

O'Donnell, Mary Beth



CP16#0015

From: Orjiako, Oliver
Sent: Tuesday, April 08, 2014 10:00 AM
To: Euler, Gordon; Anderson, Colete
Cc: O'Donnell, Mary Beth
Subject: FW: 2014_0416_BOCC_WS_PV_and_Assumptions.pptx
Attachments: compplanguides90605.pdf; 2014_0416_BOCC_WS_PV_and_Assumptions.pptx

Follow Up Flag: Follow up
Flag Status: Flagged

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

Sun	Mon	Tue	Wed	Thu	Fri	Sat
30	31	1 6 p.m. Public Hearing: 2016 Comp Plan Update- Employment Forecast Number (BOCC)	2	3	4	5
6	7	8 10 a.m. Public Hearing: CANCELLED (BOCC)	9 10:30 a.m. WS: Clark County Historical Museum's Annual Update (BOCC)	10	11	12
13	14	15 10 a.m. Public Hearing: RESCHEDULED: May 27, 2014 Land Use Regulations for Marijuana Related Facilities (BOCC)	16 WS: Budget and Economic Outlook (BOCC) WS: Comp Plan Update: Review of Planning Principles and Values, and Planning Assumptions (BOCC)	17 6:30 p.m. Joint Public Meeting w/Planning Commission to discuss Surface Mining Overlay (BOCC)	18	19
20	21	22 10 a.m. Board Hearings: RESCHEDULED to April 29, 2014 (BOCC)	23	24	25	26

27	28	29 10 a.m. Proclamations (2); Public Hearings: 1) 2014 Housing & Community Development Action Plan; 2) The Fountains Developer Agreement; 3) NE Repass Road Vacation; 4) Comp Plan Employment Forecas; & 5) Urban Reserve (BOCC)	30 9 a.m. WS: 1st Quarter of 2014 Financial Report (BOCC) 10:30 a.m. WS: Prospective Asset Management (BOCC)	1	2	3
April 2014						

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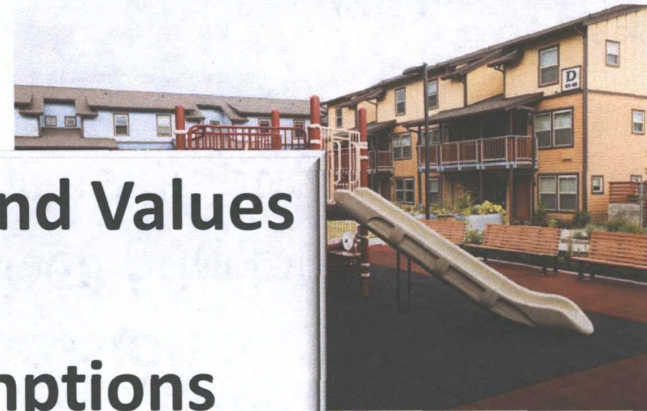
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Webmaster@clark.wa.gov

