

Proposed Ordinance 2016-0155  
King County Comprehensive Plan

Supplement to September 20, 2016, TrEE Committee Packet

Public Comments received September 16-September 20, 2016

**From:** [RoZanne Nelson](#)  
**To:** [CouncilCompPlan](#)  
**Subject:** Our household opposes the 2016 Comprehensive Plan in the Fairwood neighborhood: "Fairwood A" Proposal  
**Date:** Friday, September 16, 2016 3:50:09 PM

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Our household opposes the 2016 Comprehensive Plan in the Fairwood neighborhood, near the intersection of 140th Ave SE and SE 180th St, collectively known as the "Fairwood A" proposal. The proposal is to change the zoning on certain parcels from R-6 (six dwelling units per acre) to R-18 (18 dwelling units per acre).

- The proposed plan will significantly emergency services, groceries (there's only 1 grocery store and 1 gas station), and so forth. Fairwood does not have the current infrastructure to add the large amount of dwellings in the proposal. Extra families/Singles/Seniors with not enough resources for shopping will make the current Fairwood shopping center even more overcrowded, and it is bad enough right now.
- The proposed plan will significantly Traffic along 140th is already FIVE lanes and traffic along Petrovisky Road is heavy during peak traffic hours. Albertson has not returned though they promise there would be one coming.
- The proposed plan will significantly reduce home buyers from moving into Fairwood. More Apt complexes will bring down the home's value of Fairwood Firs, and other neighboring communities. We want our home values back to where we purchased our homes at originally. More apartments in our area will not encourage a rise in home value. It will bring our Value of living down! Just look at the apts already in Fairwood, there are too many!!
- The proposed plan will significantly affect the resources in the surrounding areas, including school enrollment (which classrooms are already being downsized this week at the elementary school), Carriage Crest Elementary is already over populated with students and they are trying to figure out how to accommodate the current rise in students. Still right now, not all the teachers are hired, my son was taken out of a class this week that had too many students and is now with a sub until a teacher can be hired due to over populated classes. Apartments will bring in an influx of families that have children needing to attend Carriage Crest Elem. This will be a problem, there is not enough room at Carriage Crest.
- Traffic will increase the small area of Fairwood, along 140th, and Petrovisky Rd. This extra traffic will not be good for mornings when busses are going to schools, people needing to get to work, and just every day commuting. There is not enough public transportation to support the amount of people who will move into the area if the

proposed plan is passed. Renton/Fairwood is not supported by light rail such as LINK/Sounder and not enough Metro buses are provided to take commuters to LINK/Sounder stations. Traffic is bad enough right now!

- The stated above includes reasons for not including the Retirement Community as well. The sheer amount of resources and how it would affect the community. The Increase in traffic, yet alone a 6-story building does not fit in this neighborhood. In addition, 6-story infrastructures are not conducive for the community of Fairwood, which is mostly made up of single-family homes. Building such large structures will affect home values in the area and the large, 6-story structures will not be aesthetically pleasing to the Fairwood area. Give that to downtown Renton or Kent somewhere, we don't need it Fairwood.

Please keep the current residents of Fairwood in mind when deciding whether to pass building an Apt Complex. or Retirement Center. Please consider our opposition to the 2016 Comprehensive Plan in the Fairwood neighborhood for the reasons stated above. Please think of what is best for our community!

Sincerely,

A Fairwood home owner and resident

RoZanne Nelson

Sept 19, 2016

**To: King County Transportation, Economy and Environment Committee**

**Cc:** Dow Constantine

Ivan Miller

John Taylor

Alan Painter

Reagan Dunn

Christine Jensen

Marissa Alegria

**From: Green Valley/Lake Holm Association**

Our understanding is that your committee (TrEE) will be meeting tomorrow (Sep 20th) to discuss and pass on items included in the Striking Amendment document. When we found out the extent of the striking amendment rewrite of the E-497 policy we sent an email to Rod Dembowski, Ivan Miller, John Taylor, and Alan Painter describing our objections and asking for explanation and the opportunity to be heard. We received an immediate response from Ivan, describing his intent to investigate. We haven't received any further word so are sending this to your committee to ensure that you know of our concerns before finalizing your committee's recommendations to the 2016 KCCP update.

The E-497 policy statement as submitted by John Taylor resulted after two meetings and several email communications with John Taylor and Alan Painter, they travelling to our area in south King County, braving rush hour traffic, and listening to our critical concerns for protections to our essential domestic water systems. We were pleased and encouraged with the level of attention we received from King county executive management and the resulting submittal to the Executive's proposal of the 2016 update to the KCCP.

Not being aware of the striking amendment rewrite of E-497, on August 6th we submitted comments to the King County council through the Comprehensive Plan's website asking the council to support the recommendations found in E-497. We also attached a Green Valley/Lake Holm Association position paper published September 24, 2014, describing our issues and recommendations for protection of rural wells and springs. To ensure the council received these, we sent the same letter and attachment to Christine Jensen who said she would make sure the council members received them. We assume that you did receive this memo and attachment. **But the council may not understand when they review our comments that these comments referred to the original E-497 submitted by John Taylor, not the rewrite of the striking amendment committee.**

The striking amendment rewrite of E-497 leaves out our requests for risk assessments, monitoring, and coordination with local property owners. It also restricts the evaluation of development projects to only the critical aquifer recharge areas. If we are interpreting the County's map of the critical recharge areas correctly, we see that much of our area is in category II critical recharge areas. But what about rural water systems that fall outside these areas? We need protection for all our rural water systems, county wide .



Christine Jensen explained that “the changes were requested by Executive staff, and agreed to by the TrEE Committee Chair, to address implementation issues and consistency with the law”. Are there really laws that say that we can’t require developers to conduct risk assessments of their development’s impacts on local water systems? -- Or to monitor those systems determined to have potential impacts? -- Or to coordinate this activity with local property owners? --Or to not protect water systems outside critical recharge areas? Or is the concern with needing to revise permits to require this action?

Our association represents a large contingency of residents living in the 7<sup>th</sup> and 9<sup>th</sup> King County districts. We, at the very least, are deserving of some explanation as to why the changes have been made and an opportunity to interact with the appropriate folks in King County before the Council locks in on positions that leave out for another four years the critical/essential protection to our rural water systems. Please help/allow us to determine how to resolve these issues so we can truly maintain the distinct character of our rural areas and protect our chosen way of life.

**Gwyn Vukich**

**President of Green Valley/Lake Holm Association**

Attachment:

GVLHAssoc Sep 24, 2014 Position Paper Regarding Rural Water Wells and Springs



## GREEN VALLEY/LAKE HOLM ASSOCIATION

Mike Morris, President  
 Andy Benedetti, Vice President  
 Elizabeth Chadwick, Treasurer

Fran Seagren, Secretary  
 Judith Carrier, Officer At-Large  
**E-Mail:** GVLHAssn@gmail.com

September 24, 2014

### POSITION PAPER REGARDING PROTECTION OF RURAL WELLS AND SPRINGS (PRIVATE AND CLASS B WATER SYSTEMS)

**SITUATION:** Our concern is the protection of rural wells and springs. After several years of pleading with Washington State and King County agencies, we feel our water systems are still vulnerable.

Since 2011, a number of rural residents downstream of Black Diamond have been involved in the public review of the massive development projects wherein upwards of twenty-thousand new residents will be added to the small rural town of Black Diamond. In addition, the adjacent Reserve at Woodlands King County development project will add seventy-seven homes with individual septic systems and a lake-sized storm water detention pond servicing both developments.

Soliciting State and County agencies to protect our rural water systems from these development impacts resulted in little or no help. Their answers included: we don't have budget, or it's not our responsibility. A small Class B system, whose neighbor plumbed into their main water line, received similar answers when requesting assistance. To compound the problem, in the spring of 2014, without thorough studies and without informing rural residents of potential impacts to their drinking water systems, King County pumped flood waters from Horseshoe Lake into a gravel pit instead of an engineered storm water detention pond.

Such large scale urbanization with major clear cutting, septic tanks, and urban chemical leaching into soils clearly could have significant impact on ground water flows and put at risk our rural wells and springs. Adding the periodic threats of smaller actions further increases these risks.

Despite being comprehensive and well-intended, current state and county laws are inadequate to protect private and Class B water systems. For example, in state law chapter 246-291 WAC, there is no water system plan to protect our rural water systems beyond a small protective radius around the water source. King County Title 13 and other regulations and programs do not provide for specific protections for rural water systems receiving ground water from surrounding lands that may be affected by development. (*see attachment #1*).

Without assurances of protection and full mitigation we feel vulnerable and fear violation.

**PROPOSALS:** To receive assurance our essential rural wells and springs are protected from decreased quality or quantity by any land use change or water resource activity, we propose the following:

***Risk assessment using best science:*** In any land use change or water resource activity approval process, there should be a condition included to identify and provide periodic impartial risk assessments, using best science techniques, for the rural water systems which could be affected by the proposed action. Depending on the level of risks, appropriate quality and quantity monitoring should be conducted plus potential impact mitigation identified, e.g., water purification systems or alternative water sources.

***Communication and coordination with rural property owners:*** Early in the approval process, all rural property owners whose wells or springs could be affected by the proposed action should be notified and involved when addressing potential risks and when considering associated monitoring and mitigations. Ongoing property owner support should be provided by coordinated and funded government agencies with well-defined and communicated responsibilities, so rural property owners know where to go for assistance with water issues.

**REQUEST:** We request that the Growth Management Act, the County and City Comprehensive Plans, and associated regulating documents be updated per our proposals and adhered to meticulously--the goal being to maintain the distinct character of our rural areas and to protect our chosen rural life style.

See attached for details and printable position paper – [click here](#)

September 19, 2016

To: King County Council TrEE Committee

Subject: 2016 KCCP Update--Comments on Proposed Individual Committee Member Amendments to the Proposed Striker Amendment S1

Chairman Dembowski,

Please accept the following comments on the subject proposed amendments. Please note the comments herein are my own personal comments. As such, they do not represent those of the GMVUAC, for which I act as its KCCP Update Coordinator, as the GMVUAC did not have sufficient time to review and approve them.

## Ch 2--Urban Communities

U-3. **U-149** Lambert

Proposed Amendment to S1: "New facilities and businesses that draw from throughout the region, such as large retail uses((;)) **and** large public assembly facilities(~~(-and institutions of higher education))~~), should locate in the Urban Growth Area."

Effect of Proposed Amendment to S1: "Would no longer encourage institutions of higher education to be located in the UGA."

**COMMENT: REJECT. IF INSTITUTIONS OF HIGHER LEARNING ARE NO LONGER ENCOURAGED TO SITE WITHIN THE UGA, THEN THEY ARE ENCOURAGED TO SITE WITHIN THE UNINCORPORATED AREA, INCLUDING THE RURAL AREA, THUS PROMOTING MORE SPRAWL INTO THE RURAL AREA.**

U-4. **U-181** Lambert

Proposed Amendment to S1: "~~((U-181 Except for existing Fully Contained Community designations, no new Fully Contained Communities shall be approved in King County.))~~"

Effect of Proposed Amendment to S1: "Removes current prohibition on new Fully Contained Communities in King County."

**COMMENT: REJECT. SITING FULLY CONTAINED COMMUNITIES WHERE THERE IS A DEARTH OF SUPPORTING INFRASTRUCTURE, E.G., IN THE RURAL AREA, SUCH AS REDMOND RIDGE, CLEARLY PROMOTES MORE SPRAWL, TRAFFIC, AND COSTS TO TAXPAYERS.**

## Ch 3--Rural Areas & Natural Resource Lands

R-2. **R-334** Lambert

Proposed Amendment to S1: "To maintain traditional rural development patterns and assure continued opportunities for resource activities in the Rural Area, large lot development is preferred in the Rural Area. Clustering of lots is permitted when:...d. The

development can be served by rural facilities and service levels (such as on-site sewage disposal and ~~((rural-))~~fire protection)."

Effect of Proposed Amendment to S1: "Removes "rural" qualifier when referencing fire protection as an example of the types of facilities and services that are required for lot clustering."

**COMMENT: REJECT. THIS FURTHER WEAKENS THE STRIKER, WHICH ALREADY PROPOSES TO WEAKEN THE EXECUTIVE'S RECOMMENDED POLICY LANGUAGE.**

## Ch 9--Services, Facilities and Utilities

### F-1. F-208 Lambert

Proposed Amendment to S1: "~~((Public spending to support growth should be directed to the Urban Growth Area and prioritized and coordinated through Capital Facility Plans to comply with the concurrency requirements of the Growth Management Act.))~~"

Effect of Proposed Amendment to S1: "Would remove policy F- 208, which encouraged public spending to be directed to the UGA and coordinated to comply with concurrency requirements."

**COMMENT: REJECT. NEITHER THE EXECUTIVE, NOR THE PROPOSED S1 HAS RECOMMENDED CHANGES TO THIS EXISTING POLICY. THEY ARE BOTH CORRECT, AS THIS IS EXACTLY WHAT IS NEEDED. THE ABOVE RATIONALE IS MISLEADING, AS THE POLICY LANGUAGE CLEARLY STATES "PUBLIC SPENDING TO SUPPORT GROWTH SHOULD BE DIRECTED TO THE UGA...", WHICH IS WHAT WE WANT IN ORDER TO "KEEP THE RURAL AREA RURAL." IT DOES NOT STATE THAT ALL PUBLIC SPENDING SHOULD BE DIRECTED TO THE UGA, JUST THAT "TO SUPPORT GROWTH."**

### F-2. F-209 Lambert

Proposed Amendment to S1: "In the Rural Area and Natural Resource Lands, services provided by agencies should support a rural level of ~~((development and not facilitate urbanization))~~ service that meets the needs of the community."

Effect of Proposed Amendment to S1: "Would encourage that rural services support a rural level of service that meets the needs of the community, rather than supporting a rural level of development that does not facilitate urbanization."

**COMMENT: REJECT. BOTH THE EXECUTIVE AND THE PROPOSED S1 AGREE ON THIS POLICY, AS THEY, NOR WE, WANT TO "FACILITATE URBANIZATION" IN THE RURAL AREA, WE WANT TO "KEEP THE RURAL AREA RURAL."**

Sincerely,

Peter Rimbos  
19711 241st Ave SE  
Maple Valley, WA 98038

**From:** [Jensen, Christine](#)  
**To:** [CouncilCompPlan](#)  
**Subject:** Fwd: Rural Forest Commission Comment on Comp Plan Policy I-203  
**Date:** Monday, September 19, 2016 2:02:51 PM  
**Attachments:** [image003.jpg](#)  
[ATT00001.htm](#)  
[LTR-RFC-to-McDermott-I-203-9-19-16 FINAL.pdf](#)  
[ATT00002.htm](#)  
[LTR-Chaney-to-Council-Reserve-Silica-10.17.2012.pdf](#)  
[ATT00003.htm](#)  
[LTR-RFC-to-Dembowski-I-203\(b\)-6-1-16-FINAL.pdf](#)  
[ATT00004.htm](#)

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Christine Jensen  
Principal Legislative Analyst  
King County Council

Begin forwarded message:

**From:** "Plischke, Andrea" <[Andrea.Plischke@kingcounty.gov](mailto:Andrea.Plischke@kingcounty.gov)>  
**Date:** September 19, 2016 at 2:00:03 PM PDT  
**To:** "McDermott, Joe" <[Joe.McDermott@kingcounty.gov](mailto:Joe.McDermott@kingcounty.gov)>  
**Cc:** "ZZGrp, Council Members" <[ZZCNCMEMBERS@kingcounty.gov](mailto:ZZCNCMEMBERS@kingcounty.gov)>, "Noris, Anne" <[Anne.Noris@kingcounty.gov](mailto:Anne.Noris@kingcounty.gov)>, "Busch, Carolyn" <[Carolyn.Busch@kingcounty.gov](mailto:Carolyn.Busch@kingcounty.gov)>, "Constantine, Dow" <[Dow.Constantine@kingcounty.gov](mailto:Dow.Constantine@kingcounty.gov)>, "Cihak, Carrie" <[Carrie.Cihak@kingcounty.gov](mailto:Carrie.Cihak@kingcounty.gov)>, "True, Christie" <[Christie.True@kingcounty.gov](mailto:Christie.True@kingcounty.gov)>, "Burns, Bob" <[Bob.Burns@kingcounty.gov](mailto:Bob.Burns@kingcounty.gov)>, "Isaacson, Mark" <[Mark.Isaacson@kingcounty.gov](mailto:Mark.Isaacson@kingcounty.gov)>, "Taylor, John" <[John.Taylor@kingcounty.gov](mailto:John.Taylor@kingcounty.gov)>, "Miller, Ivan" <[Ivan.Miller@kingcounty.gov](mailto:Ivan.Miller@kingcounty.gov)>, "LaBarge, Amy" <[ForestComm1@kingcounty.gov](mailto:ForestComm1@kingcounty.gov)>, "McKinney, Bernie" <[ForestComm2@kingcounty.gov](mailto:ForestComm2@kingcounty.gov)>, "Thompson, Rex" <[ForestComm4@kingcounty.gov](mailto:ForestComm4@kingcounty.gov)>, "McClelland, Doug" <[ForestComm5@kingcounty.gov](mailto:ForestComm5@kingcounty.gov)>, "Paulson Priebe, Monica" <[ForestComm6@kingcounty.gov](mailto:ForestComm6@kingcounty.gov)>, "Schindler, Doug" <[ForestComm7@kingcounty.gov](mailto:ForestComm7@kingcounty.gov)>, "Ryon, Richard \"Dick\""" <[ForestComm8@kingcounty.gov](mailto:ForestComm8@kingcounty.gov)>, "Harper, Daryl" <[ForestComm9@kingcounty.gov](mailto:ForestComm9@kingcounty.gov)>, "Chittick, Andy" <[ForestComm10@kingcounty.gov](mailto:ForestComm10@kingcounty.gov)>, "Mullen Moses, Steven" <[ForestComm11@kingcounty.gov](mailto:ForestComm11@kingcounty.gov)>, "Veranth, Nate" <[ForestComm12@kingcounty.gov](mailto:ForestComm12@kingcounty.gov)>, "Steere, Grady" <[ForestComm13@kingcounty.gov](mailto:ForestComm13@kingcounty.gov)>, "Schramm, Martie" <[ForestComm14@kingcounty.gov](mailto:ForestComm14@kingcounty.gov)>, "Reed, Brandy" <[ForestComm15@kingcounty.gov](mailto:ForestComm15@kingcounty.gov)>  
**Subject:** Rural Forest Commission Comment on Comp Plan Policy I-203

*The attached and following letter is being sent on behalf of the King County Rural Forest Commission. For questions regarding this letter, please contact Linda Vane, Liaison to*

*the Rural Forest Commission, at (206) 477-4842 or [linda.vane@kingcounty.gov](mailto:linda.vane@kingcounty.gov).  
Thank you.*

Dear Councilmember McDermott:

I write on behalf of the King County Rural Forest Commission (Commission) to comment on revisions to Executive Constantine's recommended 2016 King County Comprehensive Plan (Comp Plan) proposed by the Transportation, Economy and Environment Committee (TrEE Committee), as set forth in Striking Amendment S1, dated September 1, 2016 (Striking Amendment), specifically with respect to subsection (c) of Policy I-203 (such subsection is referred to herein as I-203).

The Commission includes representatives from a variety of constituencies involved with forest land in King County, including private forest landowners, professional foresters, environmental organizations, the timber industry, affected Indian tribes, and governmental agencies. The Commission's purpose is to provide rural perspectives to King County decision-makers in the interest of preserving the forest land base and the viable practice of forestry in King County. We have reviewed I-203, discussed the rationale for including it in the Comp Plan with Council staff (Staff), and strongly oppose such inclusion for the reasons set forth below.

At the outset, we would like to clarify that we think the current debate over I-203 has both a substantive and a procedural component, both of which must be considered.

We have made clear our position that the substance of I-203 is unfortunate policy.<sup>[1]</sup>  
Below is a summary of the basis for our view, but first, we would like to address the procedural question head on.

### **Procedural Considerations in the I-203 Debate**

As you know, the proposed I-203 is substantively identical to the existing policy, except that it includes a sunset provision causing the policy to expire in 2019.

Staff expressed to us that the TrEE Committee's decision to include I-203 in the Striking Amendment is based substantially on the fact that one particular landowner had purchased certain real property with the hope of transferring the development rights to an I-203 demonstration project site should their proposal be approved by the county. Our understanding of the TrEE Committee's reasoning is that, even if I-203 is bad policy, "good government" principles require that this particular landowner have more time to prepare its proposal before the policy is stricken. If this is true, this is really disappointing. The notion that King County would knowingly perpetuate bad policy, to the detriment of the health, safety, and welfare of its citizens in order to protect the investment of a special interest seems like the antithesis of good government. The fact is that land use policies change over time and those changes impact landowners, for better or for worse. We question the wisdom in attempting to consider the individual circumstances of every well-connected landowner in policy

decisions critical to achieving the greater good.

Further, the speculative purchase of property in reliance on existing policy in no way provides the landowner any special standing or otherwise vests any right to obtain entitlements with respect to that policy. Still, striking I-203 in 2016 does not mean that this landowner cannot propose a demonstration project in the future or that its recent investments will be lost. All it does is reassert the general rule that such a proposal will be considered on the 4-year planning cycle, instead of the annual cycle, so that it can be given the consideration it deserves when King County has the available resources to do so. In other words, there is nothing to lose by striking I-203 now.

To the contrary, preserving I-203, even with a sunset provision, poses a significant downside to the citizens of King County. There is a reason why substantive amendments are limited to the 4-year planning cycle: that is when County resources are deployed for the purpose of providing the in-depth review necessary to understand all of the potential near- and long-term impacts of a given proposal. Preserving I-203 risks a special interest project being rammed through with only limited review and to the detriment of our community. Let's face it. I-203 was a mistake to begin with. The policy was introduced into the 2012 Comp Plan in the 11<sup>th</sup> hour without providing the Executive or all of the interested stakeholders the opportunity to comment. Preserving I-203 now only compounds the mistake.

### **Why I-203 is Bad Policy**

In short, the purpose of I-203 is to facilitate reclaimed mines being converted to residential uses when those lands should, under existing law, be returned to forestry due to their proximity to the Forest Production District. The rationale for this policy seems to be based largely on the fact that some reclamation sites are no longer productive forest lands, due entirely to factors within the landowner's control. The effect of this policy is a moral hazard: the more a landowner can degrade a site while extracting value, the better chance the landowner will have of achieving greater returns by converting the site to residential uses rather than forest. In other words, it incentivizes exactly what we do not want: poor planning and execution in mineral extraction operations and the permanent conversion of forest lands.

Further, the potential impacts of I-203 projects are not limited to the converted sites. Rather, converted sites also threaten adjacent forest lands. Forest practices are implemented more efficiently on larger, less fragmented, tracts. Building residential enclaves in the midst of the forest production district makes those efficient operations more difficult, if not impossible.

