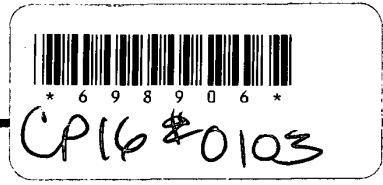


**O'Donnell, Mary Beth**



**From:** McCall, Marilee  
**Sent:** Wednesday, May 07, 2014 8:53 AM  
**To:** Amanda Smeller-Woodland; Snodgrass, Bryan; Eiken, Chad; Eric Eiseemann-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; 'Steve Stuart-Ridgefield'; 'erin.erdman@cityofbg.org'  
**Cc:** Albrecht, Gary; Alvarez, Jose; Anderson, Colete; Euler, Gordon; Kamp, Jacqueline; Lebowsky, Laurie; Niten, Jeff; O'Donnell, Mary Beth; Orjiako, Oliver  
**Subject:** City-County Coordination Meeting Agenda - FRIDAY May 9 from 10-12 in Camas  
**Attachments:** 2014-0509\_City-County\_AGENDA.pdf; Issue\_Paper\_4\_Population and Employment\_Allocation.pdf

Good morning! (and Welcome, Erin to this group and coordination effort!)

Reminder and copy of agenda with attachment of Issue Paper #4 for review.

Thank you!

**Marilee McCall** | Administrative Assistant  
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## Community Planning AGENDA

Date: Friday, May 09, 2014

Time: 10:00 AM to 11:30 PM

Location:

City of Camas, City Hall, 616 NE 4<sup>th</sup> Avenue.

Council Chambers

Camas, WA 98607

# *City-County Planning Directors Coordination Meeting*

### Outcomes:

- Agreement on Issue Paper #4.
- Coordination on all BOCC work sessions on the Comp Plan update.

Agenda Item:	Introduced by:
Welcome & Introductions (5 minutes)	Oliver Orjiako
Review of last meeting summary (10 minutes)	All
Discussion of Population & Employment Allocation Issue Paper #4 (30 minutes)	Oliver Orjiako All
Preparation for BOCC WS on 5/14/2014 (30 minutes)	Oliver Orjiako & All
Roundtable (10 minutes)	All
Next Meeting Agenda and Location (5 minutes)	All

### Next meeting: Time/location

**June 13, 2014 in Ridgefield (10:00 – 12:00 p.m.)**

## 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 29, 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 options for allocating that can be used by the Board:

- 1) placing growth where it has historically occurred by U.S. Census to urban growth areas (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.

The following are essential to the outcome regardless of which method is used:

- Maintain coordination and consistency with local comprehensive plans;
- Use official state population forecasts from OFM (already adopted);
- Use the employment projections from ESD (already adopted);
- Continue using the inventory of available VBLM inventory information; a practice since 1994;
- Allow for flexibility where necessary;
- Consider impacts of the recent stormwater regulations on infrastructure needs. Identified vacant and buildable residential lands reflect a 27.7% infrastructure deduction;
- Carrying capacity is assumed on vacant or underutilized single family and multifamily lands, at 4-5 units per acre for urban low, and 9-16 units per acre for urban high, and 4-18 units per acre of mixed use; and,
- The urban/rural growth percentage split remains at 90/10.

### Countywide Population Allocation

Table 1 below shows the current population estimate, 2014 vacant lands model capacity, and the 2035 population forecast should the Board use allocation option number 3 as listed above. The VBLM estimate shows enough land within the UGAs to accommodate approximately 35,500 people over the Board adopted OFM population, 562,207.

**Table 1: 2035 Population Forecast by UGA.**

	January 1, 2014	2014 - 2035	2035
		VBLM	Estimate
UGA	Population	Population Capacity	
Battle Ground	20,163	22,940	43,102
Camas	22,049	16,164	38,213
LaCenter	3,163	4,644	7,806
Ridgefield	6,150	18,796	24,945
Vancouver	307,767	75,812	383,579
Washougal	15,502	8,651	24,153
Woodland	88	329	416
Yacolt	1,653	435	2,088
Rural^	60,112	13,293	73,405
<b>Total</b>	<b>436,647</b>	<b>161,063</b>	<b>597,709</b>

Source: Clark County, Geographic Information System and Community Planning

Note: ^ 10% based on 90/10 urban/rural planning assumption

### Employment Allocation

The GMA does not dictate a data source that must be considered in planning for future employment. For the 1994, 2004, and 2007 planning efforts, the number of anticipated new jobs in Clark County was developed by the Washington State Employment Securities Department. The forecasts were based on anticipated population growth, workforce participation, unemployment, and percentage of Clark County employees who commute to Oregon for work.

Table 2 below shows the number of net new jobs based on allocation method number 3 as listed above. The Board chose to plan for a total of 91,200 net new jobs. According to the 2014 vacant land model, the county has capacity for 86,214 net new jobs. Public sector employment is not accounted for in the model. ESD estimates up to 7,400 new public sector jobs over the next twenty years. We anticipate that most of those public sector jobs will occur on existing facilities, and therefore will not require new lands.

**Table 2: 2015-2035 Employment Forecast by UGA.**

UGA	2014 VBLM
Battle Ground	11,635
Camas	12,503
La Center	1,367
Ridgefield	11,895
Vancouver	42,774
Washougal	5,528
Yacolt	513
Woodland	0
<b>Sub Total</b>	<b>*86,214</b>

Source: Clark County, Geographic information System and Community Planning

\*Note: the potential jobs not captured by the vacant lands model increase the capacity on vacant lands up to 7,400 jobs. Thus, increasing the total job capacity from 86,214 to 93,614.

### 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 employment lands be allocated to each UGA based on the above methodology.

### 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 on transportation modeling and a SEPA Threshold Determination. Proposals from the cities should also be considered.