

Community Planning AGENDA

Date: Friday, April 11, 2014
Time: 10:00 AM to 11:30 PM

Location:
City of Battle Ground, City Hall, 109 SW 1st Street.
First Floor, Room 148
Battle Ground, WA 98604

City-County Planning Directors Coordination Meeting

Outcomes:

- Agreement on allocation methodology.
- Coordination on all BOCC work sessions on the Comp Plan update.

Agenda Item:	Introduced by:
Welcome & Introductions (5 minutes)	Oliver Orjiako
Population & Employment Allocation Discussion (30 minutes)	Oliver Orjiako & All
Preparation for April 16 BOCC WS on Principle and Values (30 minutes)	Oliver Orjiako & All
Review of PC and PHAC comments on County-wide Planning Policies	Colete Anderson & All
Roundtable (20 minutes)	All
Next Meeting Agenda and Location (5 minutes)	All

Next meeting: Time/location

May 9, 2014 in Camas (10:00 – 12:00 p.m.)



City-County Planning Directors Coordination Meeting
City of Battle Ground City Hall, 109 SW 1st Street
Battle Ground, Washington

Meeting Notes

Friday, April 11, 2014

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

Directors Present: Sam Crummett, City of Battle Ground, Mitch Kneipp, City of Washougal; Sandra Towne and Bryan Snodgrass, City of Vancouver; Eric Eisemann representing City of Ridgefield and City of La Center, Amanda Smeller, City of Woodland, and Robert Maul, City of Camas;

Staff: Gordy Euler, Gary Albrecht and Colete Anderson.

Meeting Notes by: Gary Albrecht

Welcome & Introductions

- Gordy welcomed everyone to the meeting and initiated introductions.
- Board of Clark County Hearing about employment allocation on May 27th.
- Department of Commerce's Quarterly Planner's Forum is on April 17, 2014.
- Commerce Basic Short Course on May 21st 6:30-9:30 at Battle Ground City Hall.

Population & Employment Allocation Discussion

- Board of Clark County Commissioners held an Employment hearing on April 1st and is continued to April 22nd, and they are leaning towards choosing the higher number seen in scenario 4 for a jobs number. The 4/22 hearing is still open for public testimony and anyone can provide input on a proposed jobs number for the Board to consider. Gary discussed the Methodology; method 3 needs to be revised; 3) allocating growth by UGA according to the proportion of the total county identified vacant and buildable lands, but capped by UGA at currently historical shares.
- Flexibility is uncertain and the cities are not sure what flexibility means. Gary mentioned that at previous City-County Coordination meeting, there was a consensus among jurisdictions "In general, each city should be given the opportunity to be flexible."
- City of Camas representative mentioned that during a testimony at the recent Board Hearing on employment, asked the question of what does it mean for allocation? They would like the ability to rezone commercial/industrial lands as needed and not be held to a specific number of acres needed for commercial or industrial lands. Gordy indicated that the County will work with its cities if rezones are needed. It was mentioned during the recent hearing that it would be nice to add employment land if needed after the 2016 Comp Plan update is complete. Staff reminded the cities that the County's policy

(20-Year Plan Policy 1.17 - Frequency of UGA Review and Expansions) will remain in effect for the 2016 Comp Plan update.

- La Center's issue is with being underserved by employment lands. The question arose about how can La Center obtain additional employment land if needed, and how do they get it?
- Staff indicated there is enough land available for the most aggressive employment numbers. The cities need to inform the County about additional land needs. The Board will about a jobs number, and the next conservation will be is the employment land in the correct place?
- What will the allocation method look like if the historical method was chosen? This might indicate that some UGAs might get allocated a surplus of land and some might have a shortage of land.
- If a jurisdiction is at capacity and does not need to add additional land, if a jurisdiction has a small amount of population and employment land and needs additional land, would one of the remaining jurisdictions need to give up land to maintain a 100% share? If a jurisdiction has 110% capacity, how would a jurisdiction get to 115% if needed?
- Does a different allocation method need to be used? County staff indicated that allocations are historically based on the vacant lands model.
- A comment was made that a jurisdiction might have to give up some of land inside their UGA. Should UGAs shrink their boundary because of a smaller population number compared to the 2007 Comprehensive Plan. Flexibility is seen in picking a high employment number, but shrinking the boundary goes against flexibility.
- Issue Paper #4 could be improved by showing the current UGA capacity? Staff indicated that the Employment lands in the Vacant Buildable Lands Model were reviewed at a Board Work Session on March 19th. The presentation included maps showing vacant buildable lands; <http://www.clark.wa.gov/thegrid/>
- The two concerns are 1). Is there enough job land allocated to your UGA? 2.) Is the existing job land, the right land (commercial, industrial) mix?
- Is the land developable today? The concept of shovel ready was made, which is a concept that CREDC or BIA might bring to the table. Staff indicated that the vacant land model reports on gross and net lands, and not on indicating shovel ready lands. Capital facility plans indicate where infrastructure will locate that can help with the concept determining shovel ready lands.
- Capacity ought to be determined based on allocation and zoning criteria. All assumptions including redevelopment factors need to be included in the capacity number. Staff indicated that cities need to provide the county with any special studies showing additional population or job capacity.
- Why pick a job number? Staff indicated that per GMA, counties have to plan for enough land for jobs.

