

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

Hearing Agenda

Tuesday, June 24, 2014

★ Page 4
10:00 A.M.

PLEDGE OF ALLEGIANCE

INVOCATION

BID AWARD WO #018220

2014 Joint City-County Preservation Contract

BID AWARD CRP #333222

2014 Countywide Hot Mix Asphalt Overlays

BID AWARD #2605

Annual Sheriff Uniforms

CONSENT AGENDA

Consent Agenda Items will be considered together and will be approved on a single motion. Any person desiring to remove an item for separate consideration should so request before approval of the agenda.

ENVIRONMENTAL SERVICES

1. Request approval authorizing the Director of Environmental Services to make an offer to purchase a 5.3 acre parcel on Salmon Creek for the appraised value, subject to completion of due diligence studies. Also, authorize the Chair of the Board of County Commissioners to execute a purchase and sale agreement and accept the deed to the property provided the offer is acceptable to the property owner and due diligence studies raise no issues.

(Fiscal Impact: yes no; + - n)

For any questions 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) 397-2322;
Relay 711 or (800) 833-6388; **Fax** (360) 397-6165; **E-mail** ADA@clark.wa.gov.



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

Hearing Agenda

PUBLIC HEALTH

2. Request approval to ratify a contract to renew grant funding with Multnomah County for up to \$232,275, and authorize the Public Health Director to sign the contracts and amendments. This grant provides funding for HIV intervention and prevention services for eligible clients in Clark County.

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

3. Request approval to ratify Staff Report #2014-1449 (dated May 29, 2014), which authorizes Public Health to submit a grant application to the City of Portland for up to \$145,596 in funding to provide HIV case management services. Also, request approval authorizing the Director of Public Health to sign the grant application, agreement, and any subsequent amendments.

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

4. Request approval of an equipment transfer agreement between Clark Regional Emergency Services Agency (CRESA) and Public Health for the transfer of Salamander, an asset tracking and resource management software system, and associated equipment. There is no remuneration for this agreement.

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

PUBLIC WORKS

5. Request approval of the Final Order of Vacation for a portion of NE Repass Road; Work Order Number 11342.

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

6. Request approval of the Clark County and Discovery Clean Water Alliance (DCWA) Salmon Creek Wastewater Management System Transfer and Franchise Agreements. The franchise agreement establishes the legal framework for DCWA to own and operate DCWA infrastructure in the Clark County right-of-way.

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

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

Hearing Agenda

SHERIFF

7. Request approval to accept the 2014-2015 Byrne Drug-Gang Task Force (DGTF) Grant in the amount of \$145,000 for operation and maintenance of the Clark-Vancouver Drug Task Force program.

(Fiscal Impact: yes no; + - n)

ROUTINE

8. Minutes approved for June 10, 2014.
9. Request approval of warrants for payment of claims against various county departments for the week of June 9-June 13, 2014 in the amount of \$7,077,320.90.
10. Request approval of warrants for payment of claims against various county departments for the week of June 10-June 16, 2014 in the amount of \$80,691.23.
11. Notice of Public Hearing setting July 8, 2014, 10:00 a.m., in the Commissioners' Hearing Room, 1300 Franklin Street, 6th Floor, Vancouver, Washington, as the time and place to consider amendments to Chapter 30A of Title 13 of the Clark County Code. Amendments may include a five year surcharge to raise revenue to meet county obligations associated with the operation of the stormwater system; across-the-board fee increases to offset the effect of inflation; to consider adoption of system development charges for developments requesting county maintenance; and a one cent per copy fee associated with the cleanup efforts associated with the distribution and cleanup of newspaper, both paid and unpaid, and commercial compilations of ads to sell cars and other personal property available for free or at a cost.
12. Notice of Public Hearing setting July 8, 2014, 10:00 a.m., in the Commissioners' Hearing Room, 1300 Franklin Street, 6th Floor, Vancouver, Washington, as the time and place to consider the proposed designation of Surface Mining Overlay (SMO) as recommended by the Clark County Planning Commission and for the Board of County Commissioners to take public testimony about the future of Mineral Lands designation in Clark County.

