

From: [Prashanthi Second Yahoo](#)
To: [Policy Staff, Council CompPlan](#); [Lambert, Kathy](#); [Dembowski, Rod](#)
Subject: Review of the Redmond Ridge and Trilogy UPD Comparison Chart with King County Code Chapter 21A.08
Date: Thursday, June 4, 2020 8:10:14 PM

Dear King Council Members, King County Executive

I am a resident of Redmond Ridge. I am writing to inform you that I do not support the current zoning proposal that allows new uses in the Redmond Ridge area. These, I understand include, porn and adult entertainment businesses, marijuana producing and retail, jail house, sex offender support facility, helipad.

We are a dense neighborhood with families who have young kids. The neighborhood is home to two elementary schools and a middle school. We do not wish to have deadly air pollution, water contamination, traffic and crime increases. I do not wish your proposal on any community.

You have failed our community repeatedly and have let us down time and again.

I appeal to you to right the wrongs and remove the proposed new uses for good in the zoning.

Thanks
Prashanthi

"Be kinder than necessary; everyone you meet is fighting some sort of battle."

From: [Vignesh Anand](#)
To: [Policy Staff, Council CompPlan](#); [Policy Staff, Council CompPlan](#); [Dembowski, Rod](#); [von Reichbauer, Pete](#); [von Reichbauer, Pete](#); [Balducci, Claudia](#); [Lambert, Kathy](#); [Kohl-Welles, Jeanne](#); [McDermott, Joe](#); [Upthegrove, Dave](#); [Upthegrove, Dave](#); [Zahilay, Girmay](#); [Zahilay, Girmay](#); [Dunn, Reagan](#); [Krekel-Zoppi, Leah](#); [Krekel-Zoppi, Leah](#); [Calderon, Angelica](#); [Calderon, Angelica](#); [AskLocalServices](#); [Taylor, John - Dir](#); [Taylor, John - Dir](#); [LeClair, Kevin](#); [LeClair, Kevin](#)
Subject: Opposing Zoning Proposal for our Redmond Ridge community!
Date: Thursday, June 4, 2020 6:20:11 PM

Hello Council Members,

My name is Vignesh Anand. I live Redmond Ridge and I'm a Sophomore at Redmond High School. The main reason for my call is to oppose the current zoning proposal for our redmond Ridge community. This is a close knit community and I would hate to see smaller elementary and middle schools get affected by increasing pollution rates, or see younger kids use this as a source to get drugs from. We had to fight the same battle a couple of years ago, and the ruling was in favor of the community; it is disappointing to see that we have to fight the same battle again. I hope you take this proposal into consideration, as I highly think that using redmond ridge as a source for Marijuana will impact the community negatively. Thank you.

Vignesh Anand

From: [angela wei](#)
To: [Policy Staff](#); [Council CompPlan](#); [Dembowski, Rod](#); [von Reichbauer, Pete](#); [Balducci, Claudia](#); [Lambert, Kathy](#); [Kohl-Welles, Jeanne](#); [McDermott, Joe](#); [Upthegrove, Dave](#); [Zahilay, Girmay](#); [Dunn, Reagan](#); [Krekel-Zoppi, Leah](#); [Calderon, Angelica](#); [AskLocalServices](#); [Taylor, John - Dir](#); [LeClair, Kevin](#)
Subject: Review of the Redmond Ridge and Trilogy UPD Comparison Chart with King County Code Chapter 21A.08
Date: Thursday, June 4, 2020 3:22:40 PM

Dear King County Council Members, King County Executive

I am a resident of Redmond Ridge. I am writing to inform you that I do not support the current zoning proposal that allows new uses in the Redmond Ridge area.

The Redmond Ridge neighborhood is home of two elementary schools and a middle school. We do not wish to have deadly air pollution, water contamination, traffic and crime increases. I do not wish your proposal on any communities.

Thank you!
Angela Wei

From: [Kelley Osmanbhoy](#)
To: [Policy Staff, Council CompPlan](#)
Subject: Redmond Ridge
Date: Thursday, June 4, 2020 11:49:55 AM

To Whom it May Concern,

I am a resident of Redmond Ridge East. I am writing to inform you that I do not support the current zoning proposal that allows new uses in the Redmond Ridge are. These, I understand include, porn and adult entertainment businesses, marijuana producing and retail, jail house, sex offender support facility, helipad.

We are a dense neighborhood with families who have young kids. The neighborhood is home to two elementary schools and a middle school. We do not wish to have deadly air pollution, water contamination, traffic and crime increases. I do not wish your proposal on any community.

You have failed our community repeatedly and have let us down time and again.

I appeal to you to right the wrongs and remove the proposed new uses for good in the zoning.

Sincerely,
Kelley Osmanbhoy
RR resident since 2003, mom of 6

Sent from my iPhone

From: [hema sirasapalli](#)
To: [Policy Staff, Council CompPlan](#); [Dembowski, Rod](#); [von Reichbauer, Pete](#); [Balducci, Claudia](#); [Lambert, Kathy](#); [Kohl-Welles, Jeanne](#); [McDermott, Joe](#); [Upthegrove, Dave](#); [Zahilay, Girmay](#); [Dunn, Reagan](#); [Krekel-Zoppi, Leah](#); [Calderon, Angelica](#); [AskLocalServices](#); [Taylor, John - Dir](#); [LeClair, Kevin](#)
Subject: Review of the Redmond Ridge and Trilogy UPD Comparison Chart with King County Code Chapter 21A.08
Date: Thursday, June 4, 2020 11:31:35 AM

Dear King Council Members, King County Executive

I am a resident of Redmond Ridge. I am writing to inform you that I do not support the current zoning proposal that allows new uses in the Redmond Ridge area. These, I understand include, porn and adult entertainment businesses, marijuana producing and retail, jail house, sex offender support facility, helipad.

We are a dense neighborhood with families who have young kids. The neighborhood is home to two elementary schools and a middle school. We do not wish to have deadly air pollution, water contamination, traffic and crime increases. I do not wish your proposal on any community.

We do not want you to open ways for trouble and increased tension in our neighborhood. Most of the families here have kids and we do not want our next generation exposed to things that are not a good path for their future.

Please do the right thing for the community and families who call it home.

Thank you!

Hema Sirasapalli

From: [Vidhya Prakash](#)
To: [Policy Staff, Council CompPlan](#); [Dembowski, Rod](#); [von Reichbauer, Pete](#); [Lambert, Kathy](#); [Kohl-Welles, Jeanne](#); [McDermott, Joe](#); [Upthegrove, Dave](#); [Zahilay, Girmay](#); [Dunn, Reagan](#); [Krekel-Zoppi, Leah](#); [Calderon, Angelica](#); [AskLocalServices](#); [Taylor, John - Dir](#); [LeClair, Kevin](#); [Balducci, Claudia](#)
Subject: Please reconsider zoning changes
Date: Thursday, June 4, 2020 11:13:01 AM

Dear King Council Members, King County Executive

I am a resident of Redmond Ridge. I am writing to inform you that I am opposed to the zoning proposal that allows new uses in the Redmond Ridge area in the KC Comp Plan Update. These, I understand include, porn and adult entertainment businesses, marijuana producing and retail, jail house, sex offender support facility, helipad.

Zoning should match conditions as they exist as this was the scope of work given by the Executive & promise made from numerous KC officials at numerous times in numerous formats. The new zoning should MATCH existing conditions. The new uses proposed for the Redmond Ridge Area must be removed from the Comp Plan Update.

Adding new uses is outside the scope given by the Executive, goes against the advocacy efforts of involved residents who testified against new uses in 2013, 2016 & now, & breaks public trust in our first layer of local government. King County Council should not abandon its duty to consider the best interests of the Unincorporated Area resident before making regional considerations. KCC should be sensitive to the complaints of "bait & switch" from stakeholders who were promised special zoning overlays to customize zoning to reflect the real look and feel of our community.

We are a dense neighborhood with families who have young kids. The neighborhood is home to two elementary schools and a middle school. We do not wish to have deadly air pollution, water contamination, traffic and crime increases.

In the interest of our community and neighboring community, please consider our requests.

Prakash

From: [SRIVIDHYA VAIDYANATHAN](#)
To: [Policy Staff, Council CompPlan](#); [Policy Staff, Council CompPlan](#); [Dembowski, Rod](#); [von Reichbauer, Pete](#); [von Reichbauer, Pete](#); [Lambert, Kathy](#); [Kohl-Welles, Jeanne](#); [McDermott, Joe](#); [Upthegrove, Dave](#); [Upthegrove, Dave](#); [Zahilay, Girmay](#); [Zahilay, Girmay](#); [Dunn, Reagan](#); [Krekel-Zoppi, Leah](#); [Krekel-Zoppi, Leah](#); [Calderon, Angelica](#); [Calderon, Angelica](#); [AskLocalServices](#); [Taylor, John - Dir](#); [Taylor, John - Dir](#); [LeClair, Kevin](#); [LeClair, Kevin](#); [Balducci, Claudia](#)
Cc: [Balducci, Claudia](#)
Subject: King County proposed changes to land use in Redmond ridge areas
Date: Thursday, June 4, 2020 11:07:18 AM

Dear King Council Members, King County Executive

I am a resident of Redmond Ridge. I am writing to inform you that I am opposed to the zoning proposal that allows new uses in the Redmond Ridge area in the KC Comp Plan Update. These, I understand include, porn and adult entertainment businesses, marijuana producing and retail, jail house, sex offender support facility, helipad.

Zoning should match conditions as they exist as this was the scope of work given by the Executive & promise made from numerous KC officials at numerous times in numerous formats. The new zoning should MATCH existing conditions. The new uses proposed for the Redmond Ridge Area must be removed from the Comp Plan Update.

Adding new uses is outside the scope given by the Executive, goes against the advocacy efforts of involved residents who testified against new uses in 2013, 2016 & now, & breaks public trust in our first layer of local government. King County Council should not abandon its duty to consider the best interests of the Unincorporated Area resident before making regional considerations. KCC should be sensitive to the complaints of "bait & switch" from stakeholders who were promised special zoning overlays to customize zoning to reflect the real look and feel of our community.

We are a dense neighborhood with families who have young kids. The neighborhood is home to two elementary schools and a middle school. We do not wish to have deadly air pollution, water contamination, traffic and crime increases.

In the interest of our community and neighboring community, please consider our requests.

Vidhya

From: [Sheetal Shrotri](#)
To: [Policy Staff, Council CompPlan](#); [Policy Staff, Council CompPlan](#); [Dembowski, Rod](#); [von Reichbauer, Pete](#); [von Reichbauer, Pete](#); [Balducci, Claudia](#); [Lambert, Kathy](#); [Kohi-Welles, Jeanne](#); [McDermott, Joe](#); [Upthegrove, Dave](#); [Upthegrove, Dave](#); [Zahilay, Girmay](#); [Zahilay, Girmay](#); [Dunn, Reagan](#); [Krekel-Zoppi, Leah](#); [Krekel-Zoppi, Leah](#); [Calderon, Angelica](#); [Calderon, Angelica](#); [AskLocalServices](#); [Taylor, John - Dir](#); [Taylor, John - Dir](#); [LeClair, Kevin](#); [LeClair, Kevin](#); [Anuradha Ramanath](#)
Subject: Review of the Redmond Ridge and Trilogy UPD Comparison Chart with King County Code Chapter 21A.08
Date: Thursday, June 4, 2020 2:00:43 AM

Dear King Council Members, King County Executive

I am a resident of Redmond Ridge community. I am writing to inform you that I do not support the current zoning proposal that allows new uses in the Redmond Ridge are. These, I understand include, porn and adult entertainment businesses, marijuana producing and retail, jail house, sex offender support facility, helipad.

