

From: [Kathleen Otto](#)
To: [Rebecca Messinger](#)
Subject: FW: Critical events in the Buildable Lands Report Timeline for the Comprehensive Plan update
Date: Thursday, February 22, 2024 8:33:17 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)



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From: Clark County Citizens United, Inc. <cccuinc@yahoo.com>
Sent: Thursday, February 22, 2024 12:40 AM
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Subject: Fw: Critical events in the Buildable Lands Report Timeline for the Comprehensive Plan update

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FOR THE PUBLIC RECORD AND THE COMPREHENSIVE PLAN UPDATE

Submitted by:

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----- Forwarded Message -----

From: Clark County Citizens United, Inc. <cccuinc@yahoo.com>
To: Carol Levanen <cccuinc@yahoo.com>
Sent: Monday, October 23, 2023 at 09:09:26 PM PDT
Subject: Fw: Critical events in the Buildable Lands Report Timeline

12/6/2019: Meeting #1, **MEETING SUMMARY:** Jose outlines the Role of the Advisory Group and the Project Team, (county staff and consultants).

“The project team will provide research, data, and analysis to inform the Committee’s discussions. Generally, the Project Team will outline options for consideration and identify trade-offs associated with those options.”

Goals and Aspirations for the Project:

- 1. Ensure rural communities are treated fairly - do not want unnecessary barriers put up to economic development and growth.*
- 2. Question about consideration of buildable lands in rural areas---does the process include an estimate of capacity in the rural areas?. . .*

Yes, the GMA requires monitoring development in rural areas. The County assumes a limited amount of development on rural land based on minimum lot size in rural zoning. (This policy decision requires Council review since a simple rural parcel count fails to provide analysis of the growth needs of rural families. Rural analysis should be expanded and framed in that context.

3/20/2020: Meeting #3, Eric Golemo provides 55 pages that includes 5 additional reports and studies for committee review, including factual data reports on population growth, Market factor, will not convert, and infrastructure deductions. Studies by the Responsible Growth Forum, DEAB Memos on the comprehensive plan, Clark County staff, BIA power point.

These have all been in the public record from previous updates regarding VBLM, GMA and the last comp plan. This table is an excerpt from Item 4 above. This table shows the housing capacity in the VBLM by year. What is interesting about this chart is that there was a severe lot and land shortage in 2003-2006 that drove up land prices to unsustainable levels. However, the model showed over 45,000 available capacity. This shows that the Market has a base line. This baseline could be reflected in a change in the Factor/Will not convert factors and assumptions.

5/1/2020: Meeting #4: Even though Eric Golemo presented an extensive body of work that is contained in the County’s Public Record, the draft summary meeting simply states the following:

- Eric Golemo sent some materials before the meeting. Shows the lots that are not converting, but not always due to market factors.*

Eric Golemo presented a soil infiltration rate map.

7/5/2020: Meeting #6. Jose’s rural capacity memo states

*The methodology for estimating capacity in the rural area is much simpler than the VBLM method for the urban area. There are no density targets in the rural area. Capacity is estimated based on the rural densities **allowed by the underlying***

zoning.

Residential Planning Assumption, Exhibit 1:

Housing capacity calculation: One housing unit per undersized vacant parcel, Conforming vacant and underutilized parcels.

- *Housing unit capacity is calculated by dividing the parcel acres by the minimum lot size.*
- *For dividable parcel lots are considered buildable if they are within 10% of the minimum lot size.*
- *Population capacity calculation*

2.66. persons per housing unit.

. . .the Guidelines do not specify what data the county must collect and use. Specific data is addressed in WAC 365-196-425 (3)(b). The Clark County BLR has included items ii, iv, and ix since the first report in 2002.

. . . This analysis should occur along with the urban growth area review required in RCW 37.70A.130(3)(a) The analysis may include the following:

-(i) Patterns of development occurring in rural areas.

(ii) The percentage of new growth occurring in rural versus urban areas.

(iii) Patterns of rural comprehensive plan or zoning amendments.

(iv) Numbers of permits issued in rural areas.

(v) Numbers of new approved wells and septic systems.

(vi) Growth in traffic levels on rural roads.

(vii) Growth in public facilities and public services costs in rural areas.

(viii) Changes in rural land values and rural employment.

(ix) Potential build-out at the allowed rural densities.

(x) The degree to which the growth that is occurring in the rural areas is consistent with patterns of rural land use and development established in the rural element.

.3/3/2021: An Econorthwest 73 page BL Report is presented at this work session

6/15/2021: Public Hearing with PAC Report and comments from Eric Golemo

6/29.2021: Council votes to include BIA statistics in the BL Report

7/9/2021: The February, 73 page Econorthwest Report is sent to Commerce by Jose

9/27/2021: According to Jose, the county's BL Report has not been sent to Commerce.

9/30/2021: Another BL report appears, that also includes the original 73 page document