

**Schroeder, Kathy**



**From:** Euler, Gordon  
**Sent:** Friday, June 03, 2016 8:48 AM  
**To:** Schroeder, Kathy  
**Subject:** FW: Two Options for Increasing Rural Homesites - Clarification Question

Kathy:

For the index.

Gordy

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**From:** Craig Sotelo [<mailto:csotelo@ieee.org>]  
**Sent:** Friday, June 03, 2016 7:58 AM  
**To:** Euler, Gordon  
**Subject:** RE: Two Options for Increasing Rural Homesites - Clarification Question

Thank you Mr. Euler this clarifies my questions. I appreciate your timely response.

Craig Sotelo

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**From:** Euler, Gordon [<mailto:Gordon.Euler@clark.wa.gov>]  
**Sent:** Thursday, June 02, 2016 4:27 PM  
**To:** 'csotelo@ieee.org' <[csotelo@ieee.org](mailto:csotelo@ieee.org)>  
**Cc:** Orjiako, Oliver <[Oliver.Orjiako@clark.wa.gov](mailto:Oliver.Orjiako@clark.wa.gov)>  
**Subject:** FW: Two Options for Increasing Rural Homesites - Clarification Question  
**Importance:** High

Craig:

Oliver asked me to respond to your question below. Responses below, in red.

Gordy Euler  
Clark County Community Planning

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**From:** Orjiako, Oliver  
**Sent:** Wednesday, June 01, 2016 3:24 PM  
**To:** Euler, Gordon  
**Subject:** FW: Two Options for Increasing Rural Homesites - Clarification Question  
**Importance:** High

Hi Gordy:

Any thoughts on the questions below. I remember talking with Craig and indicating that with we have are proposals and not sure which the Council will select if any. Thanks.

Oliver

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**From:** Craig Sotelo [<mailto:csotelo@ieeee.org>]  
**Sent:** Wednesday, June 01, 2016 3:18 PM  
**To:** Orjiako, Oliver  
**Subject:** Two Options for Increasing Rural Homesites - Clarification Question  
**Importance:** High

Hi Oliver,

I left you a voicemail a couple of weeks back regarding this question. I have a home in Ridgefield that is directly affected by these revisions, specifically, the 20 Acre AG land example below. I am working out of State and I am not able to attend the regular meetings to gain clarification. Please provide some clarification regarding each of the two options up for consideration as it relates to increasing rural homesites:

Option #1 would allow farmland to change from a parcel 20 acres or larger into two homesites and one "remainder" lot. Likewise, it would allow certain forest land to change from a parcel 40 acres or larger into two homesites and one "remainder" lot. This option would require homesites to be clustered along property lines and adjacent to existing roads to minimize new roads or driveways. Does this say that ONLY two homesites will be allowed to be constructed on a single parcel 20 acres or larger? **A divided parcel of 20 acres would get two clustered lots, with a remainder lot; a divided parcel of 30 acres or more could get three clustered lots, with a remainder lot, etc..** So for example, is it correct to say that a 20 acre property would be divided into two (2), say eight (8) acre lots with 4 acres being the 'remainder' lot (or some variable, therein)? **The cluster lots would be limited to an acre in size, or adjusted if required by the Health Department. This would leave an 18-acre remainder lot on a 20-acre parcel, a 27-acre remainder lot on a 30-acre parcel, etc.** For the above example, does this mean that each lot (exclusive of the remainder lot) (of whatever lot size is pre-defined) can be separately sold, such that the single 20 acre lot that was previously approved to have only a single homesite and must be sold as a 20 acre could now be sold as two (2) homesite lots of whatever acreage (less the remainder lot size)? **Any of the lots could be sold. The two (or how many ever) cluster lots could be built on. The remainder parcel could not be built on.**

Option #2 would allow farmland to change from a parcel 20 acres or larger into two separate lots 10 acres or larger. Likewise, it would allow certain forest land to change from a parcel 40 acres or larger into two separate lots 20 acres or larger. Homesites would be allowed only within building envelopes approved by the county under Option #2. Is it correct to say that only two (2) homesites total may be constructed in this scenario (one homesite for each 10 acres)? **Yes.**

Please confirm,

Thank You,  
Craig Sotelo

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