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**CLARK COUNTY**  
WASHINGTON

**CLARK COUNTY**

**PLAN  
MONITORING  
REPORT UPDATE  
(2000-2004)**

**HOW ARE WE DOING?  
June 2005**

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## EXECUTIVE SUMMARY

This is the second report on how the County is doing in relation to key indicators identified in its growth management plan. It presents information and observations with regard to the County's commitment to monitoring the progress of its growth policies. The report relies on building activity data and other available information for the observations. The first Clark County Plan Monitoring Report (1995-1999) was published in July 2000. That report documented the growth patterns observed during the first five years of planning under the 1994 State of Washington Growth Management Act (GMA). In August of 2002, the Clark County Buildable Lands Report was published. This report was the first step in meeting the requirements of RCW 36.70A.215 under The Growth Management Act Review and Evaluation Program. In it, Clark County reports on residential and employment densities achieved since adoption of the 1994 Comprehensive Plan. This report documents the growth and development activity since these reports were published. The County no longer publishes information on all of the 23 key indicators listed in the 1994 plan, but has a continuing obligation under the buildable lands legislation (RCW 36.70A.215 ) and under current policies and ordinances to monitor the number of permits issued.

The purpose of this report is to provide updated information on how well the County is implementing its growth management policies in relation to certain indicators. The primary sources of data are actual new residential, commercial and industrial development activity from January 2001 through December 2004. Clark County's Geographic Information System (GIS) was used to link assessment records taken from building construction or year-built data to identify units within city and urban growth area boundaries, acreage and density.

In this report, residential development is expressed in terms of net acres, while commercial and industrial development is shown in gross acres. The commercial and industrial acreage does not reflect the following types of infrastructure: public right-of-way, private streets, public utility easements, open space tracts, or parks.

Following are the major observations presented in this report:

- During the analysis period (2001 through 2004) Clark County overall achieved a residential split of 80% single family development and 20% multi-family development.
- Residential development within the urban area of Clark County consumed 2,031 acres with a density of 5 dwelling units per net acre.
- Available data shows that the amount of land developed in commercial and industrial designated areas totaled 830 gross acres. Commercial uses consumed 602 acres and industrial uses consumed 228 acres.
- Review of development indicates that about 20% of development has occurred on portions of parcels with critical lands. Approximately 41% of industrial development has occurred on portions of parcels with critical lands. About 23% of commercial development has occurred on portions of parcels with critical lands.
- Given the underlying zoning, the development potential of vacant residential land in the rural area is approximately 12,111 lots. Assuming 2.6 persons per household, there is potential for additional rural capacity of 31,488 persons.

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## **Introduction**

The amendments to the Growth Management Act (GMA) in 1997 require Clark County and its cities to monitor their inventory of buildable lands as well as to record the densities achieved in new development. As a result, many jurisdictions under the state law will be carrying out periodic review and capacity evaluation on a regular basis in the future. The first Clark County Buildable Lands Report, completed in 2002, represents the technical findings needed to comply with the requirements of RCW 36.70A.215.

This report uses building permit information, planning assumptions and available data to provide information on actual development activity and technical findings on adopted policies. In the future, these documents will be summarized to provide actual trends in density, and mix of housing development that have occurred in the County and its cities. State law, requires the next evaluation of the buildable lands program to be completed in 2007.

## **Purpose of the Report**

The purpose of this report is to provide information on how the County is doing in relation to actual development and to provide progress on its growth management policies. With the adoption of the updated 2004 Growth Management Comprehensive Plan, the County no longer monitors all of the 23 key indicators listed in the 1994 plan. However, State law, County Code and current policy direction provided by the Board of County Commissioners emphasize the importance of continuing to evaluate actual development and estimating available land supply. This report, therefore, provides information on actual development and conclusions based on the observed performance. Decision-makers can use the technical findings to verify compliance with adopted planning policies and assumptions and to determine whether there is a need for amendment. This report does not contain policy recommendations or specific benchmarks. It is not intended at this time to fulfill all of the requirements of RCW 36.70A.215. However, the report continues the County's commitment to evaluate development trends as well as monitor the inventory of buildable lands. A detailed seven year monitoring of density, trends and other indicators subject to state funding will be presented in future reports as required by RCW 36.70A.215.

## **Methodology**

Data was gathered by analyzing County and Cities "year- built" information. The primary sources of data were new commercial, industrial and residential year-built information based on assessment records from January 2001 to December 2004. This data was entered into the Clark County's Geographic Information System (GIS) tax lot record database file to link assessment year-built records for actual building construction to identify parcels within city and urban growth area boundaries, units, acreage and density.

## **Buildable Lands Inventory**

In 1992, Clark County began the Vacant Lands analysis to determine the potential capacity of urban growth areas to accommodate projected growth for the next 20 years as part of the GMA planning process. County staff met with interested parties from the development and environmental communities to collectively examine criteria to be used to compute the supply of land available for development within each urban growth boundary. From the process, a methodology was developed using Clark County's GIS as the primary data source. This process was revisited in the spring of 2000 by a technical advisory committee appointed by the Board of County Commissioners that reviewed the definitions for each classification of land and the assumptions that would be applied to them.

