

O'Donnell, Mary Beth



CP16#0289

From: Anderson, Colete
Sent: Friday, September 12, 2014 9:07 AM
To: O'Donnell, Mary Beth
Subject: FW: City Requests
Attachments: SEPA Scoping information from BG; LC_UGA_Expansion.pdf; Tri-Mountain Golf Course msg

Follow Up Flag: Follow up
Flag Status: Flagged

From: Kamp, Jacqueline
Sent: Monday, September 08, 2014 10:49 AM
To: Burgstk@wsdot.wa.gov (Burgstk@wsdot.wa.gov)
Cc: Orjiako, Oliver; Euler, Gordon; Anderson, Colete
Subject: City Requests

Hi Ken,

Good talking to you! I've attached the three submittals from Battle Ground, Ridgefield and La Center. Let me know if you need any additional information. There is a map attached to the Ridgefield email, so if that did not come through, let me know and I'll send it separately as an attachment.

Have a great one!

Jacqui



Jacqui Kamp
Community Planning
360-397-2280 ext.4913
www.clark.wa.gov/planning

Please note that I am out of the office on Fridays.

O'Donnell, Mary Beth

From: Sam Crummett <sam.crummett@cityofbg.org>
Sent: Tuesday, July 15, 2014 5:21 PM
To: Orjiako, Oliver, Kamp, Jacqueline
Cc: Erin Erdman

Hello Oliver and Jacqui,

I have completed an very preliminary analysis of where we are at for UGA scoping proposes, but would like to follow up with you in respect to how some of these number may change as a result of the 15% market factor amendment by the Commissioners. We have received general direction from our Council to expand the UGA where possible for job growth, and we will receive further clarification from them soon regarding the 80 acre expansion request presented below. For you purposes, we would like you to assume that the City will pursue an 80 acre expansion on the west side of the City, north of Main Street/SR 502.

Under this City's current 2010 Plan, a population of 39,236 residents is anticipated for 2024. This is slightly more (1,531) than what is anticipated under the 37,705 growth scenario for 2035 (Table 1) as adopted by the Board of Clark County Commissioners. Although the 2035 planning model anticipates fewer residents, the City requests that the UGA should not shrink. The City supports the Board's statement not to shrink UGA.

Table 1: 2015-2035 Population Forecast by UGA.

UGA	January 1, 2014	Vacant Land	2014 to 2035	2035
	Population	Model Share	Population Growth Allocation	Population Allocation
Battle Ground	20,163	14	17,543	37,705
Camas	22,049	10	12,361	34,410
LaCenter	3,163	3%	3,551	6,714
Ridgefield	6,150	11	14,374	20,523
Vancouver	307,767	46	57,976	365,743
Washougal	15,502	5%	6,615	22,118
Woodland	88	0%	252	339
Yacol	1,653	0%	333	1,986
County^	60,112	10	12,556	72,668
Tota	436,647	100%	125,560	562,207

