

Board of County Commissioners
1300 Franklin Street, 6th Floor
Vancouver, Washington

HEARING AGENDA

Tuesday, April 29, 2014

9:45 AM

EMERGENCY MEDICAL SERVICE DISTRICT #1 BOARD MEETING

10:00 AM

PLEDGE OF ALLEGIANCE

INVOCATION

PROCLAMATIONS

National Community Development Block Grant Week
National Autism Awareness Month

BID AWARD

CRP 321322: Barberton Traffic Signal Optimization; and
CRP 320622: Hazel Dell-Felida Traffic Signal Optimization

CONSENT AGENDA

COMMUNITY DEVELOPMENT

1. Request approval of the final plat for Norway Green Phase 1 Subdivision.

APPROVED
SR 80-14

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

ENVIRONMENTAL SERVICES

2. Request approval authorizing the Environmental Services Director to sign a grant agreement with the Washington State Department of Agriculture in the amount of \$2,000. The funding will be used for eradication efforts of milk thistle in strategic locations in the County.

APPROVED
SR 81-14

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



HEARING AGENDA

Tuesday, April 29, 2014

GEOGRAPHIC INFORMATION SYSTEM (GIS)

3. Request approval authorizing the County Administrator to sign a professional services contract with Pictometry International Corporation in the amount of \$121,060.30 for Aerial Photography Products and Services.

APPROVED
SR 82-14

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

PUBLIC INFORMATION

4. Request approval to increase Online Content Manager position from .80 to 1.0 FTE.

APPROVED
SR 83-14

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

PUBLIC WORKS

5. Request approval of grant funding for the Highway 99 Traffic Responsive Incident Management Project CRP #340022; approval of Federal Aid Project Prospectus and Local Agency Agreement.

APPROVED
SR 84-14
RESOLUTION 2014-04-18

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

6. Request approval of a Plat for Recording: Tri-Mountain Estates Phase I.

APPROVED
SR 85-14

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

Individual hearing and consent documents may be reviewed at the county website: <http://www.clark.wa.gov/thegrid/>
Postings are made each Friday.

For any question regarding consent agendas, contact Mark McCauley at mark.mccauley@clark.wa.gov or 360.397.2232



For other formats, contact the Clark County ADA Office: **Voice** (360) 397-2000;
Relay 711 or (800) 833-6388; **Fax** (360) 397-6165; **E-mail** ADA@clark.wa.gov.



HEARING AGENDA

Tuesday, April 29, 2014

SHERIFF

7. Request approval of an amendment to the lease and sublease agreement with the Clark County Fairgrounds Fire Facility Board to facilitate the transfer of space at the Fairgrounds Safety Complex building to the Sheriff's Office. The additional space will allow for an additional office to be used by the Tactical Detective Unit and Crime Analyst, thereby providing more efficient services.

APPROVED

SR 86-14

REFERENCE NO. SH 14-14

Fiscal Impact: (Fiscal Impact: ~~yes~~ no; + ~~n~~)

8. Request approval authorizing the Sheriff to initiate the purchase of a Crime Scene Process and Evidence Van utilizing the Sheriff's Special Revenue Fund seizure monies.

APPROVED

SR 87-14

Fiscal Impact: (Fiscal Impact: ~~yes~~ no; + ~~n~~)

WARRANTS

9. Request approval of warrants for payment of claims against various county departments for the week of April 10-15, 2014 in the amount of \$89,802.81.
RESOLUTION NO. 2014-04-15
10. Request approval of warrants for payment of claims against various county departments for the week of April 7-11, 2014 in the amount of \$7,490,847.35.
RESOLUTION NO. 2014-04-16
11. Request approval of warrants for payment of claims against various county departments for the week of Apr 14-18, 2014 in the amount of \$3,463,770.86.
RESOLUTION NO. 2014-04-17

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HEARING AGENDA

Tuesday, April 29, 2014

ROUTINE

12. Minutes approved for April 1, 2014 and April 15, 2014.
APPROVED
13. Notice of Hearing approved setting Tuesday, May 13, 2014, at 10:00 a.m., in the Commissioners' Hearing Room, 6th Floor, Public Service Center, 1300 Franklin Street, Vancouver, Washington, as the time and place to consider and take public testimony on a resolution related to land use and zoning that would continue interim land use regulations and official controls to prohibit the receipt, processing, or approval of any application for adult entertainment enterprises.
APPROVED
14. Notice of Hearing approved setting Tuesday, May 27, 2014, at 10:00 a.m. in the Commissioner's Hearing Room, 6th Floor, Public Service Center, 1300 Franklin Street, Vancouver, Washington, as the time and place to consider adoption of land use regulations for the siting of marijuana-related facilities.
APPROVED
15. Letter of acceptance received:
-Armando Herrera reappointed to the Substance Abuse Advisory Board, effective January 1, 2014 to December 31, 2016.
APPROVED

