

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**



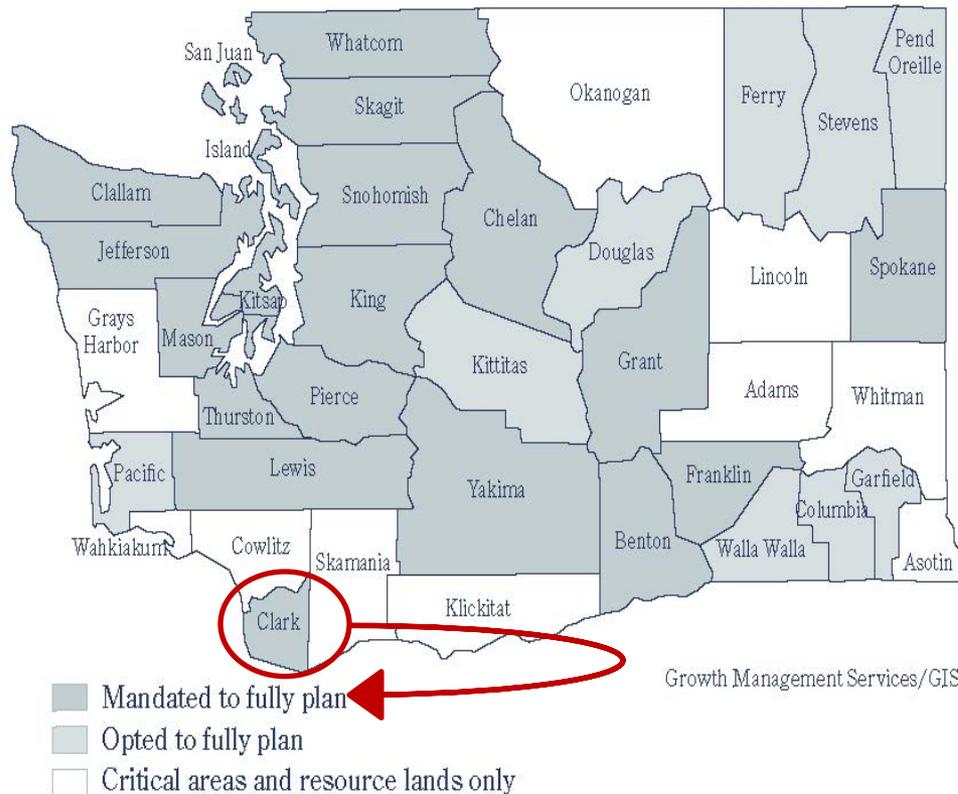
History of planning

- 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 OFM population forecast vs. actual



