FYI and for the record. Thanks

From: Heidi Owens [mailto:heidioens@comcast.net]
Sent: Tuesday, November 24, 2015 9:28 AM
To: Tilton, Rebecca
Cc: Orjiako, Oliver; McCauley, Mark; Madore, David; Stewart, Jeanne; Mielke, Tom; chris.cook@clark.wa.gov
Subject: Exhibit 1 for Testimony on Nov. 24, 2015

Attached please find the exhibit showing potential home sites for a RVBLM based on Planning Assumption Choices Rev 1.09. This document was generated from the Nov 19 staff report and has been fact checked

Thank you.
### Table 1

<table>
<thead>
<tr>
<th></th>
<th>Alt-1 Capacity Per DSEIS</th>
<th>Alt-4 Capacity Per DSEIS</th>
<th>Alt-LPA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross potential home sites</td>
<td>7073</td>
<td>12401</td>
<td>6638</td>
</tr>
<tr>
<td>7.5% Market Factor</td>
<td></td>
<td></td>
<td>-498</td>
</tr>
<tr>
<td>Potential home sites as identified by Mr. Madore</td>
<td>7073</td>
<td>12401</td>
<td>6140</td>
</tr>
</tbody>
</table>

#### Potential home sites from inaccurate or invalid assumptions

- Table 1 #3B: Environmentally constrained parcels of less than an acre should not count as developable.
  - 3594
- Table 1 #4B: 30% of dividable parcels with homes will not develop
  - 1157
- Table 1 #4B: 10% of vacant dividable parcels will not develop
  - 407
- Table 1 #6B: 90% of nonconforming parcels with at least an an acre of
  - 597
- Table 1 #7B: Misapplication of market factor
  - 498
- Total potential home sites without ordinances to limit.
  - 6253

**TOTAL POTENTIAL HOME SITES** 7073 12401 12393

---

Note: Some parcels are influenced by more than one factor. Furthermore, the number of excluded cluster lots are unidentified, and there is no reliable data on if these lots can, in fact, be developed or not.