

# Clark County Comprehensive Plan 2016 Update

Planning for growth 2015 – 2035

Planning Assumptions

## Purpose

This memorandum provides the 2015-2035 Comprehensive Plan Planning Assumptions as reviewed by the Board at a worksession on April 16 and May 14, 2014.

## Background

In July 2013, Clark County began the process of updating its Comprehensive Growth Management Plan to meet the 2016 periodic update requirement of RCW 36.70A.140. Table 1 below will be used in the review of the urban growth areas 20-year period ending in 2035.

Assumption	2016
20-Year Population Projection	562,207
Planned Population Growth (new)	136,844
Urban/Rural Population Growth Split	90/10
Assumed Annual Population Growth Rate	1.12%
Housing Type Ratio	75% single-family, 25% multifamily
Persons per Household	2.66
New Jobs	91,200
Jobs to Household	1.10
Infrastructure Deduction (Residential)	27.7%
Infrastructure Deduction (Commercial and Industrial)	25%
VBLM (definition of vacant)	\$13,000 residential, \$67,500 commercial and, industrial
Market Factor	10% residential, 10% commercial, business park, industrial