We are a dense neighborhood with families who have young kids. The neighborhood is home to two elementary schools and a middle school. We do not wish to have deadly air pollution, water contamination, traffic and crime increases.

I understand there is going to be zoom meeting on 4th June. Can you kindly send me the meeting code as I would like to attend it to make sure my voice is heard.

Thank you!
Sheetal Shrotri

From: [Reeteka K](#)
To: [Policy Staff, Council CompPlan](#); [Dembowski, Rod](#); [von Reichbauer, Pete](#); [Balducci, Claudia](#); [Lambert, Kathy](#); [Kohl-Welles, Jeanne](#); [McDermott, Joe](#); [Upthegrove, Dave](#); [Zahilay, Girmay](#); [Dunn, Reagan](#); [Krekel-Zoppi, Leah](#); [Calderon, Angelica](#); [AskLocalServices](#); [Taylor, John - Dir](#); [LeClair, Kevin](#)
Subject: Review of the Redmond Ridge and Trilogy UPD Comparison Chart with King County Code Chapter 21A.08
Date: Wednesday, June 3, 2020 7:44:40 PM

Dear King Council Members, King County Executive,

I am a resident of Redmond Ridge, a student at Tesla STEM High School. I am writing to inform you that I am very disturbed by and do not support the current zoning proposal that allows new uses in the Redmond Ridge area. These, I understand include, porn and adult entertainment businesses, marijuana producing and retail, jail house, sex offender support facility, helipad. We are a dense neighborhood with families who have young kids. The neighborhood is home to two elementary schools and a middle school. I don't want these things in my community having a bad influence on the younger children who reside here. We do not wish to have deadly air pollution, water contamination, traffic and crime increases. I do not wish your proposal on any community.

You have repeatedly failed our community.

I appeal to you to right the wrongs and remove the proposed new uses for good in the zoning.

Thank you!

Reeteka Kudallur

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From: [Kyle Marcroft](#)
To: [Policy Staff, Council CompPlan; Dembowski, Rod; von Reichbauer, Pete; Balducci, Claudia; Lambert, Kathy; Kohl-Welles, Jeanne; McDermott, Joe; Upthegrove, Dave; Zahilay, Girmay; Dunn, Reagan; Krekel-Zoppi, Leah; Calderon, Angelica; AskLocalServices; Taylor, John - Dir; LeClair, Kevin](#)
Date: Wednesday, June 3, 2020 7:27:53 PM

To King County Mobility and Review Committee, King County Representatives of the Department of Local Services and King County Councilmembers:

This letter is in response to the review of the Redmond Ridge and Trilogy UPD Comparison Chart with King County Code Chapter 21A.08 – Permitted Uses, and Striking Amendment S1 to proposed ordinance 2019-0413.

Please stop trying to open up the Redmond Ridge area to NIMBY industries and uses that are not healthy for the neighborhood and its residents. Do not open the gate to allow these types of businesses or halfway-houses to apply to be built in our community.

Helistop - such noise disruption will affect schools during weekdays, and residents' sleep at night.

Marijuana production, processing, and retail - Traffic, noise, odor, reduced property values, and increased risks of crime. Have you even thought about Space X's reaction when their discrete facility is along the path to Marijuana for consumers near and far?

Halfway House - we do not want people with a history of criminal activity who need supervision and do not have a vested interest in the quality of the community to be "hanging around", let alone around our children.

Waste-water treatment - Risking the groundwater quality, again with the property values going down.

Transfer Station - Again risking groundwater quality, and again with the property values going down.

Adult Entertainment Businesses - We have enough trouble with Cosmos magazine not consistently having a cover in the local grocery store. How do we explain "Adult Entertianment" to our children? How do we stop them from emulating the adult activity and advertising that they see at a very early age as acceptable behavior? We are out in Redmond Ridge exactly because of how good a place it is to raise children.

Jail and Work Release Facility - Just, no. Do you know of anybody that wants to start a family next to serious law breakers with an incentive to escape?

Thank you for your time.

Regards,
Kyle Marcroft
Resident of Redmond Ridge

From: [Annie B](#)
To: [Policy Staff, Council CompPlan](#); [Dembowski, Rod](#); [von Reichbauer, Pete](#); [Balducci, Claudia](#); [Lambert, Kathy](#); [Kohl-Welles, Jeanne](#); [McDermott, Joe](#); [Upthegrove, Dave](#); [Zahilay, Girmay](#); [Dunn, Reagan](#); [Krekel-Zoppi, Leah](#); [Calderon, Angelica](#); [AskLocalServices](#); [Taylor, John - Dir](#); [LeClair, Kevin](#)
Subject: Please read and consider -
Date: Wednesday, June 3, 2020 7:26:07 PM

MAIL:

To King County Mobility and Review Committee, King County Representatives of the Department of Local Services and King County Councilmembers:

This letter is in response to the review of the Redmond Ridge and Trilogy UPD Comparison Chart with King County Code Chapter 21A.08 – Permitted Uses, and Striking Amendment S1 to proposed ordinance 2019-0413.

Based on this detailed comparison chart which includes the Draft Comprehensive Use plan and new zoning changes, specifically referencing the Redmond Ridge Residential Owners Association and Master Planned Community, we would like to reiterate our position that it is imperative that the intent and the tested protections of the current UPD guidelines remain intact.

The only means to maintain the vitality of our community is to prevent negative business impacts and to preserve property values by upholding current UPD use restrictions for businesses.

Based upon King County Code 21A.38.100 Special district overlay - commercial/industrial. A. The purpose of the commercial/industrial special district overlay is to accommodate and support existing commercial/industrial areas outside of activity centers by providing incentives for the redevelopment of underutilized commercial or industrial lands and by permitting a range of appropriate uses consistent with maintaining the quality of nearby residential areas.

We strongly encourage the comparison chart's newly allowed uses be:
1) removed from the comprehensive plan, and/or
2) the adoption of an additional special district overlay to ensure the integrity of the UPD be maintained, and the land use remain consistent with maintaining the quality of the nearby residential areas, per K.C.C. 21.A.38.100.A.

We believe that this request is also consistent with King County Council's Motion 15329, Attachment A, Section II. Area Zoning and Land Use Proposals, which states: In advance of the expiration of development agreements for the Bear Creek Urban Planned Developments (Redmond Ridge, Trilogy, and Redmond Ridge East), review and establish the comprehensive plan land use designation and zoning classifications in a manner consistent with the development patterns in said agreements and reflecting current conditions in the area.

Thank you for your time and consideration of the above requests and recommendations.

LET YOUR VOICE BE HEARD!

From: [manjari Lal](#)
To: [Policy Staff](#), [Council CompPlan](#); [Dembowski, Rod](#); [von Reichbauer, Pete](#); [Balducci, Claudia](#); [Lambert, Kathy](#); [Kohl-Welles, Jeanne](#); [McDermott, Joe](#); [Upthegrove, Dave](#); [Zahilay, Girmay](#); [Dunn, Reagan](#); [Krekel-Zoppi, Leah](#); [Calderon, Angelica](#); [AskLocalServices](#); [Taylor, John - Dir](#); [LeClair, Kevin](#); [Anuradha Ramanath](#)
Subject: Re: Review of the Redmond Ridge and Trilogy UPD Comparison Chart with King County Code Chapter 21A.08
Date: Wednesday, June 3, 2020 5:21:05 PM

Dear King Council Members, King County Executive

I am a resident of Redmond Ridge. I am writing to inform you that I do not support the current zoning proposal that allows new uses in the Redmond Ridge area. These, I understand include, porn and adult entertainment businesses, marijuana producing and retail, jail house, sex offender support facility, helipad.

We are a dense neighborhood with families who have young kids. The neighborhood is home to two elementary schools and a middle school. We do not wish to have deadly air pollution, water contamination, traffic and crime increases. I do not wish your proposal on any community.

You have repeatedly failed our community.

I appeal to you to right the wrongs and remove the proposed new uses for good in the zoning.

Thank you!
Manjari Lal

From: [V.K](#)
To: [Policy Staff, Council CompPlan](#); [Dembowski, Rod](#); [von Reichbauer, Pete](#); [Balducci, Claudia](#); [Lambert, Kathy](#); [Kohl-Welles, Jeanne](#); [McDermott, Joe](#); [Upthegrove, Dave](#); [Zahilay, Girmay](#); [Dunn, Reagan](#); [Krekel-Zoppi, Leah](#); [Calderon, Angelica](#); [AskLocalServices](#); [Taylor, John - Dir](#); [LeClair, Kevin](#); [Anuradha Ramanath](#)
Subject: Fwd: FW: Review of the Redmond Ridge and Trilogy UPD Comparison Chart with King County Code Chapter 21A.08
Date: Wednesday, June 3, 2020 5:13:05 PM

Dear King Council Members, King County Executive

As a resident of Redmond Ridge, I am writing to inform you that I do not support the current zoning proposal that allows new uses in the Redmond Ridge area. These, as I understand include, porn and adult entertainment businesses, marijuana producing and retail, jail house, sex offender support facility, helipad.

We are a dense neighborhood with families who have young kids. Indeed, the community is home to two elementary schools and a middle school. We do not wish to have deadly air pollution, water contamination, traffic and crime increases.

Please fix this by removing the proposed new uses in the zoning.

Sincerely,

Venkat Kudallur

From: [Raman Kohli](#)
To: [Policy Staff, Council CompPlan](#); [Policy Staff, Council CompPlan](#); [Dembowski, Rod](#); [von Reichbauer, Pete](#); [von Reichbauer, Pete](#); [Balducci, Claudia](#); [Lambert, Kathy](#); [Kohi-Welles, Jeanne](#); [McDermott, Joe](#); [Upthegrove, Dave](#); [Upthegrove, Dave](#); [Zahilay, Girmay](#); [Zahilay, Girmay](#); [Dunn, Reagan](#); [Krekel-Zoppi, Leah](#); [Krekel-Zoppi, Leah](#); [Calderon, Angelica](#); [Calderon, Angelica](#); [AskLocalServices](#); [Taylor, John - Dir](#); [Taylor, John - Dir](#); [LeClair, Kevin](#); [LeClair, Kevin](#)
Subject: Review of the Redmond Ridge and Trilogy UPD Comparison Chart with King County Code Chapter 21A.08
Date: Wednesday, June 3, 2020 5:02:22 PM

Dear King Council Members, King County Executive

I am a resident of Redmond Ridge. I am writing to inform you that I do not support the current zoning proposal that allows new uses in the Redmond Ridge area. These, I understand include, porn and adult entertainment businesses, marijuana producing and retail, jail house, sex offender support facility, helipad.

