

Orjiako, Oliver



CP 16 # 081

From: Sam Crummett <sam.crummett@cityofbg.org>
Sent: Tuesday, July 15, 2014 5:21 PM
To: Orjiako, Oliver; Kamp, Jacqueline
Cc: Erin Erdman
Subject: SEPA Scoping information from BG

Hello Oliver and Jacqui,

I have completed an very preliminary analysis of where we are at for UGA scoping proposes, but would like to follow up with you in respect to how some of these number may change as a result of the 15% market factor amendment by the Commissioners. We have received general direction from our Council to expand the UGA where possible for job growth, and we will receive further clarification from them soon regarding the 80 acre expansion request presented below. For you purposes, we would like you to assume that the City will pursue an 80 acre expansion on the west side of the City, north of Main Street/SR 502.

Under this City's current 2010 Plan, a population of 39,236 residents is anticipated for 2024. This is slightly more (1,531) than what is anticipated under the 37,705 growth scenario for 2035 (Table 1) as adopted by the Board of Clark County Commissioners. Although the 2035 planning model anticipates fewer residents, the City requests that the UGA should not shrink. The City supports the Board's statement not to shrink UGA.

Table 1: 2015-2035 Population Forecast by UGA.

UGA	January 1, 2014	Vacant Land Model	2014 to 2035 Population	2035 Population
	Population	Share	Growth Allocation	Allocation
Battle Ground	20,163	14	17,543	37,705
Camas	22,049	10	12,361	34,410
LaCenter	3,163	3%	3,551	6,714
Ridgefield	6,150	11	14,374	20,523
Vancouver	307,767	46	57,976	365,743
Washougal	15,502	5%	6,615	22,118
Woodland	88	0%	252	339
Yacol	1,653	0%	333	1,986
County^	60,112	10	12,556	72,668
Tota	436,647	100%	125,560	562,207

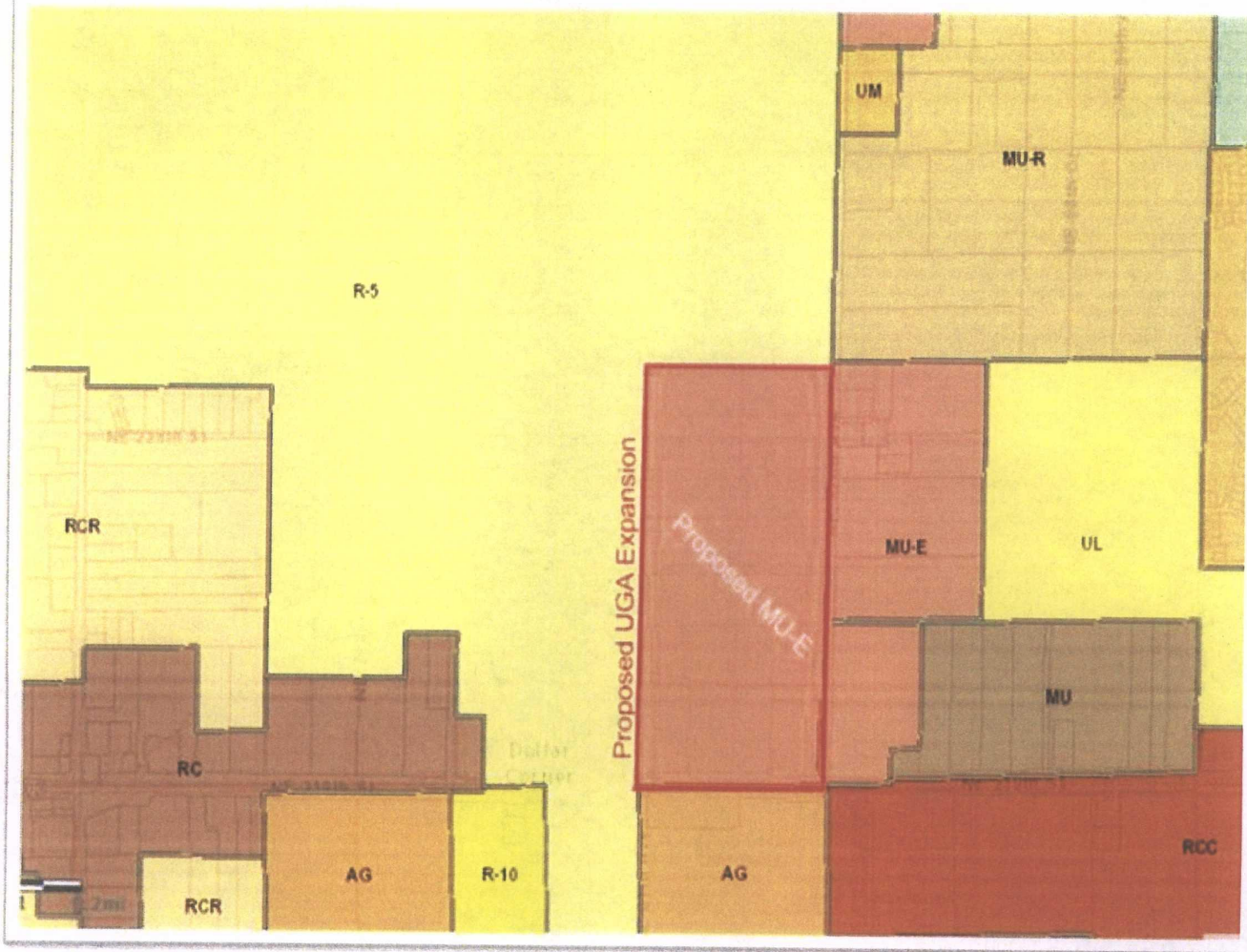
Under the employment forecast below, the City is requesting an expansion to the UGA to facilitate lands for jobs. The current County model listed in Table 2 below, anticipates 11,635 net new jobs in Battle Ground by 2035. The City's current 2010 Plan anticipates 12,361 jobs, which is more than the anticipated 11,635.

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	

As noted above, it is anticipated that our City Council will be directing us to expand the Urban Growth Boundary on the west side of the City as depicted below. This would be an approximate 80 acre expansion to the UGA to create additional employment lands as depicted in the map below. While the employment forecast above does not itself justify such an expansion, the City is interested on capitalizing on the SR 502 Highway Expansion project that will improve capacity from 1-5 to the City. This request would additionally help fill a need for large tracts of land for jobs as reported by the Columbia River Economic Development Council.



Thank you. We will be at the meeting tomorrow to further discuss.

Sam

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