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

Hearing Agenda

PUBLIC COMMENT—CLARK COUNTY ISSUES

PUBLIC HEARING: COMPREHENSIVE PLAN 2016 UPDATE – GROWTH ALLOCATION, SUSPENSION OF ANNUAL PLAN AMENDMENTS, PLANNING ASSUMPTIONS, AND PRINCIPLES & VALUES

The purpose of this hearing is for the Board to take public testimony and consider suspension of annual plan amendments, a growth allocation, planning assumptions, and principles and values for the 2016 plan update.

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

COMMISSIONER COMMUNICATIONS

A D J O U R N

2:00 P.M. PUBLIC BID OPENING(S)

BID OPENING CRP #390722

NE 119th Street (NE 72nd Avenue to NE 87th Avenue)

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CLARK COUNTY
WASHINGTON

CompPlan Index

COMMUNITY PLANNING

BOCC Public Hearing

Community Planning Staff Report

Comprehensive Plan: Population & Employment Allocations

Suspension of 2015-2016 Annual Review Process

June 24, 2014
10:00 A.M.
Public Service Center
6th Floor Hearing Room #680

1300 Franklin Street • P.O. BOX 9810 • VANCOUVER, WASHINGTON 98666-9810
(360) 397-2280 • FAX (360) 749-6762 • TDD (360) 397-6057

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Population & Employment
Allocations

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*Staff Report Proposal for
Suspension of 2015 Annual
Reviews

*Draft Resolution

5

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

**Population and Employment
Allocation**



Oliver Orjiako, Director, Community Planning

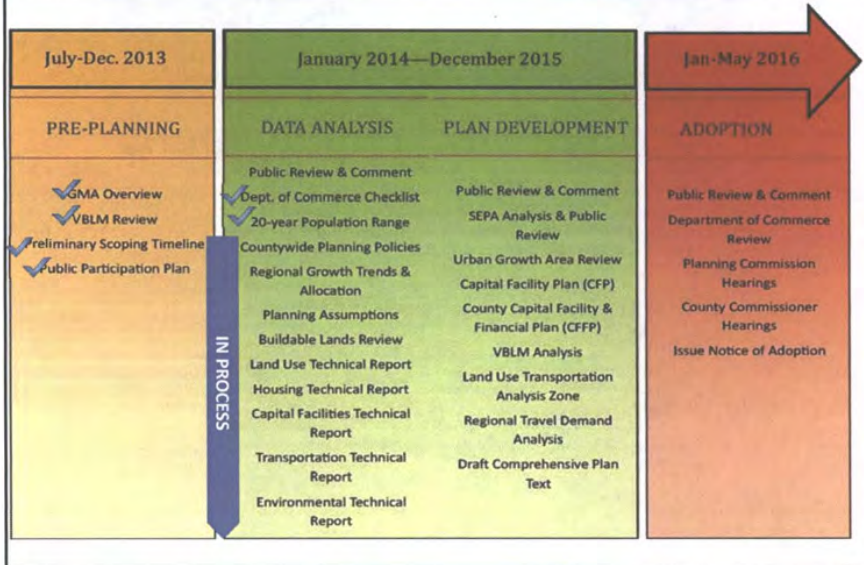


BOCC Hearing ~ June 24, 2014

Agenda

- 1. Comp plan progress to date**
- 2. Purpose of hearing**
 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

2035 Population projection: 562,207
 (1.12%/year)
 BOCC hearing: 01/21/14

Employment projection: 91,200
jobs
 (1.10 jobs to household)
 BOCC hearing: 04/01/14

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)
- Use estimates of the existing VBLM capacity for growth of the UGAs to inform decisions on allocation of growth targets
- 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
- The urban/rural growth percentage split remains at 90/10

Countywide Population Allocation

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

Countywide Employment Allocation

UGA	2014 VBLM
Battle Ground	11,635
Camas	12,503
La Center	1,367
Ridgefield	11,895
Vancouver	42,774
Washougal	4,766
Yacolt	513
Woodland	0
Sub Total	85,452*

Source: Clark County, Geographic Information System and Community Planning

*Note: Existing assumptions of total potential jobs not captured by the vacant lands model increase the capacity by 16,775 jobs for redevelopment and 7,400 public sector jobs, thus increasing the total potential job capacity from 85,452 to 109,627.

