

From: [Shannon Ren](#)
To: [Dembowski, Rod](#); [Zahilay, Girmay](#); [Lambert, Kathy](#); [Kohl-Welles, Jeanne](#); [Upthegrove, Dave](#); [Balducci, Claudia](#); [von Reichbauer, Pete](#); [McDermott, Joe](#); [Dunn, Reagan](#); [Policy Staff, Council CompPlan](#)
Cc: action@skywaycoalition.org
Subject: Invest in Skyway Now
Date: Wednesday, July 8, 2020 10:56:41 PM

To All King County Councilmembers:

The Skyway community is 70% people of color, with 26% Black residents--the highest percentage in King County. This community has been advocating for its needs around transportation, housing, economic development, health, education, and more for nearly 30 years. The decades-long lack of investment and lack of movement by King County to act on the priorities the Skyway community has outlined--over and over--is systemic racism.

TO BRING EQUITY, HOUSING STABILITY, AND ECONOMIC OPPORTUNITY TO THE SKYWAY COMMUNITY, THE SKYWAY COALITION AND COMMUNITY MEMBERS REQUEST THAT KING COUNTY COUNCIL VOTE IN JULY TO:

*Broaden the subarea plan to include more than land use and zoning changes by voting in favor of the Striking Amendment S2, in order to: 1) put aggressive anti-displacement strategies in place; and 2) build and execute a community-driven development plan by and for Black and POC who live here, not just for the land.

*Allocate funding to high priority community needs in the upcoming biennial budget, with significant input from the community to prioritize the list.

ADDITIONAL DEMANDS:

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Sincerely,
Shannon Ren

From: [Auzins, Erin](#)
To: [Policy Staff, Council CompPlan](#)
Subject: FW: Comp Plan Update: Remove Amendment on Industrial Zoning on Rural Lands
Date: Wednesday, July 8, 2020 6:24:47 PM

From: ken konigsmark <kenkonigsmark@yahoo.com>
Sent: Wednesday, July 8, 2020 5:00 PM
To: Dembowski, Rod <Rod.Dembowski@kingcounty.gov>; Upthegrove, Dave <Dave.Upthegrove@kingcounty.gov>; Lambert, Kathy <Kathy.Lambert@kingcounty.gov>; Kohl-Welles, Jeanne <Jeanne.Kohl-Welles@kingcounty.gov>; Balducci, Claudia <Claudia.Balducci@kingcounty.gov>; von Reichbauer, Pete <Pete.vonReichbauer@kingcounty.gov>; joemcdermott@kingcounty.gov; Dunn, Reagan <Reagan.Dunn@kingcounty.gov>; girmay.zihilay@kingcounty.gov
Cc: Miller, Ivan <Ivan.Miller@kingcounty.gov>; Wolf, Karen <Karen.Wolf@kingcounty.gov>; Smith, Lauren <Lauren.Smith@kingcounty.gov>; Auzins, Erin <Erin.Auzins@kingcounty.gov>
Subject: Comp Plan Update: Remove Amendment on Industrial Zoning on Rural Lands

Dear Councilmembers,

My email follows up on my oral testimony on July 7th when I expressed concerns about the overall Comp Plan update process, the Snoqualmie interchange Special Study, and the amendment related to Industrial zoning of Rural lands.

Specifically, I urge you to delete the Striker 2 Amendment that enables policy changes to **allow Rural sites to be zoned Industrial if they have "long been used" for "comparable purposes with similar impacts" to industrial uses.**

I am certain that, like me, you recognize this language is undefined, nebulous, and subject to interpretation and abuse. If enacted the outcome would violate the spirit and intent of GMA, if not it's legal provisions, and set back 30 years of King County efforts to protect the Rural Area. Who decides what has "long been used" or what "comparable purposes" are or what "similar impacts" means? How could this possibly be implemented and, further, why would you even want to implement such policy?

One can speculate that this language is tied together with the separate proposal to designate the Pacific Raceway as "Industrial" which by itself would seem improper, but the effects go far beyond PACRAC.

Your own **SEPA analysis concludes that at least 40 other sites totaling 275 acres of Rural land could potentially be rezoned "Industrial" and create "significant environmental impacts."** Adding in the 330-acre PACRAC site the potential grows to **OVER 600 ACRES OF RURAL LAND TO BE REZONED "INDUSTRIAL"**.

This loose, undefined language is NOT suitable for the Comp Plan or policy. I urge you to delete this language and this amendment from the 2020 Comp Plan update.

Ken Konigsmark

Rural resident, Preston, WA

From: [Michael Augustine](#)
To: [Dembowski, Rod](#); [Zahilay, Girmay](#); [Lambert, Kathy](#); [Kohl-Welles, Jeanne](#); [Upthegrove, Dave](#); [Balducci, Claudia](#); [von Reichbauer, Pete](#); [McDermott, Joe](#); [Dunn, Reagan](#); [Policy Staff, Council CompPlan](#)
Cc: action@skywaycoalition.org
Subject: Invest in Skyway Now
Date: Wednesday, July 8, 2020 12:24:20 PM

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Best,
Michael Augustine

From: [Sai Ramanath](#)
To: [Policy Staff, Council CompPlan](#); [Clerk, King County Council](#)
Subject: Comprehensive Plan Update - Bear Creek UPD
Date: Wednesday, July 8, 2020 11:27:48 AM

Dear King County Council Members

I am a resident of Redmond Ridge for 13 years and have raised my two daughters here.

Thank you for providing an opportunity to listen to my kids and neighbors yesterday during the public hearing.

I would like to re-emphasize that I am concerned and distressed about the new uses that are made possible by the proposed new UPD. As you heard from my neighbors, Redmond Ridge, Redmond Ridge East communities are characterized by diversity, young families, thousands of school going children and people who love nature.

I strongly oppose any language that would implicitly allow the proposed uses including and not limited to:

1. Helipad
2. Sex offender support facilities
3. Prison
4. Solid waste dump facilities
5. Marijuana sale and distribution
6. Marijuana manufacturing
7. Adult entertainment

These are not congruous to the community character. They will cause pollution and increase crime. It will seriously hurt our property values. Like many of my neighbors, I invested my lifetime savings into my house and am very worried about the irreparable damage it will create to my home value.

In 2013 and 2016, you have worked with us and did not let marijuana business force their way into the community. In the ensuing years you have repeatedly assured us that any UPD update will preserve and protect the original intent and keep the community safe. Please do not go back on your promises.

As such, we do not have any local governance or representation. We do not have the same executive muscle as incorporated cities do. We have very little law enforcement coverage and services. Yet we are being stymied time and again with proposals that will destroy the community safety and health.

As you also heard from Skyway residents, their suffering should tell you, that a mistake was made. You cannot correct a mistake by making two or more same mistakes, which you will with the proposed UPD. Instead you should use current UPD of RR/RRE/Trilogy as a model to emulate across the entire county and make it a vibrant, peaceful and prosperous county. I do not wish any community to go through the suffering and irreversible damage.

Council Member Kathy Lambert has introduced some amendments to restrict marijuana and adult entertainment. However, these are:

1. Neither adequate nor comprehensive
2. Have serious loopholes
3. Can be easily overcome with wicked intent

I hope you will see the issue with the best interests of community residents as the top priority and protect their property values and preserve the character of the community for the foreseeable future. Please remove any implicit proposed land uses that are detrimental to the community.

As I conclude, I'd like to ask you to engage with the community and the owners' association openly and not suppress their opinions. For a while now, we have seen disengagement and rejection by the council.

Many thanks for your time and consideration.

