



March 16, 2023

To: Representative Vandana Slatter, Representative Amy Walen and Senator Patty Kuderer
Washington State Capitol
Olympia, WA 98504

Sent via email only

Representative Vandana Slatter, Representative Amy Walen and Senator Patty Kuderer,

I write to express concern about several bills under consideration by the Washington State House and Senate. These include HB 1110, SB 5190, HB 1245, and other bills that override Clyde Hill's control over its zoning and development regulations.

Towns, Cities, and Counties Are Planning for Growth through the GMA

There are longstanding processes in place to collaboratively plan for and accommodate growth, guided by the framework of the Growth Management Act (GMA). Currently, Clyde Hill is working on its Comprehensive Plan periodic update, required by the GMA to be completed by December 2024. As a part of this process, our City will plan for and accommodate housing that meets the needs of people with different levels of income, as required by HB 1220. Bills currently being considered by the legislature, especially HB 1110/SB 5190, overrides local planning authority and would take away our ability to carefully steward where and how this growth occurs in our unique communities.

We are Concerned with How the Bills Will Interact with One Another

We are concerned that the effects of some bills may be different than intended based on other bills passed. For example, if HB 1245 and HB 1110 both pass, then HB 1245 would effectively double the impact of HB 1110.

These Bills Fail to Provide Resources to Amend Development Regulations and Construct Critical Infrastructure

There is a lack of comprehensive analysis as to the impact of these bills on our city's finances and infrastructure. The up-zoning required by HB 1110/SB 5190 will require extensive processes to amend our development regulations and increase the capacity of the City's infrastructure. Our key concerns regarding infrastructure include:

- More people will require an increase in fire and police services, which are costly.
- Metro service in Clyde Hill is very limited and would not likely meet transportation needs.
- There will be more wear and tear on our streets, more cut-through traffic, more vehicles entering and exiting SR 520, more parking on already overloaded properties and streets, and more pollution from an increase in vehicle traffic.

- An increase in population will negatively impact our already aged storm/surface water infrastructure.
- We anticipate that Bellevue Utilities may not have excess water and sewer capacity to cover increased population in Clyde Hill.
- Broadband service is already variable and will be negatively affected with an increase in population.
- Property values for our residents could be negatively impacted.
- Complying with the new law will require significant changes to our Comprehensive Plan and development regulations, which in turn will require expensive planning contracts and extensive staff time to support our Planning Commission. Clyde Hill is fully developed and does not have designated Planning staff.
- There will be an impact on requests of City Hall that will be difficult to accommodate as we are already stretched to meet service needs for our city.

Bills such as HB 1110/SB 5190 do not include funding to support local jurisdictions in implementing these bills and addressing impacts on infrastructure. Our revenue is limited and expenses already have exceeded revenues since 2020. Hence we have had to tap into our “savings account” to pass our budget. Our City does not have any planning staff and has four people on its public works team. Although our community is affluent, we are not a rich city. Complying with these laws will severely strain the capacity of City staff, be a significant cost to our taxpayers, and will force us to seek new sources of revenue such as a levy lid lift via vote of our residents.

HB 1110/SB 5190 Fail to Meet 2021 Legislative Mandate to Plan for Affordable Housing

HB 1110/SB 5190, similar to legislation proposed last legislative session, are being marketed as bills that will address the affordable housing crisis. However, especially in Clyde Hill, this bill will produce almost exclusively market-rate housing that will be out of reach for low and moderate income families, catering instead to construction companies and developers.

In Closing

The City of Clyde Hill remains committed to sustainable and effective growth management, both for our community and our region. We understand that there is a lack of housing for people with all levels of income, and we are committed to working on and supporting solutions to address this issue. These efforts are best done at the local level and in collaboration with regional and statewide stakeholders, under the guidance of the Growth Management Act—a comprehensive planning framework. Washington is a diverse state, in many ways, and a one size fits all mandate will not yield positive results for Washingtonians.

Sincerely,



Marianne Klaas
Mayor, City of Clyde Hill