



CP16#0285

County–City Coordination Meeting AGENDA

Date: Friday, September 12, 2014

Time: 10:00 AM to 11:30 PM

Location: PSC 6th Floor Training Rm.

City-County Planning Directors Coordination Meeting

Outcomes:

- Accurate representation of City Requests.
- Coordination on all BOCC work sessions on the Comp Plan update

Agenda Item:	Introduced by:
Welcome & Introductions (5 minutes)	Oliver Orjiako
Review of last meeting summary notes (5 minutes)	All
SEIS Update Open Houses and review of alternatives (20 minutes)	All
Issue Paper 4 1 – allocation update (30 minutes)	All
Roundtable (10 minutes)	All
Next Meeting Agenda and Location (5 minutes)	All

Next meeting: Time/location

October 10, 2014: City of Woodland (10:00 – 12:00 p.m.)



City-County Planning Coordination Meeting
Clark County, 1300 Franklin Street
Vancouver, Washington

Meeting Notes

Friday, August 8

10.00 a.m. - 11:30 a.m.

City Staff Erin Erdman, City of Battle Ground, Sandra Towne and Bryan Snodgrass, City of Vancouver; Robert Maul and Sarah Fox, City of Camas,

County Staff Oliver Orjiako, Gary Albrecht, Colete Anderson and Jose Alvarez
Meeting Notes by Gary Albrecht

Welcome & Introductions

- Oliver welcomed everyone to the meeting.

Review of last meeting Summary

- Last meeting summary discussed. No comments/questions.

Discussion of City Requests

- City of Battle Ground submitted a proposal request for 80 acres mixed-use employment, and the City of La Center requested to expand their urban growth boundary 56 acres for jobs, Staff will provide city maps showing expansion areas. City of Ridgefield will probably add the Tri-Mountain Golf Course as Parks/Open Space to their urban growth area. City of Camas is in discussions with a property owner to consider rezoning from forest to R-5 zones.

Update on Open Houses SEPA Scoping/Cities Participation

- Oliver mentioned the upcoming SEPA Open Houses, and presented a handout showing the staff stations along with a map showing the study area. Legal notice went out July 30th for the 30-day SEPA comment period, and the intent to re-adopt the 2007 EIS.
- Alternatives No action (current UGBs and zoning); county-initiated changes, and city-initiated requests.
- Food Systems Council will attend all four open houses to talk about agriculture issues and food sustainability.

Discussion of Growth Allocation and Timing

- Cities have expressed that they would like to remain whole and do not want to shrink. Staff will support the county accepting all of the 2007 overrides; 16,000 new jobs and 14,000 new people. Staff will find a method to allocate about 1,500 jobs to Battle Ground, Ridgefield will receive about 5,000 people. This may change the overall population target from 562,207 to 576,207. We will run another vblm run for the additional jobs.

- Discussion about cities not meeting the density targets. County is in the process of collecting data and will have the answer by June 30, 2015 when the 2015 Buildable Lands Report is submitted to Commerce.
- Next work session on the Board's calendar is in September, and the goal of the work session is to discuss above topics.
- ESA is recommended to help with the SEPA adoption process. Staff is bringing the contract in front of the board on consent before the open houses begin.
- City of Vancouver was asked by CREDC to review the County's proposed Economic Development chapter changes. Staff is reaching to outside partners for comments. Jeff Niten will send an invite to the cities to submit comments on this chapter.
- Comment deadline for the SEPA Open Houses is September 1, 2014.
- Discussion about James Howsley's letter to the Board requesting additional population numbers. There is a concern that re-opening the adopted 2035 population planning numbers will provide an opportunity to further expand the population planning number.
- Discussion on letter submitted from Friends of Clark County about ideal comprehensive growth management plan changes. Staff will share above letters with city representatives.
- DEAB is also asking the board to revisit the infrastructure deductions. Staff briefly discussed their findings.

Roundtable

- Clark County - PC recommendation on a Massage Ordinance and going to the Board on August 12th. PC changes include adding individual pictures to display next to the massage licenses. Burk and Associates is helping the county with the Industrial Land Bank application and is coordinating with the cities of Vancouver and Battle Ground. Major issue is that the land (about 500 acres) is currently in agriculture zoning and will need to go through the de-designation process. The property will have to be master planned. McKay and Sposito is helping the county with the master planning process. Cost is \$200,000 for half of the application cost. Applicant paid \$10,000 for fees. Professional services agreement with Peak Democracy to help with online surveys; in process of signing a two-year contract. Cities are welcome to join in the services and enter into an MOU. Peak Democracy will be available to all county departments. Upcoming Board work session on starting the TIF update.
- Camas - kickoff for comp plan update during Camas Days. Several people expressed interest in the visioning process. They put together a steering committee that will begin in September. In process of setting public meetings date, possibly starting in October.
- Battle Ground - Holding an Open House in the expansion area before the Clark County Open House in Battle Ground. Working on the justification for the expansion. They have an application for a Marijuana retail site. Ready to issue occupancy on a production license. Getting ready to submit Cedars land subdivision hearing is requiring some adjustments.
- Vancouver - In adoption phase for the TIF update. Need to unwind the city/county interlocal agreement that share TIF districts. Planning Commission TIF Hearing on August 26, 2014. Received pre-application for 84-acre site, Riverview Gateway, close to Camas.

Action Items

- Staff will send maps of the expansion request areas, staff will also send the Merritt letter to Camas, and the DEAB
- Staff has asked the cities to comment on the DEAB, Howsley and CCU issues.

Clark County Comprehensive Plan 2016 Update

Planning for growth 2015 – 2035

2016 Population and Employment Allocation – Issue Paper 4.1

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).