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
20-Year Population Projections	416,071	517,741	584,310	562,207
Planned population growth	123,000	147,278	192,635	136,844
Urban/Rural population growth split	81/19	90/10	90/10	90/10
Assumed Annual population growth rate	2.35%	1.69%	2.2% (2004-2010), 2% (2011-2024)	1.12%
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

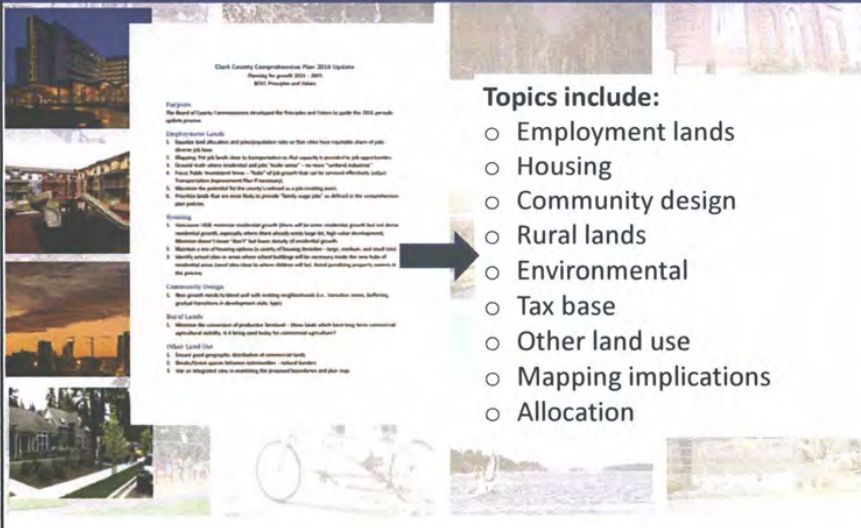
Planning Assumptions - Employment

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

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	1:1
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 2016 - 2030
BOCC Principles and Values

Purpose:
The Board of County Commissioners developed the Principles and Values to guide the BOCC through the update process.

Employment Land Use:

1. Maximize land allocation and productivity rates on their sites from existing plans or other relevant plans.
2. Maximize land productivity through job concentration in the county's existing job concentrations.
3. Maximize land productivity through job concentration in the county's existing job concentrations.
4. Maximize land productivity through job concentration in the county's existing job concentrations.
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8. Maximize land productivity through job concentration in the county's existing job concentrations.
9. Maximize land productivity through job concentration in the county's existing job concentrations.
10. Maximize land productivity through job concentration in the county's existing job concentrations.

Housing:

1. Maximize the number of residential units that can be developed on a site.
2. Maximize the number of residential units that can be developed on a site.
3. Maximize the number of residential units that can be developed on a site.
4. Maximize the number of residential units that can be developed on a site.
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8. Maximize the number of residential units that can be developed on a site.
9. Maximize the number of residential units that can be developed on a site.
10. Maximize the number of residential units that can be developed on a site.

Community Design:

1. New growth needs to blend with existing neighborhoods (i.e., transition areas, buffering, gradual transitions in development scale, type).
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10. New growth needs to blend with existing neighborhoods (i.e., transition areas, buffering, gradual transitions in development scale, type).

Rural Land Use:

1. Maximize the amount of productive farmland.
2. Maximize the amount of productive farmland.
3. Maximize the amount of productive farmland.
4. Maximize the amount of productive farmland.
5. Maximize the amount of productive farmland.
6. Maximize the amount of productive farmland.
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10. Maximize the amount of productive farmland.

Other Land Use:

1. Maximize the amount of productive farmland.
2. Maximize the amount of productive farmland.
3. Maximize the amount of productive farmland.
4. Maximize the amount of productive farmland.
5. Maximize the amount of productive farmland.
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7. Maximize the amount of productive farmland.
8. Maximize the amount of productive farmland.
9. Maximize the amount of productive farmland.
10. Maximize the amount of productive farmland.

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
- ❖ There are exceptions such as out-of-cycle amendments, emergencies, court orders, and obvious mapping errors

Next steps



1. Environmental threshold determination
2. Development of land use alternatives





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 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.;
- or
- 3) allocating growth by UGA according to the proportion of the total county identified vacant and buildable lands (used since 1994).

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);
- Use estimates of the existing VBLM capacity for growth of the UGAs to inform decisions on allocation of growth targets;
- 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. Option 3 is the methodology we are proposing. The cities have concerns that the allocation shows a reduction in capacity from the 2007 Comprehensive Plan.

