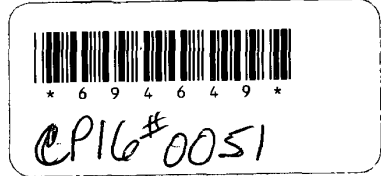




proud past, promising future



**PUBLIC WORKS
DEVELOPMENT ENGINEERING PROGRAM**

**AGENDA
DEVELOPMENT and ENGINEERING ADVISORY BOARD**

Thursday, March 13, 2014
2:30 – 4:30 p.m.
Public Service Center
6th Floor, Training Room

<u>ITEM</u>	<u>TIME</u>		<u>FACILITATOR</u>
	<u>Start</u>	<u>Duration</u>	
1. Administrative Actions <ul style="list-style-type: none"> • Introductions • Welcome new member – Jeff Wriston and reappointment – Ott Gaither and Eric Golemo • DEAB meeting is being recorded and the audio will be posted on the DEAB's website • Review/Adopt minutes • Review upcoming events • Correspondences – • DEAB member announcements 	2:30	15 min	Odren
2. Fee Report Updates	2:45	30 min	Snell
3. 2016 Comprehensive Plan Updates	3:15	15 min	Orjiako
4. Vacant Buildable Land Model	3:30	20 min	Pool
5. Final Site Plan Review Process Updates	3:50	15 min	Nutt
6. Public Comment	4:05	5 min	All

Next DEAB Meeting:

Thursday, April 3, 2014
2:30 – 4:30 p.m.
Public Service Center
6th Floor, Training Room

Agenda:
Sewer District's CFP (Steve Bacon)



proud past, promising future

CLARK COUNTY
WASHINGTON

**PUBLIC WORKS
DEVELOPMENT ENGINEERING PROGRAM**

BOCC Work Sessions and Hearings

BOCC Work Session – Clean Water Legal & Compliance Costs – Wednesday, March 19, 9:00 a.m.

BOCC Work Session – Clark County Historical Museum's Annual Update – Wednesday, March 19, 10:30 a.m.

BOCC Work Session – Prospective Asset Management – Wednesday, March 19, 11:30 a.m.

BOCC Hearing – 2014 Spring Supplemental; Conservation Areas Acquisition Plan – Tuesday, March 25, 10:00 a.m.

Joint Public Meeting w/Planning Commission to discuss Surface Mining Overlay – Thursday, April 17, 6:30 p.m.

PC Work Sessions and Hearings

PC Work Session – Comp Plan: Economic Development – Thursday, March 20, 5:30 p.m.

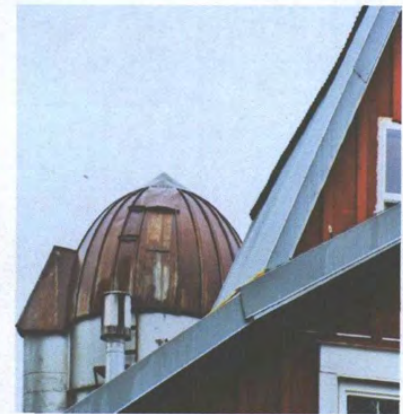
PC Hearing – Adoption Of Land Use Regulations For The Siting Of Marijuana-Related Facilities, Code Change/Urban Reserve Footnote – Thursday, March 20, 6:30 p.m.

Note: Work sessions are frequently rescheduled. Check with the BOCC's office to confirm date/time of scheduled meetings.

PC – Planning Commission

BOCC – Board of Clark County Commissioners

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



Oliver Orjiako, Director, Community Planning



Development Engineering & Advisory Board~ 3/13/14

Why do we plan?