Sai Ramanath

From: [Darnell Hibbler](#)
To: [Dembowski, Rod](#); [Zahilay, Girmay](#); [Lambert, Kathy](#); [Kohl-Welles, Jeanne](#); [Upthegrove, Dave](#); [Balducci, Claudia](#); [von Reichbauer, Pete](#); [McDermott, Joe](#); [Dunn, Reagan](#); [Policy Staff, Council CompPlan](#); kcxec@kingcounty.gov; [Communications, Comments](#); [LEG CouncilMembers](#); lorena.gonzalez@seattle.gov; [Mosqueda, Teresa](#)
Cc: action@skywaycoalition.org; [Africatown Seattle](#); [K. Wyking Garrett](#)
Subject: Invest in Skyway Now...Because you failed the central district of Seattle..#PayTheFee #kingcountyequitynow
Date: Wednesday, July 8, 2020 8:55:03 AM

To All King County Councilmembers: The Skyway community is 70% people of color, with 26% Black residents--the highest percentage in King County. This community has been advocating for its needs around transportation, housing, economic development, health, education, and more for nearly 30 years. The decades-long lack of investment and lack of movement by King County to act on the priorities the Skyway community has outlined--over and over--is systemic racism. TO BRING EQUITY, HOUSING STABILITY, AND ECONOMIC OPPORTUNITY TO THE SKYWAY COMMUNITY, THE SKYWAY COALITION AND COMMUNITY MEMBERS REQUEST THAT KING COUNTY COUNCIL VOTE IN JULY TO: *Broaden the subarea plan to include more than land use and zoning changes by voting in favor of the Striking Amendment S2, in order to: 1) put aggressive anti-displacement strategies in place; and 2) build and execute a community-driven development plan by and for Black and POC who live here, not just for the land. *Allocate funding to high priority community needs in the upcoming biennial budget, with significant input from the community to prioritize the list. ADDITIONAL DEMANDS: *Allocate marijuana tax dollars to invest in affordable housing and economic development in Skyway. *10M - invest in purchase of one Skyway property for affordable housing. *55M - invest in the development of a multi-service community/cultural center for programming and social services. Plus 5M additional support for operating costs for Black and POC-led community-based organizations in Skyway to manage the center. Community has been advocating for this since 2008. Skyway has been advocating for the above community needs, and more, for decades without any significant action or investment by King County. The SWAP was finalized in October of 2016--which outlined the above priorities--was a process that was led by the community and garnered significant community input. This action plan affirmed and built on the recommendations of the 1994 West Hill Community Plan, the 2009 Community Agenda for Revitalization, the 2008 Skyway Park Community Vision, and the 2012 Community Center Visioning Process. The SWAP was developed *specifically* to inform King County's comprehensive planning, again, following multiple other similar planning efforts. However, although presented to Council in 2016, the recommendations included in the SWAP, representing broad community input, have not been adopted or acted upon. We demand action, now!

From: [Shadab Beg](#)
To: [Policy Staff, Council CompPlan](#)
Subject: Appeal against King County Comprehensive plan for Redmond Ridge communities
Date: Wednesday, July 8, 2020 1:05:56 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.

I am a long time resident of Redmond Ridge East (since 2013) 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 East 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, I 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.

Even though Kathy Lambert - member of King County Council - proposed amendments to this comprehensive plan in the public meeting for King County Comprehensive Plan on July 7th, I am sorry to say that those amendments do not go far enough to cover the overall concerns of the residents here.

Instead, 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 East, Trilogy, and Redmond Ridge), 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.

With Regards,
Mirza Shadab Beg
(Resident of Redmond Ridge East on Eastridge Drive NE)

From: [Veda Taylor](#)
To: [Dembowski, Rod](#); [Zahilay, Girmay](#); [Lambert, Kathy](#); [Kohl-Welles, Jeanne](#); [Upthegrove, Dave](#); [Balducci, Claudia](#); [von Reichbauer, Pete](#); [McDermott, Joe](#); [Dunn, Reagan](#); [Policy Staff, Council CompPlan](#)
Cc: action@skywaycoalition.org
Subject: Invest in Skyway Now
Date: Tuesday, July 7, 2020 4:59:55 PM

To All King County Councilmembers:

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From: [Angela Song](#)
To: [Policy Staff, Council CompPlan](#)
Cc: [Young Park](#)
Subject: Questions on the Comprehensive Plan 2020
Date: Tuesday, July 7, 2020 4:30:51 PM

Hello,

My name is Angela Park and I am currently the owner of property:
18701 SE 60th St
Issaquah, WA, 98027

I would like to know the results of today's hearing, as well as how it affects the zoning of my property. I have been trying to reach Erin Auzins for assistance on this matter via telephone but failed to reach her or receive any calls back. I would greatly appreciate a response at your earliest convenience.

Angela Park
Cell: 646-300-4868

From: [Genevieve Rideout](#)
To: [Policy Staff, Council CompPlan](#)
Subject: Redmond Ridge
Date: Tuesday, July 7, 2020 3:17:40 PM

On behalf of my family especially my teen daughter I ask you to not follow through with your plans for these new additions.

I have checked with previous medical, shipping, and military helicopter pilots and there is no logical reason for there to be a helipad in our suburban neighborhood. All business can be done without a stop here. As a mental health provider and parent I am horrified you would zone space for a strip club here. I ccommunOclientsndaily desperate to heal from the years of sexual abuse and exploitation by strangers and family. Sex trafficking is on the rise in suburban neighborhoods. Our sheriff is already spread thin we dont need him monitoring Johns here also. There is no way a strip club enhances a community. This does not belong near schools, parks and families. Please honor your care for redmond ridge and follow our outcries for safety for our community especially our children.

Genevieve Rideout M.A. LMHC

Jesus Lover, Wife, Mom, Counselor, Girl Scout Leader, Cookie Mom, and Crazy Friend!

From: [Daniel Takacs](#)
To: [Policy Staff, Council CompPlan](#); [Clerk, King County Council](#)
Subject: Redmond ridge UPD
Date: Tuesday, July 7, 2020 2:51:54 PM

Sorry I had technical difficulties and could only join meeting.

Could you please add this to the public comments possible.

I'm Daniel Takacs and live in Redmond Ridge East.

I bought my home in Redmond Ridge and now in Redmond Ride East. The UPDs helped to establish the community I want to live. I'm with my neighbors and ask you to keep the current UPDs in place instead of replacing it with newer UPDs and bring in unwanted businesses. This would ensure our community remains the same and continue to flourishes.

Thanks,
Daniel Takacs

From: [Jessie McKenna](#)
To: [Dembowski, Rod](#); [Zahilay, Girmay](#); [Lambert, Kathy](#); [Kohl-Welles, Jeanne](#); [Upthegrove, Dave](#); [Balducci, Claudia](#); [von Reichbauer, Pete](#); [McDermott, Joe](#); [Dunn, Reagan](#); [Policy Staff, Council CompPlan](#)
Cc: action@skywaycoalition.org
Subject: Invest in Skyway Now
Date: Tuesday, July 7, 2020 2:45:40 PM

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Sincerely,

Jessie McKenna

From: [Sheetal Chinoy](#)
To: [Policy Staff, Council CompPlan](#)
Subject: Comprehensive Plan for Redmond Ridge
Date: Tuesday, July 7, 2020 2:44:59 PM

Hello.

My name is Sheetal Chinoy and my family and I have lived in Redmond Ridge since 2013.

We bought our home here because we loved what the community had to provide and the walking school, the diverse neighborhood, beautiful parks and safe feel of the area.

I have a 9-year-old son who attends the local elementary school and loves to play outside in Redmond Ridge. My mother-in-law who is in her 80's even lives in this community too because she enjoyed the safe feel and diverse neighbors she interacts with.

With that said, I am requesting that you please preserve the unique character of the community that is present in the community instead of adding businesses that will negatively impact the community. I echo what others who called in today (July 7) from the Redmond Ridge area have stated about being against the changes requested. Please consider our voice and help us keep Redmond Ridge area safe.

Thank you for your time.

From: [Aniket Patankar](#)
To: [Policy Staff, Council CompPlan](#)
Subject: Redmond Ridge zoning proposal
Date: Tuesday, July 7, 2020 2:14:22 PM

Hello,

I am a resident of Redmond Ridge since 2007. My family and I love this community due to its clean, nature friendly and serene atmosphere. We have two kids who attend school in the neighborhood.