The definitions, criteria and assumptions used for the current land inventory information in this report are consistent with all the updated planning assumptions. For more information regarding the Vacant Buildable

Lands Model, contact Clark County Community Development, Long Range Planning Division or Bob Pool in the Clark County GIS.

### Gross and Net Acres

A gross acre of vacant land is defined as the total amount of land before infrastructure dedication, i.e. (public right-of-way, private streets, public utility easements, open space tracts, or parks) but after critical areas have been deducted. A net buildable vacant acre is an acre of buildable vacant land after dedication for infrastructure and critical lands.

### Summary of Population Trends

Clark County’s 45 percent population growth during the 1990 to 2000 period was considerably greater than Washington state’s population increase of 13 percent. Clark County added 107,185 new residents to the Portland – Vancouver Metropolitan Area from 1990 to 2000. Annual population estimates prepared by the Office of Financial Management show Clark County’s population increased from 345,238 as counted in Census 2000 to 383,300 as of April 1, 2004. Since the 2000 census, the County’s population has increased by 38,062 persons. This is 11.02 percent change from 2000-2004. The growing population increase in Clark County can be attributed to both natural increase – the difference between births and deaths- and net in-migration. Given current growth – an average of 9,515 every year – the County’s population will exceed half a million in 20 years.

**Table 1. 2000-2004 Annual Population Estimates for Clark County**

	Census		-----April 1 Estimates---			Annual Net Change 00-01	Annual Net Change 01-02	Annual Net Change 02-03	Annual Net Change 03-04	Annualized Growth Rate 2000-2004
	2000	2001	2002	2003	2004					
<b>County Total</b>	345,238	352,600	363,400	372,300	383,300	7,362	10,800	8,900	11,000	2.65%

Source: Clark County Assessment and GIS, Office of Financial Management

**Table 2. 2000 -2004 Components of Change for Clark County**

Year	Births	Deaths	Natural Increase	Net Migration
<b>2000</b>	5,422	2,239	3,183	7,414
<b>2001</b>	5,223	2,299	2,924	4,438
<b>2002</b>	5,361	2,358	3,003	7,797
<b>2003</b>	5,609	2,303	3,306	5,594
<b>2004</b>	5,117	2,893	2,224	8,776

Source: Clark County Assessment and GIS, Office of Financial Management

**Table 3. Population by Urban and Rural Growth Area**

Year	Urban Growth	% Urban	Rural Growth	% Rural	Total Growth
2000 - 2001	6,817	89.37	811	10.63	7,628
2001 - 2002	11,131	87.69	1,562	12.31	12,693
2002 - 2003	7,048	87.56	1,001	12.44	8,049
2003 - 2004	8,130	86.48	1,271	13.52	9,401

*Source: Clark County Assessment and GIS, Office of Financial Management*

**Table 4. 2000-2004 Annual Population Estimates for Clark County Cities**

Census |-----April 1 Estimates---|

City	2000	2001	2002	2003	2004	Annual Net Change 00-01	Annual Net Change 01-02	Annual Net Change 02-03	Annual Net Change 03-04	Population Change 2000 - 2004	Percent Change 2000-2004
<b>Clark County Total</b>	345,238	352,600	363,400	372,300	383,300	7,362	10,800	8,900	11,000	38,062	11.02%
<b>Unincorporated</b>	166,279	170,430	175,710	179,825	184,650	4,151	5,280	4,115	4,825	18,371	11.05%
<b>Incorporated</b>	178,959	182,170	187,690	192,475	198,650	3,211	5,520	4,785	6,175	19,691	11.00%
<b>Battle Ground</b>	9,322	10,040	11,110	12,560	14,220	718	1,070	1,450	1,660	4,898	52.5%
<b>Camas</b>	12,534	12,970	13,540	14,200	15,360	436	570	660	1,160	2,826	22.5%
<b>La Center</b>	1,654	1,735	1,805	1,855	1,990	81	70	50	135	336	20.3%
<b>Ridgefield</b>	2,147	2,175	2,145	2,185	2,195	28	-30	40	10	48	2.2%
<b>Vancouver</b>	143,560	145,300	148,800	150,700	152,900	1,740	3,500	1,900	2,200	9,340	6.5%
<b>Washougal</b>	8,595	8,790	9,100	9,775	10,770	195	310	675	995	2,175	25.3%
<b>Woodland part</b>	92	95	85	85	80	3	-10	0	-5	-12	-13.0%
<b>Yacolt</b>	1,055	1,065	1,105	1,115	1,135	10	40	10	20	80	7.6%

