

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

August 29 - October 2, 2017



Here are my ideas about the July 2017 Executive Recommended CSA Plan...

I suggest ① design and construction of a ^{King County} community center on Vashon modeled after The Bainbridge Artisan Resource Network (BARN), and ② design and construction of an on-island compost facility to treat organic waste, yard waste to save the costs & negative impact of trucking these materials off-island.

Potential Partners: ① Vashon Tool Library + makerspace

AUG 29 2017

② Zero Waste Vashon

KING COUNTY

D.P.E.R.

(Optional) - You can contact me at:

- Name Steve Bergman
- Phone _____
- E-mail _____

From: Frank Jackson
Sent: Monday, September 25, 2017 3:01 PM
To: Dembowski, Rod; McDermott, Joe; CouncilCompPlan; Balducci, Claudia; Kohl-Welles, Jeanne; Lambert, Kathy
Cc: Bourguignon, Mary; Jensen, Christine
Subject: Vashon Plan - serious issues

King County Council TrEE Committee:

Rod Debrowski, Chair:

The Vashon Plan briefing to the TrEE Committee on September 19, 2017 was incomplete to the point of being deceptive, in one important aspect.

I'm reading the <http://aqua.kingcounty.gov/Council/agendas/TrEE/20170919-TrEE-packet.pdf>.

It states that the plan "was informed by an intensive community outreach process".

It fails to mention that the so-called "affordable housing" Special District Overlay (SDO) was overwhelmingly opposed by the community. In the most recent comment period, 107 comments opposing the SDO were nearly ignored by King county staff in favor of the 8 comments supporting their developer-based approach to high density housing *. A petition for a community-based affordable housing approach signed by 170 people was likewise duly noted, and ignored.**

It's not the *community* that is "invested" in this plan and its developer-based SDO approach. More accurately, the King County community plan *staff*, and 4 of the 7 member citizens' land-use subcommittee, is so "invested" in this developer-based approach that nearly all community input has been shuffled under the rug throughout the process. The other citizen land-use members were adamantly opposed, as is most of the community. Please read the thoughtful, articulate comments at **General Plan Comments: Through [May 3, 2017](#)** .

The Vashon community supports affordable housing and many of us who oppose this mis-applied SDO have supported affordable housing with our efforts and funds for many years. Today, 38% of Vashon rural town is subsidized housing, poised to go to 43% with the upcoming Gorsuch Road project. In addition, most of town consists of modest housing that is affordable, but not subsidized. Current density incentives are adequate.

Vashon's limited water resources and overloaded ferry system cannot support these new SDO developer incentives for higher density housing, as can be seen in the comments on the plan regarding Water District 19 capacity and ferry overloading issues. The patched-on scale backs of the SDO are neither credible nor within King County's ability to fulfill.

Now it appears that resolving the policy issues caused by the SDO (it runs counter to Growth Management Act and KCCP policies) and the new KC responsibility and funding issues ... all a direct result of the Vashon SDO proposal ... may cause a domino effect that delays the other King County community plans.

The new proposed SDO for developer-based density incentives is a uniquely bad plan for Vashon, given the sole source aquifer water constraints and the overloaded ferry system. The community has resoundingly rejected it. Community input has been ignored. Of the many letters to the Beachcomber opposing this SDO, perhaps Mary Bruno said it best on May 10, 2017: "But what strikes me most about the plan is the missed opportunity." At this point the most sensible

approach would be to remove the SDO and move forward with the upcoming KC community plans. Vashon is fully capable of addressing our affordable housing needs without this SDO, which is simply not appropriate for Vashon.

Thank you for considering these comments.

Frank Jackson, PE

Former Water District 19 commissioner and current Vashon Groundwater Protection Committee member

References:

* See end of http://www.kingcounty.gov/~media/depts/permitting-environmental-review/dper/images-BRAD/CSA_BRAD%20Maps/BRAD-Vashon%20Plan%20Chapters/VMI_CSA_Plan_Public_Involvement_Summary.ashx?la=en

** <https://www.ipetitions.com/petition/path-to-sustainable-permanent-community-based-vmi>

From: Morris Williams
Sent: Tuesday, September 26, 2017 1:51 PM
To: CouncilCompPlan
Subject: Vashon-Maury Island Community Service Area Plan

Dear Planners,

I am concerned to see that the Maury Island Natural Area is shown on the 2017 Land Use Plan as Mining and Mineral Extraction. Future use is shown as Multi-Use. What sort of uses are allowed in Multi-Use? Is this like the US Forest Service's "Land of many uses, which includes mining, clear-cutting, etc? I walk this area several time a week (weather permitting), and it is my favorite of all the Island parks. I get a bad feeling that King County is keeping this area as a reserve source of aggregate. Why else is the zoning still shown as Mineral?

