

Schroader, Kathy



From: Orjiako, Oliver
Sent: Friday, May 20, 2016 8:59 AM
To: Albrecht, Gary, Alvarez, Jose, Anderson, Colete, Euler, Gordon, Hermen, Matt, Kamp, Jacqueline, Lebowsky, Laurie, Lumbantobing, Sharon, Orjiako, Oliver, Schroader, Kathy, Wisner, Sonja
Cc: Tilton, Rebecca
Subject: FW: Holt Properties 179th
Attachments: Holt Futurewise GIS Maps.pdf

FYI and for the record Thanks

From: Jamie Howsley [<mailto:jamie.howsley@jordanramis.com>]
Sent: Thursday, May 19, 2016 2:26 PM
To: Boldt, Marc; Olson, Julie - Auto answer
Cc: Snell, Marty; Jamie Howsley; Orjiako, Oliver; Henderson, Heath
Subject: Holt Properties 179th

Dear Marc and Julie

I am busy working on a draft development agreement for the Holt Group holdings on 179th as a follow-up to the work session last week and I thought just to double check the zoning to add as recital in the agreement. On a lark I thought I would also look at the preferred alternative and to my dismay it shows some of the holdings with a Mixed Use and Office Residential zoning designation and a corresponding comprehensive plan designations. My best guess is that these colors were put on there before you were sworn in.

I have been involved with the Zilke and Birchwood properties for well more than a decade, first defending them at the Growth Management Hearings Board for the Urban Reserve Overlay and eventually up through the Court of Appeals and back down to the Growth Management Hearings Board for their inclusion in the Vancouver UGA. The zoning and corresponding comprehensive plan designation has always been for urban low residential with R1-7.5 zoning. It makes no sense to change those designations, especially since we have been advocating for that zoning and have not had a chance to implement it due to urban holding not due to desires of the property owner/developer.

The bottom line is that a change on these properties would put one private sector partner in a serious predicament and jeopardy of moving forward with helping the County finance a solution. The specific parcel numbers we are talking about are

181466-000, 181548-000 and 181580-000. I have attached some maps on this as well, the best I can find on short notice. I cannot be there to testify tonight due to another commitment and so submit this into the record. I will be available at the next hearing if I need to be.

