent  
8 every month since December 2008, with consequent damaging and debilitating ripple effects throughout  
9 every sector of the economy along with significant decreases in county tax revenue; and  
10

11           WHEREAS, the Board desires to reduce the unemployment rate by encouraging economic  
12 development in the county; and  
13

14           WHEREAS, the Board considered the **Issue Paper – 3.1: Clark County Employment Forecast and the**  
15 **Washington State Employment Security Department’s GMA Employment Projection (Exhibit 1) and the**  
16 **2011 Final Edition Clark County Economic Development Plan prepared by CREDC at a duly advertised public**  
17 **hearing on April 1, 2014; and**  
18

19           WHEREAS, the Board took public testimony from interested parties, considered all the written and  
20 oral arguments and testimony, and considered all the comments presented to the Board; and  
21

22           WHEREAS, the Board finds that adoption will further the public health, safety and welfare; now  
23 therefore,  
24

25           BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF CLARK COUNTY, STATE OF  
26 WASHINGTON, hereby adopts a job growth scenario of **78,500** net new jobs for the 20-year period ending in  
27 2035. This employment projection will result in a jobs to household ratio of 1 to 1, and will be used for the  
28 county’s 20-year Comprehensive Growth Management Plan 2016 periodic update pursuant to Chapter  
29 36.70A.140 RCW.  
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1 Section 1. Instructions to Clerk.

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The Clerk to the Board shall:

1. Transmit a copy of this resolution to the Washington State Department of Commerce within ten days of its adoption pursuant to RCW 36.70A.106.
2. Transmit a copy of the adopted resolution to Community Planning Department Director.
3. Transmit a copy of the adopted resolution to the Cities of Battle Ground, Camas, La Center, Ridgefield, Washougal, Woodland, Vancouver and Town of Yacolt.
4. Transmit a copy of the adopted resolution to the Ports of Camas/Washougal, Ridgefield, Vancouver and Woodland.
5. Transmit a copy of the adopted resolution to the Columbia River Economic Development Council President.
6. Record a copy of this resolution with the Clark County Auditor.
7. Cause notice of adoption of this resolution to be published forthwith pursuant to RCW 36.70A.290.

ADOPTED this \_\_\_\_ day of April 2014.

BOARD OF COUNTY COMMISSIONERS  
FOR CLARK COUNTY, WASHINGTON

Attest:

\_\_\_\_\_  
Clerk to the Board

By: \_\_\_\_\_  
Tom Mielke, Chair

Approved as to Form Only:  
Anthony F. Golik  
Prosecuting Attorney

By: \_\_\_\_\_  
David Madore, Commissioner

By: \_\_\_\_\_  
Christine Cook  
Deputy Prosecuting Attorney

By: \_\_\_\_\_  
Steve Stuart, Commissioner

## Exhibit 1

### Clark County Comprehensive Plan 2016 Update

Planning for growth 2015 – 2035

Employment Forecast– Issue Paper 3.1

#### **Purpose**

This memorandum provides a basic framework and starting point from which the County and Cities may consider population and employment allocation. This memo focuses on only technical aspects and not on policy considerations.

#### **Background**

The current countywide April 1, 2013 population is 435,500. The most likely 2035 OFM population projection is 562,207 representing a medium growth scenario. The 2035 projected population average annual population growth rate is 1.1% over a twenty year period.

In “Issue Paper 1 - Comprehensive Plan Overview”, Community Planning presented a summary of the county’s Planning Assumptions, the 2013 vacant and buildable lands model (VBLM) inventory and population and employment projections.

In “Issue Paper 2 – Population and Job Projections”, Community Planning presented background information for a discussion with local cities and the Town of Yacolt on population and job planning assumptions for 2016 through 2035. This Issue Paper will focus on Proposed Population and Employment Allocations. On January 21, 2014, the Board of Clark County Commissioners adopted the OFM Medium Population 562,207 for the twenty year period ending 2035; Resolution number: 2014-01-09.

#### **Employment Projections**

The GMA does not require local jurisdictions to plan for any particular number of jobs. Identifying lands for jobs, however, is an important consideration in sizing of UGAs. The county has historically used a “jobs to population” ratio that is informed by U.S. census data and state employment information from the Washington Employment Security Department. The 2007 comprehensive plan assumption is 1:1.39 for future growth.

Clark County relies on employment projections provided by Washington Employment Security Department, Regional Economist Scott Bailey. Using the medium population projections for 2035, it is possible to estimate Clark County 2035 employment using an assumption about the future employment rate. Staff is recommending scenario three job growth in the attached memo from Scott Bailey on GMA Employment Projections. The outcome for this scenario adds 78,500 net new jobs on 2,613 acres of commercial land. The 2014 VBLM can accommodate about 86,214 new jobs on 3,772 acres of industrial land.

## **Next Steps**

The Board needs to adopt a jobs projection. Employment and household projections are based on the population projection. Once the countywide population and jobs projections are determined, the next step is to collaborate with the cities in setting the population and job planning assumptions (allocation) for each jurisdiction for approval by the Board.

## **Population and Employment Allocation Scenario**

The GMA does not dictate a particular method for allocating population or employment growth. However, a cooperative process is recommended. It is necessary to consider "community growth goals with respect to population, commercial and industrial development, and residential land as well as other factors".

The Board may choose to allocate by 1) placing growth where it has historically occurred by UGA, 2) allocating growth by UGA based on the proportionate share of total county vacant and buildable lands without concern for capping that growth at current capacity, or 3) allocating growth by UGA according to the proportion of the total county identified vacant and buildable lands, but capped by UGA at currently identified capacity.

The third method was used in the 2007 Comprehensive Plan Update. It is simple and provides for what the existing land use inventory shows. The 2014 results indicate urban growth areas contain the following vacant buildable lands:

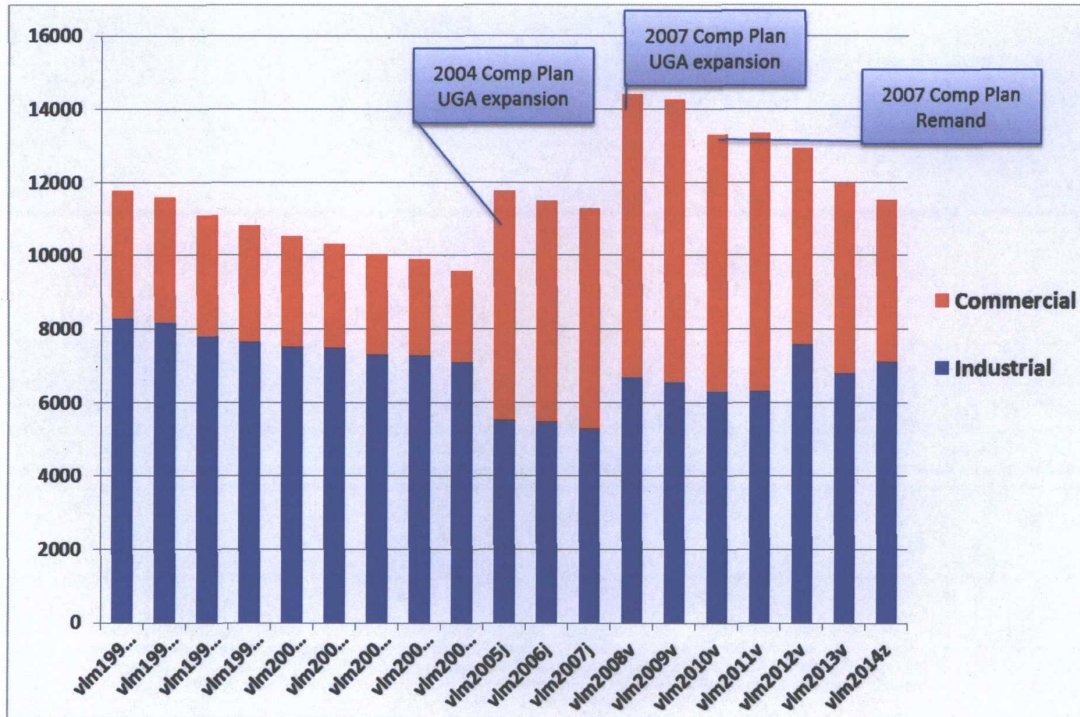
7,963 net residential acres;

2,613 net acres of commercial lands, and

3,772 net acres of industrial land.

The following charts (1-7) explain Clark County's methodology for recommending 20-year Employment Projections.

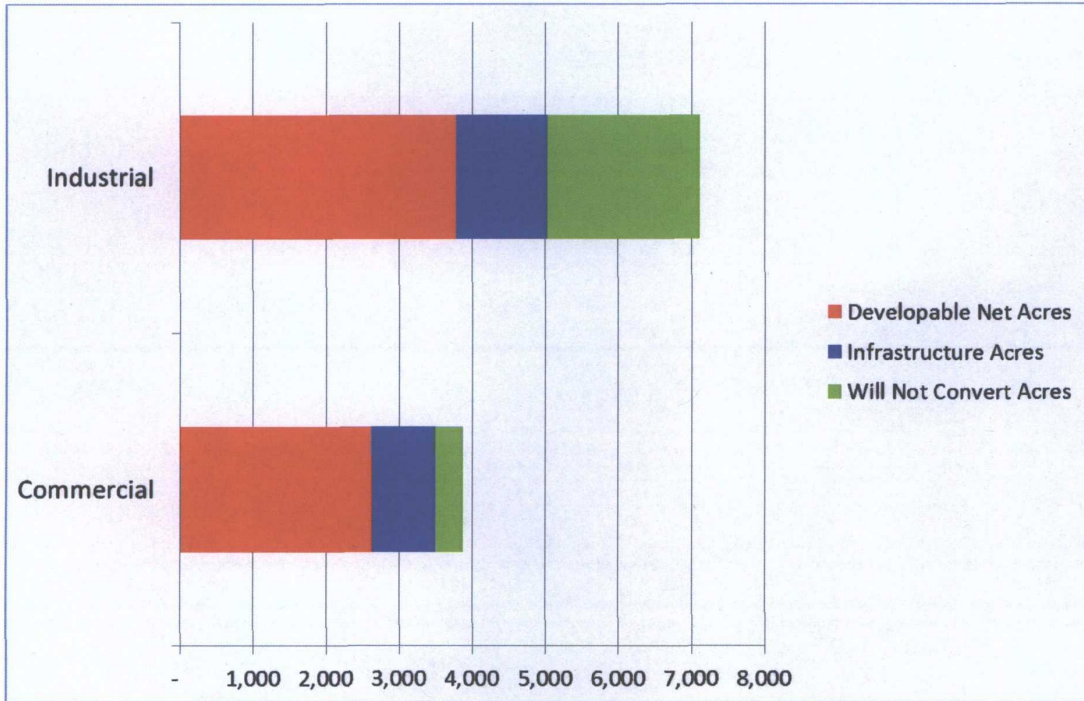
Chart 1: 2014 VBLM – Total Gross Acres



Source: Clark County, Geographic Information System



Chart 2: 2014 VBLM Employment Lands – Gross Acres to Net Acres



Source: Clark County, Geographic Information System

Chart 3: 2014 VBLM – Commercial

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

Source: Clark County, Geographic Information System

Chart 4: 2014 VBLM – Industrial

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

Source: Clark County, Geographic Information System

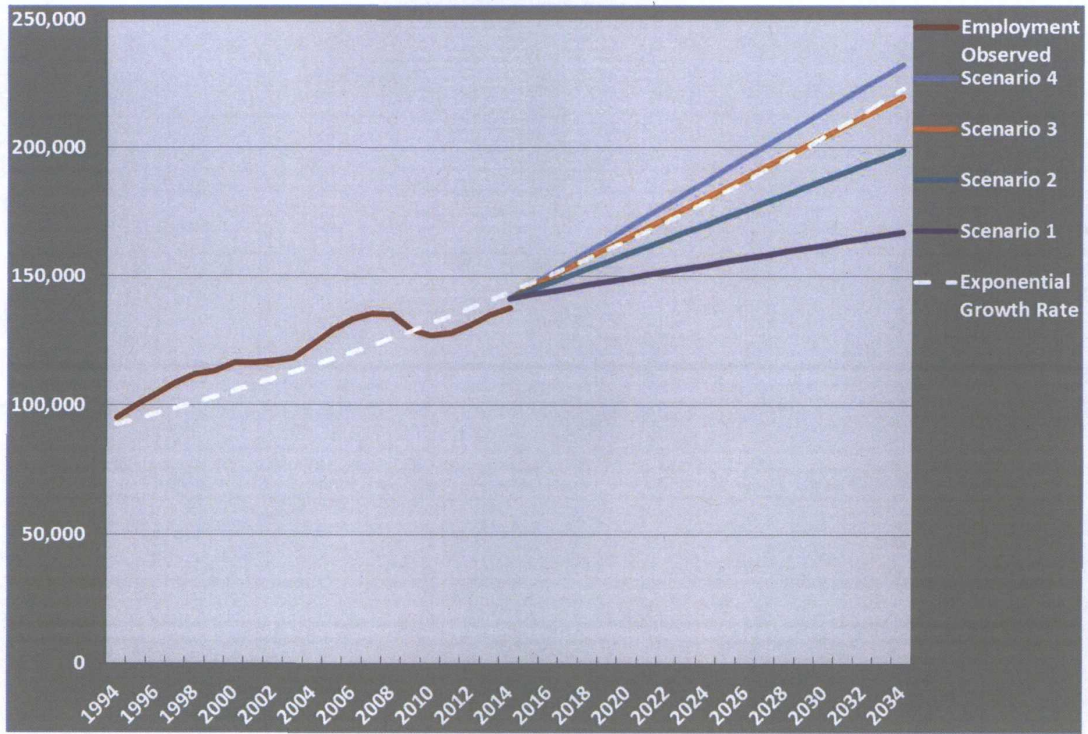
Chart 5: 2014 VBLM Total Employment Lands

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

Source: Clark County, Geographic Information System

\*NOTE: Net New Jobs does **NOT** include Government sector jobs. We can assume government jobs account for approximately 14% to 18% (31,300-31,900 jobs) of total, per Washington State Employment Security Department projections.