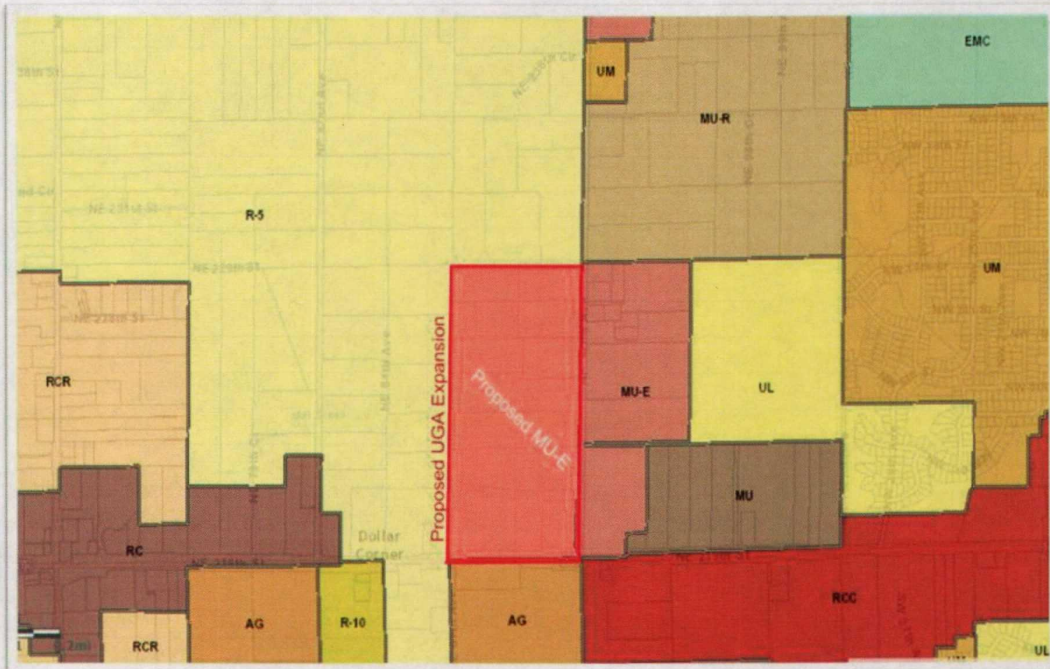
Under the employment forecast below, the City is requesting an expansion to the UGA to facilitate lands for jobs. The current County model listed in Table 2 below, anticipates 11,635 net new jobs in Battle Ground by 2035. The City's current 2010 Plan anticipates 12,361 jobs, which is more than the anticipated 11,635.

Table 2: 2015-2035 Employment Forecast by UGA.

UGA	Net New Jobs	Vacant Land Model Share
Battle Ground	11,635	13.50%
Camas	12,503	14.50%
La Center	1,367	1.59%
Ridgefield	11,895	13.80%
Vancouver	42,774	49.61%

Washougal	5,528	6.41%
Yacolt	513	0.59%
Woodland	0	
Sub-Total	86,214	100.00%
Public Sector Jobs at 18%	15,518	
Total	101,732	

As noted above, it is anticipated that our City Council will be directing us to expand the Urban Growth Boundary on the west side of the City as depicted below. This would be an approximate 80 acre expansion to the UGA to create additional employment lands as depicted in the map below. While the employment forecast above does not itself justify such an expansion, the City is interested on capitalizing on the SR 502 Highway Expansion project that will improve capacity from 1-5 to the City. This request would additionally help fill a need for large tracts of land for jobs as reported by the Columbia River Economic Development Council.



Thank you. We will be at the meeting tomorrow to further discuss.

Sam

Sam Crummett, AICP

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Department of Public Works

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419 E. Cedar Ave , Ste A201 • La Center, WA 98629

July 10, 2014

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

Re: Comprehensive Plan – 2016 Urban Growth Area Changes

Dear Commissioners:

Recently, the La Center Planning Commission approved multiple motions to evaluate the following UGA expansion and zoning amendments during the 2016 Comprehensive Plan Update process:

1. A small expansion of its UGA at the I-5/La Center Road Junction for employment purposes,
2. Potential up-zoning land in the downtown core from Residential Professional to Commercial to encourage additional employment opportunities, and
3. Zoning options to increase multi-family housing opportunities in or near the city center.

UGA Expansion and City Zoning

Clark County requested the cities to identify whether a city will propose changes to its Urban Growth Area (UGA) and Comprehensive Plan during the 2016 Comprehensive Plan Update.

As shown in the attached figure, the properties under consideration for UGA expansion are owner-endorsed and include:

Assessor #	Owner (address)	Zoning	Gross Acres
209746000	3B NW LLC, 7320 NE St. Johns Rd., Vancouver, WA 98665	AG-20 (Ind. Reserve)	12.45 Ac.
209705000	Fudge Estate, C/o Griffith Trust, PO Box 180, La Center, WA 98629	AG-20 (Ind. Reserve)	24.10 Ac.
209748000	Fudge Estate, C/o Griffith Trust, PO Box 180, La Center, WA 98629	AG-20 (Ind. Reserve)	20.00 Ac.
			56.55 Ac.

