

King County Comprehensive Plan 2024 Update - Comment Tracking

NOTE Full comment text can be found in accompanying PDF.

#	Comment	Name of Commenter	Topic	Format	Date Received
7	King County is the ONLY county in the state that requires 5 acres of land to drill an exempt water well on their property. Why is that? This should change to match what most other counties require, which is to meet Dept of Ecology's setbacks. King county does NOT require 5 acres for an irrigation well though, which is the exact same well construction, only the name changes. The people of king county should be able to exercise their right to water on their property, while meeting DOE's setback requirements.	C. Gregory	Water	Written	1/12/2024
8	<p>I feel frustrated by the suggested P-Suffix Regulation amendments. These suggested amendments, would make it so only 1-off houses could be built, not neighborhoods. This means only someone with a lot of money could afford to develop a lot or a builder who in order to make a profit, would need to build a premium house then sell it for an incredibly high price.</p> <p>The reasons restricting all affordable neighborhoods in Fall City frustrates me:</p> <ol style="list-style-type: none"> 1.King county has a homelessness crisis. From my reading, the number 1 cause of homelessness in the United States is high housing costs (which King County has). This is because people are unable to save the money needed to weather unemployment, from a layoff or mental health crisis. In the Snoqualmie Valley subarea plan, taking better care of those suffering from addiction or a mental health crisis was mentioned to be a priority. Building more housing helps bring down the price of housing which helps those suffering, be able to continue to afford their house payments and use a lesser percentage of their income on housing. 2.King County has a problem with there not being enough housing in general and there not being enough affordable housing. From what I've read, the number 1 cause of not enough affordable housing being built, is restrictive zoning laws like the P-Suffix Regulation amendments. The United States has a problem with older, typically white, upper-middle income individuals saying "I don't want housing being built here, that should be the town next to me's problem." This makes me angry because to fix the lack of housing issue, housing needs to be built somewhere, it can't just always be the next person's problem. It also makes me angry because older affluent people are advocating for policies that raise their property value at the expense of families and younger generations not being able to afford a home. 3.This year when I went to vote, I read about both candidates for the Snoqualmie Vally School Board. In their campaigns, an issue mentioned was that Fall City Elementary needs to be rebuilt to ensure a safe and quality education for students. However, it was stated that the millions of dollars needed to achieve this would be more difficult to get, due to declining enrollments at the school. Fall City Elementary is the school in the catchment area for my house. I want children in the future and I will want them to go to a school that's safe and has the resources to provide a great education. When I purchased my home, people close to me, tried to dissuade me from buying in Fall City because of the elementary/middle school available. I'd love for the schools to have a better reputation in the years ahead. An increase in housing would increase enrollments and money for the schools to improve. 4.I feel confused by vaguely worded concepts in the Fall City Subdivision Moratorium like increase lot size to preserve "rural character". Being blunt, it seems like lot size is just being increased to the point where a builder couldn't afford to build any 	Samantha Fernald	SVNEKC Subarea Plan	Written	1/16/2024

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9	<p>Please accept the following comments on the proposed Subarea Plan. My family has been a property owner in the Index Creek Road community for more than 80 years. Additionally, I have a specific background related to historic and cultural resources including an M.A. in Museum Studies, service as a board member and president of the Washington Museum Association, and service on the Landmarks Commission of Astoria, Oregon.</p> <ul style="list-style-type: none"> •One of the Guiding Principles of the Plan reads, "Preserve cultural and historic resources and landmarks." Sadly, I do not find this principle well represented in the Plan. At the very least, historic resources and landmarks, especially those with national significance, should be described and an appropriate level of care and conservation included. The County needs to invest in the preservation of these irreplaceable resources. •Page 24: The information about the Baring area needs to include its timber and mining history and its nationally-recognized Baring Bridge. •Page 50: The text indicates that the size, scale and aesthetic of existing development should be maintained. This idea should include the need to preserve and restore historic resources like the Baring Bridge. •Page 77: This section is titled, "King County Plans and Programs Relevant to Parks, Open Space and Cultural Resources". The following text does not include any mention of historic preservation plans or policies. The treatment of cultural resources is missing with the exception of only a phrase on page 78, "... the preservation of historic landmarks is of interest..." This subject needs to be addressed further including the County's commitment to invest in these treasures. •Page 79: Transportation activities should be consistent with the service level and protect rural character. The Baring Bridge, when kept in proper repair and with appropriate investment, is necessary to protect the rural character of the Index Creek Road community. •Page 81: Certainly a conflict arises between blanket statements regarding the need for bridge replacement and the need to preserve historic resources like the Baring Bridge. The Council should address this conflict and give significant and overriding weight to the preservation of this resource of national significance. •Page 84: Enhanced maintenance of the Baring Bridge will help preserve this unique resource and should be addressed. •Page 185: The preservation of historic landmarks and cultural resources is excluded from this section as they are apparently covered by the more general Comprehensive Plan. This is likely true for many of the topics addressed in the Subarea Plan. Historic Resources and landmarks in the Subarea should be specifically addressed in the Subarea Plan to enhance their preservation. 	Patricia Warren	SVNEKC Subarea Plan	Written	1/16/2024

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10	<p>My Name is Spencer Lau, and I am a resident of King County District 8 and the Finance Manager at the White Center Community Development Association (WCCDA). I am respectfully submitting this testimony in support for Proposed Ordinance No. 2023-0440 relating to the 2024 King County Comprehensive Plan update.</p> <p>As a member of the 2024 Comprehensive Plan Update's Equity Workgroup, I spent extensive time with community members, County staff, and in community educating and advertising the updated plan and encouraging community input and participation. This document is the collaboration of countless hours labored by County staff, the input of residents in all corners of King County, and the invaluable insights and direction given by community members on the Equity Workgroup. Overall, this document highlights the tireless advocacy of community members to ensure that government works for the people.</p> <p>Workgroup members were able to dive into housing policy as a priority area, and given the ability to comment on the equity analysis done by staff. It was clear that housing policy was a priority from all members of the Equity Workgroup and considerable time was spent on this topic. Priorities for the County to study mandatory Inclusionary Housing and/or Community Preference to help the need for affordable housing and ensuring displacement of cultural communities does not occur, and the study of feasibility to incentivize property managers/owners to rent to lower income families with an MFTE style program are huge steps forward for unincorporated communities, and need to be supported by this Committee.</p> <p>These additional areas touched upon by the Equity Workgroup and highlighted by the County's document are also crucial:</p> <ul style="list-style-type: none"> • Incorporate an anti-displacement framework into the 2024 Comprehensive Plan for all unincorporated areas to prevent and mitigate cultural loss and displacement; • Protect existing cultural resources and BIPOC institutions and support community led efforts to develop and retain existing small businesses and resilient communities; • Take intentional steps to repair harms to BIPOC households around racially exclusive and discriminatory land and property practices; and • Advocate for more funding and/or revenue for affordable housing construction. <p>As the Finance Manager at WCCDA, I have the privilege to work with community members, leaders, and business owners in White Center. I cannot stress enough how important it will be to find a balance between the needs of preparing for the future and taking time to acknowledge the vibrancy already in place. The people who have established themselves and made unincorporated King County home and have established businesses and families are immigrant/refugees, second or third generation families, multifamily/caregiving</p>	Spencer Lau	ESJ	Written	11/16/2024
11	<p>My name is Steven Lewis . I am a retired disabled veteran. A member of the NAACP. I recently worked on the King County Comprehensive Plan in 2023. I was proud to be a part of this work. The community involvement aspect was an enormous part of its success. Stressing the urgency of developers to adhere to low income housing. Low income housing in reference to the free and reduced lunch program should be the definition. This was one of the important matters presented to the Comp plan work group. Low income housing is one of many issues facing the community. Developers being held to this standard would make a major difference. I would hope that the council would consider to reestablish this work group moving forward for years to come.</p>	Steven Lewis	Housing	Written	11/16/2024
12	<p>Verbal Comment at this link: https://king.granicus.com/player/clip/10290?view_id=4&redirect=true&h=486e1e46addfc3b2148e0ff3ca015b16</p>	Peter Rimbo	Process	Verbal	11/17/2024
13	<p>Verbal Comment at this link: https://king.granicus.com/player/clip/10290?view_id=4&redirect=true&h=486e1e46addfc3b2148e0ff3ca015b16</p>	Mike Birdsall	SVNEKC Subarea Plan	Verbal	11/17/2024
14	<p>Verbal Comment at this link: https://king.granicus.com/player/clip/10290?view_id=4&redirect=true&h=486e1e46addfc3b2148e0ff3ca015b16</p>	Tim O'Brien	Map Amendment	Verbal	11/17/2024
15	<p>Verbal Comment at this link: https://king.granicus.com/player/clip/10290?view_id=4&redirect=true&h=486e1e46addfc3b2148e0ff3ca015b16</p>	Angela Donaldson	SVNEKC Subarea Plan	Verbal	11/17/2024

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16	Verbal Comment at this link: https://king.granicus.com/player/clip/10290?view_id=4&redirect=true&h=486e1e46addfc3b2148e0ff3ca015b16	Karen Meador	Subarea Planning	Verbal	11/17/2024
17	<p>My name is Mike Birdsall. I am a member of the Joint Rural Area Team of ten organizations, and I serve as its Transportation Technical Consultant. I have decades of experience helping cities and counties to prepare transportation plans under the Growth Management Act. I am here to discuss the SVNE Subarea Plan on behalf of the Joint Team.</p> <p>Other Joint Team members participated with county staff in developing the land use and environmental portions of the Subarea Plan. Those elements are well done, due in part to extensive engagement of members of the Public. Findings of the Subarea Plan strongly support and echo Joint Team concerns for protection of the Rural Area, Agricultural lands, and Forest lands with a priority on sustaining a healthy rural ecosystem and lifestyle, and no increase in urban lands, or urban-serving businesses.</p> <p>That said, we are disappointed in Chapter 8 (Transportation) for its lack of useful information. Although transportation conditions in the SVNE Subarea are going from bad to worse, the Public Review Draft released last June was just six pages of boilerplate with no substantive information. I objected to that last summer, but this current version remains unchanged. There is still no substantive identification of tangible transportation issues let alone discussion thereof. My comments submitted last summer gave extensive direction for the type of additional substantive information needed. I don't know why no changes were made to improve the current version. The current Vashon Subarea Plan has a much more detailed Transportation Chapter, while covering a smaller, less complex area. The difference is striking.</p> <p>My extensive comments last summer remain valid. They were submitted then as an independent observer, but the Joint Team is in full agreement. Therefore, the Joint Team will be re-submitting those same comments in its detailed Written Comments. We hope to see substantial expansion of this chapter before it is adopted later this year.</p>	Mike Birdsall	SVNEKC Subarea Plan	Written	11/17/2024

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18	<p>Overview, Schedule, Process [Peter Rimbos—Joint Team Coordinator; GMVUAC]</p> <p>Good morning. My name is Peter Rimbos. I am the Coordinator for a Joint Team of ten Rural Area organizations and three Rural Technical Consultants. We endeavor to review, consult, develop, and offer solutions on issues of interest to people who live in a wide expanse of King County’s unincorporated Rural Area. Each of our organizations considers its work on the KCCP one of its most important duties and responsibilities. Indeed, our Joint Team has been through multiple successive Major Updates with some of our member organization’s work on same going back nearly 20 years and others further back to the pre-Growth Management Act days, when there were no formal KCCPs.</p> <p>For this Update we began engaging with KCCP Manager, Chris Jensen, in early 2022. We have reviewed materials and submitted detailed comments throughout the process. We have reviewed the Executive’s December 7 “Recommended Plan” and have drafted a set of detailed comments—150 pp and counting, which should be ready to submit to you by February 7. We plan to fully participate in all of your Briefings.</p> <p>Given the importance of this 10-year Update and the complexity of its many Chapters, Appendices, Reports, etc., we strongly urge the Committee to re-consider its schedule as follows:</p> <p>(1) Meet every week. Do not combine several major topics into one meeting. For example:</p> <p>(a) The February 7 meeting includes: Chapter 1: Regional Planning; Chapter 2: Urban; and Growth Targets & UGA Appendix. To give such important topics justice, two separate meetings are warranted.</p> <p>(b) The April 3 meeting includes: Chapter 7: Parks, Open Space, & Cultural Resources; Chapter 8: Transportation; Transportation Appendix; and TNR Appendix. This is even tighter. In fact, the three Transportation topics alone warrant two separate meetings.</p> <p>(2) Move up “Development Regulations” from its May 1 meeting to a much earlier meeting and devote the entire meeting to this topic. KC Code is simply too important to the entire process and all of us.</p>	Peter Rimbos	Process	Written	11/17/2024
19	<p>My name is Karen Meador. I am a member of the Green Valley/Lake Holm Association, one of the many organizations that comprise the Joint Rural Area Team. We also are one of three organizations that fall under the Southeast King County Community Service Area (CSA). We are concerned that completion and approval of some of the CSA Subarea Plans are now pushed out as far as the middle of the next decade. A number of the Joint Team organizations serve under three CSAs—Bear Creek/Sammamish; Southeast King County; and Four Creeks/Tiger Mountain. Under the current schedule, they will not have their Subarea Plans approved until 2031, 2032, and 2036, respectively.</p> <p>We respectfully recommend the DLS Permitting Division retain sufficient Planners to conduct subarea planning simultaneously for two CSAs, thus condensing the current schedule (we believe there only are two Planners and they may have other duties.) There are a number of cultural and heritage venues within each of the CSAs, as well as limited natural resource lands. The GV/LHA and Enumclaw Plateau Community Association, both within the SE King County CSA, are each home to a King County-designated Heritage Corridor, as well as a King County-designated Agricultural Production District. Such venues are found in a number of the King County CSA’s. As a writer and historian, I have researched and written about a number of them, and believe condensing the Subarea Planning Schedule would assure many of us an opportunity to assist in preserving the rural character, heritage venues, scenic qualities, and other distinct features that make King County’s CSAs unique legacies for future generations to appreciate and enjoy.</p>	Karen Meador	Subarea Planning	Written	11/17/2024

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20	<p>My name is Tim O'Brien. I am the Chair of the Enumclaw Plateau Community Association, one of the many organizations that comprise the Joint Rural Area Team. Personally, I have a background in heavy equipment and construction. We suggest adding the following Map Amendment: [NOTE: HIGHLIGHTED ITEMS BELOW NEED NOT BE STATED IN ORAL TESTIMONY, ONLY IN OUR WRITTEN COMMENTS.]</p> <p>Map Amendment XX: Countywide – P-Suffix Zoning / Development Conditions</p> <p>1. Remove P-Suffix zoning (EN-P01, FC-P02, SV-P37, SV-P037, SV-P11, SV-P12, SV-P13, SV-P15, SV-P17, SV-P18, SV-P19, SV-P20, SV-P21, SV-P25, SV-P26, SV-P28, TR-P09, TR-P21, TR-P22) for commercial, industrial or mining activities in the Rural Area of unincorporated King County, if the condition is not currently met and remains out of compliance for one year, then zoning reverts back to underlying/original (non-commercial) zoning. Further, if the ownership changes, the uses would revert to underlying zoning.</p> <p>2. Repeal P-Suffix Development Conditions EN-P01, ES-P04, FC-P02, GR-P04, GR-P03, GR-P02, GR-P01, SV-P37, SV-P037, SV-P11, SV-P12, SV-P13, SV-P15, SV-P17, SV-P18, SV-P19, SV-P20, SVP21, SV-P25, SV-P26, SV-P28, TR-P09, TR-P21, TR-P22 from Zoning Atlas.</p> <p>Effect:</p> <ul style="list-style-type: none"> • Most of these P-Suffix development conditions are many years out of date and not transparent to the Public. This would allow parcels that do not meet the commercial development conditions to revert back to underlying zoning for more clarity and transparency in zoning, provide more land for additional housing units, reduce impact of and cost to regulate commercial business in the Rural Area and restore Rural Character and help improve tourism and more sustainable economic development in the Rural Area. 	Tim O'Brien	Map Amendment	Written	11/17/2024

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21	<p>My name is Tony To and I am a happily and productively retired resident of District 2 in King County. Most of you know me from my working years as the Director of HomeSight, a regional non-profit developer and statewide mortgage lender serving first time homebuyers. I have also served on numerous policy and planning bodies in Seattle, King County, the State and nationally. Most relevantly, I served on the King County Regional Affordable Housing Task Force, the PSRC Economic Development District Board, Co-Chaired the Metro Equity Cabinet, and am finishing my participation in the King County Comp Plan Update Equity Work Group.</p> <p>You will hear from some of us this morning and others are sending statements which are included in the staff briefing packet. The 15-member Equity Work Group started our work about a year ago. You have two documents that summarize our work with King County staff and leadership. The first is a two-pager titled "Compilation of the 2024 Comp Plan Equity Work Group Priorities". The second is a seven-pager "Compilation of Equity Work Group Comments on Housing Proposals". These comments were recorded during topical discussions throughout the past year of convenings. Please take time to review these documents as you begin your deliberations.</p> <p>I am here to strongly support the draft Update and to acknowledge the leadership and support of the County Executive in his continuing effort to incorporate race and social equity directly into the iterative work of this and hopefully future Comp Plan updates.</p> <p>I've been around long enough to remember when the word "race" let alone the real impacts of racial and other forms of marginalization were entirely absent from Comp Plans. They still are, mostly. This draft represents a first in that regard. The terms "Minorities" and "low income" were relegated to the HUD mandated Consolidated Plans to preserve Federal fund allocations. My heart felt thanks in advance for</p>	Tony To	ESJ	Written	11/17/2024
22	<p>Verbal Comment at this link: https://king.granicus.com/player/clip/10293?view_id=4&redirect=true&h=476e915ac23ddea4458768eb6fd66af4</p>	Mark Swartz	Master Planned Resort	Verbal	1/18/2024
23	<p>Verbal Comment at this link: https://king.granicus.com/player/clip/10293?view_id=4&redirect=true&h=476e915ac23ddea4458768eb6fd66af4</p>	Diana Gallagher	Process	Verbal	1/18/2024
24	<p>Verbal Comment at this link: https://king.granicus.com/player/clip/10293?view_id=4&redirect=true&h=476e915ac23ddea4458768eb6fd66af4</p>	Peter Lamanna	Subarea Planning, Stormwater	Verbal	1/18/2024
25	<p>Verbal Comment at this link: https://king.granicus.com/player/clip/10293?view_id=4&redirect=true&h=476e915ac23ddea4458768eb6fd66af4</p>	Sam Campbell	SVNEKC Subarea Plan	Verbal	1/18/2024

