

## **PLAN MONITORING, 2013**

The tables below provide potential population and employment capacity based on the 2012 Vacant and Buildable Lands Model (VBLM) and current urban growth areas. The capacity analysis displays residential, commercial, and industrial capacity per urban growth area based on the 2012 Assessor's rollover values. For a complete description of the VBLM, please refer to <http://gis.clark.wa.gov/applications/gishome/reports/?pid=vblm>

The Assessor's rollover, which typically occurs in November, is when the Assessor's database is synchronized to reflect current parcel characteristics that are used to determine current year assessed values. Rollover is the best time to benchmark the model since Assessor data is finalized for the current year.

The Assessor's permit cycle affects when new land divisions and building permits are updated in the rollover process. This can affect when a parcel converts from vacant or underutilized to built in the model. There are specific cutoff dates for subdivisions, short plats, and residential building permits. For subdivisions the cutoff date is May 31<sup>st</sup> and for short plats and building permits the cutoff date is July 1<sup>st</sup>. Permits issued prior to and including these dates will be appraised for new construction in the current year. Permits issued after these dates will not be updated until the following years rollover. For example, parcels with building permits issued on August 1, 2012 will not be reflected in the 2012 rollover, but will appear in the 2013 rollover. The following flow diagram illustrates the Assessor's permit cycle.

Note: The capacity analysis is based on a snapshot of the Vacant Buildable Lands Model run. It does not represent total capacity as it does not include redevelopment potential.

## Assessor's Permit Cycle

### Permit Type

Subdivision or Long Plat

New Structure or Short Plat

### Important Dates

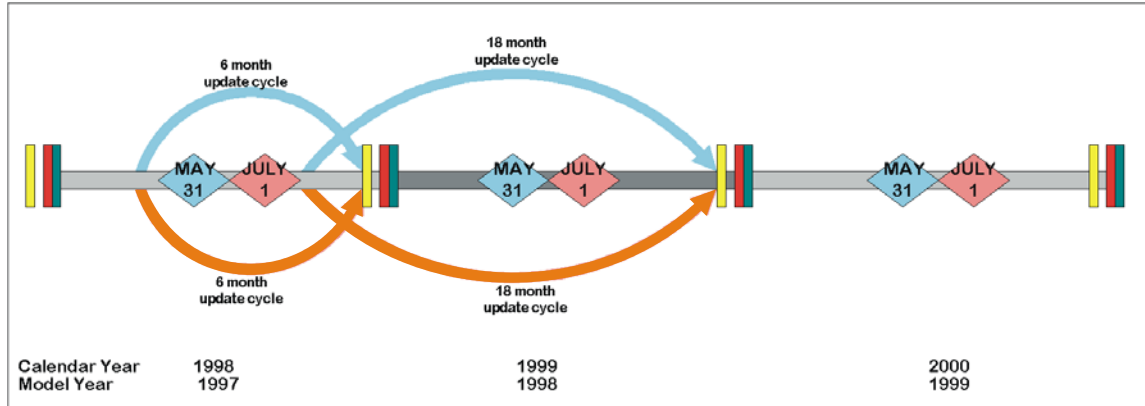
November, Assessor's Rollover

December 15th, Vacant Lands Model Run

January 1st, new calendar year

May 31st, Permit cutoff date for Subdivisions and Long plats

July 1st, Permit cutoff date for New Structures and Short plats



The 2013 VBLM data below indicates that countywide there are 8,037 net developable (buildable) residential acres with a capacity of 147,472 residents; 3,109 net developable (buildable) commercial acres with an employment capacity of 62,178 and 3,587 net developable (buildable) industrial acres with an employment capacity of 32,280.

### Note:

- Adoption of the County's Employment Zone Streamlining project
  - This project converted comprehensive plan land use designations from Employment Center (EC) to Industrial (I) in unincorporated UGA areas resulting in reclassifications of these lands from commercial to industrial in the VBLM.
    - VBLM reclassifications resulted in a reduction of available commercial lands and an increase of industrial lands.
    - VBLM reclassifications resulted in a reduction of potential jobs due to differences in planning assumptions for constrained lands and jobs per acre between commercial and industrial classifications.
      - Commercial lands assume 20% of constrained lands will not develop and 20 jobs per net acre.
      - Industrial lands assume 50% of constrained lands will not develop and 9 jobs per net acre.
- Reduction of La Center Industrial lands as a result of land reverting back to Agriculture

