

**City Coordination Meeting  
AGENDA**

Date: Friday, June 13, 2014

Time: 10:00 AM to 11:30 PM

Location:

City of Ridgefield, Ridgefield Community Center  
210 N. Main Avenue.  
Ridgefield, WA 98642

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## *City-County Planning Directors Coordination Meeting*

**Outcomes:**

- Agreement on growth allocation (Issue Paper #4).
- Coordination on all BOCC work sessions on the Comp. Plan update.

<b>Agenda Item:</b>	<b>Introduced by:</b>
Welcome & Introductions (5 minutes)	Oliver Orjiako
Review of last meeting summary notes (5 minutes)	All
Discussion of Population & Employment Allocation Issue Paper #4 (20 minutes)	Oliver Orjiako All
Discussion of BOCC direction on Planning Assumptions (20 minutes)	Oliver Orjiako & All
Cities proposed 2016 plans (20 minutes)	All
Roundtable (10 minutes)	All
Next Meeting Agenda and Location (5 minutes)	All

**Please, plan on a group lunch in Ridgefield after the meeting!**

**Next meeting: Time/location**

**July 11, 2014: In Vancouver (10:00 – 12:00 p.m.)**



City-County Planning Coordination Meeting  
City of Ridgefield, Ridgefield Community Center 210 N. Main Avenue  
Ridgefield, Washington

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## Meeting Notes

Friday, June 13, 2014

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

City Staff: Elizabeth Decker, City of Ridgefield/ City of La Center, Erin Erdman, City of Battle Ground; Chad Eiken and Bryan Snodgrass, City of Vancouver; Bart Stepp, City of Woodland, Robert Maul and Sarah Fox, City of Camas, Amanda Smeller, City of Woodland.

County Staff: Oliver Orjiako, Gordy Euler, Gary Albrecht and Jose Alvarez  
Meeting Notes by: Gary Albrecht

### Welcome & Introductions

- Oliver welcomed everyone to the meeting and initiated introductions.

### Review of last meeting Summary

- Last meeting summary discussed. No comments/questions.

### Population & Employment Allocation Discussion

- Outcome of this meeting is to have a consensus in support of Issue Paper #4 if changes need to be made, then we would like to agree to the changes today.
- Commissioner Barnes is the newest Commissioner, and needs to be brought up to speed through the Issue Papers. And these papers are for our city partners to help clarify these issues.
- In Issue Paper #4, we tried to follow the city/county agreement on methodology of using the vacant and buildable lands model to allocate growth.
- On page #2, Oliver discussed "The following are essential to the outcome regardless of which method is used:"
- Oliver agreed to add additional language to ensure flexibility during the allocation process.
- Page #2 indicates consistency with local plans and using the OFM medium number; using scenario #4, 91,200 jobs and the vacant lands model in use since 1994, and allow for flexibility when necessary.
- Carrying capacity is not the same as the actual vacant land model capacity.
- VBLM is not a true capacity measure. Table 1, 2035 Population Forecast discussed.
- Table 2, 2015-2035 Employment Forecast by UGA discussed.
- VBLM does not show public sector jobs. This forecast includes Scott Bailey's Public Sector jobs that range from 6,800 to 7,400 government jobs.
- 2007 Comprehensive Plan overrides discussed.
- Oliver discussed Issues to consider.

- Oliver requests input on the 2014 VBLM from the cities. Comments can focus on ability to accommodate identified vacant lands model jobs, and sub area plans or overrides that are not identified in the vlm.
- Methodology should include market and redevelopment factors.
- Market factor is applied to acreage.
- Oliver mentioned the City of Vancouver edits to Issue Paper #4.
- Mixed use is applied in the vlm at different commercial/residential splits according to the jurisdiction.
- Issue Paper #4 does not discuss carrying capacity. The City of Vancouver indicates that the paper needs to express carrying capacity to truly understand allocation.
- Total jobs number does not seem accurate since the total number does not include the public sector jobs.
- Market factors need to be included in sizing the UGAs.
- Redevelopment is not included in the allocation analysis, and needs to be considered in the capacity estimate.
- Suggested assumptions to reconsider include the infrastructure estimate and a rural jobs allocation should be considered while allocating jobs to the UGAs.
- VBLM underestimates true capacity; it does not include completed sub-area plans, redevelopment, and vacancy rates.
- General consensus is to show more market factor information in the tables.
- Consensus on the issues of showing a reduction of planning population number from 584,310 in 2007 to 562,207 in 2016, and what this reduction means to a UGA; will a reduced population mean boundary shrinkage?
- Are the commercial and industrial lands in the correct spots?
- Concerns about using the current methodology #3 outlined in Issue Paper #4.
- Deadline to submit draft and final land use to the County is July 10<sup>th</sup> for a draft and July 30<sup>th</sup> for a final land use plan.