We are a dense neighborhood with families who have young kids. The neighborhood is home to two elementary schools and a middle school. We do not wish to have deadly air pollution, water contamination, traffic and crime increases. I do not wish your proposal on any community.

You have failed our community repeatedly and have let us down time and again.

I appeal to you to right the wrongs and remove the proposed new uses for good in the zoning.

Thank you!
Raman Kohli

From: [Prachi Kohli](#)
To: [Policy Staff, Council CompPlan](#); [Policy Staff, Council CompPlan](#); [Dembowski, Rod](#); [von Reichbauer, Pete](#); [von Reichbauer, Pete](#); [Balducci, Claudia](#); [Lambert, Kathy](#); [Kohi-Welles, Jeanne](#); [McDermott, Joe](#); [Upthegrove, Dave](#); [Upthegrove, Dave](#); [Zahilay, Girmay](#); [Zahilay, Girmay](#); [Dunn, Reagan](#); [Krekel-Zoppi, Leah](#); [Krekel-Zoppi, Leah](#); [Calderon, Angelica](#); [Calderon, Angelica](#); [AskLocalServices](#); [Taylor, John - Dir](#); [Taylor, John - Dir](#); [LeClair, Kevin](#); [LeClair, Kevin](#)
Subject: Review of the Redmond Ridge and Trilogy UPD Comparison Chart with King County Code Chapter 21A.08
Date: Wednesday, June 3, 2020 3:51:17 PM

Dear King Council Members, King County Executive

I am a resident of Redmond Ridge. I am writing to inform you that I do not support the current zoning proposal that allows new uses in the Redmond Ridge are. These, I understand include, porn and adult entertainment businesses, marijuana producing and retail, jail house, sex offender support facility, helipad.

We are a dense neighborhood with families who have young kids. The neighborhood is home to two elementary schools and a middle school. We do not wish to have deadly air pollution, water contamination, traffic and crime increases. I do not wish your proposal on any community.

You have failed our community repeatedly and have let us down time and again.

I appeal to you to right the wrongs and remove the proposed new uses for good in the zoning.

Thank you!
Prachi Kohli

From: [Sangita Phukan](#)
To: [Communications, Comments; AskLocalServices; Policy Staff, Council CompPlan; Dembowski, Rod; von Reichbauer, Pete; Balducci, Claudia; Lambert, Kathy; Kohl-Welles, Jeanne; McDermott, Joe; Upthegrove, Dave; Zahilay, Girmay; Dunn, Reagan; Krekel-Zoppi, Leah; Calderon, Angelica; Taylor, John - Dir; LeClair, Kevin](#)
Subject: Review of Redmond Ridge and Trilogy UPD Comparison chart with King county code chapter 21A.08
Date: Wednesday, June 3, 2020 12:19:19 PM

To King County Mobility and Review Committee, King County Representatives of the Department of Local Services and King County Councilmembers:

This letter is in response to the review of the Redmond Ridge and Trilogy UPD Comparison Chart with King County Code Chapter 21A.08 – Permitted Uses, and Striking Amendment S1 to proposed ordinance 2019-0413.

Based on this detailed comparison chart which includes the Draft Comprehensive Use plan and new zoning changes, specifically referencing the Redmond Ridge Residential Owners Association and Master Planned Community, we would like to reiterate our position that it is imperative that the intent and the tested protections of the current UPD guidelines remain intact.

The only means to maintain the vitality of our community is to prevent negative business impacts and to preserve property values by upholding current UPD use restrictions for businesses.

Based upon King County Code 21A.38.100 Special district overlay - commercial/industrial. A. The purpose of the commercial/industrial special district overlay is to accommodate and support existing commercial/industrial areas outside of activity centers by providing incentives for the redevelopment of underutilized commercial or industrial lands and by permitting a range of appropriate uses consistent with maintaining the quality of nearby residential areas.

We strongly encourage the comparison chart's newly allowed uses be:

- 1) removed from the comprehensive plan, and/or**
- 2) the adoption of an additional special district overlay to ensure the integrity of the UPD be maintained, and the land use remain consistent with maintaining the quality of the nearby residential areas, per K.C.C. 21.A.38.100.A.**

We believe that this request is also consistent with King County Council's Motion 15329, Attachment A, Section II. Area Zoning and Land Use Proposals, which states: In advance of

the expiration of development agreements for the Bear Creek Urban Planned Developments (Redmond Ridge, Trilogy, and Redmond Ridge East), review and establish the comprehensive plan land use designation and zoning classifications in a manner consistent with the development patterns in said agreements and reflecting current conditions in the area.

Thank you for your time and consideration of the above requests and recommendations.

Sangita Phukan

Redmond Ridge resident since 2014

From: [Posielski, Aleks](#)
To: [Policy Staff, Council CompPlan](#)
Subject: FW: Proposed Land Use Changes at Redmond Ridge
Date: Wednesday, June 3, 2020 11:39:41 AM

Good morning! I've already responded to this person but could we please add their message to the public record for the hearing!

Thank you,
Aleks

-----Original Message-----

From: Adrienne Bell <adrienne@adriennebell.com>
Sent: Friday, May 29, 2020 4:58 PM
To: Lambert, Kathy <Kathy.Lambert@kingcounty.gov>
Cc: management@redmondridgeroa.com
Subject: Proposed Land Use Changes at Redmond Ridge

Ms Lambert - I am sending this to you as I believe you are our representative on the Council and ask that you submit it at the hearing. It's tenor in no way is directed at you but rather at the council as a whole. The email that was sent out for comments to be emailed to the council did not work. I would appreciate it if you would present it to the whole at the correct time and place.
Sincerely,
Adrienne Bell

So King County Council proposes to break the formal agreements included in the Redmond Ridge UPD and permit the following usage of undeveloped land on the top of Novelty Hill, an area of peaceful, natural beauty on which many of us purchased homes in which to raise our children. We have paid extremely high property taxes in order to pay for excellent schools in the area and are raising children with good moral standards, curiosity about the world, habits of regular exercise, and ambition to be all that they can be:

Sex Entertainment and Prostitution
Housing of convicted sex offenders
Jail and Work Release Facility

Marijuana production, processing, and retail Helistop with noise that does not belong in a residential neighborhood
Garbage Dump with attendant unhealthy smells
Waste-water treatment facility in an area of natural water collection and underground transmission.

Congratulations Councillors - you seem to have planned to destroy this beautiful family neighborhood, overturning LEGAL agreements approved prior to its founding, and creating an environment where children and older people will not be safe, and is more a description of downtown activities than anything that belongs in this area. I, personally, will be afraid of the types of persons drawn to the area by these new facilities, and obviously, parents of children who today are able to walk to school alone, will feel driven out by the same concerns. What impact will sex businesses and the plentiful availability of marijuana as well as the undesirable change in the calibre of people living here have on our community?

THIS IS UNACCEPTABLE

Adrienne Bell
10705 221st Lane N.E.
Redmond, WA 98053

425-836-1369

18 year resident of Redmond Ridge

From: barney.baker@everyactioncustom.com on behalf of [Barney Baker](#)
To: [Policy Staff, Council CompPlan](#)
Subject: Protecting King County communities from fossil fuel threats
Date: Wednesday, June 3, 2020 10:53:25 AM

Dear King County Council Comp Plan Staff,

As a King County resident, I am glad to see the County moving to make the January 2019 moratorium on new major fossil fuel infrastructure into long-term regulations that protect our communities from fossil fuel threats.

I want to express support for Councilmember Upthegrove's amendment concept. These additional measures strengthen the proposed update, ensuring a robust review process for any proposed fossil fuel facilities. The directive to consider and mitigate the full scope of environmental impacts including lifecycle greenhouse gas emissions, threats to air and water quality and public health risks, and the requirement for demonstrated, early and meaningful consultation with tribes are particularly significant. Requiring this level of public health and environmental review for utility franchise agreements as well as proposed fossil fuel infrastructure is smart policy.

Similarly, I am supportive of the County exploring fossil fuel risk-bonding as a proposed work plan item. It is important that the County recognize the financial risks assumed by the public whenever fossil fuel infrastructure is built, and hold project proponents accountable for costs, whether in an emergency or the eventual decommissioning and clean up of these toxic facilities as we transition to a clean energy economy.

Thank you for your work to keep the Comprehensive Plan Update process moving forward and publicly accessible, especially in these challenging times.

Sincerely,
Barney Baker
11519 19th Ave NE Seattle, WA 98125-5121
barney.baker@gmail.com

From: [Auzins, Erin](#)
To: [Policy Staff, Council CompPlan](#)
Subject: FW: KCCP 2020 MID-POINT UPDATE--REVIEW/APPROVAL PROCESS/SCHEDULE
Date: Wednesday, June 3, 2020 9:25:49 AM
Attachments: [Ltr to KC C--KCCP Upd Process.pdf](#)
Importance: High

From: Peter Rimbos <primbos@comcast.net>
Sent: Wednesday, June 3, 2020 9:23 AM
To: Dembowski, Rod <Rod.Dembowski@kingcounty.gov>; Zahilay, Girmay <Girmay.Zahilay@kingcounty.gov>; Lambert, Kathy <Kathy.Lambert@kingcounty.gov>; Kohl-Welles, Jeanne <Jeanne.Kohl-Welles@kingcounty.gov>; Upthegrove, Dave <Dave.Upthegrove@kingcounty.gov>; Balducci, Claudia <Claudia.Balducci@kingcounty.gov>; von Reichbauer, Pete <Pete.vonReichbauer@kingcounty.gov>; McDermott, Joe <Joe.McDermott@kingcounty.gov>; Dunn, Reagan <Reagan.Dunn@kingcounty.gov>
Cc: Auzins, Erin <Erin.Auzins@kingcounty.gov>; Miller, Ivan <Ivan.Miller@kingcounty.gov>; Taylor, John - Dir <John-Dir.Taylor@kingcounty.gov>; Daw, David <ddaw@kingcounty.gov>
Subject: KCCP 2020 MID-POINT UPDATE--REVIEW/APPROVAL PROCESS/SCHEDULE
Importance: High

King County Councilmembers,

We would appreciate your attention to the concerns the attached letter raises regarding the process and schedule the Council is using in its review and approval of the *2020 King County Comprehensive Plan (KCCP) Mid-Point Update*.

The attached letter is from the following King County Unincorporated Rural Area organizations—Enumclaw Plateau Community Association (EPCA), Friends of Sammamish Valley (FoSV), Greater Maple Valley Unincorporated Area Council (GMVUAC), Green Valley/Lake Holms Association (GV/LHA), Hollywood Hills Association (HHA), Soos Creek Area Response (SCAR), and Upper Bear Creek Unincorporated Area Council (UBCUAC).

The collective territories of our seven organizations cover nearly all of King County's Rural Area from the Snohomish to the Pierce County lines. Consequently, we believe our perspective provides the Council with a very good understanding from the Rural Area, the vast portion of the County that is most directly affected by the KCCP.

Thank you.