Preparation for April 16 BOCC WS on Principles and Values

- In 2005, the Board adopted principles and values. Staff will discuss these same principles and values with the Board on April 16 during a work session to see if they still make sense for the 2016 plan update.
- Colete mentioned the allocation section; it was the main argument for expanding the 2004 & 2007 boundaries.
- PPH is changing. Is there a proposed conversation to change the urban/rural split? Staff is not proposing such a change.
- Infrastructure deduction is being reviewed and this assumption might change.
- In the planning assumptions for employment it might be useful to show jobs to housing ratio for 1994, 2004, 2007. Vacant and underutilized dollar values are in the process of being reviewed and these numbers might change in the vacant lands model.
- Urban reserves value might be out of date for the City of Vancouver.
- City of Washougal indicated that it would like to add Urban Holding.

Review of PC and PHAC comments on County-wide Planning Policies

- Colete mentioned we need help deciding text for one of the Countywide planning policies. Unanimous agreement to support the Planning Commission comments made on 2/20/2014.

Roundtable

- Woodland - I-502 moratorium ends in early June. Medical Marijuana moratorium expires in August. They received a processor/producer permit that meets the 1,000 foot buffer requirements. Taco Bell permitted in Woodland.
- Clark County - Gordy is working on preparing the SEPA and is looking at using the 2007 plan SEPA showing three maps (max '07 study area, adopted 07' boundary, 2014 boundary) and presenting three alternatives; 1) no action; 2) Proposing possible changes to minimum parcel sizes in rural areas including some analysis of the Surface Mining overlay and County initiated zone changes; 3) Probably some combination of alternatives 1 & 2 and include any city zone change requests. These alternatives have remained internal until now. Scoping process will likely occur this summer. Industrial Land Bank application is on the old Lagler property (East and west side of SR 503) will not be part of the 2016 plan update.
- Clark County Rural Lands - Board is proposing to remove AG-20 and create AG-10, remove FR-40 and create a FR-20 zone.
- Clark County I-502 BOCC hearing cancelled for 4/15.
- The three alternatives seem to cover the range of recent population and employment discussions. There are no funds available from the State to fund and EIS. Staff believes the county can get by with a supplemental EIS from the 2007 plan.
- LaCenter prepared an EIS for the expansion in the past. Would the County adopt this EIS? Staff does not see a problem with adopting the EIS. 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.

- 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.
- Washougal - Annexations amount to 130 acres requesting to come into the City. Working with PSU students relating to the trail system and coordination with the downtown area; kick off is on 4/12. Subdivision is coming in as well as the cities first Auto Zone store. I-502 moratorium in place.
- City of Vancouver - Preparing the 2015-2016 budget. Updating their TIF program and the proposed new City TIF districts will end at the City boundary.
- Camas - I-502 moratorium in place. Subarea master plan for the Grass Valley area. Plats for commercial and residential permits are flowing.
- Battle Ground - New director, Erin Urgman from the City of Vancouver. Ace Hardware and Sherwin Williams coming to town. Walmart issued a temporary occupancy open for Memorial Day. A lot of residential development in pipeline; over 400 lots near the Cedar's Golf course area. 48 unit complex proposed north of Fred Meyer.