- **GMA requirements: codified in RCW 36.70A**
 - Legislative Findings
 - Public Participation
 - Mandatory Elements
 - Coordination & consistent with jurisdictions
 - Reviews and schedules
 - OFM Population Growth Projections
- **Next update due by June 30, 2016**



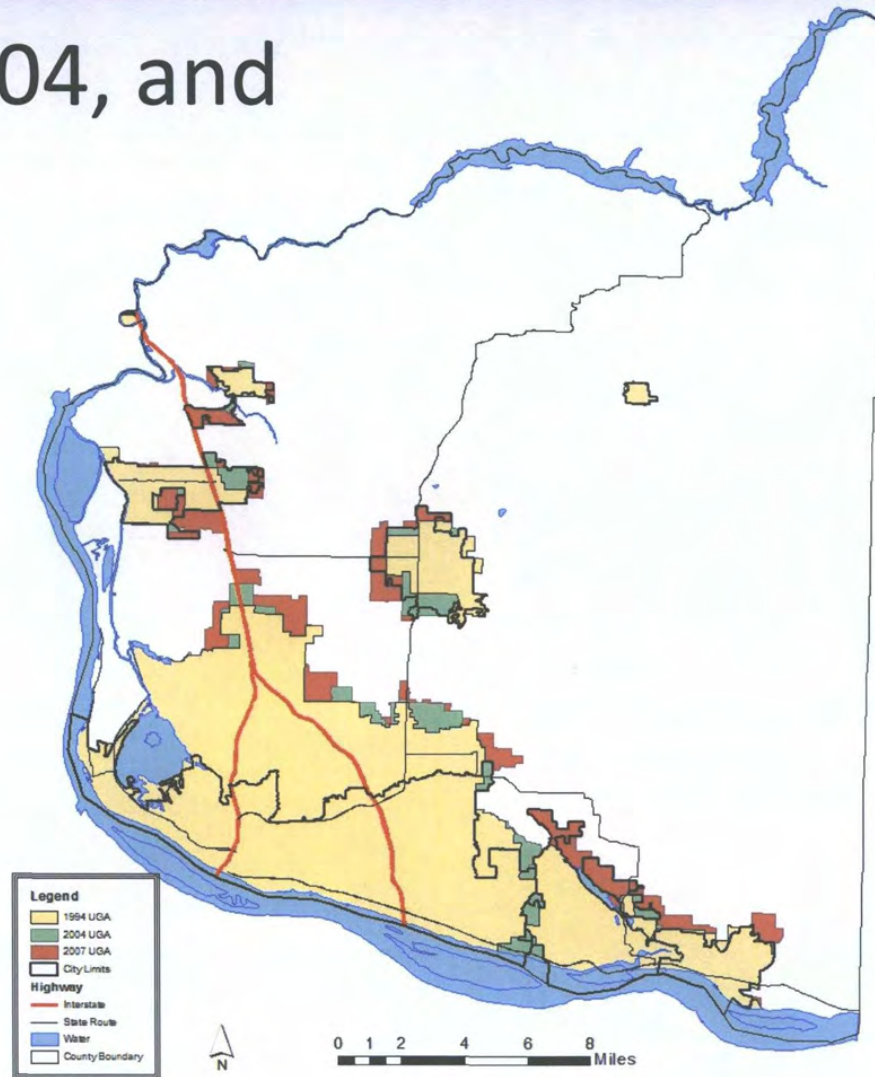
Clark County's Urban Growth Boundary

1994, 2004, and
2007

