

Schroader, Kathy



From: Orjiako, Oliver
Sent: Tuesday, November 24, 2015 4:46 PM
To: Schroader, Kathy
Subject: FW: Input for 11/24/15 BOCC GMP Hearing
Attachments: Input BOCC GMA Hearing 11 24 15 doc

For the index record Thanks

-----Original Message-----

From: Sydney Reisbick [<mailto:reisbicks@comcast.net>]

Sent: Tuesday, November 24, 2015 10:11 AM

To: Madore, David, Mielke, Tom, Stewart, Jeanne; Orjiako, Oliver, Cook, Christine, Horne, Chris, Tilton, Rebecca

Subject: Input for 11/24/15 BOCC GMP Hearing

Rebecca: Please submit for the record

Thank you, Sydney Reisbick

To:
Board of County Commissioners
Dr Oliver Orjiako, County Community Planning
Attyns Christine Cook and Chris Horne, County Legal Staff
Rebecca Tilton

Subject: 2016 Growth Management Plan: Current new resolution and associated materials for the 11/24/15 Board of County Councilors (BOCC) Hearing.

Overall, the process used to create the new resolution is illegal, dealt with by many others (e.g. David McDonald input). Further, the changes in the resolution are so large and far-reaching that it will reset the process (confirmed by State SEPA, see letter from Sandra Towne for this hearing) and cause us to miss the June 30th deadline.

Here I consider two of the many smaller points.

Point 1)
Excluding parcels containing critical areas from consideration for development.

There is a contradiction in the behavior of the County between the assumptions of Councilor Madore and the permitting actions of Community Development. Community Development They have been issuing new building permits in critical areas, I assume under the direction of the BOCC. This is not new to this board, but the extent of it is new.

For example, Community Development staff, under earlier Boards, repeatedly refused to issue permits to build on an unstable slope by the Washougal River. Yet, your current staff issued a permit to build on this unstable slope and houses are being built. The access road runs across the alluvial fan. This is a landslide waiting to happen. Remember Osso? Who would be held responsible? Councilman Councilor Madore knows about this development because Richard Dyrland took him to see it.

Green space and habitat critical areas are being developed regularly. But now critical areas (unstable slopes and flood plains) that involve the safety of the citizens who will live there are also being permitted.

Therefore do we not have a contradiction? On the one hand, "on the ground reality" is the on going County permitting practices for critical areas. On the other hand, one of the assumptions of the new resolution is that "parcels which contain critical areas will develop in the next 20 years" and thus can be excluded from the parcels expected to develop in the next 20 years! A huge number of developable parcels have been excluded from analysis under this one false assumption.

Point 2)
Affordability.

The required Capital Facilities Plan is based on the adopted population estimate and depends on an accurate (OFM) estimation of the population increase. This allows planning and commitment of funds for the infrastructure needed over the next 6 years.

This Board has already cut the current 2007 Capital Facilities Plan funding almost in half, despite the boom in construction with the recovery. A false smaller population estimate, included in the current resolution, will allow a lower, inadequate Capital Facilities Plan. That falsely makes it appear that we can afford the development that will occur, when we cannot.

The County's ongoing denial of the need for supporting services for citizens who buy houses in Clark County is shown clearly in Felida.

Permit after permit has been issued for houses on the land along McCann Road. No upgrade of narrow, un-striped McCann Road was planned or accomplished. No alternative outlet was planned. It is fine in the middle of the day, but the road fails at rush hour and traffic takes alternate routes through the neighborhoods, endangering children and pets. Yet, even more permits have been issued for parcels that must use that road.

Permits for housing along 129th Street in Felida have allowed medium dense housing on a narrow street that is a challenge for fire engines should there be a fire or medical emergency. There is no other outlet for that street except a back route to McCann.

All of those Felida permits have increased the number of houses with school-age children, seemingly without thought for school construction. Last I heard there was a building moratorium because of the lack of school space.

Are we going to have an inadequate Capital Facilities Plan with building moratoriums as the only brakes on permits? Or do you plan to eliminate moratoriums as well?

Thank you for listening to my concerns.

Sydney Reibick
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