

Methodology for Rural VBLM Assumption 2

Ref	A (existing)	B (proposed)
2	Rural parcels located in areas far from basic infrastructure with continuous long term commercial forestry operations should be counted as parcels that will develop.	Parcels located in areas far from infrastructure with long term commercial forestry operations likely to continue should not be counted as likely to develop. These assumptions are not used to authorize or to prohibit the development of individual parcels. Rather, these assumptions should only be used for tallying parcel totals for general planning information.

The historical record is provided by the 28,000+ parcel levels records of Alternative 1 and the 28,000+ parcel levels records of Alternative 4. Those records show which parcels were built and which ones were not built over the years.

The following table shows the actual number of parcels built (developed) by year for all AG and FR zones for both alternatives 1 and 4 that are marked “exclude” for tallying purposes because they are not considered likely to develop.

As the historical records shows, less than 4% of the parcels that have been excluded from the tallies have been built over the last 20 years. The data shows that, as a rule, the appropriate parcels that are likely to develop have been included, and those not likely to develop, are not included in the tallies. Thus, choice A is proven inaccurate and choice B is the more accurate assumption.

Parcels built by year for included and excluded parcels

Year	Alternative 1			Alternative 4		
	Excluded Parcels Built	Included Parcels Built	Excluded Parcels Built %	Excluded Parcels Built	Included Parcels Built	Excluded Parcels Built %
1996	16	488	3.2	16	498	3.1
1997	11	449	2.4	12	466	2.5
1998	14	479	2.8	15	502	2.9
1999	4	379	1	4	388	1
2000	11	272	3.9	11	279	3.8
2001	11	215	4.9	12	214	5.3
2002	15	438	3.3	14	443	3.1
2003	12	306	3.8	15	304	4.7
2004	21	411	4.9	24	414	5.5
2005	13	441	2.9	14	443	3.1
2006	27	485	5.3	26	493	5
2007	14	242	5.5	13	244	5.1
2008	11	138	7.4	10	140	6.7
2009	5	71	6.6	5	72	6.5
2010	2	86	2.3	3	88	3.3
2011	2	57	3.4	2	57	3.4
2012	3	104	2.8	4	105	3.7
2013	9	142	6	9	142	6
2014	9	165	5.2	10	164	5.7
2015	8	142	5.3	10	140	6.7
Total	218	5510	3.8	229	5596	3.9

The following FoxPro program generated the above numbers:

```
CLOSE DATABASES
SET SAFETY OFF

SELECT 2
USE method2_totals EXCLUSIVE
ZAP

SELECT 1
USE Alt1DSEISall

FOR myear = 1996 TO 2015
  SELECT 1
  COUNT TO mBuilt_exc FOR myear = yearbuilt AND !ISBLANK(old_zone) AND (vblmcode=41 OR vblmcode=99)
  COUNT TO mBuilt_inc FOR myear = yearbuilt AND !ISBLANK(old_zone) AND (vblmcode<>41 AND vblmcode<>99)
  mPercentBuiltExcluded = ROUND(100 * mBuilt_exc / (mBuilt_inc + mBuilt_exc), 1)
  SELECT 2
  APPEND BLANK
  REPLACE yearbuilt WITH myear,;
           built_exc1 WITH mBuilt_exc,;
           built_inc1 WITH mBuilt_inc,;
           perc_exc1 WITH mPercentBuiltExcluded

NEXT myear

SELECT 2
SUM built_exc1 TO mbuilt_exc
SUM built_inc1 TO mbuilt_inc
mPercentBuiltExcluded = ROUND(100 * mBuilt_exc / (mBuilt_inc + mBuilt_exc), 1)

APPEND BLANK
REPLACE built_exc1 WITH mBuilt_exc,;
        built_inc1 WITH mBuilt_inc,;
        perc_exc1 WITH mPercentBuiltExcluded

GO TOP
```

```

SELECT 1
USE a4

FOR myear = 1996 TO 2015
  SELECT 1
  COUNT TO mBuilt_exc FOR myear = yearbuilt AND !ISBLANK(new_zone);
                        AND (vblmcode=41 OR vblmcode=99 OR !ISBLANK(exclude))
  COUNT TO mBuilt_inc FOR myear = yearbuilt AND !ISBLANK(new_zone);
                        AND (vblmcode<>41 AND vblmcode<>99 AND ISBLANK(exclude))
  mPercentBuiltExcluded = ROUND(100 * mBuilt_exc / (mBuilt_inc + mBuilt_exc), 1)
  SELECT 2
  REPLACE built_exc2 WITH mBuilt_exc,;
          built_inc2 WITH mBuilt_inc,;
          perc_exc2 WITH mPercentBuiltExcluded
  SKIP
NEXT myear

SELECT 2
SUM built_exc2 TO mbuilt_exc
SUM built_inc2 TO mbuilt_inc
mPercentBuiltExcluded = ROUND(100 * mBuilt_exc / (mBuilt_inc + mBuilt_exc), 1)
GO BOTTOM

REPLACE built_exc2 WITH mBuilt_exc,;
        built_inc2 WITH mBuilt_inc,;
        perc_exc2 WITH mPercentBuiltExcluded

GO TOP
BROWSE

COPY TO method2_totals TYPE XLS

RETURN

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