Next Meeting Location is in Camas.



proud past, promising future

CLARK COUNTY
WASHINGTON

ATTENDANCE SIGN IN for: April 11, 2014 - City/County Coordination
****Please PRINT Clearly****

Comprehensive Plan 2016 Periodic Update
Clark County - Community Planning

PRINT NAME	MAILING ADDRESS	ZIP CODE	PRINT - E-MAIL
✓ Gordy Euter	Clark Co. Comm. Planning		
✓ Gary Albrecht	Clark Co. Community Planning		
✓ Mitch Krapp	City of Washougal		
✓ Robert Maul	City of Camas		
✓ Eric Eisenauer	City of Ridgefield, WA		
✓ Sam Crummett	City of B.G.		
✓ Colette Anderson	Clark Co.		
✓ Amanda Smeller	City of Woodland		
✓ Bryan Snodgrass	CITY OF VANCOUVER		
✓ Sandra Toune	city of Vancouver		

Clark County Comprehensive Plan 2016 Update

Planning for growth 2015 – 2035

2016 Population and Employment Allocation – Issue Paper 4

Purpose

This memorandum provides a basic framework and starting point from which the county and its cities may consider population and employment allocation.

Background

In July 2013, Clark County began the process of updating its Comprehensive Growth Management Plan to meet the 2016 periodic update requirement of Chapter 36.70A.140 RCW. Several issue papers have already been prepared to allow the Board to make decisions about the update:

In “Issue Paper 1 - Comprehensive Plan Overview”, Community Planning presented a summary of the county’s Planning Assumptions, the 2013 vacant and buildable lands model (VBLM) inventory, and population and employment projections.

In “Issue Paper 2 – Population and Job Projections”, Community Planning presented background information for a discussion with the cities and the Town of Yacolt on population and job planning assumptions for 2015 through 2035. On January 21, 2014, the Board of Clark County Commissioners adopted the Office of Financial Management (OFM) medium population of 562,207 for the twenty year period ending 2035 (Res. 2014-01-09).

In “Issue Paper 3 – Community Planning presented employment forecasts and suggested a high employment forecast based on input from Washington Employment Security Department (ESD) . Issue Paper 3 was revised as Issue Paper 3.1 to include the 2014 VBLM information. On April 22, 2014, the Board adopted the high employment forecast of 91,200 net new jobs for the twenty year period ending 2035 (Res. 2014-04-XX).

This issue paper (Issue Paper 4) will discuss 2016 population and employment allocations.

Methodology

Allocation of population and jobs is a key step in the planning process. There are three methods for allocating that can be used by the Board:

- 1) placing growth where it has historically occurred by urban growth area (UGA);
- 2) allocating growth by UGA based on the proportionate share of total county vacant and buildable lands without concern for capping that growth at current capacity; or
- 3) allocating growth by UGA according to the proportion of the total county identified vacant and buildable lands, but capped by UGA at currently historical shares.

Table 2: 2015-2035 Employment Forecast by UGA.

UGA	Net New Jobs	Vacant Land Model Share
Battle Ground	11,635	13.50%
Camas	12,503	14.50%
La Center	1,367	1.59%
Ridgefield	11,895	13.80%
Vancouver	42,774	49.61%
Washougal	5,528	6.41%
Yacolt	513	0.59%
Woodland	0	
Sub-Total	86,214	100.00%
Public Sector Jobs at 18%	15,518	
Total	101,732	

Conclusion and Recommendation

Much has changed since Clark County first adopted its Comprehensive Plan in 1994. The county's demographic characteristics have continued to change. Community Planning recommends that population and employments lands be allocated to each UGA based on the above proportional allocations.

