

**Schroader, Kathy**



**From:** Orjiako, Oliver  
**Sent:** Tuesday, December 01, 2015 9:57 AM  
**To:** Alvarez, Jose, Anderson, Colete, Albrecht, Gary, Euler, Gordon, Hermen, Matt, Kamp, Jacqueline, Lebowsky, Laurie, Lumbantöbing, Sharon, Wiser, Sonja  
**Cc:** Schroader, Kathy  
**Subject:** FW: SEPA comment for 12 1 15 BOCC meeting for Alternative 5 and or Final EIS  
**Attachments:** sr SEPA input BOCC GMA Hearing 12 1 15 doc

FYI and for the record Thanks

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**From:** David McDonald [<mailto:david@mcdonaldpc.com>]  
**Sent:** Tuesday, December 01, 2015 9:52 AM  
**To:** Orjiako, Oliver; Euler, Gordon  
**Subject:** Fwd: SEPA comment for 12 1 15 BOCC meeting for Alternative 5 and or Final EIS

Ms Reisbick submitted this for the record today

Best,

David

Begin forwarded message:

**From:** Sydney Reisbick <[reisbicks@comcast.net](mailto:reisbicks@comcast.net)>  
**Subject:** SEPA comment for 12 1 15 BOCC meeting for Alternative 5 and or Final EIS  
**Date:** December 1, 2015 9:49:51 AM PST  
**To:** Val Alexander <[coyoteridge@tds.net](mailto:coyoteridge@tds.net)>, David McDonald <[david@mcdonaldpc.com](mailto:david@mcdonaldpc.com)>, Gretchen Starke <[gstarke@pacifier.com](mailto:gstarke@pacifier.com)>, Richard Dyrland <[toppacific2@msn.com](mailto:toppacific2@msn.com)>, Bianca Benson <[bianca@friendsofclarkcounty.org](mailto:bianca@friendsofclarkcounty.org)>, Ann Foster <[annfoster5093@gmail.com](mailto:annfoster5093@gmail.com)>, Sue Marshall <[suemarshall5@hotmail.com](mailto:suemarshall5@hotmail.com)>, Heather Tischbein <[hctischbein@gmail.com](mailto:hctischbein@gmail.com)>, Heidi Owens <[heidiowens@comcast.net](mailto:heidiowens@comcast.net)>, Kerri Altom <[kerrialtom@gmail.com](mailto:kerrialtom@gmail.com)>  
**Cc:** Sydney Reisbick <[reisbicks@comcast.net](mailto:reisbicks@comcast.net)>, [schroader.kathy@clark.wa.gov](mailto:schroader.kathy@clark.wa.gov)

Kathy  
Please accept this for the SEPA record(s)  
Sincerely,  
Sydney Reisbick, President  
Friends of Clark County

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

Subject: 2016 Growth Management Plan: Input for SEPA process on new Alternative 5 as defined in the Resolution and associated materials adopted last week at 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 contained in the resolution and its assumptions are so large and far-reaching that it should reset the whole process and especially require its own SEPA. Finally, at least one of the assumptions is false and has serious consequences for funding development.

First, the assumption that excludes all parcels containing critical areas from consideration for development is false.

There is a contradiction in the behavior of the County between the assumption by Councilor Madore and the permitting actions of the Community Development department. Community Development has been issuing new building permits in critical areas all year, 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, the 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.

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 that contain critical areas will not 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. This leads to a false population estimate, which has consequences.

Second the required Capital Facilities Plan (CFP) is based on the adopted population estimate and depends on an accurate (usually the OFM) estimation of the population increase. This allows planning and commitment of funds for the infrastructure needed over the next 6 years. The current assumptions lead to an inaccurate and inadequate Capital Facilities Plan. This is not affordable.

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, creating noise and difficulty accessing driveways and endangering children and pets. Yet, even more permits have been issued for parcels that must use that road.

Permits for housing along 129<sup>th</sup> 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 Reisbick  
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