



O'Donnell, Mary Beth

From: Euler, Gordon
Sent: Tuesday, May 26, 2015 10:43 AM
To: 'edmoliver@aol.com'
Cc: Orjiako, Oliver; O'Donnell, Mary Beth
Subject: FW: Alternative 4 for Rural Clark County GMA (rural land rules)

Ed:

Thanks for the inquiry. I've answered your questions as best as I can below, in red.

Gordy Euler
Clark County Community Planning

From: edmoliver@aol.com [<mailto:edmoliver@aol.com>]
Sent: Tuesday, May 26, 2015 9:36 AM
To: Euler, Gordon
Subject: Alternative 4 for Rural Clark County GMA (rural land rules)

Gordy,

I have clients that own about 124 acres of land (9 tax parcels) north of Amboy. I am trying to gather information regarding Clark County GMA studies considering Alternative 4. My basic questions will be:

1. When will this decision be made including the State of WA review and approval of whatever alternatives are chosen? The county has to complete the comp plan update by the end of April in order to meet the GMA mandate of June 30, 2016.
2. How imminent is Alternative 4 to be chosen for properties north of Amboy in your opinion. I know you don't know at this point in time precisely what decision will be made by the Board of Councilors and if the State of WA will approve it. Your best guess would be appreciated. Our consultant (ESA) is working on the draft supplemental EIS on all the alternatives. The DSEIS will be out probably in August. After a comment period and a hearing, the Board will select a preferred alternative, which may or may not include the elements of Alternative 4. A final SEIS is prepared on the preferred alternative—this will be issued later this year or it might be early in 2016. Also, the state does not approve the comp plan update; once it's adopted by the local government, it is presumed to be valid unless there is an appeal.
3. The subject property is zoned R-20 at this point in time. Timber is being grown on it. If Alternative 4 affects these 9 parcels, what is the likelihood that the minimum lot sizes will be dropped to 10 acres from the present 10 acres? Good question.

Thank you,
Ed Oliver
RE/MAX equity group
360-910-2449