Chart 6: Clark County Employment Trends with Scenarios



Source: WA State Employment Security Department

Chart 7: 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	0.93	195,600	49,100	54,300	2,903
3	1.04	219,800	24,900	78,500	4,800
4	1.10	232,500	12,200	91,200	5,700

Source: WA State Employment Security Department

NOTE: Net New Jobs includes Government sector jobs (~14%-18%; 31,300-31,900 jobs)

### Staff Recommendation

Staff has met with an Employment Forecast Stakeholder group consisting of representatives from the Cities of Battle Ground, Vancouver, Ridgefield, La Center, Woodland, and including the RTC, Port of Ridgefield, CREDC, and WA State Employment Securing Department. They indicate that scenario 3 will increase the jobs per household ratio from 0.78 to above 1, which is a realistic goal. In conclusion, staff supports this scenario, because it is consistent with the Board approved medium OFM population number. For additional background information on the Employment forecast, see the attached memorandum by Scott Bailey, Southwest Regional Economist, Washington State Employment Security Department.



**Employment Security Department**  
WASHINGTON STATE

March 26, 2014

To: Oliver Orjiako  
Clark County Planning Department

From: Scott Bailey  
Regional Economist  
Washington Employment Security Department

Re: GMA Employment Projections

The following report amends and expands on earlier drafts. Note that the jobs to housing ratio for 2012 has been corrected, and employment projections by industry have been changed.

Thank you for requesting input on long-range employment projections for Clark County growth management. I have prepared scenarios for employment by industry for the year 2035 based on the population projection of 562,207. This memo is meant to guide readers through that scenario, and make explicit the assumptions I used.

Before starting, I want to make it clear that the projections below are in no way predictions or forecasts of the future. The question I'm answering in the projections is, "if Clark County grows such that its 2035 population is 562,207, what does that imply for employment?" While the county's development will take place within a larger economic context, local policies in place and yet to be adopted will have an impact as well.

The projections are based on the implicit assumptions that local governments will zone enough land and make capital investments adequate to support the projected population and jobs.

Finally, except for population, all projections will be shown rounded to the nearest 100.

Preliminary step: A look back

For the 1993 – 2013 period population grew from 267,748 to 435,500, an increase of 167,800 or 38.5 percent. The average annual growth rate was 2.5 percent. Nonfarm employment in the county expanded from 88,700 to 134,100, an additional 45,400 jobs (51.1 percent increase) with an annual average growth rate of 2.1 percent. The 20-year

Clark County GMA Projections—Washington Employment Security Department  
March 26, 2014  
Page 1

comparisons for the future assume a 2015 population of 447,200, with 141,300 nonfarm jobs.

### Step 1. Population and Housing

The employment projections are based on a 2035 population projection of 562,207, the mid-range projection from the state Office of Financial Management, with estimates for age and sex by five-year cohorts. The projected total increase (115,000 for the 2015-2013 span) is much smaller than the past 20 years, and the projected average annual growth rate of 1.2 percent is substantially lower as well. Using Metro's projection of 2.66 persons per household for Clark County leads to a projected 211,400 households in 2035.

### Step 2. Labor Force and Employed Residents

Based on the demographic projections, the working-age population—all those aged 16 and older—will be 429,500 in 2035. The total estimated labor force for the county was derived by applying labor force participation rates to each age and sex cohort and summing the result. The labor force participation rates were based on projections made by the U.S. Bureau of Labor Statistics. The overall labor force participation rate for the county is projected to be 60.4%, which reflects both the aging of the population and the subdued participation rates for younger workers coming out of the recent recession. When this percentage is multiplied by the working-age population, the result is a projected labor force of 259,400. Assuming an unemployment rate of 5.5%, there would be 245,200 employed residents in the county in 2035.

### Step 3. Gross Nonfarm Employment

How many jobs are associated with working residents? To get from employed residents to gross nonfarm employment, the following factors must be accounted for: farm employment, unpaid family workers, employees at private households (e.g. nannies, caretakers for the elderly), the self-employed, and multiple jobholders. Alternatively, one can simply make a projection based on the ratio of nonfarm jobs to employed residents. Using national projections showing a slight decline in the percentage of self-employed workers and an increase in the ratio of nonfarm jobs to employed residents, the gross number of jobs was estimated at 244,700.

A technical note: beginning in 2014, home care services funded through DSHS will be reclassified from NAICS 814 (private household employers) to NAICS 624 (social assistance). The former is not included in nonfarm employment, while the latter is included. Since these jobs have no impact on land use, projected nonfarm employment in this memo excludes them.



#### Step 4. Cross-County Commuting, Net Employment in the County, and the Jobs/Housing Ratio

The question for industrial and commercial land use planning becomes how many of these gross nonfarm jobs will be located in Clark County. Currently, the net number of cross-county commuters in Clark County is the equivalent of around 58,000 nonfarm jobs. The ratio of nonfarm jobs to housing units was 0.84 in 2012, compared with 1.19 for the four-county metro area. However, these ratios were strongly affected by the recession. Back in 2006, Clark County had 0.93 jobs per occupied household, and the four-county area was at 1.28. One would expect these two ratios to recover in the next few years to their previous highs.

How these two figures will change in the future depends in large part upon land-use policy and infrastructure investments. Some possible scenarios:

*Scenario 1: Constant proportion of net cross-county commuters.* One possibility is that the ratio of net commuters to total jobs will remain constant. This would work out to a net of 76,200 cross-county commuters, putting county nonfarm employment at 167,100 (roughly 1,400 jobs would not be included as nonfarm employment). Job growth would average 0.8 percent annually for the 2015-2035 period, well below the long-term historical trend. The 28,800 net new jobs added would also be well below the historical trend. The jobs/housing balance would fall to 0.79. Implicit in this scenario is that transportation infrastructure and land zoned for enterprise expand at an adequate pace to support both development in Clark County and commuting across the river.