Residential UGA Capacity Analysis, 2013 VBLM							
	VBLM	Will Not Convert	Infrastructure	Developable	Housing	Units per	Capacity in
	Gross Acres	Acres	Acres	Net Acres	Units	Acre	Population
Battle Ground							
City	1,517	613	249	655	5,601	8.6	14,507
UGA	1,077	398	184	495	3,525	7.1	9,131
<b>Total</b>	<b>2,594</b>	<b>1,011</b>	<b>433</b>	<b>1,149</b>	<b>9,126</b>	<b>7.9</b>	<b>23,637</b>
Camas							
City	1,507	599	252	657	3,828	5.8	9,916
UGA	447	170	77	200	1,384	6.9	3,583
<b>Total</b>	<b>1,954</b>	<b>769</b>	<b>328</b>	<b>857</b>	<b>5,212</b>	<b>6.1</b>	<b>13,499</b>
La Center							
City	602	228	103	271	1,128	4.2	2,922
UGA	329	147	50	131	691	5.3	1,789
<b>Total</b>	<b>931</b>	<b>375</b>	<b>153</b>	<b>402</b>	<b>1,819</b>	<b>4.5</b>	<b>4,710</b>
Ridgefield							
City	1,670	717	264	689	4,679	6.8	12,118
UGA	876	372	140	364	2,621	7.2	6,789
<b>Total</b>	<b>2,546</b>	<b>1,089</b>	<b>404</b>	<b>1,054</b>	<b>7,300</b>	<b>6.9</b>	<b>18,907</b>
Vancouver							
City	1,432	485	262	686	5,963	8.7	15,445
UGA	7,391	2,788	1,267	3,336	24,038	7.2	62,257
<b>Total</b>	<b>8,823</b>	<b>3,273</b>	<b>1,528</b>	<b>4,022</b>	<b>30,001</b>	<b>7.5</b>	<b>77,702</b>
Washougal							
City	636	244	108	285	1,633	5.7	4,230
UGA	517	199	88	230	1,802	7.9	4,668
<b>Total</b>	<b>1,153</b>	<b>443</b>	<b>196</b>	<b>514</b>	<b>3,435</b>	<b>6.7</b>	<b>8,897</b>
Yacolt							
City	67	16	14	37	146	4.0	378
UGA	3	1	0	1	4	4.0	11
<b>Total</b>	<b>69</b>	<b>17</b>	<b>14</b>	<b>38</b>	<b>150</b>	<b>4.0</b>	<b>389</b>
<b>Total</b>	<b>18,070</b>	<b>6,977</b>	<b>3,057</b>	<b>8,037</b>	<b>57,043</b>	<b>7.1</b>	<b>147,742</b>

Commercial UGA Capacity Analysis, 2013 VBLM					
	VBLM	Will Not Convert	Infrastructure	Developable	Jobs
	Gross Acres	Acres	Acres	Net Acres	
Battle Ground					
City	700	104	150	446	8,910
UGA	116	12	26	78	1,555
<b>Total</b>	<b>815</b>	<b>116</b>	<b>176</b>	<b>523</b>	<b>10,465</b>
Camas					
City	1,427	156	318	953	19,064
UGA	0	0	0	0	0
<b>Total</b>	<b>1,427</b>	<b>156</b>	<b>318</b>	<b>953</b>	<b>19,064</b>
La Center					
City	69	5	16	48	952
UGA	0	0	0	0	0
<b>Total</b>	<b>69</b>	<b>5</b>	<b>16</b>	<b>48</b>	<b>952</b>
Ridgefield					
City	673	79	149	445	8,909
UGA	18	2	4	12	245
<b>Total</b>	<b>690</b>	<b>80</b>	<b>153</b>	<b>458</b>	<b>9,153</b>
Vancouver					
City	556	25	133	399	7,974
UGA	899	66	208	625	12,497
<b>Total</b>	<b>1,455</b>	<b>90</b>	<b>341</b>	<b>1,024</b>	<b>20,471</b>
Washougal					
City	80	6	19	56	1,119
UGA	53	3	13	38	750
<b>Total</b>	<b>133</b>	<b>9</b>	<b>31</b>	<b>93</b>	<b>1,869</b>
Yacolt					
City	14	0	3	10	204
UGA	0	0	0	0	0
Total	14	0	3	10	204
<b>Total</b>	<b>4,603</b>	<b>457</b>	<b>1,038</b>	<b>3,109</b>	<b>62,178</b>

Industrial UGA Capacity Analysis, 2013 VBLM					
	VBLM	Will Not Convert	Infrastructure	Developable	Jobs
	Gross Acres	Acres	Acres	Net Acres	
Battle Ground					
City	210	91	30	89	803
UGA	36	17	5	14	124
<b>Total</b>	<b>246</b>	<b>108</b>	<b>34</b>	<b>103</b>	<b>927</b>
Camas					
City	176	72	26	78	700
UGA	86	31	14	41	369
<b>Total</b>	<b>262</b>	<b>103</b>	<b>40</b>	<b>119</b>	<b>1,069</b>
La Center					
City	83	19	16	48	434
UGA	1	0	0	1	6
<b>Total</b>	<b>84</b>	<b>19</b>	<b>16</b>	<b>49</b>	<b>440</b>
Ridgefield					
City	611	175	109	328	2,949
UGA	77	21	14	42	377
<b>Total</b>	<b>688</b>	<b>196</b>	<b>123</b>	<b>370</b>	<b>3,325</b>
Vancouver					
City	2,781	887	474	1,421	12,787
UGA	2,000	515	371	1,113	10,020
<b>Total</b>	<b>4,781</b>	<b>1,402</b>	<b>845</b>	<b>2,534</b>	<b>22,808</b>
Washougal					
City	172	86	22	65	581
UGA	542	87	114	341	3,072
<b>Total</b>	<b>714</b>	<b>173</b>	<b>135</b>	<b>406</b>	<b>3,653</b>
Yacolt					
City	10	1	2	7	59
UGA	0	0	0	0	0
Total	10	1	2	7	59
<b>Total</b>	<b>6,784</b>	<b>2,002</b>	<b>1,196</b>	<b>3,587</b>	<b>32,280</b>