

Community Planning AGENDA

Date: Friday, March 14, 2014

Time: 10:00 AM to 11:30 PM

Location:

Clark County, Public Service Center Building

1300 Franklin Street.

Vancouver, WA 98666-9810

City-County Planning Directors Coordination Meeting

Outcomes:

- Collaboration for City-County population and employment allocation on the Comp Plan update.
- Agreement on methodology for allocation, providing flexibility, and balance.
- Coordination on all BOCC work sessions on the Comp Plan update.

Agenda Item:	Introduced by:
Welcome & Introductions (5 minutes)	Oliver Orjiako
BOCC WS (2/26/2014) on Employment Forecast (5 min)	Oliver Orjiako
Agreement on methodology for Allocation (30 minutes)	Oliver Orjiako & All
Cities council schedule – for population & employment allocation discussion (10 minutes)	City Staff
City/County Coordination – Public Involvement (15 minutes)	Colete & All
Roundtable (20 minutes)	ALL
Next Meeting Agenda and Location (5 minutes)	ALL

Next meeting: Time/location TBD.



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

Meeting Notes

Friday, March 14, 2014

10:00 a.m. - 11:30 a.m.

Directors Present: Mitch Kneipp, City of Washougal; Sandra Towne, City of Vancouver; Eric Eismann representing City of Ridgefield and City of La Center, and Amanda Smeller, City of Woodland. ;

Staff: Oliver Orjiako, Gordy Euler, Gary Albrecht and Colete Anderson

Meeting Notes by: Gary Albrecht

Welcome & Introductions

- Oliver welcomed everyone to the meeting and initiated introductions.

BOCC WS on Employment Forecast

- Oliver discussed Clark County's approach about the sample targets. Net new jobs are from Scott Bailey's forecast.
- Current UGA supply can accommodate all four job/housing ratio scenarios.
- Sandra Towne mentioned that this approach does not fit Clark County's Economic Development Plan as it does not fit with knowledge base workers. The vacant land model does not separate out high-wage scale jobs for commercial lands. Discovery Corridor could be negatively affected by various land types. We could use more industrial lands close to infrastructure. However, with the political environment it is often difficult to retain industrial lands. Lower employment job growth numbers are better for maintaining industrial lands throughout the 20-year planning period.
- Discussion on graphing historical and proposed employment trends. RTC will show the same employment numbers.
- Upcoming meeting next week with CREDC and the Ports. Staff would like this city/county discussion as a platform to create the agenda. Helen Devery's work with CREDC will continue answering land supply and current availability questions. There is a trend for renewing energy on Focused Public Investment Areas. The Site Readiness discussion on the 20th will help bring this conversation forward.
- Upcoming RGF presentation will indicate OFM medium population growth numbers are too low from their point of view. They indicate shovel-ready land is needed; which is a fact that needs to be shared with the community.
- City of Vancouver has No-net loss policy for industrial lands. This approach is less effective elsewhere in Clark County.

- Distribution issues on I-5. The City of Ridgefield is working on development that will achieve nine (9) jobs per acre.
- Sandra mentioned the possibility of showing a proportion of a cities size comparing it to the amount of vacant lands.
- City councils have not agreed to using the vacant land model approach to forecast employment.
- Sandra indicated that the City of Vancouver will not agree with the aggressive scenario showing 91,200 net new jobs.
- Staff will suggest to the Board to change the persons per household from 2.59 to 2.66, and suggest changing the method for calculating jobs from jobs to population to jobs per household since this approach is in-line with Metro region.
- DEAB asked if the new storm water requirements are consuming more developable land.
- Cities were asked to provide information on the new percent of land consumed by additional storm water requirements. There is not a one size fits all approach within Clark County, because of varying percolation levels from city to city.
- Sandra Towne mentioned showing twenty years of historical job growth.
- The meaning of "flexibility" for job growth was discussed. In general, each city should be given the opportunity to be flexible.

Agreement on Methodology Discussion

- Employment forecast and methodology discussion blended together.
- Oliver asked for Director's input on allocation to submit any special or site-specific studies that could show an increase in population or employment density.
- Staff seeks continued city-county coordination on population & employment allocation.

