

From: Cindy Beckett [mailto:cindybeckett@comcast.net]
Sent: Monday, December 7, 2015 1:17 PM
To: Rick Talbert; Dennis Hanberg; Mark Luppino; Pat McCarthy; Ray Hoffmann
Subject: parcel # 7745001900 - address 9716 17TH AV E

The 1990 Growth Management Act (GMA) requires "early and continual citizen participation" in the development and updates of local comprehensive plans. In addition, one specific goal of GMA is to "Encourage the involvement of citizens in the planning process."

Midland citizens fully participated in the GMA mandatory community planning. This plan for Midland was drafted by the people who live in Midland and is the vision we have for both residential growth and for the recovery of our community's economic sector. "Allowing" us to participate in writing this plan was not a "favor" bestowed upon us from Pierce County, it was a mandatory part of the GMA. In the 1990's, as we drafted our Midland Community Plan, we designated this then vacant parcel as N/C. It was accepted by Pierce County and became part of the PSM Community Plan. Nowhere in this plan does it say "community plan designated zoning applies only when we feel like it". It was already zoned N/C at the time of purchase by GPR.

We expect our local government to respect this and support/uphold our community plan.

If Pierce County allows this illegal occupation, contamination and continued non-conforming use of one of our designated prime downtown recovery properties, you will have performed a great disservice to our community and spit in the faces of all of us in Midland who participated in the writing of our community plan. PALS already ruined a large area of our designated downtown area by allowing houses to be built on our N/C parcels. I have found nowhere in all of my searches of the GMA where PALS has the authority to completely dismiss the people of a community and to overturn the implemented goals of their community plans at whim.

Thank you

Cindy Beckett (see below)

Our community plan is not a "favor" granted to us by this county, and we were not given to believe it was ever "lip service" from PALS. A few examples about community planning.....

"There is a fundamental belief in the United States that people have a right to take part in decisions that affect them. Washington State growth management decisions are no exception. Citizens need to be informed about land development plans and projects, and prepared with the facts they need to fully participate. **The 1990 Growth Management Act (GMA) requires "early and continual citizen participation" in the development and updates of local comprehensive plans.** In addition, one specific goal of GMA is to "Encourage the involvement of citizens in the planning process." **The language isn't thrown into the law as lip service.** Citizen participation in local government and land use

decisions **must involve the people** – whether testifying at a public hearing, serving on a planning board or taking part in an opinion survey on the phone or Internet. “

There is also concrete evidence and nearly 20 years of courtroom and growth management hearing board decisions to back up that core right. Go wrong with public participation, and even the best plan will be suspect.

title : Shaping Washington's Growth Management Future Citizen Participation and Community Visioning Guide

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short description : Citizen participation in growth management decisions is not only **required**, it starts a good communication link among officials, community members and planning staff. The end result is a better and more acceptable plan.

articles include : Tools for Public Participations, Success Stories, Community Visioning, Hearings Board, Board Decisions

author(s) : Growth Management Services

number of pages : 50

keywords : participation, community visioning

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