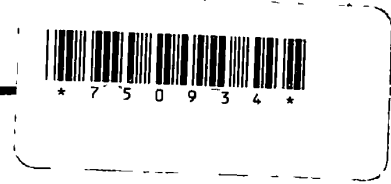


Schroader, Kathy



From: Orjiako, Oliver
Sent: Monday, November 23, 2015 12:36 PM
To: Schroader, Kathy
Subject: FW: Exhibit B Rural Comparison .docx

FYI

From: Orjiako, Oliver
Sent: Monday, November 23, 2015 12:24 PM
To: Madore, David
Cc: McCauley, Mark; Cook, Christine
Subject: RE: Exhibit B Rural Comparison .docx

Hello Councilor

I have shared my concerns with you one-on-one with Chris Cook present. Staff is not questioning your numbers. We are concerned with the assumptions you used to create them. There are no actual developments that support them.

Non-conforming lots means lots that do not meet the minimum allowed parcel size. From a planning and legal perspective, there is no reason why a lot can't be non-conforming. Uses of the property are allowed based on the code regardless of the parcel size.

Clustering 1 acre in R-5, R10, or R-20 by default creates non-conforming lots, but is allowed by code. Thanks

Oliver

From: Madore, David
Sent: Monday, November 23, 2015 12:00 PM
To: Orjiako, Oliver; Madore, David
Subject: RE: Exhibit B Rural Comparison .docx

Oliver,

Thank you for sharing these points with me directly. Up to this point, I've been finding out about your concerns through planning documents that have been presented to the Planning Commission after the fact.

I invite you to substantiate the numbers that you provide here because they conflict with the actual parcel-level tables provided by GIS. I will provide you with the actual records from GIS that show every parcel so you can verify that the numbers that I reference are substantiated. I will provide the parcel-level Excel files. I ask you to please do the same.

If I understand correctly, our code and zoning map counts all parcels in 1-acre cluster developments as nonconforming. Right?

None of the changes being proposed by Alternative 4 are related to Rural Centers. So I wonder why you refer to them in your email.

Please understand that the previous plans are not being challenged. Our focus is on the current update to the existing plan and the option of readopting a zoning map that is grossly mismatched with the actual patterns in the rural community, and a proposal to better fit the zoning map to the real world

If you believe these points are not valid, please provide the specific corrections so we can succeed with the most accurate and fit plan

Thank you,

David

From: Orjiako, Oliver
Sent: Monday, November 23, 2015 11:35 AM
To: Madore, David
Cc: McCauley, Mark; Cook, Christine; Horne, Chris; Pool, Bob; Euler, Gordon; Alvarez, Jose
Subject: Exhibit B Rural Comparison .docx

Hello Councilor

Staff and I reviewed the document you sent to me and we provide the following comments Your conclusions relating to the existing 2007 land use plan cannot be substantiated

The county has inherited non-conforming lots going back to the 1980 comp plan and zoning map because of the parcelization of land previously allowed with FX zoning, going back to 1960 The percent of the total number of acres that are in conforming parcels for each category are as follows. AG- 67%, FR – 74%; and R-67%.

The GMA defines rural as that which is not urban or a resource designation The variety of rural densities currently provides for R-5, R-10 and R-20 These three rural zones also allow cluster development that allows the creation of parcels as small as 1 acre These rural clusters are recognized by the state as an innovative zoning technique In addition we have Rural Centers with 1 and 2.5 acre minimums

A fair comparison between the adopted 2007 comp plan and the revised alternative 4, particularly for forecasted rural capacity growth should use the same or similar assumptions. The only comparison between the two, using the same methodology that was used in 2007, is the DSEIS

Best,

Oliver