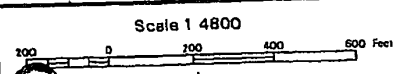
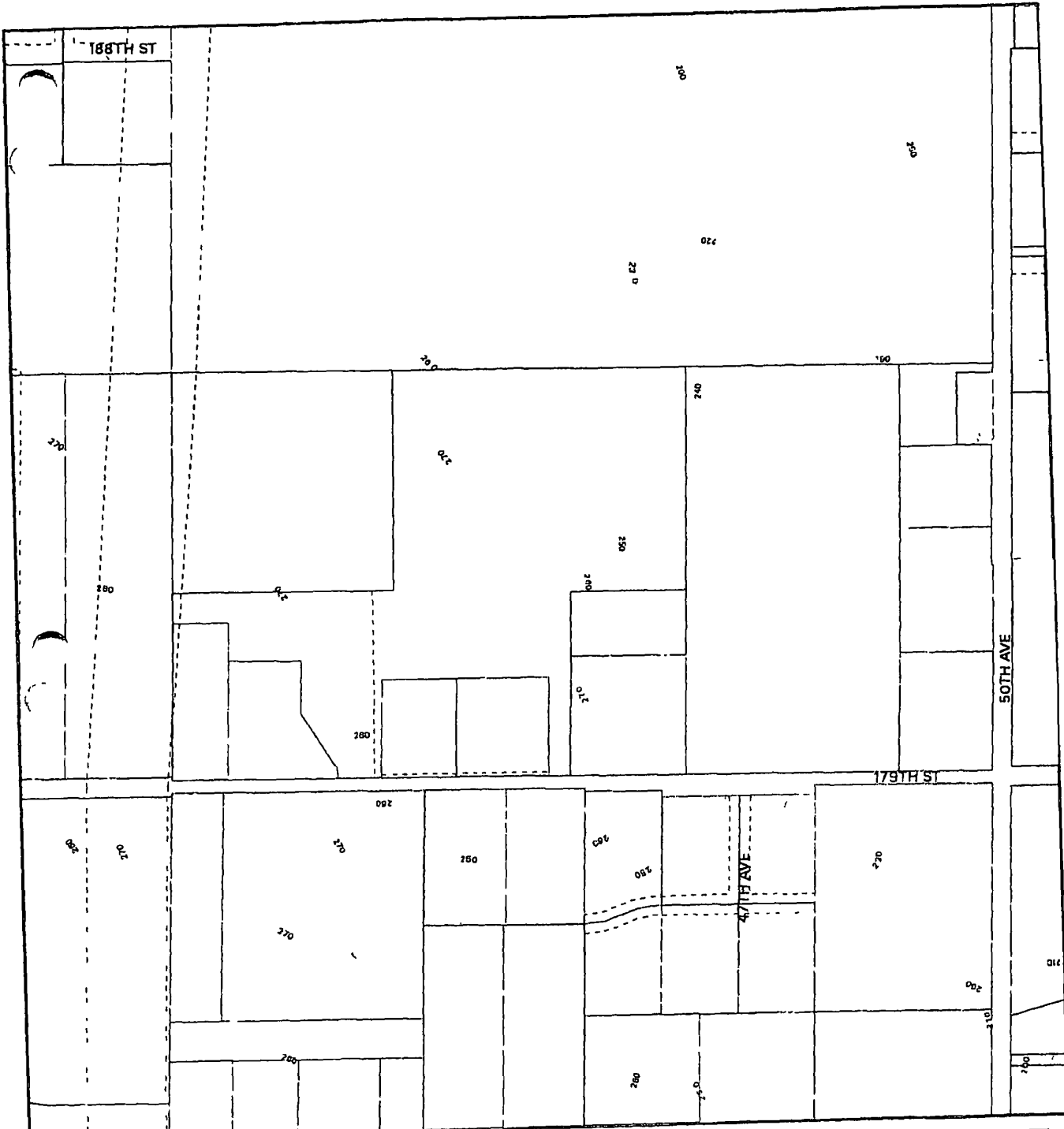
If you need additional background on this I am more than happy to provide copies from my files on this property which number several boxes by now. Thank you for your thoughtful consideration.


Best,

Jamie

JAMES D. HOWSLEY | Attorney
Jordan Ramis PC | Attorneys at Law
Direct 360-567-3913 Main 503-598-7070





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 DEPARTMENT OF ASSESSMENT AND GIS
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 Plotted July 23 2002