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26	<p>My name is Peter Rimbos. I am the Coordinator for the Joint Team which consists of Enumclaw Plateau Community Association, Friends of Sammamish Valley, Greater Maple Valley Unincorporated Area Council, Green River Coalition, Green Valley/Lake Holm Association, Hollywood Hill Association, Soos Creek Area Response, Upper Bear Creek Unincorporated Area Council, and Vashon-Maury Island Community Council. We also have three Rural Technical Consultants: Ken Konigsmark—Growth Management Focal; Mike Birdsall—Transportation Focal; and Terry Lavender— Environment/Open Space Focal.</p> <p>With respect to the Draft EIS, we support much of what is described in the Extensive Change Alternative considered, such as: “Require cities to pay impact fees and implement traffic demand management strategies for large developments that impact unincorporated areas;” however, we do have several concerns:</p> <p>(1) Greater land conversions in the Rural Area and Natural Resource Lands and urban development in the Rural Area.</p> <p>(2) “... greater urban development within unincorporated rural areas. Tourism, resort, and economic development-oriented buildings ... allowed to a greater degree in the Rural Area, on Natural Resource Lands, and within agricultural zones...”</p> <p>(3) “Allow additional clearing of trees and vegetation in unincorporated King County, without a permit, for habitable structures and utilities.”</p> <p>(4) “Make substantive updates to the 4:1 program requirements, such as allowing for: a reduced open space ratio...noncontiguous open space...nonresidential projects...and projects not likely to be timely annexed.”</p> <p>(5) “Modify and expand the TDR program, such as ... allowing urban open spaces that were previously acquired using conservation futures tax funding ... to become TDR sending sites, removing specific goals for reduction of development potential outside the Urban Area, ... and allowing for payment into the TDR bank when TDRs are not available.”</p> <p>(6) “Make substantive updates to the existing land use designations and zoning classifications ... such as ... incentivizing agritourism....”</p> <p>(7) “Expand SEPA exemptions to the maximum allowed by WAC 197-11-800.”</p> <p>(8) Several suggested “land use designation and zoning classification changes.”</p>	Peter Rimbos	SEPA	Written	1/18/2024
27	Not in favor of reversal of current policy to prohibit MPR's - proposal 329-A	Mark Swartz	Master Planned Resort	Written	1/18/2024

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28	<p>Please accept Comments herein on the subject 2024 King County Comprehensive Plan (KCCP) Major Update (Update)—Draft Environmental Impact Statement (DEIS) from the Joint Team of King County Unincorporated Rural Area organizations (*).</p> <p>We have participated in the Update since the beginning of 2022 working with KCCP Manager, Chris Jensen. We provided detailed Comments on Scoping, Conceptual Proposals, Environmental Impact Statement (EIS) Scoping, and the Public Review Draft. We now are completing our in-depth review of the Executive’s “Recommended Plan” (ERP).</p> <p>Our Joint Team endeavors to review, consult, develop, and offer solutions on issues of interest to people who live in a wide expanse of King County’s unincorporated Rural Area. Each of our organizations considers its work on the KCCP one of its most important duties and responsibilities. Indeed, our Joint Team has been through multiple successive KCCP Major Updates (including the 2020 KCCP Mid-Point Update) with some of our member organization’s work on same going back nearly 20 years to the 2004 KCCP Major Update and others further back to the pre-Growth Management Act (GMA) days, when there were no formal KCCPs.</p> <p>Please note that one of our Joint Team organizations, the Vashon-Maury Island Community Council (V-MCC), due to limitations in its By-Laws, is unable to complete its DEIS review at this early stage and, hence, is not included in the approval “signatures” below.</p> <p>Please contact us should any questions arise during the review of our Comments herein. Thank you.</p> <p>(*) Joint Team: Enumclaw Plateau Community Association (EPCA), Friends of Sammamish Valley (FoSV), Greater Maple Valley Unincorporated Area Council (GMVUAC), Green River Coalition (GRC), Green Valley/Lake Holm Association (GV/LHA), Hollywood Hill Association (HHA), Soos Creek Area Response (SCAR), Upper Bear Creek Unincorporated Area Council (UBCUAC), and Vashon-Maury Island Community Council (V-MCC).</p> <p>Coordinated by: Peter Rimbos primbos@comcast.net Regional Coordinator, KCCP Updates, GMVUAC Joint Rural Area Team 1 January 30, 2024 2024 KCCP Major Update Draft Environmental Impact Statement</p>	Peter Rimbos	Rural Area Impacts	Written	1/20/2024

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29	<p>We appreciate the opportunity to comment on the Draft Environmental Impact Statement ("DEIS") for King County's 2024 Comprehensive Plan Update. We represent FivePoint Capital Management, developer of a mixed-use, 137-unit residential project located near 16th Avenue SW and SW 107th Street in the White Center neighborhood of unincorporated King County. We request that the DEIS study implementation of the Multi-Family-Tax Exemption ("MFTE") in the North Highline/White Center neighborhood. MFTE could occur with any of the three alternatives identified in the DEIS (including No Action). MFTE implementation does not require a Comprehensive Plan amendment, but given the County's focus on incentivizing affordable housing production in the 2024 Update, it is appropriate to study and pursue MFTE as part of this process. It is a critical tool to increase the County's affordable housing stock. FivePoint elected to develop a project in White Center because it is a designated Qualified Opportunity Zone. This mixed-use project replaces an existing funeral home and car storage use with a vibrant mix of commerce, retail, employment opportunities and affordable housing- it is exactly the type of project the County's land use policies envision for this neighborhood. When FivePoint initiated this project, MFTE was not available in White Center due to restrictions in state statute. The lack of MFTE created concerns about the project's economic viability, which remain today. In 2021, with FivePoint's support, the state legislature adopted E2SSB 5297, which expanded the MFTE program to a greater number of cities and counties throughout Washington to include the North Highline/White Center neighborhood. As of 2022, 55 communities in Washington have active MFTE programs. The exemptions issued in 2021 resulted in 7,759 new housing units, including 1,058 rent-restricted units for low-income households. Inexplicably, King County has not taken action to implement MFTE anywhere- despite repeated requests from FivePoint over the past two years. King County's failure to implement MFTE is even more inexplicable in light of the specific "Proposal Objectives" identified in the DEIS. Fourteen objectives are outlined, and the first six relate directly to affordable housing production:</p> <ul style="list-style-type: none"> • Reducing housing and business displacement and advancing equity for those who are Black, Indigenous, People of Color, immigrants, and/ or refugees, especially those who also earn less than 80 percent of the Area Median Income (AMI) • Integrating a pro-equity and anti-racist policy framework that improves outcomes for 	Courtney Flora	Multifamily Tax Exemption	Written	1/30/2024
30	<p>you as a Council have no understanding as to the cost of housing. Subsidizing housing does not lower the cost of housing. The extensive regulations permits inspections and government overreach have caused the cost of housing to be unacceptable. You need to look in a mirror and have an honest appraisal of what your actions actually do. In general they increase the cost of housing. Taking money away from taxpayers to pay other peoples housing cost does not reduce the cost of housing. It never will. Need to reverse some of your mandatory guidance to cities. And listen to real people that understand economics.</p>	Jerry Norman	Housing	Written	1/31/2024
31	<p>primbos@comcast.net</p>	Maxwell Nelson - WSDOT	SEPA	Written	2/1/2024

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32	<p>Washington Sensible Shorelines Association is submitting information again for inclusion of Stormwater Concurrency in the KC Comprehensive Plan. This information and requests for monitoring equipment, procedures and real time data have been widely circulated to County Councilmembers Perry, Balducci and the Mayors of Bellevue, Issaquah, and Redmond.</p> <p>Problem: Sammamish River Flood Control Project Capacity and Function</p> <p>The Sammamish River is the single outflow for Lake Sammamish, and the lake is a receiving body for the Lake Sammamish Watershed's stormwater. Substantial development continues to take place in the uplands of Lake Sammamish, adding more stormwater volume, velocity and sediment into the surrounding creeks, streams, drainage culverts and Lake Sammamish.</p> <p>Negative Impacts to The Environment and Private Property</p> <p>Environment:</p> <p>Sediment deposits contained in the stormwater runoff encourage weed growth which impacts migrating fish, especially smolt by allowing predator fish to hide and consume the salmonid smolts. Silt and weed growth have also impacted the Sammamish River's capacity, flow, and habitat.</p> <p>Private Property:</p> <p>Lake Sammamish shoreline residents have repeatedly sustained property and shoreline damage during high water events when the Flood Control Project (FCP) failed to drain adequately in response to the inflows. Lake Sammamish shoreline residents also report loss of property function and greater restrictions due to a 1.2 ft increase in Ordinary High-Water Mark (OHWM) implemented by the City of Bellevue.</p> <p>What We Are Asking:</p> <ol style="list-style-type: none"> 1. Determine if an assessment of Sammamish Basin stormwater concurrency is underway by any entity. <ul style="list-style-type: none"> • Is stormwater concurrency part of the Willowmoor CIS? • This assessment should include measurements of the FCP flow capacity and consider future performance with the current degradation of the project and potential additional degradation of not addressing the siltation, noxious weed overgrowth, LWD (Large Woody Debris) and any other regular maintenance? • Comprehensive real-time automated monitoring and data collection of lake and river for level, flow volume, temperature, and water quality. 	Washington Sensible Shorelines Association	Stormwater	Written	1/31/2024

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33	<p>I encourage funding and developing a delivery date for two items already in the budget:</p> <p>Budget ID: SNVC.016 - Raise 124th and flood resiliency Budget ID: SNVC.028 - Public Transit Connecting Carnation to Redmond Park and Ride</p> <p>In addition, I would like to see the following three items added to the Comprehensive Plan as a high priority:</p> <ol style="list-style-type: none"> 1. Raise Tolt Hill Road similar to 124 to improve flood resiliency. There have been a couple of times when Carnation was completely cut off from surrounding communities. Raising the road means it can stay open during flooding, which improves mobility and public safety so that police, fire, and medical emergency personnel can access Carnation. 2. Add a roundabout to Highway 203 and Tolt Hill Road. Remlinger Farms has held some major events that cause heavy traffic, making it difficult to turn left from Tolt Hill Road into Carnation. There is also a new housing development being built near this intersection that will also increase traffic. 3. Widen 202 from Fall City to Sahalee Way to four lanes. As more housing developments are added to the rural areas to support the Growth Management Act, we need improvements to the road infrastructure to support the increase in population. <p>Thank you.</p>	Cliff Hanks	SVNEKC Subarea Plan; Roads	Written	2/1/2024
34	<p>Questions from Karen Campion, a longtime resident in South King County:</p> <p>How can you allow Industrial Businesses to use the same RESIDENTIAL dirt road (now with permanent gigantic potholes) where my RESIDENTIAL house is located?</p> <p>Do you know how difficult it is for me to fill in the permanent gigantic potholes? What about using pulled weeds as filler for the permanent gigantic potholes?</p> <p>Do you realize how difficult it is to drive a car over the ditch that is forming between Military Road (not Street) and 35th Avenue South (south of 374th Street)?</p> <p>How are you going to address cars turning left and right into yard fences?</p> <p>How can you address the increase of car traffic on (non-stop) Military Road?</p>	Karen Campion	Roads	Written	2/1/2024

King County Comprehensive Plan 2024 Update - Comment Tracking

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#	Comment	Name of Commenter	Topic	Format	Date Received
35	<p>Please accept Comments herein on the subject 2024 King County Comprehensive Plan (KCCP) Major Update (Update)—Executive’s Recommended Plan (ERP) from the Joint Team of King County Unincorporated Rural Area organizations (*).</p> <p>We have participated in the Update since the beginning of 2022 working with KCCP Manager, Chris Jensen. We provided detailed Comments on Scoping, Conceptual Proposals, Environmental Impact Statement (EIS) Scoping, and the Public Review Draft. We have now conducted an in-depth review of the ERP—all Chapters, Appendices, and Supporting Documents. Our Comments encompass KCCP Text, KCCP Policy changes, and changes to King County Code. We found that the Executive’s Office used many of our comments to improve the Update—we thank them. However, we still find several areas where changes should be considered to minimize unintended negative consequences to the Rural Area. We encourage you to please consider our Comments herein as the you proceed in your review and approval process of the Update.</p> <p>For some Chapters, Appendices, and Supporting Documents we have included Overall Comments to provide a broad perspective on the subject matter, followed by our Specific Comments on Text, Policies, Code, Maps, etc. Our Comments primarily deal with items where we offer recommended changes and provide supporting rationale. In general, we have not provided comments on those items we consider good and, thus, approve.</p> <p>[Full text is 161 pages and is available in Public Comment PDF]</p>	Peter Rimbos	Miscellaneous	Written	2/6/2024
36	<p>As we know, there is a shortage of affordable housing in our region. There needs to be a multi-prong approach to tackle this issue. I'd like the Council to consider two topics to help provide some (albeit small) relief.</p> <p>1) Subdivision rules - I live on a 1.75 acre parcel and would like to consider subdividing into smaller parcels for homes. In our area the lots are 5 acres (though ours was grandfathered in some decades ago). While I know there will be a need for environmental studies and neighborhood input, I'd like to at least see a simple process in place to submit a request. Perhaps this could be incorporated into the ADU policies.</p> <p>2) We built a detached garage some time ago and planned for an apartment to be built on the top floor (we live close to Issaquah schools and hope this would provide access to a teacher). The permitting process is confusing, rigid and expensive. If we can streamline the process for permitting and construction of these add-ons, this could allow more homeowners to participate. As it is, many neighbors have just given up. I'm sure the current permitting processes are labor heavy, so providing some improved processes/automation would certainly help with that.</p> <p>I am just starting to review the comprehensive plan, so these topics may be covered. I am unable to attend the meeting in my local area, so wanted to provide my input.</p> <p>P.S. Huge kudos to the team assembling that plan! Having worked on documents like that in a past life (but smaller scale), I fully appreciate the effort and attention to detail.</p>	Alison Jeske	Housing	Written	2/6/2024

King County Comprehensive Plan 2024 Update - Comment Tracking

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#	Comment	Name of Commenter	Topic	Format	Date Received
37	<p>I would like to provide feedback regarding the increasing number of short term rentals in Fall City and ask that short term rentals be evaluated for impact to available housing and be considered as a part of the discussions/updates to the Comprehensive Plan.</p> <p>This is an important topic because in my small neighborhood of 43rd street (on the east side of Preston-Fall City Road only), we have around 18 houses in our neighborhood and 2 are short term rentals through AirBnB or VRBO. These 2 houses are typical FC residences which are smaller from a footprint size and sold in the last ~3 years between \$480 - 580k, which to me, is more affordable housing than many options on the market right now.</p> <p>Considering the focus on housing availability and affordability, I would ask that:</p> <ul style="list-style-type: none"> Short term rentals are factored into evaluations of our housing availability issues Expanded effort to understand how many short term rentals are in King County Policy that mimics other county's who have already implemented limits on short term rentals (like Chelan County). 	Lacy Linney	Short-term Rentals	Written	2/6/2024
38	Verbal comment available at this link: https://king.granicus.com/player/clip/10310?meta_id=660882	Ken Konigsmark	Enforcement/Implementation	Verbal	2/6/2024
39	Verbal comment available at this link: https://king.granicus.com/player/clip/10310?meta_id=660882	Peter Rimpos	Growth Targets	Verbal	2/6/2024