The 2035 population allocation to UGA's is based on determining the potential population that can be accommodated by the 2014 Vacant Lands Model yield potential (151,764 based on a yield of 57,054 housing units at 2.66 persons per unit) and figuring the share of the total potential VLM population by UGA. The 2014 to 2035 growth allocation by UGA is calculated by applying the UGA share of the VLM to the total population for the urban area ($113,004 = 125,560 - 12,556$). The 12,556 represents the 10% rural allocation. The 125,560 is the total growth expected between 2014 (436,647) to 2035 OFM Medium Projection of 562,207. For example, the Battle Ground UGA accounts for about 15.5% of the VLM Population yield ($23,560/151,764$). So they were allocated 15.5% of the 2014-2035 urban area population growth. ($113,004/15.524\% = 17,543$)

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

Countywide 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	4,766
Yacolt	513
Woodland	0
Sub Total	*85,452

Source: Clark County, Geographic information System and Community Planning

*Note: Existing assumptions of total potential jobs not captured by the vacant lands model increase the capacity by 16,775 jobs for redevelopment and 7,400 public sector jobs, thus increasing the total potential job capacity from 85,452 to 109,627.

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 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. Equalize land allocation and jobs/population ratio so that cities have equitable share of jobs – diverse job base.
2. Mapping: Put job lands close to transportation so that capacity is provided to job opportunities.
3. Ground-truth where residential and jobs “make sense” – no more “wetland industrial.”
4. Focus Public Investment Areas – “hubs” of job growth that can be serviced effectively (adjust Transportation Improvement Plan if necessary).
5. Maximize the potential for the county’s railroad as a job-creating asset.
6. Prioritize lands that are most likely to provide “family-wage jobs” as defined in the comprehensive plan policies.

Housing

1. Vancouver UGB: minimize residential growth (there will be some residential growth but not dense residential growth, especially where there already exists large-lot, high-value development). Minimize doesn’t mean “don’t” but lower density of residential growth.
2. Maintain a mix of housing options (a variety of housing densities – large, medium, and small lots).
3. Identify school sites or areas where school buildings will be necessary inside the new hubs of residential areas (need sites close to where children will be). Avoid penalizing property owners in the process.

Community Design

1. New growth needs to blend well with existing neighborhoods (i.e., transition zones, buffering, gradual transitions in development style, type).

Rural Lands

1. Minimize the conversion of productive farmland – those lands which have long-term commercial agricultural viability. Is it being used today for commercial agriculture?

Other Land Use

1. Ensure good geographic distribution of commercial lands.
2. Breaks/Green spaces between communities – natural borders
3. Use an integrated view in examining the proposed boundaries and plan map.
4. Respect cities’ investment in capital facilities by maintaining the 2007 urban growth boundaries.

Tax Base

1. Maintain county tax base (generate revenue necessary to provide services).
2. Balance between the cities.
3. Resulting tax base (e.g. jobs, residential that doesn't result in great demand for schools) needs to be equitable for school districts. Tax base equitably distributed between residential and job producing lands.

Mapping Implications

1. La Center needs greater economic diversification opportunities and multi-family land use designations.
2. Ground-truthing is extremely important for employment.
3. Lands with few if any constraints ("easy") should be allocated first for employment.
4. Employment-reserve overlay for lands served by county railroad corridor.

Allocation

1. Guided by the values identified (in the previous topics).
2. Ground-truthing will clarify/define the allocation (versus "assigned").

Clark County Comprehensive Plan 2016 Update

Planning for growth 2015 – 2035

Planning Assumptions

Purpose

This memorandum provides the 2015-2035 Comprehensive Plan Planning Assumptions as reviewed by the Board at a worksession on April 16 and May 14, 2014.

Background

In July 2013, Clark County began the process of updating its Comprehensive Growth Management Plan to meet the 2016 periodic update requirement of RCW 36.70A.140. Table 1 below will be used in the review of the urban growth areas 20-year period ending in 2035.

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	1:1
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

RESOLUTION NO. 2014-_____

A RESOLUTION relating to the adoption of the Clark County population and employment allocations that will be used for the county's comprehensive land use plan 2016 periodic update pursuant to RCW 36.70A.

