**Date: January 8, 2019**

**To: Pend Oreille County Planning Commission**

**Thank you to the Planning Commission members and Director Greg Snow for setting up this Public Hearing on the Comprehensive Plan Amendments.**

**Responsible Growth \* NE Washington is represented here this evening to support our Amendment packet CPU-18-003 and to oppose the Pend Oreille County Amendment CPU-18-POC that would open the door for Hitest Silicon, Sands/PacWest Silicon to construct a proposed Silicon Chemical Smelter.**

**Let’s not kid ourselves about what the Pend Oreille County Land Use Map Amendment CPU-18-POC is all about. It is about siting a proposed silicon chemical smelter on 186 acres of forest land that is outside the Urban Growth Area and within a few hundred meters of a rural residential area and the City of Newport’s critical area wellhead protection zone and so much more.**

**RG \* NEW is opposed to the “bundling,” for the lack of a better word, all County Public Lands designation under CPU-18-DOC. Those properties, which are in private ownership should be evaluated through the existing and commonly used process of the conditional use permit procedures for our county. That process is transparent, avails public notification and input and is already in place in the development and zoning regulations. These owners knew the zoning of that land prior to purchase. To change 62% of the county zoning to accommodate those few owners shows potential bias; they now are unduly benefitting from this ‘global’ land use designation by potentially evading permits now required.**

**Five critical points to be made concerning CPU-18-DOC:**

**(1) Pend Oreille County’s amendment application CPU-18-POC cannot solve the issue that development of industrial facilities outside an urban growth area is generally prohibited by the Growth Management Act, and;**

**(2) the County proposal cannot simply allow governmental entities to develop consistent with their purposes because development that is urban in nature is prohibited outside the UGA;**

**(3) annexation outside of an Urban Growth Areas is illegal;**

**(4) other zoning changes (such as housing or commercial), which erode the current agricultural, recreational or wildland uses, also are not congruent with the current Comprehensive Use Plan or the Growth Management Act; such as reclassifying lands beyond the Urban Growth Area for cluster development, pseudo-urban or suburban sprawl development; and finally,**

**(5) reckless development without regard to water, electrical, transportation, educational, emergency and even commercial infrastructure is a recipe for economic failure and the further decline of established communities and towns with in this county.**

**Responsible Growth \* NE Washington, continues to support our Amendment packet CPU-18-003 as it is within the legal framework of Washington State law and the POC Development Regulations; it also serves the purpose of strengthing the original goals of the POC Comprehensive Plan and the Washington State Growth Management Act. The Comp Plan and GMA documents permit responsible economic growth within Urban Growth Areas, while protecting, promoting and preserving our quality of air, water sources, environment resources, private property and the health, welfare and safety of all citizens.**

**Thank you for your attention and this opportunity,**

**Phyllis J. Kardos**

**Co-chair Responsible Growth \* NE Washington**

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