

PLAN MONITORING, 2009



The below tables provide potential population and employment capacity based on the 2009 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 2008 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, 2008 will not be reflected in the 2008 rollover, but will appear in the 2009 rollover. The following flow diagram illustrates the Assessor's permit cycle.

For a complete description of the VBLM, please refer to the link below.
<http://gis.clark.wa.gov/applications/gishome/reports/?pid=vblm>

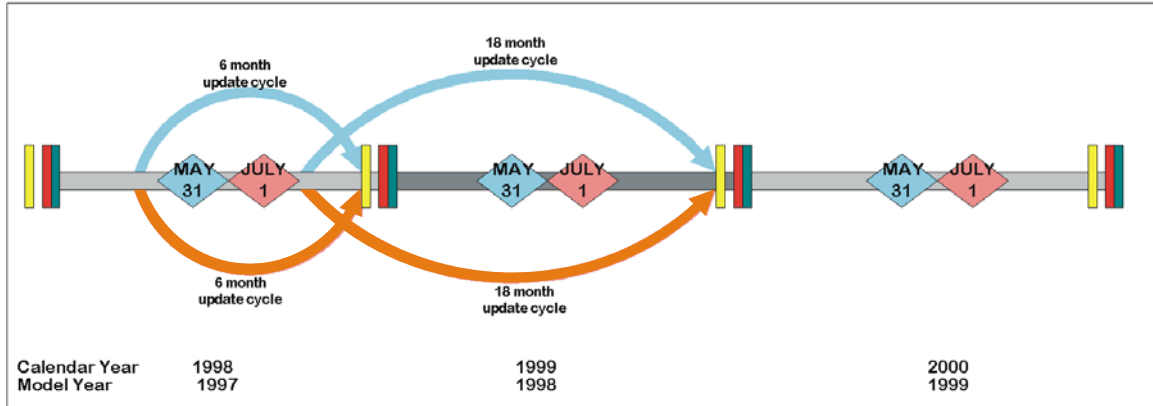
Assessor's Permit Cycle

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 2009 VBLM the data below indicates that countywide there are 8,736 net buildable residential acres with a capacity of 161,635 residents; 4,500 net buildable commercial acres with an employment capacity of 90,008 and 3,288 net buildable industrial acres with an employment capacity of 29,594.

NOTE: In 2008, the City of Vancouver annexed Section 30, which explains the decrease in commercial acres and increase in industrial acres.

Residential UGA Capacity Analysis, 2009 VBLM							
	VBLM	Will Not Convert	Infrastructure	Developable	Housing	Units per	Capacity in
	Gross Acres	Acres	Acres	Net Acres	Units	Acre	Population
Battle Ground							
City	1,363	561	221	581	5,224	9.0	13,531
UGA	1,348	488	235	625	4,215	6.7	10,916
Total	2,711	1,049	456	1,206	9,439	7.8	24,447
Camas							0
City	1,629	634	276	720	4,176	5.8	10,816
UGA	522	206	87	228	1,524	6.7	3,948
Total	2,152	841	363	948	5,700	6.0	14,764
La Center							0
City	175	66	30	79	345	4.4	893
UGA	846	344	139	363	1,880	5.2	4,870
Total	1,021	410	169	441	2,225	5.0	5,763
Ridgefield							0
City	1,849	731	310	808	5,646	7.0	14,622
UGA	1,004	406	166	432	3,457	8.0	8,954
Total	2,853	1,137	475	1,240	9,103	7.3	23,575
Three Creeks							0
City	0	0	0	0	0	0.0	0
UGA	4,656	1,751	800	2,105	15,226	7.2	39,436
Total	4,656	1,751	800	2,105	15,226	7.2	39,436
Vancouver							0
City	1,504	499	277	727	6,326	8.7	16,383
UGA	3,078	1,014	568	1,496	10,629	7.1	27,529
Total	4,581	1,513	845	2,223	16,955	7.6	43,912
Washougal							0
City	653	253	110	290	1,725	5.9	4,468
UGA	548	207	94	247	1,890	7.7	4,894
Total	1,201	460	205	537	3,615	6.7	9,362
Yacolt							0
City	54	11	12	31	125	4.0	323
UGA	10	3	2	5	20	4.0	53
Total	63	13	14	36	145	4.0	376
Grand Total	19,237	7,175	3,327	8,736	62,408	7.1	161,635

Commercial UGA Capacity Analysis, 2009 VBLM					
	VBLM	Will Not Convert	Infrastructure	Developable	Jobs
	Gross Acres	Acres	Acres	Net Acres	
Battle Ground					
City	675	102	144	429	8,572
UGA	215	20	49	146	2,921
Total	889	122	193	575	11,494
Camas					
City	1,477	171	327	980	19,598
UGA	82	12	17	52	1,043
Total	1,559	183	344	1,032	20,641
La Center					
City	9	1	2	6	120
UGA	96	4	23	69	1,375
Total	105	5	25	75	1,495
Ridgefield					
City	839	109	183	547	10,947
UGA	83	9	19	56	1,115
Total	922	118	201	603	12,062
Three Creeks					
City	0	0	0	0	0
UGA	1,074	99	244	731	14,619
Total	1,074	99	244	731	14,619
Vancouver					
City	537	21	129	387	7,743
UGA	994	95	225	675	13,492
Total	1,531	115	354	1,062	21,235
Washougal					
City	51	5	12	35	695
UGA	535	32	126	378	7,559
Total	586	36	138	413	8,254
Yacolt					
City	14	0	4	11	209
UGA	0	0	0	0	0
Total	14	0	4	11	209
Grand Total	6,680	678	1,501	4,500	90,008

Industrial UGA Capacity Analysis, 2009 VBLM					
	VBLM	Will Not Convert	Infrastructure	Developable	Jobs
	Gross Acres	Acres	Acres	Net Acres	
Battle Ground					
City	217	94	31	92	828
UGA	0	0	0	0	0
Total	217	94	31	92	828
Camas					
City	171	75	24	73	655
UGA	0	0	0	0	0
Total	171	75	24	73	655
La Center					
City	0	0	0	0	0
UGA	517	119	100	299	2,689
Total	517	119	100	299	2,689
Ridgefield					
City	485	100	96	289	2,597
UGA	2	1	0	1	6
Total	486	101	96	289	2,603
Three Creeks					
City	0	0	0	0	0
UGA	240	58	46	137	1,232
Total	240	58	46	137	1,232
Vancouver					
City	2,749	896	463	1,390	12,511
UGA	1,672	457	304	912	8,204
Total	4,421	1,352	767	2,302	20,715
Washougal					
City	191	84	27	81	724
UGA	27	13	3	10	90
Total	218	97	30	91	814
Yacolt					
City	0	0	0	0	0
UGA	10	1	2	7	59
Total	10	1	2	7	59
Grand Total	6,281	1,897	1,096	3,288	29,594