

**Schroader, Kathy**

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**From:** Hermen, Matt  
**Sent:** Wednesday, May 18, 2016 4:55 PM  
**To:** Schroader, Kathy  
**Subject:** Saddle Club Conversation

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Kathy,

Please add this to the record

Matt

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**From:** Euler, Gordon  
**Sent:** Monday, November 03, 2014 3:40 PM  
**To:** Swanson, Jeff  
**Cc:** Safayi, Ali; Shafer, Greg; Ellinger, Susan; Snell, Marty; Orjiako, Oliver; Lebowsky, Laurie; Alvarez, Jose; Hermen, Matt  
**Subject:** RE: Meeting 10-30-14 at 9:00 AM

Jeff

I suggest you contact Laurie Lebowsky at ext 4544 to talk about the situation below. She'll bring in other staff as necessary. Thanks

Gordy

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**From:** Swanson, Jeff  
**Sent:** Monday, November 03, 2014 3:16 PM  
**To:** Orjiako, Oliver; Euler, Gordon  
**Cc:** Safayi, Ali; Shafer, Greg; Ellinger, Susan; Snell, Marty  
**Subject:** FW: Meeting 10-30-14 at 9:00 AM

Oliver & Gordy,

Last week we met with Eric Fuller and his client (see details below) regarding their interest in the Clark County Saddle Club property on NE 117<sup>th</sup> Avenue. A potential "fatal flaw" with respect to their intended use of the site pertains to alignments on the arterial atlas. Eric and his client would like to meet with staff from Community Planning to discuss their intended use and understand better the arterial atlas alignments and implications for their plans.

Eric would like to meet as soon as possible, and I will be out of the office the rest of this week. With whom should I have him coordinate a meeting in Community Planning?

Jeff

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**From:** Eric Fuller [mailto:EFuller@ef-inc.com]  
**Sent:** Thursday, October 23, 2014 11:29 AM  
**To:** Swanson, Jeff

**Cc:** Mike Kiessling; Claudia Repman; Dave Jones ([davepti@comcast.net](mailto:davepti@comcast.net))  
**Subject:** Meeting 10-30-14 at 9:00 AM

Please review and distribute the following outline to assist our meeting outcomes regarding "fatal" flaws  
I expect 5-6 people on our side will be in attendance

The JATC of the Northwest Line Construction Industry ("JATC") ([www.nwlinejatc.com](http://www.nwlinejatc.com)) has contracted to purchase the property commonly referred to as Clark County Saddle Club located at 10505 NE 117<sup>th</sup> Avenue (tax lots 20096-000 & 200138-000)

The JATC would like to visit with Clark County to make sure their intended use of the property is an allowed use in the current zoning designation (IL) In addition, the JATC would like to discuss their plans for the immediate use of the property and long term future plans for improvements to the property to determine any development requirements or restrictions that Clark County may impose or require

The JATC is a non-profit organization that provides apprenticeship training for the Outside Line Construction industry Charged with the systematic training of Line Construction apprentices, Power Line Clearance and Tree Trimming apprentices and partnering with Utility program partners, they are one of the largest apprenticeship training programs in the State The JATC would have on-site class room and field training, with approximately 50-60 apprentices on-site at any one time The JATC would erect temporary poles/structures for training exercises on the property, located both in an existing building and in the yard area outside of buildings The indoor class room training would be conducted in the existing administrative buildings (with some tenant improvements) The JATC would bring 8 - 10 full time and 3 - 5 part-time jobs to this site and the apprentices would purchase local services including lodging, meals and entertainment which is estimated to be over \$500,000 annually

**The Plan:** The JATC would purchase the property and the Clark County Saddle Club would remain a "tenant" for two (2) years using the outdoor and indoor arenas and parking lots (same as current use) The JATC would use the administrative building as a training center In addition, the JATC could use the "open air" building and open yard area for training exercises The administration building may need some improvements

After the Clark County Saddle Club vacates the property, the JATC would look to improve the indoor arena for full time training exercises including some additional class room improvements

#### Initial Questions

- 1 Is the JATC apprenticeship program an approved use in the current zone (I-L)?
- 2 Can the JATC use the property without any code upgrade requirements to the buildings or site?
- 3 Can the Saddle Club continue to use the property after the sale without any code upgrade requirements to buildings or site?
- 4 What is required to get an occupancy permit for the JATC?
- 5 What is the process for JATC tenant improvement permits?
- 6 At what time does a JATC tenant improvement trigger a site or off-site condition/requirement?
- 7 Will a site plan application be required for future buildings or just building permit?
- 8 If a site plan is required what conditions or requirements will be required for the existing buildings on-site?
- 9 Will the property be required to hook-up to public sewer? If so where is the nearest connection?
- 10 What else should Buyer be aware?
- 11 Is a Pre-Application conference necessary if the JATC is an approved use?
- 12 Will property continue, after closing, to be classified as Open Space?
- 13 What is the process for the JATC to create lots for sale to a third party?
- 14 Can the JATC continue to use the on-site "well" after closing?

After your review if you have question of suggestions please call  
Thanks

Eric Fuller, CCIM  
President/Designated Broker

Eric Fuller & Associates, Inc  
501 SE Columbia Shores Blvd , Suite 400  
Vancouver, WA 98661-8070  
(360) 750-5595, ext 11  
(360) 901-2827, cell  
(360) 750-5594, fax  
[efuller@ef-inc.com](mailto:efuller@ef-inc.com)  
[www EricFullerInc.com](http://www.EricFullerInc.com)  
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