Moreover, these types of demonstration projects are not new. The Uplands development near North Bend, WA is an example of a similar concept that included a community-managed forest component. In our opinion, from a forestry perspective, the Uplands has not been a success. This is probably due to the fact that residential communities are not typically well suited to effective forest management.

Successful management of common pool resources, specifically community forests, has been thoroughly researched over the course of decades now. Findings from hundreds of studies all over the world have boiled down the elements typically associated with successful management of the commons. One of the critical elements is stable community populations over long periods of time (generations) with very little emigration and immigration. It is the expectation that one's children or grandchildren will have the use of the forest that drives the desire to manage it sustainably. Additionally, studies have consistently shown that when an outside influence (e.g., a governmental entity) establishes a common resource instead of the community designated to manage it, the willingness, and interest, in managing the property has rarely been found.<sup>[2]</sup>

Finally, the health and safety of the residents of rural King County must be a foremost consideration in land use policy. Rural residential development should not be permitted in close proximity to areas that are heavily contaminated by industrial and mine uses. In the February 2016 update of its Hazardous Sites List the Washington State Department of Ecology (Ecology), having found significant levels of arsenic and lead contamination, designated the Reserve Silica mine site with a rating representing the highest level of risk. When ranking a site, Ecology takes into consideration the potential contamination of air, soil, surface water, and groundwater.<sup>[3]</sup>

## **Conclusion**

I-203 is bad policy and should be immediately stricken from the Comp Plan. The proposed revisions to I-203 threaten the integrity of the Forest Production District boundary and create moral hazard for existing mining operations. With all due respect, we think that continuing I-203 would be a mistake. While doing so benefits a small group of special interests, it runs to the detriment of greater good and would violate the notion of good government. If you would like, the Commission would be happy to send a group of people to talk with you about this most critical issue.

Thank you for considering the recommendations of the Rural Forest Commission.  
Please let me know if we can be of further assistance.

Sincerely,  
<!--[if !vml]-->





## King County

### Rural Forest Commission

201 South Jackson Street, Suite 600

Seattle, WA 98104-3855

206-296-8042 206-296-0192 Fax

October 17, 2012

**John Chaney**

Chair  
Forest Landowner

**Doug McClelland**

Vice Chair  
Washington Department  
of Natural Resources

The Honorable Larry Gossett  
Chair, King County Council  
516 Third Avenue, Room 1200  
Seattle, WA 98104

**Ron Paul Baum**

Forest Landowner

Dear Councilmember Gossett:

**Jim Franzel**

Mt. Baker/Snoqualmie  
National Forest

**Daryl Harper**

Forest Landowner

**Bernie McKinney**

Middle Green River Coalition

**Sandy Miller**

Forest Landowner

I am writing on behalf of the King County Rural Forest Commission (Commission) to comment on the Council's proposed amendments to the 2012 Comprehensive Plan. The Commission briefed the Transportation, Economy and Environment Committee on Comprehensive Plan issues related to forestry during the summer. In general, we are pleased that the Council not only has supported the Executive's proposed policy changes related to forestry and forest-based businesses, but in its Striking Amendments have recognized the value of forestry technical assistance to small forest landowners.

**Brandy Reed**

King Conservation District

**Dick Ryon**

North Bend resident

**Doug Schindler**

Mountains to Sound  
Greenway Trust

**Cindy Spiry**

Snoqualmie Indian Tribe

The purpose of this letter is twofold. First, at the end of our briefing to the TrEE Committee, Councilmember Hague asked questions related to the timber industry that we will respond to here. Second, a proposal to rezone the Reserve Silica property from Mining to Rural has now returned for consideration by the Council and warrants a response from the Commission. The Commission recommends that this proposal, M5a-Reserve Silica Map Amendment, be rejected and that the Council support the Executive's proposal to rezone the Reserve Silica mine to Forest.

**Rex Thompson**

Cascadia Pacific Group

**Nate Veranth**

Forest Landowner

First, here are Councilmember Hague's questions and our responses:

#### 1) Where is the economic value for forestry right now?

Forestry is an active, viable economic activity in King County now and in the foreseeable future. Timber markets, while they fluctuate, are a significant source of income for forestland owners. Timber harvest volumes in King County have been increasing for the last several years and in 2011 were valued at over \$30 million. In addition, we see potential long term markets for ecosystem services such as water supply, stormwater management and carbon sequestration. There are also potential markets for a variety of commodities such as mitigation banking, forest recreation concessions and non-timber forest products.

#### 2) What you would do with soils that are not conditioned for good growth of harvestable timber?

A variety of organic amendments including biosolids compost have been shown to improve the properties of highly disturbed soils, including mine sites. For

Larry Gossett  
October 17, 2012  
Page 2

example, biosolids compost has been used in King County for years in a program to reclaim and revegetate old logging roads where there is little or no topsoil remaining. In addition, biosolids compost and other organic amendments are widely known to improve soil properties and the success of revegetation efforts on mine tailings, which present considerably harsher conditions than logging roads. ([Bergeron and Henry](#), 2005) The County has pilot projects and research currently underway to test new approaches to the use of biosolids in soil remediation.

### **3) What can be done in situations where property owners do not wish to manage their land for timber harvest?**

The King County Comprehensive Plan and Code provide for more than 48 land use activities other than forest management that provide business opportunities in the Forest Zone. Many of these are commonly associated with forest land uses, such as wood products manufacturing, biomass processing, non-timber forest product sales and log storage. Furthermore, diverse uses unrelated to timber such as campgrounds, RV parks, agriculture, hydroelectric generation and mining are also allowed uses within the Forest Zone.

### **Commission response to M5a-Reserve Silica Map Amendment**

During the Commission's review of the Comprehensive Plan issues, King County staff briefed us on proposed rezone of the Reserve Silica property. The Commission has heard from the property owners, received and reviewed new property reports from the owners and heard from the Friends of Rock Creek Valley. Our initial advice to the Executive and Council was that if mining were no longer the use and the predominate zoning and land use on adjacent properties was forestry, then it was appropriate to designate the property as Forest. After reviewing the owner's additional information, the Commission has not chosen to change that advice.

In coming to this conclusion we considered the case made by Reserve Silica for changing the zoning to Rural to allow for a clustered residential development in the future. We have the following comments on the proposal and its supporting documents.

### **Expense of reclamation**

The International Forestry Consultants and Gordon Bradley reports to the Reserve Silica owners conclude that it would be prohibitively expensive to restore soil productivity to the level required for timber production on the site. Some, but not all, parts of the site are affected. Both reports appear to assume that restoration of the affected forest land would be too expensive as a forest investment, without providing analyses of potential restoration methods and alternatives along with related economic analyses and cost estimates. From our perspective, the cost of reclamation should be viewed as a cost of mining. Since these lands were originally mostly timbered, it is reasonable to assume that mining activities were the main cause of soil productivity decline. The mining operation, not the future owners of the property, should bear the responsibility and costs for restoring site and soil productivity to pre-mining values.

Larry Gossett  
October 17, 2012  
Page 3

**Health and safety**

The Commission has concerns regarding remediation of potentially harmful compounds or materials on the site, including but not limited to cement kiln dust and coal tailings. The Gordon Bradley report points to “significant liabilities” present on the site: open mines, buried coal and cement tailings and test mine pits throughout the forest. The ultimate purpose of the proposed rezone is to make way for a clustered suburban residential development associated with an open space with the potential for recreational use. If there is any possibility of risk to health and safety from the mining operations, then clearly residential development or recreational use of the land is inappropriate.

**Land use policies**

Because of its location within the Forest Production District the Reserve Silica site should be zoned Forest. King County policy is clear that when zoning changes are being considered for mining sites the new land use and zoning should be compatible with the surrounding properties. The Reserve Silica mine is bordered on three sides by Forest-zoned properties and on the north by the County’s Black Diamond Natural Area.

A combination of site, soil and climatic characteristics are important criteria for designating Forest zoning, but equally important is the size of contiguous ownerships and compatible land uses. Ownership within the Forest Zone usually require abundant separation from owners of smaller parcels who require protection from large operations which generate noise, dust, light and glare. Restricting the amount of residential and commercial development within and adjacent to the Forest zone helps protect the integrity and viability of forests and those that rely on them.

**Precedent**

The argument that the Reserve Silica site is now not suitable for growing timber is an admission of poor planning and execution of a comprehensive reclamation plan required in the permitting documents for the mining operation. It is insufficient reason to set a precedent of moving the Forest Zone to accommodate poor planning by a permittee. If the Council approves the Reserve Silica amendment in its present form, a serious precedent may be set. It would open the door for any forest or agricultural owner to pursue practices that degrade site productivity while extracting value, and then move to rezone to rural or urban development intensity. This would reward damaging actions that are entirely within the owner’s control.

**Conclusion**

Reserve Silica is planning for the eventual conclusion of their extraction operations. No doubt they have earned every hard dollar ever made on this site. It was a tough and vital business. They have a reputation as a good employer within the region, providing family wage jobs, and giving families a chance to settle in the community.

In our view, this land has economic potential if zoned Forest. There are dozens of alternative land uses available to the Reserve Silica. Some are unique. Some are exclusive from other zones. Parts of the site are currently appropriate for commercial timber use.

Larry Gossett  
October 17, 2012  
Page 4

We find the Reserve Silica request for a rezone from Mining to Rural is not warranted and should be rejected.

Thank you for considering the recommendations of the Rural Forest Commission. Please do not hesitate to contact us if we can be of additional assistance.

Sincerely,



John Chaney  
Chair, King County Rural Forest Commission

cc: King County Councilmembers  
    ATTN: Michael Woywod, Chief of Staff  
            Anne Noris, Clerk of the Council  
Kendall Moore, Legislative Analyst, Transportation, Economy and Environment  
Committee  
Christie True, Director, Department of Natural Resources and Parks (DNRP)  
Mark Isaacson, Division Director, Water and Land Resources Division (WLRD),  
DNRP  
Paul Reitenbach, Comprehensive Plan Update Manager, Department of Development  
and Environmental Services  
King County Rural Forest Commission Members



## King County

### Rural Forest Commission

201 South Jackson Street, Suite 600  
Seattle, WA 98104-3855

206-296-8042 206-296-0192 Fax

*Nate Veranth*  
Chair  
Forest Landowner

June 1, 2016

*Bernie McKinney*  
Vice Chair  
Green River Coalition

The Honorable Rod Dembowski

Chair, Transportation, Economy and Environment Committee, King County Council

King County Courthouse

516 Third Avenue, Room 1200

Seattle, WA 98104

*Andy Chittick*  
Forest Landowner

*Daryl Harper*  
Forest Landowner

Dear Councilmember Dembowski:

*Amy LaBarge*  
Forest Ecologist

I write on behalf of the King County Rural Forest Commission (Commission) to comment on the Executive's proposal to strike Policy I-203(b) from the 2016 King County Comprehensive Plan (Comp Plan).

*Doug McClelland*  
Washington Department  
of Natural Resources

The Commission includes representatives from a variety of constituencies involved with forestland in King County, including private forest landowners, professional foresters, environmental organizations, the timber industry, affected Indian tribes, and governmental agencies. The Commission's purpose is to provide rural perspectives to King County decision-makers in the interest of preserving the forest land base and the viable practice of forestry in King County. With that in mind, we have reviewed Policy I-203(b) and support deleting it from the Comp Plan for the following reasons.

*Steven Mullen-Moses*  
Snoqualmie Indian Tribe

*Monica Paulson Priebe*  
Green River College

*Brandy Reed*  
King Conservation District

*Dick Ryon*  
Forester

In our view, the Comp Plan is a critical tool that protects our unique Pacific Northwest quality of life by crafting a long-term vision for the growth and development of King County through a careful and deliberative process. It is for good reason that Policy I-203 generally requires that substantive changes to the Comp Plan and development regulations, and changes to the Urban Growth Area Boundary, be considered on the four-year, and not the annual, amendment cycle. The four-year cycle is necessary to sufficiently evaluate the potential impacts such changes may have on our environmental and economic interests. Our Forest Production District (FPD) is integral to both of these interests and, therefore, deserves vigilant protection.

*Doug Schindler*  
Mountains to Sound  
Greenway Trust

*Marti Schramm*  
Mt. Baker-Snoqualmie  
National Forest

*Grady Steere*  
Campbell Global

*Rex Thompson*  
Cascadia Pacific Group

Land in the FPD requires substantial separation and buffering from other lands to protect them from large operations that generate or involve noise, dust, light, glare, heavy machinery, and other comparable impacts and hazards. In addition, forest practices are implemented more efficiently, and therefore more viably, on larger, less fragmented tracts of forest lands. For these reasons, King County policy is clear

Councilmember Dembowski

June 1, 2016

Page 2

that mining sites surrounded by the FPD should be returned to forestry, and placed in the FPD, upon conversion of the mine. We support that policy.

We understand that some mining sites may not provide optimal conditions for growing timber and that landowners may prefer to convert such sites to residential use rather than make the investment necessary to rehabilitate the land for long-term forestry. But, in many cases, such suboptimal growing conditions are the direct result of the very extraction activities from which mine owners have already benefited. It seems that Policy I-203(b) may actually discourage good stewardship of mining sites by allowing landowners the more profitable option of residential conversion only when they have managed to degrade the site to the point that long-term forestry is no longer economically optimal.

We think that I-203(b) presents a direct threat to the forests of King County by allowing expedited review of proposals that deviate from King County policy by converting mining sites to residential use, rather than forestry, even when such sites are surrounded by the FPD. Such deviations would carry a high risk of fragmenting the FPD and introducing irregularity to its boundary. But, even if we accept the questionable proposition that such a proposal had merit, we see no reason that King County should deprive itself of the opportunity to give the proposal the same careful consideration it gives other proposals for substantive changes to the Comp Plan pursuant to Policy I-203.

Demonstration projects are not a new concept. In fact, King County Code (KCC) Ch. 21A.55 outlines the process for implementing such projects. Under current code, demonstration projects must be consistent with the King County Comprehensive Plan and must not require nor result in amendment of the comprehensive plan nor the comprehensive land use map. KCC 21A.55.030. Significantly, current code provides that “[d]emonstration projects shall be located in urban and/or rural areas which are deemed most suitable for the testing of the proposed alternative development regulations.” KCC 21A.55.010. Accordingly, it seems that Policy I-203(b) departs from current code and policy on a number of fronts: it expedites review of substantive policy decisions and focuses the impacts of these decisions outside the urban and rural areas, all to the probable detriment of our forests.

In 2012, we reviewed a proposal to rezone a mining site surrounded on three sides by the FPD from Mineral to the Rural zone. As it happens, that proposal touched on many of the same issues as Policy I-203(b) does today. In our letter to the Honorable Larry Gossett, dated October 17, 2012 (2012 Letter), we explained why that proposal should be rejected and find that much of our rationale then, is applicable here. That being the case, I have attached a copy of that letter for your reference.

For all of these reasons, including those set forth in our 2012 Letter, we find that Policy I-203(b) is flawed policy and should be stricken from the Comp Plan. Of course, the Commission is happy to discuss any of these issues with you or the King County Council if you would like.

Councilmember Dembowski

June 1, 2016

Page 3

Thank you for considering the recommendations of the Rural Forest Commission. Please let me know if we can be of further assistance.

Sincerely,



Nate R. Veranth, Chair  
King County Rural Forest Commission

Attachment

cc: King County Rural Forest Commission members  
The Honorable Dow Constantine, King County Executive  
King County Councilmembers  
ATTN: Anne Noris, Clerk of the Council  
Carolyn Busch, Chief of Staff  
Carrie S. Cihak, Chief of Policy Development, Policy and Strategic Initiatives, King  
County Executive Office  
Christie True, Director, King County Department of Natural Resources and Parks  
(DNRP)  
Bob Burns, Deputy Director, DNRP  
Mark Isaacson, Division Director, Water and Land Resources Division (WLRD),  
DNRP  
John Taylor, Assistant Division Director, WLRD, DNRP



## King County

### Rural Forest Commission

201 South Jackson Street, Suite 600  
Seattle, WA 98104-3855

206-296-8042 206-296-0192 Fax

*Nate Veranth*  
Chair  
Forest Landowner

September 19, 2016

*Bernie McKinney*  
Vice Chair  
Green River Coalition

The Honorable Joe McDermott  
Chair, King County Council  
King County Courthouse  
516 Third Avenue, Room 1200  
Seattle, WA 98104

*Andy Chittick*  
Forest Landowner

*Daryl Harper*  
Forest Landowner

Dear Councilmember McDermott:

*Amy LaBarge*  
Forest Ecologist

I write on behalf of the King County Rural Forest Commission (Commission) to comment on revisions to Executive Constantine's recommended 2016 King County Comprehensive Plan (Comp Plan) proposed by the Transportation, Economy and Environment Committee (TrEE Committee), as set forth in Striking Amendment S1, dated September 1, 2016 (Striking Amendment), specifically with respect to subsection (c) of Policy I-203 (such subsection is referred to herein as I-203).

*Doug McClelland*  
Washington Department  
of Natural Resources

*Steven Mullen-Moses*  
Snoqualmie Indian Tribe

*Monica Paulson Priebe*  
Green River College

*Brandy Reed*  
King Conservation District

*Dick Ryon*  
Forester

*Doug Schindler*  
Mountains to Sound  
Greenway Trust

*Marti Schramm*  
Mt. Baker-Snoqualmie  
National Forest

*Grady Steere*  
Campbell Global

*Rex Thompson*  
Cascadia Pacific Group

The Commission includes representatives from a variety of constituencies involved with forest land in King County, including private forest landowners, professional foresters, environmental organizations, the timber industry, affected Indian tribes, and governmental agencies. The Commission's purpose is to provide rural perspectives to King County decision-makers in the interest of preserving the forest land base and the viable practice of forestry in King County. We have reviewed I-203, discussed the rationale for including it in the Comp Plan with Council staff (Staff), and strongly oppose such inclusion for the reasons set forth below.

At the outset, we would like to clarify that we think the current debate over I-203 has both a substantive and a procedural component, both of which must be considered. We have made clear our position that the substance of I-203 is unfortunate policy.<sup>1</sup> Below is a summary of the basis for our view, but first, we would like to address the procedural question head on.

### Procedural Considerations in the I-203 Debate

As you know, the proposed I-203 is substantively identical to the existing policy, except that it includes a sunset provision causing the policy to expire in 2019.

<sup>1</sup> See Letters dated October 17, 2012 and June 1, 2016, to the Council and TrEE Committee Chair Rod Dembowski, respectively.



Councilmember McDermott

September 19, 2016

Page 2

Staff expressed to us that the TrEE Committee's decision to include I-203 in the Striking Amendment is based substantially on the fact that one particular landowner had purchased certain real property with the hope of transferring the development rights to an I-203 demonstration project site should their proposal be approved by the county. Our understanding of the TrEE Committee's reasoning is that, even if I-203 is bad policy, "good government" principles require that this particular landowner have more time to prepare its proposal before the policy is stricken. If this is true, this is really disappointing. The notion that King County would knowingly perpetuate bad policy, to the detriment of the health, safety, and welfare of its citizens in order to protect the investment of a special interest seems like the antithesis of good government. The fact is that land use policies change over time and those changes impact landowners, for better or for worse. We question the wisdom in attempting to consider the individual circumstances of every well-connected landowner in policy decisions critical to achieving the greater good.

Further, the speculative purchase of property in reliance on existing policy in no way provides the landowner any special standing or otherwise vests any right to obtain entitlements with respect to that policy. Still, striking I-203 in 2016 does not mean that this landowner cannot propose a demonstration project in the future or that its recent investments will be lost. All it does is reassert the general rule that such a proposal will be considered on the 4-year planning cycle, instead of the annual cycle, so that it can be given the consideration it deserves when King County has the available resources to do so. In other words, there is nothing to lose by striking I-203 now.

To the contrary, preserving I-203, even with a sunset provision, poses a significant downside to the citizens of King County. There is a reason why substantive amendments are limited to the 4-year planning cycle: that is when County resources are deployed for the purpose of providing the in-depth review necessary to understand all of the potential near- and long-term impacts of a given proposal. Preserving I-203 risks a special interest project being rammed through with only limited review and to the detriment of our community. Let's face it. I-203 was a mistake to begin with. The policy was introduced into the 2012 Comp Plan in the 11<sup>th</sup> hour without providing the Executive or all of the interested stakeholders the opportunity to comment. Preserving I-203 now only compounds the mistake.

### **Why I-203 is Bad Policy**

In short, the purpose of I-203 is to facilitate reclaimed mines being converted to residential uses when those lands should, under existing law, be returned to forestry due to their proximity to the Forest Production District. The rationale for this policy seems to be based largely on the fact that some reclamation sites are no longer productive forest lands, due entirely to factors within the landowner's control. The effect of this policy is a moral hazard: the more a landowner can degrade a site while extracting value, the better chance the landowner will have of achieving greater returns by converting the site to residential uses rather than forest. In other words, it incentivizes exactly what we do not want: poor planning and execution in mineral extraction operations and the permanent conversion of forest lands.

Councilmember McDermott

September 19, 2016

Page 3

Further, the potential impacts of I-203 projects are not limited to the converted sites. Rather, converted sites also threaten adjacent forest lands. Forest practices are implemented more efficiently on larger, less fragmented, tracts. Building residential enclaves in the midst of the forest production district makes those efficient operations more difficult, if not impossible.

Moreover, these types of demonstration projects are not new. The Uplands development near North Bend, WA is an example of a similar concept that included a community-managed forest component. In our opinion, from a forestry perspective, the Uplands has not been a success. This is probably due to the fact that residential communities are not typically well suited to effective forest management.

Successful management of common pool resources, specifically community forests, has been thoroughly researched over the course of decades now. Findings from hundreds of studies all over the world have boiled down the elements typically associated with successful management of the commons. One of the critical elements is stable community populations over long periods of time (generations) with very little emigration and immigration. It is the expectation that one's children or grandchildren will have the use of the forest that drives the desire to manage it sustainably. Additionally, studies have consistently shown that when an outside influence (e.g., a governmental entity) establishes a common resource instead of the community designated to manage it, the willingness, and interest, in managing the property has rarely been found.<sup>2</sup>

Finally, the health and safety of the residents of rural King County must be a foremost consideration in land use policy. Rural residential development should not be permitted in close proximity to areas that are heavily contaminated by industrial and mine uses. In the February 2016 update of its Hazardous Sites List, the Washington State Department of Ecology (Ecology), having found significant levels of arsenic and lead contamination, designated the Reserve Silica mine site with a rating representing the highest level of risk. When ranking a site, Ecology takes into consideration the potential contamination of air, soil, surface water, and groundwater.<sup>3</sup>

## Conclusion

I-203 is bad policy and should be immediately stricken from the Comp Plan. The proposed revisions to I-203 threaten the integrity of the Forest Production District boundary and create moral hazard for existing mining operations. With all due respect, we think that continuing I-203 would be a mistake. While doing so benefits a small group of special interests, it runs to the detriment of greater good and would violate the notion of good government. If you would

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<sup>2</sup> Ostrom, E. 1990. Governing the commons: The evolution of institutions for collective action. Cambridge University Press, NY.