In “Issue Paper 4 – Community Planning discussed the 2016 population and employment allocations.

This issue paper (Issue Paper 4.1) will discuss the additional capacity for population and jobs not captured by the vacant land model.

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.

The Board directed that the county acknowledge the planning done by the cities for the 2007 Comprehensive Growth Management Plan. Staff allocated 1,600 persons to the Battle Ground UGA, 5,000 persons to the Ridgefield UGA, and 7,400 persons to the Vancouver UGA. See table 1 below.

Table 1: 2035 Population Forecast by UGA.

UGA	January 1, 2014 Population Estimates	2014 to 2035 VBLM Population Allocation	Additional Capacity	2035 Estimates	2035 Estimates Plus City Overrides
Battle Ground	20,163	17,543	1,600	37,705	39,305
Camas	22,049	12,361		34,410	34,410
County	60,112	12,556^		72,668	72,668
LaCenter	3,163	3,551		6,714	6,714
Ridgefield	6,150	14,374	5,000	20,523	25,523
Vancouver	307,767	57,976	7,400	365,743	373,143
Washougal	15,502	6,615		22,118	22,118
Woodland	88	252		339	339
Yacolt	1,653	333		1,986	1,986
Total	436,647	125,560	14,000	562,207	576,207

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 and additional land requested by the cities of Battle Ground, La Center and Ridgefield, the county has capacity for 111, 927 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	12,384
Camas	12,503
La Center	2,917
Ridgefield	11,895
Vancouver	42,774
Washougal	4,766
Yacolt	513
Woodland	0
Total	*111,927

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 87,752 to 111,927

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 Board of Commissioners
P.O. Box 5000
Vancouver, Washington 98666

September 9, 2014

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SEP 9 2014

Board of Commissioners

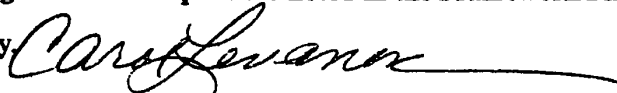
Re: CCCU Requests Changes to 2016 Clark County Comprehensive Land Use Plan

Clark County Citizens United, Inc., representing approximately 6000 rural landowners, believes the following recommendations for changes to the update of the Comprehensive Plan are necessary to correct mistakes that were made in the past. CCCU believes the changes are necessary to enhance the rural and resource areas in the future. These changes will remove heavy financial burdens for the landowners and the county, while enhancing the economic viability of Clark County's rural communities. In addition, these changes will add and create an abundance of agriculture and forest lands that will be economically feasible and allow landowners to provide a product used by the consumer, far into the future.

Resource Lands

1. **Separate Resource Element and Rural Element in the EIS and Comprehensive Plan.** Use GMA statutory mandated definitional criteria for all resource lands.
2. **Correct all resource soils maps to reflect Class I and Class II Prime and Unique soils only, using the USDA manual.** Note: The recent urban growth expansion of Vancouver, consumed almost all of Prime Class I agriculture soils of Hillsboro Loam
3. **Recognize existing parcelization in all rural and resource zones. Zone parcels according to predominant lot size within each section.**
4. **Agriculture soils to be zoned 2.5, 5, 10 acres.** This includes: Class I-II - Cloquato, Newberg, Hillsboro - Class II - Sauvie, Hesson, Olumpic, McBee Simiahmoo, and Tisch.
 - b. Cluster one acre lots based on 2.5 acre density or simple segregation.
5. **Forest soils to be zoned 5, 10 and 20 acres.** This includes: Cinebar
 - a. Cluster one acre lots based on 5 acre or simple segregation.
6. **Rural zones of 2.5, 5 acres for all remaining land not in a resource soil zone.**
 1. Cluster one acre lots based on 2.5 acre density
7. **Separate Rural and Resource lands from the OFM population projections.**
8. **Provide an adequate SEIS for all rural and resource lands.**
9. **Recognize 2-4 units per acre noted in the Framework Plan for Rural Centers.**

Sincerely,



Carol Levanen, Ex. Secretary
Clark County Citizens United, Inc.
P.O. Box 2188, Battle Ground, Washington 98604

10. Urban folding + urban reserve need attention.
Some talk have been there 20 yrs.

Adopted 4.0

Table 1: 2035 Population Forecast by UGA.

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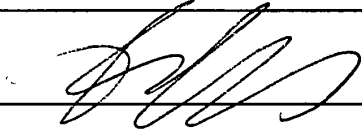


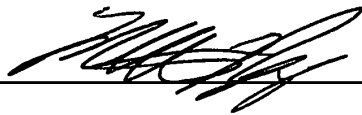
Issue Paper 4 1 based on last City/County meeting



City County Coordination Meeting

SIGN-IN SHEET

Date: _____

NAME	Signature
Amanda Smeller, City of Woodland	
Bryan Snodgrass, City of Vancouver	
Chad Eiken, City of Vancouver	
Elizabeth Decker, City of Ridgefield/La Center	
Eric Eisemann, City of Ridgefield/La Center	
Erin Erdman, City of Battle Ground	
Mitch Kneipp, City of Washougal	
Phil Bourquin, City of Camas	
Robert Maul ,City of Camas	

Sandra Towne, City of Vancouver	
Sarah Fox, City of Camas	<i>Sarah Fox</i>
James Weldon, Town of Yacolt	
Oliver Orjiako	<i>Oliver Orjiako</i>
Jose Alvarez	<i>Jose Alvarez</i>
Gordy Euler	<i>Gordy Euler</i>
Gary Albrecht	
Colete Anderson	<i>Colete Anderson</i>
Matt Hermen	
