

**From:** [Kathleen Otto](#)  
**To:** [Rebecca Messinger](#)  
**Subject:** FW: Census of Rural Lots according to Clark County 2000 Plan Monitoring Report  
**Date:** Thursday, February 22, 2024 8:33:01 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

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**Kathleen Otto**  
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**From:** Clark County Citizens United, Inc. <[cccuinc@yahoo.com](mailto:cccuinc@yahoo.com)>  
**Sent:** Thursday, February 22, 2024 1:08 AM  
**To:** Gary Medvigy <[Gary.Medvigy@clark.wa.gov](mailto:Gary.Medvigy@clark.wa.gov)>; Karen Bowerman <[Karen.Bowerman@clark.wa.gov](mailto:Karen.Bowerman@clark.wa.gov)>; Michelle Belkot <[Michelle.Belkot@clark.wa.gov](mailto:Michelle.Belkot@clark.wa.gov)>; Glen Yung <[Glen.Yung@clark.wa.gov](mailto:Glen.Yung@clark.wa.gov)>; Sue Marshall <[Sue.Marshall@clark.wa.gov](mailto:Sue.Marshall@clark.wa.gov)>; Kathleen Otto <[Kathleen.Otto@clark.wa.gov](mailto:Kathleen.Otto@clark.wa.gov)>; Carol Levanen <[cccuinc@yahoo.com](mailto:cccuinc@yahoo.com)>; [sprazz@outlook.com](mailto:sprazz@outlook.com)  
**Subject:** Fw: Census of Rural Lots according to Clark County 2000 Plan Monitoring Report

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FOR THE PUBLIC RECORD AND THE COMPREHENSIVE PLAN UPDATE

Submitted by:

Clark County Citizens United, Inc. P.O. Box 2188 Battle Ground, Washington 98604  
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----- Forwarded Message -----

**From:** Clark County Citizens United, Inc. <[cccuinc@yahoo.com](mailto:cccuinc@yahoo.com)>  
**To:** Carol Levanen <[cccuinc@yahoo.com](mailto:cccuinc@yahoo.com)>  
**Sent:** Monday, October 23, 2023 at 08:55:47 PM PDT  
**Subject:** Fw: Census of Rural Lots

**13,577: Stated in the 2000 Plan Monitoring Report, Baseline**

Pg. v, **Buildable Lots in Rural Area**

*“Given the underlying zoning, total additional development potential in the rural areas is estimated to be 13,577 lots. At 2.6 persons per household, additional rural capacity is approximately 35,300 persons.”*

**12,111:** In the 2005 Plan Monitoring Report, Table 14, Pg. 17

**Capacity of Estimated Buildable Lots in Rural Areas**

*“There are 8,898 total vacant rural lots. There are 1,352 potential new lots based on zoning. There are 1,861 potential new lots in the underutilized category. Given the underlying zoning, the total vacant and development potential in the rural areas is approximately 12,111 lots. Assuming 2.6 persons per household, overall additional rural capacity is approximately 31,449 persons at build out.”*

**7,387:** In the 2007 BLR (amended), Pg. ii

Following are the major observations presented in this report:

*“There were 2,900 building permits issued in the rural areas. Given the underlying zoning, the total vacant and development potential in the rural area is 7,387 lots. Assuming 2.59 persons per household, there is potential for additional rural capacity of 19,132 persons.”*

**Summary, Pg. 47**

*“Based on the August 14, 2007 plan map inventory of vacant and buildable land there are 8,857 net buildable acres. At a potential of 7.5 dwelling units per acre and 2.59 persons per household, this land area will accommodate 173,372 persons. This includes all the City of Vancouver (Vancouver Central City Vision Plan submitted overrides or 11,787) and small lots estimates and with the ten percent rural population allocation (19,262 the total comes to 200,5000 new people. Because the Board direction is for a 10percent residential market factor determining the size of urban growth areas, that would bring the urban land capacity target to 190,709. Therefore, the August 14, 2007 plan map is short by approximately 9,421 people. With implementation of the cities reasonable measures and other planned development there may be sufficient capacity to accommodate the projected 2024 population.”*

*“Given the underlying zoning, the total vacant and development potential in the rural area is approximately 7,387 lots. Assuming 2.59 persons per household, there is capacity to add 19,132 persons in the rural areas.”*

**9,390:** 2015 BLR, Pg.

**Executive Summary, Major Observations**

*“ There were 1,387 building permits issued in the rural area on 7,799 acres. Given the underlying zoning, the total vacant and development potential in the rural area is 9,390 lots. Assuming 2.66 persons per household, there is potential for additional rural capacity of 24,977 persons. Overall, the county can accommodate 161,797 persons.”*

Pg. 10 **Summary**

*“Based on the existing zoning, the total vacant and development potential in the rural area is approximately 9,390 lots. Assuming 2.66 persons per household, there is capacity to add 24,977 persons in the rural areas.”*

????: **2021 Draft BLR** fails to contain direct rural data. Fig. 19, Capacity for Residents and Housing Units in Rural Clark County, 2020, Pg. 31 indicates there is **capacity for 12,936 persons** and **4,862 rural housing units** on combined vacant & underutilized conforming parcels, and vacant parcels on undersized lots.

If rural capacity is 12,936 people, at 2.6 persons per household, that equates to 4,975 housing units. Figure 19 fails to include the census of rural parcels..

**1,411 rural housing units** were added according to the 2021 draft BLR. Assuming each unit used 1 rural lot, assuming 9,390 rural lots, as indicated in the 2015 BLR, that leaves an estimate of **7,990 remaining rural lots**.