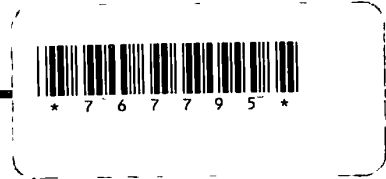


Schroader, Kathy



From: Orjiako, Oliver
Sent: Monday, February 22, 2016 4 25 PM
To: Madore, David
Cc: Euler, Gordon, Cook, Christine, Schroader, Kathy; Alvarez, Jose
Subject: RE Documents for BOCC hearing on comp plan 2/23

Hello Councilor:

Thank you for your additional inquiry.

In response, upon further discussion with GIS and Planning staff the only land excluded were Forest zoned land that were in current use program for Timber and designated Forest Land. This exclusions did not apply to Rural or Ag zoned properties. My understanding is in previous calculations of potential rural lots, there were exclusions of commercial tree forestry operations. I have no idea how the calculation was done in 1994

At the January 13 work session the reference is to the urban planning assumptions

Column A never existed in any document prepared by Community Planning or ESA. Column A represent the interpretation of the author Please, let me know if you have further questions. Thanks

Best,

Oliver

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

From: Madore, David
Sent: Monday, February 22, 2016 2:51 PM
To: Orjiako, Oliver; Madore, David
Subject: RE: Documents for BOCC hearing on comp plan 2/23

Oliver,

Thank you for confirming that the DSEIS did not include rural parcels that were in Current Use status for Alternative 1 or 4

The DSEIS states on Table 1-2 the following note.

"* The Rural VBLM excludes property in the Current Use program for Timber and Designated Forest Land. This may underestimate the number of potential lots in Alternative 4 "

That note is applied to the Forest zone in the table as designated by the * symbol Nothing is said about the R and AG Current Use parcels being excluded in that table

That is an important planning assumption that, like the other rural planning assumptions, affects the totals Is it your understanding that the "exclude rural parcels in Current Use" planning assumption was used for the 1994 and 2004 Comp Plans, and the DSEIS numbers analyzed for the 2016 Comp Plan?

I would like to understand the point that you and Chris Cook made during the Jan 13 work session that asserted that all of the rural planning assumptions used by staff were approved by the BOCC.

The column A assumptions of table 1 of the November 24 adopted document were the original rural planning assumptions used to calculate the rural totals for the DSEIS. If this is not correct, as you and Chris Cook asserted in our February 16 hearing, please point out which of the 8 assumptions are incorrect and which other assumptions are not identified.

Column A did not propose any changes. Rather, column A simply documented the assumptions used to calculate the rural numbers of the DSEIS. Do we agree on that understanding? If not, please specify the corrections.

Column B, on contrast, were intended by the BOCC to be more accurate and realistic alternatives to each column A assumption. None of these assumptions in column A or B were in ever proposing any changes to urban assumptions. Do we agree on that understanding? If not, please specify the corrections.

I look forward to your clarifications. Thank you,

David

From: Orjiako, Oliver
Sent: Monday, February 22, 2016 2:16 PM
To: Madore, David
Cc: Euler, Gordon, Cook, Christine, McCauley, Mark, Schroader, Kathy
Subject: RE: Documents for BOCC hearing on comp plan 2/23

Hello Councilor

In response to your further questions, it is my understanding that lands in current use program were excluded from all zones. If you recall, I was out of the Country when the DSEIS work and publication occurred. If this is not correct, I copied GIS staff (Bob Pool and Ken Pearrow) in my previous reply to you to correct me. I will leave it at that until GIS or Planning staff corrects me.

It appears that the misunderstanding stem from you describing your Column A as the rural assumptions. As I stated before, what we have is urban assumptions approved by the Board. It is the urban assumptions that you applied to the rural area which staff and R W Thorpe and Associates concluded are mostly invalid. Thank you.

Best,

Oliver

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

From: Madore, David
Sent: Monday, February 22, 2016 1:11 PM
To: Orjiako, Oliver; Madore, David
Subject: RE: Documents for BOCC hearing on comp plan 2/23

Oliver,

Please excuse my questions that probe so specifically. I must ask them as part of my due diligence to resolve misunderstandings.

You stated just now "It is my understanding that lands current use program were excluded from all zones."

In other words, the any parcels that are in "Current Use" tax status, whether they be R, AG, or FR, should not be counted and it is your understanding that the DSEIS tallies did not include them in the totals.

Please confirm this.

You stated "So, I am not sure what you mean by original rural assumptions "
Here's what I mean: The rural assumptions in Column A are those that planning used to tally the rural parcels in the DSEIS. Those assumptions are implemented in the GIS software that tallies the rural parcels.
In the January 13 work session, Chris Cook and you each asserted that those assumptions were approved by the commissioners.

If there are any remaining misunderstandings, please help us to resolve them

Thank you

David

From: Orjiako, Oliver
Sent: Monday, February 22, 2016 8 28 AM
To: Madore, David
Cc: McCauley, Mark; Cook, Christine; Euler, Gordon; Pearrow, Ken; Pool, Bob, Alvarez, Jose
Subject: RE Documents for BOCC hearing on comp plan 2/23

Good morning Councilor.