Source: Clark County Assessment and GIS, Office of Financial Management

**Observations**

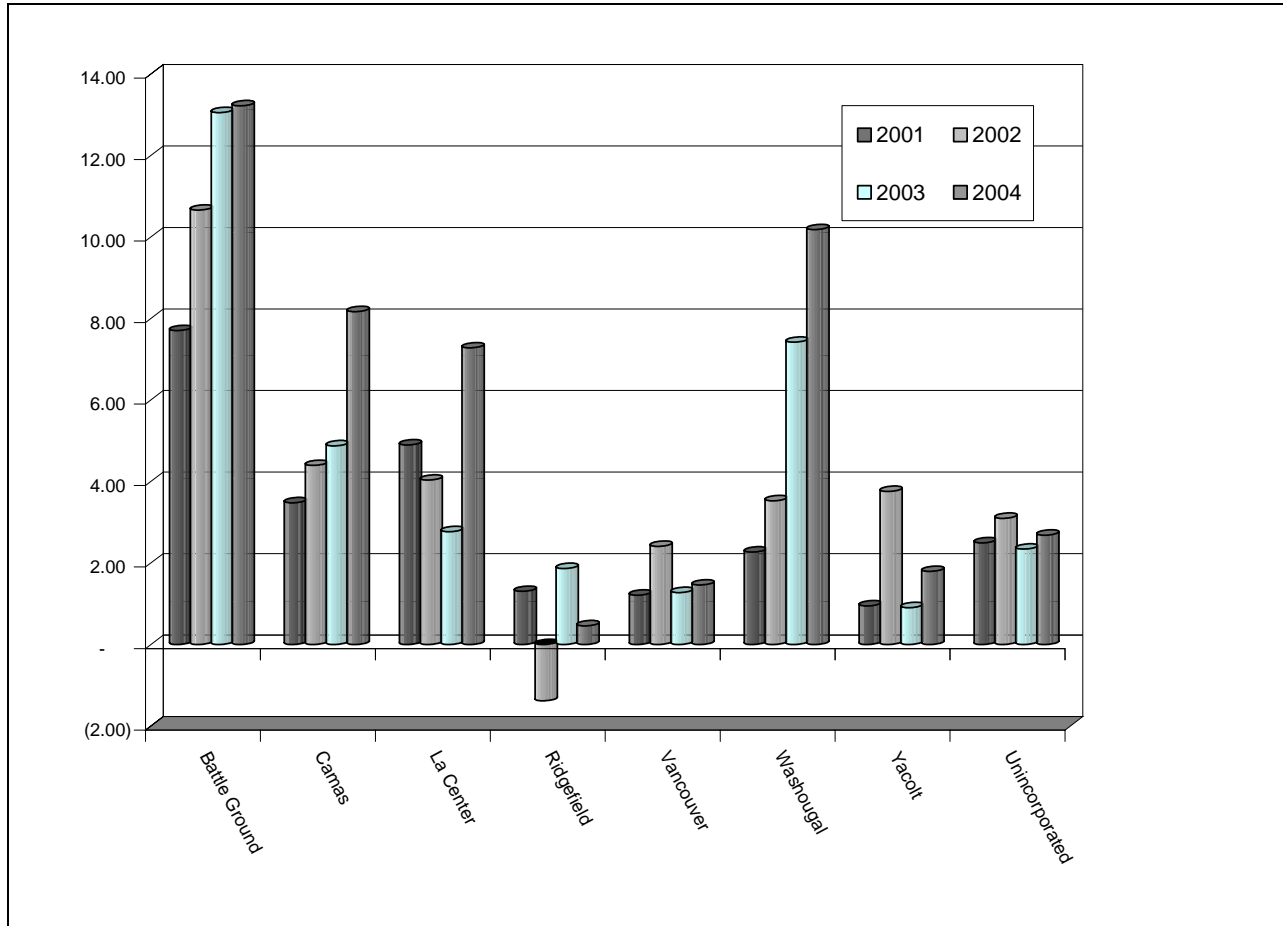
Between 2000 and 2004:

- Clark County’s population increased by 38,062 people.
- From 2000 to 2004, the difference between births and deaths- and net in-migration accounts for the Clark County population growth. The total in-migration during the period is 26,605.
- This is a population growth rate of about 2.65% annually.
- In percentage terms, the fastest growing areas between 2000 and 2004 were Battle Ground (52.5%), Washougal (25.3%), Camas (22.5%) and La Center (20.3%) respectively.



