



Buildable Lands Guideline Update

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Community Planning**

Presentation to Clark County Council, May 29, 2019

Clark County Public Service Center, 6th Floor Training Room
1300 Franklin Street Vancouver, WA 98660

Agenda

- Purpose and background
- State law and process
- Updated guidelines
- Timeline
- Next Steps



Background

- 1997 Legislation for Buildable Lands Program adopted (RCW36.70A.215)
- 2000 Guidelines for Buildable Lands Program issued by Department of Commerce
- 2002, 2007 and 2015 Buildable Lands Report for Clark County published
- 2017 Legislation amending Buildable Lands Program to include market factor and affordability component (SB5254)
- 2018 Guidelines for Buildable Lands Program updated by Department of Commerce (does not include affordability component)

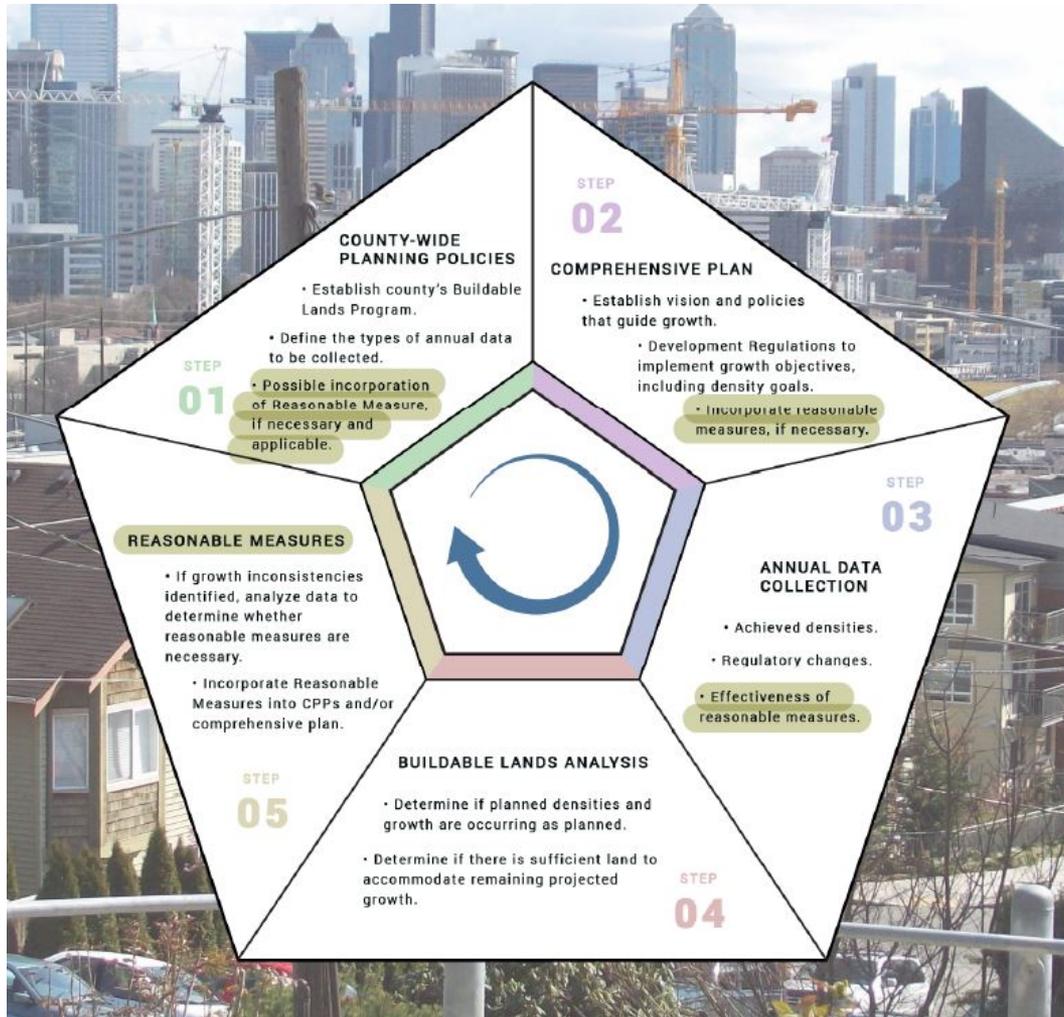


Background

- RCW36.70A.215 Review and evaluation program
 - Establishment of a countywide planning policy to establish a review and evaluation program.
 - Annual collection of data
 - Evaluation of the data
 - Provides for a method to resolve disputes
 - Determine whether there is sufficient suitable land to accommodate population projection by Office of Financial Management.
- SB5254 Amends RCW36.70A.215



Process



Updated Guidelines

Update items fall into three categories:

- development standards and zoning
- market factor analysis
- infrastructure gap assessment

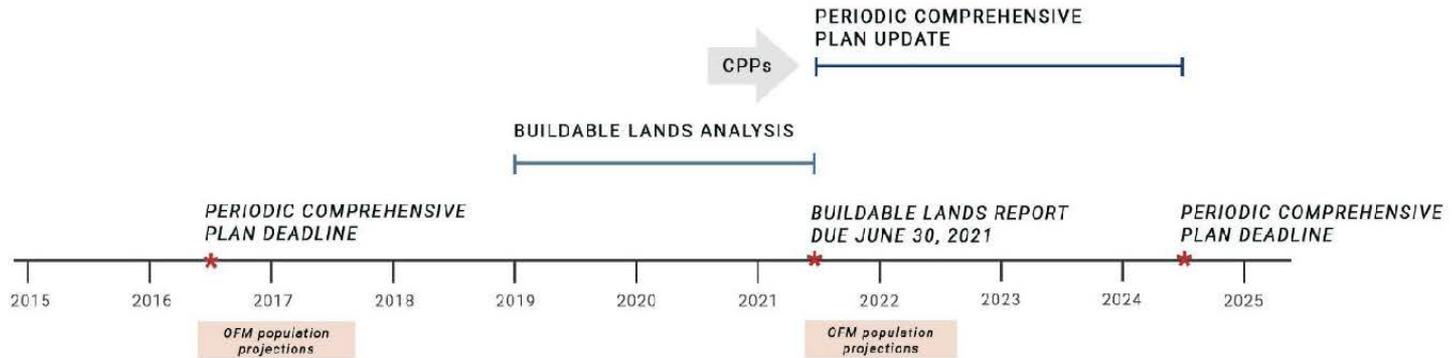
Update items may necessitate changes to the assumptions used to estimate capacity in the Vacant Buildable Lands Model (VBLM)

The intent of the legislation is to require jurisdictions to show their work to demonstrate the factual basis for planning assumptions

Reasonable measures using this data shall be used as part of the next comprehensive plan update to reconcile inconsistencies



Timelines



Next Steps

Description	Start Date	End Date
Request for proposal	June 2019	August 2019
Technical Advisory Committee	September 2019	March 2020
Calibration/testing/new requirements	April 2020	December 2020
BLR analysis for 2024-2044 periodic update	December 2020	March 2021
Adoption Process	April 2021	June 2021

- June – Begin RFP process for a consultant to assist staff w/ technical analysis of items identified for update
- July/August 2019 - Appoint Technical Advisory Committee members with charge/scope
- Check-in with Council as project proceeds as this will be a foundational document for the comprehensive plan update



Direction from council

- A. Proceed with Request for Proposal
- B. Proceed with the formation of the technical advisory group
- C. Periodic check-in with council on project status

Thank you