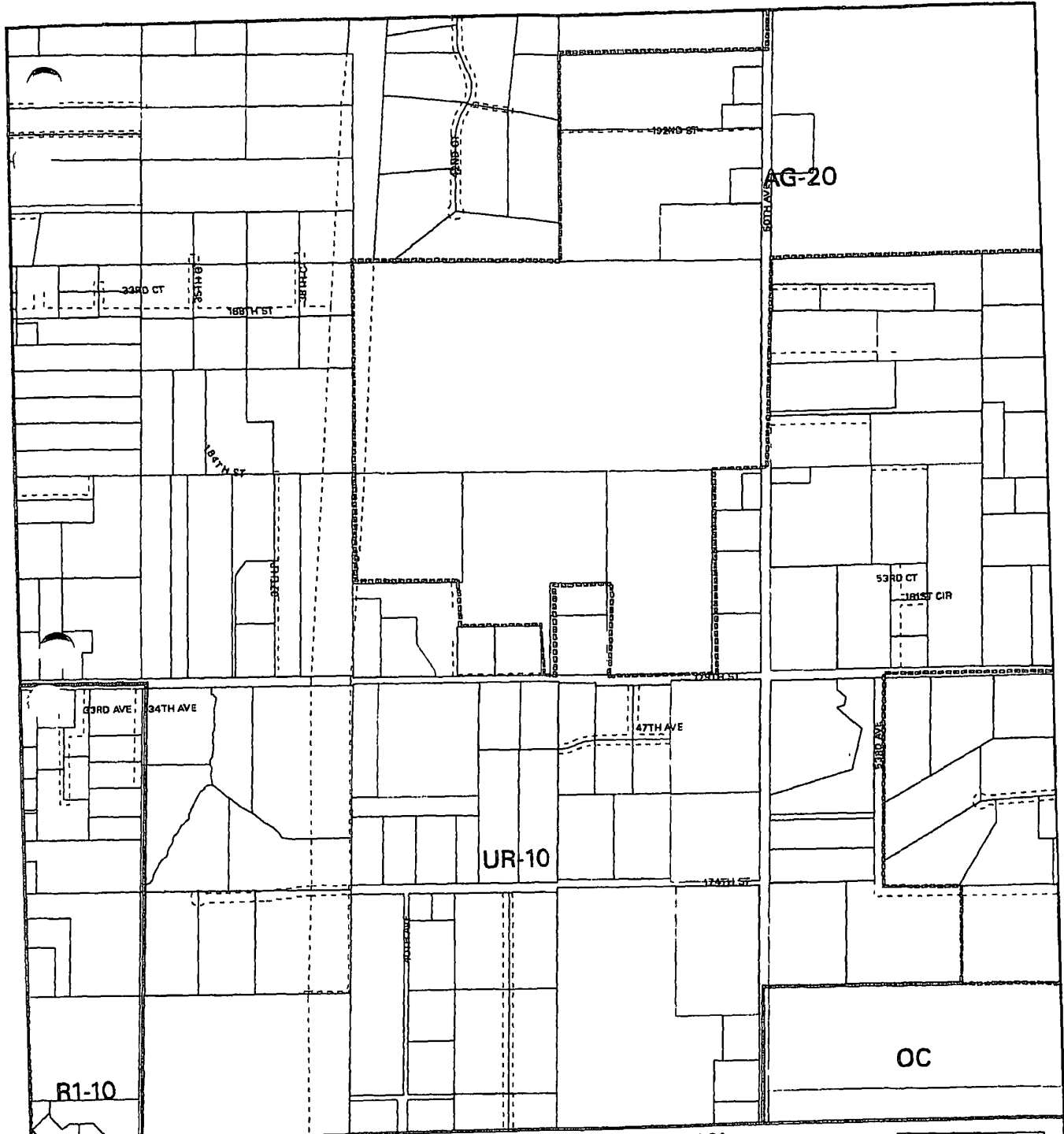
Elevation Contours

Serial No 181466-000, 181548-000, 181580-000
 Owner ZILKE WILFRED and H MARJORIE
 Address 241 VISTA ROYALE CIR
 C/S/Z PALM DESERT, CA 92211

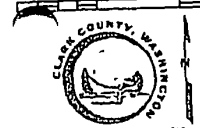
-  Subject Parcel
-  Public Road
-  Elevation Contour
-  Transportation or Major Utility Easement

31102	31101	32106
31111	31112	32107
31114	31113	32118

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.