Peter Rimbos
Coordinator, King County Comprehensive Plan (KCCP)
Greater Maple Valley Unincorporated Area Council (GMVUAC)
primbos@comcast.net

"To know and not to do is not to know."-- Chinese proverb

Please consider our shared environment before printing.

June 3, 2020

To: King County Council

Re: Proposed Ordinance 2019-0413

Honorable Councilmembers,

Our King County Unincorporated Rural Area organizations—*Enumclaw Plateau Community Assoc. (EPCA)*, *Friends of Sammamish Valley (FoSV)*, *Greater Maple Valley Unincorporated Area Council (GMVUAC)*, *Green Valley/Lake Holms Assoc. (GV/LHA)*, *Hollywood Hills Assoc. (HHA)*, *Soos Creek Area Response (SCAR)*, and *Upper Bear Creek Unincorporated Area Council (UBCUAC)*—have long recognized the importance of participating in reviews of all proposed King County Comprehensive Plan (KCCP) updates.

Without the shield of incorporation, as possessed by cities, we recognize what is accepted and implemented by King County Ordinance, governs citizens in the unincorporated areas by implementing policies that directly affect quality of life and the ability to sustain and insulate the Rural Area. We take this very seriously and hope the Council understands the full impact of its actions on the Rural Area.

We have worked tirelessly, and in good faith, to provide detailed comments on KCCP updates—some of our organizations—for the past two decades. However, this year, while nearing the end of the **first 4-yr Mid-Point Update (Update)**, we all are under State “lock-down” orders which prevent most face-to-face meetings. Yet, under these extraordinary circumstances, the Council is moving quickly to prepare and vote on *Striking Amendment 2* to the **Update**, which includes “*substantive changes*,” as evidenced by the following on the Council’s webpage (our **highlighting** below):

“The Mobility and Environment Chair continues to work with all Councilmembers, Executive staff, and stakeholders to refine Striking Amendment S1. It is likely that the Striking Amendment S1 will be updated and issued as Striking Amendment S2. If issued, Striking Amendment S2 will be made public prior to the June 9, 2020 public hearing at full Council. Some of the topics under consideration include substantive changes to policy or regulations for the Four-to-One Program, Transfer of Development Rights Program, Non-Resource Industrial Use, Agricultural Production District and Public Infrastructure Mitigation, Cottage Housing, Accessory Dwelling Units, Sea Level Rise, Climate Change and Greenhouse Gas Emission Mitigation, Fossil Fuel Facilities, Subarea Planning Program, Skyway-West Hill Subarea Plan, Workplan Action Items, and the Woodinville Roundabout Mitigation Map Amendment.”

Further, the Council states: “*a finalized striking amendment, and individual line amendments, would be issued around June 5, 2020.*” This is only 4 days before the scheduled Public Hearing! The repercussions possible from a recently defined *Striking Amendment S2* with “*substantive changes*” should make this concern obvious. It also is stated: “*Councilmembers may offer additional amendments for consideration by the Council.*” So, potentially anything could be proposed and added at the last minute by the Council!

Depending on how it is handled by the Council, the only potential *partial* solace offered is stated at the end of the Council’s Public Hearing notice (our **highlighting** below):

“In the event that the June 9, 2020 public hearing must be held remotely to comply with the WA State Governor’s Declaration 20-28 (or as amended) regarding the Open Public Meetings Act, then the Council may consider a phased approach to the 2020 update to the 2016 King County Comprehensive Plan: the first phase to address those topics and issues that are necessary to be adopted in 2020, and a second phase for the remaining topics that can be delayed and adopted in 2021, or as part of the eight-year update in 2024. In the description for Striking Amendment S2, there is consideration for a phased adoption option.”

We request the Council address the following concerns with its KCCP approval process and schedule:

1. This is the **first 4-yr Mid-Point Update**. Executive Constantine’s Staff, members of the Public, and all of us have worked diligently for nearly 2 years, yet, in the final month, the Council could make “*substantive changes*” and then hold, what is expected to be, a “*virtual*” Public Hearing.

2. The Council has stated it will publicly release details (of the language it plans to use for the areas identified in *Striking Amendment 2*) “*around June 5,*” just 4 days prior to its June 9 Public Hearing. This affords the Public nearly no time to credibly review and comment on what could be “*substantive changes*” (again, the Council’s own wording).
3. In the 3 weeks between its June 9 Public Hearing and its June 30 potential final adoption the Council could add *additional* items the Public will be unable to rebut. This has been a long-standing concern. A Councilmember can submit additional proposals or changes, even if they apply to an area outside his or her own district, and have them approved as part of the final **Update**. Members of the Public directly impacted are then denied the basic due process of representation and, if by some chance, they hear about these last-minute proposals, they have to take immediate action (sometimes only 1 or 2 days) to defend their own local areas. Such changes leave the Public vulnerable and feeling targeted and should simply not be allowed. Everyone (Council and Public) involved in the review and update of the KCCP should play by the same rules.
4. A “*phased approach*” has both pros and cons, but we believe the cons outweigh the pros because this would allow yet *another* year, when even *more* items can be proposed that again could represent “*substantive changes.*” We recommend, should a “*phased approach*” be implemented, it only allow for Public Comment, *not* major changes to the **Update**. Without a clear process developed for dealing with items to be “*phased*” versus those to be dealt with this year, it conceivably could result in yet *another* year when even *more* items can be proposed that again could be *substantive*. In addition, given the fact that the contents of *Striking Amendment 2* will not be made available to the Public until around June 5, how will the decision be reached on which items are addressed now versus those “*phased*” to 2021? How can the Council assure the Public there will be transparency, along with adequate time, for Public review and comment regarding the “*phased*” items, when it has not provided enough time for this year’s proposals? We believe that trust in the process is critical.

Thank you.

Submitted by:

Peter Rimbo
primbos@comcast.net
 Coordinator, KCCP Updates, GMVUAC

Approved by:

Tim O'Brien
obrien_timothy@hotmail.com
 President, EPCA

Serena Glover
serena@allenglover.com
 Executive Director, FoSV

Steve Hiester
steve.Hiester@oldcastle.com
 Chair, GMVUAC

Gwyn Vukich
GVLHAssn@gmail.com
 Chair, GV/LHA

Michael Tanksley
wmtanksley@hollywoodhillassoc.org
 President, HHA

Jeff Guddat
jeffguddat@yahoo.com
 President, SCAR

Nancy Stafford
nm.staff@outlook.com
 Chair, UBCUAC

cc: Erin Auzins, Supervising Legislative Analyst, King County Council Staff: erin.auzins@kingcounty.gov
 Ivan Miller, KCCP Manager, ivan.miller@kingcounty.gov
 John Taylor, Director, King County Department of Local Services (DLS): john.Taylor@kingcounty.gov
 David Daw, External Relations Manager, King County DLS: ddaw@kingcounty.gov

From: [Ken](#)
To: [LeClair, Kevin](#)
Cc: [Policy Staff, Council CompPlan](#)
Subject: RE: Request for information: Redmond Ridge Rezoning Virtual Meetingon June 4, 2020
Date: Wednesday, June 3, 2020 9:16:18 AM

Hi Kevin,

Thanks for your prompt and detailed response. I look forward to contributing to the community. Thanks also for your service- especially during this time.

Thanks, Ken

Kenneth Wu, MS, MBA

Clinical Consultant
Kenneth Wu and Associates, LLC
www.kenwullc.com
(408) 858-1841 Mobile

From: [LeClair, Kevin](#)
Sent: Tuesday, June 2, 2020 10:02 AM
To: [Ken](#)
Cc: [Policy Staff, Council CompPlan](#)
Subject: RE: Request for information: Redmond Ridge Rezoning Virtual Meetingon June 4, 2020

Ken,

First of all, welcome to the neighborhood and thank you for your question regarding the proposed updates to the land use designation and zoning classifications for the Bear Creek UPD areas made up of Trilogy, Redmond Ridge and Redmond Ridge East. The proposed updates are part of a large package of updates to the King County Comprehensive Plan that is currently being reviewed and considered by the King County Council. Therefore, I have CC'd their staff contact (CouncilCompPlan@kingcounty.gov) on this response, so you can follow up with them if you have any additional comments or questions.

To answer your questions, a good place to start would be to review the [Area Zoning and Land Use Study prepared by the King County Executive staff \(The Bear Creek UPD study begins on page 69\)](#) in support of the update to the land use designations and zoning classifications. It lays out some of the history behind the three urban planned developments (UPDs) and the fact that they are set to expire in the coming months. Both Trilogy's and Redmond Ridge's development agreements expire in September 2020. Upon expiration, the areas will no longer be governed by the development agreements, but rather the underlying zoning of Urban Reserve with a P-suffix development condition and several Special District Overlays, which does not conform to the now-built conditions in the neighborhoods.

The next piece of information to review is the [proposed Amendments to Land Use and Zoning Maps](#)

that shows the proposed land use designations and zoning classifications proposed for the Bear Creek UPD areas. The Bear Creek UPD proposed updates go from pages 38 to 110. There is one other amendment concept the Council may be consider relative to the updates to the land use and zoning and it relates to potential non-conforming uses in the [Redmond Ridge Marketplace and Business Park](#).

Finally, to be clear, these updates to the land use designation and zoning classifications are updates to the development regulations and zoning that govern how the land and buildings can and cannot be used in the Bear Creek UPD area. Just because a use might be permitted by the zoning code, that does not mean that it is imminent or even being planned for. For example: some of the land uses that have been mentioned, such as a landfill, jail, or heliport may technically be permitted uses in some of the proposed zones, but there are no plans in the works to try to locate anything like these uses within the area.

I hope this information is helpful. As I said before, if you have any additional comments or questions, please forward your comments to CouncilCompPlan@kingcounty.gov.

Take care,

Kevin LeClair, AICP, Principal Subarea Planner
King County Department of Local Services, Permitting Division
206-477-2717
kevin.leclair@kingcounty.gov

From: Ken <ken@kenwullc.com>
Sent: Monday, June 1, 2020 2:04 PM
To: LeClair, Kevin <Kevin.LeClair@kingcounty.gov>
Subject: Request for information: Redmond Ridge Rezoning Virtual Meeting on June 4, 2020

[EXTERNAL Email Notice!] External communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hi Kevin,

I saw that you will be attending the Redmond Ridge virtual townhall meeting on Thursday. Will you provide some background information about the plans? Attached is the Redmond Ridge Resident Owners Association (RR ROA) spreadsheet shared on Nextdoor.

I recently moved into Trilogly in Redmond and am learning about the community. Can you direct me to some of the resources? Where do I find out the locations of the proposed changes? For example, where is the location of the proposed land fill?