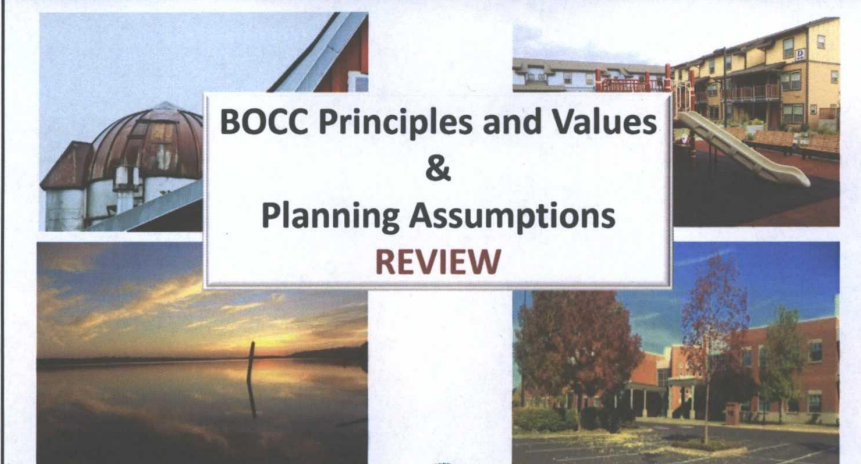
NEXT STEPS

With respect to individual UGA allocations, a limited number of alternative land use scenarios should be identified. The scenarios should be used to inform the county's ongoing transportation modeling efforts in coordination with RTC. In addition, as part of the buildable lands analysis process, the number of available commercial and industrial sites should be identified, and if the analysis points to a shortage, UGA allocations should be adjusted accordingly. Finally, the county should attempt to determine the relative impact of these alternative land use scenarios on the county's water resources.

CHAPTER 1 COUNTYWIDE PLANNING POLICIES (New Chapter)


Growing Healthier/Aging Readiness Plan	
Original proposal	<u>Communities and neighborhoods shall be designed in a way that promotes and protects aging-in-place for all age groups; especially by providing opportunities for physical activity and access to healthy food.</u>
Planning Commission comments 2/20/14	<u>Communities and neighborhoods shall should be designed in a way that promotes and protects aging-in-place for all age groups; especially by providing opportunities for physical activity and access to healthy food.</u>
Public Health Advisory Council – 3/18/14	<p><u>Communities should be designed in a way that supports the health of all age groups throughout a life cycle; especially by providing opportunities for physical activities and support access to healthy food.</u></p> <p>Notes:</p> <p><u>Close to farmers market, NC zoning, grocery stores</u></p> <p><u>Community gardens</u></p>

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



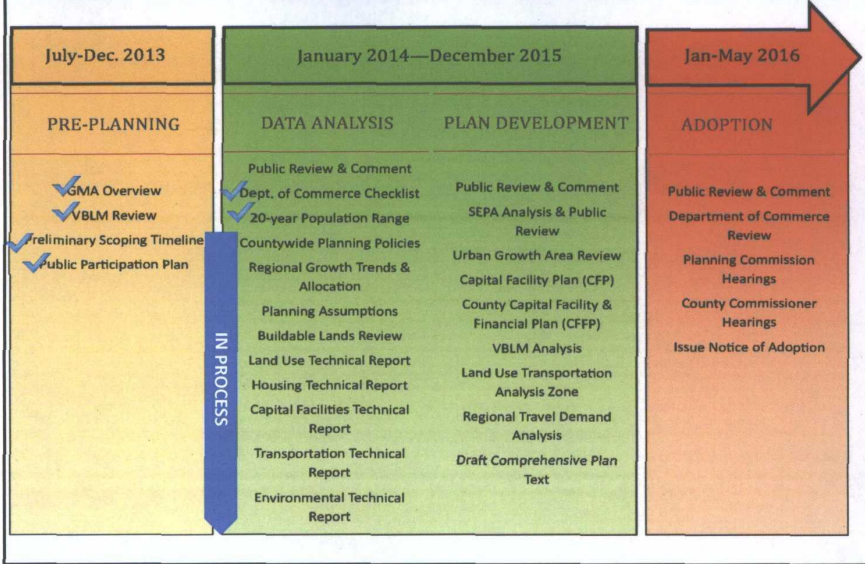
1. Comp plan progress to date

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

- Minimize overall tax base (generate revenues necessary to provide services)
- Maintain balance between the urban
- Location land allocation and job/population ratio so that cities have equitable share of jobs – diverse job base
- Encourage URBAN oriented residential growth (there will be some residential growth but not dense residential growth, especially where there already exist large lots, high urban development, 1.5/1.0 acre lots) that lower density (single 1/2, 1/3, 1/4 or larger lots) areas of residential growth.
- Develop more space to 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. farm-based zoning, performance zoning)
- New growth needs to blend well with existing neighborhoods (i.e., transition zones, buffering, gradual transition to development style, type)
- Develop growth where residential and jobs "make sense" – do more "workland integration"
- Planning as team (e.g., jobs, residential that doesn't result in great demand for schools) needs to be equitable for school districts. (We have capability distributed between residential and job providing lands)
- Focus Public Investment Areas – "hubs" of job growth that can be serviced effectively (urban Transportation Improvement Program of tomorrow)
- Think about open spaces between communities – natural borders
- Maintain the character of productive farmland – those lands which have long-term commercial agricultural viability
 - Is it being used better for commercial agriculture?
 - Balance growth e.g. economic development versus agricultural land preservation
- Identify "red" when resource lands they tend to be readily capable of being converted to urban uses in the future – over 10 years. Think about the transportation.
- 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 sensitive agriculture)
 - Maintain protection of critical areas for cities that do not have critical area ordinances that take care of the land or "most sensitive resources"
 - All other factors being equal, select the areas that have lowest critical areas.
- Maintain a mix of housing options (a variety of housing densities – large, medium and small lots)