There appears to be a misunderstanding. I believe I responded to your questions. Staff provided a clarification when you first asked for input in early November of last year. Community Planning, PA's Office, and GIS Staff as a team reviewed your "Proposed Changes to Planning Assumptions dated 11/4/2015. In our redline back to you under "Ref item #2 it clearly stated that Forest zoned lands in current use program (Timber or Designated Forest Land (DFL)) were excluded from the number of developable lots in the DSEIS and that is consistent with the footnote in Table 1-2, page 1-3 in the DSEIS

It is my understanding that lands current use program were excluded from all zones

Your request for GIS record and software algorithms will have to come from GIS staff. If your request is public record request I will step aside and turn it over to the PA's Office to handle because I cannot provide or create information Planning Staff do not have

Finally, estimating the potential number of lots in the rural area by Planning and GIS Staff was to provide information to ESA As I stated at the Councilors hearing of February 16, 2016 Community Planning and GIS staff provide estimates of potential number of lots in the rural area based on current zoning and additional lots that could be created. Mr. Michaelis from Thorpe and Associates stated at the January 13 work session that rural lots develop differently than urban lots

What we have is vacant buildable lands model (VBLM) for the urban area And, until the creation of Alternative 4, there has not been a need to develop rural planning assumptions or rural vacant buildable lands model. So, I am not sure what you mean by original rural assumptions I am copying Mr Bob Pool and Ken Pearrow so they can provide you the excel spreadsheet if it exists. Please, let me know if you have further questions Thank you

Best;

Oliver

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

From: Madore, David
Sent: Friday, February 19, 2016 4:56 PM
To: Orjiako, Oliver
Subject: RE: Documents for BOCC hearing on comp plan 2/23

Oliver,

Note that my email has others questions for you. Please provide those answers.

Thank you,

David

From: Orjiako, Oliver
Sent: Friday, February 19, 2016 3:46 PM
To: Madore, David
Cc: Cook, Christine; McCauley, Mark
Subject: RE: Documents for BOCC hearing on comp plan 2/23

Hello Councilor:

Exhibit 1 attached to the supplemental staff report clearly states that "Forest zoned lands in the Current Use program (Timber or Designated Forest Land (DFL)) were excluded and that is consistent with the footnote in Table 1-2 in the DSEIS on page 1-3. Your request for GIS record and software algorithms will have to be made to GIS staff. Please, note that we don't have the same issue with Rural and Agricultural designated lands. Please, let me know if you have questions. Thanks

Best,

Oliver

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

From: Madore, David
Sent: Friday, February 19, 2016 3:30 PM
To: Orjiako, Oliver, Madore, David
Subject: RE: Documents for BOCC hearing on comp plan 2/23

Oliver,

The report that you attached states the following:

"Column A erroneously states that Forest lands are included in the count of potential new lots. Exhibit 1 document clearly states on page 1 under Excluded – Forest zoned lands in the Current Use program (Timber or Designated Forest Land (DFL))."

That conflicts with data that I see published in the DSEIS for Alternative 4 and the parcel level database records that I received from GIS thus far. The Excel database exported from the Alternative 1 and Alternative 4 GIS map includes the Current Use status of each parcel. I believe that the potential lot tallies would be substantially lower than those

published in the DSEIS if Current Use parcels were excluded from the counts. This appears to be a huge error in the DSEIS.

Please provide me a link to the parcel level database in Excel format with all of the fields included so I can check the records.

Also, the note in the same document only refers to Forest parcels. The assumptions refer to all three rural zones, R, AG, and FR. Are the column A assumptions counting Current Use parcels that are zoned R and AG? Is it your belief that they should be counted?

I also ask for the detailed GIS records and software algorithms that generated the DSEIS tallies with the detailed parcel level records so I can compare those to mine.

Christine Cook told us on Tuesday that the column A assumptions were not the original planning assumptions and that there are others. You also spoke at length saying that the column A assumptions were not the rural assumptions, but were the urban assumptions. If the column A assumptions are not the original rural assumptions, then please share exactly and specifically which column A assumptions are not the original and what other assumptions there are. We need to have a complete and exact list.

Since the timing is so short, I ask you to please provide the requested info as quickly as possible so we can have these crucially important facts for Tuesday's hearing.

Thank you,

David

From: Orjiako, Oliver
Sent: Friday, February 19, 2016 2:04 PM
To: Boldt, Marc; Madore, David; Mielke, Tom; Stewart, Jeanne; Olson, Julie (Councilor)
Cc: McCauley, Mark; Cook, Christine
Subject: FW: Documents for BOCC hearing on comp plan 2/23

Hello Councilors

Attached, please find supplemental staff report for the February 23, 2016 deliberations. These are now posted on the Councilor's GRID. Also posted on the GRID is a map developed by GIS Staff showing areas designated as Agri-Forest as a result of the 1994 Growth Plan and what the current zoning is. This map was prepared in response to requests from the Council. Please, if you have questions let me know. Thanks and have a good weekend.

Best,

Oliver

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

From: Alvarez, Jose
Sent: Friday, February 19, 2016 12:49 PM
To: Redline, Tina
Cc: Orjiako, Oliver
Subject: Documents for BOCC hearing on comp plan 2/23

Tina,

Here are attachments for the Board hearing on Tuesday on the comp plan. And here's a link to a pdf map that is too large to send via email. Let me know if this works otherwise we may have some other options from GIS.

\\olympus\gisdata\ProjectData\Community Planning\CompPlan2016\PDFs\

Jose Alvarez
Planner III
Clark County
Department of Community Planning
360 397 2280 x4898