I strongly oppose the proposed zoning changes that would make it possible for businesses like Marijuana and Adult entertainment to open their shops in this beautiful family friendly neighborhood. It will bring pollution to the area and can also have adverse impact on the well being of kids who make large part of this thriving community.

I urge you to please refrain from making such changes to our serene community.

Thank you!
Aniket Patankar

From: [Nieasha O'Neal](#)
To: [Policy Staff, Council CompPlan](#); [Balducci, Claudia](#); [Upthegrove, Dave](#); [Zahilay, Girmay](#); [Kohl-Welles, Jeanne](#); [McDermott, Joe](#); [Lambert, Kathy](#); [von Reichbauer, Pete](#); [Dunn, Reagan](#); [Dembowski, Rod](#)
Cc: action@skywaycoalition.org
Subject: Invest in Skyway Now
Date: Tuesday, July 7, 2020 1:15:16 PM

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From: [Kahdijah Jackson](#)
To: [Policy Staff, Council CompPlan](#); [Balducci, Claudia](#); [Upthegrove, Dave](#); [Zahilay, Girmay](#); [Kohl-Welles, Jeanne](#); [McDermott, Joe](#); [Lambert, Kathy](#); [von Reichbauer, Pete](#); [Dunn, Reagan](#); [Dembowski, Rod](#)
Cc: action@skywaycoalition.org
Subject: Invest in Skyway Now
Date: Tuesday, July 7, 2020 1:15:07 PM

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From: [Rebecca Berry](#)
To: [Dembowski, Rod](#); [Zahilay, Girmay](#); [Lambert, Kathy](#); [Kohl-Welles, Jeanne](#); [Upthegrove, Dave](#); [Balducci, Claudia](#); [von Reichbauer, Pete](#); [McDermott, Joe](#); [Dunn, Reagan](#); [Policy Staff, Council CompPlan](#)
Cc: action@skywaycoalition.org
Subject: Invest in Skyway Now
Date: Tuesday, July 7, 2020 12:58:12 PM

To All King County Councilmembers:

Me and my family attended the Heal the Hood march and rally last weekend and were happy to connect and support in our local neighborhood. We hope to be able to buy a home and continue to live and grow in this neighborhood we've called home for 10 years, but currently we are facing gentrification seen in other parts of Seattle and need help to save our community from being pushed out. We need your help and expertise more than ever. Please consider these asks and consider the future of our local community of color - we do not want to get pushed out.

The Skyway community is 70% people of color, with 26% Black residents--the highest percentage in King County. This community has been advocating for its needs around transportation, housing, economic development, health, education, and more for nearly 30 years. The decades-long lack of investment and lack of movement by King County to act on the priorities the Skyway community has outlined--over and over--is systemic racism.

TO BRING EQUITY, HOUSING STABILITY, AND ECONOMIC OPPORTUNITY TO THE SKYWAY COMMUNITY, THE SKYWAY COALITION AND COMMUNITY MEMBERS REQUEST THAT KING COUNTY COUNCIL VOTE IN JULY TO:

*Broaden the subarea plan to include more than land use and zoning changes by voting in favor of the Striking Amendment S2, in order to: 1) put aggressive anti-displacement strategies in place; and 2) build and execute a community-driven development plan by and for Black and POC who live here, not just for the land.

*Allocate funding to high priority community needs in the upcoming biennial budget, with significant input from the community to prioritize the list.

ADDITIONAL DEMANDS:

*Allocate marijuana tax dollars to invest in affordable housing and economic development in Skyway.

Thank you,
Rebecca Berry

From: [Paul Patu](#)
To: [Dembowski, Rod](#); [Zahilay, Girmay](#); [Lambert, Kathy](#); [Kohl-Welles, Jeanne](#); [Upthegrove, Dave](#); [Balducci, Claudia](#); [von Reichbauer, Pete](#); [McDermott, Joe](#); [Dunn, Reagan](#); [Policy Staff, Council CompPlan](#)
Cc: action@skywaycoalition.org
Subject: Invest in Skyway Now
Date: Tuesday, July 7, 2020 12:41:38 PM

To All King County Councilmembers:

The Skyway community is 70% people of color, with 26% Black residents--the highest percentage in King County. This community has been advocating for its needs around transportation, housing, economic development, health, education, and more for nearly 30 years. The decades-long lack of investment and lack of movement by King County to act on the priorities the Skyway community has outlined--over and over--is systemic racism.

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*Allocate funding to high priority community needs in the upcoming biennial budget, with significant input from the community to prioritize the list.

ADDITIONAL DEMANDS:

*Allocate marijuana tax dollars to invest in affordable housing and economic development in Skyway.

*10M - invest in purchase of one Skyway property for affordable housing.

*55M - invest in the development of a multi-service community/cultural center for programming and social services. Plus 5M additional support for operating costs for Black and POC-led community-based organizations in Skyway to manage the center. Community has been advocating for this since 2008.

Skyway has been advocating for the above community needs, and more, for decades without any significant action or investment by King County. The SWAP was finalized in October of 2016--which outlined the above priorities--was a process that was led by the community and garnered significant community input. This action plan affirmed and built on the recommendations of the 1994 West Hill Community Plan, the 2009 Community Agenda for Revitalization, the 2008 Skyway Park Community Vision, and the 2012 Community Center Visioning Process. The SWAP was developed *specifically* to inform King County's comprehensive planning, again, following multiple other similar planning efforts. However, although presented to Council in 2016, the recommendations included in the SWAP, representing broad community input, have not been adopted or acted upon. We demand action, now!

From: [Tanita Horton](#)
To: [Dembowski, Rod](#); [Zahilay, Girmay](#); [Lambert, Kathy](#); [Kohl-Welles, Jeanne](#); [Upthegrove, Dave](#); [Balducci, Claudia](#); [von Reichbauer, Pete](#); [McDermott, Joe](#); [Dunn, Reagan](#); [Policy Staff, Council CompPlan](#)
Cc: action@skywaycoalition.org
Subject: Invest in Skyway Now
Date: Tuesday, July 7, 2020 12:34:25 PM
Attachments: [Outlook-izraga2t.png](#)

To All King County Councilmembers:

The Skyway community is 70% people of color, with 26% Black residents--the highest percentage in King County. This community has been advocating for its needs around transportation, housing, economic development, health, education, and more for nearly 30 years. The decades-long lack of investment and lack of movement by King County to act on the priorities the Skyway community has outlined--over and over--is systemic racism.

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*Allocate funding to high priority community needs in the upcoming biennial budget, with significant input from the community to prioritize the list.

ADDITIONAL DEMANDS:

*Allocate marijuana tax dollars to invest in affordable housing and economic development in Skyway.



Tanita Horton (she/her)



Interim Site Director

Mary's Place Family Center - Burien

p 206-420-4174 **c** 971-248-5992

w marysplaceseatle.org **e** tanita@marysplaceseatle.org

No one's child should sleep outside



banner



From: [Ashfaque Tumbi](#)
To: [Clerk, King County Council](#); [Policy Staff, Council CompPlan](#)
Subject: Proposed Zoning Changes
Date: Tuesday, July 7, 2020 12:29:04 PM

Dear Council Members,

Thank you for taking the time to hear the voices of those most impacted by the proposed changes to the communities of Redmond Ridge, Redmond Ridge East and Trilogy.

I, like most of my neighbors, feel very confused and upset by the proposed changes to our zoning. We chose this community for many reasons including its profusion of nature, abundance of children and families from different cultures and socio-economic backgrounds, and quality schools. We felt it was a beautiful, safe and healthy environment in which to raise our family and believed it would remain so based on the agreements we understood to be in place. It was a surprise the first time we found ourselves having to fight to keep inappropriate businesses out of our residential neighborhood that includes critical and protected environmental areas. I was proud that our community, it's leaders and common sense prevailed. I was shocked when we had to go through it a second time. But when ultimately, a marijuana factory was not allowed to move in, reassured that our leaders understood and upheld the original intent, agreements and promises of our community – not only for the residents but for the protected wetlands and animals within. We thought we had laid the matter to rest.