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



BOCC Principles and Values & Planning Assumptions **REVIEW**

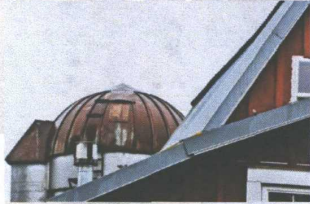


Oliver Orjiako, Director, Community Planning



BOCC Work Session ~ April 16, 2014

Agenda



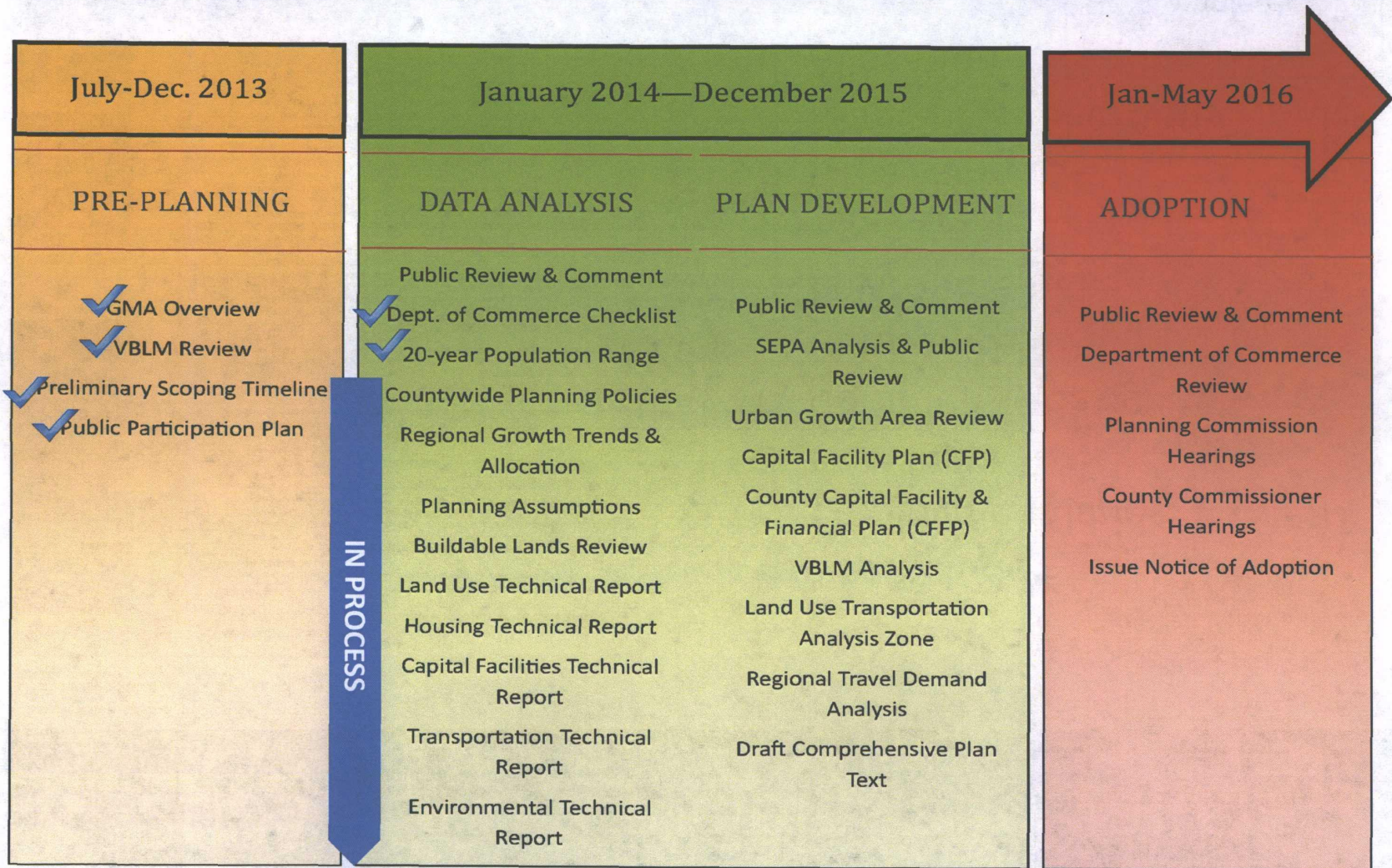
1. Comp plan progress to date

2. Purpose of work session

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

3. Next steps

2016 Comprehensive Plan progress to date



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: 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 (maybe R-10, R-20 or newer larger 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 opportunities for communities (e.g. form-based zoning, performance zoning)
- New growth needs to blend well with existing neighborhoods (i.e., transition zones, buffering, gradual transitions in development style, type)
- Ground-truth where residential and jobs "make sense" – no more "wetland industrial"
- 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.
- Focus Public Investment Areas – "hubs" of job growth that can be serviced effectively (adjust Transportation Improvement Program if necessary)
- Breaks/Green spaces between communities – natural borders
- 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 "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.
- 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:

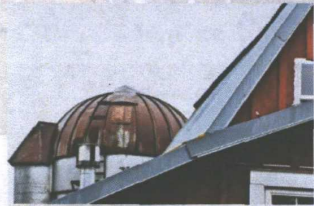
- Employment lands
- Housing
- Community design
- Rural lands
- Environmental
- Tax base
- Other land use
- Mapping implications
- Allocation

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)

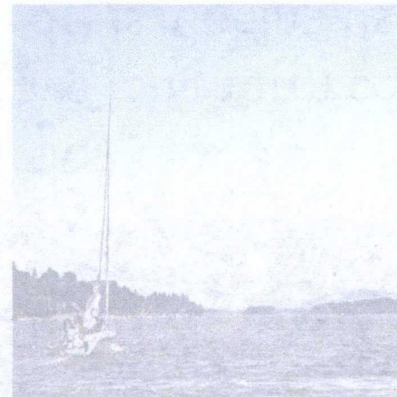


4. Identify school sites or areas where schools buildings will be necessary inside the new hubs of residential areas (need sites close to where the children will be). Avoid penalizing property owners in the process.

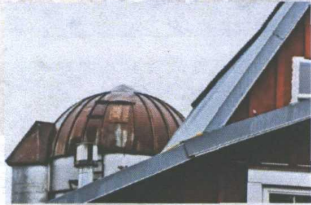
Community Design principles & values



- ✓ 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.