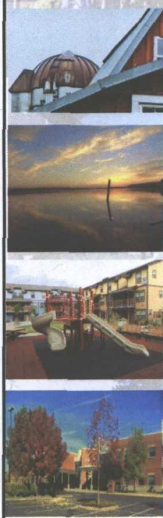
Topics include:

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

Key:

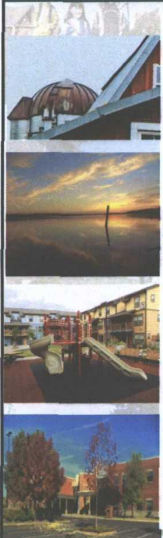
- ✓ Complete
- ? Still necessary?

Employment lands principles & values



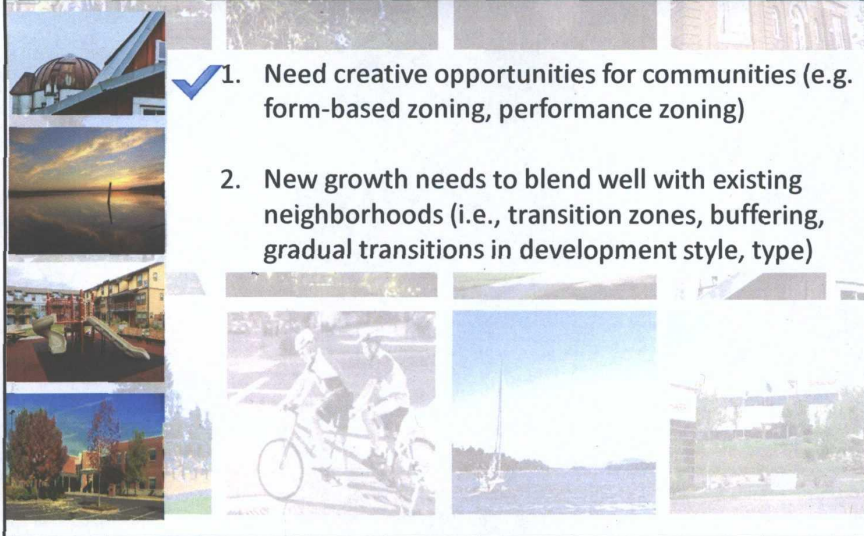
1. Equalize land allocation and jobs/population ratio so cities have equitable share of jobs – diverse job base
2. Mapping: Put job lands close to transportation so that capacity is provided to job opportunities
3. Ground-truth where residential and jobs “make sense” – no more “wetland industrial”
4. 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



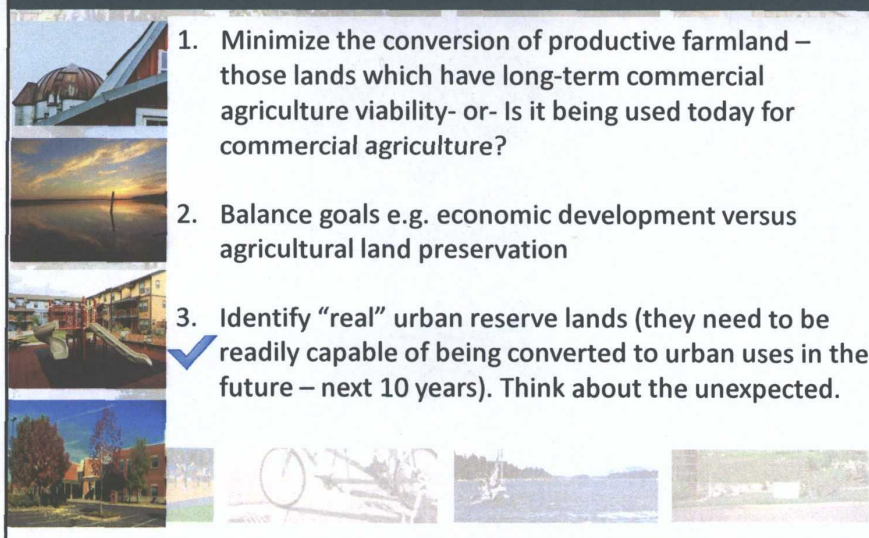
1. Vancouver UGB: minimize residential growth (there will be some residential growth but not dense residential growth, especially where there already exists large-lot, high-value development). Minimize doesn’t mean “don’t” but lower density of residential growth
2. ✓ Each city must meet its density and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