King County Comprehensive Plan 2024 Update - Comment Tracking

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#	Comment	Name of Commenter	Topic	Format	Date Received
40	<p>My name is Ken Konigsmark, a rural Preston resident. I'm on the Joint Rural Area Team and have served on several County committees related to rural issues, conservation, growth management, and the critical areas ordinance.</p> <p>My over 30 years experience in these issues reveals that despite good plans, good policies, well-intentioned Execs and Councilmembers, and well-designed County Guiding Principles, I and large numbers of rural residents remain frustrated because often your own codes, policies, and principles are poorly followed or ignored.</p> <p>The words are great, we love and support them, but it's the actions or inaction that follow that truly matter. These words ring hollow unless King County truly upholds and enforces them. For example, we fully support all six King County Guiding Principles listed in Chapter 1 REGIONAL PLANNING. However, we too often see the County making decisions directly affecting the Rural Area that seem to defy and circumvent at least three of those principles.</p> <p>Preserving and Maintaining Open Space and Natural Resource Lands Directing Development Toward Existing Communities Achieving Environmental Sustainability</p> <p>Examples of such actions (or non-actions) that defeat these principles and policies and infuriate rural residents include, but are not limited to:</p> <ul style="list-style-type: none"> • Cedar River Asphalt Facility (Determination of Non-Significance; no Environmental Impact Statement [EIS]) • Cedar Hills Regional Landfill (piecemeal expansion) • Code Enforcement (poor to none): Violators routinely win and citizens who seek to uphold County codes and policies are forced to spend enormous sums trying to protect their own property, the rural area, and the environment, often AGAINST King County! • Illegal Clearcutting • Illegal Event Centers allowed to continue • Illegal "Recycling" Centers that violate multiple codes • Pacific Raceways (piecemeal expansion without an EIS) • Permits routinely granted for development that violates zoning laws and the principles underlying them • Wineries / Breweries / Distilleries allowed to continue in the RA 	Ken Konigsmark	Enforcement/Implementation	Written	2/6/2024

King County Comprehensive Plan 2024 Update - Comment Tracking

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#	Comment	Name of Commenter	Topic	Format	Date Received
41	<p>My name is Peter Rimbo. I am the Coordinator for the Joint Team. I will speak on Growth Targets.</p> <p>Unfortunately Growth Targets cannot be enforced to keep irresponsible cities, such as Black Diamond, from grossly overgrowing directly impacting County roads and rural residents and vastly underpaying for road maintenance based on their proportional usage.</p> <p>The numbers in Figure 5: King County Jurisdiction Growth Targets ... were adopted in the 2021 CPPs and we offered detailed written comments at the time. Black Diamond, a designated "City in the Rural Area," has been allocated a 2044 Housing Target of 2,900, which its already approved Master-Planned Developments will grossly exceed. It also has major non-MPD permit applications under consideration.</p> <p>To make matters worse, Black Diamond has been allocated a 2044 Job Target of only 690—an anomaly compared to the Housing/Job Target ratios for every other city listed! Thus, the vast majority of its 20,000+ new residents will commute on County roads to their jobs in the major cities, as they avoid the increasingly congested SR-169. All other cities listed are handling their Targets in a professional and civil manner, leaving Black Diamond alone as an irresponsible city that is knowingly overloading County roads and imposing an unfair and inequitable financial burden on the Rural Area taxpayers.</p> <p>While the Urban Growth Capacity Report finds sufficient capacity available for total UGA projected growth, it does not state any concern or remedy for those cities that grossly exceed their projected growth and what "reasonable measures" they should take to correct such inconsistencies and the resulting burdens placed on their neighbors. Consequently, such inconsistencies will not be addressed by these cities in their respective 2024 Comprehensive Plans. We call for the Growth Management Planning Council to have such cities regularly report on how they are handling such inconsistencies and resulting burdens.</p> <p>The current Growth Target and Allocation system is badly flawed and, by ignoring those flaws, we perpetuate them ad infinitum.</p>	Peter Rimbo	Growth Targets	Written	2/6/2024
42	Verbal Comment at this link: https://king.granicus.com/player/clip/10316?meta_id=661358	Peter Rimbo	Mineral Resources	Verbal	2/8/2024
43	Verbal Comment at this link: https://king.granicus.com/player/clip/10316?meta_id=661358	Greg Wingard	Master Planned Resort	Verbal	2/8/2024
44	Verbal Comment at this link: https://king.granicus.com/player/clip/10316?meta_id=661358	Karen Meder	Environment and Natural Resources	Verbal	2/8/2024
45	Verbal Comment at this link: https://king.granicus.com/player/clip/10316?meta_id=661358	Joe Miles	Rural Area	Verbal	2/8/2024
46	Verbal Comment at this link: https://king.granicus.com/player/clip/10316?meta_id=661358	Tim O'Brien	Mineral Resources	Verbal	2/8/2024
47	Verbal Comment at this link: https://king.granicus.com/player/clip/10316?meta_id=661358	Mike Birdsall	Transportation	Verbal	2/8/2024
48	Verbal Comment at this link: https://king.granicus.com/player/clip/10316?meta_id=661358	Mark Reeves	ADU	Verbal	2/8/2024
49	Verbal Comment at this link: https://king.granicus.com/player/clip/10316?meta_id=661358	Jeff Miller	Crest Airpark	Verbal	2/8/2024
50	Verbal Comment at this link: https://king.granicus.com/player/clip/10316?meta_id=661358	Rick	Traffic	Verbal	2/8/2024
51	I am writing in support of Proposed Ordinance No. 2023-440, "Sustainable Communities and Housing Projects Demonstration Project Area Zoning and Land Use Study". In particular, I support and encourage the further exploration and development of the Brooks Village parcels, to help ensure equitable rental and/or homeownership opportunities for Skyway residents at risk of displacement. Thanks for your consideration.	Brian Greggs	Affordable Housing	Written	2/13/2024

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52	This island is fragile. The main roads, because of the terrain that shape them, are already so busy. I feel for the people that live on them as they wait to enter the traffic. There are people screaming for affordable housing. But the truth is, this island will never be affordable! The ferry line will further upset W. Seattle. Come here and buy gas, or groceries or anything , and get a feel for the COL. I This can't be looked at one in a one dimensional aspect! At the age of 67 I've seen so many islands loved to death. Once over developed you can't undo it. SLOW GROWTH IS EVERYTHING!	JamminJay	Vashon-Maury Island	Written	2/13/2024
53	This is a very nit picky small comment, but on Figure 4.1-1 of the draft EIS, page 107 - In the North Highline/White Center area, Water District 45 no longer exists. That area was absorbed into Water District 20 a few years ago after residents voted to consolidate. Probably should update this map.	Amy Taylor	Water District	Written	2/13/2024
54	Can you tell me who and what dept I can speak with about onslaught of signs on our hwy here on Vashon. It is unbelievable. I have lost of issues with it.	Jo Ann	Signs	Written	2/17/2024
55	Good afternoon, I wanted to provide feedback regarding this project which was approved for repair and completed late 2020. Shake Mill Right Bank Levee Repair, North Fork Snoqualmie River, River Mile .3. https://your.kingcounty.gov/dnrp/library/water-and-land/flooding/snoqualmie/shake-mill-right-bank-30-percent-planset-2020.pdf As you are probably aware the first winter rains in early 2021 washed out the replacement repair leaving the bank to continue to erode for the past 3 years. We need to get this repaired properly and included in either the KC Comprehensive Plans or the sub-plans for prioritization and budgeting. I have included a picture of the eroded bank below. I can also provide a video of the area if you have a folder or dropbox to copy over.	Elizabeth Chiapala	Levee Repair	Written	2/20/2024

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#	Comment	Name of Commenter	Topic	Format	Date Received
56	<p>My name is Terry Lavender. I am a member of the Joint Rural Area Team and serve as an Environmental Technical Consultant. I have been involved in Basin Planning, Land Conservation, and Comprehensive Plan reviews for many years. I am specifically commenting on Chapter 5 of the Executive Recommended 2024 King County Comprehensive Plan.</p> <p>We are pleased to see the Climate Action Plan permeates every aspect of this chapter. Almost all Climate Actions are “shall” making the intent strong. The language throughout is updated to match current practices and the Climate Action Plan. New to the Climate Plan is Climate Equity and equity language is added throughout and strengthened with “shall.”</p> <p>There are strong statements for a multi-species approach and biodiversity. It is stated that Biodiversity refers to species, habitats and their interactions across all landscapes. There is an emphasis on preserving and restoring ecosystem processes. All of this adds up to our best opportunity to really achieve these goals.</p> <p>I applaud the focus on mapping, collaboration and monitoring.</p> <p>At one of the first King County meetings I went to back in 1988, the public was there to ask about Beavers. I applaud the statement that King County supports coexistence of beaver and people, but I do wonder what implementation will look like.</p> <p>There is much to love about the proposed Chapter 5. However, while we find strong policies in the Executive’s “Recommended Plan,” they depend on how they are implemented, if and how periodic monitoring is funded and staffed, and that enforcement happens when needed. Our experience has been that each of these are problems currently and historically. Structural changes and funding issues will need to be solved before the County can truly honor and accomplish the good policies herein.</p>	Terry Lavender	Environment and Natural Resources	Written	2/20/2024
55	Verbal Comment at this link: https://king.granicus.com/player/clip/10334?meta_id=662577	Cliff Cawthon	Affordable Housing	Verbal	2/21/2024
56	Verbal Comment at this link: https://king.granicus.com/player/clip/10334?meta_id=662577	Josh McBride	Snoqualmie Pass	Verbal	2/21/2024
57	Zoning Classification Amendment Request via Docket Form	Michael Kary	Zoning Classification Amendment	Written	2/21/2024

King County Comprehensive Plan 2024 Update - Comment Tracking

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#	Comment	Name of Commenter	Topic	Format	Date Received
58	<p>Dear Council Members, February 22, 2024</p> <p>Following is my personal opinion on minimum lot sizes in Fall City.</p> <p>In short, I don't agree with imposing minimum lot sizes in Fall City. This may seem counter-intuitive, but my reason is that I'm strongly in favor of preserving the rural character of this town.</p> <p>If you pass through Fall City you'll see predominantly small houses on small lots interspersed with the occasional vacant lot. These were typically built long ago when Fall City was remote and lots were cheap. Land is now (very) expensive and builders are putting up the largest houses they can, no matter what the lot size. Requiring people to divide their land into fewer, larger lots will force them to build even larger houses and sell them for even higher prices to help offset the reduced number of units.</p> <p>My neighbors and I own two of the last large parcels within Fall City. Neither of us like the "maximum house, minimum lot" model currently pursued in town. Though we have no plans to sell or move we've discussed what we'll do with our properties when we do.</p> <p>We envision several groups of small, empty-nester/starter home houses separated by open space and what little forest remains, orchards, gardens; a place of (relatively) affordable smaller homes of "rural Character" where we'd continue to live.</p> <p>This vision could only be achieved under current zoning; small lots, small houses, even LOSS systems (that function) under open space. Common areas shared by more tightly spaced neighbors. Fewer roads. It absolutely cannot happen if we're required to have 10,800 or 12,500 square foot lots; the outcome can only be large, expensive homes sprawled suburb-style over the landscape.</p> <p>If it were possible, I'd make this simple rule: Maximum house size is driven by lot size. If a landowner wants to create smaller lots, then smaller houses must be built; if they want to build big houses they have to create big lots for them. Either way, it's their choice. No-one will build small, affordable houses on large lots (at least not to sell).</p> <p>Thank you for your consideration,</p> <p>Sincerely,</p>	Charlie Kellogg	Rural Area lot sizes	Written	2/22/2024
59	<p>Hi there</p> <p>I am studying the 2024 Comprehensive Plan to understand what impact, especially around density, will be coming for a property with RA-5 zoning in Woodinville. I also did a parcel number search in the "Land use and Zoning Map Amendments" and did not see any changes impacting my parcel.</p> <p>Could you help me understand if there is any potential code changes that would allow higher density for RA-5 zone, e.g. affordable housing. If I need to speak with someone else on this matter, I would appreciate a referral as well. Thanks!</p>	Ming Fung	Impact on specific property	Written	2/26/2024

King County Comprehensive Plan 2024 Update - Comment Tracking

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#	Comment	Name of Commenter	Topic	Format	Date Received
60	<p>RE: NEW STG/REMLINGER MUSIC CONCERT VENUE</p> <p>Dear King County Councilmembers,</p> <p>My name is Jules Hughes and I live and work in Carnation in District 3.</p> <p>There is a new summer concert venue coming to Carnation on May 24th, that is in direct conflict with the King County Code and Climate Action Goals. The site is in a Conservancy Shoreline, FEMA floodplain and floodway of the Tolt River. It is on a dead-end road off of rural 2-lane 203 and will cause immeasurable access and egress issues, up to 34 times a year.</p> <p>The Snoqualmie Valley is a sensitive eco-system of farmlands, wildlife habitat, human and natural forces and cannot handle the stresses that would occur as a result of this venue.</p> <p>From reporting in the Seattle Times, it is a new Carnation "amphitheater," which at a capacity of 6,000, exceeds the capacity of Marymoor by 1000 and St. Michele by 2000.</p> <p>This proposal by STG and Remlinger Farms, is considered a non-conforming use by King County, however this does not represent past use and is a change of use. This would not be allowed within Issaquah or Sammamish, so why is it being allowed here? And in a much more ecologically sensitive area, risking the health of critical Tolt and Snoqualmie watersheds?</p> <p>Remlinger did not receive proper permits for the STG concert last June and it appears they are planning to continue this unpermitted use, as tickets have already been sold for concerts. This project will have an enormous impact on surrounding neighbors, including traffic, noise, polluted stormwater runoff, compromised police, fire, and ambulance access. At minimum, a temporary or conditional use permit that includes full environmental and public review as required by law, should be required so that impacts can be identified and addressed.</p> <p>We want to preserve the natural beauty and environmental health of the Snoqualmie Valley and not have it overrun by voracious out of town corporate interests that could put all preservation efforts in jeopardy.</p> <p>Please do all you can to ensure King County does not let this venue proceed, as proposed, without robust oversight, mitigation, and legally required public process.</p> <p>Thank you.</p> <p>Sincerely,</p> <p>Ms. Jules Hughes</p>	Jules Hughes	Remlinger Music Venue	Written	2/27/2024

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#	Comment	Name of Commenter	Topic	Format	Date Received
61	<p>My name is Steve Foster – I’ve lived within earshot of Remlinger Farm since 1959. My property is 2350 linear feet from the stage that was utilized last June for the unpermitted concert at Remlinger. That concert was the first of its size and acoustic volume ever. The amplified sound was much louder than any other events at Remlinger. This was a rock concert that lasted for three days. During the show, I could hear the lyrics inside my home with the doors and windows closed. So this is not existing vested use, it is a change of use and should have to through conditional use permit process.</p> <p>The noise ordinance requires sound exceeding the property line to be under 52 decibels, which is comparable to moderate rainfall. An outdoor rock concert has noise level of at least 110 decibels – over 85 decibels can cause permanent hearing loss. There is no way this venue can meet the noise ordinance with use of an amplifier. This June concert projected sound, exceeding this noise ordinance many miles up the valley.</p> <p>Secondly, Remlinger has begun clearing and grading without any permits for new work on Parcel 212507-9021. There is an active enforcement action on Parcel 222507-9012 that includes construction of a permanent stage without a permit in the shoreline conservancy zone, which conflicts with the Department of Ecology. What is King County doing about this?</p> <p>It has been DLS’s process to not allow new permits until enforcement cases have been resolved. Why is this not happening in this case?</p> <p>Thank you for your time and consideration, Steve Foster Carnation, WA</p>	Steve Foster	Remlinger Music Venue	Written	2/27/2024
62	<p>My name is Simone Oliver and I’ve been a Carnation resident since 1994. I have a environmental consulting firm that works regularly in unincorporated King County. I’m very familiar with codes pertaining to land use.</p> <p>The STG/Remlinger vested use is not legal. It is a gross expansion of the existing use that has never included public concerts of this magnitude. Everything they’ve hosted since the early 90’s has been much smaller private corporate picnics and private music concerts. The non-conforming code section KCC 21A.32.065 does not allow for expansion of existing non-conforming use by over 10%, which this clearly exceeds the vested use in both number of attendees and change of use.</p> <p>In the rationale provided by Remlinger to document their vested use, the average attendees were provided on an annual basis, not an event basis. It is unclear how many attendees were present per event, which is necessary to accurately document past use. Regardless, from the data they provided, 3866 is the average high number of attendees in one event and 25 is the average amount of events per year. The vesting granted by King County represents 6000 people per event for up to 34 times per year. This reflects an increase of 55% in number of attendees and 36% increase in frequency of events over the vague data provided by Remlinger. This does not comply with the non-conformance code section KCC 21A.32.065.A.2 that limits maximum expansion to 10% and Jim Chan’s decision ‘that the use may continue, provided that:…any modification or expansion of the use complies with nonconformance standards in KCC 21A.32’. Based on this alone, the vesting certificate should be revoked per code section KCC 21A.50.040.2 ‘The approval was based on inadequate or inaccurate information.’</p> <p>This venue has never been an ‘open-air theater’ as the vesting interpretation states granting them full, unappealable green light to play by a different set of rules, or no rules in this case. I had hoped that making back-room deals was a thing of the past, but apparently that’s not the case. The county needs to do the right thing and revoke this vesting certificate and require STG/Remlinger to go through the standard TUP/CUP process as required by law. This process allows for public review and input, SEPA, multi-agency review and mitigation for impacts.</p> <p>This venue is not allowed under the state shoreline act as administered by DOE. The whole site is located within the floodway and floodplain of the Tolt River.</p> <p>Thank you. Simone Oliver</p>	Simone Oliver	Remlinger Music Venue	Written	2/27/2024