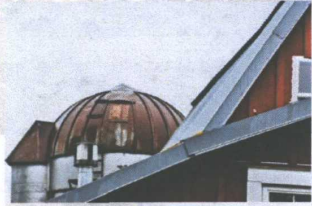
Environmental principles & values



○ Critical areas:

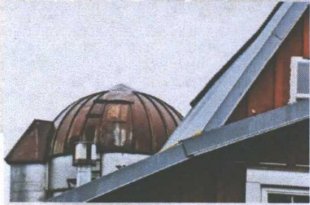
- ✓ 1. Identify those areas that should “never” be urban (critical areas of countywide significance)
- ✓ 2. Minimize inclusion of critical areas for cities that do not have critical area ordinances that have met the test of “best available science”
- ✓ 3. All other factors being equal, select the area that has fewest critical areas

Other land use principles & values

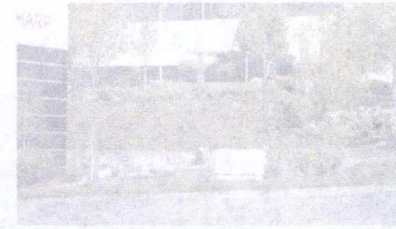


1. Ensure good geographic distribution of commercial lands
2. Breaks/Green spaces between communities – natural borders
3. Use an integrated view in examining the proposed boundaries and plan map.
- ✓ 4. Build on the work done for the January 2004 plan map proposal (but modest changes are acceptable)

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

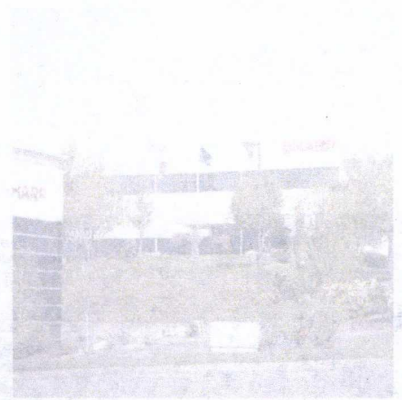
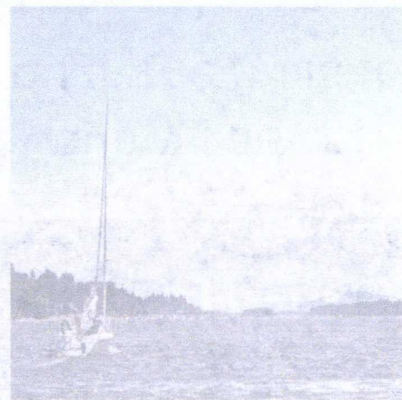
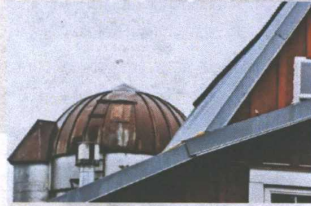


Mapping implications principles & values

-
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

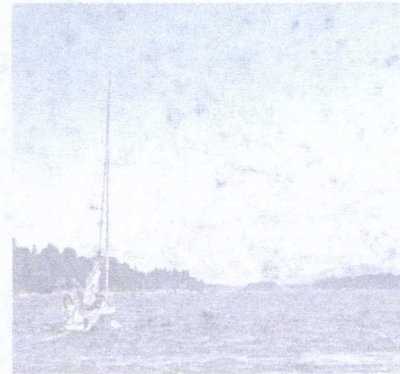
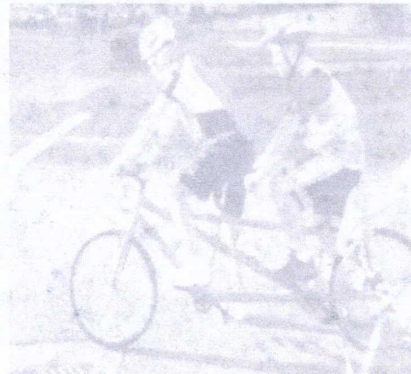
Assumption	1994	2004	2007	2016
OFM Range	356,873 – 416,071	453,280 – 571,061	476,692 – 625,316	459,617-681,135
20-Year Population Projections	416,071	517,741	584,310	562,207
Planned population growth	123,000	147,278	192,635	136,844
Urban/Rural population growth split	81/19	90/10	90/10	90/10
Assumed Annual population growth rate	2.35%	1.69%	2.2% (2004-2010), 2% (2011-2024)	1.12%
Housing type ratio	60% single family, 40% multifamily	75% single family, 25% multifamily	75% single family, 25% multifamily	75% single family, 25% multifamily
Persons per Household	2.33	2.69	2.59	2.66

Planning Assumptions - Employment

Assumption	1994	2004	2007	2016
New jobs	58,100	84,203	138,312	91,200
Average jobs to population ratio	1:2.11	1:1.75	1:1.39	N/A
Jobs to households	N/A	N/A	N/A	1.10
Infrastructure deduction	~25%	~25%	27.7%	27.7%
VBLM (definition of vacant)	<ul style="list-style-type: none"> • \$10,000 - vacant residential • \$50,000 - Commercial/industrial 	<ul style="list-style-type: none"> • \$13,000 - vacant residential • \$67,500 - Commercial/industrial 	<ul style="list-style-type: none"> • \$13,000 - vacant residential • \$67,500 - Commercial/industrial 	<ul style="list-style-type: none"> • \$13,000 - vacant residential • \$67,500 - Commercial/industrial
Market Factor	<ul style="list-style-type: none"> • 25%, residential and commercial • 50%, industrial 	<ul style="list-style-type: none"> • 0%, residential • 25%, business park /commercial • 50%, industrial 	<ul style="list-style-type: none"> • 10%, residential • 0% commercial, business park and industrial 	<ul style="list-style-type: none"> • 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