



AGENDA

Clark County Buildable Lands Project Advisory Committee Meeting #8

1/6/2021, 2:00-4:30 p.m.

Location: Virtual meeting

2:00-2:05	Welcome, Roll Call	
2:05-2:10	Review and Approve Meeting Summary from Meeting #6	BLPAC members
2:15-2:20	Meeting Purpose and Decision-Making	Becky Hewitt (ECONorthwest)
2:20-3:00	Options & Initial VBLM Results <ul style="list-style-type: none">Recap of options that emerged from Meeting 7Highlights of VBLM yield results—top impactsBLPAC questions & discussion	Becky Hewitt, Jose Alvarez (Clark County), Bob Pool (Clark County)
3:00-4:25	Closure & Votes <ul style="list-style-type: none">“Consent agenda” items—refinements that were included in all options. These items will be voted as a group. Prior to the vote, members can request to remove an item from this group and add it to the list for an individual vote or for additional discussion prior to voting.Minor differences—refinements where the difference in outcomes between the variations tested was relatively small. Items will be voted individually but without further discussion. Members can request to remove an item from this set and add it to the list for discussion, and additional items may be moved to this group from the “consent agenda” by the PAC upon request.Substantive differences in the VBLM—these refinements will be the subject of additional discussion by the PAC prior to votes. Additional items may be moved to this group by the PAC upon request.Other recommendations outside the model (time permitting) <i>See next page for a summary of which refinements are included in each group.</i>	Becky Hewitt, BLPAC members
4:25-4:30	Next Steps	Becky Hewitt and Jose Alvarez

Additional Information:

Please see the project website at <https://www.clark.wa.gov/community-planning/buildable-lands-project-advisory-committee> for meeting materials.



Summary of Requested Decisions

The grouping of items is subject to change upon PAC request.

“Consent Agenda” Items: Voted as a Group

- Index building value threshold for vacant land based on trends in property values in the County
- Create new classification for vacant platted lots (part of a plat approved within last 20 years)
- Add some of “excess” and “rearage” acres on built land to the employment land supply
- Index land value and land value per acre based on trends in property values in the County
- Classify undeveloped commercial and industrial properties with active businesses as underutilized rather than vacant
- Use observed residential density by GMA land use rather than policy target density
- Retain existing employment density assumptions

Minor Differences: Individual Votes, No Discussion

- New classification for residential infill/redevelopment (small underutilized residential lots)
- Exclusions: do not exclude Housing Authority and other nonprofit housing ownership; do not exclude Port-owned properties in commercial
- Reduce minimum lot size for commercial land from 5,000 to 4,000 square feet
- Residential redevelopment in Vancouver commercial land – above or below historical average
- Residential development on Vancouver commercial land – mixed use split assumptions
- Market factor for residential unconstrained land

Substantive Differences: Discussion then Vote

- Plat deductions for critical lands and infrastructure

Other Recommendations Outside the Model (Time Permitting)

- Demand-side redevelopment
 - Demand-side land need for parks, schools, etc.
 - Demand-side market factor
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