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

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

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

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

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

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

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

WHEREAS, the Board adopted Resolution 2014-04-01 Employment Forecast at a duly advertised public hearing on April 1 and 29, 2014, thereby adopted the employment security department's projection of 91,200 net new jobs for the 20-year period ending in 2035; and

WHEREAS, the GMA and countywide planning policies indicate that review of UGAs should be coordinated between the county, cities, and Town of Yacolt; and

WHEREAS, the Board reviewed the 2016 Board Principles and Values at a worksession on April 16 and May 14, 2014; and

WHEREAS, the Board reviewed the Comprehensive Plan 2016 periodic update Planning Assumptions at a worksession on April 16 and May 14, 2014; and

WHEREAS, population and employment allocations are a critical component in the comprehensive plan review and update process; and

1 WHEREAS, the Board reviewed **Issue Paper-4: Clark County 2016 Population and Employment**
 2 **Allocation** (Exhibit 1) at a worksession on June 18, 2014; and

3
 4 WHEREAS, the Board considered **Issue Paper – 4: Clark County 2016 Population and Employment**
 5 **Allocation, the Comprehensive Plan 2016 periodic update Planning Assumptions and the 2016 Board**
 6 **Principles and Values** at a duly advertised public hearing on June 24, 2014; and

7
 8 WHEREAS, the Board took public testimony from interested parties, considered all the written and
 9 oral arguments and testimony, and considered all the comments presented to the Board; and

10
 11 WHEREAS, the Board finds that adoption will further the public health, safety and welfare; now
 12 therefore,

13
 14 BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF CLARK COUNTY, STATE OF
 15 WASHINGTON, hereby adopts the Comprehensive Plan 2016 periodic update Planning Assumptions as
 16 shown in Table 1, the population growth and employment allocation for the preliminary allocations for
 17 initial review of urban growth areas 20-year period ending in 2035 as shown in Table 2 and the 2016 Board
 18 Principles and Values as shown in Table 3. This information will be used for the county's 20-year
 19 Comprehensive Growth Management Plan 2016 periodic update pursuant to RCW 36.70A.140.
 20
 21

Table 1: 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	1:1
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

Table 2: Population and Employment Allocation

Urban Growth Area	Net New Population Growth Allocation	Net New Employment Growth Allocation
Battle Ground	17,543	11,635
Camas	12,361	12,503
La Center	3,551	1,367
Ridgefield	14,374	11,895
Vancouver	57,967	42,774
Washougal	6,615	4,766
Woodland	252	0
Yacolt	333	513
County	12,556	---
Total	125,560	85,452

Table 3: Board Principles and Values

Employment Lands

- Equalize land allocation and jobs/population ratio so that cities have equitable share of jobs – diverse job base
- Mapping: Put job lands close to transportation so that capacity is provided to job opportunities
- Ground-truth where residential and jobs “make sense” – no more “wetland industrial”
- Focus Public Investment Areas – “hubs” of job growth that can be serviced effectively (adjust Transportation Improvement Plan if necessary)
- Maximize the potential for the county’s railroad as a job-creating asset
- Prioritize lands that are most likely to provide “family-wage jobs” as defined in the comprehensive plan policies

Housing

- Vancouver UGB: minimize residential growth (there will be some residential growth but not dense residential growth, especially where there already exists large-lot, high-value development). Minimize doesn’t mean “don’t” but lower density of residential growth.
- Maintain a mix of housing options (a variety of housing densities – large, medium, and small lots)
- Identify school sites or areas where school buildings will be necessary inside the new hubs of residential areas (need sites close to where children will be). Avoid penalizing property owners in the process.

Community Design

- New growth needs to blend well with existing neighborhoods (e.g., transition zones, buffering, gradual transitions in development style, type)

Rural Lands

- Minimize the conversion of productive farmland – those lands which have long-term commercial agricultural viability. Is it being used today for commercial agriculture?

Other Land Use

- Ensure good geographic distribution of commercial lands
- Breaks/Green spaces between communities – natural borders
- Use an integrated view in examining the proposed boundaries and plan map

Tax Base

- Maintain county tax base (generate revenue necessary to provide services)
- Balance between the cities
- Resulting tax base (e.g. jobs, residential that doesn’t result in great demand for schools) needs to be equitable for school districts. Tax base equitably distributed between residential and job producing lands.

