

PLAN MONITORING, 2008

The below tables provide potential population and employment capacity based on the 2008 Vacant and Buildable Lands Model (VBLM) and current urban growth areas. The tables break down residential, commercial, and industrial capacity per urban growth area based on the 2007 Assessor's rollover values. 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 31st and for short plats and building permits the cutoff date is July 1st. 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, 2007 will not be reflected in the 2007 rollover but will appear in the 2008 rollover.



In addition to meeting the building permit cut off date, new construction on the parcel must be in progress prior to July 1st. New construction is appraised as of July 1st in the current year. A parcel must have a minimum of \$13,500 worth of construction value as of July 1st 2007 to convert from vacant to built. For acreage property it is unlikely that the parcel will exceed the underutilized threshold until construction is nearly complete.

Parcels less than 5000 square feet are considered not vacant. Many newer subdivisions have lots less than 5000 square feet. These parcels convert from a vacant or underutilized to built the year the subdivision is recorded. This conversion is independent of the Assessor's cycle or new construction value.

The following flow diagram illustrates the Assessor's permit cycle.

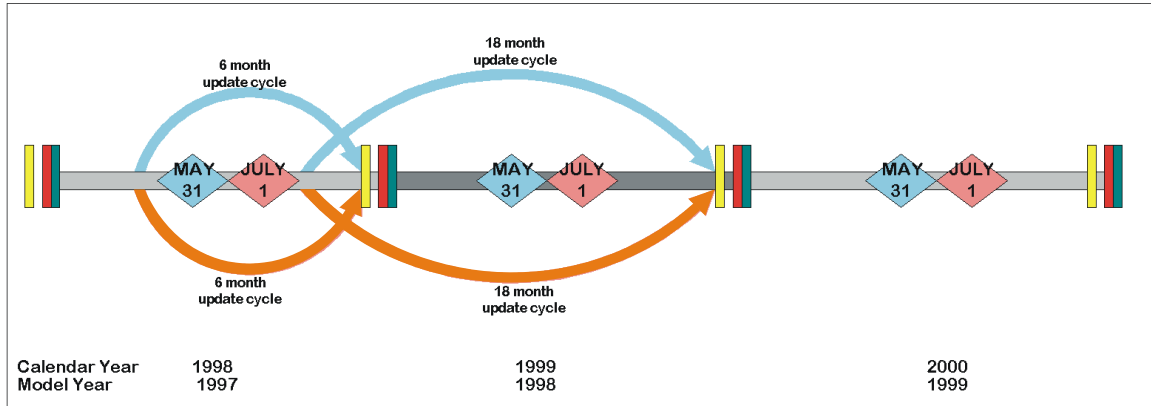
Assessor's Permit Cycle

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



Based on the 2008 VBLM the data below indicates that countywide there are 8,780 net buildable residential acres with a capacity of 163,280 residents; 4,708 net buildable commercial acres with an employment capacity of 94,153 and 3,007 net buildable industrial acres with an employment capacity of 27,688.

Residential UGA Capacity Analysis, 2008 VBLM							
	VBLM	Will Not Convert	Infrastructure	Developable	Housing	Units per	Capacity in
	Gross Acres	Acres	Acres	Net Acres	Units	Acre	Population
Battle Ground							
City	996	406	163	428	3,667	8.6	9,498
UGA	1,613	561	285	767	5,532	7.2	14,328
Total	2,610	967	448	1,195	9,200	7.7	23,827
Camas							
City	1,201	454	207	540	3,066	5.7	7,942
UGA	1,053	407	177	469	4,068	8.7	10,536
Total	2,254	861	384	1,009	7,134	7.1	18,478
La Center							
City	145	52	26	67	268	4.0	695
UGA	861	349	142	370	1,938	5.2	5,020
Total	1,005	401	167	437	2,207	5.1	5,715
Ridgefield							
City	1,266	479	218	569	3,715	6.5	9,622
UGA	1,453	611	233	609	4,340	7.1	11,240
Total	2,720	1,091	451	1,178	8,055	6.8	20,862
Three Creeks							
City	0	0	0	0	0		0
UGA	4,696	1,774	805	2,117	15,145	7.2	39,227
Total	4,696	1,774	805	2,117	15,145	7.2	39,227
Vancouver							
City	1,547	514	285	748	6,638	8.9	17,192
UGA	3,142	1,055	573	1,513	10,855	7.2	28,113
Total	4,689	1,569	859	2,261	17,492	7.7	45,305
Washougal							
City	664	255	112	296	1,754	5.9	4,542
UGA	556	211	95	249	1,902	7.6	4,925
Total	1,219	467	208	545	3,655	6.7	9,467
Yacolt							
City	59	12	13	34	134	4.0	347
UGA	10	3	2	5	20	4.0	53
Total	68	15	15	39	154	4.0	400
Grand Total	19,260	7,144	3,337	8,780	63,043	7.2	163,280

Commercial UGA Capacity Analysis, 2008 VBLM					
	VBLM	Will Not Convert	Infrastructure	Developable	Jobs
	Gross Acres	Acres	Acres	Net Acres	
Battle Ground					
City	526	71	114	341	6,809
UGA	468	48	105	315	6,307
Total	994	119	219	656	13,116
Camas					
City	729	81	162	487	9,729
UGA	611	81	133	398	7,956
Total	1,340	161	295	884	17,685
La Center					
City	8	1	2	5	100
UGA	91	4	22	65	1,301
Total	98	5	23	70	1,401
Ridgefield					
City	855	102	188	565	11,300
UGA	132	16	29	87	1,741
Total	987	118	217	652	13,041
Three Creeks					
City	0	0	0	0	0
UGA	1,013	95	230	688	13,769
Total	1,013	95	230	688	13,769
Vancouver					
City	530	17	128	385	7,694
UGA	1,393	122	318	953	19,060
Total	1,923	139	446	1,338	26,754
Washougal					
City	50	5	11	34	686
UGA	531	32	125	374	7,485
Total	581	36	136	409	8,172
Yacolt					
City	14	0	4	11	216
UGA	0	0	0	0	0
Total	14	0	4	11	216
Grand Total	6,950	673	1,570	4,708	94,153

Industrial UGA Capacity Analysis, 2008 VBLM					
	VBLM	Will Not Convert	Infrastructure	Developable	Jobs
	Gross Acres	Acres	Acres	Net Acres	
Battle Ground					
City	172	82	23	67	607
UGA	0	0	0	0	0
Total	172	82	23	67	607
Camas					
City	166	72	24	71	637
UGA	0	0	0	0	0
Total	166	72	24	71	637
La Center					
City	0	0	0	0	0
UGA	513	117	99	297	2,675
Total	513	117	99	297	2,675
Ridgefield					
City	568	129	110	329	2,963
UGA	2	1	0	1	6
Total	570	130	110	330	2,969
Three Creeks					
City	0	0	0	0	0
UGA	305	68	59	178	1,599
Total	305	68	59	178	1,599
Vancouver					
City	2,364	844	380	1,140	10,258
UGA	1,658	461	299	897	8,076
Total	4,022	1,305	679	2,037	18,335
Washougal					
City	190	84	27	80	718
UGA	27	13	3	10	90
Total	217	97	30	90	808
Yacolt					
City	0	0	0	0	0
UGA	10	1	2	7	59
Total	10	1	2	7	59
Grand Total	5,974	1,873	1,026	3,077	27,688