I think this is an outstanding resource for the Island. I appreciate the work that the county has done on the site especially the trail improvements and the bench on the high point overlooking the Sound.

Kindest regards,

Morris Williams

From: Debby Jackson
Sent: Wednesday, September 27, 2017 12:52 PM
To: CouncilCompPlan
Subject: Vashon Community Plan comments

To whom it may concern,

I am emailing to let you know I oppose the density incentives for private developers in the proposed Vashon Community Plan. Vashon's water resource limitations and overloaded ferry system cannot support the growth that will occur. Please remove the Special District Overlay (SDO) from the plan.

I do support community-based affordable housing for Vashon which utilizes a Land Trust approach to purchase land for affordable housing use, similar to the awesome Vashon-Maury Island Land Trust which purchases land to be set aside for environment and habitat preservation.

Thanks-you very much for considering my comments.

Debby Jackson

Vashon-Maury Island resident

From: Marcia Crecelius
Sent: Wednesday, September 27, 2017 2:34 PM
To: CouncilCompPlan
Subject: Don't allow over-development of Vashon!

Sir:

I oppose the density incentives for private developers in the proposed Vashon Community Plan. Vashon's water resource limitations and overloaded ferry system cannot support the growth that will occur. Please remove the Special District Overlay (SDO) from the plan. If this proposal gets implemented, it will forever change Vashon for the worse.

I do support community-based affordable housing for Vashon.

Thank you for your careful consideration, Marcia Crecelius
12930 SW 166th
Vashon, WA 98070

From: Kathryn Dorman
Sent: Wednesday, September 27, 2017 11:32 PM
To: CouncilCompPlan
Subject: Planning for Vashon Island

Dear Readers,

I oppose the density incentives for private developers in the proposed Vashon Community Plan. Vashon's water resource limitations and overloaded ferry system cannot support the growth that will occur. Please remove the Special District Overlay (SDO) from the plan. Vashon needs affordable housing to help it remain a diverse community.

**Thank you,
Kathryn Dorman**

From: Holly Shull Vogel
Sent: Thursday, September 28, 2017 12:59 PM
To: CouncilCompPlan; McDermott, Joe; Constantine, Dow
Subject: Special District Overlay (SDO) - Vashon Community Plan

I oppose the density incentives for private developers in the proposed Vashon Community Plan.

Vashon's water resource limitations and overloaded ferry system cannot support the growth

that will occur, and upzoning will only help off island developers make a profit. Please remove the

Special District Overlay (SDO) from the plan. I support community-based housing for Vashon.

Listen to the comments from the Vashon community!!

Holly Shull Vogel

14518 119th Ave SW

Vashon, WA 98070

From: Jack
Sent: Thursday, September 28, 2017 1:06 PM
To: CouncilCompPlan
Subject: Proposed Low-income housing plan for Vashon Island.

I am a Vashon resident--22 years. I am opposed to the density incentives for private developers that is part of the SDO plan for Vashon that will soon be voted on by the King County council. I am in favor of community-based low-income housing development. Water resources are already limited on the island; the ferries--as everyone knows--are already overloaded. This has been stated repeatedly and very clearly by the overwhelming majority of citizen comments during the planning process--a majority that has not been represented in the report and recommendations to the Council. Please remove the SDO from the current proposal for Vashon Island.

Thank you.

Jack Stewart

18002 Thorsen Rd. SW
Vashon, WA

From: Tom Amorose
Sent: Thursday, September 28, 2017 2:48 PM
To: CouncilCompPlan
Subject: Vashon Town SDO and Density Bonus

RE: Vashon Town SDO for Affordable Housing

For the life of me, I cannot understand how King County planning staff could report to the TrEE committee that the proposal for a Vashon Town SDO for affordable housing “was informed by an intensive community outreach process”—as they say in their report. The staff may have “outreached” to the community, and they may consider their effort “intensive,” but I can assure you that the staff have ignored, in their recommendation, the clear, decisive, and overwhelming desire of the community not to have an SDO added to the community plan and certainly do not want to open up affordable housing development in Vashon Town to private developers.