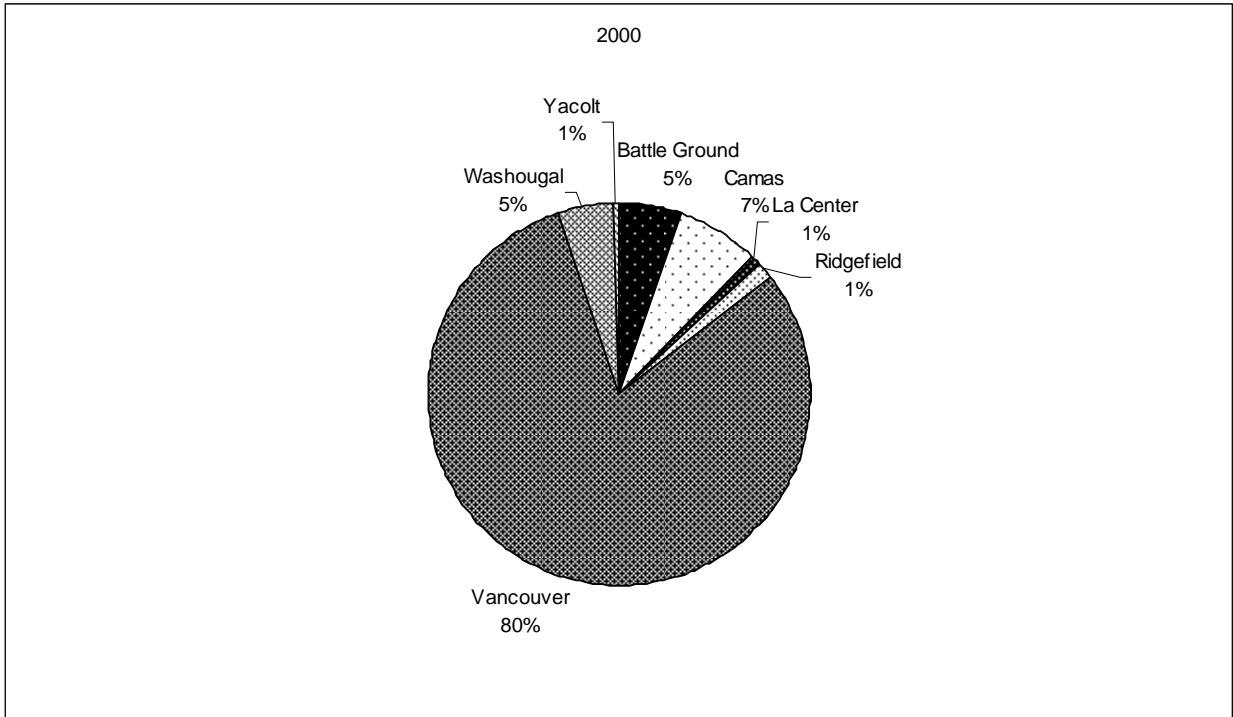
**Table 5.**

**Annual Population Percentage Change: 2000 to 2004**

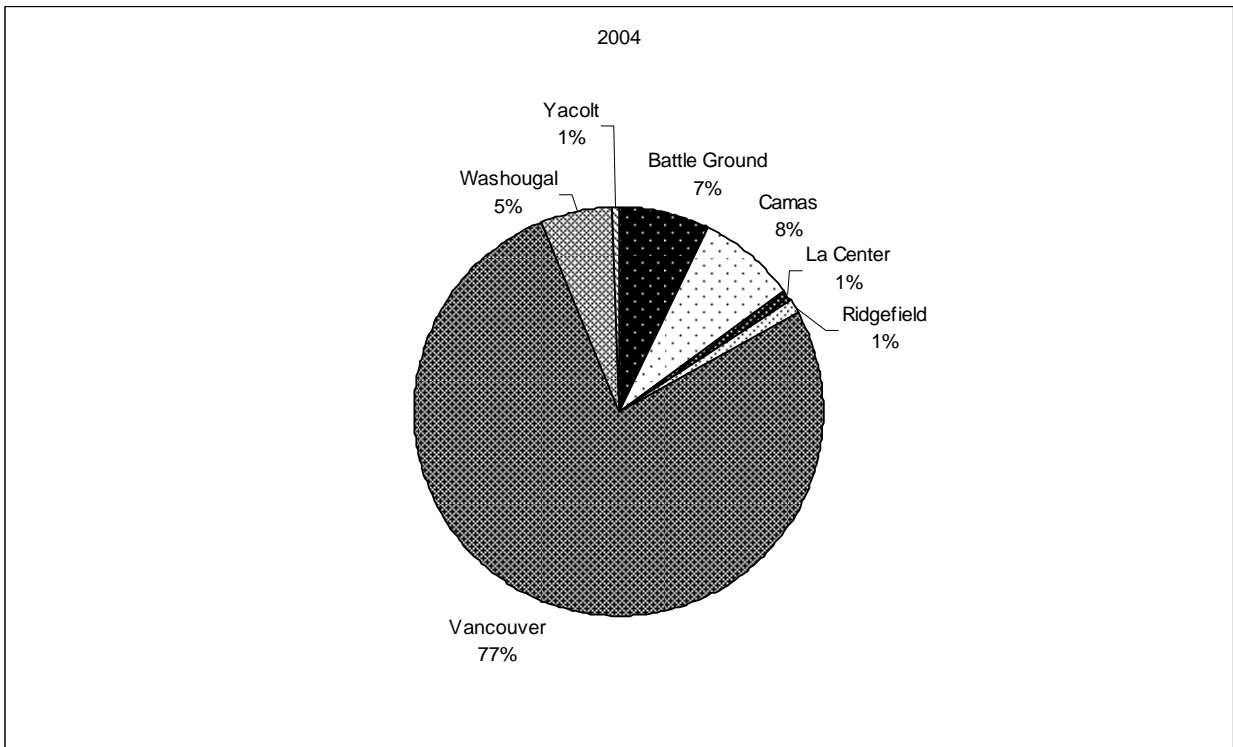


Source: Clark County Long Range Planning

**Chart 1. Change in the Share of County Population 2000 and 2004**



Source: Clark County Long Range Planning



Source: Clark County Long Range Planning

**Observations:**

- The City of Vancouver had the largest increase in residents from 2000 to 2004.
- The majority of urban growth, in percentage terms, since 2000 is in the city of Battle Ground.
- The three fastest growing cities - in terms of percentage change are Battle Ground (52.5%), and Washougal (25.3%) followed by Camas (22.5%).

## Clark County Employment Characteristics

Employment data are provided by several different state and federal agencies. Each agency defines employment differently due to varying definitions behind the collection of employment information. Often planning agencies rely on employment data collected by employment departments (e.g. Washington Department of Employment Security), the Bureau of Labor Statistics (BLS), and Bureau of Economic Analysis (BEA) for planning purposes.