When once again we learned that wildly inappropriate businesses were being proposed, we felt betrayed. We had heard so many promises that our agreements would be upheld. We have proven time and again that this is a residential community with protected wetlands and UPDs and zoning that defines and protects the original and promised intent of these communities. We were told, clearly and unequivocally that businesses known to bring negative impacts would not be permitted, so the current zoning proposal needs to be amended. We have three schools in walking distance and critical environmental areas surround us. There is no way that it is appropriate or acceptable in any way to allow the following in our community:

- Adult Entertainment
- Marijuana Processing
- Wastewater Treatment, Landfill, or Transfer Station
- Petroleum Refining
- Primary Metal Industries
- Industrial Launderers or Dry-Cleaning Plant
- Asphalt or Concrete Plant
- Fossil Fuel or Renewable Energy Generation Facility

They are a threat and a danger to the health and wellbeing of nature, humans and wildlife, in addition to a violation of the intent and promises of the community we bought our home in.

I am asking that you vote to uphold and protect the current use conditions of our original UPD, zone the community accordingly and maintain the integrity of our community and your leadership as our representatives.

Sincerely,
Ashfaque Tumbi
Redmond Ridge Resident for 10 years

From: [Ashfaque Tumbi](#)
To: [Clerk, King County Council](#); [Policy Staff, Council CompPlan](#)
Subject: Proposed Zoning Changes for RR
Date: Tuesday, July 7, 2020 12:22:15 PM

Dear Council Members,

Thank you for taking the time to hear the voices of those most impacted by the proposed changes to the communities of Redmond Ridge, Redmond Ridge East and Trilogy.

I, like most of my neighbors, feel very confused and upset by the proposed changes to our zoning. We chose this community for many reasons including its profusion of nature, abundance of children and families from differing cultures and socio-economic backgrounds, and quality schools. We felt it was a beautiful, safe and healthy environment in which to raise our family and believed it would remain so based on the agreements we understood to be in place. It was a surprise the first time we found ourselves having to fight to keep inappropriate businesses out of our residential neighborhood that includes critical and protected environmental areas. I was proud that our community, it's leaders and common sense prevailed. I was shocked when we had to go through it a second time. But when ultimately, a marijuana factory was not allowed to move in, reassured that our leaders understood and upheld the original intent, agreements and promises of our community – not only for the residents but for the protected wetlands and animals within. We thought we had laid the matter to rest.

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- Industrial Launderers or Dry-Cleaning Plant
- Asphalt or Concrete Plant
- Fossil Fuel or Renewable Energy Generation Facility

They are a threat and a danger to the health and wellbeing of the nature, humans and wildlife, in addition to a violation of the intent and promises of the community we bought our home in.

I am asking that you vote to uphold and protect the current use conditions of our original UPD, zone the community accordingly and maintain the integrity of our community and your leadership as our representatives.

Sincerely,
Ashfaque Tumbi
Redmond Ridge Resident for 10 years

From: [Farhat Godil](#)
To: [Clerk, King County Council](#); [Policy Staff, Council CompPlan](#)
Subject: Proposed Zoning Changes
Date: Tuesday, July 7, 2020 12:20:37 PM

Dear Council Members,

Thank you for taking the time to hear the voices of those most impacted by the proposed changes to the communities of Redmond Ridge, Redmond Ridge East and Trilogy.

I, like most of my neighbors, feel very confused and upset by the proposed changes to our zoning. We chose this community for many reasons including its profusion of nature, abundance of children and families from differing cultures and socio-economic backgrounds, and quality schools. We felt it was a beautiful, safe and healthy environment in which to raise our family and believed it would remain so based on the agreements we understood to be in place. It was a surprise the first time we found ourselves having to fight to keep inappropriate businesses out of our residential neighborhood that includes critical and protected environmental areas. I was proud that our community, it's leaders and common sense prevailed. I was shocked when we had to go through it a second time. But when ultimately, a marijuana factory was not allowed to move in, reassured that our leaders understood and upheld the original intent, agreements and promises of our community – not only for the residents but for the protected wetlands and animals within. We thought we had laid the matter to rest.

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- Adult Entertainment
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- Petroleum Refining
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- Asphalt or Concrete Plant
- Fossil Fuel or Renewable Energy Generation Facility

They are a threat and a danger to the health and wellbeing of the nature, humans and wildlife, in addition to a violation of the intent and promises of the community we bought our home in.

I am asking that you vote to uphold and protect the current use conditions of our original UPD, zone the community accordingly and maintain the integrity of our community and your leadership as our representatives.

Sincerely,
Farhat Godil
Redmond Ridge Resident for 10 years

From: [Priya](#)
To: [Policy Staff, Council CompPlan](#); [Dembowski, Rod](#); [von Reichbauer, Pete](#); [Balducci, Claudia](#); [Lambert, Kathy](#); [Kohl-Welles, Jeanne](#); [McDermott, Joe](#); [Zahilay, Girmay](#); [Dunn, Reagan](#); [Upthegrove, Dave](#); [leah.krekel-zoppi@kingcounty.gov](#); [Calderon, Angelica](#); [AskLocalServices](#); [Taylor, John - Dir](#); [LeClair, Kevin](#)
Subject: Fw: Feedback regarding King County proposed land use update
Date: Tuesday, July 7, 2020 12:05:05 PM

Resending as I heard from Mr. Kevin that it was only addressed to him(looks like some glitch) and he was kind enough to add CouncilCompPlan and ask local services. I meant to sent to everyone.

Regards
Priya

----- Forwarded Message -----

From: Priya <sripriyas2001@yahoo.com>
To: CouncilCompPlan@kingcounty.gov <councilcompplan@kingcounty.gov>; rod.dembowski@kingcounty.gov <rod.dembowski@kingcounty.gov>; Pete.vonReichbauer@kingcounty.gov <pete.vonreichbauer@kingcounty.gov>; 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>; Girmay.Zahilay@kingcounty.gov <girmay.zahilay@kingcounty.gov>; reagan.dunn@kingcounty.gov <reagan.dunn@kingcounty.gov>; Leah.Krekel-Zoppi@kingcounty.gov <leah.krekel-zoppi@kingcounty.gov>; Angelica.Calderon@kingcounty.gov <angelica.calderon@kingcounty.gov>; asklocalservices@kingcounty.gov <asklocalservices@kingcounty.gov>; John-Dir.Taylor@kingcounty.gov <john-dir.taylor@kingcounty.gov>; Kevin.LeClair@kingcounty.gov <kevin.leclair@kingcounty.gov>
Sent: Tuesday, July 7, 2020, 09:46:24 AM PDT
Subject: Re: Feedback regarding King County proposed land use update

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

I purchased my home relying on the current development conditions, which provide protections that disallow marijuana businesses, adult entertainment etc. While I understood that the UPD had an expiration date, it was clear to me that the guidelines upon expiration were to keep the protections in place. Changing the conditions feels like a violation of the use restrictions I agreed with and relied on when purchasing my home.

Again, I support amendments disallowing marijuana and adult entertainment businesses and asking for further amendments to carry on existing development restrictions into new zoning.

Regards
Priya

On Tuesday, June 2, 2020, 07:05:03 AM PDT, Priya <sripriyas2001@yahoo.com> wrote:

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: [Sandy Cobb](#)
To: [Policy Staff, Council CompPlan](#)
Cc: [Stephan Fjelstad](#); [Jay Derr](#); [LeClair, Kevin](#)
Subject: RE: Proposed Ordinance No. 2019-0413
Date: Tuesday, July 7, 2020 11:58:13 AM
Attachments: [image001.png](#)

RE: Proposed Ordinance No. 2019-0413

Dear King County Councilmembers,

I am writing on behalf of the Redmond Ridge Residential Owners Association (“RRROA”), the association that represents all of the residents of Redmond Ridge (formerly known as “Northridge”). RRROA appreciates the opportunity to comment on Proposed Ordinance No. 2019-0413. However, RRROA is concerned that the current COVID-19 limitations on public meetings and public input are inappropriately constraining adequate opportunity for public input on the important land uses changes being considered by the Council in this proposed ordinance. In past virtual public meetings on this ordinance, RRROA has observed limitations on the opportunity for public participation that undermine the protections established by the state’s open public meeting law. In addition, the unnecessarily rushed schedule for action is demonstrated by release of the final almost 900-page package of proposed amendments over a 3-day holiday weekend, making it very difficult, if not impossible to complete a thorough review and offer constructive public comment. RRROA does not believe there is sufficient urgency for adoption of Proposed Ordinance 2019-0413 to warrant action under such circumstances, and urges the Council to take the time necessary to fully consider the important issues raised in this letter, and other public comments.

