

Public Comments on Proposed Ordinance 2017-0317
2017 Comprehensive Plan &
Vashon-Maury Island CSA Subarea Plan

November 30 to December 4, 2017

From: [cj.flyrton](#)
To: [CouncilCompPlan](#)
Cc: [McDermott, Joe](#)
Subject: Urgent - Vashon Town Development
Date: Monday, December 04, 2017 12:16:14 AM

Dear Sirs:

Please remove the developer incentives from the Vashon Plan. They are out-of-scale for Vashon and will cause serious water and ferry problems.

Christina Jensen
10106 sw Bank Rd A-303
Vashon Island, WA 98070

Cj

From: [Seth Zuckerman](#)
To: [McDermott, Joe](#)
Cc: [Sandin, Randy](#); [CouncilCompPlan](#)
Subject: Vashon-Maury Island CSA Subarea Plan
Date: Sunday, December 03, 2017 8:24:18 AM

Dear Joe McDermott,

I write with comments on the Vashon-Maury Island Community Service Area (CSA) Subarea Plan, as a commissioner-elect for Water District 19, the only public agency serving water customers on Vashon-Maury Island.

I want to start by saying that I recognize the need for affordable housing and am supportive of it when done properly. I live next to Vashon Household's newest development, Sunflower, and welcomed its completion and the arrival of 14 new homes on small lots next door.

Nevertheless, such developments have to be at an appropriate scale for the available resources. I urge you to scale back the expectation of how much housing could be built in Vashon's town center. Already, the combination of demand from water companies and private wells is lowering water levels in our island's sole-source aquifer. Adding another 1500 units to the mix would place unrealizable demands on our natural endowment of water.

Already, Water District 19 has to resort to using water from a high-arsenic well and mixing it into the rest of its supply in order to dilute arsenic levels in delivered water below the EPA threshold for arsenic contamination. Higher demand will mean that we have to blend in these toxic waters at higher levels, pump excessively from Beall and Ellis creeks, or some combination of those unappealing options.

In last month's election, my opponent and I articulated starkly different visions in our candidate statements in both the voter pamphlet and the *Beachcomber*, our local weekly. I pointed to the need to carefully steward our water resources and plan for increased demand that we can foresee due to climate change; my opponent criticized the Water District for failing to issue new water shares. I prevailed over him by a margin of 73 to 27 percent.

I ask that you send back the plan to staff so that the number of proposed new housing units can be brought into proportion with the demand that we can reasonably be expected to serve.

Sincerely,

Seth Zuckerman

P.S. I regret that I am away on out-of-state travel until Dec. 5, and will not be able to attend Monday's meeting in person to present this perspective.

From: [Michael Brathovde](#)
To: [CouncilCompPlan](#)
Subject: Public Comments: KCCP Docket Request #3, Reserve Silica
Date: Saturday, December 02, 2017 3:08:50 PM
Attachments: [Brathovde-KC Exec Comments Docket #3.docx](#)

Brathovde Public Comments on Reserve Silica 2017 KCCP Docket Request #3

December 1, 2017

From: Michael and Donna Brathovde, Ravensdale residents and members of the Friends of Rock Creek Valley

To: The King County Council

We would like to formally express our support for Executive Dow Constantine's decision to exclude Reserve Silica's Docket Request #3 from the 2017 KCCP deliberations. And we strongly encourage you to reject any petition or future efforts on Reserve Silica's behalf to introduce this matter in an annual Comp Plan update.

Reasons to reject any attempt to reintroduce Docket #3 into the 2017 KCCP deliberations, and to exclude similar efforts in any future annual KCCP update:

1. Action on this Docket request necessitates major precedent-setting decisions that would have far-reaching consequences on the County's long-term ability to retain Resource Lands in King County; and has the potential to violate numerous County policies and strategies. As such, this request should only be considered as part of the four-year Comp Plan update cycle where it can be given due analysis in relation to long-term planning goals and County policies – not as part of an abbreviated annual Comp Plan update.
2. This property has been classified by WA Dept of Ecology as a Class I (highest priority) MTCA clean-up site, with extreme risk to human health. DOE has not yet determined the full extent of contaminated lands on the site and whether the subject 122 acres may be contaminated or not. While Reserve submitted their own internally produced Remedial Investigation assessment of this property to DOE a couple of days ago, DOE has not yet reviewed this assessment, nor made any determination as to the veracity of Reserve's conclusions. Submittal of this Remedial Investigation to DOE does NOT constitute an endorsement, acceptance, or approval by DOE of the findings of Reserve Silica's consultants as presented in this assessment.
3. This property is totally surrounded by ~3,500 acres of protected lands which will never have any residential development. Lands to the west and north are protected as part of the Black Diamond Open Space and the lands to the east and south are protected under permanent conservation easement held by Forterra. Upzone of these 122 acres would create an island of residential development inconsistent and incompatible with surrounding land uses.
4. These 122 acres on the site are currently forested; have had no significant mining activity over the past 100 years; were managed for commercial forestry up until purchase by Reserve in 1997; and have been determined to be fully suitable for continued commercial forest management. As such, these lands should revert to their former Forestry land use, and returned to their position as part of the Forest Production District.

Given the above, we **STRONGLY** urge you to deny any attempts to re-introduce this re-zone request into any annual KCCP update. And further, to reject any future request to upzone these 122 acres to a Rural Residential land use, instead returning the property to the Forest Production District.

Further details on this position can be found in our comments submitted to the King County Executive, a copy of which is attached.

And for a more detailed analysis of the subject property, its history, and the actual and potential contamination issues, we refer you to the "Assessment of Reserve Silica's Proposed Mining Site Conversion Demonstration

Project “ submitted to Council last year in opposition to Reserve Silica’s then attempt to upzone this property under a demonstration project provision.

COPY: Comments submitted to the King County Executive, October 2, 2017

Brathovde Public Comments on Reserve Silica 2017 KCCP Docket Request #3

Michael and Donna Brathovde, October 2, 2017

Docket Request #3:

Reserve Silica's Docket Request #3 asks for a "site specific land use map amendment and companion rezone" for three parcels of land, totaling ~122 acres. The parcels currently have a Mineral land use designation, and are zoned Mining. The request is to change land use on these parcels to a Rural Area land use, with a RA-10 zoning.

Brathovde position:

First, we strongly recommend that this Docket proposal NOT be considered as part of the annual, 2017 KCCP. And secondly, if the Executive and Council should agree to consider this proposal within the 2017 KCCP, we strongly recommend that the proposal be soundly rejected.

Rationale for why this proposal should not be considered in 2017 KCCP:

The proposed Docket change is a major decision, reflecting significant changes to the Comp Plan; violates numerous County policies; and, if approved, will set a precedent that will likely have a major impact on the County's ability to retain critical Resource Lands in southeast King County. As such, this request should be addressed as part of the four-year, major Comp Plan update cycle, rather than in the 2017 annual update.

