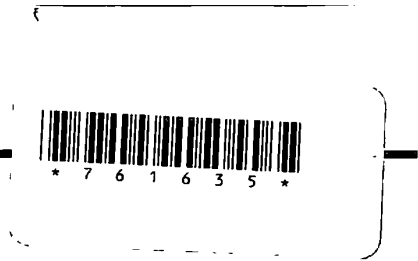


Schröader, Kathy



From: Sydney Reisbick <reisbicks@comcast.net>
Sent: Wednesday, February 10, 2016 4:53 PM
To: Pool, Bob, Orjiako, Oliver
Cc: Boldt, Marc, Madore, David, Mielke, Tom, Stewart, Jeanne, Julie Olson, Schroader, Kathy
Subject: Re: RESEND Information requests, for the record GMA/GMP process 2016
Attachments: resend Questions for GIS & CD Build Permits.doc

All apologies for sending a draft. Here is what I meant to send.
Sydney

To
Bob Pool, Director GIS
Dr. Oliver Orjiako, Director, Community Development
Community Development, Director, Permitting
Cc The Board of County Commissioners
Kathy Schroader, Records

Friends of Clark County
PO Box 513
Vancouver, WA 98666
2/10/16

Questions for GIS, Building Permitting and Community Planning re the 2016
GMA Process for developing the Comprehensive Growth Management Plan
(GMP/The Comp Plan) For the Record

Questions for GIS

- 1 Do Assessors maps include all parcels segmented for any reason, including all parcels including those conforming and not conforming and permitted (platted for building) and not permitted?
- 2 Were the various Alt 4 maps made with the Assessor's maps? Does this mean that the Alt 4 maps contain all of the segmented parcels and tax lots, both those platted for building and those not evaluated? Or are statements that non-platted lots were excluded from the Alt 4 maps correct?
- 3 Does Alt 4 make use of all mapped lots, conforming and non-conforming, platted and not platted as "on the ground truth" to break up larger parcels nearby? Could this mean that Alt 4 is using non-platted tax lots to justify breaking up neighboring rural parcels and resource parcels as well?
4. The County allowed cluster parcels to be flexible for rural residents and to still protect the remainder resource parcel for the future. Is there an irony that the cluster lots in AG or Forest resource lands may now be used as "on-the ground truth" to break up the same large remainder-parcels?

Questions for Community Development. Building Permits

- 1 Is there a record of County ever having denied a permit to plat or to develop a non-conforming lot that was legal before the zone change?
2. GMA requires assessment of the worst-case scenario. Thus, the county must include all unevaluated lots as potentially buildable for "available buildable land" estimates. Does GMA require counties to do the work of determining whether all tax lots can be platted in order to estimate available lands? Are landowners who want to build still responsible for paying for the platting process? Is there a

method for estimating the number of buildable parcels in the GMA?

3 Are building permits being issued for lands with critical areas?

4 Might permitting (or where appropriate GIS) please supply some historical data on segmentation of rural parcels and issuance of rural building permits since 1980 when the Growth Management Plan conversation began?

a History of segmentation in rural lands since 1980 (# of segmentations by year)

b History of permits issued in rural land since 1980 (# permits per year, each)

- conforming lots

- non-conforming but legal to platt lots

- non-conforming but not legal to platt lots (should be 0)

- total permits

Thank you for your time and consideration

Sydney Reisbick, President

Friends of Clark County

Cell phone (360) 333 0047 (needs the 360 because it thinks it is in Mt Vernon)