Thanks for help.
Ken

Kenneth Wu, MS, MBA

Clinical Consultant
Kenneth Wu and Associates, LLC
www.kenwullc.com
(408) 858-1841 Mobile

From: [LeClair, Kevin](#)
To: [Ken](#)
Cc: [Policy Staff, Council CompPlan](#)
Subject: RE: Request for clarification: Updating Bear Creek UPD
Date: Wednesday, June 3, 2020 8:44:29 AM

Ken,

Regarding your two points of clarification. In the Executive's Recommended proposal, the golf course tracts were proposed to have a land use designation of "other parks and wilderness" and a zoning classification of R-6 (6 dwelling units per acre). The golf course has multiple layers of protection as an open space property. First and foremost, the golf course is located on tracts, rather than parcels. Tracts, by definition are not developable in the true sense of the word and are restricted in their use by the conditions in the recorded plat documents. So any proposed development would require a new subdivision application, which involves a public process and would be required to comply with the County's long range plans. Second, the Trilogy ROA has covenants pertaining to the use of the property as a golf course and/or park and open space. The proposed "other parks and wilderness" designation overlays another protective designation because it indicates what the County's long-range plan is for these pieces of land. The R-6 zoning classification that was proposed, was consistent with the surrounding residential areas, but it caused some concern among your neighbors that the golf course could be sought by a developer. Therefore, an amendment was proposed by the King County Council to zone the golf course and all of the other critical area tracts and perimeter buffers R-1 (1 dwelling unit per acre) in order to add another layer of protection by further dis-incentivizing someone to pursue development.

On your second point of clarification. The Redmond Ridge ROA conducted a line-by-line analysis of the King County Zoning Code (King County Code Title 21A) and called out particular land uses that are technically permitted in some of the proposed zoning classifications. As I said in my previous email, none of these uses are being designed or planned for siting within any of the three Bear Creek UPD areas. While it is true that these types of uses may technically be allowed, it is important to note that nearly all of them come with permitting processes that require public notice and hearings processes. In addition, some of the uses such as jails and other similar essential public facilities come with a significant siting policies in the Comprehensive Plan that are mandated by State law.

I do hope this is helpful. Take care.

Kevin LeClair, AICP, Principal Subarea Planner
King County Department of Local Services, Permitting Division
206-477-2717
kevin.leclair@kingcounty.gov

From: Ken <ken@kenwullc.com>
Sent: Tuesday, June 2, 2020 7:48 PM
To: LeClair, Kevin <Kevin.LeClair@kingcounty.gov>
Cc: Policy Staff, Council CompPlan <CouncilCompPlan@kingcounty.gov>
Subject: Request for clarification: Updating Bear Creek UPD

[EXTERNAL Email Notice!] External communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hi Kevin,

Thanks for your help in learning more about the UPD.

Will you confirm some of my understanding so far? Some of my neighbors and I are anxious about the plan- maybe needlessly. I've prioritized my reading on the Trilogy neighborhood in the Bear Creek UPD. Your clarifications will greatly alleviate some of our anxieties.

Issue	Citation	Request for Clarification
<p>We don't understand how this will impact Trilogy neighborhoods and if the golf course may be developed to build more homes.</p>	<p>According to Bear Creek UPD Area Zoning and Land Use Study, 2020 Plan- Public Review Draft, this plan is to update the designation and zoning classifications.</p> <p>In the Bear Creek UPD Area Study (on page 19, fourth paragraph), the summary was that the "golf course within the Trilogy area of the Bear Creek UPD was developed as a component piece of the on-site recreational amenity package of the overall urban planned development and fully-contained community. Furthermore, the residential densities that were anticipated within the overall UPD area were met within the residential development areas. The study does not propose land use or zoning map amendments that would allow for increased residential development within the UPD area."</p> <p>In the following section, IX. Conclusion and Recommendation, A. Conclusion (on page 20, second paragraph), "The recommendations do not include provisions to increase densities within the developed areas."</p> <p>In section B. Recommendations (page 20, #1. Trilogy Land Use Map Amendments), change the land use designation from UPD to OP.</p>	<p>The golf course area will remain open space (OP- Other Parks and Wilderness) because of zoning density limitations under R-6.</p>

The document, Amendments to Land Use and Zoning Map, page 100, Map Amendment 7.e: Bear Creek UPDA Medium Density Residential Land Use and Zoning, amendment from UR-P-SO to R-6 includes the open areas of the golf course.

Where can I find more information about the jail, transitional housing, landfill and waste to energy plans? If there were no plans to locate these, then why would it appear on the RR ROA spreadsheet?

Thanks, Ken

Kenneth Wu, MS, MBA

Clinical Consultant

Kenneth Wu and Associates, LLC

www.kenwullc.com

(408) 858-1841 Mobile

From: [LeClair, Kevin](#)

Sent: Tuesday, June 2, 2020 10:02 AM

To: [Ken](#)

Cc: [Policy Staff, Council CompPlan](#)

Subject: RE: Request for information: Redmond Ridge Rezoning Virtual Meeting on June 4, 2020

Ken,

First of all, welcome to the neighborhood and thank you for your question regarding the proposed updates to the land use designation and zoning classifications for the Bear Creek UPD areas made up of Trilogy, Redmond Ridge and Redmond Ridge East. The proposed updates are part of a large package of updates to the King County Comprehensive Plan that is currently being reviewed and considered by the King County Council. Therefore, I have CC'd their staff contact (CouncilCompPlan@kingcounty.gov) on this response, so you can follow up with them if you have any additional comments or questions.

To answer your questions, a good place to start would be to review the [Area Zoning and Land Use Study prepared by the King County Executive staff \(The Bear Creek UPD study begins on page 69\)](#) in support of the update to the land use designations and zoning classifications. It lays out some of the history behind the three urban planned developments (UPDs) and the fact that they are set to expire in the coming months. Both Trilogy's and Redmond Ridge's development agreements expire in September 2020. Upon expiration, the areas will no longer be governed by the development agreements, but rather the underlying zoning of Urban Reserve with a P-suffix development condition and several Special District Overlays, which does not conform to the now-built conditions in the neighborhoods.

The next piece of information to review is the [proposed Amendments to Land Use and Zoning Maps](#) that shows the proposed land use designations and zoning classifications proposed for the Bear Creek UPD areas. The Bear Creek UPD proposed updates go from pages 38 to 110. There is one other amendment concept the Council may be consider relative to the updates to the land use and zoning and it relates to potential non-conforming uses in the [Redmond Ridge Marketplace and Business Park](#).

Finally, to be clear, these updates to the land use designation and zoning classifications are updates to the development regulations and zoning that govern how the land and buildings can and cannot be used in the Bear Creek UPD area. Just because a use might be permitted by the zoning code, that does not mean that it is imminent or even being planned for. For example: some of the land uses that have been mentioned, such as a landfill, jail, or heliport may technically be permitted uses in some of the proposed zones, but there are no plans in the works to try to locate anything like these uses within the area.

I hope this information is helpful. As I said before, if you have any additional comments or questions, please forward your comments to CouncilCompPlan@kingcounty.gov.

Take care,

Kevin LeClair, AICP, Principal Subarea Planner
King County Department of Local Services, Permitting Division
206-477-2717
kevin.leclair@kingcounty.gov

From: Ken <ken@kenwullc.com>
Sent: Monday, June 1, 2020 2:04 PM
To: LeClair, Kevin <Kevin.LeClair@kingcounty.gov>
Subject: Request for information: Redmond Ridge Rezoning Virtual Meeting on June 4, 2020

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I recently moved into Trilogy in Redmond and am learning about the community. Can you direct me to some of the resources? Where do I find out the locations of the proposed changes? For example, where is the location of the proposed land fill?

Thanks for help.

Ken

Kenneth Wu, MS, MBA

Clinical Consultant

Kenneth Wu and Associates, LLC

www.kenwullc.com

(408) 858-1841 Mobile

From: aliljeg@everyactioncustom.com on behalf of [A L](#)
To: [Policy Staff, Council CompPlan](#)
Subject: Protecting King County communities from fossil fuel threats
Date: Tuesday, June 2, 2020 11:40:56 PM

Dear King County Council Comp Plan Staff,

As a King County resident, I am glad to see the County moving to make the January 2019 moratorium on new major fossil fuel infrastructure into long-term regulations that protect our communities from fossil fuel threats.

I want to express support for Councilmember Upthegrove's amendment concept. These additional measures strengthen the proposed update, ensuring a robust review process for any proposed fossil fuel facilities. The directive to consider and mitigate the full scope of environmental impacts including lifecycle greenhouse gas emissions, threats to air and water quality and public health risks, and the requirement for demonstrated, early and meaningful consultation with tribes are particularly significant. Requiring this level of public health and environmental review for utility franchise agreements as well as proposed fossil fuel infrastructure is smart policy.

Similarly, I am supportive of the County exploring fossil fuel risk-bonding as a proposed work plan item. It is important that the County recognize the financial risks assumed by the public whenever fossil fuel infrastructure is built, and hold project proponents accountable for costs, whether in an emergency or the eventual decommissioning and clean up of these toxic facilities as we transition to a clean energy economy.

Thank you for your work to keep the Comprehensive Plan Update process moving forward and publicly accessible, especially in these challenging times.

Sincerely,
A L
Kenmore, WA 98028
aliljeg@yahoo.com

From: [Neeta Nalinaranjan](#)
To: anuramanath@yahoo.com; [Policy Staff, Council CompPlan](#); [Dembowski, Rod](#); [von Reichbauer, Pete](#); [Balducci, Claudia](#); [Lambert, Kathy](#); [Kohl-Welles, Jeanne](#); [McDermott, Joe](#); [Upthegrove, Dave](#); [Zahilay, Girmay](#); [Dunn, Reagan](#); [Krekel-Zoppi, Leah](#); [Calderon, Angelica](#); [AskLocalServices](#)
Cc: [Taylor, John - Dir](#); [LeClair, Kevin](#)
Subject: Review of the Redmond Ridge and Trilogy UPD Comparison Chart with King County Code Chapter 21A.08
Date: Tuesday, June 2, 2020 5:45:00 PM

Dear King Council Members, King County Executive

I am a resident of Redmond Ridge East. I am writing to inform you that I do not support the current zoning proposal that allows new uses in the Redmond Ridge are. These, I understand include, porn and adult entertainment businesses, marijuana producing and retail, jail house, sex offender support facility, helipad.

We are a dense neighborhood with families who have young kids. The neighborhood is home to two elementary schools and a middle school. We do not wish to have deadly air pollution, water contamination, traffic and crime increases. I do not wish your proposal on any community.

You have failed our community repeatedly and have let us down time and again.

I appeal to you to right the wrongs and remove the proposed new uses for good in the zoning.

Thank you!
Neeta Nalinaranjan

From: [Monika Kumar](#)
To: [Policy Staff, Council CompPlan](#); [Dembowski, Rod](#); [von Reichbauer, Pete](#); [Balducci, Claudia](#); [Lambert, Kathy](#); [Kohl-Welles, Jeanne](#); [McDermott, Joe](#); [Upthegrove, Dave](#); [Zahilay, Girmay](#); [Dunn, Reagan](#); [Krekel-Zoppi, Leah](#); [Calderon, Angelica](#); [AskLocalServices](#); [Taylor, John - Dir](#); [LeClair, Kevin](#)
Subject: review of the Redmond Ridge and Trilogy UPD Comparison Chart with King County Code Chapter 21A.08
Date: Tuesday, June 2, 2020 5:38:14 PM

To King County Mobility and Review Committee, King County Representatives of the Department of Local Services and King County Councilmembers:

This letter is in response to the review of the Redmond Ridge and Trilogy UPD Comparison Chart with King County Code Chapter 21A.08 – Permitted Uses, and Striking Amendment S1 to proposed ordinance 2019-0413.

