

Ron Eber

Here are some preliminary comments on the plan and multitude of documents.

1. Before any public hearings, there need to be some "detailed" briefing sessions open to the public like your other workshops where all the documents are reviewed, the connections are all explained and there can be an extended Q & A session. There simply is not adequate time to evaluate these materials at this time of year.

2. It appears that the proposed goals and policies are the same regardless of which alternative is chosen. This does not make sense with respect to the policies. They cannot provide the needed guidance for future growth and resource protection if such a wide diversity and range of options are possible. Policies should be tailored to provide specific guidance for each alternative.

3. With respect to the proposed site-specific plan and zone amendments, I do not believe the the analysis is adequate to justify the approval of any of them. Those that up zone land to a rural commercial or industrial designation have not adequately address the required standard that requires:

"Demonstration of an unmet need for the proposed land use designation in the rural area."

The proposed findings do not do this for the proposed "designations" in any specific way. It is not enough to just address a generalized need for the type of zone proposed but rather needs to address each and every use permitted with the proposed zones because any of these could eventually be approved under the new zone. Only by doing this can there be an adequate evaluation of an unmet need for any of these uses in the subject rural area. Regardless of what the applicant says they want to do, once the amendment is approved, they can then apply for any of the uses permitted in the applicable zone.

4. With respect to any amendments that increase the density of a rural residential designation that will permit the approval of new lots, none of these is appropriate. The County already has thousands of vacant lots and no need for anymore has been demonstrated that can possibly be consistent with the GMA.

Thanks for your consideration of these comments.