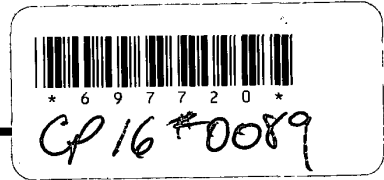


O'Donnell, Mary Beth



From: McCall, Marilee
Sent: Tuesday, April 22, 2014 4:30 PM
To: Amanda Smeller-Woodland; Snodgrass, Bryan; Eiken, Chad; Eric Eisemann-Consultant; Jeff Sarvis-La Center; Lee Knottnerus-Ridgefield; Mitch Kneipp-Washougal; James Weldon; Phil Bourquin-Camas; Robert Maul-Camas; Sam Crummett-Battle Ground; Towne, Sandra; 'Steve Stuart-Ridgefield'
Cc: Albrecht, Gary; Alvarez, Jose; Anderson, Colete; Euler, Gordon; Kamp, Jacqueline; Lebowsky, Laurie; Niten, Jeff; O'Donnell, Mary Beth; Orjiako, Oliver
Subject: Minutes from 04/11 City-County Coordination Meeting / Issue Paper 4-Population & Employment Allocation
Attachments: 14-0414_City_County_Minutes.pdf; Issue_Paper_4_Population and Employment_Allocation.pdf

Good afternoon!

Attached, please find the minutes from the City-County Coordination meeting of April 11, 2014.

The County-wide Issue Paper #4 is also attached for your review and comment.

Thank you!

Marilee McCall | Administrative Assistant
Community Planning | "Planning for Clark County's promising future"
tel: 360.397.2280 ext. 4558 | fax: 360.759.6762 P.O. Box 9810 | Vancouver WA 98666
www.clark.wa.gov/planning



City-County Planning Directors Coordination Meeting
City of Battle Ground City Hall, 109 SW 1st Street
Battle Ground, Washington

Meeting Notes

Friday, April 11, 2014

10:00 a.m. - 11:30 a.m.

Directors Present: Sam Crummett, City of Battle Ground, Mitch Kneipp, City of Washougal; Sandra Towne and Bryan Snodgrass, City of Vancouver; Eric Eisemann representing City of Ridgefield and City of La Center, Amanda Smeller, City of Woodland, and Robert Maul, City of Camas;

Staff: Gordy Euler, Gary Albrecht and Colete Anderson

Meeting Notes by: Gary Albrecht

Welcome & Introductions

- Gordy welcomed everyone to the meeting and initiated introductions.
- Board of Clark County Hearing about employment allocation on May 27th.
- Department of Commerce's Quarterly Planner's Forum is on April 17, 2014.
- Commerce Basic Short Course on May 21st 6:30-9:30 at Battle Ground City Hall.

Population & Employment Allocation Discussion

- Board of Clark County Commissioners held an Employment hearing on April 1st and is continued to April 22nd, and they are leaning towards choosing the higher number seen in scenario 4 for a jobs number. The 4/22 hearing is still open for public testimony and anyone can provide input on a proposed jobs number for the Board to consider. Gary discussed the Methodology; method 3 needs to be revised; 3) allocating growth by UGA according to the proportion of the total county identified vacant and buildable lands, but capped by UGA at currently historical shares.
- Flexibility is uncertain and the cities are not sure what flexibility means. Gary mentioned that at previous City-County Coordination meeting, there was a consensus among jurisdictions "In general, each city should be given the opportunity to be flexible."
- City of Camas representative mentioned that during a testimony at the recent Board Hearing on employment, asked the question of what does it mean for allocation? They would like the ability to rezone commercial/industrial lands as needed and not be held to a specific number of acres needed for commercial or industrial lands. Gordy indicated that the County will work with its cities if rezones are needed. It was mentioned during the recent hearing that it would be nice to add employment land if needed after the 2016 Comp Plan update is complete. Staff reminded the cities that the County's policy

Preparation for April 16 BOCC WS on Principles and Values

- In 2005, the Board adopted principles and values. Staff will discuss these same principles and values with the Board on April 16 during a work session to see if they still make sense for the 2016 plan update.
- Colete mentioned the allocation section, it was the main argument for expanding the 2004 & 2007 boundaries.
- PPH is changing. Is there a proposed conversation to change the urban/rural split? Staff is not proposing such a change.
- Infrastructure deduction is being reviewed and this assumption might change.
- In the planning assumptions for employment it might be useful to show jobs to housing ratio for 1994, 2004, 2007. Vacant and underutilized dollar values are in the process of being reviewed and these numbers might change in the vacant lands model.
- Urban reserves value might be out of date for the City of Vancouver.
- City of Washougal indicated that it would like to add Urban Holding.

