

## **PLAN MONITORING, 2012**



The tables below provide potential population and employment capacity based on the 2011 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 2011 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, 2011 will not be reflected in the 2011 rollover, but will appear in the 2012 rollover. The following flow diagram illustrates the Assessor's permit cycle.

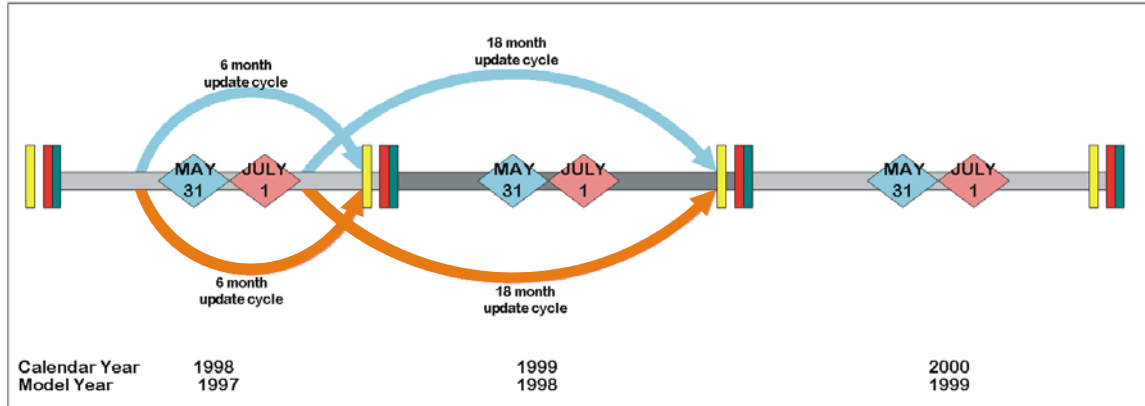
## Assessor's Permit Cycle

### 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



The 2012 VBLM data below indicates that countywide there are 8,293 net developable (buildable) residential acres with a capacity of 152,485 residents; 4,091 net developable (buildable) commercial acres with an employment capacity of 81,819 and 3,196 net developable (buildable) industrial acres with an employment capacity of 28,760.

Note: In 2012, the City of Battle Ground gained about 20 total gross acres of vacant and underutilized land compared to 2011. This increase is largely due to commercial acreage added to their UGA. The City of Washougal gained about 16 total gross acres of vacant and underutilized land compared to 2011. This increase is largely due to changing zones from residential that was built to vacant commercial. Please see model thresholds discussion in the complete VBLM description in link on first page. Additional increases in total acreage possibly include land use changes and parcel reconfigurations.

Residential UGA Capacity Analysis, 2012 VBLM							
	VBLM	Will Not Convert	Infrastructure	Developable	Housing	Units per	Capacity
	Gross Acres	Acres	Acres	Net Acres	Units	Acre	in
							Population
<b>Battle Ground</b>							
City	1,536	612	255	670	5,704	8.5	14,774
UGA	1,096	398	189	509	3,630	7.1	9,402
Total	2,633	1,010	444	1,179	9,335	7.9	24,176
<b>Camas</b>							
City	1,554	608	262	684	3,959	5.8	10,254
UGA	449	173	76	200	1,383	6.9	3,581
Total	2,003	781	339	884	5,342	6.0	13,834
<b>La Center</b>							
City	605	223	105	277	1,182	4.3	3,061
UGA	416	176	67	174	1,101	6.3	2,852
Total	1,021	399	172	451	2,283	5.1	5,913
<b>Ridgefield</b>							
City	1,713	704	280	730	4,882	6.7	12,644
UGA	880	359	144	377	2,685	7.1	6,953
Total	2,593	1,063	424	1,106	7,567	6.8	19,598
<b>Vancouver</b>							
City	1,472	524	262	686	5,942	8.7	15,389
UGA	7,502	2,767	1,303	3,432	24,807	7.2	64,249
Total	8,974	3,290	1,565	4,118	30,748	7.5	79,638
<b>Washougal</b>							
City	647	252	109	287	1,638	5.7	4,242
UGA	523	200	90	234	1,823	7.8	4,721
Total	1,170	452	198	520	3,461	6.6	8,963
<b>Yacolt</b>							
City	52	10	12	30	120	4.0	311
UGA	9	3	2	5	20	4.0	52
Total	61	13	13	35	140	4.0	363
<b>Grand Total</b>	18,455	7,007	3,155	8,293	58,874	7.1	152,485

Commercial UGA Capacity Analysis, 2012 VBLM					
	VBLM	Will Not Convert	Infrastructure	Developable	Jobs
	Gross Acres	Acres	Acres	Net Acres	
<b>Battle Ground</b>					
City	650	99	139	412	8,249
UGA	209	23	47	140	2,796
Total	859	122	185	552	11,045
<b>Camas</b>					
City	1,434	160	318	955	19,098
UGA	86	13	18	55	1,096
Total	1,519	173	337	1,010	20,194
<b>La Center</b>					
City	55	4	13	38	769
UGA	26	1	6	19	373
Total	81	5	19	57	1,142
<b>Ridgefield</b>					
City	667	77	147	442	8,839
UGA	94	10	21	63	1,262
Total	760	87	168	505	10,101
<b>Vancouver</b>					
City	557	23	134	401	8,017
UGA	1,593	139	364	1,091	21,820
Total	2,150	161	497	1,492	29,837
<b>Washougal</b>					
City	92	8	21	63	1,267
UGA	568	33	134	402	8,031
Total	660	40	155	465	9,297
<b>Yacolt</b>					
City	14	0	3	10	204
UGA	0	0	0	0	0
Total	14	0	3	10	204
<b>Grand Total</b>	6,043	587	1,365	4,091	81,819

Industrial UGA Capacity Analysis, 2012 VBLM					
	VBLM	Will Not Convert	Infrastructure	Developable	Jobs
	Gross Acres	Acres	Acres	Net Acres	
<b>Battle Ground</b>					
City	217	93	31	93	838
UGA	0	0	0	0	0
Total	217	93	31	93	838
<b>Camas</b>					
City	175	73	26	77	689
UGA	0	0	0	0	0
Total	175	73	26	77	689
<b>La Center</b>					
City	97	22	19	56	504
UGA	436	100	84	252	2,267
Total	533	122	103	308	2,772
<b>Ridgefield</b>					
City	610	174	109	327	2,946
UGA	12	3	2	7	58
Total	622	177	111	334	3,004
<b>Vancouver</b>					
City	2,935	875	515	1,545	13,906
UGA	1,344	340	251	753	6,776
Total	4,280	1,215	766	2,298	20,682
<b>Washougal</b>					
City	180	88	23	70	625
UGA	27	14	3	10	91
Total	207	101	27	80	716
<b>Yacolt</b>					
City	0	0	0	0	0
UGA	10	1	2	7	59
Total	10	1	2	7	59
<b>Grand Total</b>	6,043	1,782	1,065	3,196	28,760