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#	Comment	Name of Commenter	Topic	Format	Date Received
63	<p>Taxes: I am a senior citizen with 3 properties in King County. The excessive taxing of property owners in King County, hard workers, that saved and invested to purchase property, you are holding responsible for supporting homelessness and drug abuse. We should NOT be the ones held accountable for caring for these individuals, particularly handing out gift cards that only help the drug dealers to take them in exchange for drugs, pennies on the dollar. I support working the root of the problem and helping those that want to get out of their predicament, not throwing band aids to those who want a handout. As a senior citizen, we can't afford a 12% property tax increase! I just declared Republican, the first time in 40 years.</p> <p>Land use: Our family farm on a river received notification that you changed our property line, no public hearing, no notification prior to the change, and no compensation for taking part of our land. How can you do this? Is this legal? We paid for the property line we had when the land was purchased and were not compensated for the change. I am ok with changing it as long as it does not impact the value of my land and if it does, we should be adequately compensated. YOU STOLE OUR PROPERTY.</p> <p>Again, voting republican! I also am going to work with the land owners where we own property right on the border of 2 counties to move out of King County. You are thieves. How do you answer these concerns?</p> <p>Thanks! Connie</p>	Connie Olberg	Taxes; Property line change	Written	2/28/2024
64	Kingcounty proposed density rezoning map - If its already out Please send info	William H.	Density	Written	2/28/2024
65	Will any properties lose density zoning??	William H.	Density	Written	2/28/2024
66	<p>Hi King County Comprehensive Plan team,</p> <p>I was directed to send WDFW code-related comments to the Comprehensive Plan emails included here. Please direct these comments elsewhere if this has changed. I have also included previous Critical Area Ordinance draft comments in the chance they did not reach the official record when originally sent.</p> <p>Thank you for receiving and reviewing WDFW's comments in relation to these important regulatory updates. We strive to provide Best Available Science resources and guidance to all jurisdictions currently planning under the current Periodic Update review period. Please do not hesitate to reach out to me with any comments or questions.</p> <p>All the best,</p> <p>Morgan Krueger (she/her) Regional Land Use Planner, Habitat Division Washington Dept. of Fish and Wildlife Region 4</p>	Morgan Krueger	Habitats	Written	2/29/2024
67	<p>Hi:</p> <p>Thanks to all who did the studies that informed these excellent ideas and practical plans.</p> <p>Demian</p>	Dr. Demian	Thank you	Written	3/1/2024

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#	Comment	Name of Commenter	Topic	Format	Date Received
68	Hey king county officials. Close the landfill. Get your. Act together and quit polluting south east king county . Also make cedar. Grove composting unable to pollute too. Air stinks And is disgusting. Make us vimit some days. We can't enjoy our property. And we have lived here. 40 years. And yes I call puget sound sir quality line. And file a complaint. But you know they don't have the manpower to enforce . Sue. Neuner. Sent from my iPhone	Sue Neuner	Landfill	Written	3/1/2024
69	Dear Councilmembers, Rural Traffic/Transportation - Rural Artery Roads Improvement Policy Rural Artery roads are roads between urban cities passing through rural, the one particularly in my neighborhood is the one of 140th PI NE in rural Woodinville, which connecting Woodinville city with Redmond, Kirkland, and others. It is vital to the rural local basic life activities and development. The traffic has been getting crowded year over year, mostly not from rural local, but from developments in the cities. There has been an skewed wrong policy on rural transportation; not allowing rural artery road improvement to discourage rural development. The developments over the past years were almost all from the cities. The rural development has been already strictly controlled and limited by KC Land Use codes. The road improvement, especially the artery road improvement should be entirely based on traffic frequency monitoring facts. This is a principle Equity issue. Please kindly pay your attention on this issue. Sincerely, Woodinville Rural citizen Venlin J. Chan	Venlin J. Chan	Roads	Written	3/3/2024
70	Dear Councilmembers, Rural Economic Development - Rural Tourist District Following just released King County Executive Recommended revision and current existing Comprehensive Plan on rural economic development, suggest to establish a Rural Tourist District on the east side of 140th Place NE of Woodinville from Woodinville City south boarder down to the joint with 148th Ave NE. According to existing stated policy, the rural economic development shall follow the direction of local special conditions and resources. The stretch of east side of 140th Place NE neighborhood has the special open view of the valley which attracts people work and dwell in cities. Sincerely, Woodinville Rural Citizen Venlin J. Chan	Venlin J. Chan	Rural Area	Written	3/3/2024
71	Comp Plan Policy or Text Amendment Request; Development Regulation Amendment Request via Docket Form	Venlin J. Chan	Roads	Written	3/4/2024

King County Comprehensive Plan 2024 Update - Comment Tracking

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#	Comment	Name of Commenter	Topic	Format	Date Received
72	<p>To whom it may concern, I would like to provide a comment for tomorrow's upcoming meeting on housing: It is great to see that making adequate provisions for the housing needs of all economic backgrounds is being emphasized. One area I would like to point out in King County is Westlake. Everytime I am in that area there is a noticeable amount of homeless individuals roaming the streets. However, this situation has not seemed to improve significantly in the past couple of years. Please consider looking into this area more closely to see how the housing gap there can be addressed. Thanks, -- Hanson Dai Real Estate & Business Administration Teaching Assistant & Research Assistant Student Ambassador, Runstad Center for Real Estate Studies</p>	Hanson Dai	Housing	Written	3/5/2024
73	<p>RE: Written public comment submission for 2024 Comprehensive Plan Local Services and Land Use Committee Briefing (March 6th & 7th) Dear King County Department of Local Services and Land Use Committee Members: I'm writing on behalf of the King County Housing Authority team to share the attached letter and zoning modification request regarding the Vue Terrace Model Mobile Home Park (a proposed Manufactured Housing Community) in Skyway. KCHA owns and/or will have site control of over 3-acres of property in Skyway, WA. The property is bordered by existing adjacent mobile home parks on the east and west boundaries of the property. The property is difficult to develop as there are fill soils, sloping to the south and drainage issues that will not allow for high density multistory development and high impervious surface. The King County Housing Authority in cooperation with King County is committed to finding and creating affordable housing opportunities for low income residents in Skyway, especially those that provide for large families (including multigenerational living arrangements) and equity building opportunities. The attached letter outlines a modification request that will not only help this affordable housing model mobile (manufactured) home park come to fruition but provide for consistency of housing type across 3 distinct but adjacent parcels of land. This project has also received broad public support in having secured \$5.8 million in public funding from the State and King County and will benefit from the contribution of the publically owned land KCHA is making available for this model mobile (manufactured housing) home park. This as an important project for the Skyway community and the partners involved and we look forward to working with you to move it forward. Thank you for your consideration. Best, Tim Walter</p> <hr/> <p>Tim Walter Sr. Director of Development & Asset Management www.kcha.org King County Housing Authority We transform lives through housing</p>	Tim Walter	Housing	Written	3/5/2024

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74	Dear Chair Perry and LSLU Councilmembers, In preparation for tomorrow's LSLU study session on housing policies for the 2024 King County Comprehensive Plan, attached please find MBAKS' comment letter dated March 5, 2024, and Attachment A. MBAKS recognizes the Plan is important for protecting the incredible Puget Sound environment, while planning for and updating options and opportunities residents have regarding where they live, work, and play. We want to ensure policymakers remember that new and revised elements within a comprehensive plan often come along with unintended direct, or indirect, added costs to provide housing. MBAKS also believes the document should reflect that the County regards the promotion of adequate and attainable housing as a top priority. MBAKS stands ready to work with the County and other stakeholders to further that goal. We appreciate your thoughtful consideration. If you have any questions, please don't hesitate to contact me at vshakotko@mbaks.com or 425.435.8990. Respectfully, Veronica Veronica Shakotko Senior King County Manager Master Builders Association of King and Snohomish Counties	Veronica Shakotko	Housing	Written	3/5/2024
75	Verbal Comment at this link: https://king.granicus.com/player/clip/10351	Alex Tsimerman	Unclear	Verbal	3/6/2024
76	Verbal Comment at this link: https://king.granicus.com/player/clip/10351	Randy Bannecker	Housing	Verbal	3/6/2024
77	Verbal Comment at this link: https://king.granicus.com/player/clip/10351	Clifford Cawthon	Housing	Verbal	3/6/2024
78	Verbal Comment at this link: https://king.granicus.com/player/clip/10351	Greg Blunt	Housing	Verbal	3/6/2024
79	Verbal Comment at this link: https://king.granicus.com/player/clip/10360?meta_id=664841	Angela Donaldson	Fall City	Verbal	3/7/2024
80	Verbal Comment at this link: https://king.granicus.com/player/clip/10360?meta_id=664841	Charlie Kellogg	Fall City	Verbal	3/7/2024
81	Verbal Comment at this link: https://king.granicus.com/player/clip/10360?meta_id=664841	Cindy Parks	Fall City	Verbal	3/7/2024
82	Verbal Comment at this link: https://king.granicus.com/player/clip/10360?meta_id=664841	David Beecher	Critical Areas	Verbal	3/7/2024
83	Verbal Comment at this link: https://king.granicus.com/player/clip/10360?meta_id=664841	Wayne Berthold	Litter; Roads	Verbal	3/7/2024
84	Verbal Comment at this link: https://king.granicus.com/player/clip/10360?meta_id=664841	Allen Minwaer	Raging River Quarry, Fall City	Verbal	3/7/2024
85	Verbal Comment at this link: https://king.granicus.com/player/clip/10360?meta_id=664841	Linda Cuffley	Climate and Environment	Verbal	3/7/2024
86	Verbal Comment at this link: https://king.granicus.com/player/clip/10360?meta_id=664841	Debbie Payton	Climate and Environment	Verbal	3/7/2024
87	Verbal Comment at this link: https://king.granicus.com/player/clip/10360?meta_id=664841	Terry Lavender	Roads; Climate; Environment	Verbal	3/7/2024
88	Verbal Comment at this link: https://king.granicus.com/player/clip/10360?meta_id=664841	Wayne Gullstad	Critical Areas	Verbal	3/7/2024
89	Verbal Comment at this link: https://king.granicus.com/player/clip/10360?meta_id=664841	Cory Huskenson	Agriculture	Verbal	3/7/2024
90	Verbal Comment at this link: https://king.granicus.com/player/clip/10360?meta_id=664841	Mike Birdsall	Traffic	Verbal	3/7/2024
91	Verbal Comment at this link: https://king.granicus.com/player/clip/10360?meta_id=664841	Lynn Watts	Fall City	Verbal	3/7/2024
92	Verbal Comment at this link: https://king.granicus.com/player/clip/10360?meta_id=664841	Mike Sveltze	Fall City	Verbal	3/7/2024
93	Verbal Comment at this link: https://king.granicus.com/player/clip/10360?meta_id=664841	Robert Larsen	ADUs	Verbal	3/7/2024

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94	Verbal Comment at this link: https://king.granicus.com/player/clip/10360?meta_id=664841	Carrie Lee Gagnon	Fall City	Verbal	3/7/2024
95	Verbal Comment at this link: https://king.granicus.com/player/clip/10360?meta_id=664841	Jules Hughes	Remlinger Music Venue	Verbal	3/7/2024
96	Verbal Comment at this link: https://king.granicus.com/player/clip/10360?meta_id=664841	Amy Biggs	Transit	Verbal	3/7/2024
97	Verbal Comment at this link: https://king.granicus.com/player/clip/10360?meta_id=664841	Chris Allen	Economic Development	Verbal	3/7/2024
98	Verbal Comment at this link: https://king.granicus.com/player/clip/10360?meta_id=664841	Diana Piccolo	Growth	Verbal	3/7/2024
99	Verbal Comment at this link: https://king.granicus.com/player/clip/10360?meta_id=664841	Werner Angelson	Schools	Verbal	3/7/2024
100	<p>Good evening. I am Cindy Parks and I've lived in Fall city for 40 years.</p> <p>I support Angela Donaldson's comments regarding density, lots size and setback. The current language in the proposed subarea plan and the recommendations the subarea stewards are proposing aligns with the community's desire to allow development but have that development be consistent with Fall City character.</p> <p>As the Council members know, Fall City has limited public resources. This requires us to have a strong community commitment to volunteering and connection with each other. We strongly value organizations like Fall City Community Association, Fall City Historical Society and Fall City Sustainable Growth to bridge those resource gaps.</p> <p>I have printed out a few photos I will share with you showing average homes in Fall City, an ariel of Fall City with the new built development, examples of cars on shoulder and in street of the new development and a photo of additional developments coming to Fall City - with up to 24 homes each.</p> <p>We want to see sustainable building practices in Fall City. We advocate for current and future generations by protecting drinking water and the health of the environment, ensuring adopted policies and community plans are honored, and advocating for our unique rural identity.</p> <p>Thank you for your careful consideration of the updating of the Comprehensive Plan that will guide us for years.</p> <p>-Cindy Parks</p>	Cindy Parks	Fall City	Written	3/8/2024
101	<p>Hi,</p> <p>1) Is there a draft of the proposed Plan Update that can be reviewed by the public? 2) Is there a map showing proposed changes in land use and zoning resulting from this Plan update?</p> <p>Thank you,</p> <p>-- /Fred Fred Schapelhouman</p>	Fred Schapelhouman	General	Written	3/7/2024

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102	<p>Hello,</p> <p>Thank you for the opportunity to provide public comments on the proposed Comprehensive Plan and associated SubArea Plans electronically. I was not able to attend an in person meeting.</p> <p>I encourage the proposed Snoqualmie Valley/Northeast King County Subarea Plan to be changed to reflect the desires of the Fall City Community as submitted by the Sub area stewards who thoroughly researched, surveyed, and documented their findings. These changes would include:</p> <ul style="list-style-type: none"> •Increasing the designation of minimum building setbacks to: Street - 30ft; Interior - 10ft; and Back - 20ft. •Use a Net Density of 4 dwelling units/acre. This aligns with the Fall City Residential Analysis study completed by consultants for King County and assures a building to lot ratio that blends in with the existing character of the Fall City community. •Designation of a minimum lot size of 10,000 sq. ft. <p>These changes should help to limit clustering, keep houses in scale with lot size, and allow for new developments that more closely match neighboring homes.</p> <p>Teresa Kluver 32803 SE 44th Street; Fall City 425-443-1115</p>	Teresa Kluver	Fall City	Written	3/7/2024
103	Hard copy pdf - see comment packet	David Beecher	Best Available Science	Written	3/7/2024
104	Hard copy pdf - see comment packet	Angela Donaldson	Density	Written	3/7/2024
105	Comment Form - Paving of road around Lake Margaret in Duvall	Deborah Lawrence	Roads	Written	3/7/2024
106	Comment Form - Supportive of comments provided by Angela Donaldson	Lacy Linney	Fall City	Written	3/7/2024
107	I support the protection of sensitive areas but there is no enforcement or review of these areas so the rules and regulations go unheeded. There are violations everywhere but no monitoring or enforcement so the rules are useless.	Debby Peterman	Critical Areas	Written	3/7/2024

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108	<p>My name is Rachael Hogan, I live in an apartment in Kenmore. I wanted to reach out and share my support for rezoning in King County to include more dense, urban housing. Rezoning to allow for a walkable city and more affordable housing is a dream come true! Lower land cost, cheaper building cost per unit, a walkable city that promotes local businesses, centered around public transportation to reduce the necessity of cars, leaving green space to preserve nature and fight climate change and more. We cannot allow single family houses to occupy most residential zoning, it's shortsighted and doesn't serve the true needs of our growing communities. Rezoning to allow duplex, condos, and apartments is the change we need. Increasing our housing supply around desirable areas with dense, urban housing should be our top priority!</p> <p>This change is needed across America, as single family zoning laws are unsustainable. We are seeing the consequences of these zoning laws play out as people desperately compete for housing. America has been underbuilding homes for years, and single family zoning laws prevent us from building affordable housing that so many Americans need. Some estimates show we are missing four million homes across America, and the need for housing is driving home prices and rents to unsustainable levels. Kenmore is not alone in our archaic zoning laws, but I am so proud that King County is taking steps to build better cities and be a leader for zoning reform in our country.</p> <p>I spent over a year trying to buy my first home in 2021, but the lack of housing supply has left people to compete in insane bidding wars just to find a place to live. The 1980 townhomes I was bidding on got offers of 20% - 25% over the listing price! The housing shortage in this area is hugely damaging to our population, especially to those who have not had the opportunity to buy a home before these surging home prices. Rezoning is not a quick solution, but it is a long term solution, with financial and environment sustainability at its heart. I know this won't help me buy a home today, but the need to provide for future home owners and residents is a bigger priority. We need sustainable solutions, and rezoning is a great start.</p> <p>New zoning will bring change, such as needed infrastructure. It saddens me to see some residents balk at this proposal. So many are thinking of short term problems. Rezoning is not a short sighted goal, it is a fundamental shift to our cities. This is an amazing opportunity to shape King County for the better.</p> <p>As a public school teacher, my dream of owning my own home feels impossible at times. I want to be able to live in the community I serve, and rezoning is a huge step in making that happen for myself, and many others. Thank you for bringing this proposal to our county, I am so excited to see cities change their zoning laws and change for the better!</p>	Rachel Hogan	Density	Written	3/10/2024
109	Please find attached letter regarding potential changes in the law regarding ADUs and TDRs. Thank you	Jennie Cowan	ADUs	Written	3/12/2024