Review of PC and PHAC comments on County-wide Planning Policies

- Colete mentioned we need help deciding text for one of the Countywide planning policies. Unanimous agreement to support the Planning Commission comments made on 2/20/2014.

Roundtable

- Woodland – I-502 moratorium ends in early June. Medical Marijuana moratorium expires in August. They received a processor/producer permit that meets the 1,000 foot buffer requirements. Taco Bell permitted in Woodland.
- Clark County - Gordy is working on preparing the SEPA and is looking at using the 2007 plan SEPA showing three maps (max '07 study area, adopted 07' boundary, 2014 boundary) and presenting three alternatives; 1) no action, 2) Proposing possible changes to minimum parcel sizes in rural areas including some analysis of the Surface Mining overlay and County initiated zone changes, 3) Probably some combination of alternatives 1 & 2 and include any city zone change requests. These alternatives have remained internal until now. Scoping process will likely occur this summer. Industrial Land Bank application is on the old Lagler property (East and west side of SR 503) will not be part of the 2016 plan update.
- Clark County Rural Lands - Board is proposing to remove AG-20 and create AG-10, remove FR-40 and create a FR-20 zone.
- Clark County I-502 BOCC hearing cancelled for 4/15.
- The three alternatives seem to cover the range of recent population and employment discussions. There are no funds available from the State to fund and EIS. Staff believes the county can get by with a supplemental EIS from the 2007 plan.
- LaCenter prepared an EIS for the expansion in the past. Would the County adopt this EIS? Staff does not see a problem with adopting the EIS. is pursuing the possibility of a boundary expansion. The City currently abuts the western end of I-5. Tribal land taken out of the UGA in the 2007 appeal. La Center would like to maintain the ability to rezone lands.

- LaCenter is pursuing the possibility of a boundary expansion. The City currently abuts the western end of I-5. Tribal land taken out of the UGA in the 2007 appeal. La Center would like to maintain the ability to rezone lands.
- New City Manager for the City of Ridgefield, Steve Stuart.
- Washougal - Annexations amount to 130 acres requesting to come into the City. Working with PSU students relating to the trail system and coordination with the downtown area, kick off is on 4/12. Subdivision is coming in as well as the cities first Auto Zone store. I-502 moratorium in place.
- City of Vancouver - Preparing the 2015-2016 budget. Updating their TIF program and the proposed new City TIF districts will end at the City boundary.
- Camas - I-502 moratorium in place. Subarea master plan for the Grass Valley area. Plats for commercial and residential permits are flowing.
- Battle Ground - New director, Erin Urgman from the City of Vancouver. Ace Hardware and Sherwin Williams coming to town. Walmart issued a temporary occupancy open for Memorial Day. A lot of residential development in pipeline, over 400 lots near the Cedar's Golf course area. 48 unit complex proposed north of Fred Meyer.

Next Meeting Location is in Camas.

Clark County Comprehensive Plan 2016 Update

Planning for growth 2015 – 2035

2016 Population and Employment Allocation – Issue Paper 4

Purpose

This memorandum provides a basic framework and starting point from which the county and its cities may consider population and employment allocation

Background

In July 2013, Clark County began the process of updating its Comprehensive Growth Management Plan to meet the 2016 periodic update requirement of Chapter 36.70A.140 RCW. Several issue papers have already been prepared to allow the Board to make decisions about the update.

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 the cities and the Town of Yacolt on population and job planning assumptions for 2015 through 2035. On January 21, 2014, the Board of Clark County Commissioners adopted the Office of Financial Management (OFM) medium population of 562,207 for the twenty year period ending 2035 (Res. 2014-01-09).