Furthermore, the entire Reserve property, including these three parcels, is currently designated by the Washington Department of Ecology (DOE) as a Class I (highest priority) MTCA Toxic Waste Clean-up site, due to known hazardous wastes that have contaminated surface and ground water, of which contamination has already migrated off-site. This contaminated water has been determined to represent an extremely high risk to human health and the environment. While consultants for Reserve have done a preliminary, internal Remedial Investigation to try to assess the extent of this, and other unknown contaminants on the property, this internal, Reserve-sponsored study (performed last April) has still not been released for public review/comment, and has not yet been submitted to DOE for their review and critique. Based on a very high level summary of the study presented by Reserve's consultant in June, we have serious concerns regarding major shortcomings of this study. Until the public and DOE has had an opportunity to carefully assess this study and Reserve's internal conclusions, one must hold with the DOE conclusion that the entire property, including these three parcels, may contain contaminants potentially hazardous to human health. Changing the land use and zoning of these three parcels to reflect a Residential land use is premature until such time as DOE has concluded that these parcels are safe for human habitation. And such a decision by DOE prior to the scheduled County adoption of the 2017 KCCP seems highly unlikely.

Note that Docket Request #3 is not the first time Reserve has proposed a similar land use change and upzoning for these lands. Similar Minerals/Mining -to-Rural /RA10 change were promoted by Reserve in the 2012 KCCP, and in the 2016 KCCP. In both cases, after detailed reviews and careful consideration, the Council ultimately decided to reject these earlier requests. To try to run the current Docket proposal through the abbreviated, annual Comp Plan update seems totally inappropriate, given the sensitivities and uncertainties surrounding this property.

Rationale for why the proposed land use/zoning change should NOT be approved:

The three parcels proposed for land use/zoning change are all currently forested, with timber ranging from 25 – 50 years of age (mostly 35-40). All of these lands were actively managed for commercial timber production by Plum Creek and its predecessors, up until purchase by Reserve Silica in 1997. All these lands were zoned Forestry, and included within the Forest Production District (FPD), prior to acquisition by Reserve. With the change to Minerals/Mining to reflect the active and prospective sand mining on a portion of the property by Reserve, County policy at the time indicated the land would revert back to its underlying Forestry zoning at the conclusion of mining and reclamation activities. Past mining activity on the three subject parcels proposed for upzone has been very limited, and mostly ended over 100-years ago. These three parcels reflect the most-suitable areas of the entire 382-acre Reserve Ravensdale ownership for the long-term practice of commercial forestry. And the proposal being promoted by Reserve and their forestry consultant (American Forest Management) through the 2016 KCCP confirmed that these parcels are entirely suitable for long-term forest management. The King County Rural Forest Commission also concurred with this conclusion.

Besides being ideally suited for long-term forestry use, a Rural Residential use of these parcels, as requested in Docket Request #3, would be entirely inconsistent, and incompatible, with surrounding land uses. Contrary to the Docket assertion that *“there would be no affect on the adjoining parcels regarding maintaining compatibility with adjacent forest uses”*, the Rural Forest Commission concluded that a similar assertion by Reserve in their 2016 KCCP promotion was not supported by past experience. And this entire property is totally surrounded by lands that will never have any residential use (see land use map). The lands to the east and south of this property are zoned Forestry, included within the FPD, and are under Conservation Easement owned by Forterra that allows no permanent structures to be constructed on these lands into perpetuity. The two small parcels on the western border of Reserve’s ownership are zoned Forestry and within the FPD; and due to their small size and contamination issues originating from Reserve’s property, will never have a residential use. And all the remaining lands to the west and north are under County ownership and part of the Black Diamond Open Space lands, which does not allow any residential development despite their being zoned RA-10. So to upzone these 122 acres to RA-10 when totally surrounded by permanently protected and/or FPD lands, thus creating a residential land use “island”, 1 ½ miles outside the urban growth boundary, within a 3,500-acre sea of lands that will never have any residential use, makes no sense whatsoever. It only serves to create an isolated residential zone, inconsistent with the surrounding land uses, strictly for the benefit of a single land owner.

This entire property is currently designated Resource lands – either Minerals or Forest. To change land use on 122-acres would represent an unnecessary loss of Resource lands – in conflict with County strategic goals. Furthermore, the requested land use/zoning change on these parcels would set a terrible precedent for upzoning Resource lands upon the completion of mining or other resource extraction activities. We are aware of six different mining operations in Southeast King County that would likely apply for similar residential upzoning should the Docket #3 precedent be set. And there are thousands of acres of forestlands within the FPD in southeast King County that were segregated into mostly 20-acre parcels by Plum Creek, Weyerhaeuser and Palmer Coking Coal, prior to sale to various private investor groups, that would also likely try to tag along on Reserve’s coattails to upzone their properties to a residential use should the Reserve precedent be set.

Extensive details behind the arguments presented above, can be found in the document provided to Council as part of the 2016 KCCP Council deliberations, titled “Assessment of Reserve Silica’s Proposed Mining Site

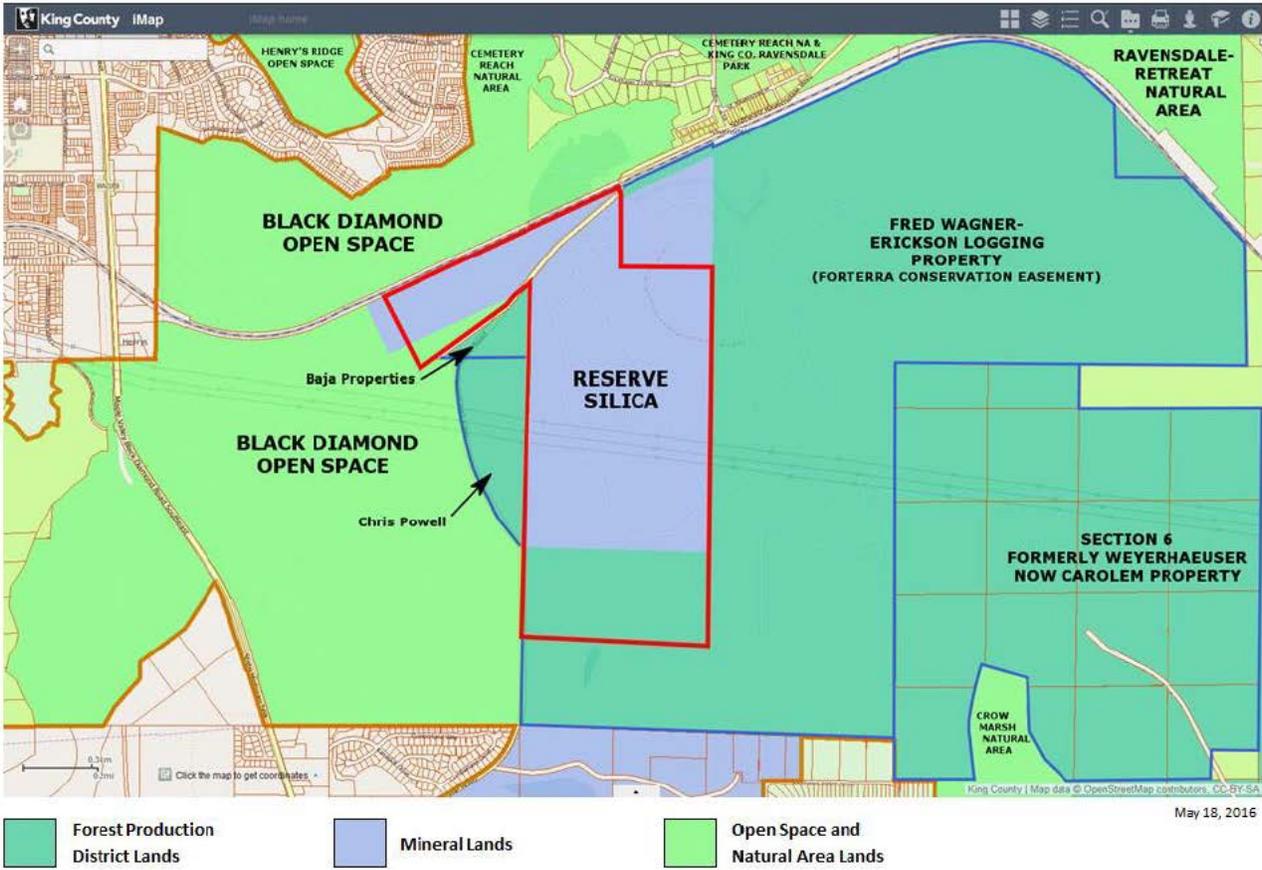
Conversion Demonstration Project”, dated August 2016. An electronic copy of this document will gladly be provided to any interested party upon request.