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110	<p>Submitted by Wayne Gullstad, gullstad@comcast.net</p> <p>The following is a more comprehensive version of my public comment at the March 7, 2024 meeting in Duvall to review the 2024 Comprehensive Plan. My comments focus specifically on the County's claim that it used Best Available Science for the proposed new recommendations for widths of vegetated buffers along water courses.</p> <p>The County's basis for proposed new waterside vegetated buffer widths is sound in its intent, is likely supportable (in an ecological context) by Best Available Science, yet is justified using a flawed and manipulated principal. Site Potential Tree Height, the basis for the County's new recommendations, though widely used, was not derived through science. It will yield suboptimal results. It will have difficulty standing up to challenges of the Best Available Science basis.</p> <p>The County's updates to the Comprehensive Plan were to be derived using Best Available Science ("BAS"). Site Potential Tree Height ("SPTH") is neither "Best" nor "Science". The principal was created in 1993 as a "use your best judgement" approach to providing quick guidance for a starting point in an effort to restore the spotted owl. Its originators stated as much saying it was only intended as an interim solution until proper analyses could be done. A lot of proper analyses have occurred in the past 30 years. A lot of solid science.</p> <p>The County argues that SPTH is widely used, widely supported, and generally coincides with effective buffer widths. If so, who cares? Well, setting aside the most fundamental problem--that it's not science based--by basing their buffer recommendations on SPTH, the County faces these potential problems:</p> <ol style="list-style-type: none"> 1. Applying SPTH results in abrupt, large, and unexplainable jumps in projected buffer widths; 2. SPTH does not necessarily generate recommended buffer widths that provide optimum ecological function; and 3. by hitching their recommendation directly to SPTH, the County leaves itself boxed into that specific number. <p>Let's take a closer look at that last point. Regulatory buffer widths have evolved over time. This is likely driven by a number of things: new and better science; a better societal understanding of the value of buffers; and increased urgency as species continue to struggle. We may well decide that wider buffers are necessary in the future. What do we do if we've anchored our recommendation to a number? For example, we decide now that, based on SPTH, the buffer needs to be 200 feet wide. Six years later, how do you argue for 250 foot buffers? Is it still based on SPTH but 1.25 times better science?</p> <p>The County's own science team might be making the best case for the lack of efficacy of SPTH. They ran smack into the first two problems noted above. When confronted with 50 or more different SPTH-generated buffer widths across the County (some more than</p>	Wayne Gullstad	Best Available Science	Written	3/16/2024

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111	<p>Dear King County Council:</p> <p>I wish to voice my concern regarding the Carnation Farm and Remlinger Farm concert venues.</p> <p>I am against this for several reasons, first this is a "rural community" with winding farm roads that cannot withstand car traffic of up to 4,000 people or 10,000 collectively. The roads are two lane roads and are in poor condition already - have you driven the Snoqualmie Valley Road recently? It is full of dips and uneven pavement. In the spring and summer months, these roads are filled with bicyclist, motorcycles and farm equipment. The roads cannot handle this type of capacity, and will affect the wellbeing and livelihood of those who reside here. All of the extra vehicles on the road will endanger the bicyclists and farmers greatly. There are no sidewalks or shoulders for these bicyclists or farmers to move over to, and for out-of-towners how are in a hurry to get to their concert venue, this will cause frustration and dangerous driving situations, such as passing and speeding.</p> <p>This is a relatively safe and clean community and I fear bringing in concerts would promote theft, littering and additional disturbances (revving of car engines, drunken disturbances, drunk driving, etc.). The community that I live in is right up above and behind the Carnation Farm. We purchased our home for the tranquility of "country living." The thought of concert music permeating the air during our days or evenings is not something we are in support of.</p> <p>How will the Carnation town police/fire department handle this volume of people? How is the extra traffic going to be handled? Where are people going to park?? The town's resources are limited and how is the town to handle a large emergency if one were to occur?</p> <p>One last thing to keep in mind is the large herd of Elk that come down into the valley frequently. These elk cross the roads right at the Carnation Farm, you can see their pathways into the woods, and they may either (1) be driven away from this area due to the music and traffic and/or (2) cause a horrible accident. People who come and visit this area with no knowledge of the happenings of the elk herd will not be cognizant of them and could potentially be involved in a very serious accident. We</p>	Michael and Dena Beeney	Remlinger Music Venue	Written	3/19/2024

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112	<p>Dear King County Local Services and Land Use Committee:</p> <p>As a longtime resident of Carnation, I am opposed to the scope of the proposed concert series at both large farms that essentially bracket the town of Carnation (Remlinger and Carnation Farms).</p> <p>First, Remlinger seems to have rammed the permit process through somehow, without thoughtful or public process. How is this possible? They do not have a history of having the proposed number of people at the proposed number of events. At all. The scope of their proposal is far above what has happened historically.</p> <p>Both the number of people at each event and the number of events is concerning on many levels. I'm concerned about:</p> <ul style="list-style-type: none"> --negative impact to sensitive ecological environment along the Tolt River and Snoqualmie River --negative impact of seriously high decibel levels during concerts (as what already happens during Remlinger's corporate events with music, and the huge concert they had last summer) on wildlife and on our quality of life. I'm .6 miles from the Tolt and could hear the concert last summer. Way too loud. --impact of that number of people and cars on our town. Illegal camping all over town at last year's Remlinger concert. --our town already has issues with the traffic on 203 during the summer for smaller events. That many cars, people, etc. will jam the roads, and prevent emergency vehicles from getting through. Accidents and DUI's are a concern, without camping facilities provided by the venues. --location of concerts in floodplain areas --impact on water quality, increased pollution, increased use --use of our town as a playground for people coming from all over to hear national acts. Our community never agreed to this. We were never given a chance to have concerns heard. --This feels like more of the same: rich corporations (STG) deciding how to make a buck without consulting the local community. --Remlinger Farm has a history of illegal land practices and does not seem concerned about the environment at all. "We have enough green around here" is what one of the Remlinger 	Jenn Dean	Remlinger Music Venue	Written	3/19/2024
113	<p>Attached is my written public comment for the meeting being held on March 20:</p> <p>LSLU Committee – Briefing 5</p> <p>- Chapter 3: Rural Areas and Natural Resource Lands</p> <p>Thank you!</p> <p>Kristen</p>	Kristen	Remlinger Music Venue	Written	3/19/2024

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114	<p>Theresa Mosqueda and KC Council members, We are following up after our video conference of a couple of weeks ago. Thank you again for the time. Do you have any questions for us, are there any next steps coming up? You mentioned that there is a series of meetings with the KC Exec planning staff, Chris Jensen right? If you can please share your thoughts now that you are up to speed. Below is some more food for thought. Also, we will be putting our public comments in during a meeting or two, thank you for sending the schedule. I also want to provide you with some information in regard to policy, and what is at stake, going forward with the change of zoning code for RA-5 to accomplish a spot zoning. The stakes are high, and the issues are pretty significant from a legal standpoint. But, also, from a policy standpoint; how much power does The KC Exec have in the 10-year plan to override laws, previous rulings, constituents, etc? This grant of spot zoning is a mighty hand wave at all kinds of things. There are also some very practical considerations of fairness and what is right and wrong at play as well and should the public be able to count on the stated reasoning for why decisions are being made are true and not done for political maneuvering or with conflicted interests. But what we are trying to do is stop an effort that we believe should be done a different way. As we shared with Erin, we are coming from the perspective of: Not in My Backyard This Way, NIMBYTW! And Teresa, we are again asking for your support in stopping this current effort and as a follow on to this, bringing together a planning and zoning process that will be a win-win for all not just one property owner at the expense of others' and our community's future options. ***** What is at stake by allowing the zoning code change for the old Grange: •The precedent that Dow Constantine has King-like power when it comes to land use laws and rules in the KC Execs 10 year comp plan update •That RA-5 zoning in KC now includes Food Stores (never before conditional use) •That a KC property "bad actor" property and tax scofflaw (getting an underserved tax break) property acquires special treatment and consideration from King County, the properties neighbor and past co-bad actor •That in the KC Execs 10-year comp plan, the reasoning for a zoning code change does not need to be true and be provided to the public for comment with no serious resolve to the statement •That a property that is literally on an Oso map overlay steep slope will be granted a spot zoning exception •That a property that is zoned RA-5 is being pulled out of the housing stock potential at a time when housing is needed and is supposed to be a priority</p>	Rick Shrum and Ginger Ferguson	Vashon Grange	Written	3/19/2024
115	<p>Dear King County Clerk (or whoever is organizing this meeting), Please see attached Public Comment from our organization. Thank you for distributing to the Committee members and appropriate staff. Have a great day, Sincerely, Jules Hughes Carnation Community Alliance</p>	Jules Hughes	Remlinger Music Venue	Written	3/20/2024

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116	<p>To whom it may concern, king county council and commissioners, With respect to LSLU Committee agenda– Briefing 5 - Chapter 3: Rural Areas and Natural Resource Lands Opportunity for Public Comment – Remote and In-Person, please include this comment in the meeting documents.</p> <p>It was very recently brought to my attention that a temporary use permit has been submitted for a concert venue designation at Carnation Farms in rural Carnation, WA. This surprises me as I am a client of a Carnation business that abuts this property, and I spend more than 20 hours a week at this property.</p> <p>I am concerned that neighbors were not allowed sufficient voice in use of neighboring land for a purpose that will have significant impact on the environment and their livelihoods.</p> <p>I would like to add my voice to the many voices that strongly oppose the incongruent use of rural lands for urban purpose here. Beyond the obvious environmental impacts, the stark safety concerns, and the loss of rapidly diminishing rural character is the hypocrisy in creating an Arts venue more than 40 min drive outside of Seattle. The venues in Seattle urban areas are already struggling to keep doors open post pandemic Just listen to KEXP for half a radio show and you will hear repeated call outs to support existing local music venues all around Seattle.</p> <p>These events seem not to support a successful business plan unless you drastically increase scale. And increased scale is absurd with single lane roads and no other services to support it. Given that there are already area parks, the zoo and many urban private businesses devoted to these types of events it makes no sense to commit this rural and agricultural area to such a use.</p> <p>In addition the development of such a site in Carnation would have big costs and very little benefit to the community. The proposed increase in visitors, vehicles, and noise pollution will disrupt wetlands and water tables, drive away wildlife, and destroy the culture of rural King County. Farm animals will be stressed. Wildlife viewing and hunting will be diminished. Flooding risk will increase. Planting cycles will be shifted. Do not let rural culture yet again be ignored in the pursuit of a fleeting and uncertain</p>	Deborah Hopkins	Carnation Farm Music Venue	Written	3/20/2024
117	<p>Hello, Thank you for the opportunity to provide public testimony to the LSLU committee this morning on the Comp Plan Update. Please find attached a slightly more detailed written version of my striker amendment request for Event Centers.</p> <p>Thank you, Serena Glover ED, Friends of Sammamish Valley (FoSV) 425-985-2992 GoFoSV.org FOSV is also a member of Joint Rural Area Team</p>	Serena Glover	Event Centers	Written	3/20/2024
118	Verbal Comment at this link: https://king.granicus.com/player/clip/10379?meta_id=666105	Tim Trohimovich	Rural Areas	Verbal	3/20/2024
119	Verbal Comment at this link: https://king.granicus.com/player/clip/10379?meta_id=666105	Rick Shrum	Vashon Grange	Verbal	3/20/2024
120	Verbal Comment at this link: https://king.granicus.com/player/clip/10379?meta_id=666105	Ginger Ferguson	Vashon Grange	Verbal	3/20/2024
121	Verbal Comment at this link: https://king.granicus.com/player/clip/10379?meta_id=666105	Robert Larsen	ADUs	Verbal	3/20/2024

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122	Verbal Comment at this link: https://king.granicus.com/player/clip/10379?meta_id=666105	Jules Hughes	Remlinger Music Venue	Verbal	3/20/2024
123	Verbal Comment at this link: https://king.granicus.com/player/clip/10379?meta_id=666105	Peter Rimbo	Rural Areas	Verbal	3/20/2024
124	Verbal Comment at this link: https://king.granicus.com/player/clip/10379?meta_id=666105	Mike Bergtahl	Rural Areas	Verbal	3/20/2024
125	Verbal Comment at this link: https://king.granicus.com/player/clip/10379?meta_id=666105	Ken Konigsmark	Rural Areas	Verbal	3/20/2024
126	Verbal Comment at this link: https://king.granicus.com/player/clip/10379?meta_id=666105	Serena Glover	Event Centers	Verbal	3/20/2024
127	Verbal Comment at this link: https://king.granicus.com/player/clip/10379?meta_id=666105	Michael Tanksley	Home Occupations	Verbal	3/20/2024
128	Verbal Comment at this link: https://king.granicus.com/player/clip/10379?meta_id=666105	Karen Meder	Rural Areas	Verbal	3/20/2024
129	Verbal Comment at this link: https://king.granicus.com/player/clip/10379?meta_id=666105	Timothy O'Brien	Mining	Verbal	3/20/2024
130	Verbal Comment at this link: https://king.granicus.com/player/clip/10379?meta_id=666105	Susan Boundy-Sanders	Agriculture	Verbal	3/20/2024
131	Verbal Comment at this link: https://king.granicus.com/player/clip/10379?meta_id=666105	Don Huling	Rural Areas	Verbal	3/20/2024
132	Good afternoon, Enclosed are copies of the exhibits and comments made at the March 7th, 2024 LSLU Public Meeting on the proposed comp plan and NEKC Subarea Plan. Additionally, I've included a copy of the November 2022 recommendations made by the Fall City Subarea Steward Committee, submitted to the Executive on the proposed NEKC Subarea Plan, Comp Plan, scoping, map amendments and accompanying code. Lastly, Can you please direct me to the proposed amendment Fall City's Business Special District Overlay in the upcoming plan update? Here is a link to the current ordinance: https://kingcounty.gov/en/legacy/depts/localservices/permits/property-research-maps/property-specific-development-conditions/SDO/SO-260.aspx Specifically, on behalf of the Fall City Community, I need to ensure the three recommendations are included in the LSLU review process. The most substantive item is Automotive Repair & Service business shall be included under the allowable use under general services. This is an essential business to our rural town.	Angela Donaldson	Fall City	Written	3/19/2024
133	Dear Council Members and Staff: Enclosed please find Futurewise's comments on the Proposed Ordinance 2023-0440 – 2024 King County Comprehensive Plan update Chapter 3 Rural Areas and Natural Resource Lands. Thank you for considering our comments. If you require anything else, please contact me. Tim Trohimovich, AICP (he/him) Director of Planning & Law Futurewise	Tim Trohimovich	Rural Areas	Written	3/19/2024
134	Good afternoon, Per guidance from Councilmember Perry's office, please note my feedback on the documents related to the Comprehensive Planning initiative. If needed, I am happy to provide additional information or feedback on how difficult it is to navigate the different documents. My suggestion is to incorporate a "simplification initiative" within the planning process to make these documents digestible to any resident who needs to understand the guidelines. Please do let me know if you have any questions would like more feedback on how to implement simplification work. Thanks in advance, Elizabeth	Elizabeth Chiapala	Simplification	Written	3/21/2024

King County Comprehensive Plan 2024 Update - Comment Tracking

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#	Comment	Name of Commenter	Topic	Format	Date Received
135	<p>Hello, I am an owner of 5 acres zoned as RA-5 with private well in unincorporated King County. The majority of my neighbors have shared well & smaller parcels. Can I request that my parcel be included in this new King County Comprehensive Plan to be rezoned as R-1. This will allow for both growth & preservation of the area. My well will be split amongst the 5 properties. Please advise. Thank you. Brian Poggioli, parcel 0622079093</p>	Brian Poggioli	Zoning	Written	3/22/2024
136	<p>Councilmember Reagan Dunn- Pursuant to our discussion in February, regarding the Comprehensive Plan and future Park Levies (see attached), I propose the following new Comprehensive Plan Policy for Chapter 7 Parks: The King County Parks Levy Oversight Board, comprised of citizen representatives from all Council Districts, shall review and provide comments on all future Park Levy proposals prior to adoption, with a detailed focus on equity and social justice, to ensure priority funding is directed to underserved communities. Please contact me if you have any questions. Joe Miles (425) 523-5275</p>	Joe Miles	Parks	Written	3/25/2024

King County Comprehensive Plan 2024 Update - Comment Tracking

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#	Comment	Name of Commenter	Topic	Format	Date Received
137	<p>Applicants have had significant challenges with King County Department of Local Services (DLS) for over 15 years. Under existing code, DLS has refused to allow applicants to use a section of the current code that reduces mitigation ratios (if certain performance conditions are met) rather than apply “permittee-responsible mitigation ratios” to users of mitigation banks (banks). Bank’s meet all of the requirements for reducing mitigation ratios under the current King County code, but staff have refused this option to applicants saying recently to a government applicant that “banks aren’t best available science”. Under the new updated code proposal, the ratio reduction section has been completely eliminated and no bank specific language has been included. This is contrary to what King County staff had said that they would do under this update.</p> <p>For some reason it seems that DLS staff have an adversarial and ideological opposition to mitigation banks or don’t understand them. DLS staff have refused meetings and code interpretations and refused any kind of common-sense approach to the reality that banks are apples and oranges different to permittee responsible mitigation, and, far superior for achieving no net loss, temporal loss, and reducing risk and failure, compared to typical permittee responsible mitigation projects. While King County has seen a high increase in failure in permittee-responsible mitigation projects they have not added any kind of clarification or direction for applicants to be able to use a mitigation bank, consistent with the intent of how banks operate, the rigor of the State and Federal mitigation bank program, guidance from Ecology on compensatory mitigation, alternative mitigation, or even best available science (BAS) updates. It appears that King County is arbitrarily picking BAS elements to increase typical mitigation ratios, made inaccurate or inappropriate equivalences between off-site mitigation and on-site mitigation reasons for failure, and completely left out the benefits of mitigation banking and code language related to alternative mitigation options.</p>	Mark Rettmann	Critical Areas	Written	3/26/2024
138	<p>Hi Erin, Please see our attached comments on the 2024 King County Comprehensive Plan Update. Thank you, Nancy Rapin Lead Fisheries Habitat Scientist Muckleshoot Tribe Fisheries Division</p>	Nancy Rapin	Fisheries	Written	3/28/2024
139	<p>Hello, how long do we have before the public comments opportunities will close and the council votes? Thank you.</p>	Julie Seitz	Process	Written	3/28/2024