Mapping Implications

- La Center needs greater economic diversification opportunities and multi-family land use designations
- Ground-truthing is extremely important for employment
- Lands with few if any constraints (“easy”) should be allocated first for employment
- Employment-reserve overlay for lands served by county railroad corridor

Allocation

- Guided by the values identified (in the previous topics)
- Ground-truthing will clarify/define the allocation (versus “assigned”)

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 ____ day of June 2014.

26
27 BOARD OF COUNTY COMMISSIONERS
28 FOR CLARK COUNTY, WASHINGTON

29 Attest:

30
31
32
33 _____
34 Clerk to the Board

By: _____
Tom Mielke, Chair

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

By: _____
Ed Barnes, Commissioner

EXHIBIT 1

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 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.;
or
- 3) allocating growth by UGA according to the proportion of the total county identified vacant and buildable lands (used since 1994).

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);
- Use estimates of the existing VBLM capacity for growth of the UGAs to inform decisions on allocation of growth targets;
- 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. Option 3 is the methodology we are proposing. The cities have concerns that the allocation shows a reduction in capacity from the 2007 Comprehensive Plan.

The 2035 population allocation to UGA's is based on determining the potential population that can be accommodated by the 2014 Vacant Lands Model yield potential (151,764 based on a yield of 57,054 housing units at 2.66 persons per unit) and figuring the share of the total potential VLM population by UGA. The 2014 to 2035 growth allocation by UGA is calculated by applying the UGA share of the VLM to the total population for the urban area (113,004 = 125,560 – 12,556). The 12,556 represents the 10% rural allocation. The 125,560 is the total growth expected between 2014 (436,647) to 2035 OFM Medium Projection of 562,207. For example, the Battle Ground UGA accounts for about 15.5% of the VLM Population yield (23,560/151,764). So they were allocated 15.5% of the 2014-2035 urban area population growth. (113,004/15.524% = 17,543)

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

Countywide 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	4,766
Yacolt	513
Woodland	0
Sub Total	*85,452

Source: Clark County, Geographic information System and Community Planning

*Note: Existing assumptions of total potential jobs not captured by the vacant lands model increase the capacity by 16,775 jobs for redevelopment and 7,400 public sector jobs, thus increasing the total potential job capacity from 85,452 to 109,627.

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.



proud past, promising future

STAFF REPORT

TO: Board of County Commissioners
 FROM: Oliver Orjiako, Director
 DATE: June 18, 2014
 SUBJECT: Suspension of CCC40.560.010 Annual Plan Amendment Cycle

BACKGROUND: The proposed adoption of the Comprehensive Plan 2016 periodic update in the Spring/Summer of 2016 precludes the ability to open the plan up for changes during the annual plan amendment process except for out-of-cycle amendments, if an emergency exists, to resolve an obvious mapping error, an appeal of a comprehensive plan filed with the growth management hearings board or with the court.

In RCW 36.70A.130(2)(a) states that each county and city shall establish and broadly disseminate to the public a public participation program consistent with RCW 36.70A.035 and 36.70A.140 that identifies procedures and schedules whereby updates, proposed amendments, or revisions of the comprehensive plan are considered by the governing body of the county or city no more frequently than once every year. The annual plan amendment cycle as prescribed in CCC40.560.010 would have the 2015 cycle concluding on January 2016 thus competing with the June 2016 proposed Comprehensive plan cycle. In addition, the 2016 annual amendment cycle would occur less than 6-months from the adoption of the plan.

2015-2035 Comprehensive Plan Adoption				06/30/16
Last Cycle		2013	2014	2015
	Pre-Application	Oct-Dec		
	Annual Review		Jan - Dec	
	Adoption			01/01/15
Suspend		2014	2015	2016
	Pre-Application	Oct-Dec		
	Annual Review		Jan - Dec	
	Adoption			01/01/16
Suspend		2015	2016	2017
	Pre-Application	Oct-Dec		
	Annual Review		Jan - Dec	
	Adoption			01/01/17
Next Cycle		2016	2017	2018
	Pre-Application	Oct-Dec		
	Annual Review		Jan - Dec	
	Adoption			01/01/18

RECOMMENDATION AND CONCLUSIONS: Based upon the information and the findings presented in this report, staff is requesting the Board suspend the 2015 and 2016 annual plan amendment cycle as outlined in CCC40.560.010.