Gibson CC., JT Williams and E Ostrom 2005. Local enforcement and better forests. World Development. 33 273-284

<sup>3</sup> Washington Department of Ecology. February 2016. Site Hazard Assessment: Reserve Silica.

Councilmember McDermott

September 19, 2016

Page 4

like, the Commission would be happy to send a group of people to talk with you about this most critical issue.

Thank you for considering the recommendations of the Rural Forest Commission. Please let me know if we can be of further assistance.

Sincerely,



Nate R. Veranth, Chair  
King County Rural Forest Commission

Attachments

cc: King County Councilmembers  
ATTN: Anne Noris, Clerk of the Council  
Carolyn Busch, Chief of Staff  
The Honorable Dow Constantine, King County Executive  
King County Rural Forest Commission members  
Carrie S. Cihak, Chief of Policy Development, King County Executive Office  
Christie True, Director, King County Department of Natural Resources and Parks  
(DNRP)  
Bob Burns, Deputy Director, DNRP  
Mark Isaacson, Division Director, Water and Land Resources Division (WLRD),  
DNRP  
John Taylor, Assistant Division Director, WLRD, DNRP  
Ivan Miller, Comprehensive Planning Manager, Office of Performance, Strategy  
and Budget

To: King County Council TrEE Committee

September 19, 2016

Re: 2016 KCCP Update--Comments on Proposed Individual Committee Member Amendments to the Proposed Striker Amendment S1

Chairman Dembowski,

Please consider my comments, below, on the Proposed Individual Committee Member Amendments to the Proposed Striker Amendment S1.

Due to the short time for their consideration, the Hollywood Hill Association was unable to review them. Thus, these comments are my own perspectives.

## Ch 2--Urban Communities

U-3. **U-149** Lambert

Proposed Amendment: "New facilities and businesses that draw from throughout the region, such as large retail uses~~((i))~~ **and** large public assembly facilities~~((and institutions of higher education))~~, should locate in the Urban Growth Area."

Effect of Proposed Amendment: "Would no longer encourage institutions of higher education to be located in the UGA."

### REJECT

The School Siting Task Force did an excellent job bring many diverse stakeholders together on this issue. The consensus was unanimous that we should site such development inside the UGA. The exclusion proposed above would simply open the door to sprawl development in our Rural areas.

U-4. **U-181** Lambert

Proposed Amendment: "~~((U-181 Except for existing Fully Contained Community designations, no new Fully Contained Communities shall be approved in King County.))~~"

Effect of Proposed Amendment: "Removes current prohibition on new Fully Contained Communities in King County."

### REJECT

There is no such thing as a Fully Contained Community. Redmond Ridge proved this, if any proof was needed. The prohibition against creating such dense developments in our Rural areas should be retained.

### Ch 3--Rural Areas & Natural Resource Lands

R-1. **R-324** Lambert

Proposed Amendment: “Nonresidential uses in the Rural Area shall be limited to those that:...

e. Provide recreational and tourism opportunities that are compatible with the Rural Area.

Effect of Proposed Amendment: The reference document comments fail to note the addition of the phrase: “and tourism”.

#### REJECT

The addition of “tourism” here is part of an effort to grease the skids for introducing policies that would allow denser “wine tourism” development in the Sammamish Valley. Non-residential activities associated with the wine and beverage and/or tourist industry should continue to be accommodated where over 95% of it located under current policies – inside the UGA. These permitted non-resident commercial activities should not be expanded in the Rural Area.

R-2. **R-334** Lambert

Proposed Amendment: “To maintain traditional rural development patterns and assure continued opportunities for resource activities in the Rural Area, large lot development is preferred in the Rural Area. Clustering of lots is permitted when:...d. The development can be served by rural facilities and service levels (such as on-site sewage disposal and ~~((rural-))~~fire protection).”

Effect of Proposed Amendment: “Removes “rural” qualifier when referencing fire protection as an example of the types of facilities and services that are required for lot clustering.”

#### REJECT

This is yet another effort to tweak the codes in the direction of weakening protections for our Rural Areas.

### Ch 9--Services, Facilities and Utilities

F-1. **F-208** Lambert

Proposed Amendment: “~~((Public spending to support growth should be directed to the Urban Growth Area and prioritized and coordinated through Capital Facility Plans to comply with the concurrency requirements of the Growth Management Act.))~~”

Effect of Proposed Amendment: “Would remove policy F- 208, which encouraged public spending to be directed to the UGA and coordinated to comply with concurrency requirements.”

#### REJECT

The current language is precisely what we need to do if we are to keep sprawl out of our Rural Areas. The current language indicates an appropriate intent, yet it is not an absolute. This language should be retained.

F-2. **F-209** Lambert

Proposed Amendment: “In the Rural Area and Natural Resource Lands, services provided by agencies should support a rural level of ~~((development and not facilitate urbanization))~~ **service that meets the needs of the community.**”

Effect of Proposed Amendment: “Would encourage that rural services support a rural level of service that meets the needs of the community, rather than supporting a rural level of development that does not facilitate urbanization.”

**REJECT**

Our “community” includes people and businesses both inside and outside of the UGA. The proposed language would essentially be inviting Urban level services into the Rural Areas. On the other hand, the existing language says exactly what we want to continue achieving, which is to focus denser development in the Urban areas and avoid having it sprawl into our Rural communities.

I-2. **I-203** Kohl-Welles

Proposed Amendment and Effect: Removes subsection c, which allowed for consideration of a mining site conversion demonstration project during the annual Comp Plan update cycle.

**ACCEPT**

A project of such significance would create huge precedent for our associated policies and should be considered in that light, as a major change to the Comp Plan. Moreover, this particular demonstration project concept has been a thinly disguised effort to densely develop a (polluted) site in the Rural Area, which has gone on far too long. Keeping it in the annual review process makes it an annoyance that requires constant attention from staff and the public. The exception should be removed.

I-3. **Ord. 2016-0155 S1, Sec. 7** Dembowski

Proposed Amendment: B.12. **Changes related to the 2016 Sammamish Valley Area Wine and Beverage Industry Study.**

Effect: Amends policy I-203 to add ability to address changes related to the 2016 winery study during the annual Comp Plan update cycle.

**REJECT**

The Sammamish Valley has always been under tremendous pressure from those who would “pave it over”. The most recent effort to get around the laws that have protected this gem come from powerful interests which are hoping to use the cachet of the “wine tourism” phenomenon as a smokescreen for their true purpose, which is to open the Rural Sammamish Valley area up to denser development. Any changes that would mollify the existing land speculators, violators of existing code, developers and ideologues opposed to GMA that are pushing for a “tourism overlay” would be significant enough to warrant the full attention of the 4 year CP Update cycle.

Thanks you for your consideration of these points,

Sincerely,

Michael Tanksley  
14551 166<sup>th</sup> Ave NE  
Woodinville, WA 98072

**From:** [Dave Thomas](#)  
**To:** [CouncilCompPlan](#)  
**Subject:** Public Comment on Comprehensive Plan prior to vote on September 20  
**Date:** Monday, September 19, 2016 6:33:31 PM

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Dear Council Members,

Thank you for the opportunity to comment on pending projects near my home in the Fairwood area of Renton. A special thanks to Councilmember Reagan Dunn for the information in a recent letter sent to me and other area residents inviting comment. Government that promotes and considers citizen input is to be affirmed and applauded.

I write opposed to rezoning as part of the 2016 King County Comprehensive plan in regards to land use proposals near the intersection of 140th Ave SE and SE 180th St, collectively known as the "Fairwood A" proposal. As you are aware, the proposal is to rezone from R6 to R18 for a Continuing Care Retirement Community (approximately 250 residents) and, separately but apparently being consider in conjunction, a proposal from Gerald Schneider for build a multi-family apartment complex of 68 units.

My concern has much more to do with the apartment complex than the retirement center, but since both seem to be part of a single consideration, let me share my concerns as a very nearby neighbor.

As background, the Schneider project property (parcel 3423059034) was brought my attention and that of other neighbors as a 28-unit condominium development. I did not make public comment opposed to that project as it seemed reasonable in scale, and basically in line with the rest of the immediate community (which are single family homes). I had some concerns primarily about traffic and public safety with the condo project, and my preference would be for single family homes, but I appreciate housing needs in King County and I could certainly accept such development.

However, as now being considered, the projects (primarily the apartment complex, but to a less degree the senior center) would have considerable negative impact on the neighborhood. Please consider:

1. Traffic and road safety - The intersection of 140th Ave SE and SE 180th is the only entry into our neighborhood. There is no signal at this T-intersection. It is already difficult and at times dangerous to exit the neighborhood, especially turning north from 180th to 140th as many do. The intersection is downhill from 140th and Petrovitsky, and traffic often flows well above the posted speed limit. I am deeply concerned with traffic safety as well as congestion if an apartment complex this large were at this intersection. How many more cars does 69 units represent - certainly close to 100 if not more. Please consider traffic safety and flow in making your decision.
2. Proximity to Carriage Crest Elementary School - compounding concerns about traffic, both vehicle and pedestrian/bicycle, is the very near proximity this proposed project has to our neighborhood elementary school. I'm deeply worried for the safety of children who commute to school on foot or by bike with this significant increase of traffic and the risky driving I foresee becoming commonplace as people become frustrated with the bottlenecks that are sure to occur, especially in the mornings as children are arriving to school.



3. Change in community tone - the communities most impacted by this project are the residents who live on 180th Street itself, and those in my community just off 180th, Westmont Vista. This area is single family homes, many with households with children. It is a quiet area, chosen in part by myself and other residents for its quiet and relative seclusion (only entry is via 180th, so there is little to no traffic wither vehicle or pedestrian other than residents). It is a safe community - I have not check crime numbers since purchasing my home two years ago, but at that time this immediate area was rated much safer with far fewer incidents than the surrounding area. There is no doubt that the nature and safety of the communities would dramatically change should approval of the apartment complex project go through. There are other apartments in the area, along Petrovitsky primarily, but not embedded in little neighborhoods like mine. I would suggest a location more in line n tone with such a complex would be far wiser planning than this proposal.

4. Significant negative impact to property values - While most of my concerns over this project are for the greater community and have to do with safety, density, traffic, and the like, as well as the change in tone of neighborhood overall, I am concerned over the negative impact this project will certainly have on the values of existing properties such as mine, other residents of Westmont Vista, and the long-standing homes along 180th Street.

Community planning is a challenge for you. Once again I appreciate the opportunity to comment and be heard. I also appreciate the needs to balance concerns of existing residents with the need for development, especially of housing, in King County. I understand and support the need for multi-family housing. I would not oppose more such housing in my general community of Fairwood, especially in proximity to other existing apartments and large condominium communities along Petrovitsky Road.

Therefore, while I would prefer rejection of rezoning all four parcels under consideration in the "Fairwood A" proposal, I would for the above reasons ask Councilmembers to do no more than recommended by the County Executive in rezoning only the northern-most parcel of the Wesley Homes property (3423059035) from R6 to R18, and leaving the remaining three parcels of Wesley Homes and Wayne's Place R6. This would allow for some development, but to a degree that would have less impact on the existing neighborhoods and residents.

Thank you for your consideration. Good luck and much wisdom be yours as you meet tomorrow to make this and other important decisions.

Respectfully,

Rev. J. David Thomas

**From:** [Julie](#)  
**To:** [CouncilCompPlan](#)  
**Subject:** To Mr. DUNN, No apartments! Please.  
**Date:** Monday, September 19, 2016 10:25:43 PM

---

Hello Mr. Dunn, my name is Tyler Smith and I am a homeowner in Westmon Vista. My home is located off of 140th, on 180th street in Fairwood/Renton, Wa. We got a letter stating that there is a proposal regarding a multiplex apartment erecting on the same road on parcel 3423059034. Which we recieved not even a week before the submission date to the council.

My wife and I OPPOSE this decision. If anything, please go forth with the condominiums, which have already been approved, if you have to build on that parcel.

We bought our home in Westmont Vista, 2012. The West of 140th was all zoned R-6. Our real estate agent (also family friend) commented how this area was free of apartments. There weren't many foreclosures in the area, which suggested a stable neighborhood. The streets are quiet and safe for young kids. It looked like a nice place to enlarge my family and get a way from the condo we had in Kent with apartments surrounding us (the apartment dwellers would wrongfully use our dumpsters and made a total mess with no regard to OUR property).

The neighborhood we live in, is a nice middle class neighborhood to raise my family. It's tucked away from the main road, so it is very quiet with no buzzing of cars or much loitering. We have 2 nice parks/playgrounds that are well maintained, quaint and quiet. Parking is probably the only issue I have, even with R-6, it is lousy for parking.

Condos are acceptable as R6. If the condos were similar to those on parcel 719610-000 (RED MILL II CONDOMINIUM), <http://blue.kingcounty.com/Assessor/eRealProperty/Dashboard.aspx?ParcelNbr=7196100000> This is south of SE Petrovitsky Road and west 134TH Ave SE, this is acceptable as R-6, as THE PEOPLE OWN THEM. Allowing a 68 unit, 4 story apartment crammed into a residential area is NOT an acceptable solution. Renters in apartments are not always invested in keeping up the quality of the community around them. And also a declining property value does not negatively impact them because they don't intend to stay longterm (quoted from my neighbors).

I want our playgrounds to stay clean and maintained and NOT loitered, trashed or vandalized (experience from my previous home). We don't need more parked cars along the road of 180th or even our neighborhood. I don't want the value of my home to decline because apartments make a neighborhood less desirable. Too add, my kid's elementary school is only a few blocks away and I don't want to see the school/playground there, vandalized, littered, and littered with dirty unsafe paraphernalia.

PLEASE hear me out. PLEASE DO NOT put an apartment complex on our street. Condos are a better option, which are already approved. They are also considering a senior developement which personally, I do not have a problem with. I know that there is an apartment complex, Fairwood landing apartments off of SE 177th St. Just observing, because I always drive by when I have to grocery shop...They are not well maintained, and there is quite often, police activity there, constant loitering in the parking lot, nearby street and at the former Albertons parking lot.. Enough said about that, because I can go on and on.

Other issues I have with these new developements; will there be a traffic light? It's already a

pain turning left onto 140th Ave SE, and to turn left onto SE 180th St from 140th. I have almost been hit from speeding cars. Having an entrance put near the existing entrance and exit would not be safe. It is also a blind turn onto the road (180th from 140th) into the neighborhood because it is a hill going down. There surely would be an accident. Also, please keep the barricade that is separating the neighborhoods by the water reserve on 134th ave se, (it's a fire lane) it definitely keeps our roads safe and quiet. Otherwise there will be traffic all day and night through our neighborhood because it is a shortcut for other neighborhoods to go through. There are a TON of youngsters, including my young kids, in my neighborhood, and we don't need the extra traffic through here... ESPECIALLY SPEEDERS.

Ok I will end it here. Thank you Mr. Reagan Dunn and to the Council members for taking the time to read my letter.

Have a lovely day -The Smith's

**From:** [Jensen, Christine](#)  
**To:** [CouncilCompPlan](#)  
**Subject:** Fwd: 2016 KCCP UPD--COMMENTS ON INDIVIDUAL AMENDMENTS TO STRIKER S1  
**Date:** Tuesday, September 20, 2016 6:02:04 AM  
**Attachments:** [SQB-Comments-to-TrEE-committee-Re-Res-483-20160920.docx](#)  
[ATT00001.htm](#)  
[Resolution483AsPublished.pdf](#)  
[ATT00002.htm](#)

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Christine Jensen  
Principal Legislative Analyst  
King County Council

Begin forwarded message:

**From:** Susan Boundy-Sanders <[sbsand@hotmail.com](mailto:sbsand@hotmail.com)>  
**Date:** September 20, 2016 at 5:54:05 AM PDT  
**To:** Michael Tanksley <[wmtanksley@comcast.net](mailto:wmtanksley@comcast.net)>, Rod Dembowski <[rod.dembowski@kingcounty.gov](mailto:rod.dembowski@kingcounty.gov)>, "Claudia Balducci" <[claudia.balducci@kingcounty.gov](mailto:claudia.balducci@kingcounty.gov)>, Kathy Lambert <[kathy.lambert@kingcounty.gov](mailto:kathy.lambert@kingcounty.gov)>, Jeanne Kohl-Welles <[jeanne.kohl-welles@kingcounty.gov](mailto:jeanne.kohl-welles@kingcounty.gov)>, "McDermott, Joe" <[joe.mcdermott@kingcounty.gov](mailto:joe.mcdermott@kingcounty.gov)>, "Dave Upthegrove" <[Dave.Upthegrove@kingcounty.gov](mailto:Dave.Upthegrove@kingcounty.gov)>  
**Cc:** Pete von Reichbauer <[Pete.vonReichbauer@kingcounty.gov](mailto:Pete.vonReichbauer@kingcounty.gov)>, Reagan Dunn <[reagan.dunn@kingcounty.gov](mailto:reagan.dunn@kingcounty.gov)>, Larry Gossett <[Larry.Gossett@kingcounty.gov](mailto:Larry.Gossett@kingcounty.gov)>, Christine Jensen <[Christine.Jensen@kingcounty.gov](mailto:Christine.Jensen@kingcounty.gov)>, Miller Ivan <[ivan.miller@kingcounty.gov](mailto:ivan.miller@kingcounty.gov)>, "Wolf, Karen" <[karen.wolf@kingcounty.gov](mailto:karen.wolf@kingcounty.gov)>, Smith Lauren <[lauren.smith@kingcounty.gov](mailto:lauren.smith@kingcounty.gov)>, "Painter, Alan" <[alan.painter@kingcounty.gov](mailto:alan.painter@kingcounty.gov)>, "Hill, Elizabeth" <[elizabeth.hill@kingcounty.gov](mailto:elizabeth.hill@kingcounty.gov)>  
**Subject:** Re: 2016 KCCP UPD--COMMENTS ON INDIVIDUAL AMENDMENTS TO STRIKER S1

Council:

Please also accept the attached comments, which include Resolution 483 passed unanimously by the Woodinville City Council.

Susan Boundy-Sanders  
[sbsand@hotmail.com](mailto:sbsand@hotmail.com)  
425.591.3672

17859 149th Ave NE  
Woodinville, WA  
98072-6202  
[Boundy-Sanders.com](http://Boundy-Sanders.com)

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**From:** Michael Tanksley <[wmtanksley@comcast.net](mailto:wmtanksley@comcast.net)>

**Sent:** Monday, September 19, 2016 2:18 PM

**To:** Rod Dembowski; [claudia.balducci@kingcounty.gov](mailto:claudia.balducci@kingcounty.gov); Kathy Lambert; Jeanne Kohl-Welles; McDermott, Joe; [Dave.Upthegrove@kingcounty.gov](mailto:Dave.Upthegrove@kingcounty.gov)

**Cc:** Pete von Riechbauer; Reagan Dunn; Larry Gossett; Christine Jensen; Miller Ivan; Wolf, Karen; Smith Lauren; Painter, Alan; Hill, Elizabeth

**Subject:** 2016 KCCP UPD--COMMENTS ON INDIVIDUAL AMENDMENTS TO STRIKER S1

KC TrEE Committee Chair Dembowski and members,

Please accept the enclosed comments on the Individual Amendments to Striker S1 for consideration during your meeting tomorrow, September 20.

Thank you.

Michael Tanksley

**RESOLUTION NO. 483****A RESOLUTION OF THE WOODINVILLE CITY COUNCIL SUPPORTING ENFORCEMENT OF KING COUNTY ZONING CODES; SUPPORTING INCREASED PROTECTIONS OF AGRICULTURAL AND RURAL LANDS IN AND SURROUNDING THE SAMMAMISH RIVER VALLEY; AND SUPPORTING TRANSIT IMPROVEMENTS IN THE SAMMAMISH VALLEY AND THE CITY OF WOODINVILLE.**

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**WHEREAS**, King County's 2016 Comprehensive Plan Amendment process is underway and includes a study of wine, agriculture, and tourism in the Sammamish River Valley; and

**WHEREAS**, Sammamish River Valley wine tourism relies in part on unobstructed views of working agricultural land to draw wine tourists; and

**WHEREAS**, agricultural land is a nonrenewable resource; and

**WHEREAS**, the citizens of King County voted in 1979 to fund a Farmland Preservation Program that includes the Sammamish River Agricultural Production District for the purpose of preserving farmland, agriculture, and open space (see

<http://www.kingcounty.gov/depts/dnrp/wlr/sections-programs/rural-regional-services-section/agriculture-program/farmland-preservation-program.aspx>); and

**WHEREAS**, the average price of high-quality farmland in Washington has increased 25 percent in the last year, and nearly 50 percent in the last four years (*Seattle Times*, "Latest Washington real-estate gold rush: farms," July 20, 2016, <http://www.seattletimes.com/business/real-estate/latest-washington-real-estate-gold-rush-farms/>); and

**WHEREAS**, Washington has lost more than a million acres of farmland between 1997 and 2012 ([https://www.agcensus.usda.gov/Publications/2012/Full\\_Report/Volume\\_1\\_Chapter\\_1\\_State\\_Level/Washington/st53\\_1\\_001\\_001.pdf](https://www.agcensus.usda.gov/Publications/2012/Full_Report/Volume_1_Chapter_1_State_Level/Washington/st53_1_001_001.pdf)); and

**WHEREAS**, King County Council studies to consider loosening restrictions on Rural and Agricultural land in the Sammamish Valley help fuel land speculation, resulting in further price increases that make agricultural land too expensive for farmers (*Attachment 1*); and

**WHEREAS**, development has already made some Sammamish Valley agricultural acreage too wet to farm (*Attachment 2*); and

**WHEREAS**, King County has modest protections such as SO-120 (the Agricultural Production Buffer Special District Overlay, KCC 21A.38.130) to prevent upslope development from harming agricultural land but these protections have proven inadequate (*Attachment 3*); and

**WHEREAS**, Washington's Growth Management Act Goal 8, RCW 36.70A.020(8), encourages conservation of agricultural lands and discourages incompatible uses (*Attachment 4*); and

**WHEREAS**, King County's Countywide Planning Policy DP-57 discourages incompatible land uses adjacent to designated Resource Lands including agricultural land (*Attachment 5*); and

**WHEREAS**, The Washington Supreme Court has held that agricultural land must be protected under the Growth Management Act, *King County v. Central Puget Sound Growth Management Hearings Board*, 142 Wn.2d 543 (2000), recognizing that "allowing incompatible uses nearby impairs the viability of the resource industry" (referring to agriculture), *City of Redmond v. Central Puget Sound Growth Management Hearings Board*, 136 Wn.2d 38 (1998); and

**WHEREAS**, King County's Countywide Planning Policy DP-50 requires that new nonresidential uses in the Rural Area be limited to uses that are demonstrated to serve the Rural Area (*Attachment 6*); and

**WHEREAS**, a small number of wine tasting rooms and retail sales businesses—correctly characterized as urban uses—operate in unincorporated King County in violation of King County code, are built without environmental or building permits, disrupt traffic, fail to provide adequate parking, increase storm water runoff, and thus compete unfairly with law-abiding businesses (King County Code Enforcement complaints ENFR15-0287, ENFR15-0486, ENFR13-0143, ENFR15-0538, ENFR15-0525, and ENFR12-0239); and

**WHEREAS**, the sprawling style of these illegal uses, environmental harm to nearby agricultural land, and availability of suitable land inside the Woodinville city limits for such uses mean that expansion of the Urban Growth Boundary in order to accommodate such uses is unnecessary and contrary to the criteria identified in Countywide Planning Policies DP-16 and DP-17 (*Attachment 7*); and

**WHEREAS**, Woodinville has ample vacant and redevelopable land in its retail and industrial zones (*Attachment 8*); and

**WHEREAS**, the Vision Statement in Woodinville's Comprehensive Plan recognizes the economic and cultural importance of healthy farmland and a healthy agricultural industry in the Sammamish Valley (*Attachment 9*); and

**WHEREAS**, the presence of approximately 100 wineries and tasting rooms, plus numerous breweries, distilleries, and cideries inside the Woodinville city limits demonstrates that wineries and tasting rooms can thrive while complying with GMA-mandated zoning and permitting requirements; and

**WHEREAS**, parking is insufficient during peak tourism hours in the City's wine districts;

**NOW, THEREFORE THE CITY COUNCIL OF THE CITY OF WOODINVILLE, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:**

**Section 1.** The Woodinville City Council respectfully requests that the King County Council take actions that will ensure enforcement of current code in and around the Sammamish Valley.