*Scenario 2: Constant jobs/housing ratio.* Growth could happen in such a way that the jobs/housing ratio remained at the 2006 figure of 0.93. This translates into 195,600 nonfarm jobs in the county, and 49,100 net commuters. Employment would swell by 54,300, more than in the 1993-2013 period. Annual job growth would average 1.6 percent. This scenario would likely require less capacity in terms of bridge crossings—a reduction in net commuting doesn't necessarily mean a reduction in gross commuting—but more land made available for commercial and industrial development in the county.

<b>HISTORICAL AND SCENARIO NONFARM EMPLOYMENT GROWTH</b>			
<b>Time Period</b>	<b>Job Growth</b>	<b>Percentage Increase</b>	<b>Average Annual Growth Rate</b>
1993-2013	45,400	51.1%	2.1%
Scenario 1: 0.79	25,800	18.3%	0.8%
Scenario 2: 0.93	54,300	38.4%	1.6%
Scenario 3: 1.04	78,500	55.6%	2.2%
Scenario 4: 1.10	91,200	64.5%	2.5%

*Scenario 3: Clark County governments make a conscious effort to increase the jobs/housing ratio.* The first two scenarios take somewhat of a passive approach to the jobs/housing ratio. This third scenario assumes that the County makes an explicit attempt to increase the jobs/housing ratio by zoning additional land for industrial and commercial uses. It would likely require a substantial commitment of local tax dollars to funding infrastructure and purchasing/bundling industrial land parcels. It may be feasible to increase the jobs/housing ratio to 1.0 or above, below the 1.32 projected for the four-county metropolitan area. An average job growth rate of 2.2 percent would be required to reach a ratio of 1.04. Net commuting would decline to 24,900.

*Scenario 4: Clark County governments set a target of 1.1 for the jobs/housing ratio.* An average growth rate of 2.5 percent would be required to reach a ratio of 1.1. Net commuting would decline to 12,200.

The outcome for each scenario is summarized in the table below, based on a development density of 9 jobs per acre for industrial land (construction, manufacturing, wholesale trade, and transportation) and 20 jobs per acre for commercial uses (all other industries). Acreage here is “net” acres, that is, land that can actually be developed, as opposed to land with a particular zoning. Following your request, an estimate of 141,300 will be used for 2015 employment (a 5.4 percent increase over 2013).

<b>SAMPLE TARGETS FOR JOB/HOUSING RATIO, WITH COMMERCIAL/INDUSTRIAL LAND USE IMPLICATIONS, 2015-2035</b>				
<b>Jobs/Housing Ratio</b>	<b>Total Nonfarm Jobs</b>	<b>Net Cross- County Commuters</b>	<b>Net New Jobs</b>	<b>Net Acreage Needed</b>
0.79	167,100	77,700	25,800	1,042
0.93	195,600	49,100	54,300	2,903
1.04	219,800	24,900	78,500	4,508
1.10	232,500	12,200	91,200	5,351

#### Step 4. Employment by Industry

Industry employment projections were based on national and state projections and local history. As with any 20-year economic projections, these are highly speculative. Much will happen in the way of technological, social, and political change over the next 20 years that cannot be anticipated. I would welcome other opinions about different future trends for industries.

Some explicit assumptions made were that retail trade, some services, and much of government would be tied to population growth and would not be directly affected by

Clark County GMA Projections—Washington Employment Security Department

March 26, 2014

Page 4



adding commercial/industrial acreage. However, there might be secondary effects due to the retention of more of the workforce in the county. For example, in-county workers would have fewer chances to shop in Oregon, so it would be reasonable to assume that there would be some positive impact on retail trade.

**Step 5. Acreage**

The need for industrial land was calculated at 9 jobs per acre for net new jobs in construction, manufacturing, wholesale trade, and transportation & warehousing. The need for commercial land was calculated at 20 jobs per acre for net new jobs in all other private sector industries. Additional acreage, on the order of 50 percent more, would be needed as a market factor. Anywhere from 6,800 to 7,400 government jobs would also have to be accommodated.

<b>SAMPLE TARGETS FOR JOB/HOUSING RATIO, WITH COMMERCIAL/INDUSTRIAL LAND USE IMPLICATIONS, 2015-2035</b>				
<b>Jobs/Housing Ratio</b>	<b>Net New Industrial Jobs</b>	<b>Acres of Industrial Land Needed</b>	<b>Net New Commercial Jobs</b>	<b>Acres of Commercial Land Needed</b>
0.79	1,500	167	17,500	875
0.93	8,800	978	38,500	1,925
1.04	15,600	1,733	55,500	2,775
1.10	19,000	2,111	64,800	3,240

POSSIBLE FUTURES: CLARK COUNTY NONFARM EMPLOYMENT						
	HISTORICAL	PROJECTED	2035 SCENARIOS			
	2013	2015	1	2	3	4
Total	134,100	141,300	167,100	195,600	219,800	232,500
Construction, Mining & Logging	9,400	10,800	9,200	11,200	13,100	14,000
Manufacturing	13,000	13,400	14,500	17,300	19,700	21,200
Wholesale Trade	5,700	5,900	7,000	8,600	10,000	10,500
Retail Trade	15,900	16,800	16,000	19,600	22,500	24,000
Transportation, Warehousing, Utilities	3,800	3,800	4,700	5,600	6,700	7,200
Information Services	2,700	3,400	4,000	4,600	5,200	5,500
Finance & Insurance	4,300	4,900	5,600	6,800	7,900	8,500
Real Estate, Rental & Leasing	2,300	2,300	2,800	3,500	4,000	4,300
Professional Services	7,100	7,300	10,800	12,900	15,100	16,800
Corporate Offices	2,100	2,100	3,000	3,600	4,000	4,300
Business Services	6,800	7,000	7,700	9,400	11,200	12,500
Private Education	1,400	1,400	1,800	2,100	2,400	2,800
Health Care & Social Assistance	18,100	18,800	26,400	33,500	37,800	39,900
Arts, Entertainment & Recreation	2,400	2,400	3,300	4,000	4,400	4,600
Accommodations & Food Services	10,700	11,300	12,700	14,800	16,700	17,000
Other Services	5,100	5,200	6,300	6,600	7,200	7,500
Government Administration	10,000	10,300	12,800	13,000	13,400	13,400
Public Education (K-20)	13,600	14,200	18,500	18,500	18,500	18,500

