FYI. Mary Beth for the index. Please, let me know if you have questions. Thank you.

Oliver

-----Original Message-----
From: Orjiako, Oliver
Sent: Tuesday, April 08, 2014 9:59 AM
To: McCall, Marilee
Subject: 2014_0416_BOCC_WS_PV_and_Assumptions.pptx

Hello Marilee:

Here is the PowerPoint presentation for the Board’s April 16, 2014 work session. Please, add the current Board’s principles and values attached as part of the material that you send upstairs. Please, let me know if you have questions. Thank you very much.

Oliver
# Board of County Commissioners Calendar

**April 2014**

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<tr>
<th>Sun</th>
<th>Mon</th>
<th>Tue</th>
<th>Wed</th>
<th>Thu</th>
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<td>6 p.m. Public Hearing: 2016 Comp Plan Update - Employment Forecast Number (BOCC)</td>
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<td>10 a.m. Public Hearing: CANCELLED (BOCC)</td>
<td>10:30 a.m. WS: Clark County Historical Museum's Annual Update (BOCC)</td>
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<td>10 a.m. Public Hearing: RESCHEDULED: May 27, 2014 Land Use Regulations for Marijuana Related Facilities (BOCC)</td>
<td>WS: Budget and Economic Outlook (BOCC) WS: Comp Plan Update: Review of Planning Principles and Values, and Planning Assumptions (BOCC)</td>
<td>6:30 p.m. Joint Public Meeting w/Planning Commission to discuss Surface Mining Overlay (BOCC)</td>
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<td>10 a.m. Board Hearings: RESCHEDULED to April 29, 2014 (BOCC)</td>
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<td>10 a.m.</td>
<td>Proclamations (2);</td>
<td>9 a.m.</td>
<td>WS: 1st</td>
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<td>Public Hearings:</td>
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<td>1) 2014 Housing</td>
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<td>The Fountains</td>
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<td>10:30 a.m.</td>
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<td>Vacation; 4)</td>
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April 2014

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

BOCC Principles and Values
& Planning Assumptions
REVIEW

Oliver Orjiako, Director, Community Planning

BOCC Work Session ~ April 16, 2014
1. Comp plan progress to date

2. Purpose of work session
   1. Review of 2005 BOCC principles and values
   2. Review of planning assumptions

3. Next steps
2005 BOCC Principles and Values

Clark County Board of Commissioners
September 6, 2005 – Comprehensive Plan Work Session

Values/Principles
- Maintain county tax base (generate revenue necessary to provide services)
- Balance between the cities
- Equalize land allocation and jobs/population ratio so that cities have equitable share of jobs – diverse job base
- Vancouver UGB maximizes residential growth (there will be some residential growth but not dense residential growth; especially where there already exists large-lot, high-value development). Minimize lots that "fit" but lower density (perhaps 8-10, 8-20 or never greater lot zones) of residential growth.
- Each city must meet its density and housing mix requirements.
- Mapping: Put job lands close to transportation so that capacity is provided to job opportunities.
- Need creative opportunity for conservation (e.g. farm-based zoning, performance zoning).
- New growth needs to blend well with existing neighborhoods (e.g., transition zones, buffering, gradual transitions in development style, type).
- Ground-truth where residential and job "make sense" – no more "wetlands"
- Resulting tax-base (e.g., jobs, residential that doesn't result in great density for schools) needs to be equitable for school districts. Tax base equitably distributed between residential and job producing lands.
- Focus Public Investment Areas - "hubs" of job growth that can be serviced effectively (adjust Transportation Improvement Program if necessary)
- Break/Group spaces between communities – natural barriers
- Minimize the conversion of productive farmland – those lands which have long-term commercial agriculture viability
  - Is it being used today for commercial agriculture?
- Balance goals (e.g. economic development versus agricultural land preservation).
- Identify "seed" urban reserve lands (they need to be readily capable of being converted to urban uses in the future – next 10 years). Think about the unexpected.
- Use an integrated view in examining the proposed boundaries and plan map.
- Critical areas:
  - Identify those areas that should "never" be urban (critical areas of county-wide significance).
  - Minimize inclusion of critical areas for cities that do not have critical area ordinances that have met the test of "best available science."
  - All other factors being equal, select the area that has fewest critical areas.
- Maintain a mix of housing options (a variety of housing densities – large, medium and small lots).

Topics include:
- Employment lands
- Housing
- Community design
- Rural lands
- Environmental
- Tax base
- Other land use
- Mapping implications
- Allocation

Key:
- ✔️ Complete
- ❓ Still necessary?
Employment lands principles & values

1. Equalize land allocation and jobs/population ratio so cities have equitable share of jobs – diverse job base

2. Mapping: Put job lands close to transportation so that capacity is provided to job opportunities

3. Ground-truth where residential and jobs “make sense” – no more “wetland industrial”

4. Focus Public Investment Areas – “hubs” of job growth that can be serviced effectively (adjust Transportation Improvement Program if necessary)

5. Maximize the potential for the county’s railroad as a job-creating asset

6. Prioritize lands that are most likely to provide “family-wage jobs” as defined in the comprehensive plan policies
Housing principles & values

1. Vancouver UGB: minimize residential growth (there will be some residential growth but not dense residential growth, especially where there already exists large-lot, high-value development). Minimize doesn’t mean “don’t” but lower density of residential growth.