Conclusion & Recommendation

Given the significance of the Docket Request #3, and the huge uncertainties surrounding this particular property at this point in time, this Docket item should only be considered as part of the 2020 major Comp Plan update cycle, rather than as part of the 2017 annual update. And at whatever time this request is eventually considered by Council, this request should be soundly rejected, and these three parcels in particular, should revert to their pre-mining Forest land use and Forestry zoning, and be included within the Forest Production District. Any residential use of these three parcels would violate numerous County policies and goals, be totally inconsistent and incompatible with surrounding land uses, and set a terrible precedent which would pose serious challenges to the County’s efforts to retain Resource lands within Southeast King County.

Current Land Use Map for lands surrounding Reserve Silica Ravensdale property

Reserve Silica property is entirely surrounded by Forest Production District Lands and King County Open Space lands.



From: [Emma Amiad](#)
To: [CouncilCompPlan](#)
Subject: Dear King County Council member
Date: Saturday, December 02, 2017 1:50:35 PM
Attachments: [Dear King County Council member.pdf](#)

Please read the enclosed comments on the comp plan and the Vashon SDO.

December 2, 2017

Dear King County Council member;

You will be reviewing the Vashon town plan on Monday as a part of the over all update to the King County Comp Plan. I served on the community group that helped to draft the new up-dates for Vashon and I'm seriously concerned about a few Vashon islanders who are trying to kill a very modest proposal to assist with affordable housing.

Like most of King County, our little community has experienced dramatic increases in both the price of homes and rising rents in the last few years. People who work on the Island in our businesses and many low incomes retirees can no longer afford to live here. Young people wishing to raise their children in a more rural environment can't afford to buy here. Plus, we have an ever-increasing number of people made homeless by losing their rentals to higher rent.

The Special District Overlay (SDO) that our committee presented to you would allow the doubling of units per acre in a few select parcels in the town core. You will hear testimony Monday that includes scare tactics concerning lack of water and the potential for outside developers swooping in to overbuild and to make a lot of money. These claims are not true. 90% of the parcel identified by County staff as potentially qualified for the SDO already have single family homes on them and it's very unlikely that these families would tear down their homes to build a fourplex.

The few parcels that might possibly benefit from this overlay must already have paid for water shares. These shares have been factored into District 19's water budget every time the water supply has been examined. No new water shares have been available for many years, so no property can even try to use the overlay unless they have sufficient water shares already.

No "big developers" have ever been interested in Vashon and they have had many years of lower land prices to build housing. It is simply too expensive to build here, and the price of land is very high. It doesn't pencil out for a profit-making developer and hasn't for a long time.

The idea of the overlay was simply to offer some relief for non-profit builders to build affordable units. The SDO requires that the overlay can only be used for affordable units within the parameters of King County's affordability index. Many studies show that even a non-profit is going to have a tough time producing any further affordable housing here. The overlay would at least relieve them of the costs associated with getting a re-zone.

Property owners can always ask for a re-zone and build if they have water shares now, and yet many parcels remain vacant. Most of the unbuilt parcels have extensive wetlands and even with mitigation cannot produce enough housing units to justify the expense, even for non-profits.

There are extensive "safeguards" that will end the SDO if more than 120 units are built in the next few years. Frankly we need far more than 125 units just to house the folks who live here

now, but it was a compromise that was made to try to get something on the books that could encourage non-profits to at least try to build something.

The people who are against the SDO are simply the same NIMBY type folks you must hear from in all parts of the county. They use false statistics and scare tactics to discredit those of us trying to create some sort of affordable housing. Our average rents for a very modest place is over \$2,000 a month. Our average price to buy here is over \$600,000! Where are the teachers, firefighters, store clerks, secretary's and nurses supposed to live?

Regards,

Emma Amiad

Emma Amiad, president

Vashon Interfaith Council to Prevent Homelessness

P.O. Box 330 Vashon, WA 98070

From: [CCT](#)
To: [CouncilCompPlan](#)
Subject: Vashon plan
Date: Saturday, December 02, 2017 12:26:26 PM

Please remove the developer incentives from the Vashon Plan. They are out-of-scale for Vashon and will cause serious water and ferry problems.

Sandi
CoreCentricTraining

sent via mobile phone

From: [Carol Eggen](#)
To: [CouncilCompPlan](#); [McDermott, Joe](#)
Subject: Comment on Vashon-Maury comprehensive plan
Date: Saturday, December 02, 2017 9:26:02 AM

The process that led to the plan to be voted on this Monday 12/4 has tarnished my opinion of King County government.

Many residents of Vashon have contributed cogent arguments against the proposed zoning overlay: it allows for way more growth than our water resources or ferry capacity can support. And, the zoning and incentives **already** in place DO allow for development of affordable housing, and it IS getting built.

Yet the County is trying to shove this reckless zoning overlay down our throats. How disrespectful.

I also observe that under the 'leadership' of King County Council, Seattle is being ruined by growth that has far outstripped the transportation infrastructure. Traffic is a nightmare (so are the quality of the roads). Why should you be trusted with what is being proposed for Vashon?

Anyone who votes for this zoning overlay has lost my vote in future elections.