RRROA is most concerned that the proposed land use and zoning designation changes remain consistent with the development agreement commitments and the pattern of land use that has occurred over the past 20-plus years. RRROA’s members have purchased property and chosen to live in this community with a clear understanding of what can and will occur in their community. RRROA remains committed to ensuring those protections are not lost by zoning changes that either intentionally or inadvertently modify the commitments made and honored over the past 20 years.

RRROA reviewed proposed Striking Amendment S3 with our local land use counsel, Jay Derr at Van Ness Feldman, LLP. He agrees that a few additional amendments are required to achieve the objectives set forth for the 2020 Comprehensive Plan Midpoint Update: “. . . to provide a seamless transition from the current land use designations, zoning, and development agreements to new land use designations and zoning classifications *that are consistent with the now-developed conditions of the area and the overall development patterns that were originally envisioned in the development agreements*” (Bear Creek Urban Planned

Development Area Zoning and Land Use Study) (emphasis added). For Redmond Ridge, those uses are governed by the 1997 Northridge Urban Planned Development and Fully Contained Community Development Agreement (King County Recording No. 9702181008). Specifically, Striking Amendment S3 as recommended out of Council committee permits some uses in the Redmond Ridge Business Park and the Redmond Ridge Marketplace that are not consistent with the permitted use tables specified in the Northridge UPD development agreement. We ask the County Council to adopt Amendments 8 and 9, proposed by Councilmember Lambert, that explicitly prohibit adult entertainment uses and marijuana-related uses. Additionally RRROA asks the Council to adopt a similar amendment prohibiting Community Residential Facilities in the Redmond Ridge Business Park and the Redmond Ridge Marketplace. Finally, the last section of this comment letter identifies other land uses that would potentially now be permitted in Redmond Ridge, but are inconsistent with the original UPD development agreement and use tables. These uses also should be eliminated with appropriate P-suffix conditions.

Background:

The County first designated the Bear Creek Urban Planned Development (UPD) for urban development in 1989. Urban development in the UPD proceeded with the approval of three development agreements for three communities: Trilogy in 1995, Redmond Ridge (“Northridge”) in 1997, and Redmond Ridge East in 2006. Today, development in the Bear Creek UPD is almost entirely built-out with a range of housing types and employment opportunities, consistent with the land use patterns set forth in the development agreements.

Each of the Bear Creek UPD communities is governed by a development agreement that, among other things, explicitly addressed uses that would be permitted in each UPD. For Redmond Ridge, those uses were addressed in section 1.3.2 of the development agreement and in use tables as Attachment 4. Uses not listed in those tables were not permitted in Redmond Ridge. Because the terms of the UPD development agreements are expiring, the County’s Comprehensive Plan Midpoint Update Scope of Work initiated an effort to transition from the UPD-specific land use and zoning designations to existing County Comprehensive Plan and zoning designations consistent with the UPD agreements and current land use patterns.

Under this approach, the Council’s Striking Amendment S3 (No. 2019-0413) assigns new, permanent zoning designations to each of the land use designations set forth in the development agreements. In several cases, those land use designations and associated development patterns are not fully consistent with County zones, and the Council has proposed P-suffix conditions or Special District Overlay conditions to adjust those zones accordingly. The Redmond Ridge Business Park is handled this way, with some parcels to be rezoned as “Office,” some as “Office-Special District Overlay,” and some as “Industrial” with specific P-suffix conditions. However the Council’s Striking Amendment S3 misses

some inconsistencies, identified below, that need to be addressed.

Marijuana Uses

The new Industrial zoning designation will allow for several uses not currently permitted in the Redmond Ridge Business Park. While the proposed P-suffix conditions carry over from the development agreement prohibitions on specific manufacturing uses, the proposed P-suffix conditions do not prohibit marijuana-related uses (Marijuana Processor II and Marijuana producer), because such uses were illegal at the time the development agreement was executed. Marijuana processing and production are not identified as permitted uses in the development agreement, are inconsistent with the existing land use patterns set forth in the development agreement, and therefore should be prohibited in the Redmond Ridge Business Park. To that end, we request approval of Councilmember Lambert's Amendment 9 to Striking Amendment S3, "Bear Creek Prohibited Uses – Marijuana Businesses." RRROA believes that a clear prohibition of the use (similar to P-suffix condition BC-Pxx that applies to other prohibited industrial uses in the Business Park), is the best approach to achieve consistency and clarity.

Adult Entertainment Businesses

Similarly, the new Office and Office-Special District Overlay zoning designations will allow for several uses not currently permitted in the Business Park. RRROA is most concerned with Adult Entertainment Uses. The development agreement's Recreational/Cultural Land Uses table specifically prohibits adult use facilities in the Business Park (development condition #3). Therefore, allowing Adult Entertainment Businesses in the new Office and Office-Special District Overlay zones within the Business Park is inconsistent with the express prohibition in the UPD development agreement. Adult Entertainment Uses should be prohibited in the Redmond Ridge Business Park. To that end, RRROA urges approval of Councilmember Lambert's Amendment 8 to Striking Amendment S3, "Bear Creek Prohibited Uses – Adult Entertainment."

Councilmember Lambert's Amendment 10 to Striking Amendment S3, "Bear Creek Limited Uses – Adult Entertainment and Marijuana Businesses," proposes an alternative buffer separation provision that RRROA believes inadequately addresses these prohibited uses. Rather than an outright prohibition of these uses in applicable zones, the amendment defines buffers within which such uses are prohibited. In the case of Adult Entertainment Businesses, the proposed buffer language is redundant with language set forth in the County's regulations for the Office zone. In the case of Marijuana Processor II and Marijuana producer, the proposed buffer language is redundant with language set forth in state law. Additionally, the buffers themselves are not large enough to cover the entire Business Park, thus opening the door potentially to uses that are prohibited in the development agreement. RRROA reiterates our support of the amendments that include outright prohibitions on these uses, described above.

Community Residential Facilities

Redmond Ridge includes a small (approximately six acre) commercial area, the Marketplace, that is developed with retail and service businesses that support the needs of the surrounding residential areas. Under Striking Amendment S3, Marketplace parcels will be rezoned to Neighborhood Business. The proposed zones for both the Marketplace (NB) and the Business Park (O) allow Community Residential Facilities I and II as part of a mixed use development. Community Residential Facilities are not permitted in either location in the UPD development agreement. The development agreement use table only permits senior assisted housing in the Marketplace. All types of group residences are prohibited in the Business Park, which does not allow for any residential uses. Allowing Community Residential Facilities in either location in Redmond Ridge is therefore inconsistent with the explicit language of the development agreement and the existing land use patterns. This use should be prohibited in the Redmond Ridge Business Park and Redmond Ridge Marketplace. We request an amendment similar to those prepared by Councilmember Lambert prohibiting Marijuana and Adult Entertainment Uses to address this inconsistency.