As an underlying guide to implementation, the Woodinville City Council respectfully requests that the law-abiding citizens, communities, and environment of King County, not the parties violating code, be regarded as the "customers" of code enforcement (*Attachment 10*).



As another guide to implementation, the Woodinville City Council respectfully requests that code enforcement shift its standards closer to both the letter and spirit of the codes. This would end such practices as regarding a cot as proof of residency.

The Woodinville City Council regards code enforcement as a necessity for the continued existence of agriculture in the Sammamish River Valley. We regard any discussion of relaxing code as compounding what is already a very real threat to the continued viability of Sammamish River Valley agriculture.

**Section 2.** The Woodinville City Council respectfully requests that King County Council not only preserve all Agricultural zoning, but also increase the protections on upslope Rural land, because the current protections have proved inadequate.

Agriculture has value in its own right, as affirmed by King County voters when they approved the Farmland Preservation Program in 1979. It is also the basis for Woodinville wine country tourism: without the country aesthetic that the farmland provides, there is no Woodinville wine country.

Preserving Agricultural zoning is necessary, but not sufficient. Upslope development has already made some Agricultural acreage too wet to farm (*Attachment 2*). This indicates that the existing protections that apply to nearby Rural land, such as SO-120, are insufficient and should be strengthened, broadened in the scope of development and permitted uses covered, and extended to cover more geographic area. Preserving farmland, agriculture, and farmers means that current proposals for Rural land, including retail overlays, relaxed permitted uses, Urban Growth Boundary amendments, rezones, relaxed definitions, relaxed standards, and any other changes that allow urban activities upslope of Agricultural zoning should be rejected by the King County Council on the grounds that they have already harmed, and are likely to further harm, agriculture and farmers in the Sammamish Valley.

**Section 3.** The Woodinville City Council respectfully requests that the King County Council preserve views of working agricultural land from the roadways in the Sammamish River Valley.

Unobstructed views of productive farmland are essential to the ability of the Sammamish Valley to draw tourists; places like Seattle already have numerous production wineries much closer to the homes or lodgings of wine tourists. Therefore, developing the parcels along the roadside between Woodinville and Redmond not only damages the feasibility of using the land for agricultural uses by increasing runoff, but also erases tourism value of the Sammamish River Valley by obscuring the views that attract tourists.

**Section 4.** The Woodinville City Council respectfully requests that the King County Council set a higher bar for initiating consideration of relaxation of existing protections for the Sammamish River Valley every four years, as even such studies destabilize agricultural land prices, thereby jeopardizing agriculture in the Valley (*Attachment 1*).

Support for relaxing codes is restricted to a small number of developers, real estate brokers, land speculators, and businessmen who are unwilling to pay urban prices and undertake urban permitting processes in their quest to open urban businesses. Accommodating the wishes of this small number of individuals jeopardizes the livelihood of farmers and the environment that are the basis of the tourism and wine economy in the Sammamish Valley.

**Section 5.** The Woodinville City Council commits to continuing to make Woodinville a hospitable host for manufacturing and sale of alcoholic beverages.



The City of Woodinville hosts approximately 100 wineries, breweries, distilleries, and tasting rooms inside its city limits – a strong indication that its land use codes are a good fit for the industry. The City is currently reviewing its zoning code, permitted uses, and permitting processes to identify opportunities for making the area inside the city limits (inside the Urban Growth Boundary) even more inviting to the wine and beverage industries.

The overwhelming majority of the wineries and tasting rooms in Woodinville wine country operate successfully within the Woodinville city limits. With nearly 190 acres of vacant and redevelopable commercial land inside the city limits, there is ample space for every winery in the state of Washington to have a tasting room inside the Woodinville city limits (*Attachment 8*).

The commercial or industrial-scale manufacture and sale of wine, as with any other product being manufactured and sold at such a scale and at a location other than where the raw materials are grown, are fundamentally urban activities. The fact that so many wineries are conducting these urban activities successfully in Woodinville is proof that the industry can not only survive, but thrive in an urban setting. The same is true of tasting rooms; they are fundamentally retail points of sale, and therefore an urban activity.

**Section 6.** The Woodinville City Council respectfully requests that the King County Council explore ways to provide public transit and alleviate parking shortages in Woodinville's wine districts.

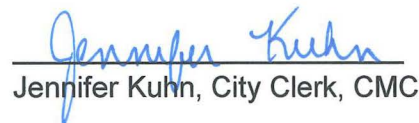
No public transit serves Woodinville's wine districts. This forces tourists to visit by private vehicles, causing even more demand for parking than most commercial districts experience. Woodinville receives many requests by tourist-oriented business owners for transit service. We are grateful for Metro's current Alternative Services study. We ask that the King County Council also consider adding fixed-route service serving Woodinville's Park & Ride and covering Woodinville's downtown, Hollywood, West Valley, and North Industrial wine districts. This fixed route service would complement King County's ongoing efforts to better utilize existing park & ride facilities by transporting tourists, local employees, citizens, and transit-dependent individuals from available remote parking to their destinations throughout the City.

**RESOLVED** this 2<sup>nd</sup> day of August 2016.



Bernard W. Talmas, Mayor

ATTEST/AUTHENTICATED:



Jennifer Kuhn, City Clerk, CMC

**Summary of Available/Recently Sold Property  
In Woodinville Wine Country**

<b>Current Owner</b>	<b>Property Address</b>	<b>Parcel Number</b>	<b>Acres</b>	<b>Assessor's Appraised Value</b>	<b>Asking Price</b>	<b>Asking Price Differential</b>	<b>Listing Price Source</b>	<b>Sale Price</b>
Walker	13229 Woodinville Redmond Rd NE	2326059024	4.00	\$557,000	\$10,000,000	1695.33%	Annie McKenzie-Mutch (Agent)	
Carlson	15132 148 <sup>th</sup> Ave NE	3407700011	4.15	\$371,000	\$2,600,000	600.81%	Windemere Real Estate	
Brown	16725 140 <sup>th</sup> Ave NE	1026059031	7.98	\$715,000	\$3,000,000	319.58%	North Pacific Properties	\$1,850,000
Zante	13425 NE 171 <sup>st</sup> St	1026059030	14.90	\$1,022,000	\$7,000,000	684.93%	Zante family comments to Woodinville Planning Commission	
Leone	14701 148 <sup>th</sup> Ave NE	1526059051	1.48	\$445,000				\$995,000

Comment originally submitted to the King County Council for the 2012 Comprehensive Plan update:

### THE ROOT CONNECTION CSA

13607 Woodinville-Redmond Rd NE

PO Box 267

Woodinville Wa 98072

[www.rootconnection.com](http://www.rootconnection.com)

December 18, 2011

Re: Proposal to move the Urban Growth Boundary in the Sammamish Valley

I have been a farmer and farm manager in the Sammamish Valley for over 26 years. There are specific reasons why I am opposed to moving of the UGB, which I will address here.

Any change in density of lands surrounding farmlands to farms has an immediate and detrimental effect on farming production:

A number of years ago, new houses were built on the hill directly across from the Root Connection property, along with a new road leading up to those houses. The buildings, roads and driveways have been the direct cause of an extreme increase in runoff from the hill, which flows via piping underneath the Wood-Red Rd. and empties directly onto our farmland. This has resulted in appx. one-fourth of our acreage now being too wet to farm. ***Since our average annual production of vegetables on this farm is 11,250 lbs per acre, this means that 45,000 lbs (22.5 tons) of much needed food production has been lost – forever.***

Since the land this farm is on is in the Farmland Preservation Program, this loss is not only the farmer's loss, but a loss to all the citizens of King County who voted to tax themselves so that food could be produced here.

Similar problems have occurred at another property I manage, a 47 acre piece on the corner of the Wood-Red Rd. and NE 124<sup>th</sup> St. (commonly referred to as the "South 47"). Citizens formed an LLC to purchase this property, which was then put into the Farmland Preservation Program. The motivation was to make sure this property would always be farmed. **Unfortunately, due to increased building and commercial activities surrounding this farm, 9 acres are now too wet to farm, and drainage of the whole parcel has been affected.**

When will we stop using the lands that are needed to feed our population as a dumping ground for water run-off and the resulting contamination that results? Moving the UGB will destroy the surrounding farmlands, and it will not take long. We cannot keep nipping at the ends of the valley and expect the middle to survive. A healthy ecosystem has to maintain a certain size in order to function. Some of these properties considered in this ill-advised plan have wetlands or are adjacent to wetlands. I'm sure that proposals for dealing with that would be to push that water and runoff from increased building and pavement onto the neighboring farms, which would then cause flooding and pollution. Anyone who says this won't happen is not a farmer and really doesn't know what they are talking about. This would also leave the door open for these properties to be annexed to Woodinville, and we can see how well that worked out for the farmlands that used to exist in the valley.

Yes, yes, most folks who are wary of encroachment on farmland areas would bemoan the loss of "open space", "quality of life", "rural atmosphere", etc. And while these reasons are important for citizens who live in the area, as well as businesses such as some wineries and restaurants that depend on a somewhat picturesque landscape, the most important reason of all is to protect our food security in local food production. (As in "Agricultural Production District".)

If we can stop infringing on the APD, we will be able to protect the lands that remain. ***There is enough farmland available in the Sammamish Valley to produce over 12 million pounds of vegetables annually, enough to provide more than 80,000 people with 150 lbs each year.*** We just need some patience. We almost lost all our farmers 30 years ago, and it's taken that long for new farmers to make some of these lands productive again. It may take another 30 years before the majority of the parcels are actively farmed. Do we have to go the way of all those other valleys where the farmlands have been destroyed? That's how it happens – little by little – can we have the wisdom to learn from the past and be different?

Respectfully,

Claire Thomas

President, Roots of Our Times Cooperative



King County agricultural buffer

## SO-120: Agricultural Production Buffer SDO

### Summary

An agricultural production buffer special district overlay provides a buffer between agricultural and upslope residential land uses.

### Story

Amended by Ord. 15028, 10/11/2004 (Map)

Amended by Ord. 15032, 10/11/2004 (Language)

Amended by Ord. 15326, 11/25/2005 (Map)

### Description

Agricultural Production Buffer SDO

### Development Condition Text

#### **21A.38.130 Special district overlay - agricultural production buffer.**

A. The purpose of the agricultural production buffer special district overlay is to provide a buffer between agricultural and upslope residential land uses. An agricultural production buffer special district overlay shall only be established in areas adjacent to an agricultural production district and zoned RA.

B. The following development standard shall apply to residential subdivisions locating in an agricultural production buffer special district overlay: Lots shall be clustered in accordance with K.C.C. 21A.14.040 and at least seventy-five percent of a site shall remain as open space, unless greater lot area is required by the Seattle-King County department of public health. (Ord. 15032 § 50, 2004; Ord. 12823 § 8, 1997).

<http://www.kingcounty.gov/depts/permitting-environmental-review/gis/DevConditionsSearch/SDO/SO-120.aspx>

Washington Growth Management Act

**RCW 36.70A.020**

**Planning goals.**

The following goals are adopted to guide the development and adoption of comprehensive plans and development regulations of those counties and cities that are required or choose to plan under RCW [36.70A.040](#). The following goals are not listed in order of priority and shall be used exclusively for the purpose of guiding the development of comprehensive plans and development regulations:

...

(8) Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.

## King County Countywide Planning Policies

**DP-57** Discourage incompatible land uses adjacent to designated Resource Lands to prevent interference with their continued use for the production of agricultural, mining, or forest products.

## King County Countywide Planning Policies

**DP-50** Except as provided in Appendix 5 (March 31, 2012 School Siting Task Force Report), limit new nonresidential uses located in the Rural Area to those that are demonstrated to serve the Rural Area, unless the use is dependent upon a rural location. Such uses shall be of a size, scale, and nature that is consistent with rural character.



## King County Countywide Planning Policies

**DP-16** Allow expansion of the Urban Growth Area only if at least one of the following criteria is met:

- a) A countywide analysis determines that the current Urban Growth Area is insufficient in size and additional land is needed to accommodate the housing and employment growth targets, including institutional and other non-residential uses, and there are no other reasonable measures, such as increasing density or rezoning existing urban land, that would avoid the need to expand the Urban Growth Area; or
- b) A proposed expansion of the Urban Growth Area is accompanied by dedication of permanent open space to the King County Open Space System, where the acreage of the proposed open space
  - 1) is at least four times the acreage of the land added to the Urban Growth Area;
  - 2) is contiguous with the Urban Growth Area with at least a portion of the dedicated open space surrounding the proposed Urban Growth Area expansion; and
  - 3) Preserves high quality habitat, critical areas, or unique features that contribute to the band of permanent open space along the edge of the Urban Growth Area; or
- c) The area is currently a King County park being transferred to a city to be maintained as a park in perpetuity or is park land that has been owned by a city since 1994 and is less than thirty acres in size.

**DP-17** If expansion of the Urban Growth Area is warranted based on the criteria in DP-16(a) or DP-16(b), add land to the Urban Growth Area only if it meets all of the following criteria:

- a) Is adjacent to the existing Urban Growth Area;
- b) For expansions based on DP-16(a) only, is no larger than necessary to promote compact development that accommodates anticipated growth needs;
- c) Can be efficiently provided with urban services and does not require supportive facilities located in the Rural Area;
- d) Follows topographical features that form natural boundaries, such as rivers and ridge lines and does not extend beyond natural boundaries, such as watersheds, that impede the provision of urban services;
- e) Is not currently designated as Resource Land;
- f) Is sufficiently free of environmental constraints to be able to support urban development without significant adverse environmental impacts, unless the area is designated as an Urban Separator by interlocal agreement between King County and the annexing city; and
- g) Is subject to an agreement between King County and the city or town adjacent to the area that the area will be added to the city's Potential Annexation Area. Upon ratification of the amendment, the Countywide Planning Policies will reflect both the Urban Growth Area change and Potential Annexation Area Change.

Woodinville Buildable Lands Inventory

## WOODINVILLE COMPREHENSIVE PLAN UPDATE | EXISTING CONDITIONS INVENTORY

**Exhibit 2.4-17  
Commercial Buildable Land by Zone, 2014 Analysis**

Zone	Gross Acres		Net Acres	
	Vacant	Redevelopable	Vacant	Redevelopable
CBD	6.9	120.2	2.8	68.8
GB	16.3	38.9	7.9	23.9
NB	0.2	1.0	0.1	0.8
O	0.5	0.0	0.5	0.0
R-48/O	0.0	0.0	0.0	0.0
TBD	2.0	1.6	0.4	0.6
I	39.0	51.7	25.2	37.7
<b>Total</b>	<b>64.9</b>	<b>213.4</b>	<b>36.8</b>	<b>131.8</b>

Source: City of Woodinville, 2013; BERK, 2014

Net buildable acres represent the amount of land available for actual development after critical areas, market factors, right-of-way needs, and other factors are considered. Applying these factors nets the City 36.8 acres of vacant buildable land and 131.8 acres of buildable land in its commercial and industrial zones. Net buildable acres are used to determine the amount of additional building square feet and employment capacity a parcel can support given the current zoning.

**Note #1:** On December 31, 2015, a Development Agreement in Woodinville's Tourist Business District lapsed. This adds roughly 20 acres to the vacant land area in the Tourist Business District, for a total of 22 vacant acres in the heart of the Sammamish River Valley.

**Note #2:** Removing the acres unavailable for wineries or tasting rooms (NB, O, & R-48/O districts) and adding the 22 vacant acres described in Note #1, the total vacant and developable land for these type of uses within Woodinville City Limits is approximately 187.3 acres.

Woodinville Comprehensive Plan, Vision Statement

In the year 2035, Woodinville is a safe, welcoming, family-friendly, and diverse community that supports a successful balance of neighborhoods, parks and recreation, businesses, and tourism. We have preserved our Northwest woodland character, our open space, and our clean environment. Woodinville is a vibrant community in which to live, work, play, and visit. We have cultivated a compact, inviting downtown in which locally owned businesses can successfully establish and thrive. We have enhanced our ability to move about the community by all modes of travel. We have strengthened the agricultural and wine industries in Woodinville, the Sammamish Valley, and throughout the state by transforming locally sourced food, libations, and hospitality into an internationally renowned tourism experience.

## Mike Tanksley to John Starbard, 18 Feb 2016

> Subject: Re: code enforcement reform status

> From: wmtanksley@comcast.net

> Date: Thu, 18 Feb 2016 15:14:27 -0800

> To: John.Starbard@kingcounty.gov

>

> John,

>

> Yes, thanks for your response, below, and mostly agreed. But leaving the condescension towards "less familiar" and "less affluent" Rural residents aside, we need to be clear about what's going on here:

>

> The problems we are facing around our community come from well-heeled property owners who are very aware of their violations. They have a long-held agenda to urbanize our Rural community for their own profit and are actively thumbing their noses at our municipality, King County, as well as at our law-abiding citizens and businesses, in pursuit of that goal.

>

> To our discussion of "customers" vs. "violators", you cannot provide "services" to interests that don't want those services, and these scofflaws do NOT want your "services". When law-breakers have been given a chance to correct their infractions, but instead make clear their intention to continue breaking the law, we need to leave the "customer" mentality behind and deal with them on a law enforcement perspective.

>

> Meanwhile, our law-abiding citizens and businesses DO want your "services" in the form of effective law enforcement to defend the greater property and business rights of our community!

>

> Perhaps you are familiar with the crisis we are having across the west with characters such as the Bundys, self-styled militias and rogue sheriffs. The Malheur stand-off was in large part the result of a federal government that has been too timid to stand up to such outlaws, such as the 2014 Bundy stand-off in Nevada. Such accommodation has encouraged numerous less-publicized outrages across the west. (I can send you some quality reading on the subject if you'd like)

>

> What we have here is very similar, only the guns are being kept (just barely) behind the counters. The longer we abide lawlessness such as we have with the illegal tasting rooms around the outskirts of Woodinville, the more trouble we invite.

>

> And now, in an effort to garner support, our local troublemakers are dragging businesses that we have no quarrel with into the spotlight, such as the businesses which are actively making wine or other spirits on their properties.

>

> In other words, they are doing a good PR job of using fear to spiral the issue well beyond their focused interests.

>

> So, I hope the consulting company can be approved and get into the job ASAP. The longer this goes unresolved, the worse it gets, which is exactly what our local outlaws (and their abettors) want.

>

> Thanks,

> MT

>

>

> On Feb 18, 2016, at 12:56 PM, Starbard, John <John.Starbard@kingcounty.gov> wrote:

>

> Michael:

>

> Last year, when we did our study, we spent a fair amount of time early on defining who was our "customer." Our unsatisfying answer--as you correctly identify below--is that in King County the code enforcement violator is the customer. Why? We concluded that the vast majority of the processes we have address the violation and steps to seek compliance. Impacts to the neighbors are only a bit player in the codes as they exist today. Again, that was our UN-satisfying conclusion.

>

> My speculation and personal observation is that in the past some may have viewed Rural residents as less familiar with land use codes and also less affluent to correct violations. Therefore, give our Rural violators (although our codes apply to all unincorporated areas, some of which are Urban) more time and don't over penalize them financially. In fact, a similar argument MAY have been made even for our Urban unincorporated areas, which include areas like White Center and Skyway, which, in fact, are not affluent.

>

> But these sensitivities don't take into full account people who prefer to have twenty acres of neatly maintained land and buildings who don't appreciate when less care is applied to neighboring properties, affluent people who are aware of the weaknesses of our current code and can calculate that a few hours of a lawyer is less than more hours of an engineer and the cost of following all the rules, or that because our penalties are not that expensive they can be factored in merely as a cost of doing business.

>

> For me, in this case, correctly identifying the "customer" may be less valuable than correctly framing or stating what the "service" is. Perhaps the service is about safety, protecting the environment, protecting property rights and values, upholding the laws--for all, regardless of where the violation exists. Because often an area is impacted, not only a site, even for cases of hoarders (e.g. rodents).

>

> John Starbard, Director  
> King County  
> Department of Permitting and Environmental Review  
> 35030 S.E. Douglas Street, Suite 210  
> Snoqualmie, WA 98065  
> Phone: (206) 477-0382  
>  
>  
> -----Original Message-----  
> From: Michael Tanksley [mailto:wmtanksley@comcast.net]  
> Sent: Tuesday, February 16, 2016 4:32 PM  
> To: Starbard, John  
> Subject: Re: code enforcement reform status  
>  
> John,  
>  
> That's good news. We would be interested in providing some input to the firm once they are ready to start work.  
>  
> One point in particular that may merit discussion within DPER as well as with the consulting firm:  
>  
> There must be a recognized differentiation between "customers" and "violators".  
>  
> In an effort to be kinder and gentler, KC code enforcement (CE) harbors a culture that defines all violators as "customers". Unfortunately, this sometimes leads to a relationship where CE ends up abetting an activity that is in violation of the code.  
>  
> While there are certainly cases where it is appropriate for DPER to work with willing property or business owners to bring their activities into compliance with our laws (and who might appropriately be referred to as "customers"), there is another side where underlying zoning and codes simply do not allow certain activities or where violators refuse to adjust their activities to comply with the law.  
>  
> Interests that willfully violate our laws need to know they will face an effective and swift law enforcement mechanism if they continue their violations. These violators should not be referred to, nor perceived as, "customers".  
>  
> Put another way, the majority of our communities are composed of law-abiding citizens. We need for our rights to be upheld against those who are willing to trample on them in pursuit of their own narrow interests.  
>  
> This will require a culture change along with policy changes within the department.  
>

> Thanks for getting back to me on this.