2016 Comp Plan SEPA Scoping

- Oliver mentioned the upcoming SEPA Open Houses, and indicated county staff will contact the jurisdiction holding the Open House.

**Open House Venues**

Vancouver	Ft. Vancouver Comm. Library 920 C Street Vancouver WA 98660	Tuesday, August 19 1 <sup>st</sup> floor conf. room Capacity 125	Marla Young 906-5112 <a href="mailto:myoung@ftvl.org">myoung@ftvl.org</a>
East County: Camas/Washougal	Lacamas Lake Lodge 227 NE Lake Road Camas WA 98607	Wednesday, August 20 Capacity 100	Susan Newlove 834-5307, x4481 <a href="mailto:snewlove@cityofcamas.us">snewlove@cityofcamas.us</a>
West County: Ridgefield, La Center, Woodland	Ridgefield Community Center 210 North Main Ave Ridgefield WA 98642	Wednesday, August 27 Large room Capacity 100	Eric Eisemann 750-0038 <a href="mailto:e.eisemann@e2landuse.com">e.eisemann@e2landuse.com</a> On site: Julie Basarab <a href="mailto:Julie.basarab@ci.ridgefield.wa.us">Julie.basarab@ci.ridgefield.wa.us</a>
North County: Battle Ground/ Yacolt	Battle Ground Comm. Center 912 East Main Street Battle Ground WA 98604	Thursday, August 28 Capacity 100	Sam Crummet, Planner Supervisor 342-5042 <a href="mailto:sam.crummet@cityofbg.org">sam.crummet@cityofbg.org</a> Judy Jones, Customer Service 342-5043 <a href="mailto:judy.jones@cityofbg.org">judy.jones@cityofbg.org</a>

Discussion of BOCC direction on Planning Assumptions

- Staff is asking the board to affirm the planning assumptions on page 6.

Cities proposed 2016 plans

Roundtable

- Woodland – Council will vote on extending marijuana moratorium at their next meeting. They will form an adhoc committee to help determine appropriate zones.
- Clark County – Working on Fireworks, last years’s advisory vote was to change the time of sales and time to shoot off fireworks. Hearing scheduled in June. Surface Mining Overlay hearing is on June 3<sup>rd</sup>. I-502 Marijuana Hearing is May 27<sup>th</sup>. Shoreline Master Program Limited Amendment, Open House in Ridgefield on June 24<sup>th</sup>, Planning Commission Worksession on July 10<sup>th</sup> and Hearing on July 17. Board Hearing on August 19. Working on a couple of annual reviews; 1) NE 10<sup>th</sup> recommended adding more acreage to last year’s proposal that was brought forward. 2) Camas/Washougal redesignation of parks/open space to light industrial zone.
- Battle Ground – 60-day moratorium on medical marijuana and collective gardens and will hold a public hearing on the 16<sup>th</sup> for a six month moratorium. One marijuana retailer license from I-502 lottery. Council gave authority for staff to move forward on a parcel for annexation on SR 502.
- Camas – One marijuana retail license and will work to find an appropriate site for sales. And will likely not allow production or processing in Camas. Property owner requested to be taken out of the Camas UGA and moved into Washougal’s UGA. Rep. Senator Pike got involved and the property owner was told to work with the City of Washougal. Looking to adopt an updated parks plan, and exploring the possibility of creating an LID for the north UGA.

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- City of Vancouver – is updating their TIF program and the proposed new City TIF districts will end at the City boundary. The City sold the Esther Short Building; working on 4<sup>th</sup> Plain Corridor Bus Rapid Transit plan to downtown mall. Vancouver got 6 lottery marijuana retail licenses, 5 of the 6 do not meet the city's standards. Working on a couple brownfield sub-area plans.