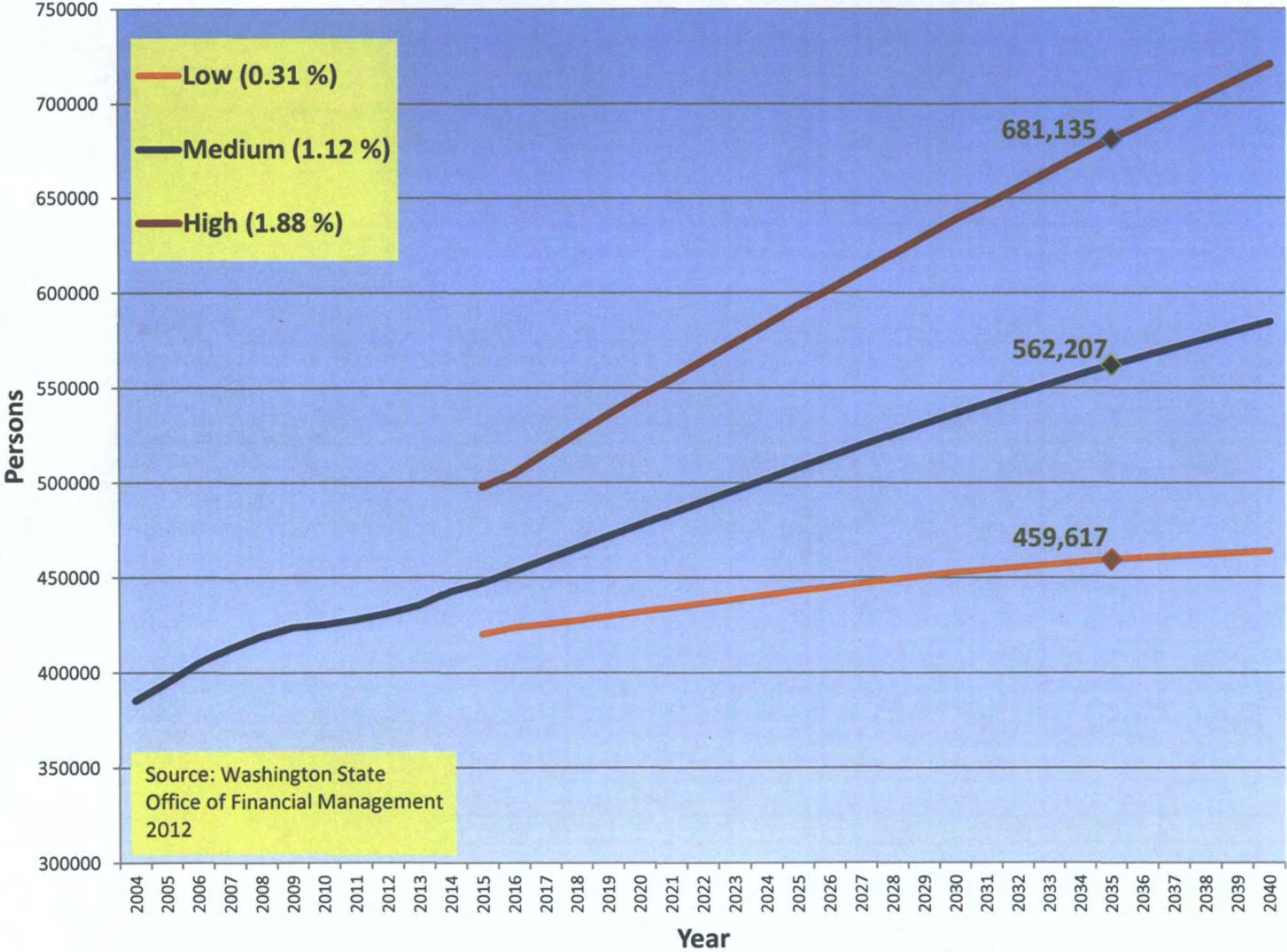
1994

2004

2007



Clark County Population Projections



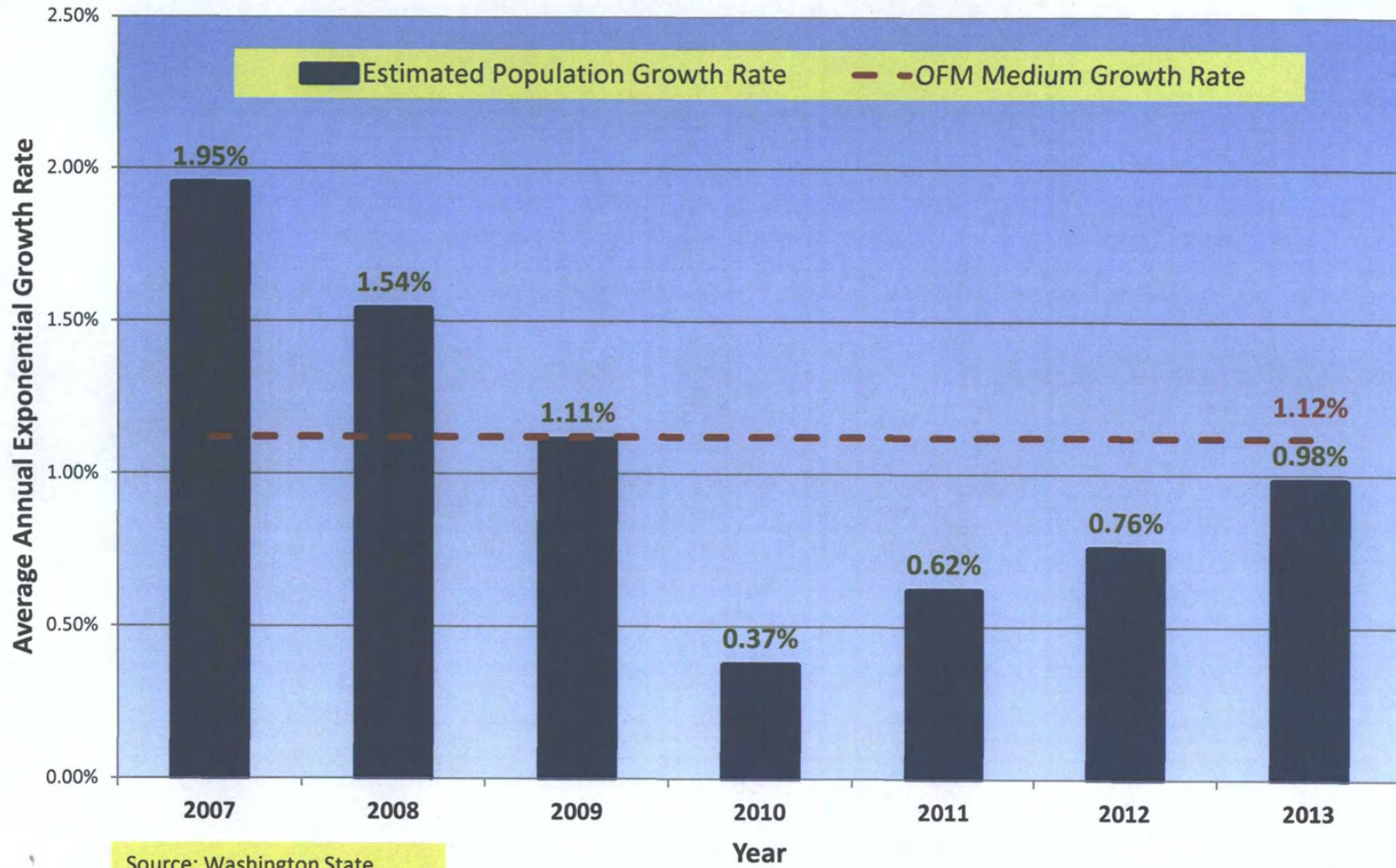
Source: Washington State Office of Financial Management 2012