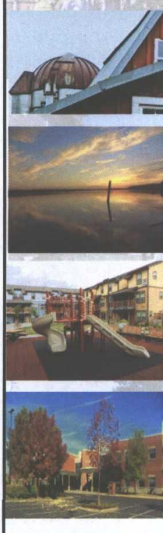
- ✓ 1. Need creative opportunities for communities (e.g. form-based zoning, performance zoning)
- 2. New growth needs to blend well with existing neighborhoods (i.e., transition zones, buffering, gradual transitions in development style, type)

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.

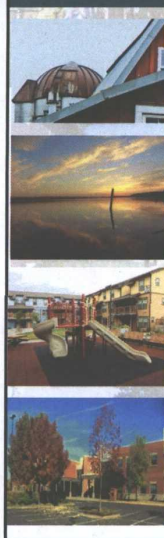
Environmental principles & values




- **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



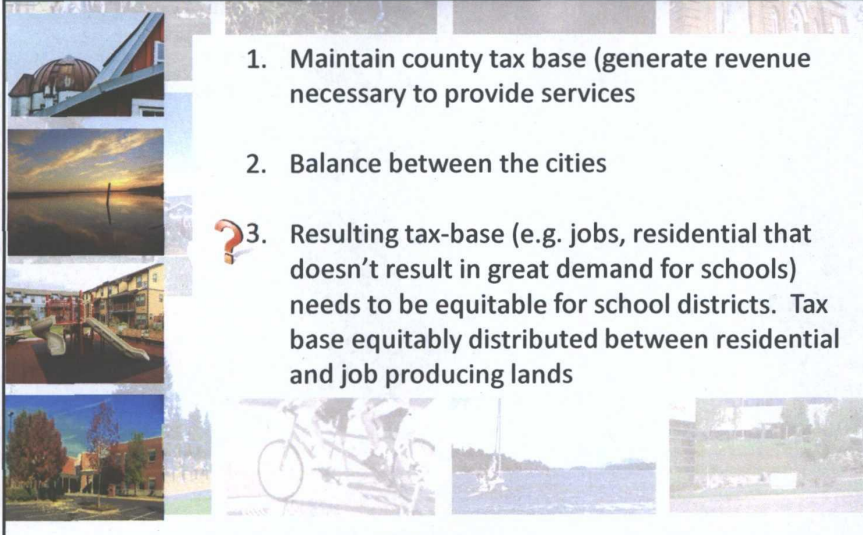
Other land use principles & values



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)