ATTENDANCE SIGN IN for:

June 13, 2014

Date:

City/County  
Coordination Meeting

Clark County Community Planning

\*\*Please PRINT Clearly\*\*

PRINT NAME	MAILING ADDRESS	ZIP CODE	PRINT - E-MAIL	TELEPHONE (optional)	e-mail list?
Chad Eiken	City of Vancouver		chad.eiken@cityofvancouver.us		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Amanda Smeller	PO Box 9 Woodland, WA	98074	smellera@ci.woodland.wa.us		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Oliver Ojicko	Clark County		Oliver.Ojicko@clark.wa.gov		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Robert Maul	City of Camas		rmaul@cityofcamas.us		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Gordy Euler	Clark County				<input type="checkbox"/> YES <input type="checkbox"/> NO
Matt Harman	Clark County				<input type="checkbox"/> YES <input type="checkbox"/> NO
Erin Erdman	City of Battle Ground				<input type="checkbox"/> YES <input type="checkbox"/> NO
Gary Albrecht	Clark County		gary.albrecht@clark.wa.gov		<input type="checkbox"/> YES <input type="checkbox"/> NO
Sarah Fox	Camas				<input type="checkbox"/> YES <input type="checkbox"/> NO
Elizabeth Decker	Ridgefield / La Center				<input type="checkbox"/> YES <input type="checkbox"/> NO
					<input type="checkbox"/> YES <input type="checkbox"/> NO

## **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 <sup>^</sup>	72,668
<b>Total</b>	<b>436,647</b>	<b>125,560</b>	<b>562,207</b>

Source: Clark County, Geographic Information System and Community Planning

Note: <sup>^</sup> 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
<b>Sub Total</b>	<b>*85,452</b>

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.

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

## Population and Employment Allocation



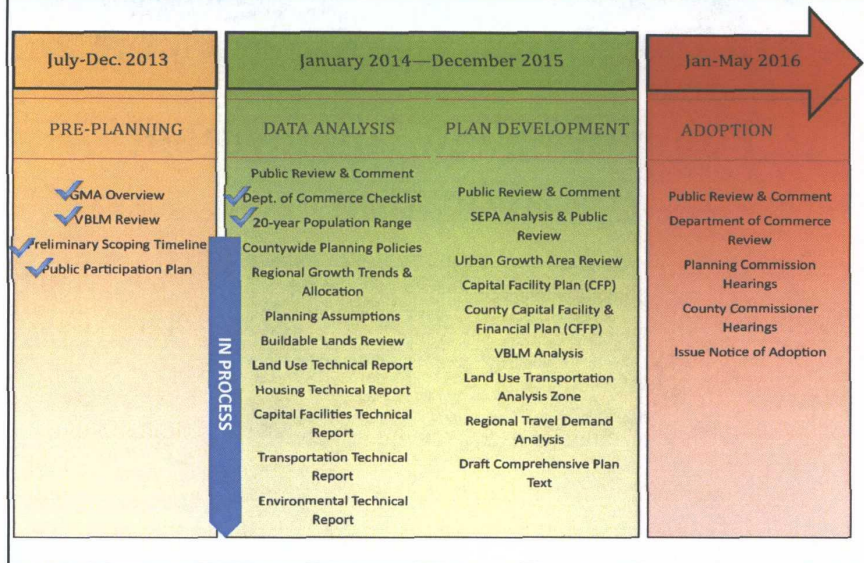
Oliver Orjiako, Director, Community Planning

BOCC Work Session ~ June 18, 2014

## Agenda

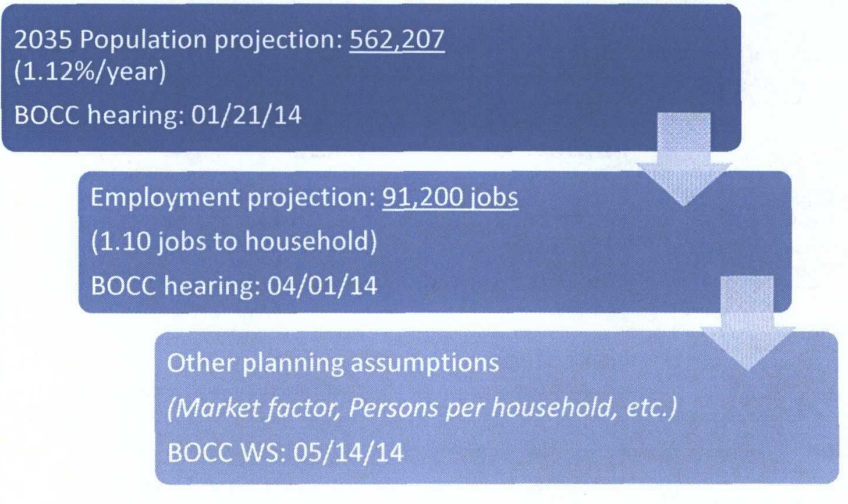


- 1. Comp plan progress to date**
- 2. Purpose of work session**
  1. Growth Allocation
  2. Affirm 2016 principles and values and planning assumptions
  3. Suspension of 2015 Annual Reviews
- 3. Next steps**