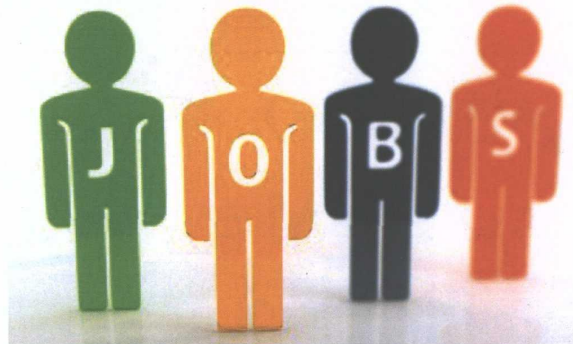
POSSIBLE FUTURES: CLARK COUNTY NONFARM EMPLOYMENT						
	HISTORICAL	PROJECTED	2035 SCENARIOS			
	2013	2015	1	2	3	4
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Construction, Mining & Logging	7.0%	7.6%	5.5%	5.7%	6.0%	6.0%
Manufacturing	9.7%	9.5%	8.7%	8.8%	9.0%	9.1%
Wholesale-Trade	4.3%	4.2%	4.2%	4.4%	4.5%	4.5%
Retail Trade	11.9%	11.9%	9.6%	10.0%	10.2%	10.3%
Transportation, Warehousing, Utilities	2.8%	2.7%	2.8%	2.9%	3.0%	3.1%
Information Services	2.0%	2.4%	2.4%	2.4%	2.4%	2.4%
Finance & Insurance	3.2%	3.5%	3.4%	3.5%	3.6%	3.7%
Real Estate, Rental & Leasing	1.7%	1.6%	1.7%	1.8%	1.8%	1.8%
Professional Services	5.3%	5.2%	6.5%	6.6%	6.9%	7.2%
Corporate Offices	1.6%	1.5%	1.8%	1.8%	1.8%	1.8%
Business Services	5.1%	5.0%	4.6%	4.8%	5.1%	5.4%
Private Education	1.0%	1.0%	1.1%	1.1%	1.1%	1.2%
Health Care & Social Assistance	13.5%	13.3%	15.8%	17.1%	17.2%	17.2%
Arts, Entertainment & Recreation	1.8%	1.7%	2.0%	2.0%	2.0%	2.0%
Accommodations & Food Services	8.0%	8.0%	7.6%	7.6%	7.6%	7.3%
Other Services	3.8%	3.7%	3.8%	3.4%	3.3%	3.2%
Government Administration	7.5%	7.3%	7.7%	6.6%	6.1%	5.8%
Public Education (K-20)	10.1%	10.0%	11.1%	9.5%	8.4%	8.0%

Let me know if you have any questions. I can be reached at (360) 735-4995 or [scott.bailey@esd.wa.gov](mailto:scott.bailey@esd.wa.gov). Thanks.

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



## 2035 Employment Projection



Oliver Orjiako, Director, Community Planning



BOCC Hearing ~ April 1, 2014

# Agenda

- 1. Purpose of hearing**
- 2. 2016 Comp Plan overview**
- 3. Employment forecast**
- 4. Recommendation**

# Purpose of hearing

- BOCC to approve employment forecast for 2016 comprehensive plan update
- Discussions to date (2014):
  - February 26 BOCC WS – Employment forecast
  - March 13 DEAB presentation
  - March 19 BOCC WS – VBLM focus on employment lands
  - March 19 Responsible Growth Forum presentation
  - March 20 Stakeholder meeting



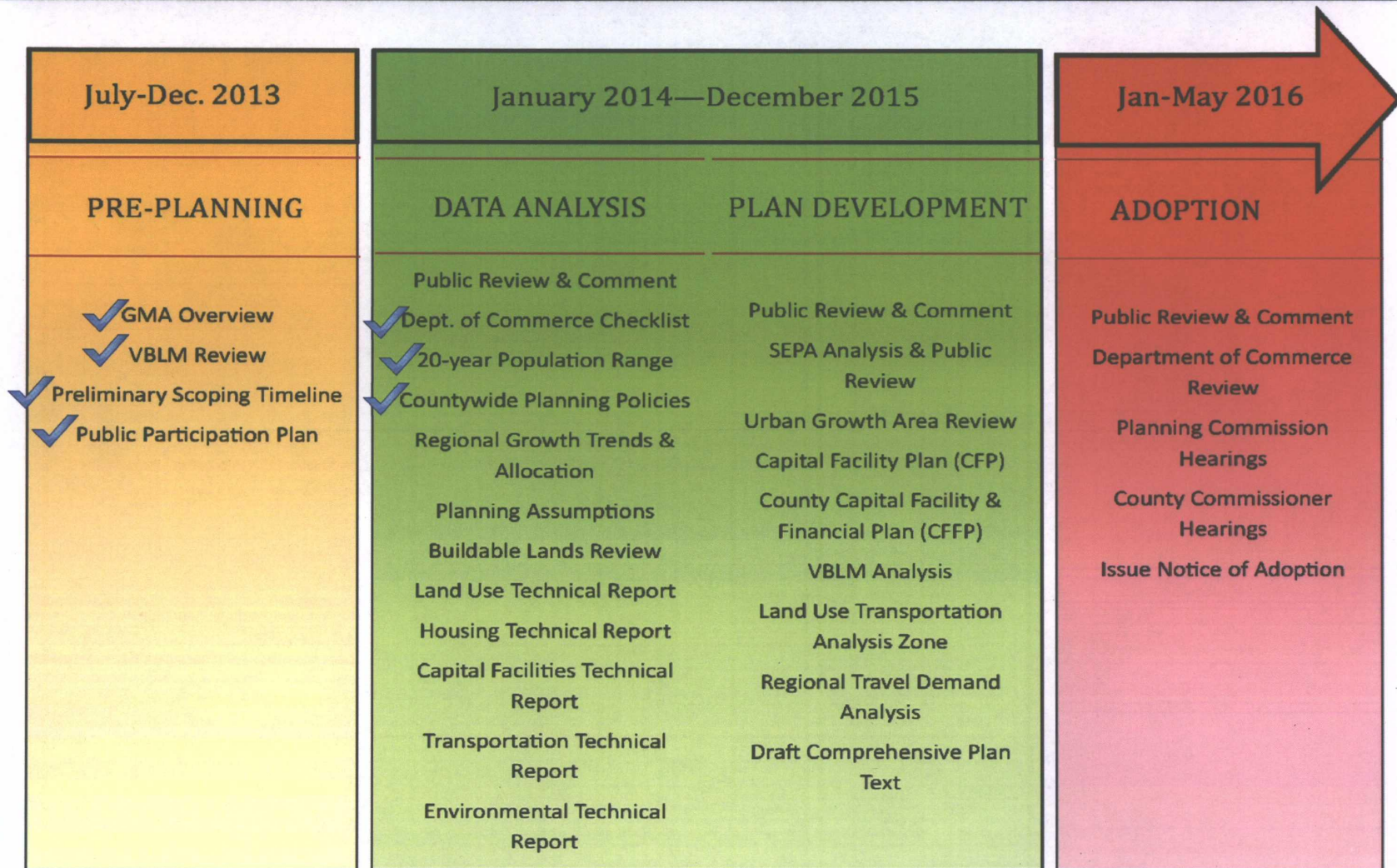


# 2016 Comprehensive Plan update

- **GMA requirements: codified in RCW 36.70A**
  - Legislative Findings
  - Public Participation
  - Mandatory Elements
  - Coordination & consistent with jurisdictions
  - Reviews and schedules
  - OFM Population Growth Projections
- **Next update due by June 30, 2016**