Clark County OFM population forecast vs. actual

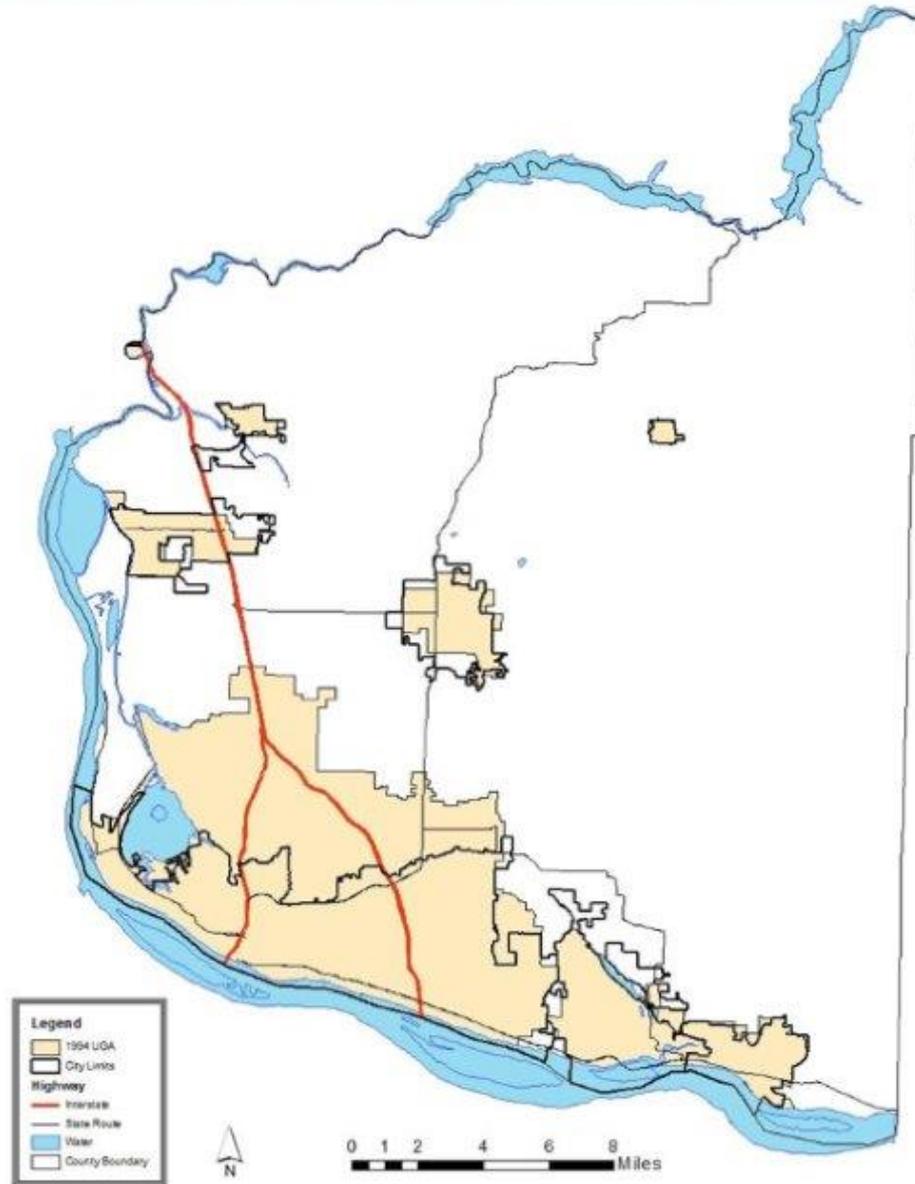


Clark County OFM population forecast vs. actual



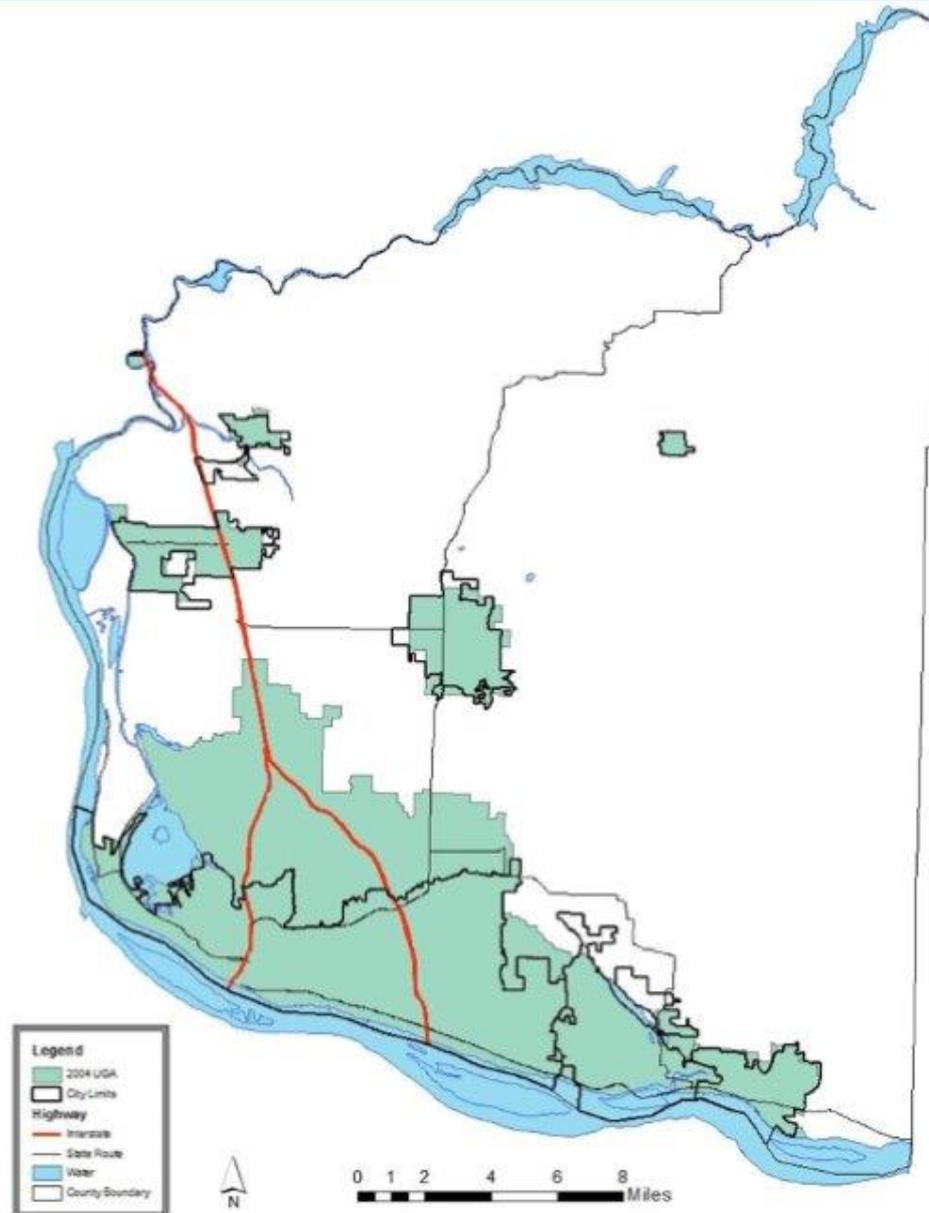
Clark County's Urban Growth Boundary

1994



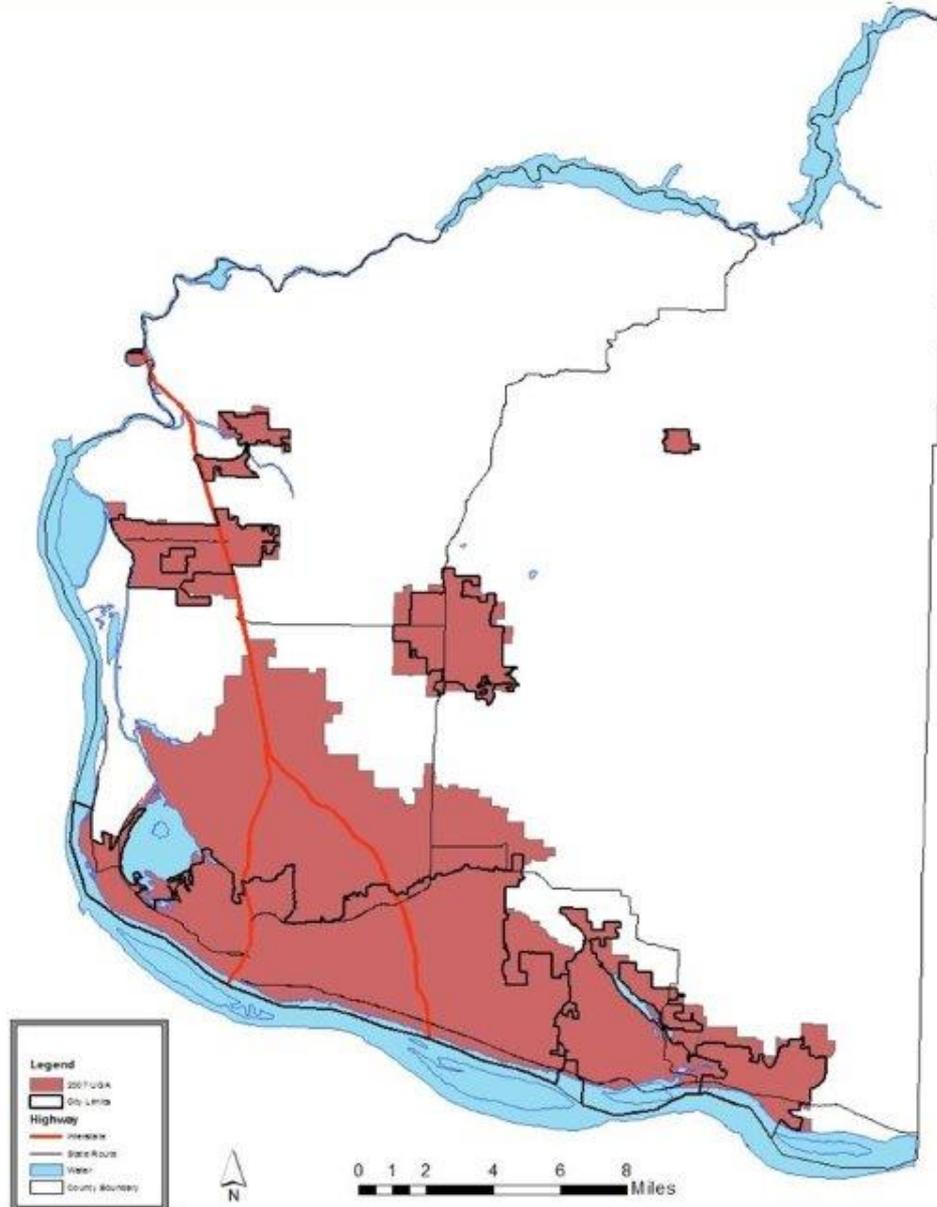
