

Clark County

20-Year Comprehensive Management Plan Review

2015-2035



Agenda

- **History of planning in Clark County**
- **Why do we plan?**
- **Board's role in planning**
- **Next Steps**



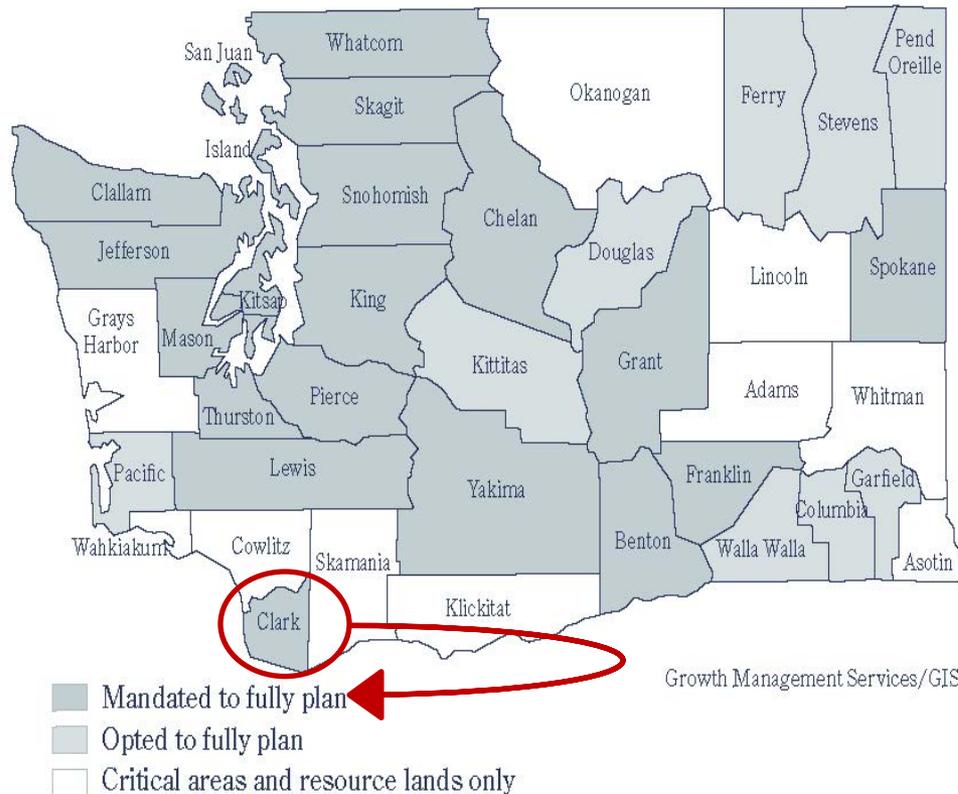
History of planning

- Washington experiences rapid growth that began to change perceived quality of life in late 1980s
- Clark County growth rate between 1980-1990 was 24%
 - 4th highest in the state (tied with Skagit)



History of planning

Counties Planning Under the Growth Management Act



- **Legislature adopts Growth Management Act (GMA) 1990**
- **Clark County mandated to fully plan**

History of planning

- **1979 Clark County's first Comprehensive Plan**
- **1994 First Comprehensive Growth Management Plan - GMA**
- **2004 Update growth rate used was 1.69%**
- **2007 Update growth rate used was 2.2% for the first six years and 2.0% for remainder. 2024 population estimate was 584,310**



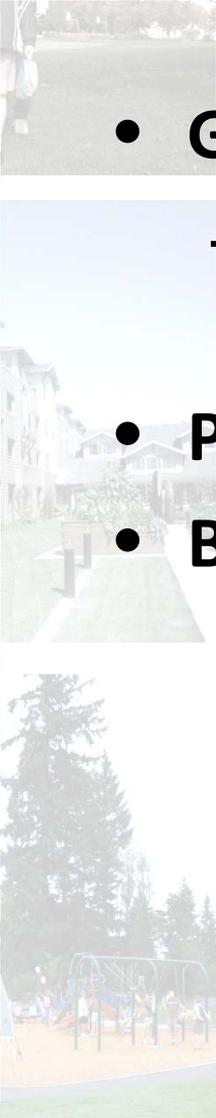
Why do we plan?

