

Community Planning AGENDA

Date: Friday, May 09, 2014

Time: 10:00 AM to 11:30 PM

Location:

City of Camas, City Hall, 616 NE 4th 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.)



City-County Planning Coordination Meeting
City of Camas City Hall, 616 NE 4th Avenue
Camas, Washington

Meeting Notes

Friday, May 09, 2014

10:00 a.m. – 11:30 a.m.

City Staff: Erin Erdman, City of Battle Ground, Mitch Kneipp, City of Washougal; Bryan Snodgrass, City of Vancouver; Bart Stepp, City of Woodland, Robert Maul and Sarah Fox, City of Camas

County Staff: Oliver Orjiako, Gordy Euler, Gary Albrecht and Jose Alvarez
Meeting Notes by: Gary Albrecht

Welcome & Introductions

- Oliver welcomed everyone to the meeting and initiated introductions.

Review of last meeting Summary

- Last meeting summary discussed. No comments/questions.

Population & Employment Allocation Discussion

- Outcome of this meeting is to have a consensus in support of Issue Paper #4.
- Page #2 indicates consistency with local plans and using the OFM medium number; using scenario #4, 91,200 jobs and the vacant lands model in use since 1994, and allow for flexibility when necessary.
- Densities we have all agreed upon. 8 units for Vancouver, 6 units per acre for Camas, Washougal, Ridgefield, 4 for La Center; not minimum density for Yacolt.
- Methodology discussed.
- Table 1, 2035 Population Forecast discussed.
- Table 2, 2015–2035 Employment Forecast by UGA discussed.
- VBLM does not show public sector jobs. This forecast includes Scott Bailey's Public Sector jobs that range from 6,800 to 7,400 government jobs.
- Revise VBLM to reflect growth board removal of Washougal's employment land.
- 2007 Comprehensive Plan overrides discussed.
- Oliver requested input by 5/30 on the 2014 VBLM from the cities. Comments can focus on ability to accommodate identified vacant lands model jobs.
- Methodology should include market and redevelopment factors.

Preparation for May 14 BOCC WS on Principles and Values

- Discussion of Jerry Olson's comments on the planning assumptions. He would like to see the infrastructure deduction at 45% instead of the existing 25% infrastructure deduction. Ron Wierenga from Environmental Services and Ken Pearrow from GIS have

information indicating the county is seeing less than 25% infrastructure deductions on actual developments.

- PowerPoint discussed.
- Discussion on rural lands update.
- Staff is asking the board to maintain the 90/10 urban/rural split.
- Maintaining 75/25% multi-family/single family split; board confirmed changing persons per household from 2.59 to 2.66. Board confirmed new jobs at 91,200 and moving to job-to-household ratio rather than jobs-to-population ratio.
- Staff is asking the board to keep the current vacant (less than \$67,500) and underutilized (less than \$50,000) commercial and industrial values.

Roundtable

- Woodland – Council will vote on extending marijuana moratorium at their next meeting. They will form an adhoc committee to help determine appropriate zones.
- Clark County – Working on Fireworks, last years's advisory vote was to change the time of sales and time to shoot off fireworks. Hearing scheduled in June. Surface Mining Overlay hearing is on June 3rd. I-502 Marijuana Hearing is May 27th. Shoreline Master Program Limited Amendment, Open House in Ridgefield on June 24th, Planning Commission Worksession on July 10th and Hearing on July 17. Board Hearing on August 19. Working on a couple of annual reviews; 1) NE 10th recommended adding more acreage to last year's proposal that was brought forward. 2) Camas/Washougal redesignation of parks/open space to light industrial zone.
- Battle Ground – 60-day moratorium on medical marijuana and collective gardens and will hold a public hearing on the 16th for a six month moratorium. One marijuana retailer license from I-502 lottery. Council gave authority for staff to move forward on a parcel for annexation on SR 502.
- Washougal – Staff recommendation to Council for continuing I-502 moratorium for another six months. Retail lottery winner is in commercial district; city allows in industrial district, which means additional discussion will need to take place. Petition for annexation of about 150 acres in north boundary.
- Camas – One marijuana retail license and will work to find an appropriate site for sales. And will likely not allow production or processing in Camas. Property owner requested to be taken out of the Camas UGA and moved into Washougal's UGA. Rep. Senator Pike got involved and the property owner was told to work with the City of Washougal. Looking to adopt an updated parks plan, and exploring the possibility of creating an LID for the north UGA.
- 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 4th Plain Corridor Bus Rapid Transit plan to downtown mall. Vancouver got 6 lottery marijuana retail licenses, 5 of the 6 do not meet the city's standards. Working on a couple brownfield sub-area plans.