-
Additional Uses of Concern

The proposed ordinance’s reliance on existing County land use and zoning designations without inclusion of P-suffix conditions that impose use limitations to match the UPD development agreement creates other use inconsistencies. While the marijuana uses, adult entertainment uses, and community residential facilities are of primary concern, RRROA has identified other use inconsistencies that warrant the Council’s attention. These additional uses of concern are listed by zoning designation in the table below. Siting any of these uses in the Business Park or the Marketplace in Redmond Ridge would be inconsistent with County comprehensive plan policies for community business centers (U-159-162), neighborhood business centers (U-164-167), and industrial development (U-172-173), and grossly out of scale and character from the pattern of land use and development that was approved for and exists in Redmond Ridge. This further demonstrates the risk in trying to force a carefully designed master planned development into the confines of existing County zoning that is intended to apply throughout the County. P-suffix conditions or additional special overlay district amendments are needed to address this inconsistency. Each of the land uses identified in the table below do not belong in Redmond Ridge:

Neighborhood Business	Office/Office-SO	Industrial-P
<i>Government/business services</i>	<i>Residential</i>	<i>Recreational/cultural</i>
Vactor waste receiving facility	Hotel/Motel	Campgrounds
Helistop	<i>Government/business services</i>	Shooting Range

<i>Retail</i>	Vactor waste receiving facility	<i>Government/business services</i>
<i>Regional</i>	Helistop	Vactor waste receiving facility
Jail		Helistop
Work release facility	<i>Regional</i>	
Non-hydroelectric generation facility	Jail	<i>Retail</i>
Renewable Energy Generation facility	Work release facility	Livestock sales
Energy resource recovery facility	Non-hydroelectric generation facility	<i>Manufacturing Resource</i>
Landfill	Renewable Energy Generation facility	Growing and harvesting crops
Transfer station	Energy resource recovery facility	Raising livestock and small animals
Wastewater treatment facility	Landfill	Asphalt/concrete mixtures and block
Municipal water production	Wastewater treatment facility	
	Municipal water production	<i>Regional</i>
		Jail
		Non-hydroelectric generation facility
		Renewable Energy Generation facility
		Energy resource recovery facility
		Soil recycling facility
		Landfill
		Transfer station
		Wastewater treatment facility
		Municipal water production

Thank you for the time and thought you have put into the Striking Amendment, and into the Comprehensive Plan Update process as a whole. With the changes requested, RRROA believes that the Amendment will meet the County's stated goal of ensuring consistency between current and future land use patterns in Redmond Ridge. Without the changes requested, the Amendment is inconsistent with prior approvals that govern Redmond Ridge as well as with the King County Comprehensive Plan policies and the Bear Creek Community Plan policies that guide UPD development, and will therefore fail to meet the County's stated objective in the Midpoint Review Scope of Work to maintain that consistency. RRROA asks the Council to adopt the amendments necessary to achieve that consistency and ensure a smooth transition into the future of land use in Redmond Ridge.

Thank you for your consideration.

Sincerely,

Sandy Cobb
Redmond Ridge Residential Owners Association Director
On Behalf of The Redmond Ridge ROA Board

Cc: Stephan Fjelstad, RRROA General Counsel
Jay P. Derr, Van Ness Feldman, LLP
Kevin LeClair, Principal Subarea Planner, King County

Sandy Cobb, **CMCA, AMS**
Redmond Ridge ROA
Association Director
Office - 425-836-1064
www.redmondridgeroa.com



Please note that the ROA office remains closed due to Covid-19 concerns. We have limited staff hours in the office and community, and continue to work remotely to answer emails and voicemails as quickly as possible. Your continued patience remains greatly appreciated while we navigate through state and county regulations and Covid-19 concerns.

Wishing you and yours health and safety during this difficult time.

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Please consider the environment before printing this email.

From: [Nick Rettenmyer](#)
To: [Policy Staff, Council CompPlan](#); [Lambert, Kathy](#); [Dembowski, Rod](#); [Zahilay, Girmay](#); [Kohl-Welles, Jeanne](#); [Upthegrove, Dave](#); [Balducci, Claudia](#); [von Reichbauer, Pete](#); [McDermott, Joe](#); [Dunn, Reagan](#)
Subject: Redmond Ridge - opposition to zoning changes
Date: Tuesday, July 7, 2020 11:54:31 AM

Dear Council Members,

Thank you for taking the time to consider the perspective of the diverse group of men, women and children of Redmond Ridge, Redmond Ridge East and Trilogy who will be most impacted by any proposed zoning changes to the community. Please accept this email citing my strong opposition to any proposed zoning changes in Redmond Ridge, particularly those in direct opposition to the original intent of the community. This includes, but is not limited to, marijuana and adult entertainment businesses (see additionally commentary below). The proximity of at least three different schools with children from pre-school through middle school should be strong considerations on why these types of businesses are not appropriate in this area nor aligned with the Redmond Ridge UPD development agreement, which rejected the application of county zoning generally and instead adopted a specific, tailored list of approved land uses. That more limited list of approved uses must be protected Ordinance 2019-0413.

In essence, what might make sense for other parts of the County, does not adequately reflect the intended design for Redmond Ridge. The County's own Comprehensive Plan Midpoint Update scope and land use study explicitly recognizes the need to protect the established pattern of land use and development on Redmond Ridge. The marketplace and the business park were specifically designed to accommodate uses that are consistent with and complement the character of the community as a whole. The Bear Creek Community Plan and the County Comprehensive plan highlight the unique master-planned aspects of Redmond Ridge that should be maintained.

Marijuana processing and production are NOT included in the UPD use tables and should not be permitted by Ordinance 2019-0413. Lambert Amendment No. 9, prohibiting such uses on Redmond Ridge, should be adopted. Adult Entertainment Uses are NOT permitted in the UPD use tables and should not be permitted by Ordinance 2019-0413. Lambert Amendment No. 8, prohibiting such uses on Redmond Ridge, should be adopted. Community Residential Facilities are NOT permitted in the UPD use tables (only senior housing was permitted). Community Residential Facilities should not be permitted by Ordinance 2019-0413. I (we) urge adoption of another amendment, similar to Lambert Amendment No. 8 and 9, that adds a P-suffix condition to prohibit these uses in Redmond Ridge.

Thank you for your time and consideration and please don't hesitate to contact me with any questions.

Best regards,

-Nick

From: [Jennifer Baldwin](#)
To: [Policy Staff, Council CompPlan](#); [Clerk, King County Council](#)
Subject: Redmond Ridge Resident Completely Opposed to Zoning that Conflicts with Out Original UPD
Date: Tuesday, July 7, 2020 11:37:25 AM

Dear Council Members,

Thank you for taking the time to hear the voices of those most impacted by the proposed changes to the communities of Redmond Ridge, Redmond Ridge East and Trilogy.

I, like most of my neighbors, feel very confused and upset by the proposed changes to our zoning. We chose this community for many reasons including its profusion of nature, abundance of children and families from differing cultures and socio-economic backgrounds, and quality schools. We felt it was a beautiful, safe and healthy environment in which to raise our family and believed it would remain so based on the agreements we understood to be in place. It was a surprise the first time we found ourselves having to fight to keep inappropriate businesses out of our residential neighborhood that includes critical and protected environmental areas. I was proud that our community, it's leaders and common sense prevailed. I was shocked when we had to go through it a second time. But when ultimately, a marijuana factory was not allowed to move in, reassured that our leaders understood and upheld the original intent, agreements and promises of our community – not only for the residents but for the protected wetlands and animals within. We thought we had laid the matter to rest.

When once again we learned that wildly inappropriate businesses were being proposed, we felt betrayed. We had heard so many promises that our agreements would be upheld. We have proven time and again that this is a residential community with protected wetlands and UPDs and zoning that defines and protects the original and promised intent of these communities. We were told, clearly and unequivocally that businesses known to bring negative impacts would not be permitted, so the current zoning proposal needs to be amended. We have three schools in walking distance and critical environmental areas surround us. There is no way that it is appropriate or acceptable in any way to allow the following in our community:

- Adult Entertainment
- Marijuana Processing
- Wastewater Treatment, Landfill, or Transfer Station
- Petroleum Refining
- Primary Metal Industries
- Industrial Launderers or Dry-Cleaning Plant
- Asphalt or Concrete Plant
- Fossil Fuel or Renewable Energy Generation Facility

They are a threat and a danger to the health and wellbeing of the nature, humans and wildlife, in addition to a violation of the intent and promises of the community we bought our home in.

I am asking that you vote to uphold and protect the current use conditions of our original UPD, zone the community accordingly and maintain the integrity of our community and your leadership as our representatives.