King County Comprehensive Plan 2024 Update - Comment Tracking

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#	Comment	Name of Commenter	Topic	Format	Date Received
140	<p>Please see below for additional comments on the comp plan.</p> <p>Mark</p> <ol style="list-style-type: none"> 1. Offsite wetland buffer mitigation ratio is being raised from 1:1 to 2:1. No emphasis on the value of type, quality, location of impacted buffer and/or buffer mitigation actions. One reference to being able to use a mitigation bank for buffer mitigation but only within the “sub-basin” not the watershed or service area. Mitigation bank use should be based upon watershed and the bank service area, whichever is larger. 2. Riparian buffer mitigation ratio is being raised from 2:1 to all higher ratios now based on stream type. It should remain the same. 3. Some of the standard ratios in the mitigation table (what are concurrent, permittee responsible mitigation ratios) have been increased for certain wetlands. However, no mention about the difference of mitigation banks and permittee responsible mitigation ratios, thus they would still be applying these ratios to mitigation banks and advance mitigation when these alternatives offer more ecological advantages. 4. Wetland ratio reduction criteria has been completely taken out. Previously, because a mitigation bank meets all of these criteria by definition many have advocated that this code should be applied to banks. However, it appears it has been removed completely. 5. No new language on alternative mitigation options (advance mitigation and mitigation banks based on best available science from Ecology, Corps, EPA etc.) 6. No language on preference or priority of mitigation actions (reestablishment, creation, preservation, enhancement) to combat no net-loss, or higher monitoring standards etc for PRM. Instead, the proposal increases ratios for general “mitigation” which is not best available science. 7. No acknowledgement or support for the benefits of alternative mitigation (advance, banks, etc.) to prevent no net-loss. This must be incorporated into the code, not removed or ignored. 	Mark Rettmann	Critical Areas	Written	3/29/2024
141	<p>Dear King County Council,</p> <p>The Washington State Department of Transportation (WSDOT) appreciates the opportunity to review and comment on the current draft of proposed revisions to King County’s Critical Area Ordinance (CAO). WSDOT offers the following comments and recommendations on the current draft of proposed CAO revisions—comment letter is attached to this email.</p> <p>Thank you for the opportunity to review and comment on the current draft of the proposed revisions to King County’s Critical Area Ordinance (CAO).</p> <p>Terry Terry Drochak - (He/Him) Environmental Compliance Solutions Branch Manager Washington State Department of Transportation</p>	Terry Drochak	Critical Areas	Written	3/29/2024

King County Comprehensive Plan 2024 Update - Comment Tracking

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#	Comment	Name of Commenter	Topic	Format	Date Received
142	<p>People, On March 21, at the general meeting of the Vashon-Maury Community Council, the Vashon Town Plan Committee made the following motion, to be voted on at the next general meeting on April 18th: "The Vashon Town Plan Committee recommends that the current Executive proposal, which gives density bonuses in Vashon Town exclusively to affordable housing be changed as below: NEW SECTION. SECTION 23. There is hereby added to the chapter established in section 21 of this ordinance a new section to read as follows: B. New or substantially improved residential or mixed-use developments shall provide affordable dwelling units, and may exceed the base density allowed in the zoning classification, in accordance with the standards listed below The Committee further recommends that the height restriction be changed from 35 feet to three stories." King County and the Vashon community have made it clear that affordable housing in the Town of Vashon is a priority, but the current Executive proposal would limit density bonuses in Town to 100% affordable housing developments, and would limit the height of development to 35 feet. Building 100% affordable housing developments in the Town of Vashon would not be feasible for private developers, and it would prevent the integration of affordable housing units with market rate housing. These goals would be better achieved by modifying the Executive proposal to incorporate the same density bonuses proposed in other Rural Towns in King County, without the use of TDRs, and with two modifications. First, we would allow density bonuses for developments with 9 or fewer units, because the Town of Vashon comprises a small area where smaller developments should be encouraged. Second, the greatest present housing need on Vashon is for the people who work on the Island, such as teachers, clerks and other workers whose incomes fall within the 80-120% AMI range. The Town Plan Committee's proposal would allow density</p>	David Vogel	Density	Written	3/30/2024

King County Comprehensive Plan 2024 Update - Comment Tracking

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#	Comment	Name of Commenter	Topic	Format	Date Received
143	<p>Dear Councilwoman Mosqueda -</p> <p>First, congratulations on winning the election to represent Vashon on the King County Council. I am writing on behalf of a large – and growing – group of Vashon residents comprised of mental health professionals, community activists, retirees, parents, and others, who are extremely concerned with the lack of public process and transparency surrounding the Thunderbird Drug Treatment Center, which is being proposed by the Seattle Indian Health Board (SIHB). After reading the information below, we hope to meet with you to discuss this matter in more detail.</p> <p>Before I go into the reasons why this island cannot support the type of rehabilitation center being proposed, I want to stress that this community has shown itself to be incredibly supportive in terms of welcoming and sustaining social services for those who need help. A few examples, include:</p> <p>Vashon’s Interfaith Council works to feed and shelter homeless individuals on the island;</p> <p>The Vashon Health Care District is working to increase the availability of medical services that are woefully lacking here;</p> <p>Vashon Household is doing a terrific job of building low-income housing to help those who can’t afford to live here;</p> <p>Vashon Youth and Family Services is working hard to reduce the serious substance abuse prevalent on Vashon, as it is in so many rural communities; and</p> <p>Last but not least, the Dove Project works tirelessly to address the surprisingly large number of domestic violence cases here on the island.</p> <p>These remarkable social service programs, which receive widespread community support, were established to help islanders who face very real problems. But the Thunderbird Drug Treatment Center will irreparably harm the island, its residents, and the patients they are charged with caring for – as we simply do not have the infrastructure to accommodate it.</p> <p>The proposed location was spot zoned years ago when the community rallied for a facility for its elderly and disabled population, and opposed a similar proposed drug rehab at that time. In fact, community members contributed more than \$1.2 million dollars toward its construction back in 2001 (https://www.seattlepi.com/seattlenews/article/vashon-residents-raise-1-2-million-to-save-a-1067898.php). The one and only reason rezoning was allowed at that time was because of local community support for – specifically and only – the low impact use for long-term residential apartments for our elders and disabled who needed assisted living</p>	Katy Ballard	Drug Treatment Siting	Written	4/1/2024

King County Comprehensive Plan 2024 Update - Comment Tracking

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#	Comment	Name of Commenter	Topic	Format	Date Received
144	<p>Hello,</p> <p>Please, I request the Council to adopt the guidance provided by the WA State Department of Ecology published back in 2022 - incorporating BAS, which exempts low functioning Category IV Wetland of going through a mitigation sequencing process and opting immediately for a compensatory fee or credit.</p> <p>Pursuant to WA State Department of Ecology (Department) Wetlands Guidance for Critical Areas Ordinance (CAO) Updates, published on October 2022, the Department proposed the adoption of an exemption process for certain low functioning Category IV wetlands. This would provide a better protection and certainty of improvement of more high functioning wetlands (categories I, II, and III) by preventing a net loss of wetland function.</p> <p>After revising the proposal for updating the King County CAO submitted on March 1, 2024, I could not find any reference about adopting the guidance supra referred, which is informed by BAS and aim to provide a more uniform approach to wetlands across WA State. This also would be a more equitable approach to landowners within King County. In the same regional area, depending on the municipality boundaries, 3 neighboring lots may have to go to 3 different process, producing very inequitable result for the landowners.</p> <p>Multiple municipalities and counties provide certain exceptions for Wetlands Category IV depending on its size varying from 1,000 sq ft to 5,000 sq ft. I believe, the size is not as relevant as the function. King County implemented the 2,500 sq ft mitigation sequence exception, but as stated by the Department, sq footage is not based on BAS.</p> <p>This approach would (1) avoid further growth beyond the already established urban growth area, (2) increase housing, and (3) decrease investment in public transportation and utilities to serve far distant residences that keep encroaching on high functioning pristine wetlands.</p> <p>Respectfully, Leila Gonzalez-Rigatto</p>	Leila Gonzalez-Rigatto	Critical Areas	Written	4/2/2024
145	Verbal Comment at this link: https://king.granicus.com/player/clip/10399?meta_id=668088	Karen Meador	Cultural Resources	Verbal	4/3/2024
146	Verbal Comment at this link: https://king.granicus.com/player/clip/10399?meta_id=668088	Susan Harvey	Transportation	Verbal	4/3/2024
147	Verbal Comment at this link: https://king.granicus.com/player/clip/10399?meta_id=668088	Peter Rimbo	Transportation	Verbal	4/3/2024
148	Verbal Comment at this link: https://king.granicus.com/player/clip/10399?meta_id=668088	Mike Birdsall	Transportation	Verbal	4/3/2024
149	Verbal Comment at this link: https://king.granicus.com/player/clip/10399?meta_id=668088	Julie Seitz	Map Amendment 7	Verbal	4/3/2024
150	Verbal Comment at this link: https://king.granicus.com/player/clip/10399?meta_id=668088	Chao Guo	Map Amendment 7	Verbal	4/3/2024
151	Verbal Comment at this link: https://king.granicus.com/player/clip/10399?meta_id=668088	Tim O'Brien	Trails	Verbal	4/3/2024

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#	Comment	Name of Commenter	Topic	Format	Date Received
152	<p>Hello -</p> <p>I am told that King County has just proposed updates to their critical area code in the Comprehensive Plan for 2024. The changes include increasing all ratios for mitigation and making it more difficult to do offsite mitigation. This is contrary to guidance from most other agencies and is not practical. I am involved in a few projects for which onsite mitigation is being required. In some of these cases it is not practical and in our opinion is overkill based on the low quality of the onsite sensitive areas. In one case the County is requiring offsite mitigation through the King County Reserves Program at arbitrary and unreasonable ratios. We are trying to counter that with a reasonable offer through another mitigation bank that does not cover that area but in which case we requested an exception.</p> <p>We are not against keeping the planet green, but do want a realistic, reasonable, efficient approach on wetland mitigation which does not eliminate the motivation to create additional lots for housing.</p> <p>If you would like this in letter form, please let me know.</p> <p>Thank you.</p> <p>Tom Thomas J. DeDonato</p>	Thomas J. DeDonato	Critical Areas	Written	4/3/2024
153	<p>More input from one of my partners:</p> <p>"I think we need to discuss actual COSTS and not ratios. Ratios sound easy but the actual cost is astounding and they need to know what the numbers for mitigation actually are!"</p> <p>Tom Thomas J. DeDonato</p>	Thomas J. DeDonato	Critical Areas	Written	4/3/2024
154	<p>Hello,</p> <p>I am reaching out to inquire about what listserv to register to track any updates to the CAO. I have signed up for the comp plan emails but wanted to see if there is an additional resource I should register for as well?</p> <p>Thank you,</p> <p>Jennifer Riedmayer Pronouns: she/her Multi-Agency Permit Program– HPA Permit Lead Environmental Services Office Washington State Department of Transportation</p>	Jennifer Riedmayer	Process	Written	4/3/2024
155	Verbal comment at this link: https://king.granicus.com/player/clip/10406?meta_id=668738	Arman Yousoufian	ADUs	Verbal	4/4/2024
156	Verbal comment at this link: https://king.granicus.com/player/clip/10406?meta_id=668738	Bonnie Helms	Tree Removal; Process; Resource Uses	Verbal	4/4/2024
157	Verbal comment at this link: https://king.granicus.com/player/clip/10406?meta_id=668738	Morgan Brown	Housing	Verbal	4/4/2024
158	Verbal comment at this link: https://king.granicus.com/player/clip/10406?meta_id=668738	Ben Carr	Affordable Housing	Verbal	4/4/2024
159	Verbal comment at this link: https://king.granicus.com/player/clip/10406?meta_id=668738	Susan Waldroul	Code Enforcement	Verbal	4/4/2024
160	Verbal comment at this link: https://king.granicus.com/player/clip/10406?meta_id=668738	Amy Drayes	Vashon Grange	Verbal	4/4/2024
161	Verbal comment at this link: https://king.granicus.com/player/clip/10406?meta_id=668738	Christopher Bric	Affordable Housing	Verbal	4/4/2024
162	Verbal comment at this link: https://king.granicus.com/player/clip/10406?meta_id=668738	Amy Dreyer	Affordable Housing	Verbal	4/4/2024
163	Verbal comment at this link: https://king.granicus.com/player/clip/10406?meta_id=668738	Clark Nebeker	Treatment Center	Verbal	4/4/2024

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164	Verbal comment at this link: https://king.granicus.com/player/clip/10406?meta_id=668738	Carol Ferch	Vashon Grange	Verbal	4/4/2024
165	Verbal comment at this link: https://king.granicus.com/player/clip/10406?meta_id=668738	David Vogel	Affordable Housing	Verbal	4/4/2024
166	Verbal comment at this link: https://king.granicus.com/player/clip/10406?meta_id=668738	Jennifer Potter	Vashon Grange	Verbal	4/4/2024
167	Verbal comment at this link: https://king.granicus.com/player/clip/10406?meta_id=668738	Henry Southerland	Vashon Grange	Verbal	4/4/2024
168	Verbal comment at this link: https://king.granicus.com/player/clip/10406?meta_id=668738	Jesse Foster	Vashon Grange	Verbal	4/4/2024
169	Verbal comment at this link: https://king.granicus.com/player/clip/10406?meta_id=668738	Bill Swartz	Vashon Grange	Verbal	4/4/2024
170	Verbal comment at this link: https://king.granicus.com/player/clip/10406?meta_id=668738	Robert Larsen	ADUs	Verbal	4/4/2024
171	Verbal comment at this link: https://king.granicus.com/player/clip/10406?meta_id=668738	Steven Norse	ADUs; Universal Design	Verbal	4/4/2024
172	Verbal comment at this link: https://king.granicus.com/player/clip/10406?meta_id=668738	Zachary Pratt	Critical Areas	Verbal	4/4/2024
173	Verbal comment at this link: https://king.granicus.com/player/clip/10406?meta_id=668738	Tammy Simms	Vashon Grange	Verbal	4/4/2024
174	Verbal comment at this link: https://king.granicus.com/player/clip/10406?meta_id=668738	Barbara Wells	Vashon Grange	Verbal	4/4/2024
175	Verbal comment at this link: https://king.granicus.com/player/clip/10406?meta_id=668738	Rob Horsch	Water Resources	Verbal	4/4/2024
176	I can't wait for the old Grange Hall to become alive again as Heights Grocery! Small, locally owned businesses are the lifeblood of communities. This one in particular will provide critical commodities, a community gathering space for a neighborhood that has none, resilience in the face of emergencies (from icy winter storms to earthquakes), and island jobs. The location is accessible by foot from probably the biggest concentrated population on the island (5 miles from town center and the main grocery store), and there is plenty of parking as well. Jennifer Potter is a stalwart member of the community, dedicated to providing for the community and making it a good time for everyone involved. She has put years of effort and money into securing this building, taking care of it (an island landmark), making it accessible for use in whatever ways are allowed, and she will be a stellar business owner. Please do what it takes to make Heights Grocery a reality! Vashon will thank you for it... Michelle Bates Vashon Island 206-795-3054	Michelle Bates	Vashon Grange	Written	4/4/2024
177	To Whom it may concern: The old Grange has served in bringing together this community over decades and we need it to continue in that vein. By providing grocery items and social space, it fills a critical role that is otherwise unavailable to residents within 5 miles of the venue. There is no compelling reason to restrain the opening of this business unless the aim is to cripple the owners and the community that supports them. I urge you to allow the business to proceed immediately. Dr. Fran Brooks	Fran Brooks	Vashon Grange	Written	4/4/2024

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#	Comment	Name of Commenter	Topic	Format	Date Received
178	<p>To Theresa Mosqueda and the King County Council,</p> <p>I am writing to urge the KCC to support and fully carry out the Re-zoning required to open a Heights Grocery Store in the historic Vashon Grange Hall. One thing I love about the owner's vision is that it honors and acknowledges the decades of historical and functional use of this building and space. It would be really sad if the building were either left, unused and abandoned, or demolished in favor of some concrete office park. The owner is not stopping at, or leaning on, the history piece, however.</p> <p>The proposed plan for a grocery store/coffee shop answers so many functional and practical needs. Basic groceries for people living on the Northend of the island, commuting home, who won't pass through town. For people close enough, it's an option to pick up some essentials without driving - burning car fuel, joining the fray of car/ferry traffic. And finally, it's community. The intimate size, the coffee shop, etc, without the challenging parking situation down at the dock, will provide a Northend hub. The hub will promote all kinds of positive communal support. People talking, people helping one another (kids picking up eggs/bread for elderly neighbors, on foot), networking to solve problems, etc. Studies of the people who live longest show they live in communities where interdependence, inter-reliance are a mainstay. This grocery store/coffee shop would promote this.</p> <p>Please consider!</p> <p>Respectfully, Ture Brusletten</p>	Ture Brusletten	Vashon Grange	Written	4/4/2024
179	<p>To Whom It May Concern,</p> <p>I am writing to let you know that, as a resident and community member of Vashon Island, I strongly support Jennifer Potter and her team in their proposal to renovate the old Grange Hall into a small grocery for our north end island neighbors. I believe this project is a fantastic way to restore that historic property, and provide a very much needed resource for the island, for the north end community in particular, as well as the many islanders that pass through that area on their way to and from the island.</p> <p>My understanding is that this project would require some changes to the zoning for the parcel. I sincerely hope that this rezoning is incorporated into the upcoming comprehensive plan changes, so that this project can move forward.</p> <p>Regards, Laura Laura Cherry (she/her) Dragon's Head Cider</p>	Laura Cherry	Vashon Grange	Written	4/4/2024