2. Each city must meet its density and housing mix requirements.

3. Maintain a mix of housing options (a variety of housing densities – large, medium, and small lots).

4. Identify school sites or areas where schools buildings will be necessary inside the new hubs of residential areas (need sites close to where the children will be). Avoid penalizing property owners in the process.
Community Design principles & values

1. Need creative opportunities for communities (e.g. form-based zoning, performance zoning)

2. New growth needs to blend well with existing neighborhoods (i.e., transition zones, buffering, gradual transitions in development style, type)
Rural lands principles & values

1. Minimize the conversion of productive farmland – those lands which have long-term commercial agriculture viability - or - Is it being used today for commercial agriculture?

2. Balance goals e.g. economic development versus agricultural land preservation

3. Identify “real” urban reserve lands (they need to be readily capable of being converted to urban uses in the future – next 10 years). Think about the unexpected.
Environmental principles & values

- **Critical areas:**
  
  1. Identify those areas that should "never" be urban (critical areas of countywide significance)
  
  2. Minimize inclusion of critical areas for cities that do not have critical area ordinances that have met the test of "best available science"
  
  3. All other factors being equal, select the area that has fewest critical areas
Other land use principles & values

1. Ensure good geographic distribution of commercial lands

2. Breaks/Green spaces between communities – natural borders

3. Use an integrated view in examining the proposed boundaries and plan map.

4. Build on the work done for the January 2004 plan map proposal (but modest changes are acceptable)
Tax Base principles & values

1. Maintain county tax base (generate revenue necessary to provide services)

2. Balance between the cities

3. Resulting tax-base (e.g. jobs, residential that doesn’t result in great demand for schools) needs to be equitable for school districts. Tax base equitably distributed between residential and job producing lands
Mapping implications principles & values

1. La Center needs greater economic diversification opportunities and multi-family land use designations

2. Ridgefield needs greater population to balance employment opportunities - meeting 75:25 housing split may be an issue

3. Vancouver UGB – job producing reserve lands need to be included in the boundary

4. Camas density needs to meet 6 units/ acres (but can be exceeded if city desires)

5. Ground “truthing” is extremely important for employment

6. Lands with few if any restraints (“easy”) should be allocated first for employment

7. Employment - reserve overlay for lands served by county railroad corridor
Allocation principles & values

1. Guided by the values identified (in the previous topics)

2. Ground truthing will clarify/define the allocation (versus “assigned”)
Planning Assumptions

- GMA requires Clark County and cities to monitor growth patterns through the Buildable lands report – RCW 36.70A.215

- Use information from new development as well as consideration of "reasonable measures" to revise and update growth plans

- Planning assumptions for population and employment forecasts are used to determine number of acres needed to accommodate that growth - based on:
  - Office of Financial Management projections
  - BOCC direction
## Planning Assumptions - Population

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<tbody>
<tr>
<td>20-Year Population Projections</td>
<td>416,071</td>
<td>517,741</td>
<td>584,310</td>
<td>562,207</td>
</tr>
<tr>
<td>Planned population growth</td>
<td>123,000</td>
<td>147,278</td>
<td>192,635</td>
<td>136,844</td>
</tr>
<tr>
<td>Urban/Rural population growth split</td>
<td>81/19</td>
<td>90/10</td>
<td>90/10</td>
<td>90/10</td>
</tr>
<tr>
<td>Assumed Annual population growth rate</td>
<td>2.35%</td>
<td>1.69%</td>
<td>2.2% (2004-2010), 2% (2011-2024)</td>
<td>1.12%</td>
</tr>
<tr>
<td>Housing type ratio</td>
<td>60% single family, 40% multifamily</td>
<td>75% single family, 25% multifamily</td>
<td>75% single family, 25% multifamily</td>
<td>75% single family, 25% multifamily</td>
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<tr>
<td>Persons per Household</td>
<td>2.33</td>
<td>2.69</td>
<td>2.59</td>
<td>2.66</td>
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## Planning Assumptions - Employment

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<tr>
<td><strong>New jobs</strong></td>
<td>58,100</td>
<td>84,203</td>
<td>138,312</td>
<td>91,200</td>
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<tr>
<td><strong>Average jobs to population ratio</strong></td>
<td>1:2.11</td>
<td>1:1.75</td>
<td>1:1.39</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Jobs to households</strong></td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>1.10</td>
</tr>
<tr>
<td><strong>Infrastructure deduction</strong></td>
<td>~25%</td>
<td>~25%</td>
<td>27.7%</td>
<td>27.7%</td>
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| **VBLM (definition of vacant)**   | • $10,000 - vacant residential  
   • $50,000 - Commercial/industrial | • $13,000 - vacant residential  
   • $67,500 - Commercial/industrial | • $13,000 - vacant residential  
   • $67,500 - Commercial/industrial | • $13,000 - vacant residential  
   • $67,500 - Commercial/industrial |
| **Market Factor**                 | • 25%, residential and commercial  
   • 50%, industrial | • 0%, residential  
   • 25%, business park/commercial  
   • 50%, industrial | • 10%, residential  
   • 0% commercial, business park and industrial | • 10%, residential  
   • 0% for commercial, business park and industrial |
Next steps

1. Coordination with local jurisdictions on allocation for BOCC approval
2. Development of land use alternatives
3. Environmental threshold determination
Comprehensive Growth Management Plan review 2016

Thank you.

Comments and questions?

Photo credit: Austin Groskopf, Age 17