Clark County's Urban Growth Boundary

2004



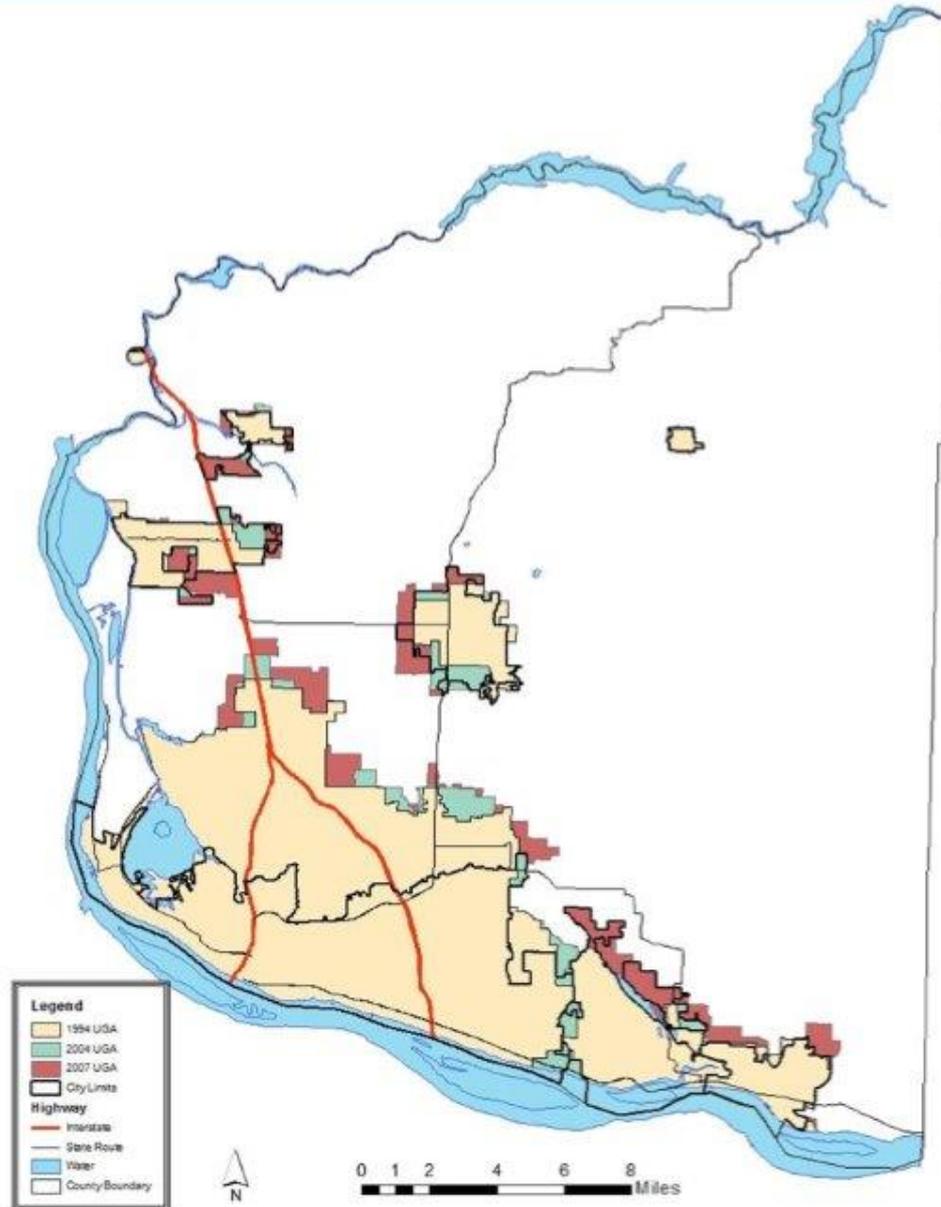
Clark County's Urban Growth Boundary

2007



Clark County's Urban Growth Boundary

1994
2004
2007



Board's role in planning

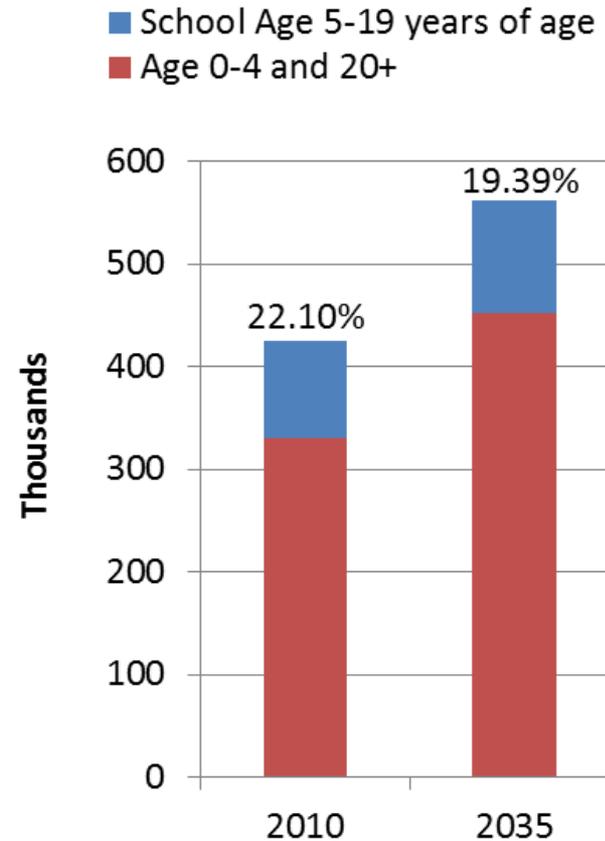