All three parcels abut the city limits and are currently zoned AG-20 with an Industrial Reserve Overlay. The City will evaluate the properties consistent with their 2007 Commercial Comprehensive Plan designation and with a C-2 zone. A commercial (C-2) zoning district at the



La Center Junction is intended to serve a broader semi-regional population. The City, in conjunction with the property owners, will analyze the potential of the parcels for long-term commercial significance.

In 2007 the La Center Comprehensive Plan forecast a 2024 population of 9,827 persons and 4,065 total jobs which would be consistent with the County's 2035 Planning Assumption of 1.1 jobs per household. However, La Center lost a significant amount of employment lands as a result of a successful court challenge to the County's 2007 Comprehensive Plan and the jobs to housing balance in La Center is out of balance.

Currently, there are approximately 825 jobs in the La Center UGA. The County proposes to allocate 1,367 jobs to La Center based on current Vacant Buildable Lands (VBL) analysis. The resulting 2,192 total jobs are far below the 2007 projection of 4,065 total jobs in the La Center UGA. Consequently, to help address the shortfall, La Center will propose a small expansion of its UGA for employment purposes and will evaluate up-zoning land in the downtown core.

Principles and Values

The City applauds the Principles and Values statement before the Board of Clark County Commissioners (BOCC). Among those most relevant to the La Center's present request are:

- **Employment Lands:** Equalize land allocation and jobs/population ratio so that cities have equitable share of jobs – diverse job base
- **Other Land Use:** Respect cities' investment in capital facilities by not shrinking the 2007 urban growth boundaries
- **Mapping Implications:** La Center needs greater economic diversification opportunities and multi-family land use designations

County-Wide Plan Policies (CWPP)

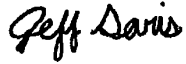
We have reviewed the proposed amendments to the County-Wide Plan Policies and offer the following comments into the record:

- CWPP 1.1.18. As a consequence of the legal challenge to the 2007 County Comprehensive Plan, La Center lost a significant portion of its job creating UGA. There is no longer any need for a new bridge across the East Fork of the Lewis River. The City proposes that CWPP 1.1.18 should be deleted.
- CWPP 1.1.19. In 2007, the BOCC was aware that the federal government may establish a tribal reservation within the La Center UGA. Consequently, the BOCC offered to make La Center whole by adding new employment lands into the City's UGA if the federal government established trust land near La Center. The possibility of establishing of trust land at the La Center I-5 Junction still exists. However, the proposed tribal reservation would not technically be created out of the La Center UGA; it would be created on lands currently designated as Industrial Reserve. Consequently, the City proposes to preserve the intent of CWPP 1.1.19 while clarifying the language of the existing policy as follows: "An additional 120 acres +/- of industrial land shall be added to the La Center Urban Area as an out-of-cycle subarea amendment if the United States government recognizes a new tribal

reservation on land currently designated for Industrial Reserve near the La Center Urban Area.”

We appreciate this opportunity to comment and look forward to working with you again.