City/County Coordination - Public Involvement Discussion

- Colete distributed a proposed meeting location schedule organized by alphabet. Please share as much of the employment projection information with councils as possible as we are moving towards the BOCC hearing on April 1st.
- Early summer outreach in four areas discussed. Battle Ground indicated using the Battle Ground Community Center. Ridgefield indicated using the Community Center.

Roundtable

- LaCenter is pursuing the possibility of a boundary expansion. The City currently abuts the western end of I-5. Tribal land taken out of the UGA in the 2007 appeal. La Center would like to maintain the ability to rezone lands.
- New City Manager for the City of Ridgefield, Steve Stuart.
- Woodland's Shoreline Master Program update is off schedule.
- Clark County - has a Board of Clark County Work Session on the Vacant Land Model, and a Planning Commission Hearing on March 20, 2014. Board Hearing on April 1st to establish the Employment Forecast. Joint PC/BOCC work session on 4/17 to discuss the Surface Mining Overlay project; it can be folded into the 2016 Comp Plan update. Application is on the old Lagler property (East and west side of SR 503) represented by Steve Horenstein. County will need to coordinate with the City of Vancouver and Battle Ground on this application.

- Washougal - Two-annexations in the NW portion of the UGA. About 60 acres will wait another year. Expecting a third annexation proposal. Working with PSU students relating to the trail system and coordination with the downtown area. Subdivision is coming in as well as the cities first Auto Zone store.
- City of Vancouver - is rewriting the TIF ordinance and it will affect the County. Goal is to use TIF fees for multi-modal projects. The City sold the Esther Short Building; working on BRT to downtown mall.

O'Donnell, Mary Beth

From: Albrecht, Gary
Sent: Thursday, March 27, 2014 9:44 AM
To: McCall, Marilee; Amanda Smeller-Woodland; Snodgrass, Bryan; Eiken, Chad; Eric Eisemann-Consultant; Jeff Sarvis-La Center; Lee Knottnerus-Ridgefield; Mitch Kneipp-Washougal; James Weldon; Phil Bourquin-Camas; Robert Maul-Camas; Sam Crummett-Battle Ground; Towne, Sandra
Cc: Alvarez, Jose; Anderson, Colete; Euler, Gordon; Kamp, Jacqueline; Lebowsky, Laurie; Mabrey, Michael; Niten, Jeff; O'Donnell, Mary Beth; Orjiako, Oliver
Subject: RE: 03/14/2014 City/County Coordination Meeting Notes
Attachments: 14-0314_City_County_Minutes.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Thank you Marilee,
I made a mistake and forgot to change the meeting location to Clark County. Please use this version for your records as it indicates the meeting was held at Clark County.

Gary

-----Original Message-----

From: McCall, Marilee
Sent: Thursday, March 27, 2014 9:19 AM
To: Amanda Smeller-Woodland; Snodgrass, Bryan; Eiken, Chad; Eric Eisemann-Consultant; Jeff Sarvis-La Center; Lee Knottnerus-Ridgefield; Mitch Kneipp-Washougal; James Weldon; Phil Bourquin-Camas; Robert Maul-Camas; Sam Crummett-Battle Ground; Towne, Sandra
Cc: Albrecht, Gary; Alvarez, Jose; Anderson, Colete; Euler, Gordon; Kamp, Jacqueline; Lebowsky, Laurie; Mabrey, Michael; Niten, Jeff; O'Donnell, Mary Beth; Orjiako, Oliver
Subject: 03/14/2014 City/County Coordination Meeting Notes

Attached are the completed minutes/notes from the March 14 City/County coordination meeting.

Thank you, Gary for completing these!

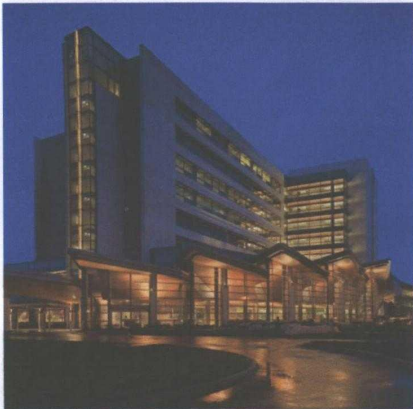
If you have any questions, changes or additions, please check in with Gary or Oliver.

Have a great day!