In fact, the community has persistently said, at public meetings and in written comments, that it wants affordable housing in Vashon Town to be publicly developed and its density to be in line with Vashon’s resources and scale. The sheer weight of comment in this area is indisputable, as any cursory look at the online comments will tell you. Moreover, Vashon as a community has a proven record of securing publicly developed affordable housing and can do so again to meet true island demand for this sector of housing.

Why does the community feel so strongly? Because water resources are limited and transportation (ferries and island roads) already groaning under the strain of the Puget Sound region’s development. Simply consult Washington State Ferries on the persistent, excessive over-demand that is now a normal part of everyday ferry service to Vashon Island. Water resources are also vulnerable to pollutants in direct proportion to population density.

Is there an island need for the proposed SDO and density bonus? Islanders are nearly unanimously shaking their heads in wonder at such a claim. Best estimates of affordable housing needs for the island place that need around 10 units per year into the foreseeable future. The proposed SDO plus bonus allows build-out at exponential levels to these figures.

If private developers build affordable housing and either hold it for rentals or sell it to investors or even individual owners, who will guarantee that it remain in the affordable housing stock for the time stipulated by the proposal? KC staff admit that funding is not available for future monitoring. Any units built by developers could easily slip out of the affordability range and become market-driven housing. Neither the County nor any other entity has the capacity to monitor compliance.

So please vote against the Vashon SDO and density bonus as proposed. Thank you.

Thomas Amorose

From: christina Jensen
Sent: Thursday, September 28, 2017 8:20 PM
To: CouncilCompPlan
Subject: Vashon Housing

Please be advised:

I oppose the density incentives for private developers in the proposed Vashon Community Plan. Vashon's water resource limitations and overloaded ferry system cannot support the growth that will occur. Please remove the Special District Overlay (SDO) from the plan.

I support community-based affordable housing for Vashon.

Christina Jensen

PO Box 2893

Vashon, WA 98070

From: Murray
Sent: Thursday, September 28, 2017 8:36 PM
To: CouncilCompPlan
Subject: Vashon rezone plan

I oppose the density incentives for private developers in the proposed Vashon Community Plan. As I have commented before, Vashon's water resource limitations and overloaded ferry system cannot support the growth that will occur. Please remove the Special District Overlay (SDO) from the plan.

I support community-based affordable housing for Vashon.

Murray Andrews

From: R Blauvelt
Sent: Friday, September 29, 2017 9:23 AM
To: CouncilCompPlan
Subject: Remove Special District Overlay from Vashon Community Plan

Dear Council,

I want to add my voice to the overwhelming majority of Vashon residents who oppose the inclusion of density incentives for private developers in the Vashon Community Plan. Nothing about Vashon, from our limited water resources and overloaded ferry access, to our previous community development plans which have protected the rural nature of our home, points us in the direction where high density development is viable or desired. We are a rural island community. We have a proven record of support for community-based affordable housing. We want you to remove the Special District Overlay (SDO) from the Vashon Community Plan. Thank you.

Robert Blauvelt

Tramp Harbor, Vashon Island

From: Jill Andrews
Sent: Saturday, September 30, 2017 7:11 AM
To: CouncilCompPlan
Subject: Plan for Vashon

I oppose the density incentives for private developers in the proposed Vashon Community Plan. Vashon's overloaded ferry system and limited water resources cannot support the growth that will occur. Please remove the Special District Overlay from the plan. I support community based affordable housing for Vashon Island.

Thank you.

Jill Andrews

From: Sapphire Blue
Sent: Saturday, September 30, 2017 2:18 PM
To: CouncilCompPlan; McDermott, Joe; Constantine, Dow
Subject: Vashon town plan

I am a Vashon resident and have commented before about the special district overlay and the negative impacts of such development. Despite countless statements of concern from island residents concerning water availability, sewer capacity, garbage removal and ferry problems, the plan appears to be moving forward by suppressing majority opinion. Affordable housing is a real problem here as it is in most places in this country. The disparity in incomes must be addressed. Vashon household and other organizations have been working to increase housing in a sustainable way. The plan in the currently proposed form fails in this regard and creates more problems than it solves. Please reconsider moving forward with the SDO. Sincerely, Sapphire Blue