>

> Best,

> Michael Tanksley

> President

> Hollywood Hill Association

>

> On Feb 16, 2016, at 3:02 PM, Starbard, John <John.Starbard@kingcounty.gov> wrote:

>

> Michael:

>

> When we completed the code enforcement analysis last year, we felt we needed to do something about it.

>

> We have retained a consulting firm to: 1) conduct and present a survey of code enforcement best practices from across the nation, and 2) prepare a detailed, annotated outline of a proposed replacement of the County's current title 23 in the King County Code. We asked for that because we were searching for a firm that had understanding and expertise in the service rather than the specific skill of code writing. Our own staff and our attorneys can use the outline to come up with draft code.

>

> We took this approach because, frankly, our current Title 23 is so convoluted that trying to amend it seemed less fruitful than starting with a clean sheet of paper and designing a new program.

>

> The consulting firm is working out the final details of its contract with the County (with central contracting), then we'll dig into the scope. We are looking to have a draft annotated outline in May of this year.

>

> JFS

>

> -----Original Message-----

> From: Michael Tanksley [mailto:wmtanksley@comcast.net]

> Sent: Tuesday, February 16, 2016 10:31 AM

> To: Starbard, John

> Subject: code enforcement reform status

>

> John,

>

> We are interested in knowing the status of the measures we discussed last fall in reference to reform of code enforcement for unincorporated King County.

>

> Everyone we speak to says that you are the one to talk to.

>

> Any information that you might provide would be helpful.

>

> Thank you.

>

> Michael Tanksley



Attached are copies of the articles that Resolution No. 483  
refer to in the Whereas clauses.

### Article 1

**WHEREAS**, the citizens of King County voted in 1979 to fund a Farmland Preservation Program that includes the Sammamish River Agricultural Production District for the purpose of preserving farmland, agriculture, and open space (see

<http://www.kingcounty.gov/depts/dnpr/wlr/sections-programs/rural-regional-services-section/agriculture-program/farmland-preservation-program.aspx> ); and

### Article 2

**WHEREAS**, the average price of high-quality farmland in Washington has increased 25 percent in the last year, and nearly 50 percent in the last four years (*Seattle Times*, "Latest Washington real-estate gold rush: farms," July 20, 2016,

<http://www.seattletimes.com/business/real-estate/latest-washington-real-estate-gold-rush-farms/>); and

### Article 3

**WHEREAS**, Washington has lost more than a million acres of farmland between 1997 and 2012

([https://www.agcensus.usda.gov/Publications/2012/Full\\_Report/Volume\\_1\\_Chapter\\_1\\_State\\_Level/Washington/st53\\_1\\_001\\_001.pdf](https://www.agcensus.usda.gov/Publications/2012/Full_Report/Volume_1_Chapter_1_State_Level/Washington/st53_1_001_001.pdf) ); and



## Farmland Preservation Program

The Farmland Preservation Program (FPP) began in 1979 when the voters of King County approved an initiative authorizing the County to preserve rapidly diminishing farmland by purchasing the right to develop it. During the 1980's, King County acquired the development rights on 12,600 acres of high quality farmland within its boundaries. The County is continuing to purchase development rights on select properties and there are now approximately 13,200 acres that are permanently protected.



Snoqualmie Valley pumpkin patch

FPP properties include dairies, beef, horse and other animal operations as well as nurseries, turf farms, and farms raising hay, silage, berries, row crops, flowers and Christmas trees. These protected farmlands are located primarily in the Green, Sammamish, and Snoqualmie River Valleys and on the Enumclaw Plateau and Vashon Island (see [map of protected farmlands in King County](#)).

The FPP is a voluntary program. In selling the development rights to their property, owners allow restrictive covenants to be placed on it which limit the property's use and development. The covenants restrict the property to agriculture or open space uses, limit the number of residences permitted, require that 95% of the property be kept open and available for cultivation, require a minimum lot size if the property is subdivided, and restrict activities that would impair the agricultural capability of the property. The restrictive covenants are contained in a conveyance instrument called the [Deed Of and Agreement Relating to Development Rights](#) (Click to view a copy of a blank Deed and Agreement in MS Word format).





Ted Sullivan  
FPP Program Manager

For more information about the King County Farmland Preservation Program, please contact Ted Sullivan, Project Program Manager III, King County Rural and Regional Services Section.

- [Agriculture in King County, Washington](#)
- [Rural services directory](#)
- [Business services](#)

- Water and Land Resources Division
- Department of Natural Resources and Parks

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## Latest Washington real-estate gold rush: farms

Originally published July 20, 2016 at 6:51 pm Updated July 20, 2016 at 6:55 pm

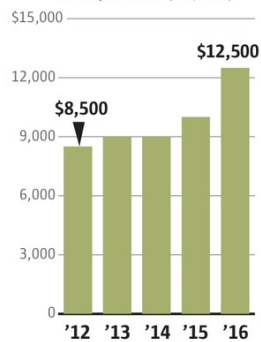


Combines comb a hilltop in the Palouse, just outside of Pullman, in 2012. (DEAN RUTZ/The Seattle Times)

### Washington farmland prices

The cost of high-quality farmland in the state has risen 47 percent in the last four years.

*Price per acre (in June)*



Source: Farmers National Company Agent Survey

KELLY SHEA / THE SEATTLE TIMES

Prices for high-quality farmland across the state are up 47 percent in the last four years, mirroring similar increases in home prices and rents.

By

[Mike Rosenberg](#)

Seattle Times business reporter

You know about home prices and rents soaring across the Puget Sound region and Washington — but you might be surprised at the latest type of property to get swept up in the state’s real-estate wave: farms.

The average sale price of high-quality Washington farmland has increased 25 percent in the last year, and is up 47 percent in the last four years, [according to new data](#) from Farmers National Company.

The current average price of \$12,500 per acre is the highest among 18 states tracked in the report, mostly in a central swath from Minnesota to Texas, up from fourth-highest a year ago. Washington was the only state surveyed to see prices rise in the past year.

City folk might not think much about farmland, but it’s a big deal across Washington. The state has 14.7 million acres of farms — the size of about 270 Seattles. And costs for farmers can factor into how much you pay for that Honeycrisp apple at the grocery store, the summer squash at the farmers market or a local cabernet at the tasting room.

At the core of the issue, much like the rest of the real-estate market, is the lack of available quality properties. Just like cities aren’t building enough housing to meet demand, experts say the finite nature of farmland makes those top-tier farm properties — in locations with sufficient rain, irrigation systems and water rights — an increasingly valuable resource as more land gets developed. [The state has lost](#) more than a million acres of farmland over a 15-year span.

“You have a shrinking farmland base and no way to replace it. Once you do that sort of thing with any commodity, the prices go right through the roof,” said Wade Bennett, the owner of [Rockridge Orchards](#) in Enumclaw, which grows a variety of produce and brews ciders.

“It’s a problem. Quite frankly, I don’t know how any young farming group starting out could afford farmland on the west side” of the mountains.

It’s happening east of the mountains, as well. Tom Davis, director of government relations at the [Washington Farm Bureau](#), said some developers have been paying a premium to buy up agricultural land and convert it to strip malls or residential tracts, while others are scooping up huge swaths of rural land for vacation homes.

“The folks in the tech industry and others who have cash who go into the farm country and buy land to put their McMansions up — if zoning allows, it’s absolutely happening,” Davis said.

He also points to a rise in some crop prices over the last few years, creating a “glut of cash” for some farmers to expand operations.

[Flo Sayre](#), a Washington real-estate broker for Farmers National, said she's also seen an increase in investors buying farmland.

Rebecca Sadinsky, who shops for farmland to protect from development as executive director of the [PCC Farmland Trust](#), said investors — including some from outside the country — are eyeing agricultural land as they “look for a place to hold dollars” or plan future developments. “The prices have been going up for a while,” she said.

One other comparison with residential real estate to watch out for: those Californians coming up to buy property. With the Golden State's drought taking a toll on farmers there, they've bought up farms in Oregon, and Washington could be next, Sadinsky said.

Unlike statistics on residential real estate, those on farm values are harder to come by, and there isn't as much of a consensus over why agricultural land prices are rising, or where they could be headed.

But everyone seems to agree the prices are trending upward.

The Farmers National survey looks only at high-quality farms, but the trend of rising prices holds true for all agricultural lands. The latest [U.S. Department of Agriculture report](#), which is a year old, says all Washington farm real estate rose 8 percent in 2015, the fifth-most among all states, and more than triple the national average.

[Washington's 36,000 farms](#) sell more than \$9 billion in goods each year, and the state is one of the nation's top growers of fruits and vegetables.

The state is most known for its \$2.4 billion-a-year apple business, the biggest in the country. Washington has become a force in the wine world, as well.

The rising farmland prices do match up with the rest of the state's real-estate industry, although there may not be much of a correlation.

[Washington is now](#) among the fastest-growing states in the nation for rising home prices and rents, and that includes more rural parts of the state where farms are more common.

The change has been no small potatoes for farmers. The market for and size of farms varies dramatically in different parts of the state, but generally speaking, using the average farm size of 408 acres and the average costs in the Farmers National report, the typical property in Washington would now cost about \$5.1 million, up from roughly \$3.5 million in 2012.

Next on the list among the states served by Farmers National is Illinois at \$11,000 per acre, Iowa (\$10,500) and Nebraska (\$10,000).

Mike Rosenberg: [mrosenberg@seattletimes.com](mailto:mrosenberg@seattletimes.com) or 206-464-2266; on Twitter [@ByRosenberg](#).

## **How much land Washington's 10 most valuable crops take up**

**Apples:** 148,000 acres

**Potatoes:** 170,000 acres

**Wheat:** 2.215 million acres

**Hay & haylage:** 840,000 acres

**Cherries:** 37,100 acres

**Grapes:** 70,000 acres

**Hops:** 32,158 acres

**Pears:** 20,800 acres

**Onions:** 21,900 acres

**Blueberries:** 11,000 acres

Sorted by value of crops statewide

*Source: USDA*

Table 1. Historical Highlights: 2012 and Earlier Census Years

[For meaning of abbreviations and symbols, see introductory text.]

All farms	2012	2007	2002	1997	Not adjusted for coverage			
					1997	1992	1987	1982
Farms ..... number	37,249	39,284	35,939	40,113	29,011	30,264	33,559	36,080
Land in farms ..... acres	14,748,107	14,972,789	15,318,008	15,778,606	15,179,710	15,726,007	16,115,568	16,469,678
Average size of farm ..... acres	396	381	426	393	523	520	480	456
Estimated market value of land and buildings <sup>1</sup> :								
Average per farm ..... dollars	910,249	759,146	623,333	520,306	634,619	468,482	355,976	423,352
Average per acre ..... dollars	2,299	1,992	1,486	1,292	1,192	892	739	933
Estimated market value of all machinery and equipment <sup>1</sup> ..... \$1,000	3,672,289	3,278,858	2,690,548	2,325,580	2,021,640	1,843,190	1,537,272	1,652,940
Average per farm ..... dollars	98,588	83,468	80,212	57,987	69,693	61,053	45,905	45,947
Farms by size:								
1 to 9 acres .....	10,559	9,211	7,482	9,208	5,195	5,408	6,040	6,425
10 to 49 acres .....	12,980	14,790	13,187	14,791	9,727	10,115	11,362	12,717
50 to 179 acres .....	6,537	7,307	7,223	7,646	6,250	6,536	7,216	7,755
180 to 499 acres .....	3,071	3,479	3,439	3,536	3,138	3,336	3,796	4,038
500 to 999 acres .....	1,508	1,731	1,635	1,770	1,618	1,699	1,855	1,927
1,000 to 1,999 acres .....	1,123	1,218	1,364	1,502	1,436	1,461	1,626	1,548
2,000 acres or more .....	1,471	1,548	1,609	1,660	1,647	1,709	1,664	1,670
Total cropland ..... farms	25,045	26,005	28,184	30,082	24,656	25,765	28,891	31,317
..... acres	7,526,742	7,609,210	8,038,469	8,291,529	7,913,709	7,999,419	8,168,454	8,190,984
Harvested cropland ..... farms	20,846	20,091	21,802	24,168	20,445	21,282	24,027	26,067
..... acres	4,342,904	4,387,169	4,894,634	5,160,717	4,895,633	4,734,673	4,597,476	5,278,772
Irrigated land ..... farms	14,736	15,492	15,534	16,261	13,131	14,068	15,437	16,252
..... acres	1,633,571	1,735,917	1,823,155	1,787,120	1,705,025	1,641,437	1,518,684	1,638,470
Market value of agricultural products sold (see text) ..... \$1,000	9,120,749	6,792,856	5,330,740	4,947,886	4,767,727	3,821,222	2,919,634	2,831,159
Average per farm ..... dollars	244,859	172,917	148,327	123,349	164,342	126,263	87,000	78,469
Crops, including nursery and greenhouse crops ..... \$1,000	6,492,042	4,754,898	3,582,818	3,403,524	3,251,291	2,451,605	1,688,656	1,714,741
Livestock, poultry, and their products ..... \$1,000	2,628,708	2,037,958	1,747,922	1,544,362	1,516,436	1,369,617	1,230,978	1,116,418
Farms by value of sales <sup>2</sup> :								
Less than \$2,500 .....	16,900	18,443	15,005	16,290	8,698	8,980	10,599	12,483
\$2,500 to \$4,999 .....	4,084	3,817	3,244	4,617	3,299	3,489	4,166	4,312
\$5,000 to \$9,999 .....	3,542	3,717	3,106	3,674	2,954	3,078	3,507	3,631
\$10,000 to \$24,999 .....	3,398	3,423	3,454	3,805	3,242	3,327	3,684	3,681
\$25,000 to \$49,999 .....	1,843	2,190	2,378	2,294	1,972	2,305	2,668	2,660
\$50,000 to \$99,999 .....	1,380	1,729	2,157	2,343	2,093	2,426	2,995	3,110
\$100,000 to \$499,999 .....	3,367	3,529	4,634	5,145	4,872	5,243	4,978	5,358
\$500,000 or more .....	2,735	2,436	1,961	1,945	1,881	1,416	962	812
Farms by legal status for tax purposes (see text):								
Family or individual .....	30,167	32,547	30,525	33,711	23,466	25,126	28,289	31,107
Partnership .....	2,685	2,932	2,280	2,998	2,548	2,675	2,850	2,748
Corporation .....	3,463	3,266	2,748	3,112	2,776	2,271	2,248	2,043
Other-cooperative, estate or trust, institutional, etc .....	934	539	386	292	221	192	172	182
Principal operator by days of work off farm:								
None .....	14,862	13,701	16,798	15,210	12,363	12,848	13,268	13,062
Any .....	22,387	25,583	19,141	22,908	15,079	15,691	18,561	20,757
200 days or more .....	14,180	15,396	12,948	15,894	9,924	10,441	12,330	13,943
Principal operator by primary occupation:								
Farming .....	17,650	18,021	21,013	18,649	15,465	16,491	17,654	17,968
Other .....	19,599	21,263	14,926	21,464	13,546	13,773	15,905	18,112
Average age of principal operator ..... years	58.8	57.0	55.4	53.2	54.2	53.1	51.6	50.1
Total farm production expenses <sup>1</sup> ..... \$1,000	7,839,554	5,390,313	4,430,693	3,795,253	3,607,282	3,122,970	2,425,028	(NA)
Selected farm production expenses <sup>1</sup> :								
Livestock and poultry purchased or leased ..... \$1,000	424,941	326,256	394,109	361,019	353,157	360,704	320,026	347,434
Feed purchased ..... \$1,000	1,106,416	663,387	471,553	506,594	495,975	445,993	341,396	348,833
Fertilizer, lime, and soil conditioners purchased <sup>4</sup> ..... \$1,000	519,041	380,358	231,964	242,558	231,396	185,614	153,949	174,198
Gasoline, fuels, and oils purchased ..... \$1,000	353,923	265,061	145,339	133,534	124,646	115,163	90,991	126,610
Hired farm labor ..... \$1,000	1,713,124	1,151,383	987,399	810,500	771,003	601,614	420,768	313,100
Interest expense ..... \$1,000	244,078	219,629	248,172	228,197	214,518	191,779	176,125	241,997
Chemicals purchased <sup>4</sup> ..... \$1,000	498,212	317,784	262,331	219,606	208,739	170,128	132,723	102,290
Livestock and poultry:								
Cattle and calves inventory ..... farms	11,861	12,731	12,215	17,381	11,721	13,484	15,434	20,147
..... number	1,162,792	1,088,846	1,100,181	1,211,350	1,204,265	1,270,275	1,304,673	1,321,820
Beef cows ..... farms	9,285	10,065	9,128	11,735	8,627	9,555	10,799	14,018
..... number	211,852	274,001	248,664	301,814	304,473	310,554	334,966	339,997
Milk cows ..... farms	798	817	1,208	1,590	1,302	1,842	2,410	3,608
..... number	266,989	243,132	246,753	247,437	247,191	242,787	220,849	210,254
Cattle and calves sold ..... farms	8,420	9,521	8,979	14,401	10,857	12,259	14,371	17,675
..... number	877,290	912,299	1,081,584	1,109,756	1,086,270	1,014,365	1,089,642	1,127,460
Hogs and pigs inventory ..... farms	934	1,463	961	1,219	978	1,407	1,525	2,460
..... number	19,861	28,545	30,289	40,152	38,030	56,171	59,195	73,836
Hogs and pigs sold ..... farms	1,303	1,596	1,067	1,092	818	1,150	1,355	1,934
..... number	27,141	58,917	80,159	76,981	72,045	93,660	104,934	116,934

See footnote(s) at end of table.

--continued



**Table 1. Historical Highlights: 2012 and Earlier Census Years (continued)**

[For meaning of abbreviations and symbols, see introductory text.]

All farms	2012	2007	2002	1997	Not adjusted for coverage			
					1997	1992	1987	1982
Livestock and poultry: - Con.								
Layers inventory (see text) ..... farms	6,276	4,878	2,533	(NA)	(NA)	(NA)	(NA)	(NA)
number	7,236,128	5,785,648	5,008,881	(NA)	(NA)	(NA)	(NA)	(NA)
Broilers and other meat-type chickens sold ..... farms	527	307	327	222	162	164	245	351
number	28,252,490	31,669,170	33,017,116	30,327,052	30,183,641	33,720,007	36,068,869	16,903,405
Selected crops harvested:								
Corn for grain ..... farms	575	550	382	560	514	(NA)	(NA)	(NA)
acres	114,516	118,665	73,703	87,564	84,300	(NA)	(NA)	(NA)
bushels	23,824,561	24,553,928	14,155,973	16,725,028	16,163,861	(NA)	(NA)	(NA)
Corn for silage or greenchop ..... farms	529	537	596	667	633	(NA)	(NA)	(NA)
acres	93,239	83,353	63,303	54,424	53,417	(NA)	(NA)	(NA)
tons	2,320,924	2,129,010	1,633,993	1,366,377	1,340,460	(NA)	(NA)	(NA)
Wheat for grain, all ..... farms	2,871	2,612	3,414	4,416	4,097	5,032	5,562	6,232
acres	2,186,813	2,096,350	2,355,451	2,584,849	2,422,506	2,495,940	2,160,641	2,716,305
bushels	141,020,565	120,617,390	128,410,931	160,547,364	151,124,143	120,833,207	114,781,997	128,069,408
Winter wheat for grain ..... farms	2,415	2,303	3,002	(NA)	(NA)	(NA)	(NA)	(NA)
acres	1,669,175	1,652,961	1,802,614	(NA)	(NA)	(NA)	(NA)	(NA)
bushels	112,180,184	100,463,766	104,532,829	(NA)	(NA)	(NA)	(NA)	(NA)
Durum wheat for grain ..... farms	3	9	21	(NA)	(NA)	(NA)	(NA)	(NA)
acres	3,264	1,793	5,930	(NA)	(NA)	(NA)	(NA)	(NA)
bushels	(D)	138,646	306,205	(NA)	(NA)	(NA)	(NA)	(NA)
Spring wheat for grain ..... farms	1,408	1,232	1,792	1,856	1,723	(NA)	(NA)	(NA)
acres	514,374	441,596	546,907	416,332	379,142	(NA)	(NA)	(NA)
bushels	(D)	20,014,978	23,571,897	22,988,799	20,973,057	(NA)	(NA)	(NA)
Oats for grain ..... farms	139	138	251	307	286	(NA)	(NA)	(NA)
acres	6,129	8,956	12,097	12,947	13,081	(NA)	(NA)	(NA)
bushels	466,810	426,027	769,381	1,006,880	1,032,614	(NA)	(NA)	(NA)
Barley for grain ..... farms	817	843	1,254	1,877	1,787	2,428	3,722	4,176
acres	175,074	223,598	337,483	447,039	436,299	422,447	609,133	751,963
bushels	12,073,493	13,928,713	18,934,918	31,800,594	30,939,269	19,565,135	31,889,132	43,923,993
Sorghum for grain ..... farms	2	-	-	(NA)	(NA)	(NA)	(NA)	(NA)
acres	(D)	-	-	(NA)	(NA)	(NA)	(NA)	(NA)
bushels	(D)	-	-	(NA)	(NA)	(NA)	(NA)	(NA)
Sorghum for silage or greenchop ..... farms	-	1	-	(NA)	(NA)	(NA)	(NA)	(NA)
acres	-	(D)	-	(NA)	(NA)	(NA)	(NA)	(NA)
tons	-	(D)	-	(NA)	(NA)	(NA)	(NA)	(NA)
Soybeans for beans ..... farms	2	8	-	(NA)	(NA)	(NA)	(NA)	(NA)
acres	(D)	725	-	(NA)	(NA)	(NA)	(NA)	(NA)
bushels	(D)	27,781	-	(NA)	(NA)	(NA)	(NA)	(NA)
Dry edible beans, excluding limas ..... farms	420	269	343	347	315	(NA)	(NA)	(NA)
acres	114,506	61,055	49,429	39,891	37,155	(NA)	(NA)	(NA)
cwt	2,275,125	1,049,750	936,604	873,366	819,343	(NA)	(NA)	(NA)
Forage-land used for all hay and haylage, grass silage, and greenchop (see text) ..... farms								
acres	10,396	10,243	10,473	(NA)	(NA)	(NA)	(NA)	(NA)
tons, dry	748,909	846,140	914,054	(NA)	(NA)	(NA)	(NA)	(NA)
Sunflower seed, all ..... farms	2,873,198	3,595,392	3,783,219	(NA)	(NA)	(NA)	(NA)	(NA)
acres	15	4	-	17	13	(NA)	(NA)	(NA)
pounds	1,603	(D)	-	(D)	758	(NA)	(NA)	(NA)
Sugarbeets for sugar ..... farms	2,144,124	61,858	-	(D)	853,708	(NA)	(NA)	(NA)
acres	4	3	7	(NA)	(NA)	(NA)	(NA)	(NA)
tons	(D)	2,076	3,711	(NA)	(NA)	(NA)	(NA)	(NA)
Vegetables harvested for sale (see text) ..... farms	(D)	80,206	130,149	(NA)	(NA)	(NA)	(NA)	(NA)
acres	2,836	2,026	1,804	1,882	1,506	1,605	1,724	2,031
Potatoes ..... farms	351,639	343,787	215,135	226,745	209,456	172,057	144,097	169,170
acres	1,205	618	408	458	415	431	486	533
Sweet potatoes ..... farms	163,925	157,499	159,317	156,776	155,074	129,110	110,157	104,738
acres	-	3	1	(NA)	(NA)	(NA)	(NA)	(NA)
Land in orchards ..... farms	-	(Z)	(D)	(NA)	(NA)	(NA)	(NA)	(NA)
acres	4,846	5,470	6,108	6,781	5,700	6,220	6,839	6,946
cwt	315,456	299,174	311,194	318,256	301,376	256,282	241,423	215,585

<sup>1</sup> Data for 2002 and prior years are based on a sample of farms.<sup>2</sup> Data for 1982 exclude abnormal farms.<sup>3</sup> Data for 1997 and prior years do not include imputation for item nonresponse.<sup>4</sup> Data for 1982 exclude cost of custom applications.<sup>5</sup> Data for 1997 and prior years exclude cost of lime and manure.<sup>6</sup> Data for 1982 do not include imputation for item nonresponse.<sup>7</sup> Data for 2002 and prior years exclude potatoes, sweet potatoes, and ginseng.