## 2016 Comprehensive Plan progress to date



## BOCC Decisions to Date





## Growth Allocation ~Methodology~



### Three options:

1. Placing growth where it has historically occurred within the urban growth areas (UGA) as documented by U.S. Census
2. Allocating growth by UGA based on the vacant and buildable lands model plus the potential capacity for jobs and population by considering factors such as FPIAs, redevelopment, filling vacancies, etc.
3. **Allocating growth by UGA based on the vacant and buildable lands model (used since 1994)**

## Growth Allocation ~Methodology~ cont'd

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 used in 1994 and the 2004 and 2007 updates
- 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
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Total	436,647	125,560	562,207

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Sub Total	85,452*

\*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.

## Planning Assumptions - Population

Assumption	1994	2004	2007	2016
OFM Range	356,873 – 416,071	453,280 – 571,061	476,692 – 625,316	459,617-681,135 (confirmed)
20-Year Population Projections	416,071	517,741	584,310	562,207 (confirmed)
Planned population growth	123,000	147,278	192,635	136,844 (confirmed)
Urban/Rural population growth split	81/19	90/10	90/10	90/10 (confirmed)
Assumed Annual population growth rate	2.35%	1.69%	2.2% (2004-2010), 2% (2011-2024)	1.12% (confirmed)
Housing type ratio	60% single family, 40% multifamily	75% single family, 25% multifamily	75% single family, 25% multifamily	75% single family, 25% multifamily
Persons per Household	2.33	2.69	2.59	2.66 (Confirmed)

## Planning Assumptions - Employment


Assumption	1994	2004	2007	2016
New jobs	58,100	84,203	138,312	91,200 (Confirmed)
Average jobs to population ratio	1:2.11	1:1.75	1:1.39	N/A
Jobs to households	N/A	N/A	N/A	1.10 (Confirmed)
Infrastructure deduction	~25%	~25%	27.7%	27.7% (Confirmed)
VBLM (definition of vacant)	<ul style="list-style-type: none"> <li>\$10,000 - vacant residential</li> <li>\$50,000 - Commercial/ industrial</li> </ul>	<ul style="list-style-type: none"> <li>\$13,000 - vacant residential</li> <li>\$67,500 - Commercial/ industrial</li> </ul>	<ul style="list-style-type: none"> <li>\$13,000 - vacant residential</li> <li>\$67,500 - Commercial/ industrial</li> </ul>	<ul style="list-style-type: none"> <li>\$13,000 - vacant residential</li> <li>\$67,500 - Commercial/ industrial</li> </ul> (Confirmed)
Market Factor	<ul style="list-style-type: none"> <li>25%, residential and commercial</li> <li>50%, industrial</li> </ul>	<ul style="list-style-type: none"> <li>0%, residential</li> <li>25%, business park /commercial</li> <li>50%, industrial</li> </ul>	<ul style="list-style-type: none"> <li>10%, residential</li> <li>0% commercial, business park and industrial</li> </ul>	<ul style="list-style-type: none"> <li>10%, residential</li> <li>10% for commercial, business park and industrial</li> </ul> (Confirmed)



## 2016 BOCC Planning Assumptions

Assumption	2016
20-Year Population Projection	562,207
Planned Population Growth (new)	136,844
Urban/Rural Population Growth Split	90/10
Assumed Annual Population Growth Rate	1.12%
Housing Type Ratio	75% single-family, 25% multifamily
Persons per Household	2.66
New Jobs	91,200
Jobs to Household	1.10
Infrastructure Deduction (Residential)	27.7%
Infrastructure Deduction (Commercial and Industrial)	25%
VBLM (definition of vacant)	\$13,000 residential, \$67,500 commercial and industrial
Market Factor	10% residential, 10% commercial, business park, industrial

## 2016 BOCC Principles and Values



Clark County Comprehensive Plan 2016 Update  
Planning for growth 2015 - 2035  
BOCC Principles and Values

**Purpose:**  
The Board of County Commissioners developed the Principles and Values to guide the 2016 periodic update process.