Sincerely,

Carol Eggen
Vashon, WA

Sent from my iPhone

From: reusch@u.washington.edu
To: [CouncilCompPlan](#)
Subject: Vashon Council Comprehensive Plan
Date: Saturday, December 02, 2017 2:58:04 AM

Please remove the developer incentives from the Vashon Plan. They are out-of-scale for Vashon and will cause serious environmental, water and ferry problems.

Johann JK Reusch
12813 Bachelor, Road, Vashon

[Sent from Yahoo Mail for iPhone](#)

From: [Caitlin Rothermel](#)
To: [CouncilCompPlan](#); [McDermott, Joe](#)
Subject: Vashon Community Plan--comment
Date: Friday, December 01, 2017 7:21:17 PM

Hello,

Please remove the developer incentives from the Vashon Plan. They are out-of-scale for Vashon, do not address the actual needs of low-income island residents requiring housing, and will cause serious water and ferry problems.

Best regards,

Caitlin Rothermel
13231 SW 196th Street
Vashon, WA 98070

From: [Tom Amorose](#)
To: [CouncilCompPlan](#)
Subject: Remove The Developer Incentives from the Vashon Town Plan
Date: Friday, December 01, 2017 3:33:56 PM

Dear Council Members,

Thanks in advance for your considering—even at this late date— changes to the developer incentives created by the special district overlay (SDO) to the Vashon Town Plan portion of the comprehensive plan. I urge you either to shrink its size or remove it entirely.

By now, you've received hundreds of emails, calls, or letters urging change along these lines. Believe me, they represent a mere portion of the same sentiment among community members who have been following the planning process and the resulting proposal. It's hair-on-fire time out here among those in the know. Others may have signed a petition offered to them outside the local supermarket, a petition that asked if the signer favored affordable housing, but left out the stunning costs the community . But the petition was like asking someone if they support mom and apple pie without telling them that, if they do, mom will be forced at gunpoint to make the apple pie and each slice of it will cost you thousands of dollars. Believe those who have followed the process and write to you, not the casual bystander.

From what I have read and been sent, with all due respect, you seem to have been misinformed by staff or others on a few features of the SDO part of the proposal. Here's what the process and proposal tell us:

Total numbers in build-out. The current proposal allows for 3,000 units, not the 1,500 Joe McDermott states in a recent mass email. The latter figure was developed as an estimate of half buildout. The 3,000 figure was well-acknowledged during the planning process; we all heard it at meetings. Even setting aside tax lots that (for now at least) aren't permissibly buildable, the resulting number of units is unsustainable, for all the reasons I'm sure you've heard over and over in emails and letters like mine: transportation, water availability, and environmental impact.

Annual Review. Perhaps no one has communicated to you what King County staff has said on their capacity to conduct these reviews? If not, here's what they say, in a nutshell:

- There's not enough staff to conduct the reviews;
- If staff *were* found to do the reviews, the county would be setting a precedent for this level of service in all other areas of the county—a demand if requested, couldn't be met.
- Staff time spent on this series of reviews would lead to spotty service to the rest of the county—the kind of inconsistency communities now hate when they see it applied to them

Likely result: the reviews won't happen or will be mere formalities.

One last point: pushing the responsibility to approve or disapprove of units onto Vashon's Water District #19, as the proposal for the overlay does, is really an embarrassing avoidance of responsibility on the county's part. You know what will happen if the district is put in this position: deep-pocket developers will sue and sue for water shares; litigation will prove so costly the district will be forced to say "yes" to developers just to stay solvent. Don't step aside and let big players hammer little players into submission.

There's still time to vote "no," shrink the overlay, or follow what most of the Vashon community

wants: some sort of district in which a partnership of private and public dollars can combine to build the affordable housing Vashon needs—estimated to be a fraction of what the SDO, even discounting the unbuildable lots contained therein, will allow.

Just this morning on KUOW's "Week in Review," the departing mayor of Seattle was asked what would happen when the city distributed affordable-housing vouchers to its low-income population. They probably couldn't afford to find housing in Seattle, he admitted, so they'd have to move out into the surrounding unincorporated areas, then commute several hours into the city for work. No joke: the discussion continued in this vein for several minutes, straight faces on all the commentators. So is unincorporated King County, including Vashon, being designated the pressure-relief area for a city that has refused to manage its own housing crisis? Seems unfair to everyone who's not part of the Seattle's failure, especially those least able to afford an hours-long, expensive commute, (there are few low-skill jobs on Vashon), one that would diminish time for fulfilling family duties or participating in community.

We have great faith in the council. Straighten out the facts. Shrink or discard this staggeringly oversized overlay. Don't make Vashon compensator for Seattle's failed housing policies. It just won't work at that scale out here.

Thanks for all you do for us!

Tom Amorose

From: [A.Neilson](#)
To: [CouncilCompPlan](#); [McDermott, Joe](#)
Subject: Vashon concerns
Date: Friday, December 01, 2017 3:28:09 PM

Please remove the developer incentives from the Vashon Plan. They are out-of-scale for Vashon and will cause serious water and ferry problems.

Anne Neilson
22006 Portage Way SW
Vashon 98070
Sent from my iPhone

From: [Robert Kommer](#)
To: [McDermott, Joe](#); [CouncilCompPlan](#)
Subject: 2017 Vashon-Maury Island CSA Subarea Plan
Date: Friday, December 01, 2017 2:50:08 PM

Please vote AGAINST approval of the 2017 Vashon-Maury Island Community Service Area (CSA) Subarea Plan (Proposed Ordinance 2017-0317.2). I have been a resident of Vashon/Maury Island for 20 years and I am strongly against this ordinance because it would adversely effect the quality of life on Vashon/Maury Island and adversely effect the environment.

If you vote for approval of this ordinance neither I or anyone in my family will never vote for you again.

Regards,

Bob Kommer & Family
20720 111th Ave SW
Vashon, WA 98070

From: [susan.frith](#) on behalf of [Susan Frith McDermott](#),
To: [Joe](#); [CouncilCompPlan](#)
Subject: Vashon Development Overlay
Date: Friday, December 01, 2017 2:07:13 PM

Dear Mr. McDermott and King County council members,

I just heard about the Vashon Island development overlay plan to allow 1500 new homes in the town center and am extremely worried. Please **DO NOT support** this measure - this Island can not handle that much more density and such a change will have terrifying impacts to the existing infrastructure of the island. This island is special because of its rural character which would be ruined by such a density increase. Please vote no for this overlay plan and protect the existing Island character and residents.

Thank you for your consideration.

Sincerely,
Susan

--

Susan Frith
Vashon resident

From: [Michael Bradley](#)
To: [CouncilCompPlan](#)
Subject: Comprehensive Plan
Date: Friday, December 01, 2017 2:01:41 PM

Council Members:

The fundamental flaw with the Vashon subarea plan, and the proposed zoning change to allow 1500 more housing units, is that the little Vashon Sewage Treatment plant is at near or maximum capacity right now. Infrastructure is woefully inadequate.

From: [Cherry Champagne](#)
To: [CouncilCompPlan](#)
Subject: King County Comprehensive Plan
Date: Friday, December 01, 2017 1:56:03 PM

Dear sir/madam:

I have not been able to follow the development of this plan but I would like voice my opinion that the most pressing need of King County is affordable housing.