RESOLUTION NO. 2014-_____

A RESOLUTION relating to the suspension of 2015 and 2016 site-specific annual plan amendment cycle until the completion of the county's comprehensive land use plan 2016 periodic update pursuant to RCW 36.70A.140.

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

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

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

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

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

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

WHEREAS, RCW 36.70A.130(1)(d) states that any amendment of or revision to a comprehensive land use plan shall conform to this chapter. Any amendment of or revision to development regulations shall be consistent with and implement the comprehensive plan; and

WHEREAS, RCW 36.70A.130 (2)(a) states that each county and city shall establish and broadly disseminate to the public a public participation program consistent with RCW 36.70A.035 and 36.70A.140 that identifies procedures and schedules whereby updates, proposed amendments, or revisions of the comprehensive plan are considered by the governing body of the county or city no more frequently than once every year; and

WHEREAS, RCW 36.70A.130(2)(b) states that except as otherwise provided in (a) of this subsection, all proposals shall be considered by the governing body concurrently so the cumulative effect of the various proposals can be ascertained. However, after appropriate public participation a county or city may adopt amendments or revisions to its comprehensive plan that conform with this chapter whenever an emergency exists or to resolve an appeal of a comprehensive plan filed with the growth management hearings board or with the court; and

1 WHEREAS, the Board considered the **Suspension of Annual Reviews** at a worksession on June 18,
 2 2014; and

3
 4 WHEREAS, the Board considered the **Suspension of Annual Reviews** at a duly advertised public
 5 hearing on June 24, 2014; and

6
 7 WHEREAS, the Board took public testimony from interested parties, considered all the written and
 8 oral arguments and testimony, and considered all the comments presented to the Board; and

9
 10 WHEREAS, the Board finds and concludes that suspending the 2015 and 2016 annual
 11 comprehensive plan amendments and accompanying rezone requests will further the public health, safety
 12 and welfare; now therefore,

13
 14 BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF CLARK COUNTY, STATE OF
 15 WASHINGTON, as follows:

16
 17 Section 1. Suspend. Clark County Unified Development Code 40.560.010 for the 2015 and 2016 annual
 18 comprehensive plan amendments and accompanying rezone request is suspended and shall not be
 19 separately considered during the review of the county's comprehensive plan as shown in Table 1. This
 20 action does not preclude out-of-cycle amendments, if an emergency exists, to resolve an obvious mapping
 21 error, an appeal of a comprehensive plan filed with the growth management hearings board or with the
 22 court.
 23
 24

Table 1

2015-2035 Comprehensive Plan Adoption			06/30/16
Last Cycle	2013	2014	2015
	Pre-Application Annual Review	Oct-Dec Jan - Dec	
	Adoption		01/01/15
Suspend	2014	2015	2016
	Pre-Application Annual Review	Oct-Dec Jan - Dec	
	Adoption		01/01/16
Suspend	2015	2016	2017
	Pre-Application Annual Review	Oct-Dec Jan - Dec	
	Adoption		01/01/17
Next Cycle	2016	2017	2018
	Pre-Application Annual Review	Oct-Dec Jan - Dec	
	Adoption		01/01/18

25
 26 Section 2. Effective. Upon completion of the comprehensive plan 2016 periodic update process, the annual
 27 review process will commence with the 2017 annual comprehensive plan amendments and accompanying
 28 rezone requests as outlined in Clark County Unified Development Code 40.560.010.

1 Section 3. 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. Record a copy of this resolution with the Clark County Auditor.
14
15 5. Cause notice of adoption of this resolution to be published forthwith pursuant to RCW
16 36.70A.290.
17

18
19 ADOPTED this ____ day of June 2014.
20

21
22 Attest:

BOARD OF COUNTY COMMISSIONERS
FOR CLARK COUNTY, WASHINGTON

23
24
25
26
27 _____
28 Clerk to the Board

By: _____
Tom Mielke, Chair

29
30
31
32 Approved as to Form Only:
33 Anthony F. Golik
34 Prosecuting Attorney

By: _____
David Madore, Commissioner

35
36
37 By: _____
38 Christine Cook
39 Deputy Prosecuting Attorney
40

By: _____
Ed Barnes, Commissioner