From: J.P. Wright
Sent: Monday, October 02, 2017 10:16 AM
To: CouncilCompPlan
Subject: Comprehensive plan Vashon

Please open your mind and understand that Vashon and its infrastructure will not be able to support development housing. Our water resources are not capable of that quickly ramped load. You know this !!!!
You further know by the ongoing media coverage and the county involvement that the ferry system is struggling to cover the population now so adding to the problem by development is irresponsible.
Somewhere in government someone needs to stop the pile on which it(the government) cant support by its own problems. Look across the aisle, acknowledge the misery massive growth is having on King County and stop this development ideal.
Be sure to understand Vashon is fiercely community centered and believes in COMMUNITY based housing building and affordability. Vashon believes in responsibility and accountability to each other in the community and Vashon fights hard with intelligence and tenacity for what the community believes.
We would welcome action that fits with the island and its responsible use of resources but the special district overlay is not the right answer.
Judy wright
Vashon , Wa
Sent from my iPhone

From: Frank Jackson
Sent: Monday, October 02, 2017 10:17 AM
To: Dembowski, Rod; McDermott, Joe; CouncilCompPlan; Balducci, Claudia; Kohl-Welles, Jeanne; Lambert, Kathy; Constantine, Dow
Cc: Bourguignon, Mary; Jensen, Christine
Subject: Vashon Plan - limited water availability - background
Attachments: The effects of community planning on the future Vashon water situation-concise.docx

Transportation, Economy, and Environment Committee:

Concise Message: I'm concerned about the developer density incentive proposal in the Vashon Community Plan, which will exacerbate the water availability situation. Community comments on the Vashon Plan opposed these developer-based density incentives by 107 to 8 * largely due to concerns about the water and ferry situations on the Island. Community-based affordable housing is supported.

In outline form, here is some important background on the water situation. Graphics follow.

- > Vashon water resources have been well studied. The sole source is rain ... and septics.
- > Geologic map – hardpan over jumble ...frustrates ability to find water. See graphic below.
- > Water District 19 – dug 9 deep wells and more. Problems – well drawdowns, water quality issues**
- > Lack of water has been a problem since 1994 despite extensive (and expensive) efforts.
- > Groundwater Management plans all say, BE CAREFUL! Often water quality problems are irreversible.

Proposed Vashon Community Plan

- > Focus is on affordable housing. Islanders strongly support community-based affordable housing.
- > Vashon Plan proposes developer-based density incentives, which will have unfortuante ramifications.
- > Density incentives will have negative impact on the water situation. The basic Special District Overlay (SDO) plan allows about 2,000 new dwelling units at half buildout. Water District 19 estimates 14 units/year can be available (140 in 10 yrs). This is a major mismatch ... 2,000 allowed, water for 140.
- > Impact of the un-mitigated SDO on Water District 19 (WD 19) would be severe. Developers have a strong market. The Sunflower project sold out in 2 weeks. Expect lawsuits, turmoil and expensive projects.
- > What are WD 19 options? Pipe to mainland? Desalanation plant? Many small wells? Dam creeks?
- > KC responded to public comments with new provisions now in Section 3 in proposed ordinance 2017-0317.

Now it appears that those provisions have negative ramifications for the County.

The SDO limitations help limit the water risk ... but they add County responsibilities, cost, and policy complexities , such as Growth Management Act issues. Will those promised limitations be enforced?

