



My name is Martha Sirguy ; I am a member of Board of Directors of Foothills Friends. On behalf of FHF, I have several comments regarding the Draft Subarea Plan. These comments are included in FHF's letter to the Planning Commission dated January 8, 2009.

- First, FHF supports the Minority Report, and requests that the Planning Commission implement the recommendations of the Minority Report, including a review of the population forecast methodology and a recalculation of the population projections.
- Second, FHF requests that the Planning Commission vote to ensure safe traveling on the Subarea Roads, taking into consideration today's limited Capacity of County and State roads;
- Third, FHF requests that the Planning Commission vote for the lowest growth projections possible. Neither the County nor the State have the funds to implement the mitigation which is recommended for any growth. At such time as the economy has turned around, and the County and the State have the funds for the significant improvements required, the growth projections can be revisited. After-all, the Subarea Plan will be reviewed in the future, under the Growth Management Act, at which time the mitigation suggestions can be revisited. It does not make sense to adopt a plan the mitigation for which has no possibility of being implemented today or in the near future.
- Fourth, FHF requests that the Planning Commission address the Water Quality/Quantity concerns raised by FHF. We ask that the Planning Commission vote to require a quantitative groundwater modeling to be done by the County, vote to further investigate the impact of growth on the aquifer, vote to require that the land fill investigation be completed before the Subarea Plan is adopted, and vote to revise the LID policy as discussed by FHF.
- Fifth, the Final SEIS recommends, on page 107, a policy to have future developers conduct the quantitative groundwater modeling, if their developments are found to utilize more than 5,000 gpd. Waiting for the future results is not good for proper planning decisions, and applying that requirement only to individual developments is shortsighted when cumulative developments will exceed 5,000 gpd in the aggregate but individually could be smaller. Quantitative groundwater modeling should be conducted now. We ask that the Planning Commission so vote.
- We also request that the Planning Commission vote to revise the proposed transportation policy for weekend traffic counts (see page 56 of the Final SEIS) so that it is a meaningful policy. As written is would not achieve its goal.
- Sixth, FHF supports Alternative 3, the LAMIRD Alternative, as the only fiscally prudent land use planning option. Alt 3 is also the option which best protects Rural Character, as well as protecting the safety of drivers, residents, visitors and tourists on the roads in the Foothills. FHF requests that the Planning Commission vote for Alternative 3.
- Last, FHF asks the Planning Commission to vote to protect the rural character of the Foothills, as mandated under the Growth Management Act, and to revise the Draft Subarea Plan to meet that goal.

Dated January 15, 2009

Submitted by Martha Sirguy, on behalf of Foothills Friends