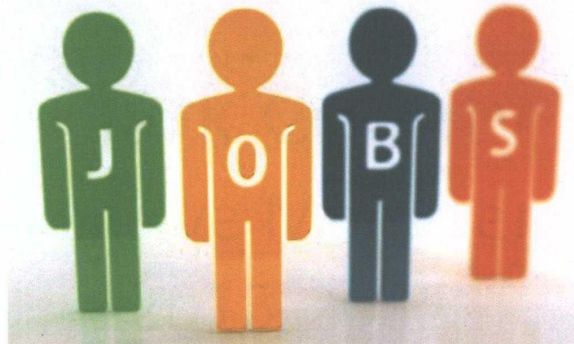
Marilee McCall | Administrative Assistant
Community Planning | "Planning for Clark County's promising future"

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www.clark.wa.gov/planning

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



2035 Employment Projection



Oliver Orjiako, Director, Community Planning



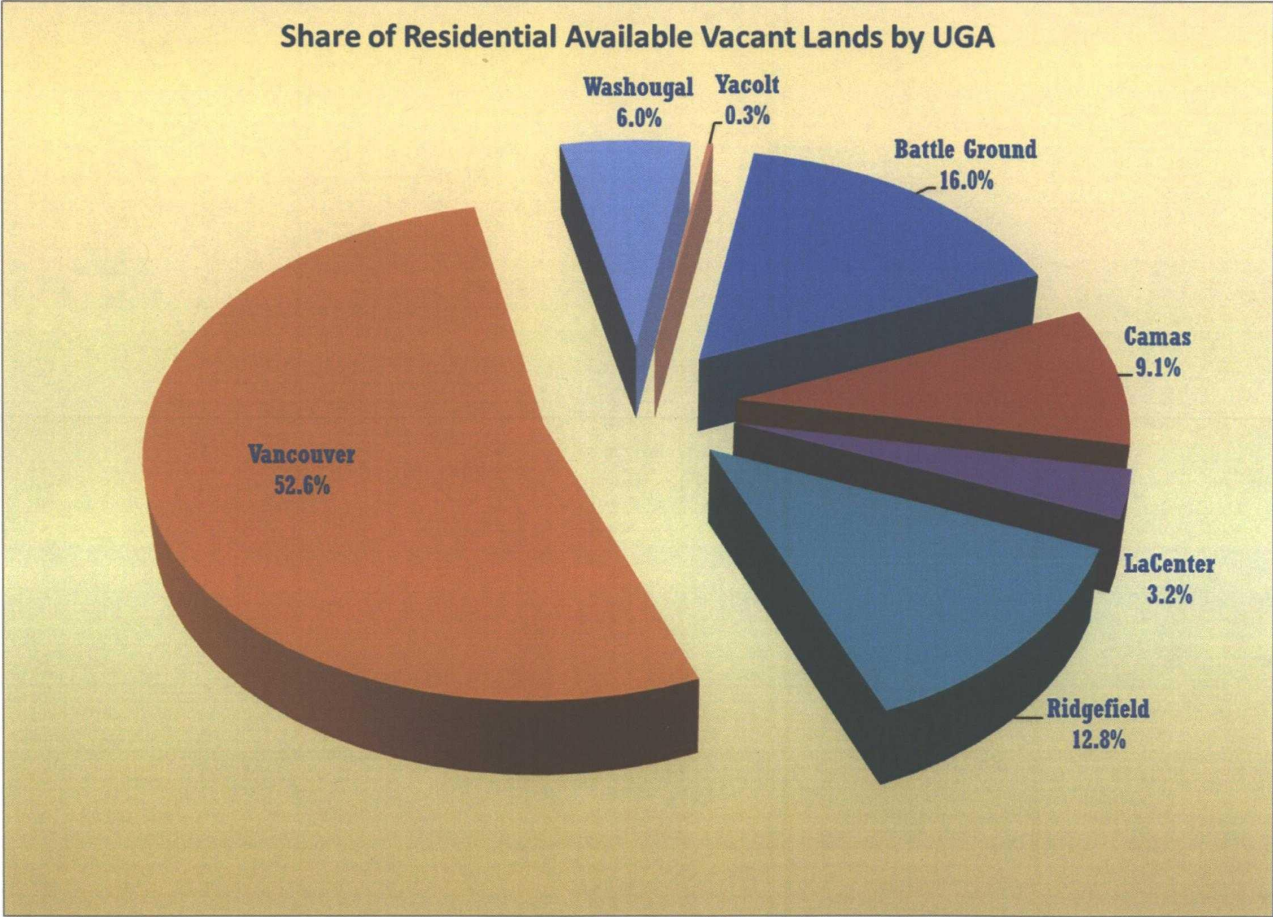
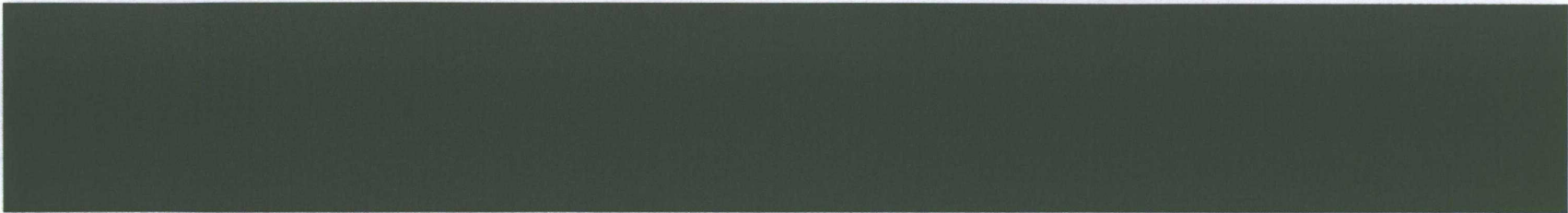
City/County ~ March 14, 2014

