

# 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 jobs/population ratio so that cities have equitable share of jobs – diverse job base
- 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 (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. form-based zoning, performance zoning)
- New growth needs to blend well with existing neighborhoods (i.e., transition zones, buffering, gradual transitions in development style, type)
- Ground-truth where residential and jobs "make sense" – no more "wetland industrial"
- 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.
- 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 it 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 unexpected.
- 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 fewest critical areas.
- Maintain a mix of housing options (a variety of housing densities – large, medium and small lots).

- 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.
- Maximize the potential for the county's railroad as a job-creating asset.
- Ensure good geographic distribution of commercial lands.
- Build on the work done for the January 2004 plan map proposal (but modest changes are acceptable).
- Prioritize lands that are most likely to provide "family-wage jobs" as defined in the comprehensive plan policies.

### ***Implications on Mapping***

- La Center needs greater economic diversification opportunities and multi-family land use designations.
- Ridgefield needs greater population (to balance employment opportunities). Meeting 75:25 housing type split may be an issue.
- Vancouver UGB – job producing reserve lands need to be included in the boundary.
- Camas density needs to meet 6 units/acre (but can be exceeded if city desires).
- Ground "truthing" is extremely important for employment
- Lands with few if any restraints ("easy") should be allocated first for employment.
- Employment-reserve overlay for lands served by county railroad corridor

### ***Allocation***

- Guided by the values identified
- Ground truthing will clarify/define the allocation (versus "assigned")