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

PUBLIC HEARING: 2014 REPORT FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) & HOME INVESTMENT PARTNERSHIPS (HOME) PROGRAMS

To receive and review public comment on the proposed use of 2014 CDBG and HOME funds.

Staff: Pete Munroe, 360-397-2130, ext. 7801

No Action Needed

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Board of County Commissioners
1300 Franklin Street, 6th Floor
Vancouver, Washington

HEARING AGENDA

Tuesday, April 29, 2014

PUBLIC HEARING: THE FOUNTAINS DEVELOPER AGREEMENT

To consider adoption of the Developer's Agreement between Clark County and Fountain Village, LLC. for improvements to the NE 117th Avenue/NE 99th Street Intersection

Staff: Dianna Nutt, 360-397-6118, ext. 5790

APPROVED

RESOLUTION NO. 2014-04-11

PUBLIC HEARING: ROAD VACATION - NE REPASS ROAD

Consideration of the Engineer's Report and Preliminary Order to vacate a portion of NE Repass Road. Work Order Number 11342.

Staff: Laura Henry Slye, 360-397-6118, ext. 4777

APPROVED

REFERENCE NO. RV 14-13

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 Washington State Employment Security Department for the 2016 comprehensive plan update. (Hearing continued from April 1, 2014.)

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

APPROVED

RESOLUTION NO. 2014-04-01

PUBLIC HEARING: URBAN RESERVE CODE

To consider amending the Unified Development Code (UDC) 40.210.040 Urban Reserve Districts (UR-40, UR-20, UR-10) to allow a boundary line adjustment between legal non-conforming lots if each legal non-conforming lot meets the minimum lot area of the underlying zone.

Staff: Jose Alvarez, 360-397-2280, ext. 4898

APPROVED

ORDINANCE NO. 2014-04-13

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HEARING AGENDA

Tuesday, April 29, 2014

COMMISSIONER COMMUNICATIONS


ADJOURN

2:00 PM PUBLIC BID OPENINGS

BID 2604: Annual Horticulture Products

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1 RESOLUTION NO. 2014-04-01

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 91,200 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.
30
31

1 Section 1. Instructions to Clerk.

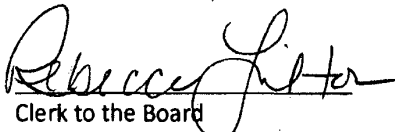
2
3 The Clerk to the Board shall:

- 4
5 1. Transmit a copy of this resolution to the Washington State Department of Commerce within ten
6 days of its adoption pursuant to RCW 36.70A.106.
7
8 2. Transmit a copy of the adopted resolution to Community Planning Department Director.
9
10 3. Transmit a copy of the adopted resolution to the Cities of Battle Ground, Camas, La Center,
11 Ridgefield, Washougal, Woodland, Vancouver and Town of Yacolt.
12
13 4. Transmit a copy of the adopted resolution to the Ports of Camas/Washougal, Ridgefield,
14 Vancouver and Woodland.
15
16 5. Transmit a copy of the adopted resolution to the Columbia River Economic Development Council
17 President.
18
19 6. Record a copy of this resolution with the Clark County Auditor.
20
21 7. Cause notice of adoption of this resolution to be published forthwith pursuant to RCW
22 36.70A.290.
23

24
25 ADOPTED this 29th day of April 2014.

