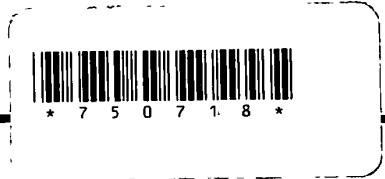


**Schroader, Kathy**



**From:** Orjiako, Oliver  
**Sent:** Wednesday, November 18, 2015 3:00 PM  
**To:** Euler, Gordon, Alvarez, Jose, Anderson, Colete  
**Cc:** Schroader, Kathy  
**Subject:** FW Clarification on proposed planning assumptions

FYI and for the record Thanks

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**From:** Madore, David  
**Sent:** Wednesday, November 18, 2015 2:57 PM  
**To:** Orjiako, Oliver; Bill Wright; Eileen Quiring; John Blom-Hasson; Karl Johnson; Richard Bender; Ron Barca-Boeing; Ron Barca-MSN; Steve Morasch ([stevem@landerholm.com](mailto:stevem@landerholm.com))  
**Cc:** McCauley, Mark; Cook, Christine; Euler, Gordon; Wiser, Sonja  
**Subject:** RE: Clarification on proposed planning assumptions

Dear Planning Commission members, this update just arrived from GIS.

You may have already received this info from another source But in case you have not, I am forwarding it on to you.

Thank you,

**From:** Pearrow, Ken  
**Sent:** Wednesday, November 18, 2015 2:52 PM  
**To:** Madore, David  
**Subject:** Number Discrepancy

Councilor Madore,

There is a discrepancy with the number shown for the Alt-4 actual capacity choice B for rural zones in Table 4 of the Proposed Changes to Planning Assumptions document. The number should be 4,610 instead of 4,710 This makes all of the numbers add up to the 6,638 gross potential growth home sites figure.

**Table 4: Rural Capacity to Accommodate Population Growth**

	Alt-1 Capacity per DSEIS Choice A (existing)	Alt-1 Actual Capacity Choice B (proposed)	Alt-4 Capacity per DSEIS Choice A (existing)	Alt-4 Actual Capacity Choice B (proposed)
Rural Zone	5,684	2,570	9,880	4,710
Agriculture Zone	970	286	1,958	733
Forest Zone	419	162	563	1,097
Nonconforming likely		183		74
Other Rural Zones		124		124
Gross potential growth home sites	7,073	3,325	12,401	6,638
7.5% Market Factor deduction	0	-249	0	-498
Net potential growth of home sites	7,073	3,076	12,401	6,140
Potential population growth	18,814	8,182	32,987	16,332

The rural zone capacity should be 4,610

Thanks,

Ken

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**From:** Madore, David  
**Sent:** Wednesday, November 18, 2015 11:47 AM  
**To:** Orjiako, Oliver; Bill Wright; Eileen Quiring; John Blom-Hasson; Karl Johnson; Richard Bender; Ron Barca-Boeing; Ron Barca-MSN; Steve Morasch ([stevem@landerholm.com](mailto:stevem@landerholm.com))  
**Cc:** McCauley, Mark; Cook, Christine; Euler, Gordon; Wisner, Sonja  
**Subject:** Clarification on proposed planning assumptions

Dear Planning Commission members,

I expect that you already have the up to date documentation for your consideration that has been published on our county website and shared at our open houses Monday and Tuesday That is attached just to be sure

I welcome any Q&A opportunities that you may find helpful at your convenience As always, I share my cell phone number to make myself available any time- 360-601-3056

Thank you for your service

David Madore

**From:** Madore, David  
**Sent:** Monday, November 16, 2015 12:10 PM  
**To:** 'Heather Tischbein'  
**Subject:** RE: clarification please re new planning assumptions

Heather,

The attached file is the simplified version prepared for our open houses. The answer to your question is covered by table 2, reference 4. Regarding Alternative 1, choice A says the following:

"The choice A assumptions assert that Alternative 1 would add 18,814 new persons in the rural area which is 45% more impact than necessary since choice A forecasts a need for 12,955 new persons in the rural area."

Choice B says the following:

"The choice B assumptions show that Alternative 1 can fit 8,182 new persons which is 51% too low. Thus Alternative 1 is not a viable option since it cannot comply with the GMA requirement to provide for the forecasted growth (8,182 / 16,656)"

In addition, reference 5 addresses Alternative 4. Choice A says the following:

"The choice A assumptions assert that the original draft Alternative 4 map would add 32,987 new persons which is 155% more impact than necessary since choice A forecasts a need for 12,955 new persons in the rural area."

Choice B says the following:

"The choice B assumptions assert that the updated Alternative 4 map can accommodate 16,332 new rural persons. That falls within 2% of the forecasted rural population growth of 16,656 persons. Therefore, Alternative 4 is the appropriate choice."

At the joint work session, we communicated that the population numbers have had inconsistencies and corrections needed to be addressed. Note that the numbers have now been updated as reflected in the updated document.

It would be my pleasure to answer any more questions.

Thank you,

David