Developers should not be running the show. It is time Seattle and King County developed a rent control program that requires rental properties to keep rents low or sell to families only, not developers.

I was born and raised in Seattle and moved to Vashon Island to raise a family and work for the school district. My husband and I were able to buy land and build a house on two middle class salaries. We put in lots of sweat equity to do that but that opportunity seems to have been lost for the current generation. Instead, even renting a home or apartment in King County has become impossible for working families.

Please institute rent control throughout King County so all the new people moving here will have an affordable place to live.

Thank you.

Cherry Champagne
Vashon Island

From: [Doug Kelbaugh](#)
To: [CouncilCompPlan](#)
Cc: [Kathleen Nolan](#)
Subject: Affordable housing ordinance on Vashon Island
Date: Friday, December 01, 2017 1:12:00 PM

To Whom It May Concern,

My wife Kathleen Nolan and I have owned land near Vashon Center for two decades. The ten acres is on W. Bank Rd., a short walk to the center of town. It's within the proposed overlay zone and like other vacant land in the area, and a perfect spot for affordable housing. (We'd be happy to sell or co-develop it with a buyer that is willing and qualified to develop affordable housing.)

As a career-long architect and urban designer, as well as former Architecture Chair at the U of Washington, then Dean of the College of Architecture and Urban Planning at the U of Michigan, I would also offer a strongly positive professional opinion about the proposed ordinance. It is precisely the kind of policy that benefits the economically-challenged half or our society. It also adds density to the town center, making it a more vibrant area able to support more commerce and services.

Enacting this ordinance is precisely the kind of progressive action for which Seattle and King County are nationally famous.

We hope you uphold that forward-looking tradition.

Sincerely,

Doug Kelbaugh FAIA
Emil Lorch Collegiate Professor
of Architecture and Urban Planning
and Dean Emeritus
Taubman College of Architecture & Urban Planning
University of Michigan
2000 Bonisteel Blvd., Ann Arbor, MI 48109-2069

From: [Linda T Peterson](#)
To: [Clark, Bradley](#)
Subject: Vashon Housing Plan
Date: Friday, December 01, 2017 12:03:22 PM

Greetings People in charge ,

Please vote against the proposed Vashon Housing Plan and the developer incentives included in it .

It is not appropriate for Vashon for all the reasons that other concerned residents of Vashon have stated to you in their letters.

Add my name to the list of those being opposed to the out of scale plan being proposed by Kind County.

Linda Thwaite Peterson
15305 Vashon Hwy.Sw
Vashon , 98070

From: [Marcie Rubardt](#)
To: [CouncilCompPlan](#)
Subject: Vashon Island Comprehensive Plan
Date: Friday, December 01, 2017 11:51:03 AM

Dear Council members:

I am writing to express my concern about the proposed development plan for Vashon. I do NOT believe that this is a solution for addressing the need for affordable housing, nor do I believe that we should be leaving an open door for development by allowing multiple units to be constructed on one downtown parcel as is currently proposed. We need affordable housing to balance our current high end development - not the construction of new high end units to balance affordable ones. I believe this current proposal also does not adequately take into account the water limitations, nor the other transport and ferry challenges such development could bring.

Finally, I believe that affordable housing is only one piece of a larger puzzle in addressing the increasing disparities we have between those earning high salaries, and others who provide service and other value to our community. Without thinking about this larger picture, our development solutions risk increasing those disparities even as we attempt to increase low-income housing.

Thanks in advance for rejecting this current proposal and for your re-consideration of alternatives that have been suggested.

Marcie Rubardt
13020 SW 248th St
Vashon, WA 98070

From: [Linda T Peterson](#)
To: [Clark, Bradley](#)
Subject: Vashon Housing Plan
Date: Friday, December 01, 2017 11:38:46 AM

>

> Dear King County Council Members,

>

> Please vote against the proposed Vashon Housing Plan and the developer incentives included in it.

>

> It appears that our community input was ignored and this out-of-scale plan was proposed without regard to our serious water issues and already-difficult ferry lines.

>

> Thank you for your concern and consideration.

>

> Very truly yours,

>

> Elona Lenhart

> PO Box 1105

> Vashon, WA. 98070

>

>

> Sent from my iPhone

From: [Jody Pritchard](#)
To: [CouncilCompPlan](#)
Subject: Council plan for Vashon Island
Date: Friday, December 01, 2017 10:30:07 AM

Oops I hit the wrong button and sent my last email by mistake! Back to my comment... With all the evidence that we don't have enough water shares or a good sewage system I'm surprised that you came to the conclusion that you did. We need affordable housing here but there is property in the town area that would work for such a process without developing our rural areas.

Thank you,
Jody Pritchard

From: [Erin K](#)
To: [CouncilCompPlan](#); [McDermott, Joe](#)
Subject: Vashon town plan.
Date: Friday, December 01, 2017 10:24:47 AM

Please remove the developer incentives from the Vashon Plan.

This island does not have the infrastructure nor community to facilitate a large increase in population for supplying the Seattle market for workers/labor without careful thought.

"They are out-of-scale for Vashon and will cause serious environmental, water and ferry problems." To even think that this would be a good solution in an unincorporated rural community is laughable and simply shows how disconnected from our community the county/city/state is. Water District 19 is already nearly incompetent enough as it is and having them as the front-line is a joke. We do not want to further become a bedroom community for companies and institutions that hold no responsibility or thought of Vashon Island other than 'a place to rent an Air BnB' and 'get away from the city'. We are people and a growing community that has many different opinions and goals, but allowing a developer special power to develop, I with no ties or care about the community is a joke.

Maybe affordable housing can be addressed by not making it so impossible to be a home owner on Vashon unless you're rich, for residents to develop their own property or for small businesses to operate on the island without having to jump into the bureaucratic swamps we call king county.

Thanks for reading,

An island resident that grew up here and operates a small business owner I land.

From: [Jody Pritchard](#)
To: [CouncilCompPlan](#)
Subject: Council Comp plan for Vashon Island
Date: Friday, December 01, 2017 10:22:01 AM

Helo,

I just wanted to weigh in on the council plan. With all the evidence that we don't have enough water or a proper

From: [Frank Jackson](#)
To: [CouncilCompPlan](#); [McDermott, Joe](#); [Dembowski, Rod](#); [von Reichbauer, Pete](#); [Lambert, Kathy](#); [Balducci, Claudia](#); [Upthegrove, Dave](#); [Gossett, Larry](#); [Kohl-Welles, Jeanne](#); [Dunn, Reagan](#)
Cc: [Constantine, Dow](#)
Subject: Vashon Plan - info, details, and a suggestion
Date: Friday, December 01, 2017 8:37:36 AM
Attachments: [Vashon Plan - info and details.docx](#)
[Beachcomber letter abbreviated.docx](#)

Dear King County Council,

As a former publicly elected official (KC Water District 19 commissioner) who went through an aggressive developer lawsuit, I know firsthand the unlevel playing field there and the importance in “getting it right” in community plans. I believe the Vashon Plan’s out-of-scale SDO is a bad plan that will open the way for a lot of predictable, avoidable problems for both Vashon and King County.