26
27
28 Attest:

BOARD OF COUNTY COMMISSIONERS
FOR CLARK COUNTY, WASHINGTON

29
30
31 
32
33 Clerk to the Board

By: 
Tom Mielke, Chair

34
35
36
37
38 Approved as to Form Only:
39 Anthony F. Golik
40 Prosecuting Attorney

By: _____
David Madore, Commissioner

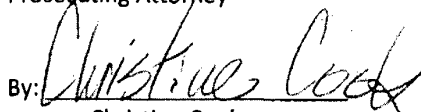
41
42
43 By: 
44 Christine Cook
45 Deputy Prosecuting Attorney
46

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:

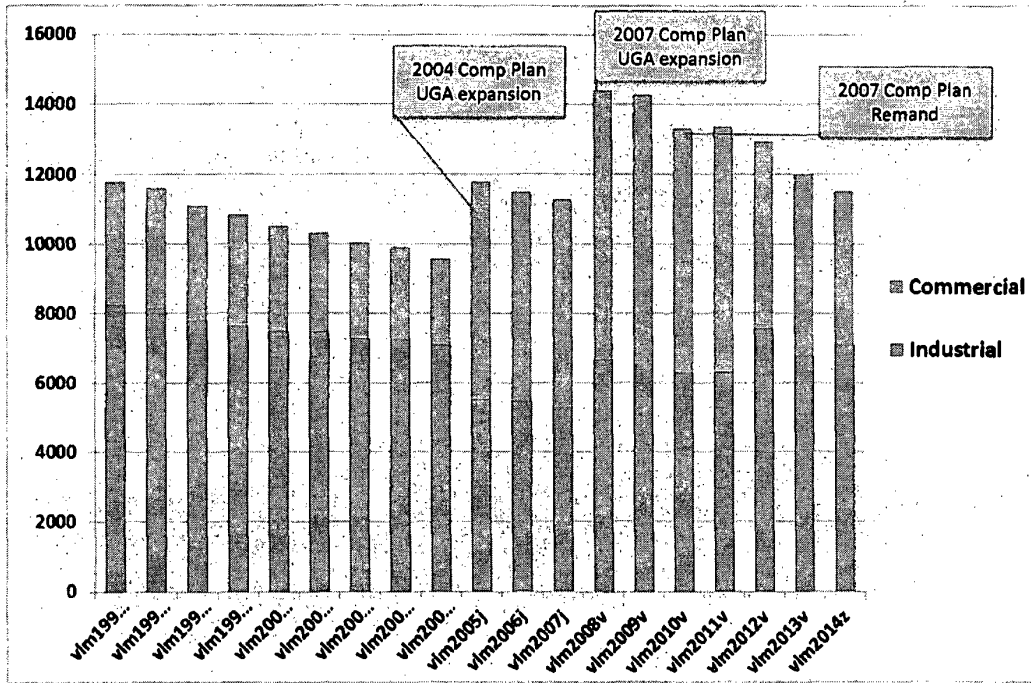
7,963 net residential acres;

2,613 net acres of commercial lands, and

3,772 net acres of industrial land.

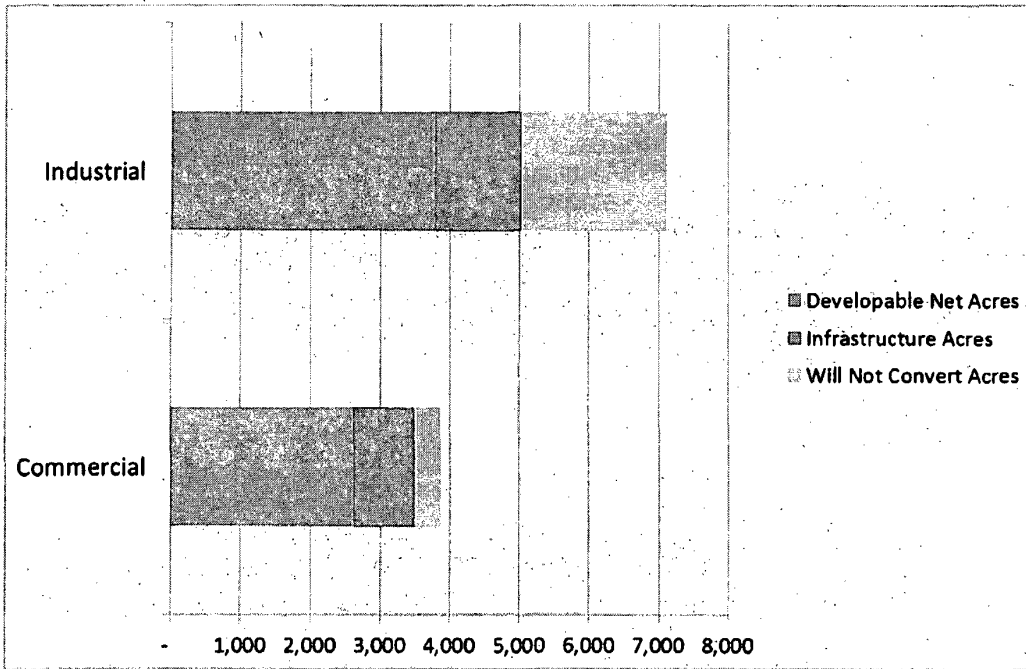
The following charts (1-7) explain Clark County's methodology for recommending 20-year Employment Projections.