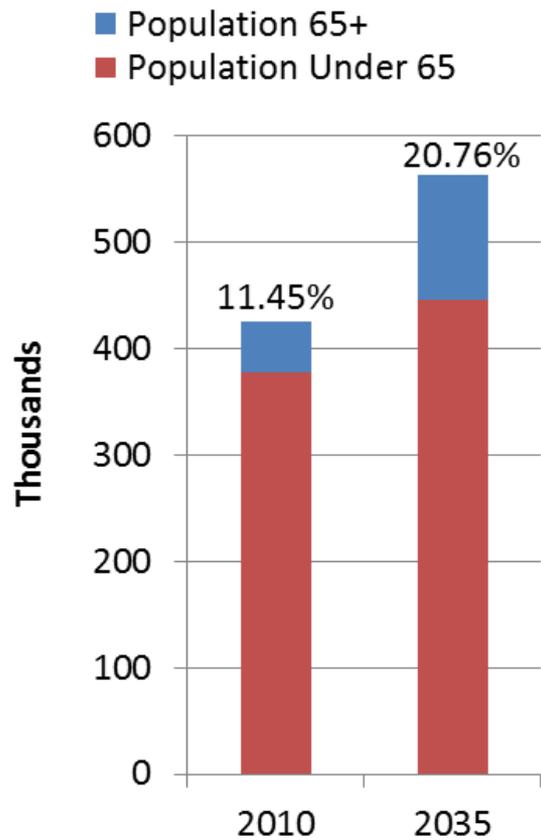
- **Update county baseline to include:**
 - **population forecasts**
 - **employment forecasts**
 - **vacant and buildable lands inventory**
 - **current GMA regulations**
 - **recent board decisions**
 - **compliance with court orders**



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

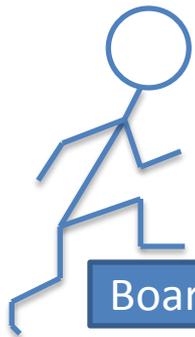
Clark County Residential Building Permits 1990 - 2012



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

Year

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?