I need to warn the King County Council, as strongly and clearly as I can, of the likely difficulties that will be imposed on Vashon if this SDO goes forward.

As a longtime supporter of affordable housing (and BTW, author of [Practical Housebuilding](#), McGraw-Hill 1985 ... a guide used by owner-built housing efforts nationwide), I am very interested in encouraging more affordable housing on Vashon.

Hoping to meet both goals, **I want to be sure the facts are clear before this SDO is voted on,** and to **suggest a better alternative.**

The Vashon Plan SDO ... for a town that currently has 420 residential units ... allows for over 1500 new units at HALF buildout. The attached planning documents and highlighted excerpts in the attached “Vashon Plan – info and details” show the details. **Vashon’s water and ferry limitations cannot support even a fraction of this.**

The Citizens Advisory Group’s land use subgroup was sharply divided, 4 to 3, on this SDO. But the community, who in general strongly supports affordable housing efforts, has overwhelmingly opposed the SDO. They don’t think that developers will save us, or that we even need saving. The town is already 38% subsidized housing. **Please read Vashon’s comments.**

A suggestion: **King County could help establish a Vashon Community Housing Trust**, setting aside land dedicated for affordable housing in perpetuity. Escalating land prices here are the most formidable deterrent to ever getting sustainable affordable housing units actually built. The county could apply funds that otherwise would be used on the out-of-scale SDO the expensive liabilities that come with it.

On a final note: Have faith in Vashon! We have created affordable housing across the Island. The town is 38% subsidized housing and much more that is just plain affordable. We can do more. And we don’t need to bring in the developers to do it for us.

Respectfully,

Frank Jackson

Friday, December 1, 2017

Regarding the Vashon Town Plan and the Special District Overlay, I want to identify some issues regarding the proposed SDO and show some facts excerpted from Vashon Plan documents. Then I have a suggestion.

Saying that “any new development would require approval by Water District 19” is supporting the lack of attention to essential planning constraints that has plagued this planning process from the beginning. To create the potential for over-development, then invite in development corporations with the SDO incentives ... and let Water District 19 deal with the resulting corporate lawsuits and pressure ... that’s just irresponsible; bad planning in action.

Further, to state that 1500 new units “would require full development on every eligible parcel” ... that’s just plain wrong. The SDO allows a full buildout of over 3,000 units. See the King County planning documents, which I will attach. And I will paste that in here:

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2. Amended total lot area after drainage, parking, landscaping & utilities (60% of total)	1,811,126
3. Max. gross building area for mixed use construction (3.5 FAR) - per K.C.C. 21A.14.110	6,338,941
4. Max. building area available for residential use in CB zone (75% of gross bldg area)	4,754,206
5. Amended max. residential building area assuming 35-foot max. building height (73	3,565,653
6. Amended max. residential building area assuming 18 d.u./acre max. (35% of total)	1,247,979
7. Potential dwelling unit build-out (assuming 1,000 sq. ft. avg dwelling unit size)	1,248



The planners figured 50% of total potential units in the R-zones => 505 units.

They figured 35% of potential area in the CB zones => 1248 units

So 505 + 1248 = 1753 potential units at less than half of the total buildout potential.

Using “over 1500 units at half buildout” made sure that our number wasn’t overstated. Full buildout is over 3,000 units.

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The provision for annual reviews and the pause at 120 units is a well-intentioned attempt to limit the out-of-scale SDO proposal. But look at what King County staff has to say about it:

Potential for unanticipated County responsibilities. The transmitted Plan includes a number of proposed policies and Actions that impose new requirements on the County that may not be feasible within the County’s adopted budget, or that may not meet the Council’s policy goals.

- **Policy implications for countywide policies and/or other geographies.** The transmitted Plan includes a number of proposed policies and Actions that are included in this Vashon-Maury Island-specific plan but could have impacts on countywide policies, plans, and regulations or could potentially set precedents for subarea plans in other CSA geographies.
- **Potential for inconsistent service levels.** The transmitted Plan includes a number of proposed policies and Actions that would result in providing higher service levels to Vashon-Maury Island communities than in other unincorporated areas.

Despite good intentions, the Vashon Plan SDO sets up a situation that will cause probable environmental and other impacts, all which require mitigation measures that King County quite possibly will never be able to implement.

Certainly the planning process that we’re just finishing gives us no confidence that the Vashon community will be heard in these King County evaluations.

But of greater importance is what to do going forward.

The statement is made that “dropping the SDO from the plan is also untenable, as additional housing opportunities are sorely needed today”.

But if the SDO isn’t dropped, there’s a good chance that litigation will follow and it won’t be resolved quickly or easily. That’s especially true if the Fauntleroy community also gets involved.

Additional housing opportunities are needed today. But the out-of-scale SDO issue looks set to inspire a lengthy legal battle.

Is it time to consider a different approach that directly targets getting some affordable housing built?

Possibly **King County could help establish a Vashon Community Housing Trust**, setting aside land dedicated for affordable housing in perpetuity. Escalating land prices here are the most formidable deterrent to ever getting sustainable affordable housing units actually built. The county could apply funds that otherwise would be used on the out-of-scale SDO (doing the necessary full EIS, potential litigation costs for challenges to the SDO, annual evaluations of the impacts of the SDO, trying to assure that the SDO-enabled developments are renting to those who qualify at 80% and 60% AMI, etc.)

Might not acquiring a suitable site for a community housing trust be **a more cost-effective approach? It would result in more immediate housing**, and very likely **the entire Vashon community would strongly support it.**

Such a proposal would need to be put together quickly.

This planning process has generated a lot of conflict for over a year now. This is a chance to choose another path that we could all embrace.

Respectfully,

Frank Jackson

I believe the proposed Vashon Community Plan will transform Vashon. There's a big difference between developer-driven and community-driven affordable housing. To date, all projects here have been community-driven: Roseballen, Mukai, Eernisse, JG Commons, Charter House, Vashon Terrace, Vashon Manor, Sunflower, etc. These projects comprise 38% of town housing. Vashon's written comments ran 107 to 8 against the developer incentives approach¹. But King County persists, ignoring our concerns about Island water availability, town character, and ferry lines.

If we need about 100 residential units, why plan for 1,500 units at half buildout? Note that there is now a mechanism that can annually ratchet densities up (or down). It's aggravating. King County's focus is housing. This is not Vashon's plan. This is King County's plan for Vashon. And they have a lot of people to house.

Some say 1,500 units will never happen. Then why plan for them so aggressively? Look at the hot housing market. Developers will advertise widely. Sunflower sold out in two weeks. There are now 420 total units in the town-to-Center area. Another 1,500 is completely out-of-scale. There are better alternatives, such as community housing trusts, that would target Vashon's need on a Vashon scale².