**Employment Lands**

1. Evaluate land allocation and job/population ratios so that cities have equitable share of jobs-growth.
2. Measure job lands close to transportation so that capacity is generated by job opportunities.
3. Develop transit-oriented residential and job "nodes along" the main "arterial corridors".
4. Focus Public Investment Areas - "Hubs" of job growth that can be serviced effectively by transit transportation improvement that is essential.
5. Maximize the potential for the county's railroad as a job-creating asset.
6. Prioritize lands that are most likely to provide "flexible usage jobs" as defined in the comprehensive plan policies.

**Planning**

1. Measure URB (unincorporated residential growth) since URB has some residential growth but not some residential growth, especially where there already exists large lot, high value developments. Measure doesn't mean "don't" but more density of residential growth.
2. Measure a mix of housing options in variety of housing densities - large, medium, and small lots.
3. Identify what sites or areas where additional building will be necessary under the new mix of residential areas (most sites close to where children will live, avoid parking property owners in the process).

**Community Design**

1. How growth needs to blend well with existing neighborhoods (i.e., transition areas, buffering, gradual transitions to development with gates).

**Rural Lands**

1. Measure the conversion of productive farmland - those lands which have long-term commercial agricultural viability, as being used today for commercial agriculture?

**Other Land Use**

1. Measure good geographic distribution of commercial lands.
2. Measure/Define spaces between communities - natural barriers.
3. Use an integrated flow connecting the proposed boundaries and plan view.

**Topics include:**

- Employment lands
- Housing
- Community design
- Rural lands
- Environmental
- Tax base
- Other land use
- Mapping implications
- Allocation

## Suspension of 2015 & 2016 Annual Comp Plan Amendments



**REQUEST TO BOCC:** To suspend years 2015 and 2016 Annual Comp Plan Amendments (Annual Reviews) due to state law requirements



❖ State law, RCW 36.70A.130(2)(a) mandates that a county cannot update, amend or revise their comprehensive plans more frequently than once every year



❖ Clark County Code (CCC 40.560.010) prescribes the county's process and schedule for annual comprehensive plan amendments



❖ If the 2015 and 2016 regular annual review processes and the 2016 periodic update happen within the same year it would be in violation of state law

## Next steps



1. June 24 - BOCC hearing on population and employment allocation and suspension of annual reviews



2. Environmental threshold determination



3. Development of land use alternatives







# ISSUES TO CONSIDER

## 2007

Planned population growth: 192,635 (Urban/Rural split: 90/10; 173,372/19263)

Planned number of jobs: 138,312 to urban area

**NOTE:** 2007 population growth rate assumed 2.2% for the first six years of the plan, and 2.0% for the remaining planning period. In the 2007 plan update, Business Park was classified in the Commercial land vacant lands model at 20 jobs per acre.

Table 1.2 2024 Population Estimates by Jurisdiction is incorrect, and staff is uncertain if the numbers are based on city overrides, cities, or ugas.

**Table 1.2 2024 Population Estimates by Jurisdiction**

UGA	2004 POPULATION	2004 – 2024 CHANGE	2024 POPULATION
CLARK COUNTY	391,674	192,636	584,310
BATTLE GROUND UGA	15,152	37,822	52,974
CAMAS UGA	18,205	16,604	34,809
LA CENTER UGA	2,363	5,645	8,008
RIDGEFIELD UGA	2,651	23,381	26,032
VANCOUVER UGA	213,452	54,476	267,928
WASHOUGAL UGA	11,248	11,900	23,148
YACOLT UGA	1,262	544	1,806

*Sources: Clark County GIS. Clark County Community Planning. Projected 2024 population based on OFM allocation and 2% growth rate. 2004 population is based on incorporation of UGA area.*

## 2016

Planned population growth: 125,560 (Urban/Rural split: 90/10; 113,004/12,556)

Planned number of jobs: 91,200

**NOTE:** 2016 population growth rate is 1.1% for the planning period. In comparison with 2007 population estimates, this represents about 50% smaller growth rate.