- **GMA requirements: codified in RCW 36.70A**
 - **Legislative Findings**
 - **Public Participation**
 - **Mandatory Elements**
 - **Coordination & consistent with jurisdictions**
 - **Reviews and schedules**
 - **OFM Population Growth Projections**
- **Next update due by June 30, 2016**



Must consider

- **GMA requirements**
 - **Prepare Department of Commerce checklist**
- **Planning assumptions**
- **BOCC principles and values**



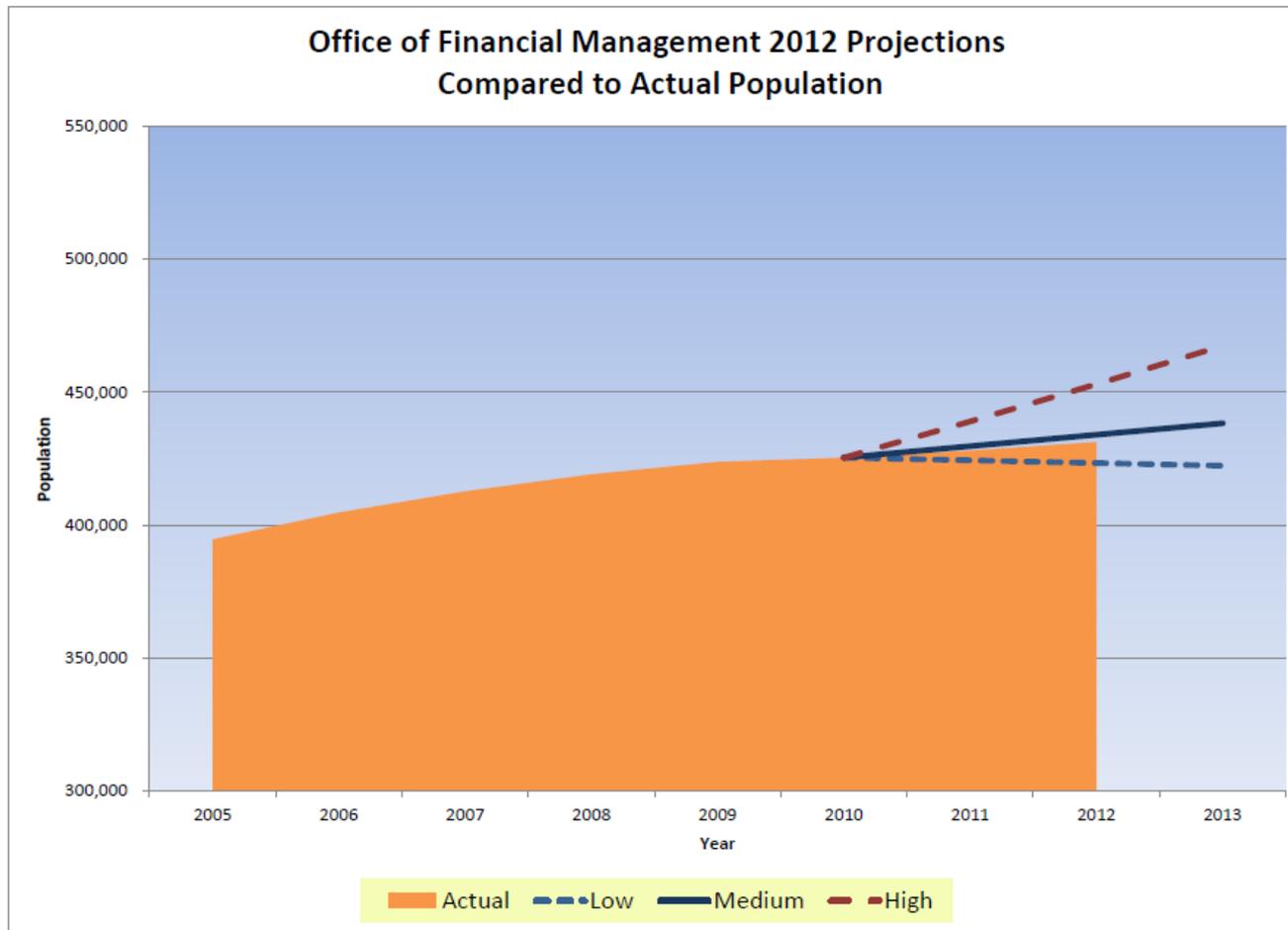
Planning assumptions

What have we assumed? Did we get it right?