To: King County Council TrEE Committee

September 20, 2016

Re: 2016 KCCP Update--Comments on Proposed Individual Committee Member  
Amendments to the Proposed Striker Amendment S1

Chairman Dembowski,

Please consider the following comments on the Proposed Individual Committee Member  
Amendments to the Proposed Striker Amendment S1.

On the 2<sup>nd</sup> of August, the Woodinville City Council unanimously passed Resolution 483, asking the King County Council to strengthen protections on the Sammamish River Valley.

The County's purchase of development rights for agricultural land is necessary but not sufficient – even legal development of rural land upslope of agricultural land is making formerly productive acreage too wet to farm.

Since Resolution 483 was passed, two large neighborhood organizations, the Hollywood Hill Association and the Concerned Neighbors of Wellington, have come out in support of the resolution. The Executive Board of the Woodinville Chamber of Commerce voted unanimously in support of code enforcement and the Chamber's Executive Director has said that the Board supports the entire Resolution 483 "about 100%." Woodinville Wine Country, Woodinville's industry group, has said they want wineries and tasting rooms to operate legally.

Over 100 wineries, tasting rooms, breweries, cideries, and distilleries do operate legally – and thrive – inside the Woodinville city limits. And we have nearly 190 acres of vacant and redevelopable land inside the city limits, with long borders with agricultural land. There's plenty of city land for the industry to grow.

On the other side, there are six tasting rooms – retail outlets – that are the subject of code enforcement complaints. Five of them are renters. Plus a similar number of developers, brokers, and speculators hoping to fool you into thinking that, "nobody wants to touch the Ag land," and that buying development rights is all that's needed to protect farmland and farmers.

The strategy of development interests for gaining control of the Sammamish Valley is "death by a thousand cuts." They would have you believe that if you inflict only a few of these cuts, you're a "leader," not an executioner. My plea today is for you to be fully aware that you hold the future of the valley in your hands. Please be healers, not executioners.

Last night, Mike Tanksley of the Hollywood Hill Association sent his comments on proposed amendments to the striker amendment. I draw your attention to one that particularly relates to the Sammamish Valley:

**I-3. Ord. 2016-0155 S1, Sec. 7** Dembowski

**Proposed Amendment: B.12. Changes related to the 2016 Sammamish Valley Area Wine and Beverage Industry Study.**

**Effect:** Amends policy I-203 to add ability to address changes related to the 2016 winery study during the annual Comp Plan update cycle.

**REJECT**

The Sammamish Valley has always been under tremendous pressure from those who would “pave it over”. The most recent effort to get around the laws that have protected this gem come from powerful interests which are hoping to use the cachet of the “wine tourism” phenomenon as a smokescreen for their true purpose, which is to open the Rural Sammamish Valley area up to denser development. Any changes that would mollify the existing land speculators, violators of existing code, developers and ideologues opposed to GMA that are pushing for a “tourism overlay” would be significant enough to warrant the full attention of the 4 year CP Update cycle.

I also attach the full Woodinville Resolution 483.

Thanks you for your consideration of these points,

Sincerely,

Susan Boundy-Sanders  
17859 149<sup>th</sup> Ave NE  
Woodinville, WA  
98072-6202  
425.591.3672  
sbsand@hotmail.com

**2016 Comprehensive Plan Comments from Council Web Site****Received September 16-September 20, 2016**

Name	District	Comment
Jim	Harris	<p>September 19, 2016 King County Councilmembers RE: 2016 Comp Plan Zoning Proposal - Fairwood Area Dear King County Councilmembers: Please deny the Fairwood rezone requests. This letter represents my comments on the proposed Fairwood Area collective comprehensive plan designation and zoning change. I live in Fairwood Firs, a single family neighborhood across 140th Ave SE from the proposed rezone area. I believe the County Council should deny the request based on the following:</p> <ul style="list-style-type: none"> <li>•The allowed density in the requested UH Comp plan designation and corresponding R-18 is much higher than the allowed and existing density in the R-6 zoning on three sides of the subject rezone area. The properties to the east, south and west are all zoned R-6 and have a UM comp plan designation. Approval of the request would result in the subject properties being the southerly most zoned R-18 properties in Fairwood, and inconsistent with surrounding zoning and surrounding existing single-family uses.</li> <li>•As requested and proposed, the applicants have requested to move the R-18 zoning and comp plan designation line further to the south than in the surrounding area. R-6 and UH designations should not be approved south of the east-west line which currently separates R-6 and R-18 to the east and west of the subject proposal. In this scenario, the northerly most parcel in the rezone area, may qualify for R-18, however the three southerly parcels should remain R-6.</li> <li>•The proposed height of 65 feet and/or 68 feet is incompatible with surrounding areas. Buildings 65 plus feet tall would be out of character in Fairwood and incompatible with the suburban character of the area. The tallest buildings in all of Fairwood area are three stories, approximately 35 – 40 feet in height. Rezoning to allow buildings up to 65 and 68 feet in height as proposed would be inconsistent with the directly surrounding single-family area on three sides, as well as out of character of Fairwood.</li> <li>•The Schneider parcel (southerly most parcel) currently has approved permits for a four-story, 28-unit condominium project under existing R-6 zoning. If constructed under the existing permits, this would be the most southerly multi-family development (non detached single family residence) project in all of Fairwood. This parcel should definitely not be allowed a higher density and taller height, as it is adjacent to existing single family residences on three sides. The proposed 68 unit and 50 foot tall structure would be inconsistent with the directly surrounding single family areas on three sides. A 50 foot tall structure on this parcel would be incompatible and inconsistent with the area. This parcel must remain R-6.</li> <li>•The two long narrow parcels north of the Schneider parcel should also remain R-6 based on the discussion and reasons cited above.</li> <li>•No substantive park and recreation facilities have been implemented in the Fairwood area in the past ten years with the exception of improvements at Petrovitsky Park nearly two miles east. The Fairwood area has minimal public park areas and these proposals would impact existing park facilities. The public parks in the Fairwood vicinity are insufficient to allow the requested upzoning.</li> <li>•No substantive transportation improvements have been made in the Fairwood area in the</li> </ul>

**2016 Comprehensive Plan Comments from Council Web Site****Received September 16-September 20, 2016**

Name	District		Comment
Greg	Parnell	9	<p>Concerning the Fairwood A proposals, I am writing to oppose any zoning changes from R-6 to R-18. Now is not the time for increased density in the neighborhood--especially based upon two very real and concrete concerns: 1) Essential services (grocery stores, pharmacies, etc.) in the community have diminished substantially in the past few years despite no reduction in population. 2) Public transportation is so limited as to impact those who must rely on it for work. Regarding the first concern, since 2008 we have seen the number of grocery stores in our neighborhood go from 3 to only one. Similarly we have witnessed a reduction in other choices--from 3 pharmacies to 2, from 2 convenience stores to 1, from 3 gas stations to 1. Meanwhile, population has remained constant or increased, placing a strain on these resources. Regarding the second concern, I can speak as one who housed a friend needing to get back on his feet financially. Transportation to his job in downtown Seattle was so limited that he was forced to forego much needed overtime. On weeknights, the last bus from downtown Seattle arrives in Fairwood at 7:02pm, and the last bus from the Renton Transportation Center (requiring multiple bus transfers from downtown Seattle) arrives 9:55pm. There is no Seattle downtown to Fairwood bus on weekends, and those from the Renton Transportation Center are cut back. For his job, thought of weekend overtime was only that--thought. Please reconsider and do not allow any changes from R-6 to R-18.</p>
Debera	Ensign	9	<p>Dear King County Council Members, Please consider leaving the zoning for Fairwood A as R-6. There are several concerns. 1. The intended road between Pebble Cove Apartments and Red Mill One has a 10-12% grade up to the parcel. There is also a creek that resides in this area. 2. The additional infrastructure for water, sewer and utilities will affect the stability of the ground above Red Mill One Condominium Community. I have watched several new construction projects in the past year. I was amazed how they moved and shifted the earth. How will Red Mill One be protected from a land slide? 3. The ground around Red Mill One is like a marsh. How will the land be able to absorb the water if it is covered with asphalt and where will it go? Will Red Mill One need to get flood insurance? 4. There is wildlife traveling through this area. An animal trail can be seen in the winter months when the leaves have fallen off the trees. Deer, Bobcats, raccoons, squirrels, rabbits and coyotes. At one point, we had quail living in the area. Numerous bird species that live in the area also. I believe there are couple of sheep ranchers in the vicinity of these parcels. 5. Living at Red Mill One for the last 14 years has been enjoyable due to the greenbelt and being tucked up against the hill side has provided a quiet and quaint area. The traffic involves the people that live in the area. Cutting a road into 134th Avenue will drastically increase volume of traffic and change the real estate benefits this area carries. Drivers will cutoff Petrovski to void the light at 140th. It will be disappointing to live on a road that would resemble the traffic atmosphere of 140th. I ask the Council to please consider leaving the R-6 zoning for Fairwood A proposal. Thank you for your time. Respectfully, Debera Ensign</p>

**2016 Comprehensive Plan Comments from Council Web Site****Received September 16-September 20, 2016**

Name	District		Comment
Barbara	Clifford	9	<p>As a resident in the Fairwood Firs neighborhood, we would be directly impacted by the proposed comprehensive plan that involves rezoning up to four parcels of land from R-6 to R-18. The main street that runs north and south is already burdened with heavy traffic from 5:30 a.m. when I leave my house to well after 6:00 p.m. While I cannot expect that there will be no development in the vacant land that runs along this road, rezoning to a greater density than currently zoned would create excessive traffic. The congestion at the one main light at Petrovitsky and 140th requires several cycles to get through at peak times. In addition, the proposed height of the buildings is out of character for the area that has no more than 3 stories. While we cannot expect to be free of multi-family buildings, we have our share with a current 3 story apartment complex o the east side of the main intersection, some somewhat rundown units on the northwest side of the main intersection and some older well kept condominiums on the north side of the Fairwood Shopping Center. Of the first and the latter mentioned, there is a side road that leads to a light to control traffic flow. Where this proposed rezoning is located, it could potentially require additional traffic lights which would just add to the congestion since it is not far from the main intersection of 140th and Petrovitsky. There are also a limited number of services in the Fairwood area. The commercial area where merchants are located is very small and cannot be expected to expand much as the core business district has no area into which it could grow. There's one gas station and currently only one grocery store, although we anticipate that our second store will return (Albertsons to Haggans to Albertsons ownership). It was busy with 2 stores, but with 1 it is impossible.</p>

**2016 Comprehensive Plan Comments from Council Web Site****Received September 16-September 20, 2016**

Name	District	Comment
R	S roufe	<p>Dear Councilmembers: In reading King County councilmember Reagan Dunn's notice in regards to the "Fairwood A" proposal I am disappointed and frustrated. Following are my reasons and concerns for this proposal. First, I know only a small fraction of those who live in Fairwood received Mr. Dunn's notice. Mr. Dunn's letter explained the proposal simply and descriptively, which gave me and others in the community I shared the letter with a true understanding of how large this proposal actually is. The entire Fairwood community should have received this notice so everyone can understand the proposed changes to our community and have the opportunity to comment. A small change will affect a greater number of people than the council may expect. The key is that we are a community, in a community everyone is affected by another's actions. The new residents of Wesley Homes and an apartment complex will share our grocery store, pharmacy, gas station, roads, police officers, fire fighters, etc. The question is do we have enough of all of those things to serve everyone? I myself have lived in Fairwood for 34 years. Our area has been significantly developed during this time. Many long time residents will say the area has become overloaded with people, which is evident when we try to go to any of the stores or restaurants in Fairwood. Many residents will no longer use our gas station or grocery store because of the overcrowding, instead they (as do I) choose to shop near where we work. The amount of people added by this proposal will cause more residents to leave the area whether it is moving out of their residence or to perform their routine errands. Unfortunately, I shared this letter with multiple people and the first reaction I was getting was...move before construction starts. Second, Fairwood is not a commercial business area. I am familiar with the various Wesley Homes sites and adding buildings totaling 417,000 square feet will be a monstrosity compared to anything else. That is the size of more than 2.5 Costco's put together. If any of the councilmembers have been to Fairwood they will have noticed that buildings of such size do not exist or fit into the landscape or the culture of our community. Third, I am concerned with the traffic this proposal will cause. This matter was not addressed in Mr. Dunn's letter. I am hoping a cut through is not created from Petrovitsky Road to 134th Ave SE in order for the Wesley Homes residents to use 134th Ave SE to enter their buildings. The intersection itself can be dangerous; when there is an accident at this intersection it can be devastating. People run the red light constantly and the turn lanes are not long enough for a significant amount of cars to sit at. There is also no green arrow into 134th Ave SE, so it can be a "turn at your own risk" situation, which is of course another reason for accidents. Thus, that intersection and road itself are not built for a significant amount of traffic. My assumption is that Wesley Homes would be responsible for paying for a light to be put in on 140th Ave SE. A light in this location will cause a significant traffic backup at the Petrovitsky and 140th Ave SE intersection. Fairwood is an area that is in general used as a cut through so people can avoid the 405 and 167 interchange or just avoid either freeway in general.</p>

**2016 Comprehensive Plan Comments from Council Web Site****Received September 16-September 20, 2016**

Name	District	Comment
Dave	Thomas	<p>Dear Council Members, Thank you for the opportunity to comment on pending projects near my home in the Fairwood area of Renton. A special thanks to Councilmember Reagan Dunn for the information in a recent letter sent to me and other area residents inviting comment. Government that promotes and considers citizen input is to be affirmed and applauded. I write opposed to rezoning as part of the 2016 King County Comprehensive plan in regards to land use proposals near the intersection of 140th Ave SE and SE 180th St, collectively known as the "Fairwood A" proposal. As you are aware, the proposal is to rezone from R6 to R18 for a Continuing Care Retirement Community (approximately 250 residents) and, separately but apparently being consider in conjunction, a proposal from Gerald Schneider for build a multi-family apartment complex of 68 units. My concern has much more to do with the apartment complex than the retirement center, but since both seem to be part of a single consideration, let me share my concerns as a very nearby neighbor. As background, the Schneider project property (parcel 3423059034) was brought my attention and that of other neighbors as a 28-unit condominium development. I did not make public comment opposed to that project as it seemed reasonable in scale, and basically in line with the rest of the immediate community (which are single family homes). I had some concerns primarily about traffic and public safety with the condo project, and my preference would be for single family homes, but I appreciate housing needs in King County and I could certainly accept such development. However, as now being considered, the projects (primarily the apartment complex, but to a less degree the senior center) would have considerable negative impact on the neighborhood. Please consider:</p> <ol style="list-style-type: none"> <li>1. Traffic and road safety - The intersection of 140th Ave SE and SE 180th is the only entry into our neighborhood. There is no signal at this T-intersection. It is already difficult and at times dangerous to exit the neighborhood, especially turning north from 180th to 140th as many do. The intersection is downhill from 140th and Petrovitsky, and traffic often flows well above the posted speed limit. I am deeply concerned with traffic safety as well as congestion if an apartment complex this large were at this intersection. How many more cars does 69 units represent - certainly close to 100 if not more. Please consider traffic safety and flow in making your decision.</li> <li>2. Proximity to Carriage Crest Elementary School - compounding concerns about traffic, both vehicle and pedestrian/bicycle, is the very near proximity this proposed project has to our neighborhood elementary school. I'm deeply worried for the safety of children who commute to school on foot or by bike with this significant increase of traffic and the risky driving I foresee becoming commonplace as people become frustrated with the bottlenecks that are sure to occur, especially in the mornings as children are arriving to school.</li> <li>3. Change in community tone - the communities most impacted by this project are the residents who live on 180th Street itself, and those in my community just off 180th, Westmont Vista. This area is single family homes, many with households with children. It</li> </ol>
Don	Allen	<p>Unable to</p> <p>As a long time resident in this area (50 years) I want to express opposition to the "Fairwood A" proposal. Implementation of this proposal will have a major, and negative, impact on this area. Currently we have a small retail shopping area, a number of apartments and a lot of single family homes. This proposed change will impact traffic, shopping, doctors, and emergency responses. The proposed projects are too large with so many people added. Furthermore the height of the projects are completely out of character of the area. There are no other buildings of the height proposed nor of the density. Please turn down this proposal. Thank you Don Allen</p>



**2016 Comprehensive Plan Comments from Council Web Site****Received September 16-September 20, 2016**

Name	District	Comment
Larry	Simmons	9 Thank you for giving me the opportunity to comment on a rezoning in the Fairwood area. We have lived in this area since the end of 1987. We have witnessed changes in the fairwood business district, road system and school capacity. Increased population in any area seems to add pressure to all local services (business, school, fire and medical, power, water and other services). Our concerns are with the proposed change of rezoning of Wesley homes and Wayne's place properties, from R-6 to R-18. In addition, is a proposal from Gerald Schneider to build a multifamily apartment complex in this same location. Has any one within the council completed any interviews regarding what impact these proposed changes would have on the current schools, fire, medical and police, road system, and utilities. It is our belief that the proposed zoning changes would require added growth in these catagories. School systems are already under pressure to expand and reduce student/teacher ratios. Increase in property taxes and levies are not favorable choices to provide revenue for the increase in needed services. We firmly believe a rezoning is a big negative for this area and are strongly opposed to such decision.

**2016 Comprehensive Plan Comments from Council Web Site****Received September 16-September 20, 2016**

Name	District	Comment
Kay	Edgerton	<p>Members of the King County Council Transportation, Environment and Economy Committee Attention: The Honorable Reagan Dunn 516 3rd Avenue Seattle, WA 98104 September 19, 2016 Re: Land Use and Rezoning Designation for Wesley Homes Continuing Care Retirement Community on land parcels 3423059031, 3423059061 and 3423059035 in the Fairwood neighborhood. Dear Members of the King County Council: At the September 15, 2016, meeting of the Council of Nativity Lutheran Church, a motion was passed to support the land use and rezoning designations proposed to King County by Wesley Homes to build a Continuing Care Retirement Community on land parcels 3423059031, 3423059061 and 3423059035 in the Fairwood neighborhood. The Wesley Homes project would border Nativity Lutheran Church, 17707 140th Avenue SE, on the south and west edges of our property. Our congregation believes the development of a continuing care retirement facility in this part of South King County would provide a full-array of needed senior housing. Having such a facility would allow aging seniors in our part of South King County to move seamlessly from their family home to a retirement residence that would keep them close to family, friends, social networks, and established social services and medical care. Wesley Homes is a faith-based organization that provides high quality, medium cost housing services for older adults. It is governed by a Board of Trustees made up of volunteer community and business leaders elected annually by corporate members from churches in the Pacific Northwest Conference of the United Methodist Church. This form of retirement community reflects the highly engaged community of Fairwood with its many volunteer home owners associations. Nativity Lutheran Church has served the Fairwood neighborhood for almost fifty (50) years. Our sanctuary and annex building are used extensively by nearby communities for home owners' association meetings, Scout Troop, and a variety of not-for-profit organization, as our church is one of the few meeting spaces available in our part of South King County. The plan, as we understand it, would blend into the neighborhood, which includes not only single family homes similar to those of the Wesley Homes independent living units, but also multi-level apartments that border Petrovitsky Road that are similar to the nursing home facility of the plan. We believe the Wesley Homes project would be a good neighborhood fit with our congregation and its mission and the entire Fairwood community. We would be honored to have them as neighbors. Kay Edgerton, President Nativity Lutheran Church Council</p>
Gail	Orendorff	<p>I am opposed to the recommended rezoning proposals from R-6 to R-18 in the Fairwood A proposals. These building heights do not fit into the single family residential area. In addition this area has gone from three grocery stores down to one, from three gas stations, down to one and we continue to add more people. We are in dire need of more grocery stores and gas stations to accommodate this area. The roads currently cannot accommodate the populations in this area. 140th has become more like a freeway than a highway. People drive much faster than the 40 mph speed limit. Traffic is backed up for miles during high peak traffic hours. There are areas on both Petrovitsky and 140th that should be barricaded for turn lanes as those middle lanes are also very hazardous during high peak traffic times. The surrounding neighborhoods have difficulty getting out on these busy roads.</p>