I am a resident of Redmond Ridge and a concerned parent of two daughters. It is with great distress that I write this email to you regarding the subject.

Not only my family but all of my neighbors and residents of Redmond Ridge are very concerned about the proposed permitted uses. After reading this I hope you will understand the citizens priorities and right to live in a clean, healthy neighborhood and raise our kids without the threat of violence, sex offences, pollution and vices. Further, I hope that you will put the welfare of the people above short term benefits which never materialize anyways.

Based on this detailed comparison chart which includes the Draft Comprehensive Use plan and new zoning changes, specifically referencing the Redmond Ridge Residential Owners Association and Master Planned Community, we would like to reiterate our position that it is imperative that the intent and the tested protections of the current UPD guidelines remain intact.

The only means to maintain the vitality of our community is to prevent negative business impacts and to preserve property values by upholding current UPD use restrictions for businesses.

Based upon King County Code 21A.38.100 Special district overlay - commercial/industrial. A. The purpose of the commercial/industrial special district overlay is to accommodate and support existing commercial/industrial areas outside of activity centers by providing incentives for the redevelopment of underutilized commercial or industrial lands and by permitting a range of appropriate uses consistent with maintaining the quality of nearby residential areas.

We strongly encourage the comparison chart's newly allowed uses be:

- 1) removed from the comprehensive plan, and/or
- 2) the adoption of an additional special district overlay to ensure the integrity of the UPD be maintained, and the land use remain consistent with maintaining the quality of the nearby residential areas, per K.C.C. 21.A.38.100.A.

We believe that this request is also consistent with King County Council's Motion 15329, Attachment A, Section II. Area Zoning and Land Use Proposals, which states: In advance of the expiration of development agreements for the Bear Creek Urban Planned Developments (Redmond Ridge, Trilogy, and Redmond Ridge East), review and establish the comprehensive plan land use designation and zoning classifications in a manner consistent with the development patterns in said agreements and reflecting current conditions in the area.

Thank you for your time and consideration of the above requests and recommendations.

Monika Kumar
Redmond Ridge resident

From: [Neeta Nalinaranjan](#)
To: [Policy Staff, Council CompPlan](#); [Dembowski, Rod](#); pete.vonreichbauer@kingcounty.gov; [Balducci, Claudia](#); [Lambert, Kathy](#); [Kohl-Welles, Jeanne](#); [McDermott, Joe](#); [Upthegrove, Dave](#); [Zahilay, Girmay](#); [Dunn, Reagan](#); [Krekel-Zoppi, Leah](#); [Calderon, Angelica](#); [AskLocalServices](#); [Taylor, John - Dir](#); [LeClair, Kevin](#); anuramanath@yahoo.com
Subject: Review of the Redmond Ridge and Trilogy UPD Comparison Chart with King County Code Chapter 21A.08
Date: Tuesday, June 2, 2020 5:25:00 PM

Dear King Council Members, King County Executive

I am a resident of Redmond Ridge East. I am writing to inform you that I do not support the current zoning proposal that allows new uses in the Redmond Ridge area. These, I understand include, porn and adult entertainment businesses, marijuana producing and retail, jail house, sex offender support facility, helipad.

We are a dense neighborhood with families who have young kids. The neighborhood is home to two elementary schools and a middle school. We do not wish to have deadly air pollution, water contamination, traffic and crime increases. I do not wish your proposal on any community.

You have failed our community repeatedly and have let us down time and again.

I appeal to you to right the wrongs and remove the proposed new uses for good in the zoning.

Thank you!
Neeta Nalinaranjan

From: [Mona S](#)
To: [Policy Staff, Council CompPlan](#); [Dembowski, Rod](#); [von Reichbauer, Pete](#); [Balducci, Claudia](#); [Lambert, Kathy](#); [Kohl-Welles, Jeanne](#); [McDermott, Joe](#); [Upthegrove, Dave](#); [Zahilay, Girmay](#); [Dunn, Reagan](#); [Krekel-Zoppi, Leah](#); [Calderon, Angelica](#); [AskLocalServices](#); [Taylor, John - Dir](#); [LeClair, Kevin](#)
Subject: Re: review of the Redmond Ridge and Trilogy UPD Comparison Chart
Date: Tuesday, June 2, 2020 3:47:53 PM

To King County Mobility and Review Committee, King County Representatives of the Department of Local Services and King County Councilmembers:

This letter is in response to the review of the Redmond Ridge and Trilogy UPD Comparison Chart with King County Code Chapter 21A.08 – Permitted Uses, and Striking Amendment S1 to proposed ordinance 2019-0413.

We strongly encourage the comparison chart's newly allowed uses be:

- 1) removed from the comprehensive plan, and/or
- 2) the adoption of an additional special district overlay to ensure the integrity of the UPD be maintained, and the land use remain consistent with maintaining the quality of the nearby residential areas, per K.C.C. 21.A.38.100.A.

We believe that this request is also consistent with King County Council's Motion 15329, Attachment A, Section II. Area Zoning and Land Use Proposals, which states: In advance of the expiration of development agreements for the Bear Creek Urban Planned Developments (Redmond Ridge, Trilogy, and Redmond Ridge East), review and establish the comprehensive plan land use designation and zoning classifications in a manner consistent with the development patterns in said agreements and reflecting current conditions in the area.

Thank you for your time and consideration of the above requests and recommendations.
Mona
Redmond Ridge resident / voter

From: [Bhargavi R](#)
To: [Policy Staff, Council CompPlan](#); [Dembowski, Rod](#); [von Reichbauer, Pete](#); [Balducci, Claudia](#); [Lambert, Kathy](#); [Kohl-Welles, Jeanne](#); [McDermott, Joe](#); [Upthegrove, Dave](#); [Zahilay, Girmay](#); [Dunn, Reagan](#); [Krekel-Zoppi, Leah](#); [Calderon, Angelica](#); [AskLocalServices](#); [Taylor, John - Dir](#); [LeClair, Kevin](#); [Anuradha Ramanath](#)
Subject: Review of the Redmond Ridge and Trilogy UPD Comparison Chart with King County Code Chapter 21A.08
Date: Tuesday, June 2, 2020 3:35:14 PM

Dear King Council Members, King County Executive

I am a resident of Redmond Ridge East. I am writing to inform you that I do not support the current zoning proposal that allows new uses in the Redmond Ridge are. These, I understand include, porn and adult entertainment businesses, marijuana producing and retail, jail house, sex offender support facility, helipad.

We are a dense neighborhood with families who have young kids. The neighborhood is home to two elementary schools and a middle school. We do not wish to have deadly air pollution, water contamination, traffic and crime increases. I do not wish your proposal on any community.

You have failed our community repeatedly and have let us down time and again.

I appeal to you to right the wrongs and remove the proposed new uses for good in the zoning.

Thank you!
Bhargavi Raghunathan

From: [Ramkumar Subramanian](mailto:Ramkumar.Subramanian)
To: CouncilCompPlan@kingcounty.gov <councilcompplan@kingcounty.gov>; Policy.Staff.Council.CompPlan; rod.dembowski@kingcounty.gov <rod.dembowski@kingcounty.gov>; Pete.vonReichbauer@kingcounty.gov <pete.vonreichbauer@kingcounty.gov>; [vonReichbauer, Pete](mailto:vonReichbauer.Pete); claudia.balducci@kingcounty.gov <claudia.balducci@kingcounty.gov>; kathy.lambert@kingcounty.gov <kathy.lambert@kingcounty.gov>; jeanne.kohl-welles@kingcounty.gov <jeanne.kohl-welles@kingcounty.gov>; joe.mcdermott@kingcounty.gov <joe.mcdermott@kingcounty.gov>; Dave.Upthegrove@kingcounty.gov <dave.upthegrove@kingcounty.gov>; [Upthegrove, Dave](mailto:Upthegrove.Dave); Girmay.Zahilay@kingcounty.gov <girmay.zahilay@kingcounty.gov>; [Zahilay, Girmay](mailto:Zahilay.Girmay); reagan.dunn@kingcounty.gov <reagan.dunn@kingcounty.gov>; Leah.Krekel-Zoppi@kingcounty.gov <leah.krekel-zoppi@kingcounty.gov>; [Krekel-Zoppi, Leah](mailto:Krekel-Zoppi,Leah); Angelica.Calderon@kingcounty.gov <angelica.calderon@kingcounty.gov>; [Calderon, Angelica](mailto:Calderon,Angelica); asklocalservices@kingcounty.gov <asklocalservices@kingcounty.gov>; John-Dir.Taylor@kingcounty.gov <john-dir.taylor@kingcounty.gov>; [Taylor, John - Dir](mailto:Taylor,John-Dir); Kevin.LeClair@kingcounty.gov <kevin.leclair@kingcounty.gov>; [LeClair, Kevin](mailto:LeClair,Kevin)
Subject: Review of the Redmond Ridge and Trilogy UPD Comparison Chart with King County Code Chapter 21A.08
Date: Tuesday, June 2, 2020 3:06:47 PM

Dear King Council Members, King County Executive

I am a resident of Redmond Ridge. I am writing to inform you that I do not support the current zoning proposal that allows new uses in the Redmond Ridge area. These, I understand include, porn and adult entertainment businesses, marijuana producing and retail, jail house, sex offender support facility, helipad.

We are a dense neighborhood with families who have young kids. The neighborhood is home to two elementary schools and a middle school. We do not wish to have deadly air pollution, water contamination, traffic and crime increases. I do not wish your proposal on any community.

You have failed our community repeatedly and have let us down time and again.

I appeal to you to right the wrongs and remove the proposed new uses for good in the zoning.

Thanks,
Ram

From: psmarshall@everyactioncustom.com on behalf of [Peter Marshall](#)
To: [Policy Staff, Council CompPlan](#)
Subject: Protecting King County communities from fossil fuel threats
Date: Tuesday, June 2, 2020 3:00:51 PM

Dear King County Council Comp Plan Staff,

As a King County resident, I am glad to see the County moving to make the January 2019 moratorium on new major fossil fuel infrastructure into long-term regulations that protect our communities from fossil fuel threats. Over the past decade I have supported, on behalf of Eastside Audubon, numerous efforts to challenge fossil fuel transport and transshipment in Washington State. I think we succeeded in delaying or preventing such projects at Grays Harbor, Vancouver, and Cherry Point. I hope to see King County incorporate these successes into its legal framework.

I want to express support for Councilmember Upthegrove's amendment concept. These additional measures strengthen the proposed update, ensuring a robust review process for any proposed fossil fuel facilities. The directive to consider and mitigate the full scope of environmental impacts including lifecycle greenhouse gas emissions, threats to air and water quality and public health risks, and the requirement for demonstrated, early and meaningful consultation with tribes are particularly significant. Requiring this level of public health and environmental review for utility franchise agreements as well as proposed fossil fuel infrastructure is smart policy.

