CLARK COUNTY PLANNING COMMISSION
THURSDAY, JUNE 5, 2014

5:30 – 7:00 p.m. – WORKSESSION
BOCC TRAINING ROOM, 6TH 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, Steve Schulte  20 minutes
4) Comp Plan Update: Principles & Values and Planning Assumptions  Oliver Orjiako  45 minutes
5) Adjournment  Chair/All
Clark County
20-Year Comprehensive Management Plan
2015-2035

Oliver Orjiako, Director, Community Planning
Development Engineering & Advisory Board – 6/5/14

2016 Comprehensive Plan progress to date

July-Dec. 2013
- SMA Overview
- V&LM Review
- Preliminary Scoping Timeline
- Public Participation Plan

IN PROCESS

January 2014—December 2015
- Public Review & Comment
- Dept. of Commerce Checklist
- 20-year Population Range
- Countywide Planning Policies
- Regional Growth Trends & Allocation
- Planning Assumptions
- Buildable Lands Review
- Land Use Technical Report
- Housing Technical Report
- Capital Facilities Technical Report
- Transportation Technical Report
- Environmental Technical Report

IN PROCESS

Jan-May 2016
- Public Review & Comment
- SEPA Analysis & Public Review
- Urban Growth Area Review
- Capital Facility Plan (CFP)
- County Capital Facility & Financial Plan (CCFP)
- V&LM Analysis
- Land Use Transportation Analysis Zone
- Regional Travel Demand Analysis
- Draft Comprehensive Plan Text

CompPlan Update-DEAB 06/05/2014
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

<table>
<thead>
<tr>
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</thead>
<tbody>
<tr>
<td>20-Year Population Projections</td>
<td>416,071</td>
<td>517,741</td>
<td>584,310</td>
<td>562,207</td>
</tr>
<tr>
<td>Planned population growth</td>
<td>123,000</td>
<td>147,278</td>
<td>192,635</td>
<td>136,844</td>
</tr>
<tr>
<td>Urban/Rural population growth split</td>
<td>81/19</td>
<td>90/10</td>
<td>90/10</td>
<td>90/10</td>
</tr>
<tr>
<td>Assumed Annual population growth rate</td>
<td>2.35%</td>
<td>1.69%</td>
<td>2.2% (2004-2010), 2% (2011-2024)</td>
<td>1.12%</td>
</tr>
<tr>
<td>Housing type ratio</td>
<td>60% single family, 40% multifamily</td>
<td>75% single family, 25% multifamily</td>
<td>75% single family, 25% multifamily</td>
<td>75% single family, 25% multifamily</td>
</tr>
<tr>
<td>Persons per Household</td>
<td>2.33</td>
<td>2.69</td>
<td>2.59</td>
<td>2.66 (Confirmed)</td>
</tr>
</tbody>
</table>
Planning Assumptions - Employment

<table>
<thead>
<tr>
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</thead>
<tbody>
<tr>
<td>New jobs</td>
<td>58,100</td>
<td>84,203</td>
<td>138,312</td>
<td>91,200 (Confirmed)</td>
</tr>
<tr>
<td>Average jobs to population ratio</td>
<td>1:2.11</td>
<td>1:1.75</td>
<td>1:1.39</td>
<td>N/A</td>
</tr>
<tr>
<td>Jobs to households</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>1.10 (Confirmed)</td>
</tr>
<tr>
<td>Infrastructure deduction</td>
<td>~25%</td>
<td>~25%</td>
<td>27.7%</td>
<td>27.7%</td>
</tr>
<tr>
<td>VBLM (definition of vacant)</td>
<td>• $10,000 - vacant residential</td>
<td>• $13,000 - vacant residential</td>
<td>• $13,000 - vacant residential</td>
<td>• $13,000 - vacant residential</td>
</tr>
<tr>
<td></td>
<td>• $50,000 - Commercial/industrial</td>
<td>• $67,500 - Commercial/industrial</td>
<td>• $67,500 - Commercial/industrial</td>
<td>• $67,500 - Commercial/industrial</td>
</tr>
<tr>
<td>Market Factor</td>
<td>25%, residential and commercial</td>
<td>0%, residential</td>
<td>10%, residential</td>
<td>10%, residential</td>
</tr>
<tr>
<td></td>
<td>50%, industrial</td>
<td>25%, business park/commercial</td>
<td>0% commercial, business park and industrial</td>
<td>10% for commercial, business park and industrial</td>
</tr>
</tbody>
</table>

What’s next: BOCC Work Sessions/Hearings

- **BOCC Work Session**: Growth Allocation
- **BOCC Hearing**: Growth Allocation; Planning Assumptions; Principles & Values; and Suspension of 2015 Annual Reviews/Dockets

CompPlan Update-DEAB 06/05/2014
Upcoming Planning Commission Work Sessions/Hearings

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

June 5

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

June 19

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

Supplemental Environmental Impact Statement (SEIS) Process

CompPlan Update-DEAB 06/05/2014
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.
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.

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