Some want 1,500 new units. But think about it. Where's the water going to come from? How can over 3,000 new people be accommodated by the ferries?

You really need to comment on this plan. Yes, it will take 5 minutes. That's nothing compared to the time in ferry lines that awaits us if these developer incentives go through at the impending Council meeting. Do it now. This will take all of us.

You can be brief:

Please remove the developer incentives from the Vashon Plan. They are out-of-scale for Vashon and will cause serious water and ferry problems.

Email CouncilCompPlan@kingcounty.gov and joe.mcdermott@kingcounty.gov

Thank you!

Frank Jackson

¹ Summary of final written comments 107 to 8 opposing the SDO. See end of http://www.kingcounty.gov/~media/depts/permitting-environmental-review/dper/images-BRAD/CSA_BRAD%20Maps/BRAD-Vashon%20Plan%20Chapters/VMI_CSA_Plan_Public_Involvement_Summary.ashx?la=en This was never reported to the King County Council. Instead the staff report said that the plan "was informed by an intensive community outreach process".

² One Vashon proposal for community-based affordable housing has widespread support here. See <https://www.ipetitions.com/petition/path-to-sustainable-permanent-community-based-vmi> for details.

From: [Enzian Family](#)
To: [CouncilCompPlan](#)
Subject: FW: Vashon Town Plan and the Special District Overlay
Date: Friday, December 01, 2017 8:13:28 AM

From: Enzian Family
Sent: Friday, December 1, 2017 8:08 AM
To: McDermott, Joe <Joe.McDermott@kingcounty.gov>
Subject: RE: Vashon Town Plan and the Special District Overlay

Dear Mr. McDermott,

If the SDO's incentives for developers are not a significant shift from existing incentives why enact the SDO? If the water district and other restrictions would limit the number of housing units and 1500 units is too much then why not set a specific limit in the number of allowable units? Would the infrastructure impact review assess issues around commuting and ferry lines? There are already tensions around water supply with Vashon's existing population. Focusing on urban density, rather than turning rural areas into new urban centers seems the best for the environment and for preservation of less-developed areas so that Washington is not a solid sprawl of dense housing. Dense housing on an island with limited and difficult transportation issues does not make sense. We have established organizations working on the preservation of affordable housing on Vashon. It would be preferable for the county to work with and through these community organizations rather than enacting direct developer incentives.

Leslie Enzian, MD

From: McDermott, Joe [<mailto:Joe.McDermott@kingcounty.gov>]
Sent: Thursday, November 30, 2017 11:08 AM
To: owlhowl@outlook.com
Subject: Vashon Town Plan and the Special District Overlay

Enzian,

Thank you for taking the time to share your thoughts about the proposed Vashon-Maury Island Community Service Area Subarea Plan, also called the Vashon Town Plan. I appreciate that Islanders continue to share your perspective on this proposal.

This plan is the result of an extended process involving residents, community members, and representatives from King County. The Council is currently scheduled to take public comment the Plan at our meeting on December 4, with a final vote for adoption to occur on that same date or the following week.

By far, the topic about which I have received the most correspondence is affordable housing,

specifically the Special District Overlay (SDO). I know that the affordable housing SDO came about after a significant amount of debate, and that this proposal is not universally supported. There is also a lot of debate over the SDO's likely impact. Some individuals believe that the SDO will result in no additional units of housing being created, while others believe thousands of new units will be built. Similarly, I've heard concerns that the growing Island population would result in outsized impacts on ferry ridership and water availability.

What I do know is that any new development would require approval by the Water District before it receives approval from the County, and the SDO's incentives for affordable housing developers do not represent a significant shift from existing incentives that are already available throughout the County, including Vashon. There have been statements that upwards of 1500 new units of affordable housing would be created as a result of the new SDO. In order to reach that level of development, it would require full development on every eligible parcel. This is unrealistic, as the majority of those parcels are either currently occupied or otherwise inappropriate for development. Nowhere close to this amount of development will occur. And again, all development is dependent on the Water District.

Clearly, there is a lot of uncertainty about the effect of these policies, and I am sympathetic to the debate. At this time it is important to me that the County move forward with the Plan – to honor the many hours of work put into this by community members. Postponing would mean that Plan adoption wouldn't occur for another full year, while dropping the SDO from the plan is also untenable, as additional housing opportunities are sorely needed today. I am committed to moving the SDO forward in its current form, but I have taken steps to ensure that the impact of these policies are understood.

At my request, the Council's Transportation, Economy, and Environment Committee added a provision to the plan calling for an annual review of the SDO's impact. Included in this review is an assessment of the SDO's effectiveness in incentivizing housing, any impact on the potable water supply, current housing needs on Vashon, and infrastructure including public roads and sewer. It also calls for a review of approaches and housing models used by other jurisdictions to incentivize affordable housing development, and whether these strategies would be appropriate to Vashon-Maury Island. The first of these reports would be due by December 2018, and annually thereafter through 2020. These assessments enhance an evaluation requirement already included in the Plan. That final evaluation will occur either four years after the Plan is adopted, or once permits for 120 new units have been issued, whichever comes first. These reports and evaluation will give the County a precise picture of what is happening as a result of this policy, and ensure that evaluation takes place before any feared runaway development might occur.

Thank you again for your input, I appreciate the attention, time, and effort that Islanders have given the Plan. Please keep in touch.

-Joe

Joe McDermott
King County Councilmember, District 8
Chair, King County Council

From: [Jenny Bell](#)
To: [McDermott, Joe](#)
Cc: [CouncilCompPlan](#); [Sandin, Randy](#)
Subject: Fwd: The Vashon Plan - info and details
Date: Friday, December 01, 2017 8:12:42 AM
Attachments: [Response to Joe McD abbrev - Vashon Plan and SDO.docx](#)
[Beachcomber letter abbreviated.docx](#)

Joe

Again - Frank J has done a great, thorough job on responding to your letter re: why you plan on keeping the SDO in Vashon's Town Plan. In particular:

"Saying that "any new development would require approval by Water District 19" is supporting the lack of attention to essential planning constraints that has plagued this planning process from the beginning. To create the potential for over-development, then invite in development corporations with the SDO incentives ... and let Water District 19 deal with the resulting corporate lawsuits and pressure ... that's just irresponsible; bad planning in action. "

You have a responsibility to co-create a Plan WITH Vashon TAKING INTO ACCOUNT environmental issues. It is an extraordinary position for you to take to say (paraphrase): "Well, it's really up to Water District 19 ultimately". That is very clear passing of the buck. I do most sincerely thank you though for stating it very clearly now, so that Vashon people are clearly aware of the details of your stand. That is very much appreciated and not necessarily common.

----- Forwarded message -----

From: **Frank Jackson**
Date: Thu, Nov 30, 2017 at 7:58 PM
Subject: The Vashon Plan - info and details
To: Frank Jackson

Friends,

Thanks to all who have commented on the proposed Vashon Plan and the out-of-scale density incentives for developers.

Council member Joe McDermott has emailed a form letter to those who commented and that has generated some questions.