Sincerely,



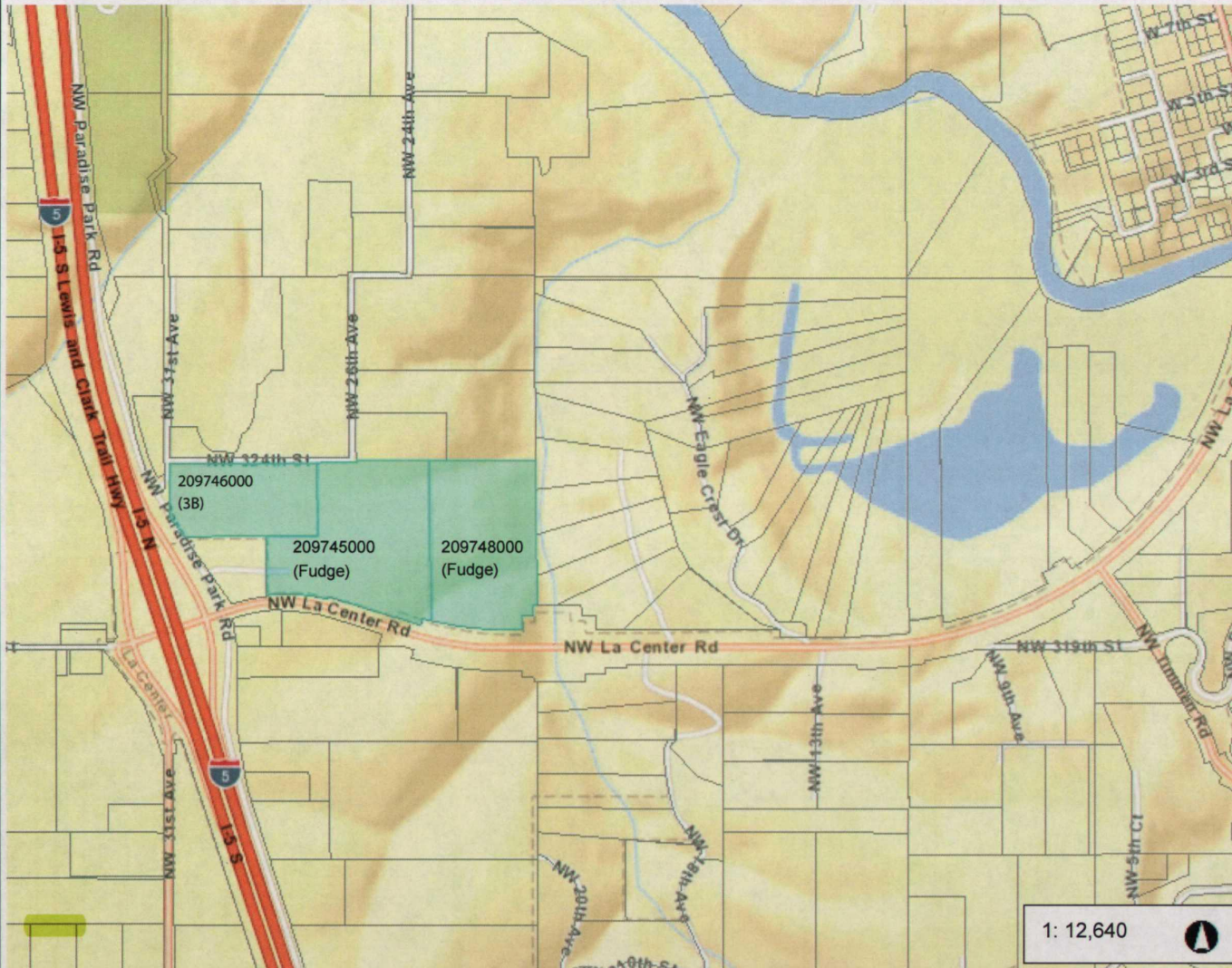
Jeff Sarvis,
La Center Public Works Director

Attachment

Copy: Mayor James Irish
Oliver Ojiako
Laurie Lebowsky



La Center UGA Expansion v1



Legend

- Building Footprints
- Taxlots
- World Street Map

Notes:

3 parcels: 209745000, 209705000 & 209748000
 Zoning: AG-20 (Industrial Reserve Overlay)
 56.55 Ac.

1: 12,640



2,106.6 0 1,053.32 2,106.6 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
 Clark County, WA. GIS - <http://gis.clark.wa.gov>

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