

December 1, 2008

Tonight I am addressing a hodge-podge of items I feel need to be addressed in this Comp Plan Update exercise. In the interest of time, I have given you some suggestions in advance and will keep these remarks abbreviated.

- 1) There needs to be an attempt to strengthen the words used to show action. You will see specific cases of this in the listing I provided you.
- 2) During the last regular PC meeting, discussions were held on streamlining processes for zoning and SUP processes. These should be spelled out in detail and incorporated in the Comp Plan, with a short deadline for implementation.
- 3) During this same recent PC meeting, a proposal for handling the CIP process was introduced. Having experienced the problems J4C had in affecting the priorities assigned to requests in each of the past budget cycles, I certainly hope that within the Comp Plan exercise, a different process for determining priorities can be developed. Citizens will then have an early chance to review and suggest delays or deletions as well as urgent matters needing immediate attention.
- 4) A recent controversy over the ability of a landowner to add to an existing development without the current Homeowner's Association's approval for new homeowner membership created concerns which need addressing in the Comp Plan.
- 5) A vision must be incorporated into the Comp Plan, whether the same or a revised one. A vision probably doesn't change as much as the steps to ensure it is met.
- 6) I agree with the majority of the public that clear cutting should be prohibited on new construction sites and that where it takes place, the developer should be made to replace with large trees.
- 7) I encourage the Committee to add the submission of applications for rezonings and SUPS electronically in order to facilitate review by County staff as well as citizens.

And now to Environment:

- 8) Earlier PC and BOS hearings on stream buffer widths resulted in no change to the already existing ordinances, yet discussions indicated an understanding of the problems caused by the current 100' requirement and the need for further consideration. An "up to" 300' requirement would still give the staff ample room for approvals when the conditions indicated a 200' buffer would suffice.
- 9) In the final GS&As, number 1.4 does not refer to the "Cool Counties" program established by a Board Resolution earlier this year.

- 10) 1.4.5 refers to amending ordinances allowing rain-barrels, solar panels, etc. in residential areas. It would seem that added to that would be the need for Neighborhood Connections to work with the Peninsula Homebuilders Association and individual HOA's to add the steps agreed to in ordinances to existing and new covenants.
- 11) The technical report, the GS&A's and the proposed Conclusion to the Technical Report focus primarily on water with air, land and habitat receiving less attention. Yet protection of our habitat (flora and fauna) is essential to the continued protection of our natural environment. Air pollution causes as much damage to health as does radiation and chemical pollutants in water. Obviously, water resources and their quality weigh more heavily in the County because of its locality and its geologic and geographic features; thus this emphasis is understandable. However, a sustainable environment does require attention to other than water issues and should be addressed in the Conclusion.
- 12) I fully support the J4C written comments relative to flood control, and particularly the need for a bond issue that would permit measures to be taken immediately to correct the most serious problems.