Sincerely,
Jennifer Baldwin
Redmond Ridge Resident for 8 Years

From: [Vikas Taneja](#)
To: [Policy Staff, Council CompPlan](#); [Clerk, King County Council](#)
Subject: Written comments for KC comprehensive plan/new zoning plan.
Date: Tuesday, July 7, 2020 11:19:22 AM

Hello council members,

I am a Redmond Ridge resident.

I am providing written comments for King County's comprehensive plan for zoning.

Thank you for allowing public comment, for hearing our concerns, and for listening to residents most impacted by the area being zoned.

I support amendments disallowing marijuana and adult entertainment businesses. I also ask and request for more/further amendments to carry on existing development restrictions into new zoning.

I would like to bring one more point to the notice. I purchased my home relying on the current development conditions, which provide protections that disallow marijuana and adult entertainment businesses. While I understood that the UPD had an expiration date, it was clear to me that the guidelines upon expiration were to keep the same protections in place. Changing the conditions feels like a violation of the use restrictions I agreed with and relied on when purchasing my home.

I hope councilmembers will consider further amendments to bring the new zoning at par with existing one. I also hope that KC will fulfil their commitment to the RR unincorporated resident that zoning would reflect the UPD conditions and real look and feel of the community as it is now, and not add/replace a bunch of new uses that are unacceptable.

Thanks,
Vikas

From: [chillshweta.](#)
To: [Clerk, King County Council](#)
Subject: Redmond Ridge and Trilogy UPD
Date: Tuesday, July 7, 2020 11:17:34 AM

Hi Respected Council Members,

I am Shweta Khot. I have been a resident of Redmond Ridge since the last 10 years. We got married and bought a house here soon after. We have 2 kids and really enjoy the calm and serenity of the community. That is reason we bought our house here, so that we can live in this setting. The UPD as it stands was one of the reasons we decided to stay here. The businesses here should be the those that the community needs. Our community is mostly parents with young families so businesses like marijuana or adult entertainment are not something that would work well here. There are 3 schools in the area. Increase in traffic would strain our roads as well. Increased commercial activity could also increase in policing costs.

When originally approved, the Redmond Ridge UPD development agreement rejected application of county zoning generally and instead adopted a specific, tailored list of approved land uses. That more limited list of approved uses must be protected Ordinance 2019-0413.

- o Marijuana processing and production are NOT included in the UPD use tables and should not be permitted by Ordinance 2019-0413. Lambert Amendment No. 9, prohibiting such uses on Redmond Ridge, should be adopted.

- o Adult Entertainment Uses are NOT permitted in the UPD use tables and should not be permitted by Ordinance 2019-0413. Lambert Amendment No. 8, prohibiting such uses on Redmond Ridge, should be adopted.

- o Community Residential Facilities are NOT permitted in the UPD use tables (only senior housing was permitted). Community Residential Facilities should not be permitted by Ordinance 2019-0413. I (we) urge adoption of another amendment, similar to Lambert Amendment No. 8 and 9, that adds a P-suffix condition to prohibit these uses in Redmond Ridge.

- o (similar bullets for any of the other uses listed in the final section of the letter).

- The proposed land use changes for Redmond Ridge are important to the community. Concerned about the limited opportunity for public review & comment, and the limited ability and opportunity to discuss these important issues with staff and elected officials. Virtual public meetings & hearings limit the public's opportunity to observe what is happening, and restrict opportunity for comment. This is not consistent with the public participation requirements of the Growth Management Act, the County's Comprehensive Plan, and the Open Public Meetings law. Urge Council to take additional time to make sure the inconsistencies between the Redmond Ridge UPD approvals and the proposed zoning are fully addressed before adopting this ordinance.

Thank you for your time and consideration.

From: [Rahul Khot](#)
To: [Clerk, King County Council](#)
Subject: Redmond Ridge and Trilogy UPD
Date: Tuesday, July 7, 2020 11:16:01 AM

Hi Respected Council Members,

I am Rahul Khot. I have been a resident of Redmond Ridge since the last 10 years. We got married and bought a house here soon after. We have 2 kids and really enjoy the calm and serenity of the community. That is reason we bought our house here, so that we can live in this setting. The UPD as it stands was one of the reasons we decided to stay here. The businesses here should be the those that the community needs. Our community is mostly parents with young families so businesses like marijuana or adult entertainment are not something that would work well here. There are 3 schools in the area. Increase in traffic would strain our roads as well. Increased commercial activity could also increase in policing costs.

When originally approved, the Redmond Ridge UPD development agreement rejected application of county zoning generally and instead adopted a specific, tailored list of approved land uses. That more limited list of approved uses must be protected Ordinance 2019-0413.

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- o (similar bullets for any of the other uses listed in the final section of the letter).

- The proposed land use changes for Redmond Ridge are important to the community. Concerned about the limited opportunity for public review & comment, and the limited ability and opportunity to discuss these important issues with staff and elected officials. Virtual public meetings & hearings limit the public's opportunity to observe what is happening, and restrict opportunity for comment. This is not consistent with the public participation requirements of the Growth Management Act, the County's Comprehensive Plan, and the Open Public Meetings law. Urge Council to take additional time to make sure the inconsistencies between the Redmond Ridge UPD approvals and the proposed zoning are fully addressed before adopting this ordinance.

Thank you for your time and consideration.

Rahul

From: [Roxana Teodorescu](#)
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](#); [Calderon, Angelica](#); [AskLocalServices](#); [Taylor, John - Dir](#); [LeClair, Kevin](#)
Subject: Redmond Ridge UDP update
Date: Tuesday, July 7, 2020 11:15:45 AM

Dear King County Council,

I am writing you regarding the Redmond Ridge UDP zoning update to be discussed in today's council's meeting. Thank you for allowing public comment to hear our concerns. I am a resident of Redmond Ridge.

I purchased my home relying on the current development conditions, which provide protections that disallows marijuana production, processing and retail, helistop, Community Residential Facility, Waste-water treatment, Transfer Station, Adult Entertainment Businesses, Jail and Work Release Facility.

While I understood that the UPD had an expiration date, it was clear to me that the guidelines upon expiration were to keep the same protections in place. Moreover at all the prior meetings we had with King County council officials on this topic we were assured that the real look and feel of Redmond Ridge would be carried over into the new zoning. It come as a huge surprise to us that the new zoning draft (Ordinance 2019—0413) represent significant changes in zoning that could have profound negative impacts to the Redmond Ridge and surrounding communities and should not be passed by King County Council with those portions as written. Changing the conditions feels like a violation of the use restrictions I agreed with and relied on when purchasing my home.

Below is a list of just a few of the proposed uses that will be allowed if the Draft Comprehensive Plan is adopted as it is currently written.

Potentially Negative Impacts to Redmond Ridge from just some of the proposed new uses.

Marijuana production, processing and retail within the Business Park - odors, noise, traffic, fire risk, crime risk, and other negative consequences of having this new use so close to neighborhoods, businesses, and schools. Can reduce property values. (Ref. KCC 21A.08.100.A Regional Land Uses)

Helistop - flight paths would be noisy & disruptive to 3 schools & neighborhoods. Helicopter noise can reduce property values. (Ref. KCC 21A.060.A Government/business services)

Community Residential Facility – I: 21A.06.220 Community residential facility ("CRF"). Community residential facility ("CRF"): living quarters meeting applicable federal and state standards that function as a single housekeeping unit and provide supportive services, including but not limited to secure community transition facility as defined in R.C.W. 71.09.020 and in this chapter. (15) "Secure community transition facility" means a residential facility for persons civilly committed and conditionally released to a less restrictive alternative under this chapter. A secure community transition facility has supervision and security, and either provides or ensures the provision of sex offender treatment services. Secure community transition facilities include but are not limited to the facility established pursuant to RCW 71.09.250(1)(a)(i) and any community-based facilities

established under this chapter and operated by the secretary or under contract with the secretary. CRFs are further classified as follows: A. CRF-I -- Nine to ten residents and staff; CRF-II = B. CRF-II -- Eleven or more residents and staff. If staffed by nonresident staff, each twenty-four staff hours per day equals one full-time residing staff member for purposes of subclassifying CRFs. (Ord. 16040 § 2, 2008: Ord. 14503 § 1, 2002: Ord. 10870 § 84, 1993).

