AGENDA
DEVELOPMENT and ENGINEERING ADVISORY BOARD
Thursday, March 13, 2014
2:30 – 4:30 p.m.
Public Service Center
6th Floor, Training Room

<table>
<thead>
<tr>
<th>ITEM</th>
<th>TIME</th>
<th>FACILITATOR</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Administrative Actions</td>
<td>Start 2:30</td>
<td>Duration 15 min</td>
</tr>
<tr>
<td>Introductions</td>
<td></td>
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<tr>
<td>Welcome new member – Jeff Wriston and reappointment – Ott Gaither and Eric Goleno</td>
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<tr>
<td>DEAB meeting is being recorded and the audio will be posted on the DEAB’s website</td>
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<tr>
<td>Review/Adopt minutes</td>
<td></td>
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<tr>
<td>Review upcoming events</td>
<td></td>
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<tr>
<td>Correspondences –</td>
<td></td>
<td></td>
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<tr>
<td>DEAB member announcements</td>
<td></td>
<td></td>
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<tr>
<td>2. Fee Report Updates</td>
<td>2:45</td>
<td>30 min</td>
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<tr>
<td>3. 2016 Comprehensive Plan Updates</td>
<td>3:15</td>
<td>15 min</td>
</tr>
<tr>
<td>4. Vacant Buildable Land Model</td>
<td>3:30</td>
<td>20 min</td>
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<tr>
<td>5. Final Site Plan Review Process Updates</td>
<td>3:50</td>
<td>15 min</td>
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<tr>
<td>6. Public Comment</td>
<td>4:05</td>
<td>5 min</td>
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</table>

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)
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

2007
Clark County Population Projections

## Historical Population

### Historical Data - 10 year interval

<table>
<thead>
<tr>
<th>Year</th>
<th>Population total</th>
<th>Ten Year Growth</th>
<th>Average Annual Exponential Population Growth Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>1970</td>
<td>128,454</td>
<td>1960 to 1970</td>
<td>34,645</td>
</tr>
<tr>
<td>1980</td>
<td>192,227</td>
<td>1970 to 1980</td>
<td>63,773</td>
</tr>
<tr>
<td>1990</td>
<td>238,053</td>
<td>1980 to 1990</td>
<td>45,826</td>
</tr>
<tr>
<td>2000</td>
<td>345,238</td>
<td>1990 to 2000</td>
<td>107,185</td>
</tr>
<tr>
<td>2010</td>
<td>425,363</td>
<td>2000 to 2010</td>
<td>80,125</td>
</tr>
</tbody>
</table>
Estimated Growth Rates Compared to OFM Medium Projection

2016 Update Timeline

July-Dec. 2013

PRE-PLANNING

- GMA Overview
- VBLM Review
- Preliminary Scoping Timeline
- Public Participation Plan

January 2014—December 2015

DATA ANALYSIS

- Public Review & Comment
- Dept. of Commerce Checklist
- 20-year Population Range
- Countywide Planning Policies
- Regional Growth Trends & Allocation
- Planning Assumptions
- Buildable Lands Review
- Land Use Technical Report
- Housing Technical Report
- Capital Facilities Technical Report
- Transportation Technical Report
- Environmental Technical Report

PLAN DEVELOPMENT

- Public Review & Comment
- SEPA Analysis & Public Review
- Urban Growth Area Review
- Capital Facility Plan (CFP)
- County Capital Facility & Financial Plan (CFFP)
- VBLM Analysis
- Land Use Transportation Analysis Zone
- Regional Travel Demand Analysis
- Draft Comprehensive Plan Text

Jan-May 2016

ADOPTION

- Public Review & Comment
- Department of Commerce Review
- Planning Commission Hearings
- County Commissioner Hearings
- Issue Notice of Adoption
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

<table>
<thead>
<tr>
<th>Scenario</th>
<th>Jobs/Housing Ratio</th>
<th>Total Nonfarm Jobs</th>
<th>Net Cross-County Commuters</th>
<th>Net New Jobs</th>
<th>Net Acreage Needed</th>
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<tbody>
<tr>
<td>1</td>
<td>0.79</td>
<td>167,100</td>
<td>77,700</td>
<td>25,700</td>
<td>1,370</td>
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<tr>
<td>2</td>
<td>0.94</td>
<td>198,700</td>
<td>46,000</td>
<td>57,400</td>
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<tr>
<td>Aggressive</td>
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<td>12,200</td>
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Scenario 1: Constant proportion of net cross-county commuters

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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.
Scenario 2: Constant jobs/housing ratio

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

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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.
Aggressive job growth rate scenario - a self-sustaining community

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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

- **Work Session**: VBLM/Employment Land
- **Hearing**: Employment forecast
- **Work Session**: Allocation
Upcoming Planning Commission
Work Sessions/Hearings

- **Work Session**: Economic Development policies
  - Mar 20

- **Work Session**: Procedures, housing, and public facilities policies
  - Apr 3
Comprehensive Growth Management Plan review 2016

Thank you.
Comments and questions?