In “Issue Paper 3 – Community Planning presented employment forecasts and suggested a high employment forecast based on input from Washington Employment Security Department (ESD). Issue Paper 3 was revised as Issue Paper 3.1 to include the 2014 VBLM information. On April 29, 2014, the Board adopted the high employment forecast of 91,200 net new jobs for the twenty year period ending 2035 (Res. 2014-04-01).

This issue paper (Issue Paper 4) will discuss 2016 population and employment allocations.

Methodology

Allocation of population and jobs is a key step in the planning process. There are three options for allocating that can be used by the Board:

- 1) placing growth where it has historically occurred by U.S. Census to urban growth areas (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

The following are essential to the outcome regardless of which method is used.

- Maintain coordination and consistency with local comprehensive plans;
- Use official state population forecasts from OFM (already adopted),
- Use the employment projections from ESD (already adopted);
- Continue using the inventory of available VBLM inventory information; a practice since 1994,
- Allow for flexibility where necessary;
- Consider impacts of the recent stormwater regulations on infrastructure needs Identified vacant and buildable residential lands reflect a 27.7% infrastructure deduction;
- Carrying capacity is assumed on vacant or underutilized single family and multifamily lands, at 4-5 units per acre for urban low, and 9-16 units per acre for urban high, and 4- 18 units per acre of mixed use, and,
- The urban/rural growth percentage split remains at 90/10.

Countywide Population Allocation

Table 1 below shows the current population estimate, 2014 vacant lands model capacity, and the 2035 population forecast should the Board use allocation option number 3 as listed above

Table 1: 2035 Population Forecast by UGA.

UGA	January 1, 2014 Population Estimates	2014 to 2035 VBLM Population Allocation	2035 Estimate
Battle Ground	20,163	17,543	37,705
Camas	22,049	12,361	34,410
LaCenter	3,163	3,551	6,714
Ridgefield	6,150	14,374	20,523
Vancouver	307,767	57,976	365,743
Washougal	15,502	6,615	22,118
Woodland	88	252	339
Yacolt	1,653	333	1,986
County	60,112	12,556^	72,668
Total	436,647	125,560	562,207

Source Clark County, Geographic Information System and Community Planning

Note ^ 10% based on 90/10 urban/rural planning assumption

Employment Allocation

The GMA does not dictate a data source that must be considered in planning for future employment For the 1994, 2004, and 2007 planning efforts, the number of anticipated new jobs in Clark County was developed by the Washington State Employment Securities Department The forecasts were based on anticipated population growth, workforce participation, unemployment, and percentage of Clark County employees who commute to Oregon for work.

Table 2 below shows the number of net new jobs based on allocation method number 3 as listed above. The Board chose to plan for a total of 91,200 net new jobs. According to the 2014 vacant land model, the county has capacity for 85,452 net new jobs. Public sector employment is not accounted for in the

model ESD estimates up to 7,400 new public sector jobs over the next twenty years. We anticipate that most of those public sector jobs will occur on existing facilities, and therefore will not require new lands.

Table 2: 2015-2035 Employment Forecast by UGA.

UGA	2014 VBLM
Battle Ground	11,635
Camas	12,503
La Center	1,367
Ridgefield	11,895
Vancouver	42,774
Washougal	4,776
Yacolt	513
Woodland	0
Sub Total	*85,452

Source Clark County, Geographic information System and Community Planning

*Note the potential jobs not captured by the vacant lands model increase the capacity on vacant lands up to 7,400 jobs Thus, increasing the total job capacity from 85,452 to 92,852

Conclusion and Recommendation

Much has changed since Clark County first adopted its Comprehensive Plan in 1994. The county's demographic characteristics have continued to change. Community Planning recommends that population and employment lands be allocated to each UGA based on the above methodology.

NEXT STEPS

With respect to individual UGA allocations, a limited number of alternative land use scenarios should be identified The scenarios should be used to inform the county on transportation modeling and a SEPA Threshold Determination Proposals from the cities should also be considered.