Scale 1 9600
 400 0 400 800 1200 Feet



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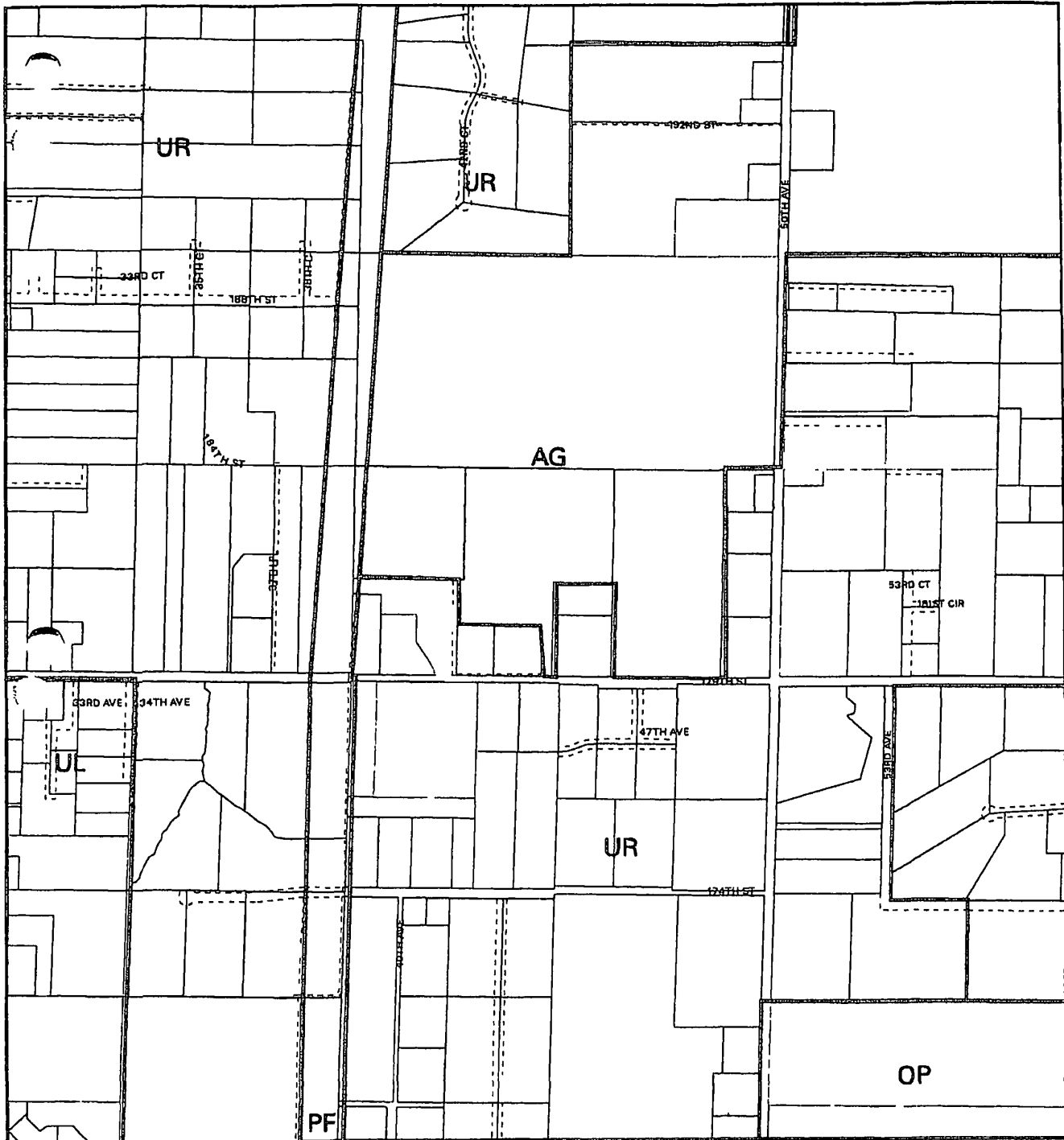
Zoning Designation: 'AG-20, UR-10'

Serial No 181466-000, 181548 000, 181580-000
 Owner ZILKE WILFRED and H MARJORIE
 Address 241 VISTA ROYALE CIR
 C/S/Z PALM DESERT, CA 92211

- Subject Parcel
- Public Road
- Contingent Zoning
- Urban Holding - 10
- Urban Holding - 20
- Mining Combining Dist
- Transportation or Major Utility Easement
- Zoning Boundary

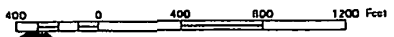
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31114	31113	32118

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Scale 1:8600

Comprehensive Plan Designation: AG PF UR



Serial No 181466-000, 181548-000, 181580-000
 Owner ZILKE WILFRED and H MARJORIE
 Address 241 VISTA ROYALE CIR
 C/S/Z PALM DESERT, CA 92211

31102	31101	32106
31111	31112	32107
31114	31113	32118

- Subject Parcel
- Public Road
- Mining
- Industrial Reserve
- Open Space/Density Transfer
- Columbia River Gorge N S A
- Transportation or Major Utility Easement
- Comprehensive Plan Boundary

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.