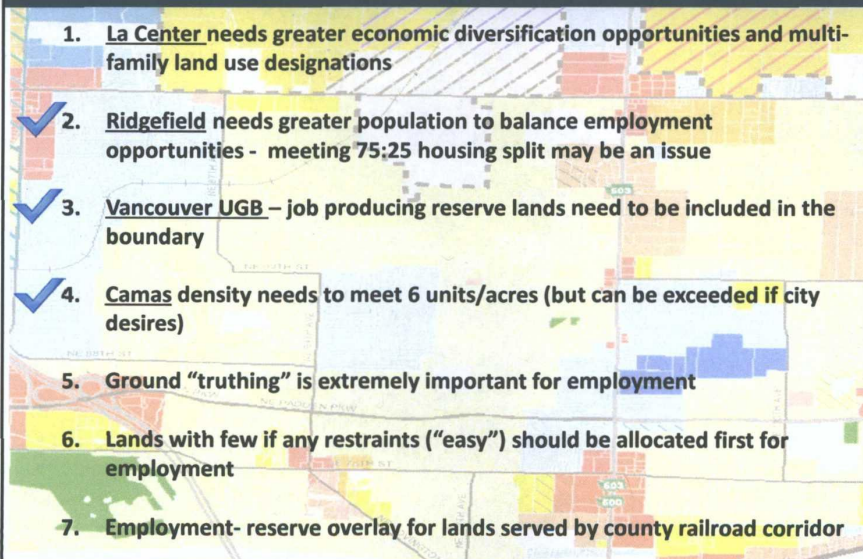


Tax Base principles & values



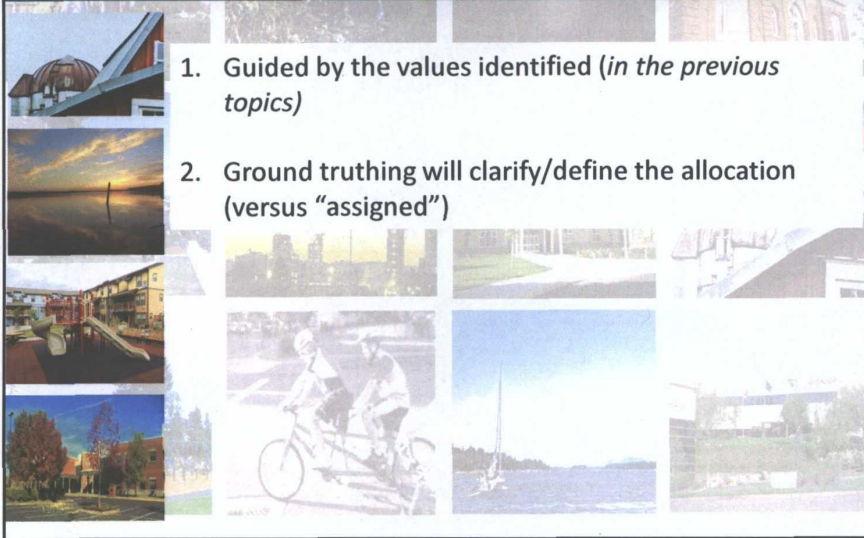
1. Maintain county tax base (generate revenue necessary to provide services)
2. Balance between the cities
3. Resulting tax-base (e.g. jobs, residential that doesn't result in great demand for schools) needs to be equitable for school districts. Tax base equitably distributed between residential and 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

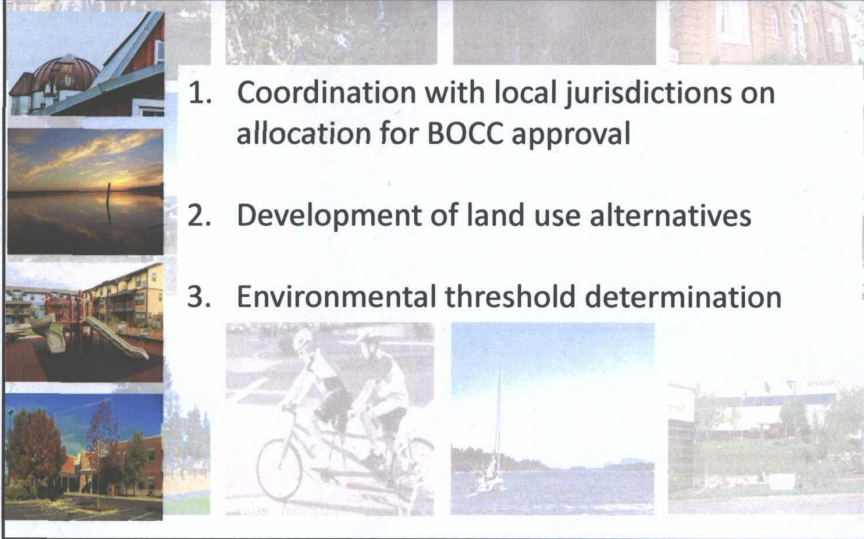
Planning Assumptions - Population

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



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 Eisemann representing City of Ridgefield and City of La Center, Amanda Smeller, City of Woodland, and Robert Maul, City of Camas;

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.
- A concern was raised about including commercial lands as employment lands. Retail falls under commercial which does not supply family wage jobs. This approach may not fit Clark County's Economic Development Plan as it does not fit with knowledge base workers. Discovery Corridor could be negatively affected by various land types. We could use more industrial lands close to infrastructure. Also conversion of industrial lands is a past and continued issue.
- 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.
- It was mentioned to consider the benefit 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.
- City of Vancouver staff does not support the aggressive scenario showing 91,200 net new jobs, because of the infrastructure implications.
- 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.
- City of Vancouver staff 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 updating their TIF program and the proposed new City TIF districts will end at the City boundary The City sold the Esther Short Building; working on BRT to downtown mall.