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

Community	Gross Sales	Value-Added Ages	Infrastructure Ages	Employable Ages	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
Comas					
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
Vacolt					
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

Chart 4: 2014 VBLM – Industrial

Industry	Jobs	Will Act Centers	Industrial Non-Will Act Centers	Pay-Related Non-Will Act Centers	Jobs
	Acres	Acres	Acres	Acres	
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	17.85	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	2,784.6	877.9	476.7	1,450.2	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

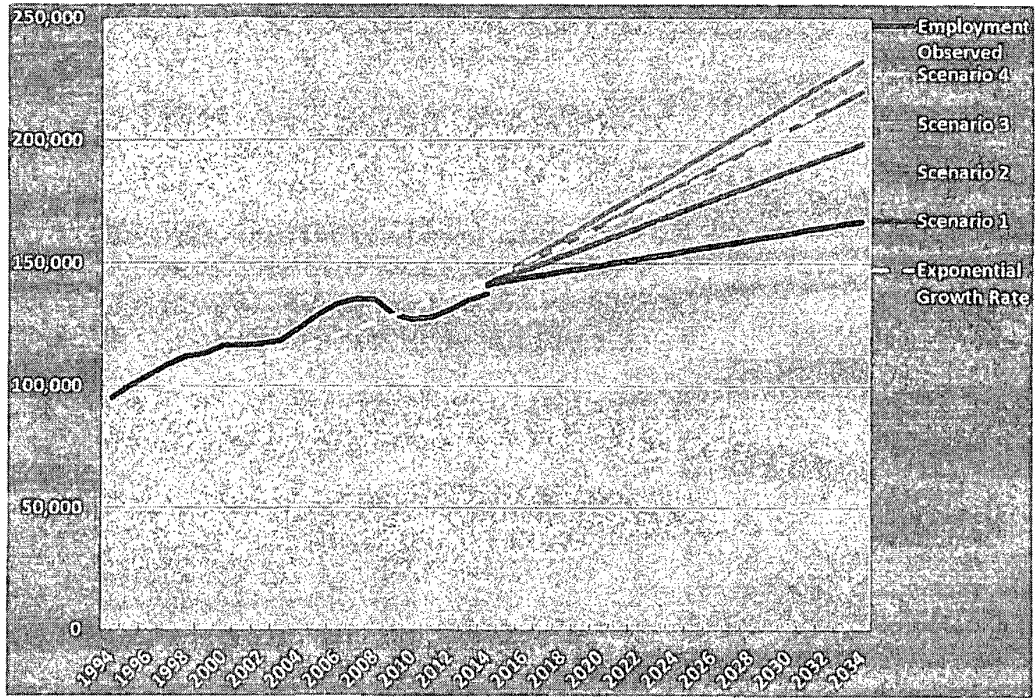
Chart 5: 2014 VBLM Total Employment Lands

Employment Land	City 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*

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.



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

007244



Employment Security Department
WASHINGTON STATE

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.

HISTORICAL AND SCENARIO NONFARM EMPLOYMENT GROWTH			
Time Period	Job Growth	Percentage Increase	Average Annual Growth Rate
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).

SAMPLE TARGETS FOR JOB/HOUSING RATIO, WITH COMMERCIAL/INDUSTRIAL LAND USE IMPLICATIONS, 2015-2035				
Jobs/Housing Ratio	Total Nonfarm Jobs	Net Cross-County Commuters	Net New Jobs	Net Acreage Needed
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

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.

SAMPLE TARGETS FOR JOB/HOUSING RATIO, WITH COMMERCIAL/INDUSTRIAL LAND USE IMPLICATIONS, 2015-2035				
Jobs/Housing Ratio	Net New Industrial Jobs	Acres of Industrial Land Needed	Net New Commercial Jobs	Acres of Commercial Land Needed
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



Employment Security Department
WASHINGTON STATE

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. Thanks.