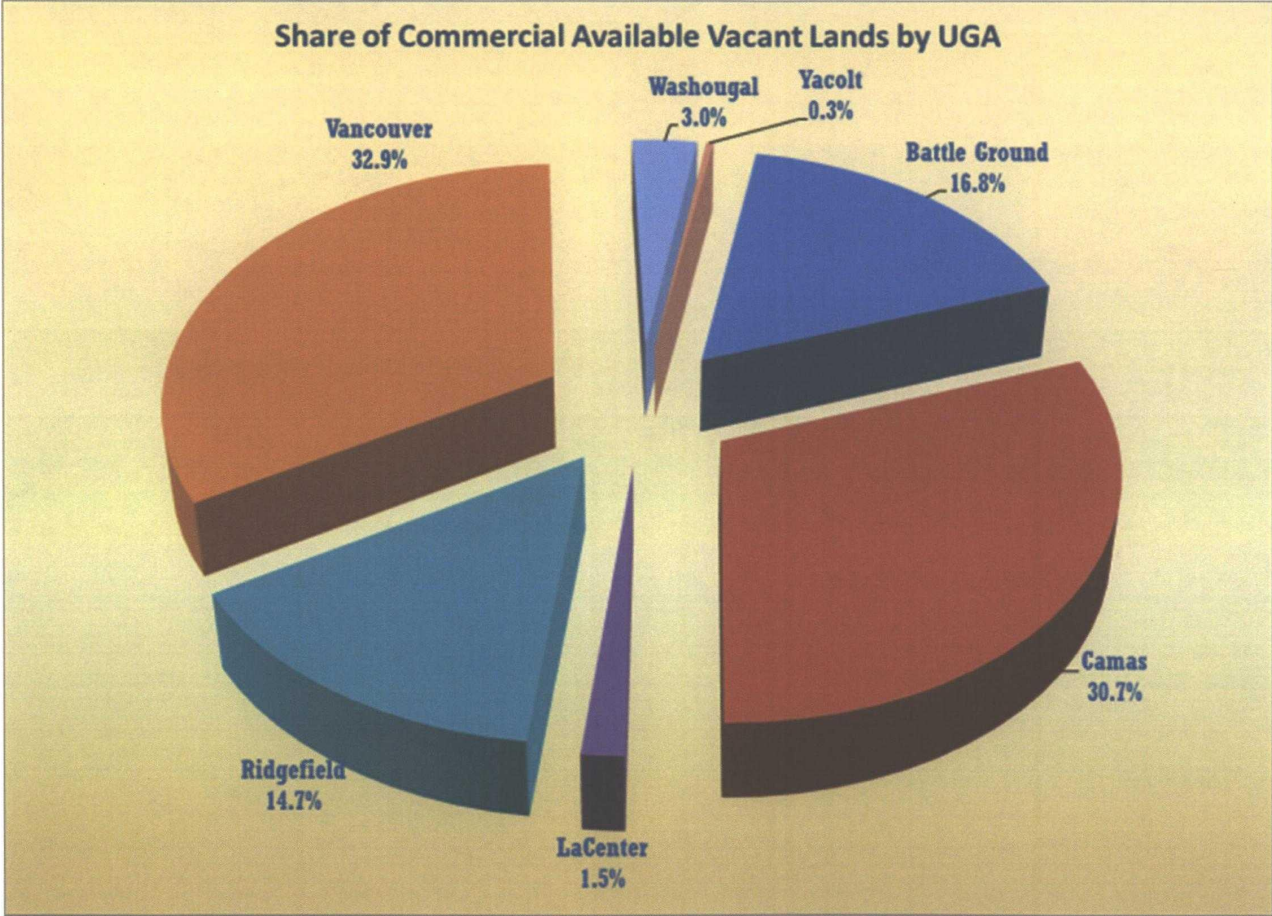
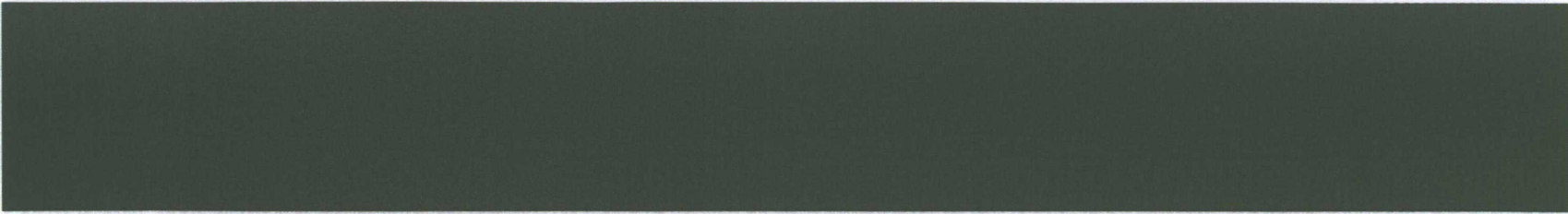
Clark County 20-year Employment Projections