# 2016 Comprehensive Plan Timeline



# Clark County 20-year Employment Forecast

## Clark County Approach:

- Plan for job growth although not required under GMA – local policy decision
- The methodology used for employment growth in previous comprehensive plan processes include:
  - Washington State Employment Security Department's employment projections
  - Relationship to BOCC adopted Office of Financial Management Clark County 2035 population projection

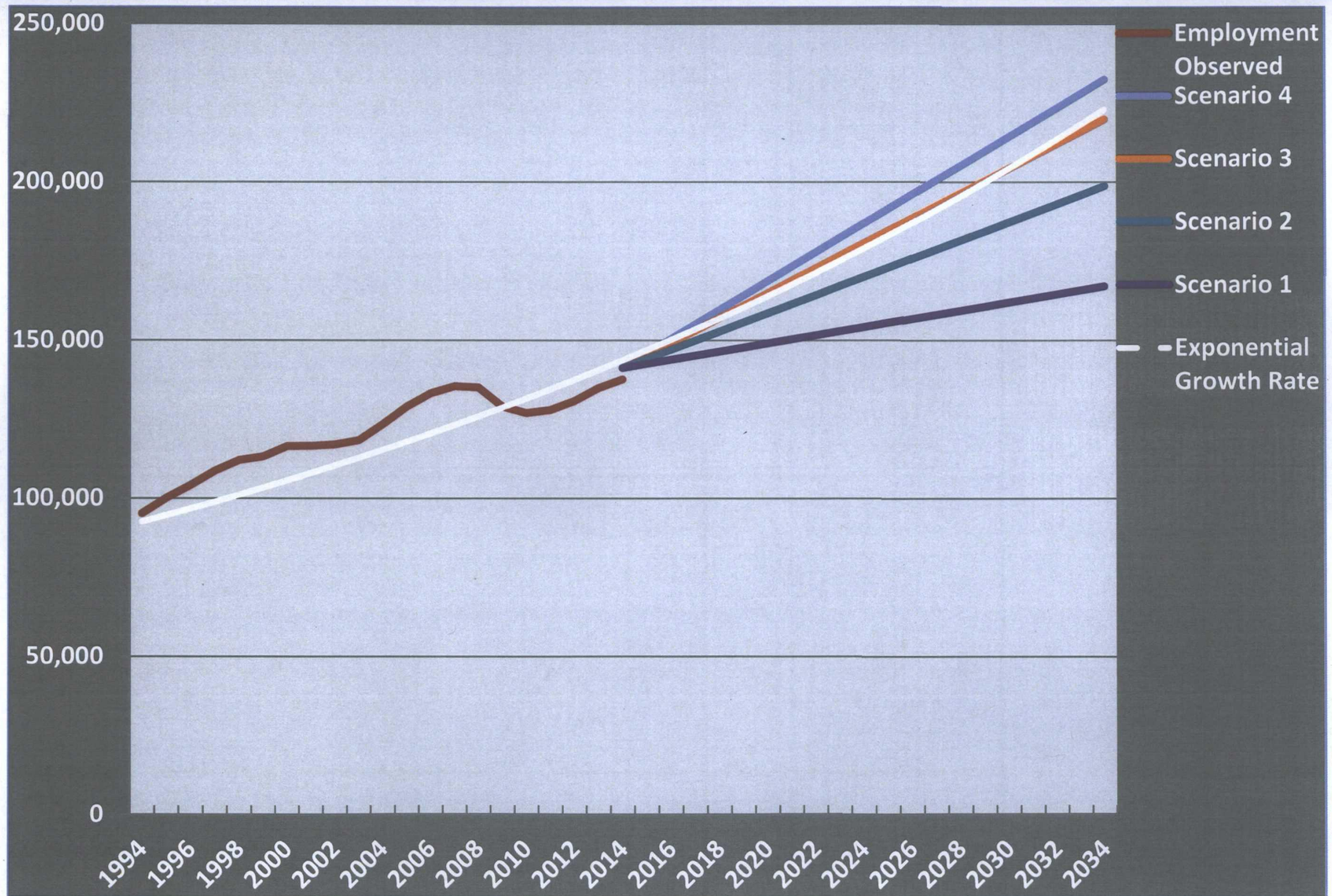


# Sample Targets for Job/Housing Ratio 2015-2035

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	0.93	195,600	49,100	54,300	2,903
3	1.04	219,800	24,900	78,500	4,800
4	1.10	232,500	12,200	91,200	5,700

Source: WA State Employment Security Department

# Clark County Employment Trends with Scenarios



Source: WA State Employment Security Department

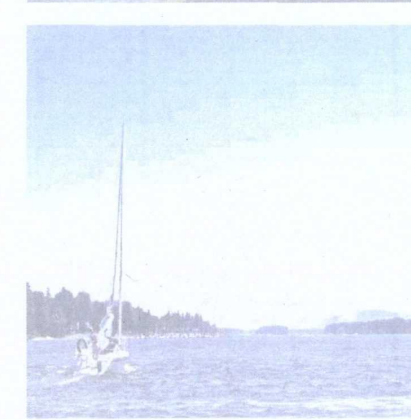
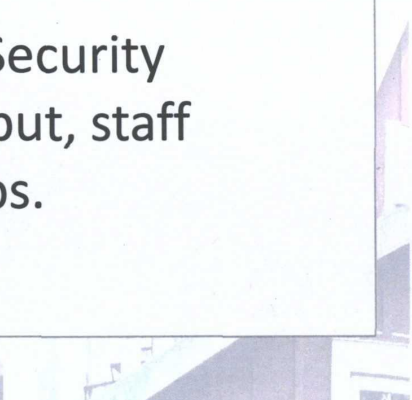
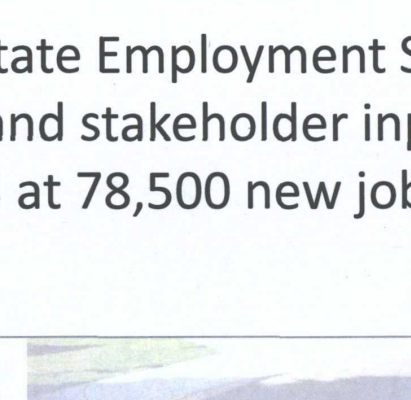
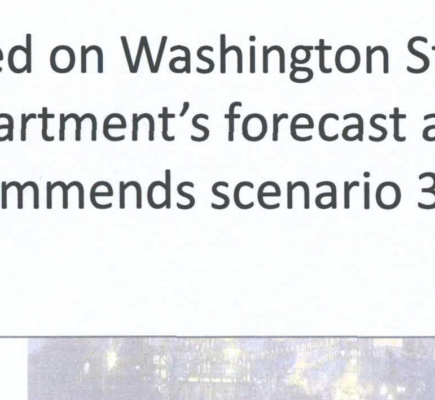
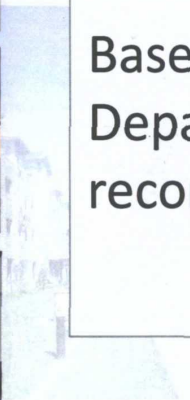
# Stakeholder feedback