Historical Population

Historical Data -10 year interval

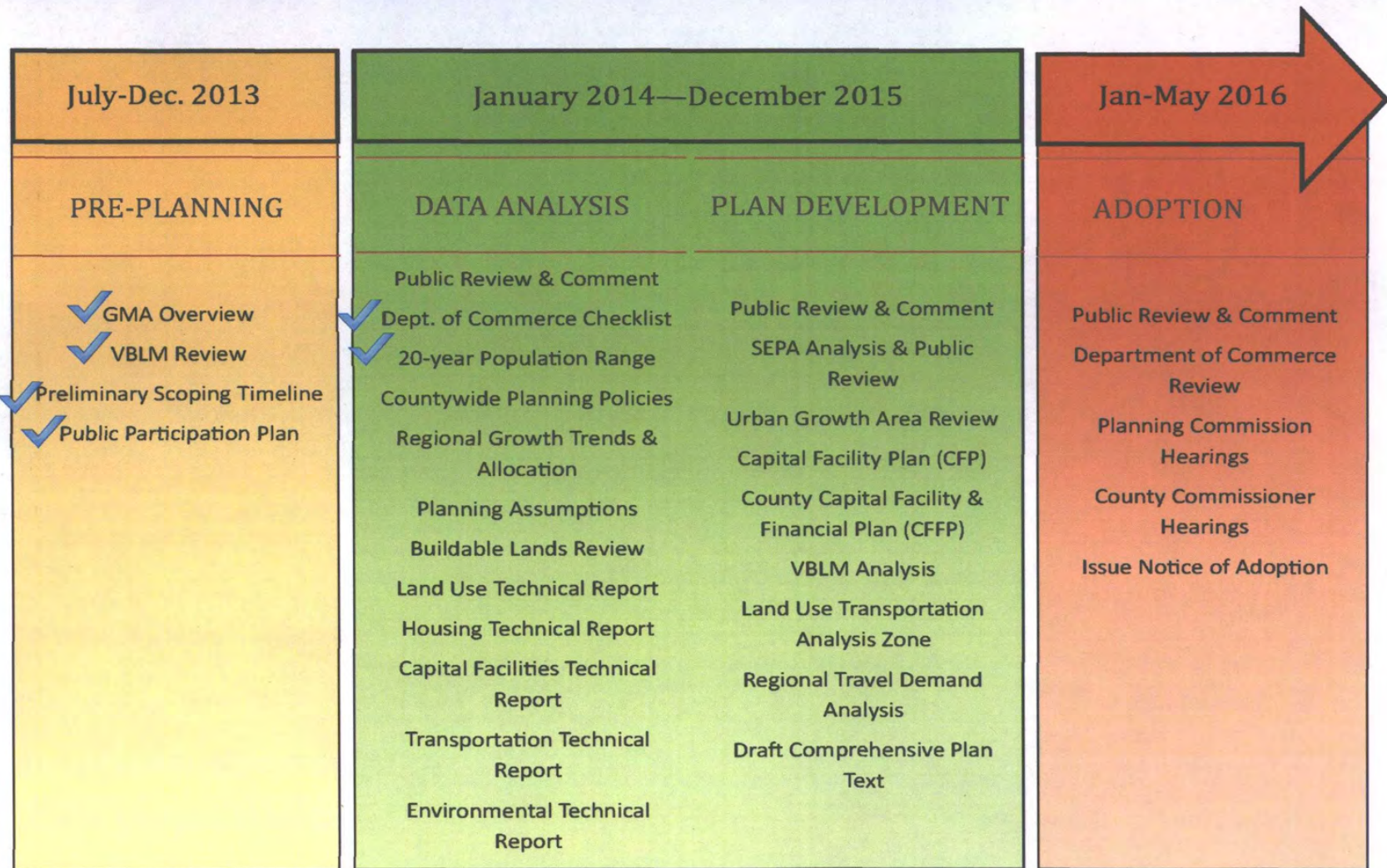
	Population total		Ten Year Growth	Average Annual Exponential Population Growth Rate
1970	128,454	1960 to 1970	34,645	3.14
1980	192,227	1970 to 1980	63,773	4.03
1990	238,053	1980 to 1990	45,826	2.14
2000	345,238	1990 to 2000	107,185	3.72
2010	425,363	2000 to 2010	80,125	2.09

Estimated Growth Rates Compared to OFM Medium Projection



Source: Washington State
Office of Financial Management

2016 Update Timeline



Clark County 20-year Employment Projections



Points of consideration:

1. Growth Management Act (GMA) does not require local jurisdictions to plan for a particular number of jobs
2. Jobs is an important consideration in sizing UGAs
3. Historically Clark County used “jobs to population ratio” (informed by: US Census Data and State Employment Data)
4. 2007 Comp plan used a ratio of 1:1.39 persons

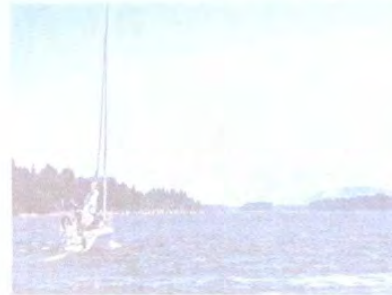
Washington Employment Security Department Analysis

