

RESOLUTION NO. 2014-_____

A RESOLUTION relating to the adoption of the Clark County population and employment allocations that will be used for the county’s comprehensive land use plan 2016 periodic update pursuant to RCW 36.70A.

WHEREAS, Clark County adopted a 20-Year Comprehensive Growth Management Plan through ordinances 1994-12-47 and 1994-12-53 on December 20, 1994 to meet the goals and requirements of Chapter 36.70A RCW (also known as the Growth Management Act “GMA”); and

WHEREAS, Clark County adopted an updated 20-Year Comprehensive Growth Management Plan through ordinance 2004-09-02 and 2007-09-13 to meet the goals and requirements of Chapter 36.70A RCW; and

WHEREAS, the county is required under RCW 36.70A.130 to take legislative action to review and, if needed, revise its comprehensive land use plan and development regulations by June 30, 2016 to ensure the plan and regulations comply with the requirements of this chapter; and

WHEREAS, RCW 36.70A.130(3)(a) states that each county that designates urban growth areas under RCW 36.70A.110 shall review its designated urban growth area or areas, and the densities permitted within both the incorporated and unincorporated portions of each urban growth area; and

WHEREAS, the review process required under RCW 36.70A.130(3) began on July 17, 2013, with a duly advertised public meeting; and

WHEREAS, the Board of County Commissioners (Board) adopted Resolution 2014-01-09 Clark County Population and Job Projections at a duly advertised public hearing on January 21, 2014, and in doing so adopted the office of financial management’s medium population projection of 562,207 persons for the 20-year period ending in 2035; and

WHEREAS, the Board adopted Resolution 2014-01-10 Public Participation Plan and Preliminary Scoping schedule at a duly advertised public hearing on January 21, 2014 that will be used for the county’s Comprehensive Plan 2016 periodic update pursuant to RCW 36.70A.140 ; and

WHEREAS, the Board adopted Resolution 2014-04-01 Employment Forecast at a duly advertised public hearing on April 1 and 29, 2014, thereby adopted the employment security department’s projection of 91,200 net new jobs for the 20-year period ending in 2035; and

WHEREAS, the GMA and countywide planning policies indicate that review of UGAs should be coordinated between the county, cities, and Town of Yacolt; and

WHEREAS, the Board reviewed the 2016 Board Principles and Values at a worksession on April 16 and May 14, 2014; and

WHEREAS, the Board reviewed the Comprehensive Plan 2016 periodic update Planning Assumptions at a worksession on April 16 and May 14, 2014; and

WHEREAS, population and employment allocations are a critical component in the comprehensive plan review and update process; and

1 WHEREAS, the Board reviewed **Issue Paper-4: Clark County 2016 Population and Employment**
 2 **Allocation** (Exhibit 1) at a worksession on June 18, 2014; and

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 4 WHEREAS, the Board considered **Issue Paper – 4: Clark County 2016 Population and Employment**
 5 **Allocation**, the **Comprehensive Plan 2016 periodic update Planning Assumptions** and the **2016 Board**
 6 **Principles and Values** at a duly advertised public hearing on June 24, 2014; and

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 8 WHEREAS, the Board took public testimony from interested parties, considered all the written and
 9 oral arguments and testimony, and considered all the comments presented to the Board; and

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 11 WHEREAS, the Board finds that adoption will further the public health, safety and welfare; now
 12 therefore,

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 14 BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF CLARK COUNTY, STATE OF
 15 WASHINGTON, hereby adopts the Comprehensive Plan 2016 periodic update Planning Assumptions as
 16 shown in Table 1, the population growth and employment allocation for the preliminary allocations for
 17 initial review of urban growth areas 20-year period ending in 2035 as shown in Table 2 and the 2016 Board
 18 Principles and Values as shown in Table 3. This information will be used for the county’s 20-year
 19 Comprehensive Growth Management Plan 2016 periodic update pursuant to RCW 36.70A.140.
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Table 1: Planning Assumptions

| 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 | 91,200 |
| 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 |

Table 2: Population and Employment Allocation

| Urban Growth Area | Net New Population Growth Allocation | Net New Employment Growth Allocation |
|----------------------|---|---|
| Battle Ground | 17,543 | 11,635 |
| Camas | 12,361 | 12,503 |
| La Center | 3,551 | 1,367 |
| Ridgefield | 14,374 | 11,895 |
| Vancouver | 57,967 | 42,774 |
| Washougal | 6,615 | 4,766 |
| Woodland | 252 | 0 |
| Yacolt | 333 | 513 |
| County | 12,556 | ----- |
| Total | 125,560 | 85,452 |

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Table 3: Board Principles and Values

Employment Lands

- Equalize land allocation and jobs/population ratio so that cities have equitable share of jobs – diverse job base
- Mapping: Put job lands close to transportation so that capacity is provided to job opportunities
- Ground-truth where residential and jobs “make sense” – no more “wetland industrial”
- Focus Public Investment Areas – “hubs” of job growth that can be serviced effectively (adjust Transportation Improvement Plan if necessary)
- Maximize the potential for the county’s railroad as a job-creating asset
- Prioritize lands that are most likely to provide “family-wage jobs” as defined in the comprehensive plan policies

Housing

- 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.
- Maintain a mix of housing options (a variety of housing densities – large, medium, and small lots)
- 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

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

Rural Lands

- 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

- Ensure good geographic distribution of commercial lands
- Breaks/Green spaces between communities – natural borders
- Use an integrated view in examining the proposed boundaries and plan map

Tax Base

- Maintain county tax base (generate revenue necessary to provide services)
- Balance between the cities
- 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

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

Allocation

- Guided by the values identified (in the previous topics)
- Ground-truthing will clarify/define the allocation (versus “assigned”)

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1 Section 1. Instructions to Clerk.

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3 The Clerk to the Board shall:

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- 5 1. Transmit a copy of this resolution to the Washington State Department of Commerce within ten
- 6 days of its adoption pursuant to RCW 36.70A.106.
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- 8 2. Transmit a copy of the adopted resolution to Community Planning Department Director.
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- 10 3. Transmit a copy of the adopted resolution to the Cities of Battle Ground, Camas, La Center,
- 11 Ridgefield, Washougal, Woodland, Vancouver and Town of Yacolt.
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- 13 4. Transmit a copy of the adopted resolution to the Ports of Camas/Washougal, Ridgefield,
- 14 Vancouver and Woodland.
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- 16 5. Transmit a copy of the adopted resolution to the Columbia River Economic Development Council
- 17 President.
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- 19 6. Record a copy of this resolution with the Clark County Auditor.
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- 21 7. Cause notice of adoption of this resolution to be published forthwith pursuant to RCW
- 22 36.70A.290.
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25 ADOPTED this ____ day of June 2014.

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28 Attest:

BOARD OF COUNTY COMMISSIONERS
FOR CLARK COUNTY, WASHINGTON

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33 _____
34 Clerk to the Board

By: _____
Tom Mielke, Chair

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38 Approved as to Form Only:
39 Anthony F. Golik
40 Prosecuting Attorney

By: _____
David Madore, Commissioner

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43 By: _____
44 Christine Cook
45 Deputy Prosecuting Attorney

By: _____
Ed Barnes, Commissioner