1. Acknowledge that the county's historical trend needs to change - increase the number of jobs
2. Scenario 3 will increase the jobs per household ratio from 0.78 to above 1 and is a realistic goal
3. Scenario 4 may not be realistic - it would require capital facilities needs that are beyond the community's capacity to afford
4. Recognition that the BOCC needs to select employment number for planning purposes followed by collaboration on strategies to improve community's competitiveness

# Recommendation

Based on Washington State Employment Security Department's forecast and stakeholder input, staff recommends scenario 3 at 78,500 new jobs.



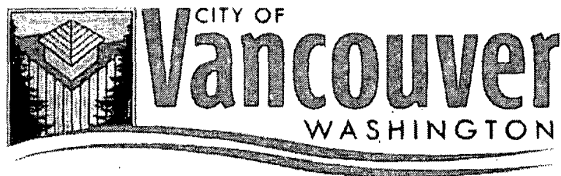


**Comprehensive Growth Management Plan review 2016**

**Thank you.**

**Comments and questions?**





March 28, 2014

Chair Tom Mielke  
Commissioner David Madore  
Commissioner Steve Stuart

Subject: City of Vancouver Comments on Countywide Employment Forecast

Honorable Commissioners:

Thank you for the opportunity to comment on the selection of a long term countywide employment forecast for the upcoming County Comprehensive Plan update. We appreciate the consultation in this process to date.

As you know local economic development depends on a range of factors, particularly having appropriately sized and located properties that have adequate public services. In terms of a total jobs forecast, we recommend selecting a 2035 target of 219,000 jobs countywide to begin this update process. This is the third and most ambitious scenario provided in Scott Bailey's January 31, 2014 memorandum, and as he states it would represent a conscious effort to increase the ratio of jobs to housing countywide.

We believe this is preferable to the more recently added and more aggressive forecast option of 232,500 jobs countywide. That forecast does not appear realistic, as it would require adding 91,000 new jobs, or almost two new jobs for every new household in the next 20 years. This would require more than doubling the existing county ratio of 0.8 jobs per household.

More importantly, choosing a 232,500 jobs target can have negative consequences for the region's ability to efficiently provide services, as the forecast number will be used for transportation modeling and other capital facilities planning purposes. An unrealistically high number can distort model results, estimates of projects needed, and funding projections. This very concern was discussed at a March 20 meeting of employment stakeholders.

The adopted forecast also must be used to determine land supply needs. While it appears that existing Urban Growth Areas countywide have adequate supplies to accommodate 91,000 new jobs, the development assumptions have not been finalized, and an unrealistically high forecast could also trigger UGA boundary expansions, with limited analysis of the real employment potential of the lands that are added.

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415 W. 6<sup>th</sup> St. • P.O. Box 1995 • Vancouver, WA 98668-1995 • [www.cityofvancouver.us](http://www.cityofvancouver.us)

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The last point bears emphasizing. At this time the City of Vancouver is focused on serving and developing existing urban areas, and does not envision proposing expansions to the Vancouver UGA in this update. We have heard similar thinking from other cities, although some have expressed interest in keeping options open for strategic property opportunities as the process moves forward. *We therefore recommend that if there are to be UGA expansions, they only be done "bottom up", in response to specific sites identified as having uniquely strong employment potential, not "top down" as large areas colored on a map simply to meet an overall target.*

We suggest that this is best done by selecting at the start of this planning process an aspirational but realistic jobs forecast of 219,000 jobs for 2035. This could be adjusted before June 2016 if demonstrably warranted by specific lands involved.

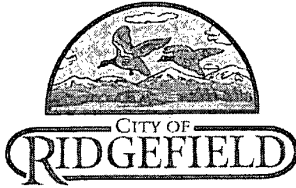
Thank you again for the opportunity to comment.

Sincerely,



Chad Eiken, AICP, Director  
Community and Economic Development Department  
(360) 487-7882  
[chad.eiken@cityofvancouver.us](mailto:chad.eiken@cityofvancouver.us)

- c Eric Holmes, City Manager
- Teresa Brum, Economic Development Division Manager



*Ron Onslow, Mayor*  
*Sandra Day, Councilmember*  
*John Main, Councilmember*  
*Don Stose, Councilmember*  
*David Taylor, Councilmember*  
*Lee Wells, Councilmember*  
*Darren Wertz, Councilmember*

April 1, 2014

Clark County Board of County Commissioners  
P.O. Box 9810  
1300 Franklin Street  
Vancouver, WA 98660-9810

**Re: 2016-2035 Comprehensive Plan – County-wide Employment Forecast**

Dear Commissioners:

Based on initial discussions with the City of Ridgefield Planning Commission and City Council, Ridgefield recommends the "aggressive jobs growth rate scenario" for the 2016-2035 Comprehensive Plan under consideration by the Board of County Commissioners. Ridgefield would accept a proportional allocation strategy to assign the projected growth to individual jurisdictions based on percentage of employment land within each jurisdiction's UGA. However, we also encourage the County to be flexible enough to consider factors unique to each city, such as the ability of each city to meet a county-wide jobs to household target, the ability of a jurisdiction to provide public services and facilities necessary to support additional job growth, or a community's overall vision.

The Ridgefield Comprehensive Plan envisions that the City, particularly the Pioneer Street / I-5 Interchange, will become an economic engine for North Clark County and will provide living-wage job opportunities for residents. As we move out of the Great Recession we are encouraged that companies such as AIG Fabrication, Allied Fitting Group, ICD Performance Coatings, and others have chosen to invest in Ridgefield, creating several hundred new industrial jobs. For reference, within the City's current UGA, Ridgefield can accommodate approximately 9,100 commercial jobs and 3,300 industrial jobs. Our UGA contains approximately 15% of the County supply of developable commercial land and 10% of the supply of developable industrial land.

Consequently, Ridgefield supports the idea of an aggressive jobs growth rate and believes the City can accommodate the City's proportional share of jobs growth. Ridgefield may be willing to absorb an additional jobs allocation and/or consider changes to its UGA to accommodate economic growth. The City endorses actions that communicate to the business sector that Clark County is open for business, and looks forward to working with the County on economic development and job growth strategies as part of the 2016-2035 Comprehensive Plan process.

Thank you for this opportunity to comment.