The indicators of local economic conditions are the numbers of employees and unemployment. The resident labor force will change in response to population and to conditions in the local economy including job opportunities and wages.

**Table 6. Characteristics of the Clark County Work Force**

	2000	2001	2002	2003	2004
Population	345,238	352,600	363,400	372,300	383,300
Total Labor Force	178,800	180,200	187,600	187,400	186,717
Employed Residents	169,900	167,400	170,700	168,900	173,417
Labor Force Participation Rate	69.5%	68.4%	68.9%	66.9%	64.7%
Unemployed Residents	8,900	12,800	16,900	18,500	13,300
Employed labor force as a % of population	49.2%	47.5%	47.0%	45.4%	45.3%

*Source: Washington State Employment Security Department*

**Table 7. Change in Clark County Work Force**

	2000-2004 Number Increase	2000-2004 Percent Increase
Population	38,062	11.02%
Total Labor Force	7,917	4.4%
Employed Residents	3,517	2.0%
Unemployed Residents	4,400	49.4%

*Source: Clark County Long Range Planning*

**Table 8. Unemployment Rate**

	2000	2001	2002	2003	2004
Clark County	4.9	7.1	9.0	9.9	7.6
Washington	5.2	6.4	7.3	7.5	6.2

*Source: Washington State Employment Security Department*

***Bold text denotes 2000 Census Data***

## Data Collection

Data for the total employed and unemployed labor force are from the Washington Department of Employment Security, June 2004, and provide the best data on employment in the local work force. Clark County and Washington state unemployment rates are obtained from the Washington State Employment Security Department.

## Observation

- From 2000 to 2004 Clark County added 7,917 to its total labor force, an average annual increase of 4.4%, for the same time period population growth was 11.02%.

**Table 9. Clark County Total Non-Farm Employment for Key Industries**

	2000	2001	2002	2003	2004
<b>Total Non-Farm</b>	116,900	116,800	116,300	118,100	122,800*
<b>Construction, Mining &amp; Logging</b>	10,000	10,100	10,200	10,300	11,100
<b>Manufacturing</b>	17,300	15,600	13,600	13,200	13,600
<b>Wood product manufacturing</b>	700	700	800	700	800
<b>Fabricated Metal product manufacturing</b>	1,400	1,200	1,200	1,100	1,100
<b>Machinery manufacturing</b>	1,400	1,300	1,200	1,200	1,300
<b>Computer and electronic product manufacturing</b>	5,000	4,500	3,400	3,100	3,100
<b>Transportation equipment manufacturing</b>	800	600	600	500	600
<b>Trade, transportation, and Utilities</b>	21,000	21,200	20,800	21,900	22,800
<b>Wholesale Trade</b>	4,100	4,300	4,300	4,700	5,000
<b>Retail Trade</b>	13,400	13,400	13,200	13,800	14,300
<b>Transportation, Warehouse and utilities</b>	3,600	3,400	3,300	3,500	3,500
<b>Information</b>	3,600	3,000	2,900	2,700	2,700
<b>Financial Services</b>	4,900	4,900	5,300	5,700	6,000
<b>Professional and Business Services</b>	12,700	12,900	12,900	12,700	13,400
<b>Education and Health Services</b>	12,600	13,500	14,200	14,600	15,000
<b>Health Care and Social Assistance</b>	11,700	12,500	13,100	13,600	13,900
<b>Health Services</b>	9,700	10,300	11,000	11,500	11,700
<b>Leisure and Hospitality</b>	11,900	11,900	11,700	11,800	12,200
<b>Accommodation and Food Services</b>	9,400	9,500	9,300	9,500	9,900
<b>Other Services</b>	3,600	3,800	3,800	4,000	4,100
<b>Government</b>	19,300	20,000	20,800	21,200	21,800

Source: Washington State Employment Security Department

\* 2004 is a preliminary number.

**Table 10. Percentage Change in Employment for Major Industries in Clark County 2000-2004**

	<b>Number Change (2000-04)</b>	<b>Percent Change (2000-04)</b>
<b>Construction, Mining &amp; Logging</b>	1,100	11.0%
<b>Manufacturing</b>	-3,700	-21.4%
<b>Wood product manufacturing</b>	100	14.3%
<b>Fabricated Metal product manufacturing</b>	-300	-21.4%
<b>Machinery manufacturing</b>	-100	-7.1%
<b>Computer and electronic product manufacturing</b>	-1,900	-38.0%
<b>Transportation equipment manufacturing</b>	-200	-25.0%
<b>Trade, transportation, and Utilities</b>	1,800	8.5%
<b>Wholesale Trade</b>	900	21.9%
<b>Retail Trade</b>	900	6.7%
<b>Transportation, Warehouse and utilities</b>	-100	-2.7%
<b>Information</b>	-900	-25.0%
<b>Financial Services</b>	1,100	22.4%
<b>Professional and Business Services</b>	700	5.5%
<b>Education and Health Services</b>	2,400	19.0%
<b>Health Care and Social Assistance</b>	2,200	18.8%
<b>Health Services</b>	2,000	20.6%
<b>Leisure and Hospitality</b>	300	2.5%
<b>Accommodation and Food Services</b>	500	5.3%
<b>Other Services</b>	500	13.9%
<b>Government</b>	2,500	12.9%

*Source: Washington State Employment Security Department*

### **Observations**

- At the sub-sector level, construction has been cyclical, with only a net gain of 1,100 jobs and an 11% growth rate over the last 4 years. Trade, transportation and utilities grew by 1,800 jobs.
- There has been significant job loss in manufacturing, computer and electronic products sub-sectors, losing a total of 5,600 jobs. These job losses follow the national trend during the recession.
- As expected, growth occurred in population-based industries such as government, educational and health services, financial services and retail. The 2000-2004 trend shows that employment in these sectors grew by 2,500, 2,400, 1,100 and 900 jobs, respectively.