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 |
| Total | 436,647 | 161,063 | 597,709 |

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 |
| Sub Total | *86,214 |

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.

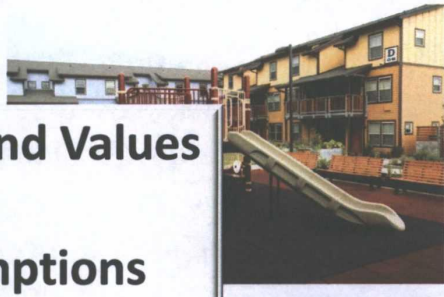
Conclusion and Recommendation

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.

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



BOCC Principles and Values & Planning Assumptions REVIEW



Oliver Orjiako, Director, Community Planning



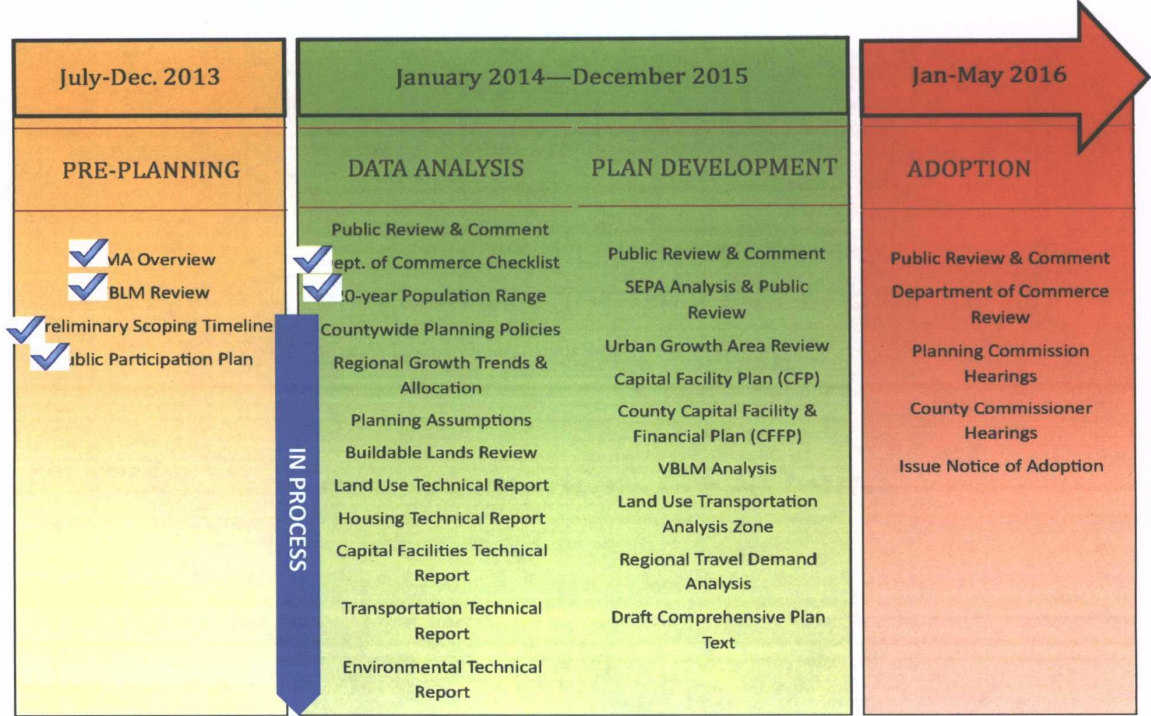
BOCC Work Session ~ May 14, 2014

Agenda



- 1. Comp plan progress to date**
- 2. Purpose of work session**
 1. Review of 2016 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
- Equitable land allocation and jobs/population ratio so that cities have equitable share of jobs - diverse job base
- Vancouver's CRR 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 (more the 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 (adjacent 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



RETAIN

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 (Confirmed) |

Planning Assumptions - Employment

| Assumption | 1994 | 2004 | 2007 | 2016 |
|---|--|--|--|---|
| New jobs | 58,100 | 84,203 | 138,312 | 91,200 (Confirmed) |
| 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 (Confirmed) |
| 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