Waste-water treatment - disturbance of the protected aquifer underneath Redmond Ridge (Ref. KCC 21A.08.100.A Regional Land Use)

Transfer Station – A garbage dump would have odors & potential for groundwater contamination. Residential properties nearby would likely suffer reduced values.

Adult Entertainment Businesses –Would bring negative impacts Per King County Title 6. A. The operation of adult entertainment businesses has historically and regularly been accompanied by secondary effects that are detrimental to the public health, safety, morals and general welfare of the citizens of King County. Such secondary effects include significant criminal activity and activities injurious to the public health, safety, morals and general welfare of the community, detrimental effects on nearby businesses and residential areas and a decline in property values in the area of the adult entertainment businesses. This history of criminal and injurious activity includes prostitution, narcotics and liquor law violations, breaches of the peace, assaults, employment or involvement of minors, sexual conduct between customers or between customers and entertainers, the opportunity for the spread of sexually transmitted diseases and the presence within the industry of individuals with hidden ownership interests and outstanding arrest warrants. Accordingly, there is a compelling need and interest to regulate adult entertainment businesses as provided in this chapter to protect and promote the public health, safety, morals and general welfare of the citizens of King County; B. These activities occur regardless of whether adult entertainment is presented in conjunction with the sale of alcoholic beverages; C. The resources available for responding to problems associated with adult entertainment businesses are limited and are most efficiently and effectively utilized through a licensing and regulatory program

Jail- Residential properties in proximity to a jail can experience reduced property values. (Ref. KCC 21A.08.100.A Regional Land Use)

Work Release Facility – Increased fears of escapes, or conflict with law enforcement can reduce enjoyment of the properties and property values. (Ref. KCC 21A.08.100.A Regional Land Use)

As a result of the previous public hearing, council member Kathy Lambert introduced two amendments which disallow marihuana and adult entertainment business in our UDP which we support. Thank you for hearing us.

This is a great dialog start. We would like to ask for further amendments to carry on existing development restrictions into new zoning. We would ask you to support 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.

Roxana Teodorescu,
Redmond Ridge Resident

Sent from [Mail](#) for Windows 10

From: [Jeremy Williams](#)
To: [Dembowski, Rod](#); [Zahilay, Girmay](#); [Lambert, Kathy](#); [Kohl-Welles, Jeanne](#); [Upthegrove, Dave](#); [Balducci, Claudia](#); [von Reichbauer, Pete](#); [McDermott, Joe](#); [Dunn, Reagan](#); [Policy Staff, Council CompPlan](#)
Cc: action@skywaycoalition.org
Subject: Invest in Skyway Now
Date: Tuesday, July 7, 2020 11:04:26 AM

To All King County Councilmembers:

The Skyway community is 70% people of color, with 26% Black residents--the highest percentage in King County. This community has been advocating for its needs around transportation, housing, economic development, health, education, and more for nearly 30 years. The decades-long lack of investment and lack of movement by King County to act on the priorities the Skyway community has outlined--over and over--is systemic racism.

TO BRING EQUITY, HOUSING STABILITY, AND ECONOMIC OPPORTUNITY TO THE SKYWAY COMMUNITY, THE SKYWAY COALITION AND COMMUNITY MEMBERS REQUEST THAT KING COUNTY COUNCIL VOTE IN JULY TO:

*Broaden the subarea plan to include more than land use and zoning changes by voting in favor of the Striking Amendment S2, in order to: 1) put aggressive anti-displacement strategies in place; and 2) build and execute a community-driven development plan by and for Black and POC who live here, not just for the land.

*Allocate funding to high priority community needs in the upcoming biennial budget, with significant input from the community to prioritize the list.

ADDITIONAL DEMANDS:

*Allocate marijuana tax dollars to invest in affordable housing and economic development in Skyway.

*10M - invest in purchase of one Skyway property for affordable housing.

*55M - invest in the development of a multi-service community/cultural center for programming and social services. Plus 5M additional support for operating costs for Black and POC-led community-based organizations in Skyway to manage the center. Community has been advocating for this since 2008.

Skyway has been advocating for the above community needs, and more, for decades without any significant action or investment by King County. The SWAP was finalized in October of 2016--which outlined the above priorities--was a process that was led by the community and garnered significant community input. This action plan affirmed and built on the recommendations of the 1994 West Hill Community Plan, the 2009 Community Agenda for Revitalization, the 2008 Skyway Park Community Vision, and the 2012 Community Center Visioning Process. The SWAP was developed *specifically* to inform King County's comprehensive planning, again, following multiple other similar planning efforts. However, although presented to Council in 2016, the recommendations included in the SWAP, representing broad community input, have not been adopted or acted upon.

We demand action, now!

Regards,

Jeremy Williams

Skyway Resident
Skyway Coalition Member
President, West Hill Community Association

From: [Sandra Gaither](#)
To: [Policy Staff, Council CompPlan](#)
Subject: Comp Plan Industrial zoning
Date: Tuesday, July 7, 2020 10:38:28 AM

I may not be able to connect with you electronically today, so please consider my concerns regarding rezoning of Pacific Raceway from rural to industrial, and my opposition to this change. Soos Creek flows on three sides of this facility; it flows past the newly renovated Soos Creek Hatchery, into Green River and eventually the salmon make their way into Puget Sound for our fishers and Orcas. This is a critical wildlife and salmon habitat, which you must believe, since the county has purchased several parcels with the desire to preserve and protect these sensitive resources. And yet you would place a huge industrial site literally bordering these properties? Yes, Soos Creek flows through my property, but it flows through yours as well. If you visit the track, this beautiful high plateau, you will hear Soos Creek from bleachers, from the road course. To use the revision/ review process of the Comp Plan to rezone rural areas is indefensible! This tactic will have far reaching impacts throughout King County, not just regarding Pacific Raceways. May I remind you that voters of King County overwhelmingly approved the acquisition of more land for preservation, parks, green areas. How do you possibly square designating this huge chunk of acreage for Pacific Raceway as industrial? Please. I beg of you to reconsider this action as well the way you are attempting to achieve it.

From: [Ram Amand](#)
To: [Policy Staff, Council CompPlan](#)
Subject: Fw: Comp Plan - Redmond Ridge
Date: Tuesday, July 7, 2020 10:31:48 AM

----- Forwarded Message -----

From: Ram Amand <ram_amand@yahoo.com>
To: rod.dembowski@kingcounty.gov <rod.dembowski@kingcounty.gov>; kathy.lambert@kingcounty.gov <kathy.lambert@kingcounty.gov>; girmay.zahilay@kingcounty.gov <girmay.zahilay@kingcounty.gov>; jeanne.kohl-welles@kingcounty.gov <jeanne.kohl-welles@kingcounty.gov>; dave.upthegrove@kingcounty.gov <dave.upthegrove@kingcounty.gov>; claudia.balducci@kingcounty.gov <claudia.balducci@kingcounty.gov>; pete.vonreichbauer@kingcounty.gov <pete.vonreichbauer@kingcounty.gov>; reagan.dunn@kingcounty.gov <reagan.dunn@kingcounty.gov>
Sent: Tuesday, July 7, 2020, 09:17:15 AM PDT
Subject: Comp Plan - Redmond Ridge

Dear Councilmembers,

Thank you for hearing public comment about the proposed Comprehensive Plan. I attended a Greater Novelty Hill meeting last winter when residents expressed concerns about changing zoning and was told by county representative Kevin LeClaire (Planning) and John Taylor (DLS) not to worry about changes to zoning in the Redmond Ridge community as they will be consistent with existing development. I took them at their word and didn't feel it necessary to attend the one community meeting held last summer. Since significant changes are now being proposed, I ask that the county council REJECTS the BEAR CREEK portion of the proposed plan and engage the community for their input so that the proposal follows the scope that is suppose to direct 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."

Sincerely,
Ram Amand