Similarly, I am supportive of the County exploring fossil fuel risk-bonding as a proposed work plan item. It is important that the County recognize the financial risks assumed by the public whenever fossil fuel infrastructure is built, and hold project proponents accountable for costs, whether in an emergency or the eventual decommissioning and clean up of these toxic facilities as we transition to a clean energy economy.

Thank you for your work to keep the Comprehensive Plan Update process moving forward and publicly accessible, especially in these challenging times.

Sincerely,
Peter Marshall
3030 109th Ave SE Bellevue, WA 98004-7535
psmarshall@comcast.net

From: [Raji Dani](#)
To: [Policy Staff](#); [Council CompPlan](#); [Dembowski, Rod](#); [von Reichbauer, Pete](#); [Balducci, Claudia](#); [Lambert, Kathy](#); [Kohl-Welles, Jeanne](#); [McDermott, Joe](#); [Upthegrove, Dave](#); [Zahilay, Girmay](#); [Dunn, Reagan](#); [Krekel-Zoppi, Leah](#); [Calderon, Angelica](#); [AskLocalServices](#); [Taylor, John - Dir](#); [LeClair, Kevin](#)
Subject: Review of the Redmond Ridge and Trilogy UPD Comparison Chart with King County Code Chapter 21A.08
Date: Tuesday, June 2, 2020 1:00:36 PM

Dear King Council Members, King County Executive

I am a resident of Redmond Ridge East. I am writing to inform you that I do not support the current zoning proposal that allows new uses in the Redmond Ridge area. These, I understand include, porn and adult entertainment businesses, marijuana producing and retail, jail house, sex offender support facility, helipad.

We are a dense neighborhood with families who have young kids. The neighborhood is home to two elementary schools and a middle school. We do not wish to have deadly air pollution, water contamination, traffic and crime increases. I do not wish your proposal on any community.

I appeal to you to right the wrongs and remove the proposed new uses for good in the zoning.

Thank you!

Raji Dani

From: [Larissa Ruiz](#)
To: [Policy Staff](#), [Council CompPlan](#); [Dembowski, Rod](#); [von Reichbauer, Pete](#); [Balducci, Claudia](#); [Lambert, Kathy](#); [Kohl-Welles, Jeanne](#); [McDermott, Joe](#); [Upthegrove, Dave](#); [Zahilay, Girmay](#); [Dunn, Reagan](#); [Krekel-Zoppi, Leah](#); [Calderon, Angelica](#); [AskLocalServices](#); [Taylor, John - Dir](#); [LeClair, Kevin](#)
Subject: I DO NOT SUPPORT CURRENT ZONING PROPOSAL FOR NEW LAND USES
Date: Tuesday, June 2, 2020 11:03:39 AM

To King County Mobility and Review Committee, King County Representatives of the Department of Local Services and King County Councilmembers:

This letter is in response to the review of the Redmond Ridge and Trilogy UPD Comparison Chart with King County Code Chapter 21A.08- Permitted Uses, and Striking Amendment S1 to proposed ordinance 2019 – 0413.

Based on this detailed comparison chart which includes the Draft Comprehensive Use plan and new zoning changes, specifically referencing the Redmond Ridge Residential Owners Association and Master Planned Community, I would like to reiterate my position that it is imperative that the intent and the tested protections of the current UPD guidelines remain intact.

The only means to maintain the vitality of our community is to prevent negative business impacts and to preserve property values by upholding current UPD use restrictions for businesses. Based upon King County Code 21A.38.100 Special district overlay – commercial /industrial. A. The purpose of the commercial/industrial special district overlay is to accommodate and support existing commercial/industrial areas outside of activity centers by providing incentives for the redevelopment of underutilized commercial or industrial lands and by permitting a range of appropriate uses consistent with maintaining the quality of nearby residential areas.

I strongly encourage the comparison chart's newly allowed uses be:

1. Removed from the comprehensive plan, and/or
2. the adoption of an additional special district overlay to ensure the integrity of the UPD be maintained, and the land use remain consistent with maintaining the quality of the nearby residential areas, per K.C.C. 21.A.38.100.A.

I believe that this request is also consistent with King County Council's Motion 15329, Attachment A, Section II, Area Zoning and Land Use Proposals, which, states: In advance of the expiration of development agreements for the Bar Creek Urban Planned Developments (Redmond Ridge, Trilogy, and Redmond Ridge East), review and establish the comprehensive plan land use designation and zoning classification in a manner consistent with the development patterns in said agreements and reflecting current conditions in the area.

In summary, **I do not support the current zoning proposal that will allow the new land uses, which are appalling.** Some of the reasons why the proposed changes would affect us are:

1. It would be very smelly (in case of a garbage transfer station)
2. Noisy (in case of a helipad construction)
3. It could bring crime to the area (in case of adult businesses)

4. It is dangerous for our zone that is surrounded by two elementary schools and one middle school to have a marijuana retail, production center in the area (in case of a marijuana retail permit).

Thank you for your time and consideration of the above requests and recommendations.

Sincerely,

Larissa Ruiz

Homeowner 10777 221st LN NE, Redmond, WA 98053

Sent from [Mail](#) for Windows 10

From: [LeClair, Kevin](#)
To: [Ken](#)
Cc: [Policy Staff, Council CompPlan](#)
Subject: RE: Request for information: Redmond Ridge Rezoning Virtual Meeting on June 4, 2020
Date: Tuesday, June 2, 2020 10:02:34 AM

Ken,

First of all, welcome to the neighborhood and thank you for your question regarding the proposed updates to the land use designation and zoning classifications for the Bear Creek UPD areas made up of Trilogy, Redmond Ridge and Redmond Ridge East. The proposed updates are part of a large package of updates to the King County Comprehensive Plan that is currently being reviewed and considered by the King County Council. Therefore, I have CC'd their staff contact (CouncilCompPlan@kingcounty.gov) on this response, so you can follow up with them if you have any additional comments or questions.

To answer your questions, a good place to start would be to review the [Area Zoning and Land Use Study prepared by the King County Executive staff \(The Bear Creek UPD study begins on page 69\)](#) in support of the update to the land use designations and zoning classifications. It lays out some of the history behind the three urban planned developments (UPDs) and the fact that they are set to expire in the coming months. Both Trilogy's and Redmond Ridge's development agreements expire in September 2020. Upon expiration, the areas will no longer be governed by the development agreements, but rather the underlying zoning of Urban Reserve with a P-suffix development condition and several Special District Overlays, which does not conform to the now-built conditions in the neighborhoods.

The next piece of information to review is the [proposed Amendments to Land Use and Zoning Maps](#) that shows the proposed land use designations and zoning classifications proposed for the Bear Creek UPD areas. The Bear Creek UPD proposed updates go from pages 38 to 110. There is one other amendment concept the Council may be consider relative to the updates to the land use and zoning and it relates to potential non-conforming uses in the [Redmond Ridge Marketplace and Business Park](#).

Finally, to be clear, these updates to the land use designation and zoning classifications are updates to the development regulations and zoning that govern how the land and buildings can and cannot be used in the Bear Creek UPD area. Just because a use might be permitted by the zoning code, that does not mean that it is imminent or even being planned for. For example: some of the land uses that have been mentioned, such as a landfill, jail, or heliport may technically be permitted uses in some of the proposed zones, but there are no plans in the works to try to locate anything like these uses within the area.

I hope this information is helpful. As I said before, if you have any additional comments or questions, please forward your comments to CouncilCompPlan@kingcounty.gov.

Take care,

Kevin LeClair, AICP, Principal Subarea Planner
King County Department of Local Services, Permitting Division
206-477-2717
kevin.leclair@kingcounty.gov

From: Ken <ken@kenwullc.com>
Sent: Monday, June 1, 2020 2:04 PM
To: LeClair, Kevin <Kevin.LeClair@kingcounty.gov>
Subject: Request for information: Redmond Ridge Rezoning Virtual Meeting on June 4, 2020

[EXTERNAL Email Notice!] External communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hi Kevin,

I saw that you will be attending the Redmond Ridge virtual townhall meeting on Thursday. Will you provide some background information about the plans? Attached is the Redmond Ridge Resident Owners Association (RR ROA) spreadsheet shared on Nextdoor.

I recently moved into Trilogy in Redmond and am learning about the community. Can you direct me to some of the resources? Where do I find out the locations of the proposed changes? For example, where is the location of the proposed land fill?

Thanks for help.

Ken

Kenneth Wu, MS, MBA

Clinical Consultant

Kenneth Wu and Associates, LLC

www.kenwullc.com

(408) 858-1841 Mobile

From: [LeClair, Kevin](#)
To: [Priya](#)
Cc: [Policy Staff, Council CompPlan](#)
Subject: RE: Feedback regarding King County proposed land use update
Date: Tuesday, June 2, 2020 7:42:21 AM

Priya,

Thank you for your email expressing your concerns about the proposed land use and zoning updates for the Bear Creek UPD area. Comments like yours and your neighbors are an important part of this process. The changes are currently being reviewed by the King County Council. Therefore, I am forwarding your comments to the Council's staff so they can be aware of your concerns.

Thank you,

Kevin LeClair, AICP, Principal Subarea Planner
King County Department of Local Services, Permitting Division
206-477-2717
kevin.leclair@kingcounty.gov

From: Priya <sripriyas2001@yahoo.com>
Sent: Tuesday, June 2, 2020 7:05 AM
To: LeClair, Kevin <Kevin.LeClair@kingcounty.gov>
Subject: Feedback regarding King County proposed land use update

[EXTERNAL Email Notice!] External communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

To King County Mobility and Review Committee, King County Representatives of the Department of Local Services and King County Council-members:

I am opposed to the new uses proposed for the Redmond Ridge area in the KC Comp Plan Update. Zoning should match conditions as they exist as this was the scope of work given by the Executive & promise made from numerous KC officials at numerous times in numerous formats. The new zoning should MATCH existing conditions & carry forward the uses allowed in the UPD Agreement. Conditional circumstances & situational obstacles are not protections & do not fulfill the mandate that the zoning would match. The new uses proposed for the Redmond Ridge Area must be removed from the Comp Plan Update.

Adding new uses is outside the scope given by the Executive, goes against the advocacy efforts of involved residents who testified against new uses in 2013, 2016 & now, & breaks public trust in our first layer of local government. King County Council should not abandon its duty to consider the best interests of the Unincorporated Area resident before making regional considerations. To help KCC understand what constitutes our best interests, they should not ignore feedback & testimony from constituents most impacted by the shocking new use proposals. KCC should be sensitive to the complaints of "bait & switch" from stakeholders who were promised special zoning overlays to customize zoning to reflect the real look and feel of our community. Verbal assurances that possibly, perhaps, maybe the new uses won't come to pass are not satisfactory. Depending on variables to keep currently disallowed

businesses that are inappropriate & unharmonious out of the community is not the same as zoning them as not permitted.

Regards
Priya

Sent from my iPhone

From: shdesign@everyactioncustom.com on behalf of [Sheila Edwards](#)
To: [Policy Staff, Council CompPlan](#)
Subject: Protecting King County communities from fossil fuel threats
Date: Monday, June 1, 2020 9:17:07 PM

Dear King County Council Comp Plan Staff,

As a King County resident, I am very grateful to see the County moving to make the January 2019 moratorium on new major fossil fuel infrastructure into long-term regulations that protect our communities from fossil fuel threats.