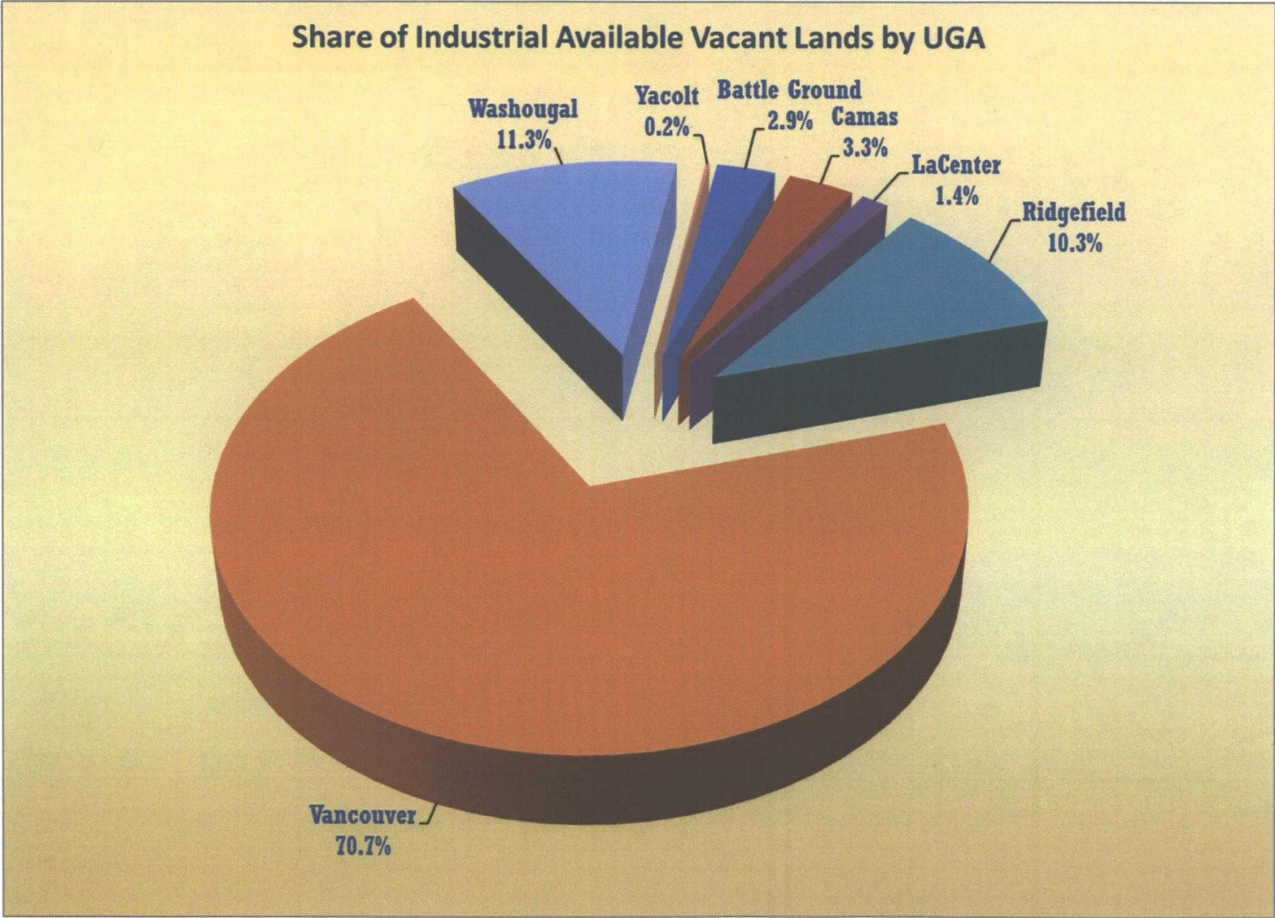
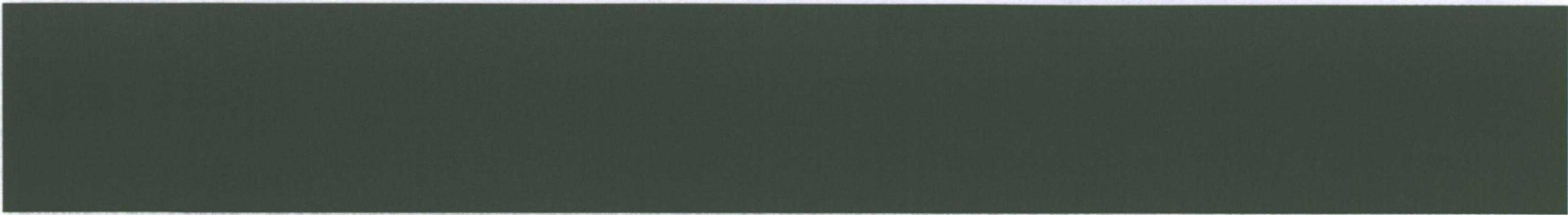