Assumption	1994	2004	2007
OFM Range	356,873 – 416,071	453,280 – 571,061	476,692 – 625,316
20-Year Population Projections	416,071	517,741	584,310
Planned population growth	123,000	147,278	192,635
Urban/Rural population growth split	81/19	90/10	90/10
Assumed Annual population growth rate	2.35%	1.69%	2.2% (2004-2010), 2% (2011-2024)

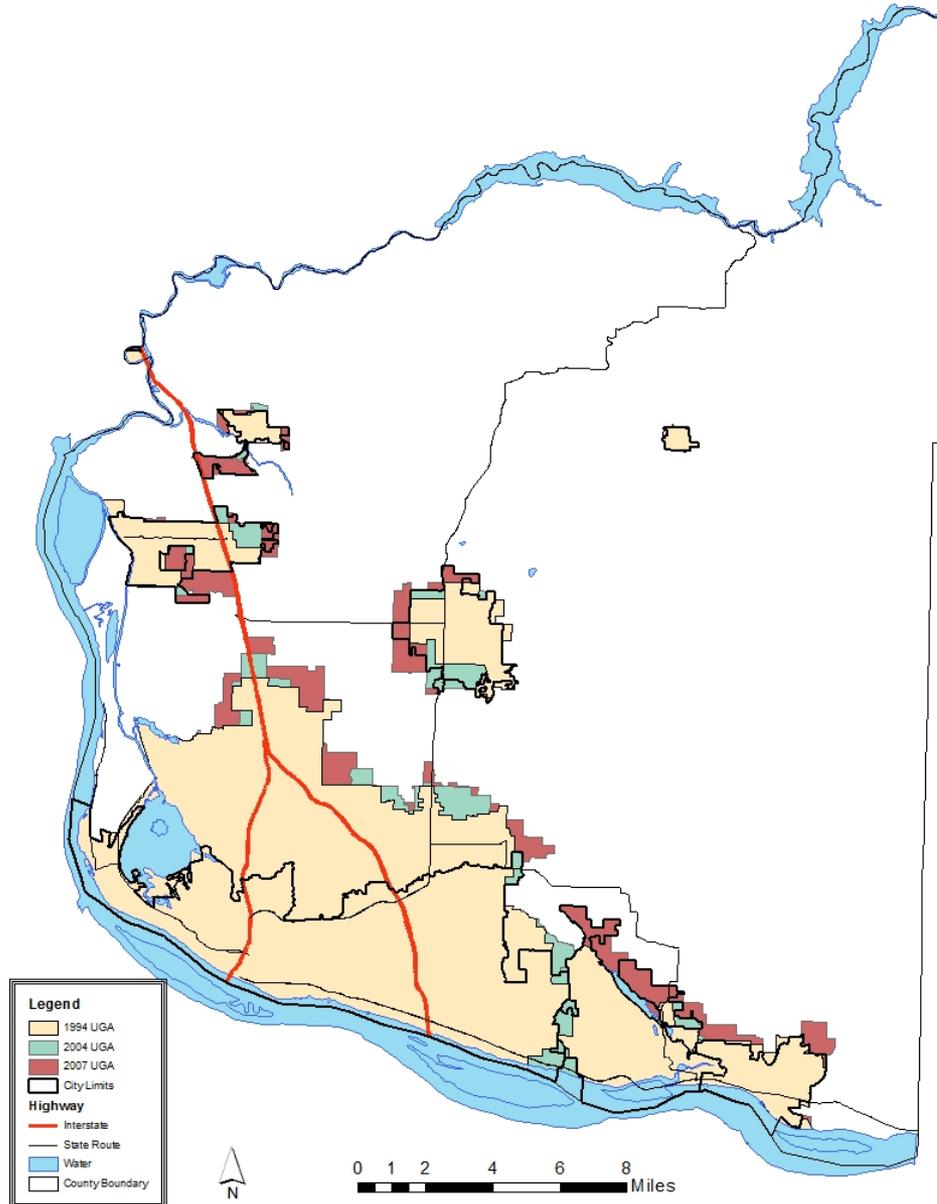


Clark County OFM population forecast vs. actual



Clark County's Urban Growth Boundary

~~1994~~
2004
2007



Board's role in planning

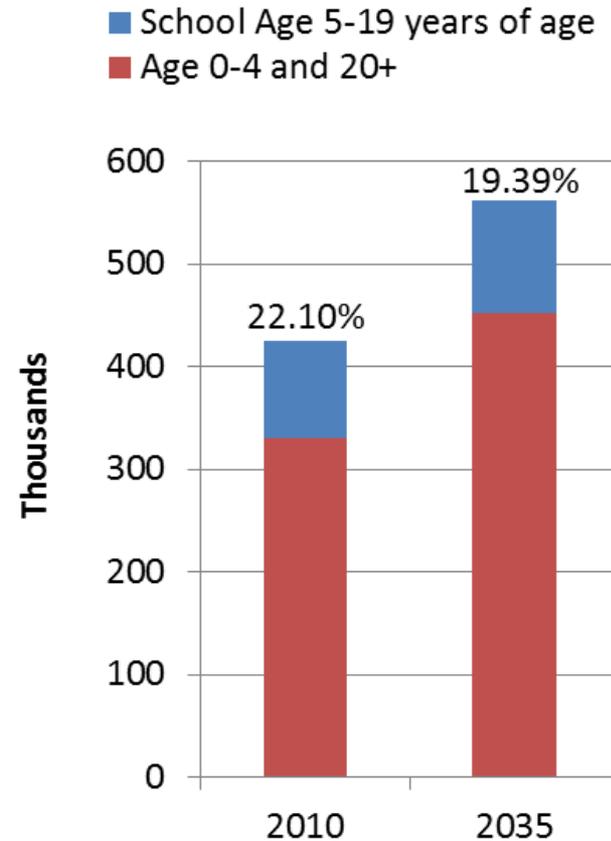
