

Schroader, Kathy



From: Orjiako, Oliver
Sent: Thursday, May 26, 2016 2:12 PM
To: Albrecht, Gary; Alvarez, Jose; Anderson, Colete; Euler, Gordon; Hermen, Matt; Kamp, Jacqueline; Lebowsky, Laurie; Lumbantobing, Sharon; Orjiako, Oliver; Schroader, Kathy; Wisner, Sonja
Subject: FW: Response to citizen request for inclusion in Vancouver UGA

FYI and for the record. Thanks.

From: Snodgrass, Bryan
Sent: Thursday, May 26, 2016 1:17 PM
To: Orjiako, Oliver
Subject: FW: Response to citizen request for inclusion in Vancouver UGA

Hi Oliver, just wanted to make sure this is in the record. It doesn't seem to be in the recent postings. Apologies if I just missed it. BRS

From: Snodgrass, Bryan
Sent: Wednesday, May 25, 2016 3:16 PM
To: Orjiako, Oliver; Euler, Gordon; Alvarez, Jose
Cc: Towne, Sandra
Subject: Response to citizen request for inclusion in Vancouver UGA

Hi Oliver

In response to the request last night from Mr Sundem here is the earlier correspondence, which we only have a little to add to as we understand the record closes later today. We had assumed no VUGA expansions would be under active consideration as they were not included in the FEIS and would need environmental review to go forward.

The City of Vancouver's position in this update has been to recommend no changes to the VUGA boundary. Mr. Sundem's property is only 5 acres and not near city limits, but UGA expansions are a significant decision that should have a clear policy rationale. In this case the property is not needed in the VUGA to accommodate the countywide growth forecasts the County has adopted. Maps of the surrounding area indicate that most lands north of 149th already in the boundary remain at rural densities, so there also does not appear to be a land shortage in the nearer vicinity.

We do not believe including the property in the boundary is likely to improve the housing affordability crunch, unless it is zoned for very small lot single family or multi-family development. If it is zoned R1-10 like the other nearby properties north of 149th st. already inside the boundary, it's reasonable to expect similarly priced homes as those areas— around \$450,000 for homes on 10,000 square foot lots in the Deer Meadow subdivision according to GIS.

Thanks BRS

From: Snodgrass, Bryan
Sent: Friday, February 05, 2016 3:03 PM
To: Orjiako, Oliver; Euler, Gordon
Subject: Citizen request for inclusion in Vancouver UGA

Hello Oliver and Gordy

I just had a good conversation with Gordon Sundem about an undeveloped five acre property his family owns immediately outside the VUGA at the NW corner of the intersection of NW 21st Ave and 149th St, (TL 184971000, no address listed). Mr. Sundem indicated no particular development plans but would like to have the VUGA expanded to include the property so he has more options, and said he was referred by the County to seek our opinion.

We very much appreciate the consultation. The City of Vancouver's overall position in this update cycle has been to leave the VUGA as is, without expansion. As a City we are still catching up from the previous expansion of the VUGA in 2007, which as you know we did not support. We concur with the recent findings of the recent County Buildable Lands Report indicating that there is sufficient land within existing growth boundaries to accommodate the 20-year growth forecasts adopted during this update by the County.

We have no knowledge of the specific property. Mr Sundem indicated the property has some environmental constraints, and the County MOL indicates the property contains some steep slopes, habitat, and high probability archaeological areas, so its potential to accommodate additional growth may be limited. Our request at this time would be to not expand the Vancouver UGA to include this property.

Thanks and let me know if there you have questions or would like further information.

BRS

Bryan Snodgrass | Principal Planner



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