Points of consideration:

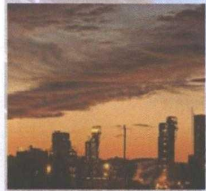
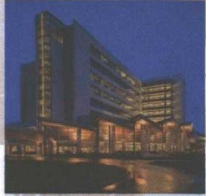
1. Growth Management Act (GMA) does not require local jurisdictions to plan for a particular number of jobs
2. GMA does not dictate a particular methodology for allocation employment growth
3. Historically, the VBLM was used to allocate future growth based on available inventory







Clark County 20-year Employment Projections



For consideration:

1. Recommend 2016 methodology be the same as the 2007 approach allocates growth by UGA according by the proportion of the total county identified VBL
2. 2014 and 2015 VBMLM anticipate no real change
3. What does “flexibility” for job allocation mean?

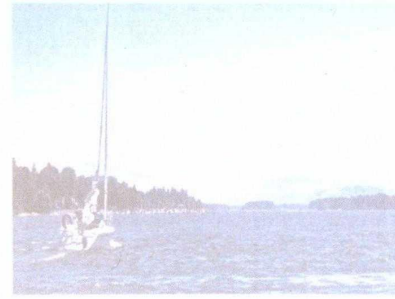
Washington Employment Security Department Analysis

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



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



Comprehensive Growth Management Plan review 2016

**Thank you.
Comments and questions?**