I want to express support for Councilmember Upthegrove's amendment concept. These additional measures strengthen the proposed update, ensuring a robust review process for any proposed fossil fuel facilities. The directive to consider and mitigate the full scope of environmental impacts including lifecycle greenhouse gas emissions, threats to air and water quality and public health risks, and the requirement for demonstrated, early and meaningful consultation with tribes are particularly significant. Requiring this level of public health and environmental review for utility franchise agreements as well as proposed fossil fuel infrastructure is smart policy.

Similarly, I am supportive of the County exploring fossil fuel risk-bonding as a proposed work plan item. It is important that the County recognize the financial risks assumed by the public whenever fossil fuel infrastructure is built, and hold project proponents accountable for costs, whether in an emergency or the eventual decommissioning and clean up of these toxic facilities as we transition to a clean energy economy.

Thank you for your work to keep the Comprehensive Plan Update process moving forward and publicly accessible, especially in these challenging times.

Sincerely,
Sheila Edwards
Kirkland, WA 98033
shdesign@mac.com

From: hewhilliard@everyactioncustom.com on behalf of [Matthew Hilliard](#)
To: [Policy Staff, Council CompPlan](#)
Subject: Protecting King County communities from fossil fuel threats
Date: Monday, June 1, 2020 9:13:24 PM

Dear King County Council Comp Plan Staff,

As a King County resident, I am glad to see the County moving to make the January 2019 moratorium on new major fossil fuel infrastructure into long-term regulations that protect our communities from fossil fuel threats.

I want to express support for Councilmember Upthegrove's amendment concept. These additional measures strengthen the proposed update, ensuring a robust review process for any proposed fossil fuel facilities. The directive to consider and mitigate the full scope of environmental impacts including lifecycle greenhouse gas emissions, threats to air and water quality and public health risks, and the requirement for demonstrated, early and meaningful consultation with tribes are particularly significant. Requiring this level of public health and environmental review for utility franchise agreements as well as proposed fossil fuel infrastructure is smart policy.

Similarly, I am supportive of the County exploring fossil fuel risk-bonding as a proposed work plan item. It is important that the County recognize the financial risks assumed by the public whenever fossil fuel infrastructure is built, and hold project proponents accountable for costs, whether in an emergency or the eventual decommissioning and clean up of these toxic facilities as we transition to a clean energy economy.

Thank you for your work to keep the Comprehensive Plan Update process moving forward and publicly accessible, especially in these challenging times.

Sincerely,
Matthew Hilliard
12544 15th Ave NE Apt 210 Seattle, WA 98125-4064
hewhilliard@gmail.com

From: [Ming-Wei Chang](#)
To: [Policy Staff, Council CompPlan](#); [Dembowski, Rod](#); [von Reichbauer, Pete](#); [Balducci, Claudia](#); [Lambert, Kathy](#); [Kohl-Welles, Jeanne](#); [McDermott, Joe](#); [Upthegrove, Dave](#); [Zahilay, Girmay](#); [Dunn, Reagan](#); [Krekel-Zoppi, Leah](#); [Calderon, Angelica](#); [AskLocalServices](#); [Taylor, John - Dir](#); [LeClair, Kevin](#)
Subject: Rezoning in Redmond Ridge and Trilogy UPD under King County Code Chapter 21A.08
Date: Monday, June 1, 2020 4:52:50 PM

To King County Mobility and Review Committee, King County Representatives of the Department of Local Services and King County Councilmembers:

This letter is in response to the review of the Redmond Ridge and Trilogy UPD Comparison Chart with King County Code Chapter 21A.08 – Permitted Uses, and Striking Amendment S1 to proposed ordinance 2019-0413.

Based on this detailed comparison chart which includes the Draft Comprehensive Use plan and new zoning changes, specifically referencing the Redmond Ridge Residential Owners Association and Master Planned Community, we would like to reiterate our position that it is imperative that the intent and the tested protections of the current UPD guidelines remain intact.

The only means to maintain the vitality of our community is to prevent negative business impacts and to preserve property values by upholding current UPD use restrictions for businesses.

Based upon King County Code 21A.38.100 Special district overlay - commercial/industrial. A. The purpose of the commercial/industrial special district overlay is to accommodate and support existing commercial/industrial areas outside of activity centers by providing incentives for the redevelopment of underutilized commercial or industrial lands and by permitting a range of appropriate uses consistent with maintaining the quality of nearby residential areas.

We strongly encourage the comparison chart's newly allowed uses be:

- 1) removed from the comprehensive plan, and/or
- 2) the adoption of an additional special district overlay to ensure the integrity of the UPD be maintained, and the land use remain consistent with maintaining the quality of the nearby residential areas, per K.C.C. 21.A.38.100.A.

We believe that this request is also consistent with King County Council's Motion 15329, Attachment A, Section II. Area Zoning and Land Use Proposals, which states: In advance of the expiration of development agreements for the Bear Creek Urban Planned Developments (Redmond Ridge, Trilogy, and Redmond Ridge East), review and establish the comprehensive plan land use designation and zoning classifications in a manner consistent with the development patterns in said agreements and reflecting current conditions in the area.

Thank you for your time and consideration of the above requests and recommendations.

Ming-Wei

From: mwineman@everyactioncustom.com on behalf of [Marian Wineman](#)
To: [Policy Staff, Council CompPlan](#)
Subject: Protecting King County communities from fossil fuel threats
Date: Monday, June 1, 2020 1:16:37 PM

Dear King County Council Comp Plan Staff,

As a King County resident, I am glad to see the County moving to make the January 2019 moratorium on new major fossil fuel infrastructure into long-term regulations that protect our communities from fossil fuel threats.

I want to express support for Councilmember Upthegrove's amendment concept. These additional measures strengthen the proposed update, ensuring a robust review process for any proposed fossil fuel facilities. The directive to consider and mitigate the full scope of environmental impacts including lifecycle greenhouse gas emissions, threats to air and water quality and public health risks, and the requirement for demonstrated, early and meaningful consultation with tribes are particularly significant. Requiring this level of public health and environmental review for utility franchise agreements as well as proposed fossil fuel infrastructure is smart policy.

Similarly, I am supportive of the County exploring fossil fuel risk-bonding as a proposed work plan item. It is important that the County recognize the financial risks assumed by the public whenever fossil fuel infrastructure is built, and hold project proponents accountable for costs, whether in an emergency or the eventual decommissioning and clean up of these toxic facilities as we transition to a clean energy economy.

Thank you for your work to keep the Comprehensive Plan Update process moving forward and publicly accessible, especially in these challenging times.

Sincerely,
Marian Wineman
3611 45th Ave W Seattle, WA 98199-1808
mwineman@comcast.net

From: [Krekel-Zoppi, Leah](#)
To: [Policy Staff, Council CompPlan](#)
Subject: FW: Rezoning in Redmond Ridge and Trilogy UPD under King County Code Chapter 21A.08
Date: Monday, June 1, 2020 9:41:55 AM

From: Angela Yangtsun Lee <yangtsun@gmail.com>

Sent: Monday, June 1, 2020 9:37 AM

To: von Reichbauer, Pete <Pete.vonReichbauer@kingcounty.gov>; Balducci, Claudia <Claudia.Balducci@kingcounty.gov>; Lambert, Kathy <Kathy.Lambert@kingcounty.gov>; Kohl-Welles, Jeanne <Jeanne.Kohl-Welles@kingcounty.gov>; McDermott, Joe <Joe.McDermott@kingcounty.gov>; Upthegrove, Dave <Dave.Upthegrove@kingcounty.gov>; Zahilay, Girmay <Girmay.Zahilay@kingcounty.gov>; Dunn, Reagan <Reagan.Dunn@kingcounty.gov>; Krekel-Zoppi, Leah <Leah.Krekel-Zoppi@kingcounty.gov>; Calderon, Angelica <Angelica.Calderon@kingcounty.gov>; AskLocalServices <ASKLocalServices@kingcounty.gov>; Taylor, John - Dir <John-Dir.Taylor@kingcounty.gov>; LeClair, Kevin <Kevin.LeClair@kingcounty.gov>

Subject: Rezoning in Redmond Ridge and Trilogy UPD under King County Code Chapter 21A.08

To King County Mobility and Review Committee, King County Representatives of the Department of Local Services and King County Council members:

This letter is in response to the review of the Redmond Ridge and Trilogy UPD Comparison Chart with King County Code Chapter 21A.08 – Permitted Uses, and Striking Amendment S1 to proposed ordinance 2019-0413.

Based on this detailed comparison chart which includes the Draft Comprehensive Use plan and new zoning changes, specifically referencing the Redmond Ridge Residential Owners Association and Master Planned Community, we would like to reiterate our position that it is imperative that the intent and the tested protections of the current UPD guidelines remain intact.

The only means to maintain the vitality of our community is to prevent negative business impacts and to preserve property values by upholding current UPD use restrictions for businesses.

Based upon King County Code 21A.38.100 Special district overlay - commercial/industrial. A. The purpose of the commercial/industrial special district overlay is to accommodate and support existing commercial/industrial areas outside of activity centers by providing incentives for the redevelopment of underutilized commercial or industrial lands and by permitting a range of appropriate uses consistent with maintaining the quality of nearby residential areas.

We strongly encourage the comparison chart's newly allowed uses be:

- 1) removed from the comprehensive plan, and/or
- 2) the adoption of an additional special district overlay to ensure the integrity of the UPD be maintained, and the land use remain consistent with maintaining the quality of the nearby residential areas, per K.C.C. 21.A.38.100.A.

We believe that this request is also consistent with King County Council's Motion 15329, Attachment A, Section II. Area Zoning and Land Use Proposals, which states: in advance of the expiration of development agreements for the Bear Creek Urban Planned Developments (Redmond Ridge, Trilogy, and Redmond Ridge East), review and establish the comprehensive plan land use designation and zoning classifications in a manner consistent with the development patterns in said agreements and reflecting current conditions in the area.

Thank you for your time and consideration of the above requests and recommendations.

Yangtsun Lee

--

Yang-Tsun Lee

From: [Sadiya Khan](#)
To: [Policy Staff, Council CompPlan](#)
Subject: Oppose Redmond Ridge Rezoning
Date: Monday, June 1, 2020 12:48:08 AM

Dear King Council Members, King County Executive

I am a resident of Redmond Ridge East. I am writing to inform you that I do not support the current zoning proposal that allows new uses in the Redmond Ridge are. These, I understand include, porn and adult entertainment businesses, marijuana producing and retail, jail house, sex offender support facility, helipad.

We are a dense neighborhood with families who have young kids. The neighborhood is home to two elementary schools and a middle school. We do not wish to have deadly air pollution, water contamination, traffic and crime increases. I do not wish your proposal on any community.

You will have failed our community and let us down if any such business is allowed in our family oriented community .

I appeal to you to right the wrongs and remove the proposed new uses for good in the zoning.

Thank you!
Sadiya Khan
--
Thank you
- Sadiya Khan