In my response (attached) I include some details in which you may be interested.

Also attached is the previous letter that explains our situation (abbreviated).

If you haven't commented, there's still a day or two left. You can be brief:

Please remove the developer incentives from the Vashon Plan. They are out-of-scale for Vashon and will cause serious water and ferry problems.

Email CouncilCompPlan@kingcounty.gov and joe.mcdermott@kingcounty.gov

If your comments contain environmental issues, also email randy.sandin@kingcounty.gov

Thanks again. This will take us all!

Frank Jackson

--

Looking forward

Jenny Bell

Joe McDermott,

Thank you for your response. (email Nov 30, 2017 Vashon Town Plan and the Special District Overlay)

First I want to identify some issues regarding what you said here. Then I want to propose a possible solution.

Saying that “any new development would require approval by Water District 19” is supporting the lack of attention to essential planning constraints that has plagued this planning process from the beginning. To create the potential for over-development, then invite in development corporations with the SDO incentives ... and let Water District 19 deal with the resulting corporate lawsuits and pressure ... that’s just irresponsible; bad planning in action.

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You state that “dropping the SDO from the plan is also untenable, as additional housing opportunities are sorely needed today”.

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Thanks again for your response.

Respectfully,

Frank Jackson

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Thank you!

Frank Jackson

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From: [Jan Stephens](#)
To: [CouncilCompPlan](#); [McDermott, Joe](#); [Clark, Bradley](#)
Subject: King County Comprehensive Plan - Vashon
Date: Friday, December 01, 2017 7:45:06 AM

Hi,

Please remove the developer incentives from the Vashon Plan. They are out-of-scale for Vashon and will cause serious water and ferry problems.

I have served as an officer for Westside Water community water system for two terms, once 35 years ago, and again within the last five years. At present I am also an active member of the Vashon Ferry Advisory Committee (FAC).

I am concerned about the sheer numbers of planned housing within the plan, and equally concerned the plan would include developer incentives to make this happen.

Growth on Vashon is extremely limited by availability of water, soil that will perk, and access to power. In spite of these limitations, we do have growth and it is quite limited. At present there is not enough water available via District 19 for any notable growth. Westside Water Co. as an example serves a few more customers than is authorized due to overselling several decades ago. That system still has not developed enough water to be in "official" compliance due to the simple lack of available water sources. The aquifer island-wide is extremely limited.

Planning for 1,500 housing units is entirely out of scale with Vashon's services, transportation, and employment opportunities. There are only two significant employers on the island, Thriftway and the Bone Factory. That's it. Although employment on the mainland may be available, ferry transportation service has degraded in the last two years. WSF has reduced the capacity of the Fauntleroy dock with elimination of bypassing preticketed vehicles as has been conducted for several decades. WSF cites this practice as a safety issue in spite of zero accidents, and is entirely dismissive about it's elimination. The Fauntleroy dock has been known to be undersized for the current Issaquah class boats for at least 20 years yet there is no plan to right-size the dock and the tolling operation to serve the newer 144 capacity ferries. During evening rush hours, boats destined to Vashon are shockingly only half full due to dock limitations. WSF fails to respond to this issue and is not taking any action towards resolution. Businesses and working individuals are at risk of leaving the island due to the deteriorating service by WSF. As an FAC member, WSF made clear two years ago the work the FAC's had most recently completed for improving service at Fauntleroy was not wanted and was summarily abandoned. For this reason I personally plan to retire from the FAC and work instead with the community to approach lawmakers in Olympia due to failure of WSF to provide satisfactory ferry service.

Proposed developer incentives in the Vashon Plan will cause water problems, employment problems and transportation problems.

Please eliminate developer incentives in the plan.

Thank you,

Jan Stephens

From: [Karen Barich](#)
To: [CouncilCompPlan](#)
Subject: Vashon density
Date: Thursday, November 30, 2017 7:57:09 PM

Dear Members of King County Council,

I am writing regarding the proposed new zoning for Vashon and the possibility of 1500 new residents. I am expressing my concern that you will pass this zoning. As a public school teacher on the island, I see first-hand how the lack of infrastructure here on the island can negatively impact families. Where do you propose that these new families will work? How will these additional families commute off the island with a ferry system that struggles to adequately serve the current residents of Vashon?

I understand that I am a person without influence—It is hard to compete with the voices and wealth of developers. I can only hope that reason will prevail after a careful study of Vashon's limited resources, both nature and social.

Please don't pass this rezoning!

Sincerely,
Karen Barich

Sent from my iPhone

From: [John Lucas](#)
To: [CouncilCompPlan](#)
Cc: [McDermott, Joe](#)
Subject: sustainable Vashon
Date: Thursday, November 30, 2017 5:04:06 PM

Hello,

I would like to add my voice to the chorus of pleas to hold off on any approval to allow the building of 1,500 additional residential units on Vashon Island.

We are a sensitive, small island with limited water sources. Many wells have gone dry during our rainless summers. Although many residents here on the Island are committed to new, *affordable* housing units, 1,500 is too vast a quantity. In addition to homes, we are already watering soccer/game fields, lush gardens, animals, pastures, and a golf course. I am concerned about sustainable water availabilities for *humans* during the scientifically predicted upcoming droughts.

Let's put together a more modest plan for affordable and sustainable housing on Vashon Island.

Thank you.
John Lucas

John Lucas

From: [claudia.hollander-lucas](#)
To: [CouncilCompPlan](#)
Cc: [McDermott, Joe](#)
Subject: sustainable Vashon
Date: Thursday, November 30, 2017 4:57:54 PM

Hello,

I would like to add my voice to the chorus of pleas to hold off on any approval to allow the building of 1,500 additional residential units on Vashon Island.

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Let's put together a more modest plan for affordable and sustainable housing on Vashon Island.

Thank you.

Claudia Hollander-Lucas

From: [Terry Sullivan](#)
To: [Clark, Bradley](#)
Subject: Vashon Community Plan
Date: Friday, December 01, 2017 10:35:27 AM

Mr. Clark and member of the Council:

I am writing to express my scepticism about the ability of the special district overlay to address the problem of affordable housing on Vashon. While there is considerable disagreement as to whether the overlay imperils Vashon's water supply and town ambiance, I simply believe that there will be no solution to the affordable housing problem until sufficient land and housing stock has been permanently removed from the commodity market. As long as there is speculation, it is only a matter of time before the land and housing is once again unaffordable. Highly sought after communities like Vashon will inevitably continue to sell to the highest bidder unless sufficient housing stock is removed from the market.

I propose that a Community Land Trust is the best way to do this. We on Vashon can set up a CLT on our own with no help from the county. It is a quasi governmental entity that we can run independent of the county. We could certainly use county help in financing this project, and I think it would be optimal for us to work closely with the county to create the best solution. To continue to depend on the private market to solve a problem like affordable housing which by its very nature is not profitable, is a losing proposition.

Glad to talk further about this.

Terry Sullivan
cofounder of Vashon Household and 20 year board member