



Methodology for Rural VBLM Assumption 1

Ref	A (existing)	B (proposed)
1	Every possible rural parcel shall be counted as a parcel that will develop regardless of conditions that would likely make such development unlikely.	These rural VBLM assumptions should be used not to reflect what is possible, but to reasonably plan for what is likely. Parcels that cannot reasonably be expected to develop should not be counted as parcels likely to develop. Cluster development remainder parcels that are known to be prohibited from further development should not be counted as parcels likely to develop.

GIS has not tracked cluster remainder lots in the GIS database. But a cursory search on December 14, 2015 by GIS staff of other sources provided a quick list of 40 known cluster remainder lots. There are likely numerous other records.

Those 40 records were then used to mark the Alternative 1 and Alternative 4 records as cluster remainder lots. The results show that 33 of the 40 records were counted as developable parcels in Alternative 1 even though they are prohibited by law from developing. Those parcels falsely added 205 persons to the rural capacity.

Likewise, 30 of the 40 records were counted as developable Alternative 4 parcels even though they are prohibited by law from developing. Those parcels falsely added 160 persons to the rural capacity. The following table shows the summary:

Description	Value
Alt 1 VBLM added lots	77
Alt 1 Choice B added lots	77
Alt 1 added population	205
Alt 4 VBLM added lots	42
Alt 4 Choice B added lots	60
Alt 4 added population	160

The BOCC has not asked for a thorough search to be conducted to locate every cluster remainder parcel. Instead, the Board approved choice B which appropriately accounts for parcels that are known (verses what are not known).

As the record shows, the choice A assumption falsely counts such parcels as likely to develop and adds errors to the total count. In contrast, choice B would increase the accuracy of the totals.

The following FoxPro program generated the above numbers:

CLOSE DATABASES
SET SAFETY OFF

SELECT 1
USE Alt1DSEISall
COPY TO Alt1_clusterRemainders FOR clusterrem = "T"
USE Alt1_clusterRemainders
sum vblmhousin, alots TO mAlt1_vblmhousin, mAlt1_alots FOR clusterrem = 'T';
AND (vblmcode<>41 AND vblmcode<>99)
COPY TO Alt1_clusterRemainders TYPE XLS

SELECT 2
USE a4
COPY TO Alt4_clusterRemainders FOR clusterrem = "T"
USE Alt4_clusterRemainders
sum vblmhousin, alots TO mAlt4_vblmhousin, mAlt4_alots FOR clusterrem = 'T';
AND (vblmcode<>41 AND vblmcode<>99)
COPY TO Alt4_clusterRemainders TYPE XLS

* compile totals *

USE method1_totals EXCLUSIVE
ZAP

APPEND BLANK
REPLACE descript WITH "Alt 1 VBLM added lots",;
dvalue WITH mAlt1_vblmhousin

APPEND BLANK
REPLACE descript WITH "Alt 1 Choice B added lots",;
dvalue WITH mAlt1_alots

APPEND BLANK
REPLACE descript WITH "Alt 1 added population",;
dvalue WITH ROUND(mAlt1_alots * 2.66, 0)

APPEND BLANK

APPEND BLANK
REPLACE descript WITH "Alt 4 VBLM added lots",;
dvalue WITH mAlt4_vblmhousin

APPEND BLANK
REPLACE descript WITH "Alt 4 Choice B added lots",;
dvalue WITH mAlt4_alots

APPEND BLANK
REPLACE descript WITH "Alt 4 added population",;
dvalue WITH ROUND(mAlt4_alots * 2.66, 0)

COPY TO method1_totals TYPE XLS

RETURN