## **Housing**

### **Single Family Residential Development Activity (2001- 2004)**

Indicators of residential development include lot creation, subdivisions and building permits. Monitoring building permits provides a measure of the level of construction activity and the rate at which residential land is being developed. Earlier Clark County report was based on building permits data from 1995 through June 30, 2000.

This report focuses on new single family units built between July 2000 and December 2004. Clark County's GIS was used to link assessment records taken from new construction or year built data to identify (1) number of units within city and urban growth area boundaries, and (2) acreage.

Table 11 below shows the number of single family building construction between January 2001 and December 31, 2004. Chart 2 below shows the density of development by UGA and the number of acres permitted for single family development, respectively.

**Table 11. Single Family Units Built from 2001-2004**

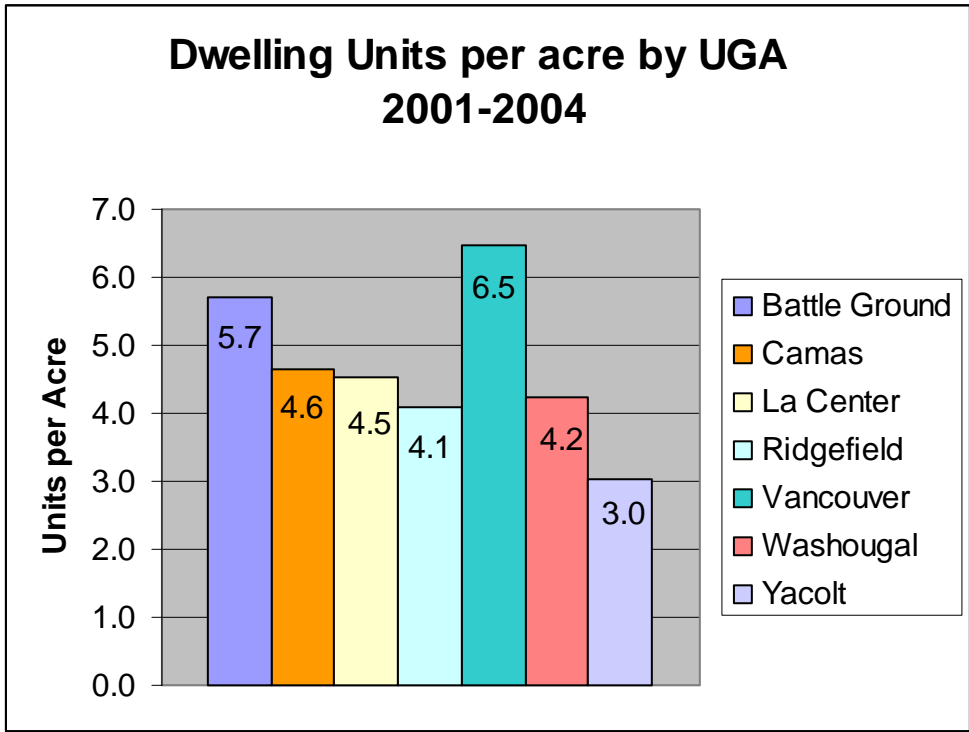
<b>Area</b>	<b>Units</b>	<b>Acres</b>	<b>Density</b>
<b>City of Battle Ground</b>	1,311	193.5	6.8
<b>Battle Ground Unincorporated UGA</b>	20	39.4	0.5
<b>Total Battle Ground UGA</b>	1,331	233.0	5.7
<b>City of Camas</b>	990	213.6	4.6
<b>Camas Unincorporated UGA</b>	95	21.3	4.5
<b>Total Camas UGA</b>	1,085	234.9	4.6
<b>City of LaCenter</b>	133	29.7	4.5
<b>La Center Unincorporated UGA</b>	-	-	-
<b>Total La Center UGA</b>	133	29.7	4.5
<b>City of Ridgefield</b>	132	33.1	4.0
<b>Ridgefield Unincorporated UGA</b>	-	-	-
<b>Total Ridgefield UGA</b>	132	33.1	4.0
<b>City of Vancouver</b>	1,775	367.9	4.8
<b>Vancouver Unincorporated UGA</b>	4,656	913.3	5.1
<b>Total Vancouver UGA</b>	6,431	1,281.2	5.0
<b>City of Washougal</b>	686	156.9	4.4
<b>Washougal Unincorporated UGA</b>	6	11.0	0.5
<b>Total Washougal UGA</b>	692	167.8	4.1
<b>City of Woodland (portion in Clark County)</b>	2	0.4	5.2
<b>City of Yacolt</b>	33	10.9	3.0
<b>Yacolt Unincorporated UGA</b>	-	-	-
<b>Total Yacolt UGA</b>	33	10.9	3.0
<b>Rural</b>	1,567	8,407.1	0.2
<b>Urban</b>	9,839	1,991.0	4.9
<b>Total</b>	11,406	10,398.2	1.1

Source: Clark County, Community Development, Building Department, Cities of Camas, La Center, Ridgefield, Vancouver, and Washougal

Notes: Acreage for single family development is in net acres.