Sincerely,  
The City of Ridgefield

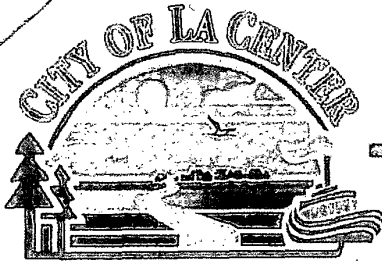
Ron Onslow, Mayor  
City of Ridgefield

cc: Ridgefield City Council

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P.O. Box 608 • 230 Pioneer Street • Ridgefield, WA • 98642  
360.887.3557 • Fax 360.887.0861 • [cityofridgefield@ci.ridgefield.wa.us](mailto:cityofridgefield@ci.ridgefield.wa.us)

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360.263.2782 • Fax 360.263.5700 • www.ci.lacenter.wa.us

214 East Fourth Street • La Center, WA 98629

April 1, 2014

Board of Clark County Commissioners  
P.O. Box 9810  
1300 Franklin Street  
Vancouver, WA 98660-9810

Re: Comprehensive Plan - County-wide Employment Forecast

Dear Commissioners:

The Board of Clark County Commissioners proposes to adopt a new 20-year employment forecast for the 2016-2035 Comprehensive Plan Update and has asked their city partners to weigh in on the issue. The La Center City Council considered and discussed long-range employment forecasts during its March 26th Council meeting.

For nearly two decades, throughout the GMA planning process, La Center has never wavered from its goal of creating a robust employment base in our downtown core and at the I-5 Interchange. In 2007, Clark County expanded La Center's UGA to encompass both sides of the La Center I-5 Junction. Subsequently the City lost nearly three-quarters of its employment lands from our Junction area UGA as a result of a court decision. In 2011 La Center annexed its UGA to the west side of the I-5 right-of-way. For more than decade, we have had to address the prospect of federal trust lands at our doorstep. Currently we are facing legal challenges to our efforts to extend sewer service to the edge of our UGA. Despite these challenges, our commitment to our citizens to create new opportunities for jobs, to create a high-quality living environment, and to adopt affordable funding strategies to fulfill our goals has never wavered.

Therefore, it should not come as a surprise to anyone that the La Center City Council has a healthy appetite for economic growth. We encourage the Board of Commissioners to adopt a robust and affordable employment forecast.

La Center is a small City and consequently it has the fewest employment lands of any jurisdiction in Clark County, totaling approximately 1.4% of the vacant commercial lands and 1.5% of the vacant industrial lands County-wide. Within our entire UGA we have 46.3 net buildable acres of commercial land and 48.9 net buildable acres of industrial land. That's all...

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and it is not enough. Without a robust employment strategy La Center cannot provide enough job opportunities to serve its projected 2035 population of 9,827 residents.

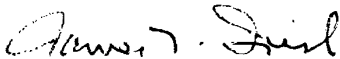
We are in the early stages of the Comprehensive Plan update process and we know that there are many steps and decisions before us. Consequently, we ask that when the Board adopts an employment forecast it ensures that the allocation process provides for flexibility. To La Center, flexibility means that:

- The County would support a proposal to allocate jobs based on factors unique to each jurisdiction rather than on a purely proportional share of existing employment lands county-wide.
- The County would support a minor expansion of our UGA at the I-5 La Center interchange for job creation if La Center can show the work to justify the expansion.
- The County would reaffirm its commitment to La Center detailed in Clark County County-wide Plan Policy 1.1.19, to add additional industrial land to the La Center UGA as an out-of-cycle plan amendment if a Tribal Casino is located adjacent to the City limits.<sup>1</sup>

In closing, I want to reiterate La Center's support for a robust employment allocation and our commitment to provide the services necessary to support the cost of new economic growth. We also ask that your allocation process be flexible enough to allow consideration of factors unique to each jurisdiction.

Thank you for this opportunity to comment.

Sincerely,



James T. Irish, Mayor  
City of La Center

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<sup>1</sup> 1.1.19 An additional 120 acres +/- of industrial land –located west of Interstate 5 and east of 41st Avenue, and south of 309th Street and north of 299th Street – shall be added to the La Center Urban Area as an out-of-cycle subarea amendment if the United States government recognizes a new tribal reservation within the La Center Urban Area.

Clark County Board of Commissioners  
 Public Hearing: 2016 Comprehensive Plan Update – Employment Forecast Number  
 April 1, 2014

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\*\*IF YOU WISH TO BECOME A PARTY OF RECORD, PLEASE SIGN BELOW\*\*

FULL NAME (PLEASE PRINT LEGIBLY FOR OUR RECORDS)	COMPLETE ADDRESS—CITY, STATE, & ZIP CODE	EMAIL ADDRESS	DO YOU WISH TO COMMENT?
✓ BRYAN SNODGRASS	CITY OF VANCOUVER		
✓ GEORGE ESPINOZA	20501 NE 10TH AVE 98148	GESPINOZA@AOL.COM	
✓ KATY BROOKS	Port of Vancouver	Kbrooks@portvancouver.ca	yes ✓
✓ Samie Howsley	11999 SE Tech Center Place #380 Vancouver	jamie.howsley@jordanramis.com	Yes
✓ JAMES T. IRISH	CITY OF LACENTER, 214 E 4 <sup>th</sup> LACENTER, WA 98629	jirish@ci.lacenter.wa.us	Yes
✓ Randy Printz	Landerholm	randy.printz@landerholm.com	Yes
✓ Mike Boman	CREDC	mboman@credc.org	Yes
✓ STEVE HORNSTROM	HORNSTROM LAW GROUP	steve@hornstromlawgroup.com	Yes
✓ Robert Maul	City of Camas	r.maul@ci.camas.wa.us	no

Clark County Board of Commissioners  
Public Hearing: 2016 Comprehensive Plan Update – Employment Forecast Number  
April 1, 2014

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**\*\*IF YOU WISH TO BECOME A PARTY OF RECORD, PLEASE SIGN BELOW\*\***

FULL NAME (PLEASE PRINT LEGIBLY FOR OUR RECORDS)	COMPLETE ADDRESS—CITY, STATE, & ZIP CODE	EMAIL ADDRESS	DO YOU WISH TO COMMENT?
JACK DAVIS	VANCOUVER		Y

Clark County Board of Commissioners  
 Public Hearing: 2016 Comprehensive Plan Update – Employment Forecast Number  
 April 1, 2014

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\*\*IF YOU WISH TO BECOME A PARTY OF RECORD, PLEASE SIGN BELOW\*\*

FULL NAME (PLEASE PRINT LEGIBLY FOR OUR RECORDS)	COMPLETE ADDRESS—CITY, STATE, & ZIP CODE	EMAIL ADDRESS	DO YOU WISH TO COMMENT?
James Irish	City of La Center, <del>211 E. STREET</del> 214 E. Fourth St. La Center 98629		yes