In 2012, the County streamlined the Employment Zone. This project converted comprehensive plan land use designations from Employment Center (EC) to Industrial (I) in unincorporated UGA areas resulting in reclassifications of these lands from commercial to industrial in the VBLM.

- VBLM reclassifications resulted in a reduction of available commercial lands and an increase of industrial lands.
- VBLM reclassifications resulted in a reduction of potential jobs due to differences in planning assumptions for constrained lands and jobs per acre

between commercial and industrial classifications.

- o Commercial lands assume 20% of constrained lands will not develop and 20 jobs per net acre.
- o Industrial lands assume 50% of constrained lands will not develop and 9 jobs per net acre.

Since April 2014, the city and county have been discussing growth allocation methodology, and have agreed to use the yield from the Vacant Lands Model Inventory method.

City of Vancouver staff is recommending to change this agreed upon methodology to include the Vacant Lands Model inventory plus adding capacity from areas such as redevelopment, sub-area plans, and vacancy rates. This proposed change would substantially increase the jobs and population direction provided by the Clark County Board of Commissioners.

Currently, jobs are allocated 100% to the cities and 0% to the rural area. The city would like to change the job allocation to match the residential urban and rural split of 90/10. Again, this change would go against the past job allocation practices.

Due to the fact that we are unable to identify the number of home based businesses may result in the County designating more jobs in the rural centers that might not be able to handle additional growth.

**MARKET FACTOR**

The County does not apply market factor to overall jobs or households. Instead, the County applies market factor to acreage needed for sizing of the UGBs. Examples below show how the market factors are applied at 9 jobs per acre for industrial lands and 20 jobs per acre for commercial lands.

	SUPPLY		DEMAND FORECAST				TOTAL ACREAGE NEEDED	SURPLUS/ DEFICIT
	VBLM JOBS	NET ACRES	NET NEW JOBS	% OF NEW JOBS	ACRES NEEDED FOR NET NEW JOBS	Market Factor		
Industrial	33,187	3,687	19,000	20.8%	2,111	10%	2,322	1,365
Commercial	52,265	2,613	72,200	79.2%	3,610	10%	3,971	-1,358
Total	85,452	6,300	91,200	100.0%	5,721		6,293	7

NEW Growth	Developable net acres	Housing units	Estimated population at 2.66 pph	January 1, 2014 Population	OFM 2035 Estimate	Rural	Total
RESIDENTIAL	7,963	57,058	151,774	436,647	562,207	12,556	588,421
Total				125,560			
Urban - 90%				113,004			
Rural - 10%				12,556			
Surplus	2,034	14,575	38,770				

NOTE: Developable net acres is calculated countywide at 7.16584 (57,058 Housing Units /7,925.5 Developable Net Acres)units per acre





Community Planning  
 1300 Franklin Street, 3<sup>rd</sup> Floor  
 Vancouver WA 98660

## 2016 Comp Plan SEPA Scoping

### Open House Venues

Vancouver	Ft. Vancouver Comm. Library 920 C Street Vancouver WA 98660	Tuesday, August 19 1 <sup>st</sup> floor conf. room Capacity 125	Marla Young 906-5112 <a href="mailto:myoung@ftvl.org">myoung@ftvl.org</a>
East County: Camas/Washougal	Lacamas Lake Lodge 227 NE Lake Road Camas WA 98607	Wednesday, August 20 Capacity 100	Susan Newlove 834-5307, x4481 <a href="mailto:snewlove@cityofcamas.us">snewlove@cityofcamas.us</a>
West County: Ridgefield, La Center, Woodland	Ridgefield Community Center 210 North Main Ave Ridgefield WA 98642	Wednesday, August 27 Large room Capacity 100	Eric Eismann 750-0038 <a href="mailto:e.eisemann@e2landuse.com">e.eisemann@e2landuse.com</a>  On site: Julie Basarab <a href="mailto:Julie.basarab@ci.ridgefield.wa.us">Julie.basarab@ci.ridgefield.wa.us</a>
North County: Battle Ground/ Yacolt	Battle Ground Comm. Center 912 East Main Street Battle Ground WA 98604	Thursday, August 28 Capacity 100	Sam Crummet, Planner Supervisor 342-5042 <a href="mailto:sam.crummet@cityofbg.org">sam.crummet@cityofbg.org</a>  Judy Jones, Customer Service 342-5043 <a href="mailto:judy.jones@cityofbg.org">judy.jones@cityofbg.org</a>



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