

The 2035 population projections listed in Table 1.2 are actual goals, not merely future estimates or guidelines, which must be reflected in the respective 20-year plans of the jurisdictions.

Table 1.2 | 2035 Population Estimates by Jurisdiction

UGA	2015 Population	2015 – 2035 Change	2035 Population
Clark County	62,205	12,859	75,064
Battle Ground UGA	20,871	17,572	38,443
Camas UGA	22,843	11,255	34,098
La Center UGA	3,209	4,433	7,642
Ridgefield UGA	6,575	18,919	25,494
Vancouver UGA	315,460	56,601	372,061
Washougal UGA	15,932	6,415	22,347
Woodland	89	229	318
Yacolt UGA	1,661	303	1,964
Total	448,845	128,586	577,431

Sources: Clark County GIS. Projected 2035 population based on OFM allocation and 1.26% growth rate. 2015 population is based on incorporation of UGA area.

Approximately 90 percent of population growth over the 20-year planning horizon is expected to occur in designated urban growth areas, with 10 percent of the remainder to occur in unincorporated rural and natural resource lands. This type of development pattern is consistent with the goals of the GMA and supports the implementation of the long range vision of the county reflected in the *Community Framework Plan*. To accommodate the population growth over the 20-year planning horizon the following UGA’s new total acreage in Table 1.3 is expected to expand to Battle Ground 81.67, La Center 72.47 and Ridgefield 111.26, acres.

Table 1.3 | Total Acreage Added by UGA

UGA Name	Commercial	Mixed Use	Public Facilities	Urban Low Density Residential	Grand Total
Battle Ground	0	81.67	0	0	81.67
La Center	55.04	0	17.43	0	72.47
Ridgefield	0	0	0	111.26	111.26
Grand Total	55.04	81.67	17.43	111.26	265.40

Source: Clark County GIS

Residential Land Uses

Residential lands provide the base for the provision of housing of Clark County residents. For the purposes of assessing overall land use, perhaps the most significant policy issues related to residential uses are the sufficiency, affordability and location of the overall housing stock. These factors are heavily driven by market and demographic factors which are largely beyond local control, such as interest rates or immigration to the Portland-Vancouver region. However, Clark County is working with all the cities to provide an appropriate land base and policy guidance through the comprehensive planning process to influence these factors in a positive direction.

The 2016 Comprehensive Plan Map for the county and its cities contains an adequate amount of land designated for urban residential use, which is sufficient to accommodate the projected population increase of 115,727 persons allocated to Clark County urban areas. The methodology used to determine the amount of land needed to accommodate the projected population increases is based

on the policy directives of the Board of County Councilors. A more complete analysis of residential development issues is contained in the Housing Element, Chapter 2 of this document.

Commercial and Industrial Land Uses

Urban commercial and industrial designations are designated within the Urban Growth Areas on the Land Use Map. These include Commercial (C), Industrial (I) and Heavy Industrial (IH), as described below. Commercial lands are envisioned to accommodate future employment growth, along with industrial and business lands. Economic Development Element, Chapter 9 provides further policy direction regarding types of employment uses and attraction of businesses to the county. For designations, goals and policies guiding commercial development in the rural area see Rural and Natural Resource Element, Chapter 3.

Parks

Clark County has been involved in land acquisition for parks since the 1930's and adopted its first Comprehensive Parks and Recreation Plan in 1965. From 1997 to 2013, the county park system was jointly planned and managed with the City of Vancouver via an interlocal agreement or memorandum of understanding (MOU). In 2014, the agreement was not renewed. The Clark County Parks Division was created in 2014 under the Department of Public Works and the associated Clark Parks Advisory Board (PAB) was also established in 2014. In 2015 the Clark County Parks, Recreation and Open Space (PROS) Plan was adopted by the Board of County Councilors. The plan provides direction for the future priorities of the parks system over the next two decades, qualifies the county for eligibility for state and federal grant resources, fulfills the requirements for a parks element within the comprehensive plan as part of the State of Washington Growth Management Act (GMA) and reflects the guidance from the Greater Clark Parks Advisory Board related to recreational needs and priorities of the community. The Parks, Recreation and Open Space Element, Chapter 7, provides further background and information on these facilities in Clark County.

Land Use Integration

For a community to function in a livable and efficient manner, land uses must not only be provided in sufficient overall quantities, but must also be developed in an integrated, cohesive fashion. The 20-Year Plan encourages improved land use integration on a range of levels, from more efficient overall regional form to better site-specific land use integration and access. Developing in an integrated fashion to include but not limited to working closely with school districts to ensure that new school facilities are within close proximity to neighborhoods they are intended to serve.

Urban Growth Areas

Perhaps the most fundamental policy component of the 20-Year Plan is the establishment of urban growth boundaries, as required by the GMA. Within urban growth boundaries, development of urban uses and densities should occur and urban level-of-services should be available, or capable of being provided in the future. Within the rural area beyond the urban growth boundaries, only rural uses and densities should occur and only rural level-of-services should be provided.

The establishment of urban growth boundaries is intended to reduce service inefficiencies associated with sprawling and dispersed development patterns and to produce a generally more compact overall urban development pattern which can be served more efficiently. Urban growth boundaries also facilitate more efficient timing of growth, as available land supplies within the urban areas are generally utilized before the boundary is extended into the adjacent rural area to allow for more intensive development in that area. In the absence of established boundaries, leap frog