**2016 Comprehensive Plan Comments from Council Web Site****Received September 16-September 20, 2016**

Name	District	Comment
Debbie	Capelli	9 <p>As I resident of the neighborhood known as "Fairwood Firs", I have carefully considered the proposed rezone known as the "Fairwood A" proposal. This change will significantly impact my neighborhood, as we're located 1 block southeast of the proposed rezone area. I do not support the requested rezone for the following reasons. •The proposed projects are too large for the surrounding area, with approximately 258 units for the retirement community and 96 units for the apartment/condo complex. The surrounding area is primarily comprised of single family homes and this change is inconsistent with the surrounding area. •The proposed projects are too tall and therefore will not fit in well with the surrounding area. The proposed retirement center is 65 feet tall (6 stories) and the proposed apartment complex is 50 feet tall (4 stories). •The infrastructure of the area will not support the size of these proposed projects. Presently, 140th is a four lane road with a high level of traffic and congestion. And as Fairwood is an unincorporated area of King County, our services (i.e. fire, police, road maintenance, etc.) are limited. The increased population from the rezoning would severely add to the strain. •As was stated in the letter we received from Councilmember, Reagan Dunn, if the rezoning is approved, the property owner would have the right to modify the development proposal. This could result in an even greater negative impact to our neighborhood than presently proposed. There are no reasons to support an upzone and comp plan amendment for the Fairwood proposal. No conditions in the vicinity have changed in recent years to warrant a change in density. In fact, no public park facilities have been implemented and transportation and traffic has gotten a lot worse, and no transportation improvements have been implemented. The proposed request for the consolidated Fairwood comp plan amendment is inconsistent with the surrounding area. I appreciate being given the opportunity to voice my concerns and respectfully request the proposed rezone be denied. Thank you for your time and consideration. Sincerely, Debbie Capelli</p>
Thomas	Kennedy	Unable to <p>I fully support the Fairwood Firs HOA opposition of the proposed land use changes from R-6 to R18 for the projects identified in their September 18th letter to the King County Council. The intersection of 140th Avenue SE and Petrovitsky Road is overburdened as it is and the proposed zoning change would only compound this issue. The height of the proposed uses would totally change the character of this area and put a strain on Police and Fire Services. I urge you to deny this request as it will only lead to further requests to change the character of our area. I thank you for your consideration. Sincerely, Thomas P. Kennedy Homeowner, Fairwood Firs, Lot 81</p>

**2016 Comprehensive Plan Comments from Council Web Site****Received September 16-September 20, 2016**

Name	District	Comment
Marcia	Holland	9 I support the land use and rezoning designations proposed to King County by Wesley Homes to build a Continuing Care Retirement Community on land parcels 3423059031, 3423059061 and 3423059035 in the Fairwood neighborhood. Our part of South King County is under-served with continuing care retirement facilities. The Wesley Homes proposal would allow aging seniors in our part of South King County to move seamlessly from their family home to a retirement residence that would keep them close to family, friends, social networks, and established social services and medical care. The plan, as we understand it, would blend into the neighborhood, which includes not only single family homes similar to those in the Wesley Homes independent living units, but also multi-level apartments that border Petrovitsky Road that are similar to the nursing home facility. We believe the Wesley Homes project would be a good neighborhood fit with our congregation and its mission and the entire Fairwood community. We would be honored to have them as neighbors.
Pavel	Poliansky	9 I would like to comment on proposed zoning change in Fairwood neighborhood of unincorporated area of King County. In the past year there has been significant and very noticeable increase in traffic congestion at the intersection of SE Petrovitsky Road and 140th Ave SE. Also farther North the intersection of 140th Way SE and SR169 is getting increased volume of traffic. This increased congestion is clearly attributed to ongoing constriction boom in Fairwood neighborhood and also in Kent, Maple Valley, Covington and other unincorporated areas of South King County. SE Petrovitsky Road in reality has become a secondary route for Maple Valley commuters trying to avoid congestion on State Route 169. As a result that put a great strain on the intersection of SE Petrovitsky and 140 Ave SE. This intersection is essential for fireman of Fire Station 17 and King County sheriffs to be able to reach location of emergency in a large residential area that they serve. SE Petrovitsky road is the main arterial for Fairwood residents and emergency services to reach the area's hospital (Valley Medical Center) and other urgent care facilities. Proposed zoning change should not be allowed unless traffic congestion issues are addressed first or as a condition for rezoning. Thank You.

**2016 Comprehensive Plan Comments from Council Web Site****Received September 16-September 20, 2016**

Name	District		Comment
Janine	Weber	9	<p>I am writing to oppose the Fairwood Ammendment to the 2016 Comprehensive Plan. I do not believe rezoning this area from R-6 to R-18 is appropriate for this area. I live in Fairwood Firs, a neighborhood across the street from the proposed development, and we bought our home here 11 years ago exactly because it is a lovely residential area, no urban high rises in sight. This area already has many apartment complexes, and I believe the nature and character of the area will be negatively altered by adding additional apartments, and there is absolutely no place here for high rise buildings. Even if rezoning were approved, the proposed projects to be built there are simply too big and too tall. The size, height and nature (i.e short term versus long term residents), and influx of residents will change the character of this area, making it less desirable and potentially affecting property values. The sheer number of new residents plus, guests/visitors and workers employed there would negatively affect traffic which is already congested in this area. The large influx of new residents will potentially increase crime, and strain all local resources from doctors to schools, to grocery stores, fire, police and rescue, library, all the way down to hair salons and pizza delivery. Fairwood currently has one single grocery store and gas station, and no commercial area to expand. Wait times for local doctor and dentist appointments are getting longer and longer as current residents vie for limited services already. Fairwood is an unincorporated area with limited services from the county. These services would be further strained with a large influx of multi-family homes. Fire and rescue in particular would be impacted by an increase in the elderly population. I am also concerned about overcrowding the local elementary school. The school district is trying to pass a bond to relieve overcrowding and reduce class sizes. As the new school year begins, our elementary school had to displace specialists into hallways to make additional classrooms for unexpectedly high student enrollments. The first grade class is 10 kids above what it should be for primary grade students. This will only get worse if more apartments are added. For these reasons I oppose the rezoning being considered and urge you to keep the area zoned as R-6. Sincerely, Janine Weber</p>
Mark &	Ward	9	<p>September 18, 2016 King County Councilmembers RE: 2016 Comp Plan Zoning Proposal - Fairwood Area Dear King County Councilmembers This proposal would negatively alter the essential nature of the Fairwood neighborhood, which currently has common setbacks, repetition of form, and similar features of height, density and use. A 65 foot building and R-18 designation would irreparably damage Fairwood's fundamental character. Higher density increases the demand for public services, such as transportation, police protection, parks and stores which Fairwood cannot support. The 3 main arterials supporting Fairwood (Petrovitsky Road, Maple Valley and 140th Avenue) are already overtaxed by the current residents. The King County Sheriff provides policing services to the entire community but has very limited resources. Access to parks and open space within the Fairwood area is extremely limited. There is only one major grocery store within miles supporting the entire Fairwood community. Please deny the proposed rezone and comprehensive plan amendments for the Fairwood area. Thank-you, Mark &amp; Britt Ward Fairwood Residents</p>

**2016 Comprehensive Plan Comments from Council Web Site****Received September 16-September 20, 2016**

Name	District	Comment	
Davis	Nichols	9	<p>We are writing in regard to the Attachment B Appendix to 2016 Comprehensive Plan, Fairwood A, Study #2, Motion 14276 proposing to re-zone Parcel 3423059035 from R-6 to "uh" or "R-18." This would be a bad move for this entire neighborhood. We would like to think that one important function of the King County Council, and its sub-organizations, is to protect us from the kind of residential big-commerce compression represented by this proposed move. We have lived in this neighborhood since 1973. We appreciate this little slice of King County--our development, and those nearby, are characterized by residents who are stable--neighbors who have been here for decades. That tone would be long gone with "uh" or "R-18" buildings dominating Fairwood Corner (the corner of Petrovitsky Road and 140th Ave SE). The tone would also change with such tall buildings as a senior residence or tight-packed apartment buildings. Our homes are two-stories or less. Architecture matters. The proposed tight-urban look would degrade the area, and the home values. The traffic at Fairwood Corner is thick. Thousands more in people and vehicles would strain every accommodation, from its current single grocery to the smaller mom-and-pop businesses. This move would drag down a neighborhood which is a gem of good King County planning, into a poorly-planned hodge-podge of big commerce intruding into small neighborhoods. Please don't do it.</p> <p>Leave it alone as R-6. -- Davis and Dianne Nichols</p>

**2016 Comprehensive Plan Comments from Council Web Site****Received September 16-September 20, 2016**

Name	District	Comment
Max	Beers	<p>Sept 19, 2016 To: King County Transportation, Economy and Environment Committee Cc:Dow Constantine Ivan Miller John Taylor Alan Painter Reagan Dunn Christine Jensen Marissa Alegria From:Green Valley/Lake Holm Association Our understanding is that your committee (TrEE) will be meeting tomorrow (Sep 20th) to discuss and pass on items included in the Striking Amendment document. When we found out the extent of the striking amendment rewrite of the E-497 policy we sent an email to Rod Dembowski, Ivan Miller, John Taylor, and Alan Painter describing our objections and asking for explanation and the opportunity to be heard. We received an immediate response from Ivan, describing his intent to investigate. We haven't received any further word so are sending this to your committee to ensure that you know of our concerns before finalizing your committee's recommendations to the 2016 KCCP update. The E-497 policy statement as submitted by John Taylor resulted after two meetings and several email communications with John Taylor and Alan Painter, they travelling to our area in south King County, braving rush hour traffic, and listening to our critical concerns for protections to our essential domestic water systems. We were pleased and encouraged with the level of attention we received from King county executive management and the resulting submittal to the Executive's proposal of the 2016 update to the KCCP. Not being aware of the striking amendment rewrite of E-497, on August 6th we submitted comments to the King County council through the Comprehensive Plan's website asking the council to support the recommendations found in E-497. We also attached a Green Valley/Lake Holm Association position paper published September 24, 2014, describing our issues and recommendations for protection of rural wells and springs. To ensure the council received these, we sent the same letter and attachment to Christine Jensen who said she would make sure the council members received them. We assume that you did receive this memo and attachment. But the council may not understand when they review our comments that these comments referred to the original E-497 submitted by John Taylor, not the rewrite of the striking amendment committee. The striking amendment rewrite of E-497 leaves out our requests for risk assessments, monitoring, and coordination with local property owners. It also restricts the evaluation of development projects to only the critical aquifer recharge areas. If we are interpreting the County's map of the critical recharge areas correctly, we see that much of our area is in category II critical recharge areas. But what about rural water systems that fall outside these areas? We need protection for all our rural water systems, county wide. Christine Jensen explained that "the changes were requested by Executive staff, and agreed to by the TrEE Committee Chair, to address implementation issues and consistency with the law". Are there really laws that say that we can't require developers to conduct risk assessments of their development's impacts on local water systems? -- Or to monitor those systems determined to have potential impacts? -- Or to coordinate this activity with local property</p>

**2016 Comprehensive Plan Comments from Council Web Site****Received September 16-September 20, 2016**

Name	District	Comment
Ray	Brenkus	9 Once the zoning is changed, there is no guarantee the two proposed projects will actually be built there. It is not uncommon for specific development proposals to change. Any multi-family development could later be built there including, condos, apartment buildings, senior housing, low income housing, etc. We want that area to remain zoned as R-6 for single family homes. The proposed projects are TOO BIG. Approximately 258 units for the retirement community and 96 units for the apartment/condo complex. The proposed projects are TOO TALL. 65 feet tall (6 stories) for the retirement community and 50 feet tall (4 stories) for the apartment complex. High rise buildings will be unsightly and out of character for this area. Fairwood is an unincorporated area with limited services from the county. These services would be further strained with a large influx of multi-family homes. Fire and rescue in particular would be impacted by an increase in the elderly population. The size, height and nature (i.e short term versus long term residents), and influx of residents will change the character of this area, making it less desirable and potentially affecting property values.



**2016 Comprehensive Plan Comments from Council Web Site****Received September 16-September 20, 2016**

Name	District	Comment
Michael Radice	9	<p>September 18, 2016 King County Councilmembers RE: 2016 Comp Plan Zoning Proposal - Fairwood Area Dear King County Councilmembers: This letter and request represents the position of the Fairwood Firs Homeowners Association (HOA) Board in regard to the proposed Fairwood Area collective comprehensive plan designation and zoning change. Fairwood Firs is a 91-lot single family home community located approximately one block southeast of the proposed rezone area. In summary, the Fairwood Firs HOA Board does not support the applicant's requests for changing the zoning from R-6 to R-18 for four parcels. We, the Fairwood Firs HOA Board, request that the King County Council deny the proposed comprehensive plan land use designation change and zoning revision. The Fairwood Firs HOA Board requests denial of this proposed Fairwood revision based on the following:</p> <ul style="list-style-type: none"> <li>•The allowed density in the requested UH Comp plan designation and corresponding R-18 is much higher than the allowed and existing density in the R-6 zoning on three sides of the subject rezone area. The properties to the east, south and west are all zoned R-6 and have a UM comp plan designation. Approval of the request would result in the subject properties being the southerly most zoned R-18 properties in Fairwood, and inconsistent with surrounding zoning and surrounding existing single-family uses.</li> <li>•As requested and proposed, the applicants have requested to move the R-18 zoning and comp plan designation line further to the south than in the surrounding area. R-6 and UH designations should not be approved south of the east-west line which currently separates R-6 and R-18 to the east and west of the subject proposal. In this scenario, the northerly most parcel in the rezone area, may qualify for R-18, however the three southerly parcels should remain R-6.</li> <li>•The proposed height of 65 feet and/or 68 feet is incompatible with surrounding areas. Buildings 65 plus feet tall would be out of character in Fairwood and incompatible with the suburban character of the area. The tallest buildings in all of Fairwood area are three stories, approximately 35 – 40 feet in height. Rezoning to allow buildings up to 65 and 68 feet in height as proposed would be inconsistent with the directly surrounding single-family area on three sides, as well as out of character of Fairwood.</li> <li>•The Schneider parcel (southerly most parcel) currently has approved permits for a four-story, 28-unit condominium project under existing R-6 zoning. If constructed under the existing permits, this would be the most southerly multi-family development (non-detached single family residence) project in all of Fairwood. This parcel should definitely not be allowed a higher density and taller height, as it is adjacent to existing single family residences on three sides. The proposed 68 unit and 50 foot tall structure would be inconsistent with the directly surrounding single family areas on three sides. A 50 foot tall structure on this parcel would be incompatible and inconsistent with the area. This parcel must remain R-6.</li> <li>•The two long narrow parcels north of the Schneider parcel should also remain R-6 based on the discussion and reasons cited above.</li> <li>•No substantive park and recreation</li> </ul>

**2016 Comprehensive Plan Comments from Council Web Site****Received September 16-September 20, 2016**

Name	District		Comment
Susans	Kruse	9	<p>Regarding the proposal to re zone near the intersection of 140th Ave SE and SE 180th St known as the "Fairwood A" proposal. Below I have listed my concerns about the re-zoning. Among others, here are those concerns: 1. Once the zoning is changed, there is no guarantee the two proposed projects will actually be built there. It is not uncommon for specific development proposals to change. Any multi-family development could later be built there including, condos, apartment buildings, senior housing, low income housing, etc. R-6 for single family homes. 2. The proposed projects are TOO BIG. Approximately 258 units for the retirement community and 96 units for the apartment/condo complex. 3. The proposed projects are TOO TALL. 65 feet tall (6 stories) for the retirement community and 50 feet tall (4 stories) for the apartment complex. High rise buildings will be unsightly and out of character for this area. 4. The size, height and nature (i.e short term versus long term residents), and influx of residents will change the character of this area, making it less desirable and potentially affecting property values. 5. The sheer number of new residents plus, guests/visitors and workers employed there will negatively affect traffic. 6. The large influx of new residents will potentially increase crime, and strain all local resources from doctors to schools, to grocery stores, fire, police and rescue, library, all the way down to hair salons and pizza delivery. Fairwood currently has one single grocery store and gas station, and no commercial area to expand. This area already has a large number of apartment complexes, and adding more multi—family units in place of single family units will detract from the ‘small-town’ identity and quality of life in this area. Even more so if they are high-rises. 7. Fairwood is an unincorporated area with limited services from the county. These services would be further strained with a large influx of multi-family homes. Fire and rescue in particular would be impacted by an increase in the elderly population.</p> <p>Sincerely, Susan Kruse Fairwood Firs Homeowner</p>
Margare	Osburn	8	<p>Sirs: My husband and I are long time (29 years) residents of the Fairwood Area. We are very concerned about the proposal to rezone the area (off of 140th S.E and S.E. 180th) just across the street from our home from R-6 to R-18. We strongly feel that this rezoning would negatively impact the quality of our lives and the value of our property for the following reasons. Rezoning would greatly increase (by more than 300 units) the amount of traffic on an already busy street, it would change the character of our residential neighborhood by adding 4 to 6 story buildings which are totally out of keeping with the surrounding neighborhood, it will strain local resources such as schools, retail services, and public services such as fire, police, rescue, and libraries which are already at maximum usage. And, of course, it may add to the amount of crime and vandalism in a quiet residential community. We implore you not to make this change to the zoning of our neighborhood which cannot help but negatively effect our property value and the quality of our lives. Respectfully, Margaret Osburn</p>

**2016 Comprehensive Plan Comments from Council Web Site****Received September 16-September 20, 2016**

Name	District	Comment	
Jaime	Lajarin	9	<p>I am writing this because of a letter I received about re-zoning plans in Renton, my community, where the plan is to change certain lots from R-6 to R-18. This concerns me greatly as in the news people only talk about "affordable housing" but no one ever talks about how the infrastructure will keep up with this constant growth. In just a few years most people that have to use any of our limited main roads (I5 and 405) can tell you how in a matter a few years, traffic has become increasingly bad in not only these roads, but all around them. I predict that in 3 to 4 years, the norm for these main roads will be constant, invariant heavy traffic, except maybe for the very late hours at night. This is not planning, this uncontrolled, unsustainable growth. It is a lie that cities and countries and even companies need incessant growth to be healthy. Unlimited growth in a limited area with limited resources is unsustainable, and we are reaching that limit in this city unless you want to transform it into something completely different than the Seattle we all have come to know and love. I have lived in very densely populated cities before, and even with very efficient underground trains and public transportation systems that take you anywhere in the city, mobility can be difficult and complicated. Imagine such density in a city like Seattle that is a very long way from having efficient public transportation. Please stop treating us like sardines in a can. Stop converting our beautiful open and green living areas into tightly packed sardine cans. Stop the unsustainable growth. Fix the problems our population already has instead on focusing on how to bring more people in the city to share and increase those very same problems. Thanks.</p>
Hung	Vu	9	<p>I strongly oppose to rezoning and the proposal to built them at intersection of 140th Ave SE and SE 180th St in our Fairwood neighborhood.</p>
Deanna	Magnoni	9	<p>Regarding the two land use proposals before the council for consideration as part of 2016 Comprehensive Plan in Fairwood area (known as "Fairwood A" proposal): This is a concern to many of us who live in homes and condominiums in Redmill 1 Condominiums on 134th Ave SE. The basis of our concern is that 134th Ave SE will be opened as a thru street as access to SE Petrovitsky Rd. This street is already gridlocked during rush hour and it is often challenging to enter onto SE Petrovitsky Rd (eastbound) without waiting for courteous drivers to let us in. As a concerned homeowner at Redmill 1 Condos, I would appreciate information on further developments on these proposals. Thank you for your time and consideration. Deanna M. Magnoni</p>

**2016 Comprehensive Plan Comments from Council Web Site****Received September 16-September 20, 2016**

Name	District		Comment
Mina	Mitchell	9	<p>Our household opposes the 2016 Comprehensive Plan in the Fairwood neighborhood, near the intersection of 140th Ave SE and SE 180th St, collectively known as the "Fairwood A" proposal. The proposal is to change the zoning on certain parcels from R-6 (six dwelling units per acre) to R-18 (18 dwelling units per acre). The proposed plan will significantly affect the resources in the surrounding areas, including school enrollment (which classrooms are already being downsized this week at the elementary school), emergency services, groceries (there's only 1 grocery store and 1 gas station), and so forth. Fairwood does not have the current infrastructure to add the large amount of dwellings in the proposal. Traffic along 140th is already FIVE lanes and traffic along Petrovsky Road is heavy during peak traffic hours. There is not enough public transportation to support the amount of people who will move into the area if the proposed plan is passed. Renton/Fairwood is not supported by light rail such as LINK/Sounder and not enough Metro buses are provided to take commuters to LINK/Sounder stations. The addition of new apartment buildings or condos or retirement homes will affect the stability and character of the Fairwood neighborhood as those homes tend to be transitional households. In addition, 6-story infrastructures are not conducive for the community of Fairwood, which is mostly made up of single-family homes. Building such large structures will affect home values in the area and the large, 6-story structures will not be aesthetically pleasing to the Fairwood area. Three years ago we lived on Kent's East Hill before we moved to Fairwood. One of the reasons we moved to Fairwood was because we liked the aesthetic of the neighborhood—it's quiet, full of parks and nature, as well as the sense of a small community in the Fairwood neighborhood. Adding the proposed structures will affect the small community atmosphere that Fairwood is known for. Another reason we moved to Fairwood was the class sizes. Increasing the populations with the proposed structures would affect the class sizes and new schools may need to be built to support the growing student population. Please consider our opposition to the 2016 Comprehensive Plan in the Fairwood neighborhood for the reasons stated above. Thank you, Mina Mitchell</p>

**2016 Comprehensive Plan Comments from Council Web Site****Received September 16-September 20, 2016**

Name	District		Comment
Ronald	May	9	<p>In response to the letter from Councilmember Reagan Dunn regarding "Fairwood A" proposal. My wife and I are very concerned with the proposal referenced in Councilmember Dunn's letter dated September 9, 2016. Below are our concerns about the re-zoning: 1. Once the zoning is changed, there is no guarantee the two proposed projects will actually be built there. It is not uncommon for specific development proposals to change. Any multi-family development could later be built there including, condos, apartment buildings, senior housing, low income housing, etc. We want that area to remain zoned as R-6 for single family homes. 2. The proposed projects are TOO BIG. Approximately 258 units for the retirement community and 96 units for the apartment/condo complex. 3. The proposed projects are TOO TALL. 65 feet tall (6 stories) for the retirement community and 50 feet tall (4 stories) for the apartment complex. High rise buildings will be unsightly and out of character for this area. 4. The size, height and nature (i.e short term versus long term residents), and influx of residents will change the character of this area, making it less desirable and potentially affecting property values. 5. The sheer number of new residents plus, guests/visitors and workers employed there will negatively affect traffic. 6. The large influx of new residents will potentially increase crime, and strain all local resources from doctors to schools, to grocery stores, fire, police and rescue, library, all the way down to hair salons and pizza delivery. Fairwood currently has one single grocery store and gas station, and no commercial area to expand. This area already has a large number of apartment complexes, and adding more multi—family units in place of single family units will detract from the 'small-town' identity and quality of life in this area. Even more so if they are high-rises. 7. Fairwood is an unincorporated area with limited services from the county. These services would be further strained with a large influx of multi-family homes. Fire and rescue in particular would be impacted by an increase in the elderly population. We strongly recomend that there should be no zoning changes to parcels 3423059031, 3423059061, 3423059035 and 3423059034. Regards, Ronald J. May 9/16/16</p>
Beverley	Miller	Unable to	<p>I live on the address above. I do not want the increase of density in the neighborhood. This will already tax a very busy 132nd street road, and also the schools in the area. That is a horrible ingress / egress street and will undoubtable increase the number of accidents. I have lived here for 20 years and experienced the traffic before a turn lane was put in. Yes accidents all but disappeared. It would benefit the developer that purchased the land YES. They don't live here to experience the difficulties the difficulties it will bring to the area. I am against your density proposal. Bev Miller</p>