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180	<p>Hello, I was born and raised right up the hill from the old Grange building. I cannot overstate how much a grocery store would benefit the neighborhood. It would be far more preferable to do my grocery shopping a short walk away in our beautiful neighborhood rather than driving ten minutes to Thriftway. In addition the Grange is an incredible, historic building that has lurked in the shadows for too long. It is long past time that this building be put into the service of our community. The Wild Mermaid provides an excellent case study in the value of revitalizing the few remaining historic buildings on Vashon. These buildings are not "preserved" in any meaningful sense by being left vacant. Please allow our neighborhood to become the vibrant community that it can and should be. There is no course of development more natural and healthy than this. Sasha Elenko, lifelong neighbor</p>	Sasha Elenko	Vashon Grange	Written	4/4/2024
181	<p>Hello, I am writing to seek your approval of Heights grocery store at the Old Grange location on the north end of Vashon Island. I live nearby and would love to have a walkable grocery store by our house. It would be a resource for the community, and could draw more tourists to the area who could walk off the boats , and this would help save gas and pollution. This could also be a wonderful gathering spot for the community. Please consider this request and thank you for your time. Katy Ellis</p>	Katy Ellis	Vashon Grange	Written	4/4/2024
182	<p>Please allow this grocery store to move ahead! Having a small grocery store on the north end of Vashon would be a great addition to the community. Having this available would save the five mile drive to town to get last minute or forgotten items. It would be so great (for my body and the environment) to eliminate these drives in a car! Barney Gill</p>	Barney Gill	Vashon Grange	Written	4/4/2024
183	<p>Dear King County & Rep. Mosqueda, Please accept this note as my formal comment for tonight's meeting regarding the Vashon Comprehensive Plan: As a resident of the Island's North End, I, like my neighbors, spend considerable time, gas and fossil fuel emissions going to Vashon town for quick grocery runs, meetings, and social engagements. The Grange Hall is an historic location that has been repurposed and preserved as a meeting, rehearsal and even theatrical venue. As a grocery store and gathering place, it will serve the Island even better by reducing our currently outsized carbon footprint and amplifying our neighborhood cohesion. Please do all you can to make Heights Grocery a reality. Thank you, Susan McCabe, Principal Hannah, Ink</p>	Susan McCabe	Vashon Grange	Written	4/4/2024

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#	Comment	Name of Commenter	Topic	Format	Date Received
184	<p>Hello, King County!</p> <p>I write to you as a 3rd generation Vashon Islander urging you to support bringing community back to the old Grange Hall on the north end of Vashon. That great old building brought people together for decades. By allowing this historic place to become a grocery and coffee shop you will breathe new life into the building and the neighborhood. Please help remedy this food desert and revive this once lively gathering place for neighbors by approving this project!</p> <p>Sincerely, Tami Brockway Joyce</p>	Tami Brockway Joyce	Vashon Grange	Written	4/4/2024
185	<p>Hi there,</p> <p>PLEASE, PLEASE rezone the building on the North End of Vashon so Jennifer can finally open up the LONG awaited Heights Grocery.</p> <p>It would definitely be a positive use of the building and would help support the North End community. It would also serve as a great stop going to and leaving the ferry parking lot.</p> <p>All wins to an otherwise unused building</p> <p>Please make this happen - they have waited far too long!!!</p> <p>North Ender of Vashon, Danny Kopsak</p>	Danny Kopsak	Vashon Grange	Written	4/4/2024
186	<p>Dear committee members,</p> <p>I have lived on the north end of Vashon Island for nearly 30 years. Allowing the Heights Grocery to become a neighborhood grocery store would add immense value the north end neighbors and commuters that park nearby. Please consider approving Heights Grocery!</p> <p>Lisa Lenihan Vashon Island</p>	Lisa Lenihan	Vashon Grange	Written	4/4/2024
187	<p>I am writing in support of Vashon Island's Grange. As our island grows ever more populous, we need to have a small local grocery store at the north end. The old Grange has served in bringing together this community over decades and we need it to continue in that vein. By providing grocery items and social space, it fills a critical role that is otherwise absent within 5 miles of the venue.</p> <p>Thank you for your consideration.</p> <p>Jennifer Loomis Vashon Island resident</p>	Jennifer Loomis	Vashon Grange	Written	4/4/2024
188	<p>Please help us enhance our neighborhood experience on Vashon.</p> <p>The old Grange has served in bringing together this community over decades and we need it to continue in that vein. By providing grocery items and social space, it fills a critical role that is otherwise absent within 5 miles of the venue....</p> <p>Thank you, Mary Marin</p>	Mary Marin	Vashon Grange	Written	4/4/2024
189	<p>Please help us enhance our neighborhood experience on Vashon.</p> <p>The old Grange has served in bringing together this community over decades. We need it to continue in that vein. By providing grocery items and social space, it fills a critical role that is otherwise absent within 5 miles of the venue....</p> <p>Sincerely, Linda Martinez</p>	Linda Martinez	Vashon Grange	Written	4/4/2024

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#	Comment	Name of Commenter	Topic	Format	Date Received
190	<p>Hello, I am writing to express my hopes and desire for the north end grocery store on Vashon to get the go ahead. My family live on the North end of Vashon with three small children and feel that a small store and meeting place would greatly benefit our lives. I'd love to be able to walk and get some milk and bread, meet my community and grab coffee without having to get us all in the car and drive to and from town. Without this essential community connection the North end can be very isolating. I'd love this to change and fully support Jennifer Potter's hard work and endeavor to make this happen! Please say yes and push for the rezoning Kind regards Libby McCullagh</p>	Libby McCullagh	Vashon Grange	Written	4/4/2024
191	<p>Hello, My name is Michael McQuillin I live at 10723 SW Cowan Road and owned and lived here for 23 years Vashon, WA I support the idea of a store at the old Grange Property at 10365 SW Cowan Road, Vashon, WA.</p>	Michael McQuillin	Vashon Grange	Written	4/4/2024
192	<p>I would like to show my 110% support in the Grange hall becoming a community grocery store. It is something that would be an asset and a beautiful addition to our community. That building has shared many benefits and memories in our community for many many years. It would be nice for it to be an interracial part of the community again. Specially in that area, it would service a large range of people. They have worked so hard to restore and make the building come alive again. Let's help it become a staple for the north end of Vashon Island for decades to come. Lisa Moe Co-founder and teacher at Vashon Explorers Preschool</p>	Lisa Moe	Vashon Grange	Written	4/4/2024
193	<p>To whom it may concern: As residents of the Vashon North End, we are writing to voice our support for, and passionate desire for, a local food store and community place as proposed by the Heights Grocery. Having a place close by to buy staples vs needing to drive into town for that one missing ingredient, or meet up with neighbors over coffee and cakes would make such a difference. After a long day of work schlepping out again to get groceries is exhausting but right now our only option. At the weekend being able to just wander down the hill for fresh bread or bacon, or that missing Parmesan for pasta would be amazing. The Grange has been a part of this community for a long time but lies empty much of the time. Giving it new life would give our community new life and new energy. Please consider rezoning as an urgent priority so we can make it a central part of our lives. Our community is supportive. Thank you, Cate OKane and Trey McBride</p>	Cate Okane and Trey McBride	Vashon Grange	Written	4/4/2024

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#	Comment	Name of Commenter	Topic	Format	Date Received
194	<p>Hi,</p> <p>I am just writing to express my support for Heights Grocery on Vashon Island. I live on the Northend of Vashon, not far from the proposed location. I have been at this location for the last 20 years. I also grew up on Vashon, starting 1969 to 1990, along with much of my extended family.</p> <p>I believe Heights Grocery would be an excellent improvement to our local community, and I support whatever is needed to make it happen.</p> <p>Thank you!</p> <p>Carl Olsen</p>	Carl Olsen	Vashon Grange	Written	4/4/2024
195	<p>Hello!</p> <p>I am writing with my whole-hearted endorsement for the project colloquially known as Heights Grocery Store, which will occupy the former Grange Hall building once a special zoning overlay is approved.</p> <p>We northend residents of Vashon Island live in a dense, tight-knit food desert zone. We have to use a vehicle to drive miles away from our neighborhood for the most basic groceries or ingredients. We also yearn for a place to meet one another for a cup of coffee - or for a quick chat in the aisle. Also, preserving our old buildings is a must. If we can repurpose them for a more sustainable use, this should be a priority to maintain our unique island flavor. In addition, small family-owned businesses create more economic stability during an unstable era.</p> <p>Please support this amendment to the Code!</p> <p>Thank you,</p> <p>Jennifer</p>	Jennifer Potter	Vashon Grange	Written	4/4/2024
196	<p>To whom it may concern:</p> <p>The old Grange has served in bringing together this community over decades and we need it to continue in that vein. By providing grocery items and social space, it fills a critical role that is otherwise absent within 5 miles of the venue.</p> <p>Please consider amending the zoning to accommodate this vital asset and piece of Vashon's history so it can serve the community once again!</p> <p>Thanks for your consideration!</p> <p>Heather</p> <p>Sent from my iPhone</p>	Heather Russell	Vashon Grange	Written	4/4/2024
197	<p>The old Grange has served in bringing together this community over decades and we need it to continue in that vein. By providing grocery items and social space, it fills a critical role that is otherwise absent within 5 miles of the venue. Please consider amending the zoning to accommodate this vital asset and piece of Vashon's history so it can serve the community once again!</p>	Melissa Schafer	Vashon Grange	Written	4/4/2024

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#	Comment	Name of Commenter	Topic	Format	Date Received
198	<p>I am writing in opposition to this change.</p> <p>The change has been put in for one parcel owner and hidden from view in the way it has been done. Vashon did not notice. The rural KC councils did not notice. This was intended as the change is a case of illegal spot zoning at its worst.</p> <p>This change carries with it huge costs. To the proximal neighbors, and to the community. This totally out of context magic grant of retail uses into the RA zones will tie the hands of the future and misses a great opportunity to actually do the work that is within the bounds of the laws of land use, zoning and growth management.</p> <p>Please do the right thing and drop this one off, spot zoning effort and support Vashon in creating a sub-sub area study area and plan for the north end of vashon.</p> <p>The code change action violates zoning laws, the growth management act and is totally opposed by the proximal properties.</p> <p>Rick Shrum Vashon</p>	Rick Shrum	Vashon Grange	Written	4/4/2024
199	<p>Hello,</p> <p>I am a resident of Vashon Island. I am writing in FULL-THROATED support of the Heights Grocery Store proposal for the former Vashon Grange Hall.</p> <p>From an island community perspective, food access and a community gathering space on the north end have been sorely needed for years. The owner, Jennifer Potter, has been vigilant with her planning and community engagement and has a compelling and inclusive vision that has amassed enthusiastic support for her project.</p> <p>Thank you, Tammi Sims</p>	Tammi Sims	Vashon Grange	Written	4/4/2024
200	<p>Hello King County, please be sure the new plan includes provisions that allow Heights Grocery on the north end of Vashon Island to be permitted, constructed, and operating. Thank you.</p> <p>Heidi Skrzypek</p>	Heidi Skrzypek	Vashon Grange	Written	4/4/2024
201	<p>The old Grange has served in bringing together this community over decades and we need it to continue in that vein. By providing grocery items and social space, it fills a critical role that is otherwise absent within 5 miles of the venue. Please consider amending the zoning to accommodate this vital asset and piece of Vashon's history so it can serve the community once again!</p> <p>Thank you! Sophia de Groen Stendahl (She/Her) Agent/Broker WINDERMERE VASHON</p>	Sophia de Groen Stendahl	Vashon Grange	Written	4/4/2024
202	<p>As a recent Vashon resident, I ask that you allow the former Vashon Maury Island Grange building near the ferry terminal be converted to a grocery store. I understand that you have to change the zoning for that area, but it is a good change to add a much needed retail outlet to the North end of the island.</p> <p>Thank you, Steven Steven Sterne he-him Photographer, Actor, Teacher, Director</p>	Steven Sterne	Vashon Grange	Written	4/4/2024

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203	<p>Please allow the Grange, which is a great building that We all love and respect to be used and loved once again by offering staples to a community who would definitely support this grocery store. We have a few grocery stores on Vashon, but having a neighborhood store where you can rely on staples and running into your neighbor for coffee is great for the community .</p> <p>It's a beautiful building that deserves to be used and not just sitting there rotting. They've done a beautiful job of cleaning it up and we all love to be able to buy coffee or milk etc. when it's just one thing we forgot from the store a few miles away.</p> <p>On behalf of our communities, healthfulness and wellness. Thank you for considering.</p> <p>Please please please please.</p> <p>Marla Tuchak -Neighbor in the north end of Vashon</p>	Marla Tuchak	Vashon Grange	Written	4/4/2024
204	<p>Hello -</p> <p>I'm writing ahead of tonight's (April 4th) Local Services and Land Use Committee meeting to provide my full-throated support for the proposed changes to 21A.08.070 of the King County Land Use Code that will open the possibility of operating a general store at Vashon Island's north end.</p> <p>The property has historically been a gathering space, not only for Vashon's north end but, for the island in general. Unfortunately, the Grange Hall - the historic node of the north end - has fallen into disrepair over the past few decades. However, the new owner brings a wonderful vision, passion for the neighborhood, and desire to honor the building and community that has been dormant for a long time. Further, many of the island's north end residents are desperate for food and gathering options that don't require them to go miles out of their way. Given the owner's passion, the building's history, and the overwhelming support from the community, it's easy to imagine everyone benefitting from this change and we thank you for considering it.</p> <p>I urge you to preserve the amendment referenced above to reinvigorate this part of Vashon Island and provide residents with better, more sustainable options for food and community.</p> <p>Thank you! SEAN WALDRON, LEED AP ARCHITECT, PARTNER - WALDRON DESIGNS, LLC</p>	Sean Waldron	Vashon Grange	Written	4/4/2024
205	<p>The old Grange has served in bringing together this community over decades and we need it to continue in that vein. By providing grocery items and social space, it fills a critical role that is otherwise absent within 5 miles of the venue. Please consider amending the zoning to accommodate this vital asset and piece of Vashon's history so it can serve the community once again!</p> <p>Samantha Weigand</p>	Samantha Weigand	Vashon Grange	Written	4/4/2024

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206	<p>Hello and thank you in advance for your time. I'm writing about the future of Heights Grocery, a community food market and gathering space planned for - but not exclusive to -Vashon's north end residents.</p> <p>Vashon Island's north end is currently a food desert. Folks who live on the north end and who commute into the city must drive 12 miles round trip if they need an item from the grocery store after work. And the elderly folks in our neighborhood don't like to drive into town when they just want to gather with their neighbors. A modest grocery store and coffee stand that is easily walkable and has plenty of parking is something we've needed here for decades. Please consider green lighting the Heights Grocery store so we can remedy what is missing in our neighborhood. We desperately need a food store and gathering space just like what Jennifer Potter and I have been dreaming of creating for the last 6 years.</p> <p>Sincerely, Rusty Willoughby</p>	Rusty Willoughby	Vashon Grange	Written	4/4/2024
207	<p>I am sending this text in support of the Northend Grocery proposal to be located in the historic Grange Hall on Vashon Island. I am supporting this for 3 reasons:</p> <ol style="list-style-type: none"> 1. Community: this will provide our neighborhood a place to gather, increase awareness of who our neighbors are and improve community safety through this knowledge. Our neighborhood has been victim to home invasions, car theft and prowling. 2. Convenience/ energy conservation: currently the only option for northerners who may need a quick trip to the grocery store for a couple of items is an 8 mile round trip. 3. Conservation : the Grange Hall has provided a gathering place for islanders for years. It is part of our history and , with this project it will continue into our future. <p>Thank you for your consideration Nancy Wolff Sent from my iPhone</p>	Nancy Wolff	Vashon Grange	Written	4/4/2024
208	<p>To whom it may concern,</p> <p>Please rezone the Vashon Island north end building so that Ms. Jennifer Potter can open her long awaited grocery store. The north end of the island is truly in need of such a store. The location is very convenient for islanders who live on the north end as well as ferry commuters. This store will help the community to have better access to food and household needs.</p> <p>Thank you for your quick action in favor of rezoning the building for Ms. Potter's future store. Our island community needs this service!</p> <p>Thank you, Vanessa Wood•island resident</p>	Vanessa Wood	Vashon Grange	Written	4/4/2024

