

susan rasmussen
to mark.bodlt@clark.wa.gov

Thu, Jan 14 10:20 AM

Fw: Please question the methodology



Sent from Windows Mail

From: susan rasmussen
Sent: Thursday, January 14, 2016 10:18 AM
To: jeanne.stewart@clark.wa.gov, tom.mielke@clark.wa.gov, david.madore@clark.wa.gov, julie.olson2@clark.wa.gov

Dear Chairman Boldt,

Assumption #1; concerning counting the remainder lots of cluster developments and methodology used should be questioned.

At a Planning Commission Hearing, Oliver was asked why remainder lots were counted in the rural lot census. Oliver reasoned that they should be included in the rural lot census since they are fully developable parcels when they are rolled into city limits. Urban type densities were applied to these remainder lot parcels in the rural lot census count. This methodology artificially inflates the number of buildable rural lots...by thousands of lots.

Oliver was asked at the work session, Jan. 13, to provide an estimate of remainder lots. He responded 40-50. That may be the estimate of actual large remainder lot parcels using the new assumption #1. However, his answer is very misleading as it doesn't reflect the methodology used in the rural parcel census in the draft seis.

The draft seis rural parcel counts used the old assumptions and counts all the large 40-50 remainder parcels as fully developable (per Oliver's comments before the P.C.) to urban densities. Therefore, the correct answer should have reflected the urban standards of densities (4-5 sfh per acre) that were used in the methodology employing the old assumption.

The #1 assumption is valid, and the rural lot census numbers should be adjusted to more accurately reflect the standard of the new assumption. Without this adjustment, the preferred alternative plan is disadvantaged.

Thank you for your time and consideration,
Susan Rasmussen for
Clark County Citizens United, Inc.

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