

Schroader, Kathy



From: David McDonald <david@mcdonaldpc.com>
Sent: Tuesday, December 01, 2015 8:02 AM
To: Schroader, Kathy
Cc: Orjiako, Oliver
Subject: Documents for the CP update Record
Attachments: Public Record E-mails Alt no 4.pdf

Please find the attached Public Records to be added to the index. Thank you.

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From: Euler, Gordon
To: "Sharese Graham"
Subject: RE: Alternative 4
Date: Thursday, March 26, 2015 3:45 28 PM

Sharese

Certainly the goal is to make non-conforming lots conforming. Part of the problem is that whatever 'formulas' were used to do so aren't in evidence, that is, they were conceived by Councilor Madore and mapped by GIS. This is why we have so many maps--partly because Councilor Madore is attempting to address what is a huge spot zoning issue. Because of the unevenness in current parcelization, I don't believe he could get to where he wanted to be without resorting to smaller and smaller parcel sizes. His theory of zoning, based on parcel averaging didn't work out so well.

What we know is that there is capacity in the rural area for the creation of about 9100 lots, based on current zoning. We do this calculation to show that 10% of the coming growth can be accommodated in the rural area (one of the planning assumptions). Preliminary numbers show that zoning in Alternative 4 would up the capacity in the rural area to between 16,900 and 17,300 lots. Backing out the 9100 lots of this leaves us with the potential creation of 7000-8000 lots. Even if these lots aren't created immediately, we know that the trend is going to be to create lots of the smallest possible zoning size.

Does that help?

Gordy

-----Original Message-----

From: Sharese Graham [mailto:SGraham@esnsoc.com]
Sent: Thursday, March 26, 2015 2:42 PM
To: Euler, Gordon
Subject: RE: Alternative 4

Wow, they are keeping your GIS staff busy.

That's a lotta new lots! And these are just based on bringing non-conforming lots into conformance, right? Or was there more to these? They are downloading very slowly right now, but I will take a look as soon as I can get to them.

-Sharese

-----Original Message-----

From: Euler, Gordon [mailto:Gordon.Euler@clark.va.gov]
Sent: Thursday, March 26, 2015 2:33 PM
To: Sharese Graham
Subject: RE: Alternative 4

Sharese

Time to check The Grid again. Two new maps were posted earlier today--an Option A for forest and an Option A for ag. From our initial look at Option A for ag, there is more AG-5 zoning and less AG-10 zoning. From our initial look at Option A for forestry, it looks like there was both upzoning and downzoning of parcels. We won't know for sure until we have the numbers from GIS. These maps were not shared at the open house last night (we had 125 folks sign in), but it appears we will be asked to share them at the April 1 open house. Of course, we have a huge problem with that.

Process aside, it appears that Alternative 4 will create 7000+ new lots in the rural area. Again, we'll get you the

numbers when we have them

Gordy

-----Original Message-----

From: Sharese Graham [mailto:SGraham@esassoc.com]
Sent: Tuesday, March 24, 2015 12:45 PM
To: McCauley, Mark, Cook, Christine
Cc: Euler, Gordon, Orjiako, Oliver, Horne, Chris
Subject: RE: Alternative 4

Thanks for the update, Gordy. I've been watching the site.

Yes, Mark, that would mean a fairly significant shift in population growth areas. Another complication is that the proposal wouldn't just bring existing lots into conformance, it would be setting a precedent for future development and potential subdivisions outside of the UGAs. There would definitely be (natural) environmental ramifications, but also to public services and infrastructure. I'm going to do a little more research on the regulatory implications. From a practical, more immediate perspective, the further we stray down this path, the more likely we are to lose an appeal.

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-----Original Message-----

From: McCauley, Mark [mailto:Mark.McCauley@clark.wa.gov]
Sent: Tuesday, March 24, 2015 12:02 PM
To: Cook, Christine
Cc: Euler, Gordon, Sharese Graham, Orjiako, Oliver, Horne, Chris
Subject: Re: Alternative 4

Won't that result in a bunch of new building with all the associated environmental impacts? It will also shift population to the rural area which reduces the need for land in the various city/urban growth boundaries--and will result in a different urban-rural population split. All of which has serious ramifications.

Sent from my iPad

> On Mar 24, 2015, at 11:58 AM, Cook, Christine <Christine.Cook@clark.wa.gov> wrote

>

> Gordy,

>

> I question whether we can quantify the number of new lots that will be created by implementation of Alternative 4. Councilor Madoie has stated an intention to recognize as legal lots the properties that were not legally created, but that will comply with zoning under his Alt 4 plan. We do not know how many new lots that would mean. Do we have a reasonable way of finding out?

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> Chris

>

> Christine M. Cook

> Sr. Deputy Prosecuting Attorney

> Clark County Prosecuting Attorney's Office Civil Division P.O. Box

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>

>

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> -----Original Message-----

> From: Euler, Gordon

> Sent: Tuesday, March 24, 2015 9:47 AM

> To: Shaiese Graham (SGraham@esassoc.com)

> Cc: Orjiako, Oliver; McCauley, Mark; Cook, Christine

> Subject: Alternative 4

>

> Good morning, Shaiese

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> Just checking in with the latest on Alternative 4 so you'll have some idea what will need to be analyzed. There are now six maps posted on The Grid on the Clark County webpage, www.clark.wa.gov. Click on The Grid and scroll down to March 11. There are actually three pairs of maps--one for Rural, Agriculture, and Forest zoning districts--and for each there is a map with and without current zoning.

>

> The proposal for Rural is to eliminate the R-10 and R-20 zones and create an R-1 and an R-2.5 zone. For Agriculture, the proposal is to eliminate the AG-20 zone and create an AG-5 and an AG-10 zone. For Forest, the proposal is to add FR-10 and FR-20 to the existing FR-40 and FR-80 zones. We are working now on how many potential additional lots this alternative will generate, and will get that information to you. What I don't know is whether this is the end of it or not.

>

> We have open houses on the alternatives on March 25 (tomorrow night) and April 1. The Board will hold a hearing on the alternatives on April 14. It is at that point we hope to be able to restart the SEIS process.

>

> Once we are fairly certain what Alternative 4 is, we will work with you to modify the contract scope of work, timeline, and budget, using a cost estimate you will provide (either the one you've given us already or a revised one). We plan to have the revised contract on the Board's consent agenda on April 14. We'll ask the Board to pull it, and then adopt it based on the outcome of the public hearing on the alternatives. It is possible that Alternative 4 will not get a second vote, but this way we'll be ready in case it does.

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> Let me know if you have questions. Thanks.

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> Gordy

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> Gordy Euler

> Clark County Community Planning

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>

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This e-mail and related attachments and any response may be subject to public disclosure under state law.

From: Euler, Gordon
To: "sgraham@esassoc.com"
Subject: RE: ESA DeliverIt
Date: Thursday, July 30, 2015 10:28:15 AM
Importance: High

Sharese.

Thanks I suggest you hold off on the pdf version Councilor Madore wants another look at the document, so I will be copying this for all the councilors, Mark McCauley, and Chris Cook I will review and accept changes (hopefully all of them). Thanks

Gordy

From: sgraham@esassoc.com [mailto:sgraham@esassoc.com]
Sent: Thursday, July 30, 2015 10:03 AM
To: Euler, Gordon
Subject: ESA DeliverIt

Gordy- Here are the first 4 chapters with the changes tracked I'll send the rest, and one clean, pdf version shortly

Sharese Graham
ESA | www.esassoc.com

ESA DeliverIt
A file or (files) have been sent to you from Sharese Graham via [ESA DeliverIt](#).

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