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209	<p>KC Council Local Services & Land-Use Committee,</p> <p>Our Joint Rural Area Team thanks you for the opportunity to participate in today's Briefing on the 2024 KCCP Major Update's Chapter 3—Rural Areas & Natural Resource Lands. As some of our members who ran over the 2-min time limit were not able to finish, attached please find the nine Oral Testimonies we provided at today's Briefing.</p> <p>Also, since two of our members, who planned to speak this morning, were unable to connect to the Zoom meeting, we've pasted their Oral Testimonies below:</p> <p>Susan Harvey, Greater Maple Valley Unincorporated Area Council (GMVUAC):</p> <p>My name is Susan Harvey. I serve on the Greater Maple Valley Unincorporated Area Council, a member of the Joint Team. Regarding Rural Growth, we fully support the Policy R-301 "to limit growth in the Rural Area and Natural Resource Lands, such as land use designations, development regulations, level of service standards and incentives," but cannot emphasize enough that one of the most important tools King County has at its disposal is adequate enforcement of its Policies and Codes, which it simply does not do. We have concerns with the Policy R-309 regarding the RA-2.5 zone and call for the following addition: "...These smaller lots may still be developed individually or combined, provided they satisfy the minimum lot dimensions provided in King County Code, or combined to satisfy those requirements, and provided that applicable standards for ... can be met."</p> <p>Regarding Nonresidential Uses, while we agree with the spirit of Policy R-324, we have big concerns with subparagraph e. and what criteria are used to determine whether "recreational or tourism opportunities" are "compatible with the surrounding Rural Area." Such criteria need to be laid out either in Policy or Code along with details on who it is that determines if any activity or proposal is compatible. The Rural Area is not intended to be a playground for urban residents, it is in fact the "rural residential area." There already are several examples (Wineries, Breweries, and Distilleries; Event Centers; etc.) that cater to urban residents, while creating severe problems related to noise, illegal/dangerous parking, congested roads, and nuisance impacts to neighbors. These facilities and venues already violate county codes, yet are allowed to continue operations. The county needs to crack down on violators and should not be encouraging any more of these or similar activities.</p> <p>Because non-residential uses in the Rural Area can and do have disproportionately large impacts on rural character, County road use, and safety, we propose the following addition to Policy R-324a: "((These)) Nonresidential uses in the Rural Area shall be sited, sized and landscaped to complement rural character as defined in policy R-101 and R-201, prevent impacts to the environment, limit burden</p>	Peter Rimbos	Rural Area	Written	3/20/2024
210	<p>KC Council's Local Services & Land-Use Committee Members,</p> <p>Please accept the attached Comments from the Joint Rural Area Team on the subject 2024 Critical Areas Ordinance (CAO) Update as part of the 2024 KCCP Major Update.</p> <p>Peter Rimbos Coordinator, Joint Rural Area Team--KCCP, CPPs, and VISION 2050 Greater Maple Valley Unincorporated Area Council (GMVUAC)</p>	Peter Rimbos	Critical Areas	Written	3/29/2024

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#	Comment	Name of Commenter	Topic	Format	Date Received
211	<p>KC Council's Local Services & Land-Use Committee Members,</p> <p>Please accept the attached Comments, Recommendations, and Suggested Implementation Paths from the Joint Rural Area Team (*). This has multiple purposes:</p> <ol style="list-style-type: none"> 1. To serve as Summary of our February 6, 2024, 161-pg Detailed Comments on the KC Executive's "Recommended Plan" for the 2024 KCCP Major Update (Update) and, thus, help you easily see key issues we identified and changes we proposed to Policies, Code, etc. It is our hope this will more clarity and help aid you as you develop and amend the "Striker." 2. A set of Recommendations to work these key issues at both the technical and the strategic levels. 3. A set of follow-through Implementation Paths to address the recommendations. <p>Please note page one simply provides the background on how protection / preservation of the Rural Area is addressed at every level of planning from State RCWs on down through the KCCP. It is meant to help set the stage for the page 2 Recommendations and Implementation Table.</p> <p>Soon we plan to contact your key Policy and Legislative Staff members (included in the cc's) who are working on the Update to answer any questions you and they may have on this. Thank you.</p> <p>(*) Joint Rural Area Team: Enumclaw Plateau Community Association (EPCA), Friends of Sammamish Valley (FoSV), Greater Maple Valley Unincorporated Area Council (GMVUAC), Green River Coalition (GRC), Green Valley/Lake Holm Association (GV/LHA), Hollywood Hill Association (HHA), Soos Creek Area Response (SCAR), Upper Bear Creek Unincorporated Area Council (UBCUAC), and Rural Technical Consultants—Mike Birdsall (Transportation Focal), Ken Konigsmark (Growth Management Focal), and Terry Lavender (Environmental Focal).</p> <p>Peter Rimbos Coordinator, Joint Rural Area Team, KCCP, CRRs, and VISION 2050</p>	Peter Rimbos	Implementation	Written	4/1/2024
212	<p>Members of the KC Council land use committee,</p> <p>I am writing to oppose the zoning code change that introduces the retail use category of Food Stores into the RA zone.</p> <p>This action by the KC Executive is a textbook example of illegal spot zoning. A legal opinion outlining the 4 areas where this change violates WA state laws is attached.</p> <p>This method of granting one parcel is also fully opposed by all proximal neighbors except KC. The conflict of interest in this case is also appalling.</p> <p>As the proximal owner on two sides of this property and with the master bedroom of my house being only 40 feet from the potential entrance the impacts are significant and permanent.</p> <p>Finally, if this change goes thru KC opens itself up to a lawsuit that, according to my council, is very winnable. I ask you factor this in as you weigh your choice to remove this zoning code change from the plan.</p> <p>Ginger Ferguson</p>	Ginger Ferguson	Vashon Grange	Written	4/4/2024

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213	<p>KC Council Local Services & Land-Use Committee, Thank you for providing members of the Public the opportunity to address you this past Wednesday (April 3) morning during the Committee's Briefing #6 on the 2024 KCCP Major 10-Year Update. Attached please find the five Oral Testimonies provided by members of the Joint Team. We have started to prepare multiple Oral Testimonies to address the following Topics that will be covered during the upcoming April 17 Briefing #7: Chapter 9: Services, Facilities, & Utilities Capital Facilities and Utilities Appendix Chapter 10: Economic Development Chapter 12: Implementation, Amendments, and Evaluation Development Regulations Four-to-One Program Peter Rimbo Coordinator, Joint Rural Area Team--KCCP, CPPs, and VISION 2050 Greater Maple Valley Unincorporated Area Council (GMVUAC)</p>	Peter Rimbo	Services; Economic Development; Implementation; Development Regulations; Four-to-One	Written	4/5/2024
214	<p>At the meeting last night I spoke about community concerns regarding the Thunderbird treatment center. I was promptly informed that this question was not to be considered as part of the agenda. I indicated that I thought zoning issues were covered under the maps posted, and it was pointed out later that the treatment center was not covered by the shaded areas on these maps. I guess that was my error and I realize I should have reviewed the maps more closely. But I still have questions and I hope you can provide some clarification: 1. It appears that the comprehensive plan proposed last December did not propose any refinements or changes for areas on the Island outside of the shaded areas of the Amendment 9 maps. 2. If the plan does not include these excluded areas, how will zoning requests for revision be handled? As exceptions to the current or proposed Comprehensive plan? 3. If King County considers any zoning changes, will community input be considered? (This was really the point about concerns and community input that I requested from the Council.) Thank you for listening and I look forward to your response. Clark Nebeker</p>	Clark Nebeker	Vashon	Written	4/5/2024
215	<p>Councilmember Dunn- Could you give me the status of this proposed Comp Plan Policy? Thank you, -Joe Miles</p>	Joe Miles	Parks	Written	4/8/2024

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216	<p>I attended the comprehensive plan update meeting on April 4th on Vashon island. A lot of work went into preparing the graphics along the sides of the room. But relevant details were not included on those graphics. For example, a proposal to add a maximum height limit did not say what that maximum height limit would be. How is someone to know their opinion on these issues if the relevant details aren't included? Please carefully think about what a typical member of the public would want to know when preparing the graphics for the public meetings. Thank you. Diane Emerson</p>	Diane Emerson	Graphics	Written	4/10/2024
217	<p>RE: Grange Hall Vashon – Rezoning To Whom It May Concern: My wife, Kristine Gregonis, and I have the following comments/concerns regarding the proposed Grange Hall Spot Zoning:</p> <ol style="list-style-type: none"> 1. No need for a grocery store on the North End. We won't patronize the business. 2. Against spot zoning approval for a "historic" Grange Hall grocery store. [To my knowledge the building is not registered as a historic building.] 3. Concerned about increased traffic and impervious surface area. 4. Ferry Parking lots were built in 1941-1942 when Vashon's population was around +/- 3000. Parking lots fill up on commuter days and vehicles spill over onto Cowan Rd., 104th Ave SW, 110th Street SW regularly. 5. Flag down King County / Metro bus system provides access to Vashon Town grocery stores for neighbors without vehicles. <p>Sincerely, Hans J Hahne</p>	Hans Hahne	Vashon Grange	Written	4/15/2024

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218	<p>For record - To whom it may concern, In regards to the KCCP 2024 update review and proposed ordinance. Utilities - Line 3157, strike this section in its entirety: "E. If a proposed land use subject to subsection D. of this section is an essential public facility under the Washington state Growth Management Act, it shall be evaluated using the special use permit process and consistent with the Washington state Growth Management Act, the King County Countywide Planning Policies, and the King County Comprehensive Plan." At bare minimum the council should enact the extensive recommendations under the DEIS and Executive's amendments related to BESS. Further, I challenge the notion that a privately owned BESS would qualify as a utility or justify the use of "eminent domain" as suggested by council chair Sarah Perry when I spoke to her at the Vashon meeting. Please see below a letter signed by 27 members of congress that was sent to Secretary of Defense Lloyd Austin detailing concerns related to the security and safety of BESS. This is dated December 1st, 2023 and includes sources that you must consider before enacting amendments for the Comprehensive Plan that will be in effect for the next 20yrs. https://www.rubio.senate.gov/wp-content/uploads/2023/12/12.01.23-Rubio-Gallagherletter-to-SecDef-re-CATL.pdf I sent another source in public comment that was regarding accidents with BESS and that was mentioned in a prior meeting by council chair. Please also address the congressional members' concerns that are also shared by members of your community. Development Regulations - In the proposed ordinance, there is frequent mention of the word "green," I assume as a metaphorical term for environmentally friendly. While you are considering development regulations for our county, please remember the real reason we are the</p>	Bonnie Helms	Utilities; Development Regulations; Four-to-One; Implementation	Written	4/17/2024
219	Comment Form - Vashon changes	Bob Katrea	Vashon	Written	?
220	Comment Form - Dark Sky Ordinance	Chris Plutte	Vashon	Written	?
221	Comment Form - Vashon Grange	Tammi Sims	Vashon	Written	?
222	Comment Form - Shoreline properties and septic	Joe Yaskin	Shoreline	Written	?

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223	<p>[Angela Donaldson resent] Dear Councilmember Perry-</p> <p>My name is Jason Refsland, I'm a resident of unincorporated King County. Though I'm currently an active member of the Fall City Community Association and a Sub Area Plan committee member, I'm writing to you as a private citizen and not on behalf of that organization. Thank you for taking a moment to hear my proposed changes to the minimum lot size requirements for an ADU.</p> <p>I live in a RA 2.5 zone and recently learned that though I own .75 acres I can't have a detached ADU because I need to have a minimum of 1.875 acres in my zone. The RA 5 zone requires 2.5 acres. In nearby Fall City, the minimum lot size requirement is 3,200 sqft for R-4. The size disparity between these minimum lot sizes seems quite out of proportion for adjacent areas.</p> <p>I thought perhaps it's a building to land ratio issue, but I am allowed to build a garage. I just can't put an ADU in the attic above. This rule doesn't make sense and is actively working against the council's effort to supply more affordable housing options in the valley.</p> <p>ADU's not only provide an effective way of increasing the number of affordable housing units in the area, they also help owners subsidize the expense of owning property in such an expensive area. This is a win-win for affordable housing. An increase in supply lowers rental costs and the additional rental income helps those with less means afford to live here. ADU's are also a simple way to allow growth without creating major changes in density in a rural area.</p> <p>Please consider changing the lot size minimum requirements for RA 2.5 and RA 5 to match the urban and rural town requirement of 3,200 sq ft. I appreciate your time and consideration.</p> <p>Sincerely, Jason Refsland</p>	Angela Donaldson; Jason Refsland	Fall City	Written	4/16/2024
224	Verbal comment at this link: https://king.granicus.com/player/clip/10412?meta_id=669647	Alex Tsimerman	Unclear	Verbal	4/17/2024
225	Verbal comment at this link: https://king.granicus.com/player/clip/10412?meta_id=669647	Julian Loh	Energy	Verbal	4/17/2024
226	Verbal comment at this link: https://king.granicus.com/player/clip/10412?meta_id=669647	Clifford Cawthon	Housing	Verbal	4/17/2024
227	Verbal comment at this link: https://king.granicus.com/player/clip/10412?meta_id=669647	Peter Rimbos	Land Uses	Verbal	4/17/2024
228	Verbal comment at this link: https://king.granicus.com/player/clip/10412?meta_id=669647	Don Huling	Landfill	Verbal	4/17/2024
229	Verbal comment at this link: https://king.granicus.com/player/clip/10412?meta_id=669647	Greg Blont	Manufactured Homes	Verbal	4/17/2024
230	Verbal comment at this link: https://king.granicus.com/player/clip/10412?meta_id=669647	Theresa Turner	BESS	Verbal	4/17/2024
231	Verbal comment at this link: https://king.granicus.com/player/clip/10412?meta_id=669647	Mike Birdsall	Code Enforcement	Verbal	4/17/2024
232	Verbal comment at this link: https://king.granicus.com/player/clip/10412?meta_id=669647	Tim O'Brien	Mining	Verbal	4/17/2024
233	Verbal comment at this link: https://king.granicus.com/player/clip/10412?meta_id=669647	Brooke Frickleton	Four-to-one	Verbal	4/17/2024
234	Verbal comment at this link: https://king.granicus.com/player/clip/10412?meta_id=669647	Janet Dawalski	Landfill	Verbal	4/17/2024
235	Verbal comment at this link: https://king.granicus.com/player/clip/10412?meta_id=669647	Bonnie Helms	BESS	Verbal	4/17/2024

King County Comprehensive Plan 2024 Update - Comment Tracking

NOTE Full comment text can be found in accompanying PDF.

#	Comment	Name of Commenter	Topic	Format	Date Received
236	<p>Dear Council Members and Staff:</p> <p>Enclosed please find Futurewise’s comments on the Proposed Ordinance 2023-0440 – 2024 King County Comprehensive Plan update Four to One Program and Proposed Ordinance 2023-0438 and Attachment A to GMPC Motion 23-4: GMPC Recommended Amendments to the Countywide Planning Policies related to Urban Growth Area Amendments through the Four-to-One Program, and critical areas policies.</p> <p>Thank you for considering our comments.</p> <p>If you need anything else, please let me know.</p> <p>Tim Trohimovich, AICP (he/him) Director of Planning & Law</p> <p>Futurewise</p>	Tim Trohimovich	Four-to-one	Written	4/16/2024
237	<p>KC Council Local Services & Land-Use Committee,</p> <p>Thank you for providing members of the Public the opportunity to address you this past Wednesday (April 17) morning during the Committee's Briefing #7 on the 2024 KCCP Major 10-Year Update.</p> <p>Attached please find a total of seven Testimonies—five Oral Testimonies that were provided by members of the Joint Team and two Testimonies two of our members planned to give, but had day/time conflicts, which we include for completeness. Our Testimonies cover the following Topics:</p> <ul style="list-style-type: none"> •Chapter 9: Services, Facilities, & Utilities •Chapter 10: Economic Development •Chapter 12: Implementation, Amendments, & Evaluation •Development Regulations •Four-to-One Program [We refer to Testimonies we provided in 2023 to the GMPC on this topic] <p>Thank you to your attention to these topics, issues, and potential solutions.</p> <p>Peter Rimbos Coordinator, Joint Rural Area Team--KCCP, CPPs, and VISION 2050 Greater Maple Valley Unincorporated Area Council (GMVUAC)</p>	Peter Rimbos	Services; Economic Development; Implementation; Development Regulations; Four-to-One	Written	4/18/2024
238	<p>Please see the attached comment letter from The Tulalip Tribes.</p> <p>Thank you,</p> <p>Todd Gray Environmental Protection Ecologist The Tulalip Tribes Natural Resources Dept.</p>	Todd Gray	Environment policies	Written	4/19/2024

King County Comprehensive Plan 2024 Update - Comment Tracking

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#	Comment	Name of Commenter	Topic	Format	Date Received
239	<p>Dear King County Representatives,</p> <p>Vashon-Maury Community Council members voted and approved the recommendation to King County's Comprehensive Plan of the Vashon Town plan committee on April 18, 2024.</p> <p>Recommendations to King County for the King County Comprehensive plan are included in this document:Vashon Town Plan Recommendation</p> <p>Thank you for your time and Public Service.</p> <p>Sincerely,</p> <p>The Vashon-Maury Community Council Board</p> <p>Diane Emerson Debra Gussin Jamilla Stigall Ben Carr Tammi Dye Jessica Anakar</p>	Jessica Anakar	Vashon	Written	4/30/2024
240	<p>Please note error in previous comment about Section 102, I have corrected it below: Section 102, housing types larger than fourplexes should be limited to URBAN and R9-48 areas only to avoid sprawl and population growth beyond the growth targets set forth in the plan. Also the related four-to-one rules should be struck and only include urban and R9-48 areas.</p>	Bonnie Helms	Growth; Four-to-One	Written	4/18/2024
241	<p>There is still no regular maintenance!!! Vandalism and graffiti a critical issue. Full time security recommended. Picnic tables at High Point need replacement.</p>	Name not provided	Trails	Written	4/30/2024