Comments on Growth Management Plan

These comments refer to the proposed zoning change for the area north of 45th St. between Washington Street and Creston.

The county building/permitting department stated they are mandated to permit only the maximum housing units allowed in the zoning. They assume that safety and infrastructure were considered in the growth management scope of work. A case in point is the development at the north end of Division Av. Zoning was changed without any public input. Now there is a questionable road with very steep grade. This will be a hazard with a heavy snow event or freezing rain. I would think that the developer, engineer and county could be held liable for this dangerous situation. Safety could not have been considered in the design, only the number of housing units to comply with the urban growth quota.
This zoning change proposed by the urban growth plan will cause another traffic problem on Division Av. The traffic studies that were done for the development to the north show that Division Av cannot handle the traffic going out of that development. That is why there is a gate on Division Street for emergency access only. Division Av at the north end is only 11'9" wide. At 45th and Division the road is only a little over 18 feet wide. Two cars could not pass each other for over half the length of Division Av and stay on the road. Now the zoning change proposed by the urban growth management plan would put more housing units on Division Av than were in the development to the north. Again it has already been shown from traffic studies that Division Av cannot safely handle the traffic.
A zone change for this area does not make sense.
Since the county takes the growth management zoning as a mandate to build to the max, the growth management plan must take into account safety, infrastructure, and other considerations that don't seem to be happening to set the zoning.

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