1. Population and housing

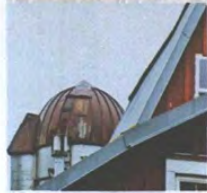
- OFM mid-range projection of 562,207 residents
- Metro's projection of 2.66 persons per household
- Equates to 211,400 Clark County households

2. Labor force and employed residents

- Labor force projection equates to 245,300
- Taking into account projected unemployment rate; aging of population; recession impact



Washington Employment Security Department Analysis



3. Gross nonfarm employment

- National projections show slight decline in % of self-employed residents
- Estimate of 244,700 jobs

4. Cross-county commuting, net employment and jobs/housing ratio

- How many gross nonfarm jobs will be located in Clark County?
- Net Cross-county commuters = 58,000 nonfarm jobs
- Current ratio of nonfarm jobs to housing units = 0.94

Sample Targets for Job/Housing Ratio 2015-2035

Scenario	Jobs/Housing Ratio	Total Nonfarm Jobs	Net Cross-County Commuters	Net New Jobs	Net Acreage Needed
1	0.79	167,100	77,700	25,700	1,370
2	0.94	198,700	46,000	57,400	3,440
3	1.04	219,800	24,900	78,500	4,800
Aggressive	1.10	232,500	12,200	91,200	5,700

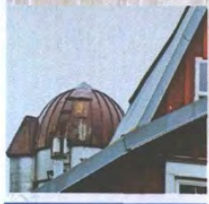
Washington Employment Security Department Scenarios for Clark County 2035

Scenario 1: Constant proportion of net cross-county commuters

Jobs/Housing Ratio	Total Nonfarm Jobs	Net Cross-County Commuters	Net New Jobs	Net Acreage Needed
0.79	167,100	77,700	25,700	1,370

Planning assumption: Transportation infrastructure and land zoned for employment expand at an adequate pace to support both development in county and commuting across river.

- *Job growth rate at 0.8 percent annually.*



Washington Employment Security Department Scenarios for Clark County 2035

Scenario 2: Constant jobs/housing ratio

Jobs/Housing Ratio	Total Nonfarm Jobs	Net Cross-County Commuters	Net New Jobs	Net Acreage Needed
0.94	198,700	46,000	57,400	3,440

Planning assumption: Less capacity needed in terms of bridge crossing. More land made available for commercial and industrial development.

- *Job growth rate at 1.7 percent annually*

Washington Employment Security Department Scenarios for Clark County 2035

Scenario 3: Clark County governments make a conscious effort to increase the jobs/housing ratio

Jobs/Housing Ratio	Total Nonfarm Jobs	Net Cross-County Commuters	Net New Jobs	Net Acreage Needed
1.04	219,800	24,900	78,500	4,800

Planning assumption: County increases the jobs/housing ratio by zoning additional land for industrial and commercial uses.

- Job growth rate **would need** to be at 2.2 percent annually.

Washington Employment Security Department Scenarios for Clark County 2035

Aggressive job growth rate scenario - a self-sustaining community

Jobs/Housing Ratio	Total Nonfarm Jobs	Net Cross-County Commuters	Net New Jobs	Net Acreage Needed
1.10	232,500	12,200	91,200	5,700

Planning assumption:

- *Job growth rate **needs to be greater** than 2.2 percent annually to reach the 1 to 1 ratio.*

Note: 2013 Vacant Buildable Land Model indicates 6,696 available net employment acres currently available.

Upcoming BOCC Work Sessions/Hearings

Mar 19

- **Work Session:** VBLM/Employment Land

April 8

- **Hearing:** Employment forecast

April 16

- **Work Session:** Allocation

Upcoming Planning Commission Work Sessions/Hearings

Mar 20

- **Work Session:** Economic Development policies

Apr 3

- **Work Session:** Procedures, housing, and public facilities policies



Comprehensive Growth Management Plan review 2016

**Thank you.
Comments and questions?**