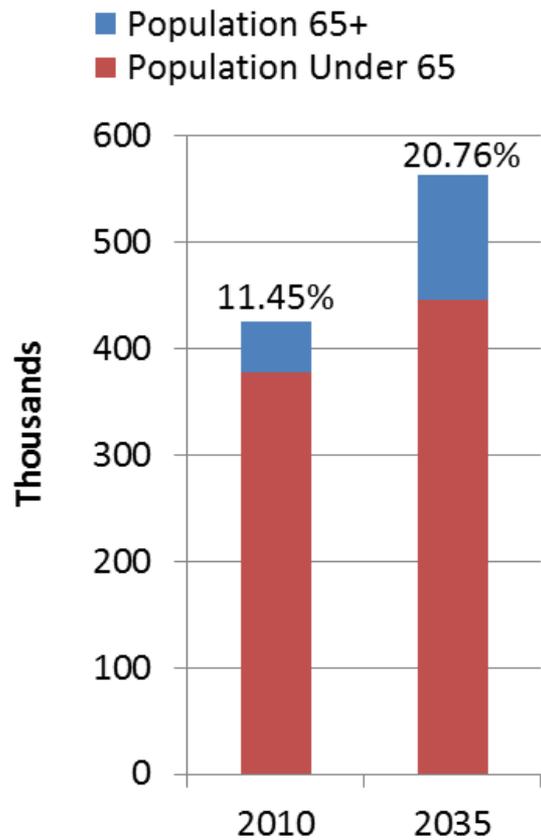
- **Update county baseline to include:**
 - **population forecasts**
 - **employment forecasts**
 - **vacant and buildable lands inventory**
 - **current GMA regulations**
 - **recent board decisions**
 - **compliance with court orders**



Population and employment forecast

	2010	2024	2035 (low)	2035 (medium)	2035 (high)
Population	425,363	584,310	459,617	562,207	681,135
Employment	131,954	230,000	137,900	168,700	204,400
Jobs/ Households	1:0.80	1:1.01	1:0.78	1:0.78	1:0.78