Chart 2. 2001-04 Total Density of New Development by UGA



## Observations

Between 2001 and 2004:

- Overall, the UGA's observed a density of 5 units/net acre.
- Based on actual construction or year-built data, Clark County has developed on a total of 10,438 acres of single family residential land in both the urban and rural areas.
- Single family development has occurred on 8,407 acres of rural land, which is 80.5% of all single-family land that was developed.
- 2,031 acres of single family residential land has been developed in all of the Urban Growth Areas, which is 19.5% of all single-family residential land developed.
- The density in the rural area of 0.2 dwelling units per acre is equivalent to an average lot size of 5.3 acres.

## Multi-family Development Activity (2001-2004)

Multi-family construction activity from January 2001 through December 2004 is presented below. The assessment records were linked to a GIS to determine units and acreage.

**Table 12. 2001-2004 Multi-Family Units Built**

Area	Multi-Family Units	Acres	Density
City of Battle Ground	-	-	-
City of Camas	11	0.8	13.5
City of LaCenter	3	0.3	10.5
City of Ridgefield	4	0.1	33.3
City of Vancouver	2,380	126.4	18.8
Vancouver Unincorporated UGA	520	33.6	15.5
Vancouver UGA	2,900	160.0	18.1
City of Washougal	25	1.6	15.5
City of Woodland	-	-	-
City of Yacolt	-	-	-
<b>Total</b>	<b>2,946</b>	<b>163.1</b>	<b>18.1</b>

Source: Clark County GIS

## Commercial and Industrial Development

From 2001 through 2004, a total of 830 acres of commercial and industrial lands were developed in the urban growth areas. The vacant lands model inventory does not identify parcels as developed. It classifies parcels as vacant, underutilized and built. In the case of industrial lands, the classifications are vacant prime, secondary or tertiary. Table 13 below reflects total developed land in commercial and industrial areas (acres) per the assessor's record.

**Table 13. Commercial and Industrial land developed 2001-2004**

<b>Area</b>	<b>Commercial</b>	<b>Industrial</b>	<b>Total Acres</b>
<b>City of Battle Ground</b>	9.40	13.40	22.80
<b>Battle Ground Unincorporated UGA</b>	0.00	0.00	0.00
<b>Total Battle Ground UGA</b>	9.40	13.40	22.80
<b>City of Camas</b>	21.69	4.13	25.82
<b>Camas Unincorporated UGA</b>	0.00	0.00	0.00
<b>Total Camas UGA</b>	21.69	4.13	25.82
<b>City of LaCenter</b>	0.67	0.00	0.67
<b>La Center Unincorporated UGA</b>	0.00	0.00	0.00
<b>Total La Center UGA</b>	0.67	0.00	0.67
<b>City of Ridgefield</b>	8.12	63.65	71.77
<b>Ridgefield Unincorporated UGA</b>	0.00	0.00	0.00
<b>Total Ridgefield UGA</b>	8.12	63.65	71.77
<b>City of Vancouver</b>	283.52	48.99	332.51
<b>Vancouver Unincorporated UGA</b>	194.14	98.32	292.46
<b>Total Vancouver UGA</b>	477.66	147.31	624.97
<b>City of Washougal</b>	84.01	0.00	84.01
<b>Washougal Unincorporated UGA</b>	0.00	0.00	0.00
<b>Total Washougal UGA</b>	84.01	0.00	84.01
<b>City of Woodland</b>	0.00	0.00	0.00
<b>City of Yacolt</b>	0.00	0.00	0.00
<b>Yacolt Unincorporated UGA</b>	0.00	0.00	0.00
<b>Total Yacolt UGA</b>	0.00	0.00	0.00
<b>Rural</b>	0.00	0.00	0.00
<b>Total</b>	601.55	228.50	830.05

**Table 14. Capacity of Estimated Buildable Lots in Rural Areas**

Comprehensive Plan Land Use	Vacant Lots		Underutilized Lots	Total
	Current	Potential	Potential	Potential
Rural -5	4,041	692	979	5,712
Rural-10	982	169	190	1,341
Rural-20	314	18	18	350
Rural Center Residential	115	294	461	870
Agriculture	1,203	114	195	1,512
Agri-Wildlife	62	-	-	62
Forest Tier 1	640	34	4	678
Forest Tier 2	1,249	23	9	1,281
Urban Reserve	292	8	5	305
<b>Total</b>	<b>8,898</b>	<b>1,352</b>	<b>1,861</b>	<b>12,111</b>

*Source: Clark County Department of Assessment and GIS*

The vacant and buildable lands model, developed by Clark County Assessment and GIS staff for plan monitoring, does not include rural areas (outside of UGAs). In order to assess development potential in the rural areas, a separate but parallel model process was developed.

