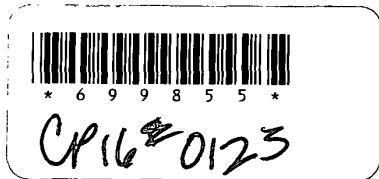




CLARK COUNTY  
WASHINGTON



proud past, promising future

**Clark County Planning Commission**  
Steve Morasch, Chair  
Valerie Uskoski, Vice Chair  
Ron Barca  
Eileen Quiring  
Karl Johnson  
John Blom

**CLARK COUNTY PLANNING COMMISSION  
THURSDAY, JUNE 5, 2014**

**5:30 – 7:00 p.m. – WORKSESSION  
BOCC TRAINING ROOM, 6<sup>TH</sup> FLOOR  
PUBLIC SERVICES BUILDING  
1300 FRANKLIN STREET  
VANCOUVER, WA**

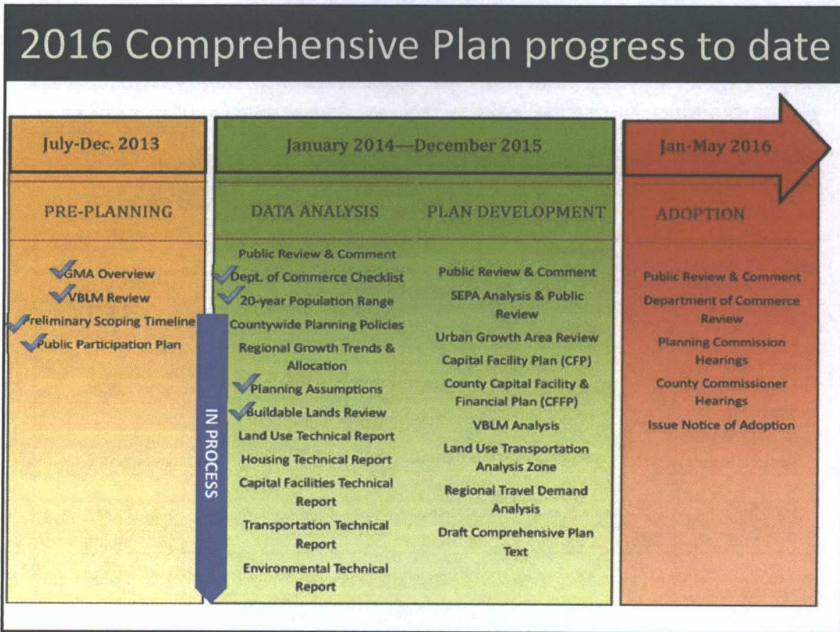
**AGENDA**

- |  |                                  |            |
|--|----------------------------------|------------|
| 1) Welcome/Call to Order   | Chair                            | 5 minutes  |
| 2) Massage Parlor Ordinance  | Jeff Niten                       | 20 minutes |
| 3) Concurrency   | Laurie Lebowsky<br>Steve Schulte | 20 minutes |
| 4) Comp Plan Update:<br>Principles & Values and Planning Assumptions | Oliver Orjiako                   | 45 minutes |
| 5) Adjournment   | Chair/All                        |            |

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

### COMPREHENSIVE PLAN REVIEW AND PROGRESS UPDATE

Oliver Orjiako, Director, Community Planning Development Engineering & Advisory Board- 6/05/14



## BOCC Decisions to Date

2035 Population projection: 562,207  
(1.12%/year)

BOCC hearing: 01/21/14

Employment projection: 91,100 jobs  
(1.10 jobs to household)

BOCC hearing: 04/01/14

Other planning assumptions  
(Market factor, Persons per household, etc.)  
BOCC WS: 05/14/14

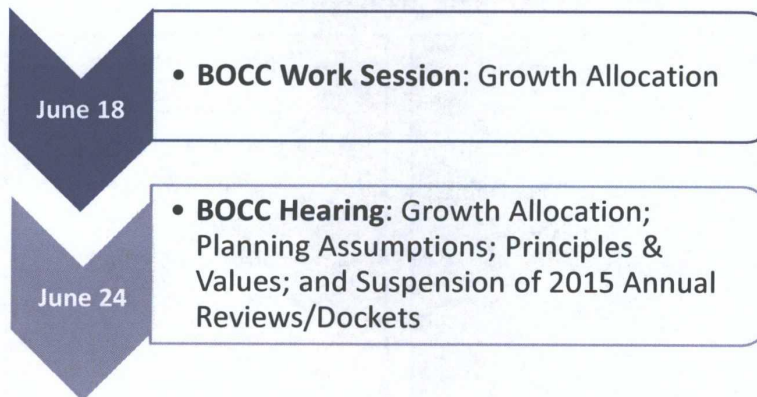
## Planning Assumptions - Population

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

## Planning Assumptions - Employment

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

## What's next: BOCC Work Sessions/Hearings



## Upcoming Planning Commission Work Sessions/Hearings

June 5

- **PC Work Session:** Massage parlor ordinance; Concurrency; Principles & Values; and Planning assumptions

June 19

- **PC Work Session:** Growth allocation and Issue paper #4
- **PC Hearing:** Massage parlor ordinance

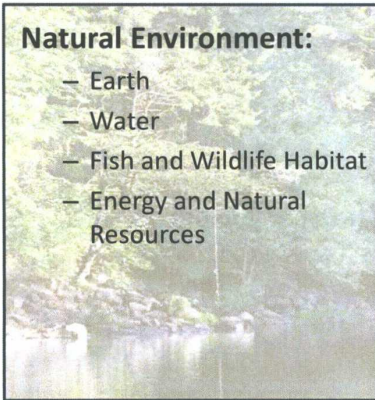
## NEXT STEP:

### Supplemental Environmental Impact Statement

#### ELEMENTS OF THE ENVIRONMENT STUDIED

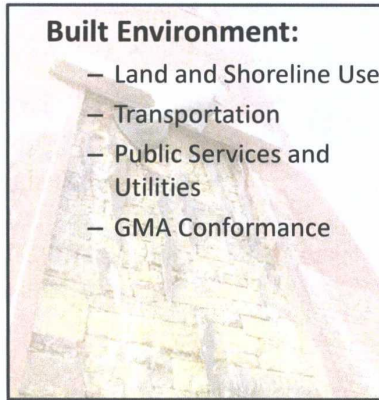
##### Natural Environment:

- Earth
- Water
- Fish and Wildlife Habitat
- Energy and Natural Resources



##### Built Environment:

- Land and Shoreline Use
- Transportation
- Public Services and Utilities
- GMA Conformance



## NEXT STEP: Supplemental Environmental Impact Statement

**What is a SEIS?**

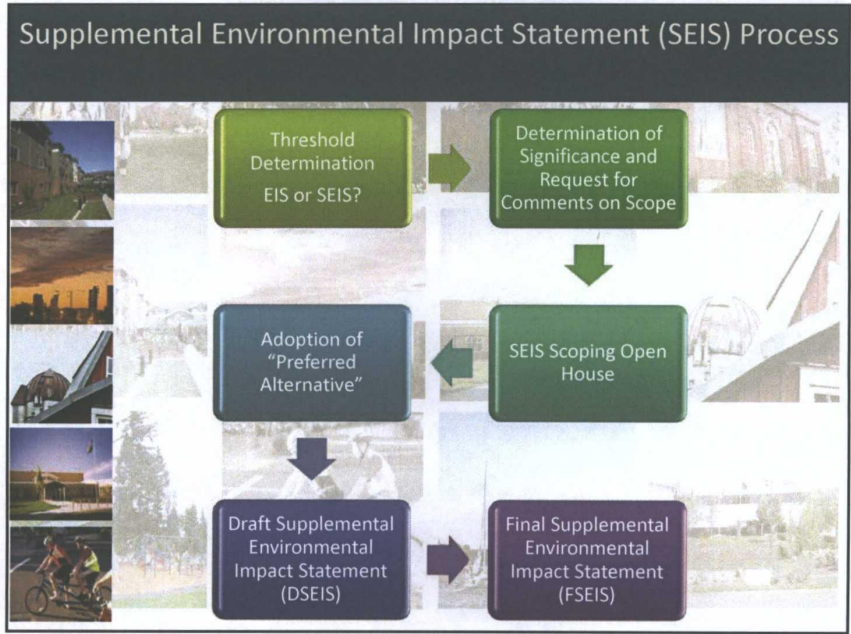
A SEIS reviews findings in an existing Environmental Impact Statement (in this case, the *2007 Comp Plan FEIS*) and considers new or additional environmental impacts, i.e. new land use options; major changes in the natural environment or communities.

**What will be analyzed in the SEIS?**

The SEIS will analyze the environmental impacts of the "Preferred Alternative" – which is chosen from 3 different growth alternatives. The 3 alternatives consider the distribution of growth in the County over the next 20 years.

**What are the opportunities for the public to be informed and get involved?**

1. SEIS notification- County will notify the public of intent to prepare an SEIS
2. Scoping Open House - opportunity to comment on scope of the SEIS (i.e. growth alternatives, mitigation measures, probable significant adverse impacts, or other relevant issues)
3. Draft Supplemental Environmental Impact Statement (DSEIS): public review





Comprehensive Growth Management Plan review 2016

Thank you.

Comments and questions?

# Clark County Comprehensive Plan 2016 Update

Planning for growth 2015 – 2035

BOCC Principles and Values

## Purpose

The Board of County Commissioners developed the Principles and Values to guide the 2016 periodic update process.

## Employment Lands

1. Equalize land allocation and jobs/population ratio so that 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 Plan 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

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. Maintain a mix of housing options (a variety of housing densities – large, medium, and small lots).
3. Identify school sites or areas where school buildings will be necessary inside the new hubs of residential areas (need sites close to where children will be). Avoid penalizing property owners in the process.

## Community Design

1. New growth needs to blend well with existing neighborhoods (i.e., transition zones, buffering, gradual transitions in development style, type).

## Rural Lands

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

## Other Land Use

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.



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## **Tax Base**

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**

1. La Center needs greater economic diversification opportunities and multi-family land use designations.
2. Ground-truthing is extremely important for employment.
3. Lands with few if any constraints ("easy") should be allocated first for employment.
4. Employment-reserve overlay for lands served by county railroad corridor.

## **Allocation**

1. Guided by the values identified (in the previous topics).
2. Ground-truthing will clarify/define the allocation (versus "assigned").

## Clark County Comprehensive Plan 2016 Update

Planning for growth 2015 – 2035

2016 Planning Assumptions

### Purpose

This memorandum provides the Comprehensive Plan 2016 Planning Assumptions as reviewed by the Board at a worksession on April 16 and May 14, 2014.

### 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. Table 1 below will be used in the review of the urban growth areas 20-year period ending in 2035.

Assumption	2016
20-Year Population Projection	562,207
Planned Population Growth (new)	136,844
Urban/Rural Population Growth Split	90/10
Assumed Annual Population Growth Rate	1.12%
Housing Type Ratio	75% single-family, 25% multifamily
Persons per Household	2.66
New Jobs	91,207
Jobs to Household	1.10
Infrastructure Deduction (Residential)	27.7%
Infrastructure Deduction (Commercial and Industrial)	25%
VBLM (definition of vacant)	\$13,000 residential, \$67,500 commercial and industrial
Market Factor	10% residential, 10% commercial, business park, industrial