Environmentally Critical Areas
COMMENT FORM

Name:	STEVE HEISER
Address/Email:	heis99@hotmail.com
Topic:	ENVIRONMENTALLY CRITICAL AREAS Regulation
Comment:	There is no written reference in the documentation provided this evening about the balance between personal property rights & the environment. Verbal support was referenced by the presenter & his supervisor I recommend this balance be documented in the policy

Date:

EXHIBIT NO. 21

Environmentally Critical Areas
COMMENT FORM

Name:	Reid Brockway
Address/Email:	waterat@comcast.net
Topic:	"The biggies" – main problems with current ECA code and associated policies
Comment:	• Applies forest practices to an urban setting • Does not adequately distinguish between already developed neighborhoods and undeveloped land • Offers no recourse short of quasi-legal hearing or lawsuit (no ombudsman function) • Grandfathering provisions are vague and inadequate • General lack of rigor or completeness leading to inconsistent and arbitrary application by staff • Contains many "magic numbers" that are arbitrary and have little basis in science I would be happy to elaborate on these problems, provide examples, and recommend solutions.

Date:

EXHIBIT NO. 22

GENERAL COMMENTS

EXHIBIT NO 23.

REQUEST: CALCULATE ALLOWABLE DENSITY ON GROSS ACREAGE, NOT NET ACREAGE (SUBTRACTING OUT CRITICAL AREAS, ESP. FOR R-1 PROPERTIES. ALL PROPERTIES DON'T STEAL

Address volume + duration of water flow in streams.

EXHIBIT NO 24.

GENERAL COMMENTS

For new developments retain natural features, when possible, To allow for wildlife corridor (ie. ravine). EXHIBIT NO. 25.

New development, when surrounded by established neighborhoods, should fit in with the current density and character of the neighborhood. It should enhance it and not be intrusive. (provide buffers for tall trees on adjacent properties that may be vulnerable to windfall) EXHIBIT NO. 26.

Protect restrictions for sensitive areas & buffers, and protected trees EXHIBIT NO. 27

How is City monitoring success of variances that have been granted. EXHIBIT NO. 28.