Demographic changes and trends

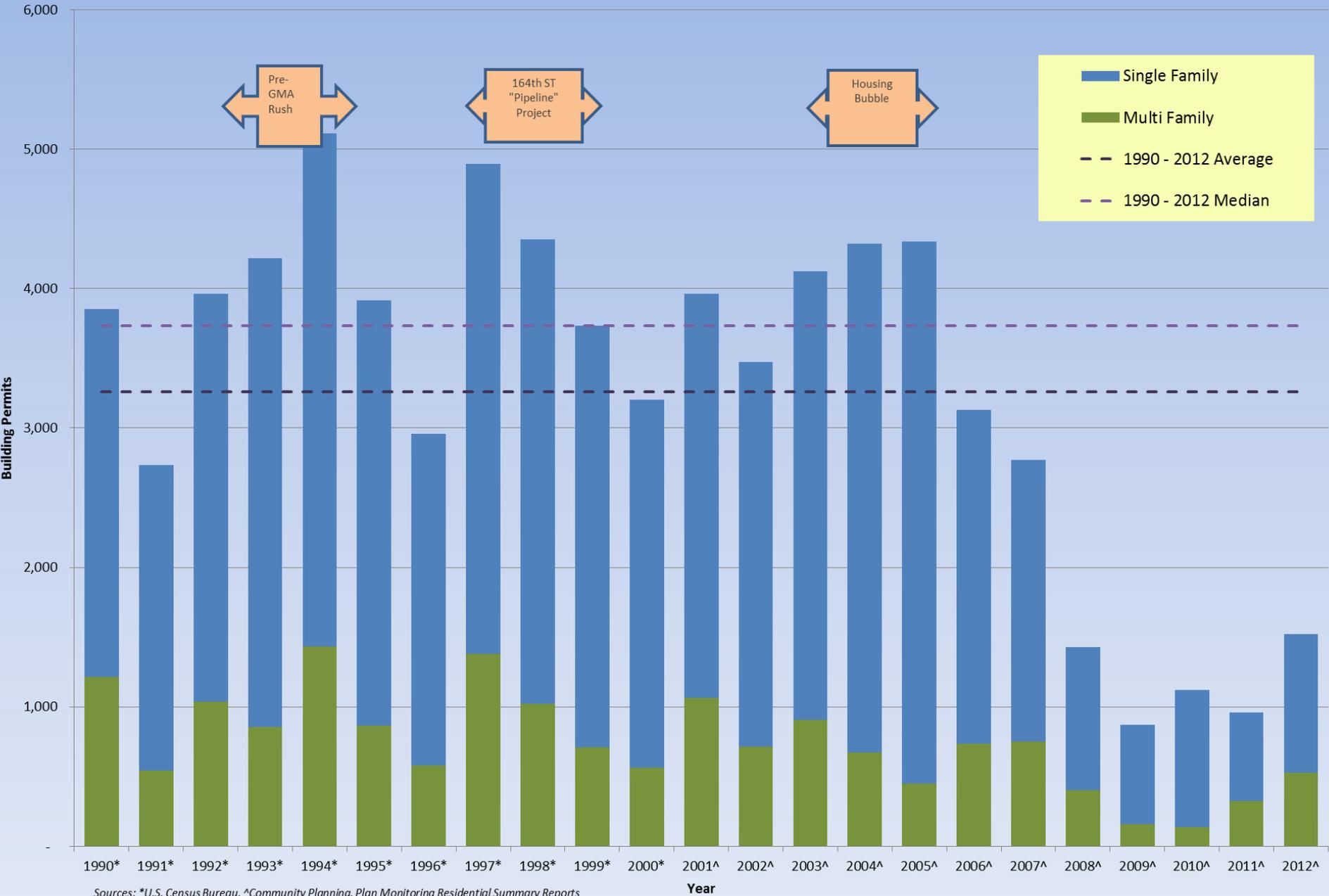


Vacant and buildable lands

2013 inventory numbers

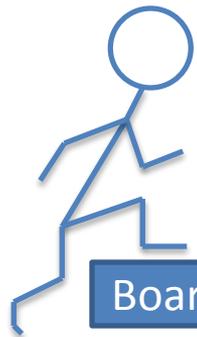
2013	Net Vacant Acres	Estimated Population/Jobs
Residential	8,037	147,472
Commercial	3,109	62,178
Industrial	3,587	32,280

Clark County Residential Building Permits 1990 - 2012



Sources: *U.S. Census Bureau, ^Community Planning, Plan Monitoring Residential Summary Reports

Next steps and tasks



Board work Session

Scoping of tasks & timelines

Technical analysis 2015 BLR

Comp Plan Review & commerce checklist

Public participation plan

Local jurisdictional work

Reorganize Comp Plan

SEPA & Adoption Process



Comprehensive Growth Management Plan review 2016

Thank you
Questions?