

# Controversy Surrounds Two Ballot Measures In Scotts Valley

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Scotts Valley has been a hotbed of political activity and right in the middle of it are two measures that voters will face Tuesday on the ballot.

Both measures address the issue of a city whose resources are running low, but supporters of each measure are on opposite sides of the political spectrum.

Measure G is called a "growth management system" and Measure H is a "policy for management of development."

To be adopted Measure G must receive a majority vote and more votes than Measure H. Measure H would be passed if it receives the majority vote and more votes than Measure G.

Measure G is a plan for growth that alters existing laws in the city. It qualified for the ballot in February after 750 residents signed an initiative petition. Supporters say they worked on the initiative measure for almost a year.

Measure H does not alter existing law and does not establish any limits on growth. It was put on the ballot by the city council as a reaction to Measure G.

Supporters of Measure G call Measure H a hastily-conceived "sham" whose purpose is "to confuse the voters" and nothing else.

Measure H backers, on the other hand, call Measure G "inflexible" and say it will straightjacket decisions made by the city council.

Measure G would self-destruct in 10 years, unless repealed by a vote of the people. Measure H would last for 13 years.

Backers of each measure take opposite viewpoints as to how, in the future, the burgeoning city will deal with a water shortage, traffic congestion, sewage problems and a lack of money.

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Measure H backers believe by stimulating commercial and industrial development, the city could bring in more revenues and broaden its tax base.

"Industry is the goose — if asked — that will lay the golden egg," maintains City Councilman Rupert Lissner, a prime backer of Measure H.

Supporters of Measure G, on the other hand, maintain that relying on industrial and commercial development to bail out the city financially is unsound fiscal practice.

"The attitude that we will grow our way out of our problems is...archaic and over-consumptive," says City Council candidate Barbara Leichter, who favors Measure G.

Measure H supporters say G "is extreme" and "simply goes too far in the direction of growth."

Measure G backers, however, say their measure will bring a balance of development into the city among residential, industrial and commercial growth.

Supporters on both sides agree the industry has not had to pay enough into the city coffers for the privilege of locating in the redwood-laced hills and valleys of the city.

Measure G is a 10-year plan for growth that is based on these "findings":

- The city is growing at a far greater

rate than both the state and the region for which it supplies.

- Revenues are not now able to cover the cost of government services.

- Estimates of future resources show that there will not be enough water supplies and sewage disposal capacity in the next decade.

- More rapid development will further strain the city's capacity to handle law enforcement, fire protection and road repair.

- "Without a growth management system, commercial and industrial development will further impact public services and resources beyond Scotts Valley's demonstrated ability to provide."

- The city "should maintain" existing low and moderate income housing supplies, such as mobile home spaces.

- The city is legally obligated to provide its fair share of housing for the region and Measure G is a way of fulfilling this obligation.

The plan for growth under the measure allows a 5 percent increase annually in both industrial and commercial development and a 3 percent annual increase in the housing stock.

How were these figures determined?

According to literature from the Committee for Orderly Growth, the backers of the measure, the population growth for the city, according to the general plan, is between two and four percent.

The projected population according to the general plan is 10,000-12,000 persons by the mid-1990s. Right now, the population is about 7,000. A three percent increase in residences would meet this "ideal" population.

"Most city planning departments, including Scotts Valley's," say the Committee, "use an average figure of 1.6 workers-

per-household to plan for growth. If our dwelling units increase by three percent per year, then Scotts Valley will have three percent times 1.6 (or 4.8 percent) more workers per year."

This 4.8 percent figure was rounded up to 5 percent and used as the limit for growth in the business sector in order to "maintain balance" in the community.

Also, backers note that some of Scotts Valley's residents — many of whom live in the city's mobile home parks — are retired, thus lifting part of the strain off the job market.

One of the controversial questions of the measure is how much commercial and industrial growth would it allow in terms of square footage.

Under Measure G the city would first be required to make an inventory of existing housing, commercial and industrial space as of January 1 of this year.

This inventory would be used as a data base to determine how much growth would be allowed under the 3 and 5 percent ceilings.

Any building permits that have been issued, but not accounted for in the initial survey, would be used to satisfy the 1982 allocation — and future allocations, if necessary, before any new building permits could be issued.

Each year, at a public hearing, the city would review the growth from the previous year and could adjust the growth rates downward, if it so desired, but not upward.

If the allowable percentages were not used up in a given year, they could be carried over to the next year, but for not more than one year.

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Supporters of the measure maintain there is enough room within its limits to accommodate the expansion plans of two major computer firms — Sirius Systems and Seagate.

The presidents of those companies, however, maintain the limits are too restricting for their expansion plans.

Exempted from the provisions of the measure would be religious, governmental and agricultural development.

These exemptions would enable Bethany Bible College to fulfill its master plan without interference from the ordinance, say its authors.

Also, reconstruction of homes and buildings lost to fires would not be restricted under the measure.

If the measure is passed, the City Council would have four months to adopt "enabling ordinances." No building permits could be issued until such ordinances are passed.

Opponents maintain Measure G would bankrupt the city so that it could not afford enough police protection.

Supporters say the city is already going bankrupt due to mismanagement and that the city council decides how much money to budget to the police department.

Councilman Lissner said he was responsible for drafting Measure H and that the council because he

"felt Measure G was too much."

According to the city's attorney, Raymond Haight, Measure H "does not alter the intent of existing law."

But Lissner says Measure H "gives the citizens the opportunity to send a message to the council that it wants growth control."

By putting Measure H on the ballot, Lissner maintained the city council will learn what the "silent majority" is thinking.

According to analysis by City Attorney Haight Measure H calls for a "policy" that the city will follow its general plan and "not approve any development project for commercial, industrial or residential purposes, unless it specifically finds that the project will have sufficient water and sewer capacity to serve it."

The ordinance does not limit growth, but calls for "due consideration" of the impact of development.

What would Measure H do that is different from what is not already done by the general plan?

Lissner maintains the measure "will require us to look at the water situation and not pass the buck to the water district."

Lissner, a data processing consultant, has served on the City Council since December.

If Measure H passes, he said, the council will "have to find out how to make development pay."

One of his predictions is that the passage of Measure G would prompt property owners with pending permits to build because "they are afraid it would be their last chance to build in 10 years."

Opponents, on the other hand, maintain Measure H was "secretly written behind closed doors."