**2016 Comprehensive Plan Comments from Council Web Site****Received September 16-September 20, 2016**

Name	District		Comment
RoZann Nelson		9	<p>Regarding the land proposition for the zoning land from Fairwood Firs and Carriage Lane from R-6 to R-18 which means a change from single family homes to multi family homes, ex: large apt buildings, or a retirement community. This will NOT BENEFIT our city of Fairwood. Below outlines the reason this proposition would not be a good for Fairwood:</p> <ul style="list-style-type: none"> <li>•Apartment complexes do not usually bring in good quality families, they are usually lower income families, with potential of bringing in a drug problems and other issues.</li> <li>•Adding more apartments along 140th near Carriage Crest School will not make Fairwood an area of interest for families that desire to purchase homes in the residential communities like Fairwood Firs and others.</li> <li>•More Apt complexes will bring down the home's value of Fairwood Firs, and other neighboring communities. We want our home values back to where we purchased our homes at originally. More apartments in our area will not encourage a rise in home value. It will bring our Value of living down! Just look at the apts already in Fairwood, there are too many!!</li> <li>•Carriage Crest Elementary is already over populated with students and they are trying to figure out how to accommodate the current rise in students. Still right now, not all the teachers are hired, my son was taken out of a class this week that had too many students and is now with a sub until a teacher can be hired due to over population in the classes. Apartments will bring in an influx of families that have children needing to attend Carriage Crest Elem. This will be a problem, there is not enough room!</li> <li>•Traffic will increase the small area of Fairwood, along 140th, and Petrovsky Rd. This extra traffic will not be good for mornings when busses are going to schools, people needing to get to work, and just every day commuting. Traffic is bad enough right now!</li> <li>•There is one store in Fairwood that is already over booked with shoppers. Albertson has not returned though they promise there would be one coming. Extra families/Singles/Seniors and not enough resources for shopping will make the current Fairwood shopping center even more overcrowded and not enjoyable. It is bad enough right now. Fred Myers is also over crowded.</li> <li>•The stated above includes reasons for not including the Retirement Community as well. The sheer amount of resouces and how it would affect the community. The Increase in traffic, yet alone a 6-story building does not fit in this neighborhood. Give that to downtown Renton or Kent somewhere, we don't need it Fairwood. So, with the stated concerns, please keep the current residents of Fairwood in mind when deciding whether to pass building an Apt Complex. or Retirement Center. Please think of what is best for our community! Sincerely, A Fairwood home owner and resident RoZanne Nelson</li> </ul>

**2016 Comprehensive Plan Comments from Council Web Site****Received September 16-September 20, 2016**

Name	District		Comment
Zekeriya	Demir	9	<p>I have been informed Fairwood A proposal includes changes in land use and re-zoning near the intersection of 140th Ave SE and SE 180th St and I vehemently oppose this for the following reasons: 1.Once the zoning is changed, there is no guarantee the two proposed projects will actually be built there. It is not uncommon for specific development proposals to change. Any multi-family development could later be built there including, condos, apartment buildings, senior housing, low income housing, etc. We want that area to remain zoned as R-6 for single family homes. 2.The proposed projects are TOO BIG. Approximately 258 units for the retirement community and 96 units for the apartment/condo complex. 3.The proposed projects are TOO TALL. 65 feet tall (6 stories) for the retirement community and 50 feet tall (4 stories) for the apartment complex. High rise buildings will be unsightly and out of character for this area. 4.The size, height and nature (i.e short term versus long term residents), and influx of residents will change the character of this area, making it less desirable and potentially affecting property values. 5.The sheer number of new residents plus, guests/visitors and workers employed there will negatively affect traffic. 6.The large influx of new residents will potentially increase crime, and strain all local resources from doctors to schools, to grocery stores, fire, police and rescue, library, all the way down to hair salons and pizza delivery. Fairwood currently has one single grocery store and gas station, and no commercial area to expand. This area already has a large number of apartment complexes, and adding more multi—family units in place of single family units will detract from the ‘small-town’ identity and quality of life in this area. Even more so if they are high-rises. 7.Fairwood is an unincorporated area with limited services from the county. These services would be further strained with a large influx of multi-family homes. Fire and rescue in particular would be impacted by an</p>
Stan	Ferguson	9	<p>To: King County Council Comment: I am opposed to the rezoning of the area of Fairwood near 180th and 140th Ave for the following reason. 1) The 140th and Petrovitsky intersection is already a traffic nightmare and this will make it significantly worse with the traffic in and out of the new development that close to the intersection 2) There are already a significant number of car accidents per year due to the limited access to the Fairwood shopping center off Petrovitsky. Now you are creating a similar problem south of the intersection on 140th. You can expect to double the number of accidents at that intersection in the coming years if this were approved 3) The north-south and east-west route through the Fairwood intersection are restricted because of King County's previous history of poor planning for traffic around the watershed. Thus, this intersection is already one of the busiest in the nation for a community the size of Fairwood. Don't screw it up even more. Stan Ferguson</p>

**2016 Comprehensive Plan Comments from Council Web Site****Received September 16-September 20, 2016**

Name		District	Comment
Patrishah	Roth	9	Please do not approve the Fairwood A rezoning from R6 to R18. The transportation infrastructure in this area cannot withstand more dense housing without improving the infrastructure. The area is not linked with public transportation such as light rail or heavy rail, and the roads are backed up starting at 530am every weekday. The area is already impacted with several apartment buildings and a high rise building would not be consistent with the other buildings in the area. In addition, the dense building proposed would place a significant burden on this unincorporated area of the county. Lastly, crime may rise as a result and reduce property values. Fairwood area has always been known for the small town feeling, a high rise condo or apartment complex will not be consistent with the current buildings. Please maintain the zoning as R6. Thank you for your consideration.



**From:** [Highlands Neighbors](#)  
**To:** [CouncilCompPlan](#); [Dunn, Reagan](#); [Painter, Alan](#); [Miller, Ivan](#)  
**Subject:** 2016 KCCP Update: SUPPORT rezone of parcel# 1457500005 from RB to R1  
**Date:** Tuesday, September 20, 2016 7:53:16 AM  
**Attachments:** [20160908\\_2016 comment TrEE committee to remove RB\\_TC.pdf](#)  
[20160817 Letter Dow Regan et al TDC.pdf](#)

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Dear Council Members,

I write today, on behalf of our community, in support of Tom Carpenter's proposal to rezone of parcel# 1457500005 from RB to R1.

When this parcel was rezoned during the last Comprehensive Plan Update cycle four years ago, we were assured that everything would be fine. The record shows that we were correct to be skeptical. The fact is that the conditions the King County Council applied to the rezone in order to mitigate the impacts of a used car dealership operating entirely within the wetland buffer of our community's only Class 1 Wetland have never been met. The Code Violation Settlement of 10/13/15 requiring the re-installation of wetland and buffer restoration that these owners already had to install once before, still has not been initiated. That's right - they cleared, graded, extended pavement, dumped gravel and parked used cars in the wetland buffer before. Under code enforcement before the 2012 rezone, they installed code enforcement required restoration before. And by February 2013, about two months after the Council approved their requested rezone, they ripped it all out and parked used cars on gravel in the wetland buffer again. The owner/operators have known since DPER explained in email at least as early as 2013 that car washing is forbidden, but they continue to wash cars, and boats, on the parcel with no measures to prevent toxic contamination of or invasive species introduction to the wetland, buffer, pond and stream that are on or border the parcel. Just last week they had to remove another boat under advice of DPER of potential additional code enforcement action.

We are under no illusion that the current issues will be ended or mitigated any time soon. We fully expect that this dealership will be allowed to continue to flout the rules indefinitely.

We ask this rezone action looking forward and outward.

At this moment, the two adjacent parcels are for sale. We ask this rezone to remove the existence of "changed circumstances" which buyers could cite in their own pursuit of inappropriate, incompatible rezones. Cemetery Pond and Wetland and Tributary 291 are precious to this community. Our blood, sweat and yes our tears are in the work we do there. With our partners, we have removed over 20 tons of garbage and debris. We have removed an infestation of dangerous poison hemlock and countless blackberries. We have planted thousands of plants. We have begun regular water quality testing. "We" includes long-time residents and new neighbors, grandparents, young adults and a cub scout troop. We have

been committed to this basin since 2007 and we aren't going anywhere. We live here and will continue to do what we can, with our neighbors, for our community within the rules and processes that exist.

Please don't let this distressing problem grow any further. The community is merely asks King County to make real the promise written in the rules already on the books.

Please rezone of parcel# 1457500005 from RB to R1.

Thank you,  
Gwendolyn High  
CARE President

17 August 2016

Dow Constantine, King County Executive

cc. Regan Dunn, King County Councilmember  
Kathy Lambert, King County Councilmember  
Jim Chan, Deputy Director, Department of Permitting and Environmental Review  
Elizabeth Hill, Senior Deputy Ombudsman

Executive Constantine,

We write in support of your intent to update the code enforcement practices in the county to address longer-term code issues on parcels.

Although at a much smaller scale than the "Mt. Anderson" situation, we're facing a similar condition (e.g. a long history of code compliance issues) for a parcel in our neighborhood. Since purchasing the property in January, 2008, the owners have received no less than five code enforcements, one code violation, and two or three DPER letters regarding code or land use issues that required correction.

A 2014 code violation resulted in a settlement in October, 2015, targeting mitigation in six months. Over nine months later, none of the settlement requirements have been implemented by the property owners. Recent actions on the property indicate that the owners have no intention of satisfying the requirements of the settlement, or observe the codes applicable to the property and its use.

Like with Mt. Anderson, local community groups, similar to West Hill and Skyway Solutions, have been actively working for over a decade with DPER to get the situation resolved. The most recent effort included Elizabeth Hill from the Ombudsman Office, and Jim Chan, DPER Deputy Director.

Unfortunately, none of those efforts have produced resolution.

Complicating matters is the legislative rezone done in 2012 that was preceded by comprehensive plan policy changes that created an exception that specifically allowed the use the property owners were envisioning.

As you are undoubtedly aware, when the legislature intervenes in property zoning, things become political, and that is certainly the case here.

We've worked "in the system", but, unfortunately, without resolution. We have no alternative than to raise the issue for your assistance.

Attached for further explanation is the letter sent recently to DPER and the Ombudsman.

Sincerely,

Tom Carpenter

Gwendolyn High

17 August 2016

Jim Chan, DPER Deputy Director  
Elizabeth Hill, Senior Deputy Ombudsman

Jim and Elizabeth,

I'm very grateful for the time you took to work with me on the Melki property situation. Unfortunately, I've seen no progress to date, over 9 months since the October 2014 Code Violation Settlement, and over eight years since the Melki's bought the property.

With at least 12 separate actions, not counting 3 county-confirmed non-compliance situations for which no action was taken, the Melki's have had only 32 months with no compliance issue in the 97 months they've owned the property. They've been continuously out of compliance ever since the 2012 rezone. [See attached]

As recently as a week ago, the Melki's continue to demonstrate a blatant disregard for the requirements, this time by resurfacing the paved area that includes a significant portion required by the code violation to be restored as part of a Category I wetland and high habitat area.

It's a challenge to understand the county's logic in dealing with the Melki's, and it's not clear if DPER will ever enforce the relevant codes for this property, in spite of the long history of code issues.

With all the past effort by residents, along with the dialog we had, I can only speculate why this situation exists for the Melki parcel. Possibilities include:

***DPER either won't or can't enforce the codes***

This may be caused by one of the same issues that allowed the Skyway "Mt. Anderson" situation to persist as long as it did. If that's the case, it's not clear if any action to review codes and procedures to increase DPER's ability to take action because of repeated behaviors will apply to the Melki property. That property may not be viewed as an example of where the county focuses any improvement in repeated code enforcement issues.

Although at a much smaller scale than "Mt. Anderson", we're facing a similar condition (e.g. a long history of code compliance issues) for the Melki parcel in our neighborhood. Since purchasing the property in January, 2008, the owners have received no less than five code enforcements, one code violation, and two or three DPER letters regarding code or land use issues that required correction.

Like with Mt. Anderson, local community groups, similar to West Hill and Skyway Solutions, have been actively working with DPER to get the situation resolved. There's even a community/county stewardship joint effort for the wetland and its tributaries that's being ignored. Our recent email dialog was the last attempt.

Unfortunately, none of those efforts have produced resolution.

***DPER is driven to settlement***

The 2014 code violation resulted in a settlement in October, 2015, targeting mitigation in six months. Over nine months later, none of the settlement requirements have been implemented by the property owners. And, in spite of promises to respond, the Melki's have demonstrated once again, by resurfacing the paved area which extends well into the sensitive area, that they have no intent to comply.

Given their history of blatant disregard for the codes, the property owners had no leverage, other than possibly political leverage because of the legislative history with the property.

Some questions: Why did DPER choose to settle? Why would they give access to the 10-foot strip of land? Why did they tell the Melki's they could apply for a building permit in the Settlement knowing full well that the area targeted by the owners is well within the Category 1 wetland boundaries? Why didn't the settlement address the issues behind the existing building? Why did DPER ignore reports by county observers that the Melki's were washing cars on the property in violation of the rezone conditions?

The county lawyer indicated that the settlement was driven by the desire to get a larger conservation easement from the property owners. However, the portion of the settlement that required a new easement was simply correcting an error that actually reduced the size of the current easement.

There appears to be some other force that is influencing the DPER settlement.

### ***Legislative influence***

In 2012, in spite of repeated failed attempts to rezone the property, including the owners before the Melkis, Reagan Dunn advocated comprehensive plan policy changes that removed the requirements for an area zoning study in the specific case of the Melki property. Reagan knew that an AZS would have determined RB an inappropriate zoning for the parcel.

When the parcel originally zoned in response to GMA it was zoned Office with a potential Regional Business zoning.

"Potential Zoning" is an artifact of the initial implementation of GMA. The vast majority of the parcels in the county had clear zoning designations, however, a very few were judged to have a "potential" zoning depending on what happened in the future. Wisely, policy changes were made at the time that required an area zoning study if and when the potential zoning was to be realized.

Efforts to realize the potential were attempted in 2004 and 2008. In both cases, the administrative process judged the property did not satisfy the requirements for an RB zoned parcel. The 2008 Hearing Examiner ruling was that the parcel wasn't even close to satisfying the code requirements for Regional Business. RB zoning was a requirement for the used car business the Melki's intended.

The property owners live in Kathy Lambert's district and the property is in Reagan Dunn's district.

It seems to be clear that the Melkis appealed to Kathy Lambert to intervene on their behalf to get the zoning they needed. It's assumed that Kathy appealed to Reagan, who ultimately advocated for policy changes that created a loophole that eliminated the requirement for an area zoning study in the case of the Melki parcel, thus allowing the rezone.

The rezone was approved in spite of the parcel being inside a Renton PAA, pre-zoned in 2006 as R-1, and contrary to Renton's formal comments against every attempt to rezone the parcel RB.

This history begs the question of whether there continues to be legislative influence that's affecting how DPER is dealing with the code enforcement issues with the Melki property.

Again, I appreciate the time you spent responding to my email questions. Unfortunately, it appears DPER and the Ombudsman are unwilling or unable to effectively address the situation.

Sincerely,

Tom Carpenter

# Melki Code Compliance History

PIN: 1457500005

	2008	2009	2010	2011	2012	2013	2014	2015	2016
01/29/08	Melki buys property								
03/19/08	Clearing & grading in SA								
10/17/08	Covered porch & awning								
03/31/10	2 <sup>nd</sup> entrance w/o ROW								
06/29/10	Illegal business in zone								
04/26/12	Illegal business in zone								
05/17/12	Illegal business in zone								
09/12/12	Illegal business in zone								
02/19/13	Clearing & grading in SA								
03/01/13	Paving in buffer								
06/12/14	Gravel/parking in buffer								
06/16/14	Violating rezone conditions								
04/07/15	Violating SAO								

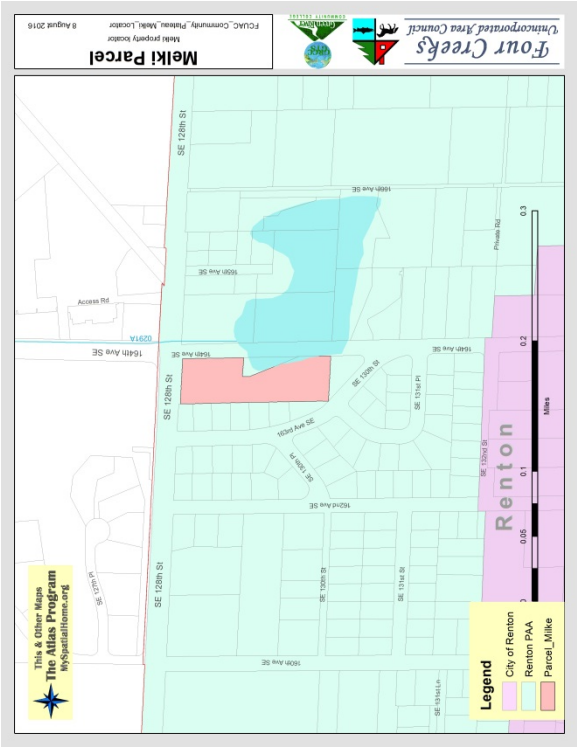
The owners have been continuously out of compliance since the 2012 legislative rezone.

The 97 months of ownership only have 32 months without a compliance issue.

- Does not include 3 county-confirmed, but unreported, non-compliance situations:
- Owner-installed signage that declared a public road to be private.
  - A raingarden with a drainage plan designed to facilitate car washing, specifically prohibited in the 2012 rezone conditions.
  - Actual car washing on the property.

Through August, 2016

The Melki parcel is in a Renton PAA on the plateau east of the city, pre-zoned in 2006 as R-1 (Residential – Low Density)



## **Parcel 1457500005**

12811 164th Ave SE, Renton, WA 98059

### **REQUEST OF THE COUNCIL**

#### **LAND USE & ZONING**

- Legislatively rezone the entire parcel to R1 (aligned to Renton's 2006 pre-zoning)
- Adjust the shape of the RB portion of the property to only include the grandfathered in mobile office and parking lot.

#### **BEHAVIOR**

- Councilmembers Lambert and Dunn, who advocated for the owners and sponsored the 2012 legislative rezone that was specifically intended to benefit one party, contact the property owners to make sure they know the council does not support the behaviors.
- The county contact WA DOL requesting the business license for the used car dealership be suspended pending 1) compliance with the settlement, current rezone requirements, and codes, and 2) demonstrated behavior that such compliance will continue when the license is re-activated.

#### **DPER**

- Formally request that DPER and the lawyer involved provide justification for the enforcement and settlement actions.
- Engage the Ombudsman deputy who's been involved for the last few months.

#### ENFORCEMENT

- Why has DPER, been unable or unwilling to enforce the code and rezone requirements? Is it lack of enforcement capabilities (e.g. Mt Anderson), systemic practices, etc.?
- Councilmembers Dunn and Lambert contact DPER requesting they enforce the conditions and codes for this parcel.

#### SETTLEMENT

- Why did DPER settle the code violation? The property owners had little or no leverage, and, given their history, had plenty of time to comply with requirements.
- Why did DPER allow the owners to use the 10-foot strip of land on the north side of the property? It extends the used car dealership footprint beyond the grandfathered prior use, onto pervious surface into the sensitive area.
- Why did DPER add any reference to the owners' desire to build a garage outside the grandfathered prior use?

#### **CODE**

- Advocate that the changes in code, motivated by Mt Anderson (i.e. longer-term and/or recurring actions), will also apply to the scale of this situation.

## POTENTIAL ANNEXATION AREAS

- The county continues to take the position of merely informing PAA cities of actions (e.g. rezone) within a city's PAA. It's highly probable this is a legal issue regarding jurisdictional authority.
- The only joint planning the county authorizes is an annexation ILA.

Renton made multiple requests that the county NOT rezone the property for regional business, a request ignored by the Council. Although not directly related to the specific issues with the property, it begs the question regarding the county's commitment to work with cities regarding PAAs even without an annexation planning ILA.

*The current comp plan package includes a letter from Renton expressing frustration with the county's lack of response to their multiple requests for a planning ILA for the PAAs.*

- Modify policy to state the county "shall" align any land use actions in a PAA to a city's pre-zoning.
- Create a planning ILA for Renton's

PAAs that addresses the list of issues residents have described to both the county and the city, including land use, community planning, and density bonuses.

## COMMUNITY PLANNING PRIORITIES

Proposed KCCP changes include community planning. Areas like Vashon are highest priority and areas like that which includes the Renton PAA (the property location) are lowest priority. The Council has an emphasis on PAAs in the current update.

- Adjust the priority for community planning to emphasize PAA areas
- Modify the approach to allow for a planning ILA that does not necessarily include an annexation commitment.



## Background

### PARCEL

- Parcel 1457500005, on the plateau east of Renton, is mostly inside the boundary of a Category I wetland and habitat. The remaining portion is well within the sensitive area buffers.
- The wetland includes Cemetery Pond, a regional storm water retention/detention facility.
- The wetland and habitat, part of a stewardship program involving local residents and KC DNRP, was the focus of a water and wildlife restoration project that removed over 19 tons of illegal dumping and noxious plants, and planted over 775 native plants.

### LAND USE & ZONING

- In 2012, a legislative rezone was approved for the northern 175-feet of the parcel, realizing a potential Regional Business (RB) zoning. The RB allowed the property owners to start a used car business.
- Two prior administrative rezone attempts by failed because RB was ruled to be inappropriate for the parcel. The Council confirmed the 2008 ruling by ordinance.
- The parcel is on the plateau east of Renton in one of the city's PAAs. Renton pre-zoned the parcel R-1 in 2006.
- Renton formally requested King County deny the RB rezone because of incompatibility with their plans for the PAA.

### OWNERS

- There have been at least 12 enforcement actions including a code violation Oct 2015.
- They've been compliant for less than a third of time they've owned the parcel, and have been continuously out of compliance since one month after the 2012 legislative rezone.
- As recently as last week, the owners have taken three new actions out of compliance with the conditions and codes: repaved in a sensitive area, have a boat for sale in violation of the rezone conditions, and washed vehicles without runoff control, also a violation of rezone conditions.
- To put a cherry on top of all this, the owners, who are immigrants, are accusing the residents, who are stewarding the area, of being racially prejudiced.