Information on the number of available vacant and underutilized acres, existing lots, and potential lots by comprehensive plan designations is provided. Information for the rural centers is also included. It is important to note that the above data excludes lots of less than one acre as well as exempt parcels such as school sites, parks and public lands.

### **Observations**

- There are 8,898 total vacant rural lots. There are 1,352 potential new lots based on zoning.
- There are 1,861 potential new lots in the underutilized category.
- Given the underlying zoning, the total vacant and development potential in the rural areas is approximately 12,111 lots. Assuming 2.6 persons per household, overall additional rural capacity is approximately 31,488 persons at build out.

## Evaluation of Activity on Critical Lands

In 1994, the critical land coverage was made up of critical type I and type II areas. In 2000, the Plan Monitoring Task Force recommended that the types I and II be combined. This change treats both critical land types as one, using the same assumption: if more than 50% of a parcel is classified as critical, the parcel is not considered buildable in the inventory; if less than 50% is critical, the parcel is classified as vacant or underutilized. In 2005, it was suggested that the above methodology be changed so that only the critical portion of a parcel be removed from the inventory. This methodology removes portions of parcels previously categorized as vacant and underutilized; conversely it adds to the inventory portions of parcels that were previously categorized as critical greater than 50%. The net result of this change to the model is that the critical lands are now measured more precisely. It also provides a method of quantifying the percentage of critical land that has been developed. Tables 15 and 16 below provides percentage of critical lands that has developed since 1996.

**Table 15. Percent of Critical Lands**

	Total acres converted	Acres w/critical converted	% of acres converted w/critical
Residential	7467.37	1492.89	20.0%
Commercial	1367.56	318.47	23.3%
Industrial	1902.74	772.44	40.6%

**Table 16. Critical Lands Converted**

	Total critical acres 1996	Acres w/critical converted	% of acres converted w/critical
Residential	6208	1492.89	24.0%
Commercial	876.93	318.47	36.3%
Industrial	3766.08	772.44	20.5%

## Observations

- About 20% of residential development has occurred on portions of parcels with critical lands.
- Approximately 41% of industrial development has occurred on portions of parcels with critical lands.
- About 23% of commercial development has occurred on portions of parcels with critical lands.

## Infill Development

This section presents examples of subdivisions approved as infill development since the adoption of the infill ordinance. The infill developments were compared to the vacant buildable land model classifications of vacant, residential built, critical lands with greater than 50%, underutilized lands, etc. The data as presented shows the number of infill cases, total acres, number of units, units per acre, average parcel size, and average lot size.

**Table 17. Infill Development**

Acres by Vacant Lands Model Residential Class for Infill Cases			
Residential Class	Infill Acres	Percent of Total	
Not Residential	1.00	1.4	<i>Office Campus Designated Parcel</i>
Residential Built	11.35	15.4	
Residential Exempt	2.14	2.9	<i>Parcel contains public well owned by CPU?</i>
Residential Vacant	11.83	16.0	
Vacant w/ Critical GT 50 Percent	0.94	1.3	
Underutilized	39.16	53.1	
Underutilized w/ Critical GT 50 Percent	7.39	10.0	
Grand Total	73.81	100	
<i>Acres are based on land division permit case parcel size (parent parcel of development)</i>			
<i>Based on vlm2003P</i>			
Number of Infill Cases	53		
Total Acres of Infill Cases	73.81		
Total Number of Units	410		
Units per Acre (gross)	5.6		
Average Parcel Size of Infill Project (Acres)	1.4		
Average Infill Lot Size (Square Feet)	5,191		
Median Infill Lot Size (Square Feet)	5,000		

## Observations

- Results from the analysis of Clark County Building Division records indicate there were about 74 acres of infill development from 2000 to 2004. The development of these 74 acres resulted in 410 residential units.
- The density of the infill development was 5.6 units per acre.
- The average parcel size was 1.4 acres and average lot size is 5,191 square feet.

## Clark County Income, Price, Affordability 2000 – 2004

The Comprehensive Plan promotes housing choice and affordability, and designated land in sufficient amounts to meet projected population growth. Monitoring housing price provides a means of evaluating how they may affect policy objectives. Many factors influence the price of housing (such as size, building site, location, and other external factors). Tracking the price of housing, income and affordability are important considerations in a wide range of economic, land use, and public services. The table below looks at these factors from 2000 to 2004.

**Table 18. Income, Price, Affordability 2000-2004**

Clark County	2000	2001	2002	2003	2004	Percent Increase
Median household income	\$51,214	\$51,936	\$51,403	\$51,234	\$51,752*	1.0 %
Median selling price of an existing home	\$139,050	\$158,000	\$160,800	\$172,900	\$185,000	33.0 %
Median selling price of a new home	\$169,102	\$174,731	\$185,803	\$197,800	\$221,068	30.0 %
House price affordable to median household income	\$165,000	\$165,000	\$165,000	\$165,000	\$165,000**	

Source: *Office of Financial Management, Clark County Long Range Planning*

\* Projected 2004 Office of Financial Management estimate.

\*\* Based on a 30-year fixed mortgage, with 10% down payment and 6% interest.

### Observations

- In general housing affordability is becoming difficult particularly for first time home buyers.
- The median income household has not kept pace with escalating home prices, whether new or existing.