

Estimating Potential Rural Housing and Employment

Clark County, Washington

The Rural Vacant Buildable Land Model (Rural VBLM) estimates the number of houses and jobs on lands outside of the Urban Growth Area. Rural lands and rural development behave differently than urban development. These differences are significant enough to require a new VBLM classification method. This document describes the Rural VBLM.

The Rural VBLM works very similar to the Urban VBLM. The primary input is a proposed land use layer. This layer is used to classify lands into the 3 VBLM land use categories: Residential, Commercial, or Industrial. The Assessor's database is used to classify the parcels into VBLM classifications: Vacant, Built, Underutilized, Excluded) based on the property type, ownership, and size. The Residential Rural VBLM differs most substantially from the Urban VBLM.

Rural VBLM Land Uses

Land use designations from the comprehensive plan or proposed zoning plan are categorized into the three land use models.

- Residential – rural, rural center residential, urban reserve, agriculture, and forest land use designations
- Commercial – commercial land use designations
- Industrial – industrial land use designations

Residential VBLM Classifications

Property with a proposed land use of Residential are subdivided into the following VBLM categories based on information from the Assessor's database.

- Built
 - Parcel has existing housing units
 - Parcel is too small to be further divided based on minimum lot size requirements
- Vacant
 - No existing housing units
 - May contain outbuildings
- Underutilized
 - Parcel has existing housing units
 - Parcel is large enough to be further divided based on minimum lot size requirements
- Excluded
 - Forest zoned lands in the Current Use program (Timber or Designated Forest Land (DFL))
 - Surface mining overlay area
 - Water Areas
 - Private street or Right of Way
 - Transportation or utilities
 - Private park or recreation areas
 - Assessed as a zero value property
 - Size is less than 1 acre
 - Tax exempt
- Not a Residential land use

Residential Planning Assumptions:

- Housing capacity calculation:
 - One housing unit per undersized vacant parcel
 - Conforming vacant and underutilized parcels
 - Housing unit capacity is calculated by dividing the parcel acres by the minimum lot size.
 - For dividable parcels remainder lots are considered buildable if they are within 10% of the minimum lot size.
- Population Capacity calculation
 - 2.66 persons per housing unit

Employment

Most of the rural area is designated rural residential but there are pockets of commercial and industrial areas available for future employment. Commercial and Industrial lands use the same Rural VBLM classifications. The only difference is in the number of employees per acre

Commercial and Industrial VBLM Classifications

- Vacant
 - Building value less than \$67,500
- Underutilized
 - Parcels with existing buildings that have a building value per acre less than \$50,000
- Excluded
 - Surface mining overlay area
 - Water
 - Private street
 - Right of Way
 - Utilities
 - A Private park or recreation areas
 - Assessed as a zero value property
 - Tax exempt
- Built
 - Building value of \$67,500 or more
- Not Commercial or industrial

Employment Planning Assumptions:

- Vacant and underutilized lands receive the same number of employees per acre.
 - No reductions for constrained areas or infrastructure
 - Commercial employment
 - 20 employees per acre
 - Industrial employment
 - 9 employee per acre