



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



BOCC Principles and Values & Planning Assumptions REVIEW



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BOCC Work Session ~ April 16, 2014

Agenda



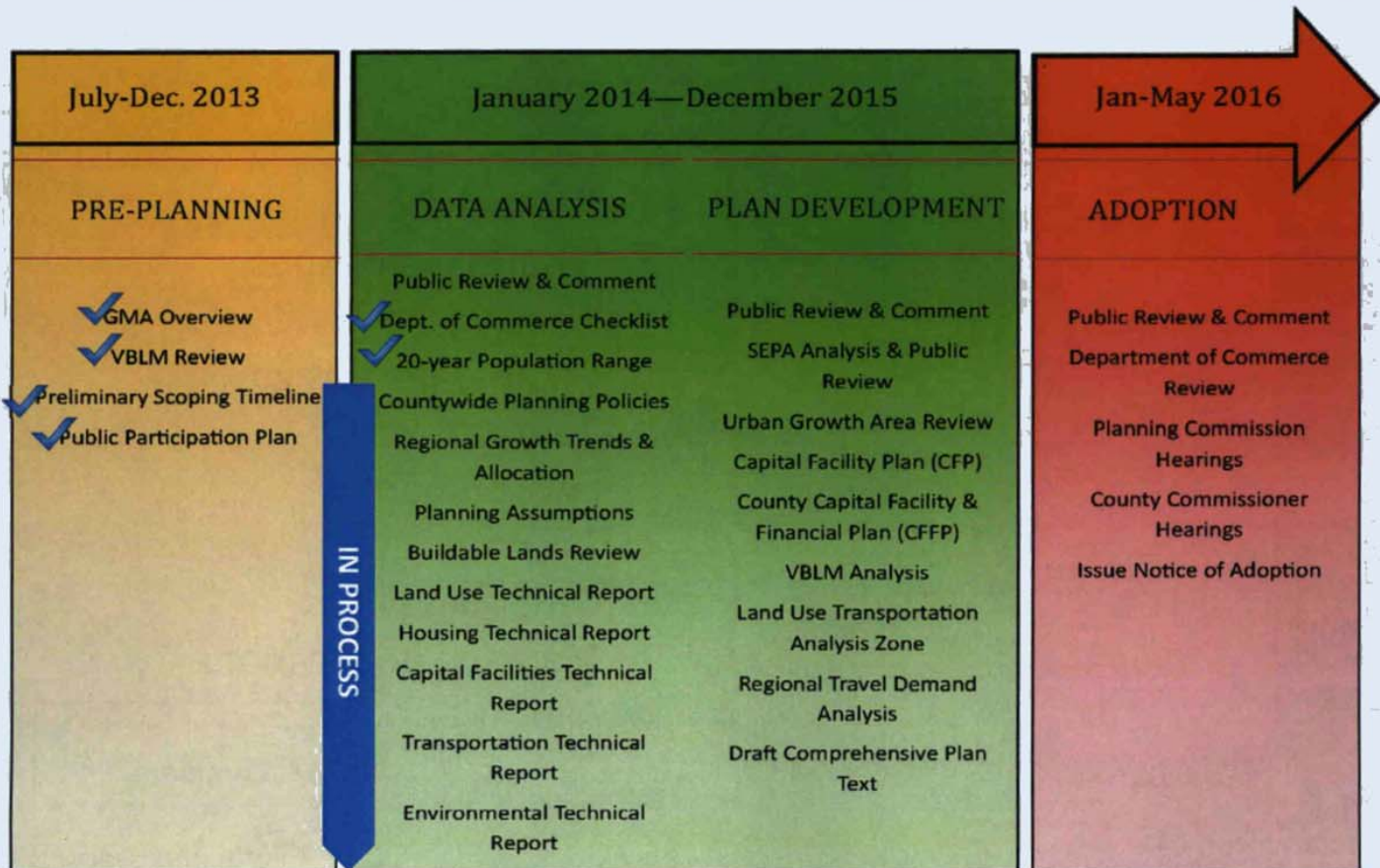
1. Comp plan progress to date

2. Purpose of work session

1. Review of 2005 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
- Equalize land allocation and job/population ratio so that cities have equitable share of jobs - diverse job base
- Vancouver U/GI: 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 down's main "downtown" but lower density (maybe 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. farm-based zoning, performance zoning)
- New growth needs to blend well with existing neighborhoods (i.e. transition zones, buffering, gradual transitions in development style, type)
- Growth/shift where residential and jobs "make sense" - no more "wetland industrial"
- Resisting 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 (adjust 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 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 megaproject.
- 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 lowest 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
- ? 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

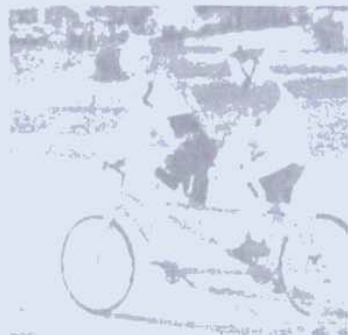


Mapping implications principles & values

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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


Planning Assumptions - Employment

Assumption	1994	2004	2007	2016
New jobs	58,100	84,203	138,312	91,200
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
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

Clark County Board of Commissioners September 6, 2005 – Comprehensive Plan Work Session

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Implications on Mapping

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