Euler, Gordon

From: Lisa Grueter <Lisa@berkconsulting com>
Sent: Friday, May 08, 2015 1 19 PM
To: Euler, Gordon
Subject: RE What's up?

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Gordy,

Good issues to discuss In terms of products available ahead of another meeting

- We are planning to analyze all the sites against the industrial criteria and will have a draft report (I would say in the next two weeks), this report will be something we can attached to the expanded SEPA Checklist
- We will also have for the docket site the following the traffic report (need Public Works comments if any), a formalization of the utilities and stormwater analysis that M&S did ahead of the meeting
- Last, we will also prepare some draft regulations based on the concept plan (but also more widely applicable)

Speaking with Bryan earlier this week, if we don't expect much more analysis from them on the products they have already produced for the concept and utilities, he feels he can do high level sketches of concept plans on the other sites within their remaining funds (won't be quite as detailed as for docket since we don't have scope/budget for onsite critical areas recon, and we won't have focused traffic review as we do for the docket, but the concepts together with prior EIS and recent available County studies could mean this approach is useful)

So I would think in late June we could have a public meeting to present the above materials Our original plan was to develop a preferred plan and do SEPA on that – however I'm not sure there will be much to amend on the draft concept so far for the docket It would be nice for the SEPA to have the other rough concepts for the other sites The SEPA could happen after the next meeting

Maybe we can chat early next week on this so I can work with Bryan on this

Regarding jobs – I would say let's have a call with Andy and Chris on that

Last, I'm around on 5/22 and would love to meet Thanks,

Lisa Grueter, AICP
206 493 2367 | DIRECT
www berkconsulting com

STRATEGY | ANALYSIS | COMMUNICATIONS
Helping Communities and Organizations Create Their Best Futures

-----Original Message-----
From Euler, Gordon [mailto Gordon Euler@clark wa gov]
Sent Friday, May 08, 2015 11 07 AM

To Lisa Grueter
Subject What's up?

Lisa

Wanted to let you know that I gave the Planning Commission an update on the RILB last night I used the Power Point presentation from the open house The main question was why we are looking at multiple sites but only doing a superficial review of the sites other than the docket site The guy with the 'Got Milk' mustache was there, he asked if public testimony was allowed and I said 'no'

Also wanted to find out what you are working on with an eye toward when we might schedule our next public meeting

I talked briefly with Oliver yesterday about the efficacy of tying the potential number of jobs the land bank would create to the projected jobs target in the 2016 comp plan update--thinking about the Benton County case and the needs analysis piece The Board on April 14 revised the 2035 population upward, mainly to reflect a higher base population and capacity overrides the cities have asked that we recognize, but they did not change the jobs target adopted last year It may not be helpful to mention the land bank jobs, but what we don't want is to be is challenged because we didn't mention it It seem to me that creating a land bank implies that we really don't know what we are going to get in terms of jobs (we use 9 jobs/industrial acre for planning purposes), rendering a needs analysis moot Any thoughts?

Also, I will be in Seattle in Friday, May 22, and would like to get together if you are in the office that day

Thanks Have a great weekend!

Gordy

Gordy Euler
Clark County Community Planning
(360) 397-2280 x4968
gordon.euler@clark.wa.gov

This e-mail and related attachments and any response may be subject to public disclosure under state law