

**Schroader, Kathy**



**From:** Tilton, Rebecca  
**Sent:** Monday, October 19, 2015 12:46 PM  
**To:** Orjiako, Oliver, Schroader, Kathy, Wisner, Sonja  
**Subject:** Comments re Comp Plan (Oct 13 BOCC Hearing)  
**Attachments:** 10-13-15 Sydney Reisbick\_Friends Clark County pdf >  
  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

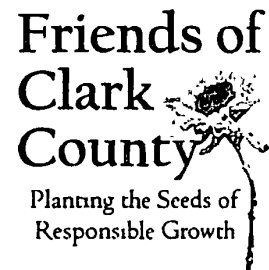
Hello,

FYI, the attached comments were submitted to the Councilors at the Oct 13 board hearing during general public comment.

They may be duplicate for your files, but just in case

Thanks,  
Rebecca

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BOARD OF COUNTY COUNCILORS  
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OCTOBER 13, 2015

For the Record from Friends of Clark County. Comments on the Councilors adopting the recommendations of the majority of the planning commission

Dear Councilors:

When the County adopted their 2007 Comprehensive Plan (CP), GMA required the concomitant development and adoption of a Capital Facilities Plan (CFP). RCW 36:70A 070(3). The GMA requires a jurisdiction to implement the CFP before it can impose any GMA impact fees.

The purpose of the CFP is to.

- 1) Provide adequate public facilities to serve existing and new development;
- 2) Reduce the cost of serving new development with public facilities; and
- 3) Ensure that these facilities will be in place when development occurs.

The CFP is intended to compliment the land use element of the CP, and these two elements, including the financing plan within the capital facilities element, must be coordinated (concurrency) and consistent. The GMA also requires a separate transportation element and the CFP must consider and mitigate the environmental impacts of the estimated population (the adopted OFM population) of the County that has been adopted as one of the foundational blocks of the CP. The CFP must also identify the requisite capital projects, the estimated costs of those projects and proposed methods of financing.

This means that the County Board of Commissioners (BOCC) and staff anticipated/intended that we, the County and its citizens, were going to complete the required improvements necessary to meet the needs of the estimated population in the 2007 Comprehensive Plan. Those projects were many and the estimated cost was almost one billion dollars.

But according to the County, many road projects were withdrawn and the expected price tags of the depleted list was downwardly adjusted by deleting \$420 million dollars from the Capital Facilities Plan to around \$500K. The removal of those projects indicates that the County could not/cannot afford those projects even though the Comprehensive Plan assumed those projects would be completed. The result is a shortfall in the requisite infrastructure that the County set forth in the 2007 to support the OFM adopted projected population. By deleting almost ½ the requisite infrastructure from the 2007 CFP due to lack of adequate funding, it is clear that the County cannot even afford the projects that it anticipated to be necessary to meet the needs of the 2007 Comp Plan.

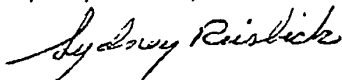
In the current process, the 2007 CP is the same as Alternative #1. Thus, given the current state of the County's finances, the County is unable to fund the infrastructure required for the current plan much less the exponential cost of infrastructure that will be required if the Councilors rejects the PC's recommendations. Throughout the deliberations at the Planning Commission Hearing on September 17, 2015, the members repeatedly found that the County did not have the financial ability to fund any new projects, much less the projects that would be required for alternatives other than Alternative 1. Most importantly were Bill Wright's conclusions regarding the inability of the County to fund any new transportation projects, especially in the rural areas.

Therefore, if the County Capital Facilities Plan has been reduced by almost 1/2 just for Alternative #1, and no new funds have been identified to fund the "deleted" projects, then how does the County propose to cover the greater costs of Alternatives #2 and #4?

In fact, not only is there no identified source for the public share of these costs, the County is not exercising its normal fee collection, since they passed the resolution waiving all commercial Traffic Impact fees (TIFs). Moreover, the Councilors are considering a 2 percent decrease in the property tax, a move that was resoundingly criticized by all staff at the Councilor's recent Board time.

As members of the PC said over and over in their hearing, the County cannot afford Alternatives #2 and #4, and it is not clear that they knew, then, that we were not even covering the costs of Alternative #1. The Councilors should recognize that, promising a future plan for development with no money to pay for it, would set expectations that are unattainable. Therefore, the County Councilors should first adopt the recommendations of the Planning Commission. Then they should go back and try to find the funds to implement the requisite projects from the 2007 CFP (Alternative 1). They should do this before trying to overlay the County with another set of unfunded projects that would be required to handle the increased population growth that would be the result of the approval of part, or all, of any other alternative.

Sydney Reisbick, President



Friends of Clark County