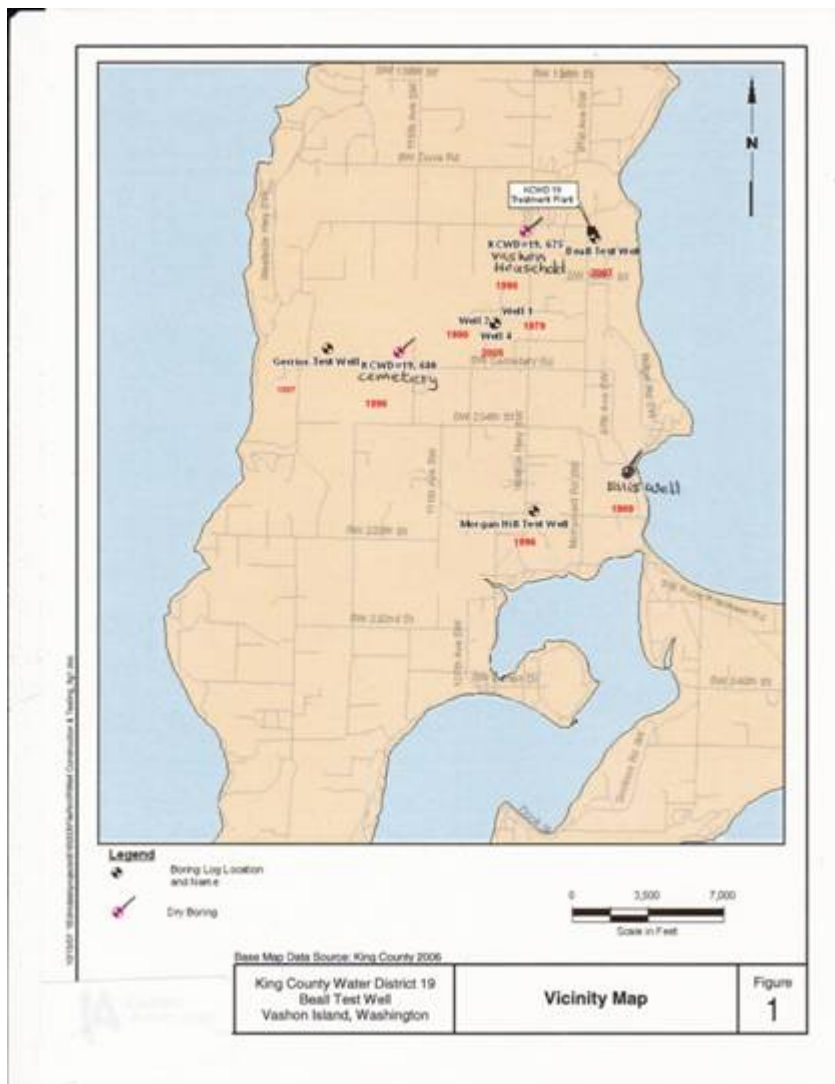
My goal:. To explain the Vashon water situation. To urge that the risky Section 3 be removed from what is otherwise a good plan.

THANK YOU FOR THE OPPORTUNITY TO COMMENT.

Frank Jackson, PE

Former Water District 19 Commissioner, Current member of Vashon Groundwater Protection Committee

Graphics: (Zoom in to read)



Location and dates of the 9 deep wells dug by Water District 19.

Going Under Ground Geology of "The Rock"

Vashon-Maury Island's nickname, "The Rock," is somewhat of a misnomer. The Island is essentially the refuse left by the comings and goings of glaciers. It is a pile of cobbles, gravel, sand, silt and clay; a scattering of boulders with a bit of organic matter thrown in.

Map Orientation, Diving inside "The Rock"

The map below shows the surface geology of our Island. The different colors represent different geologic layers. You can see how the layers stack up by looking at the cross-section view. It reminds what we might see if someone took a chainsaw and cut through part of the Island. Take a look at the key to help you understand the Island's makeup and how geology affects water.

Water from sand

About 50 percent of our drinking water comes from sand and gravel. From an often referred to as the "primary aquifer." It is identified on geologic maps as the "Qps" unit. The ease by which water moves through these sand and gravel is highly variable and depends upon the size of the particles.

Water moves

Water can move through glacial sands and gravels 10-100,000 times faster than it can through silt and clay deposits in non-glacial periods.

Till: Our dense overcoat

Much of the Island is covered by a protective overcoat called glacial till. It's water all that is laid down in front of a glacier and then covered and compacted by the glacier. It's also called "hardpan" and usually fractures local geodes when they try to dig.

What's an aquifer?

Geologic formations which hold and let water move easily are called "aquifers." A mixture of sand and gravel makes a good aquifer. The amount and rate at which you can withdraw water depends on the specific characteristics of the aquifer at the well site.

What's an aquitard?

Geologic layers that impede the movement of water are called "aquitards." Silt and clay, which are made up of small particles, are aquitards because water has a hard time squeezing between the tiny particles.

Gravel, sand, silt and clay

Like the primary aquifer, silt and clay does a great job of holding water, it won't give it up easily and forms a barrier that slows the downward progress of water. Some water does eventually make its way through clay to other sand and gravel formations often called "deep aquifers."

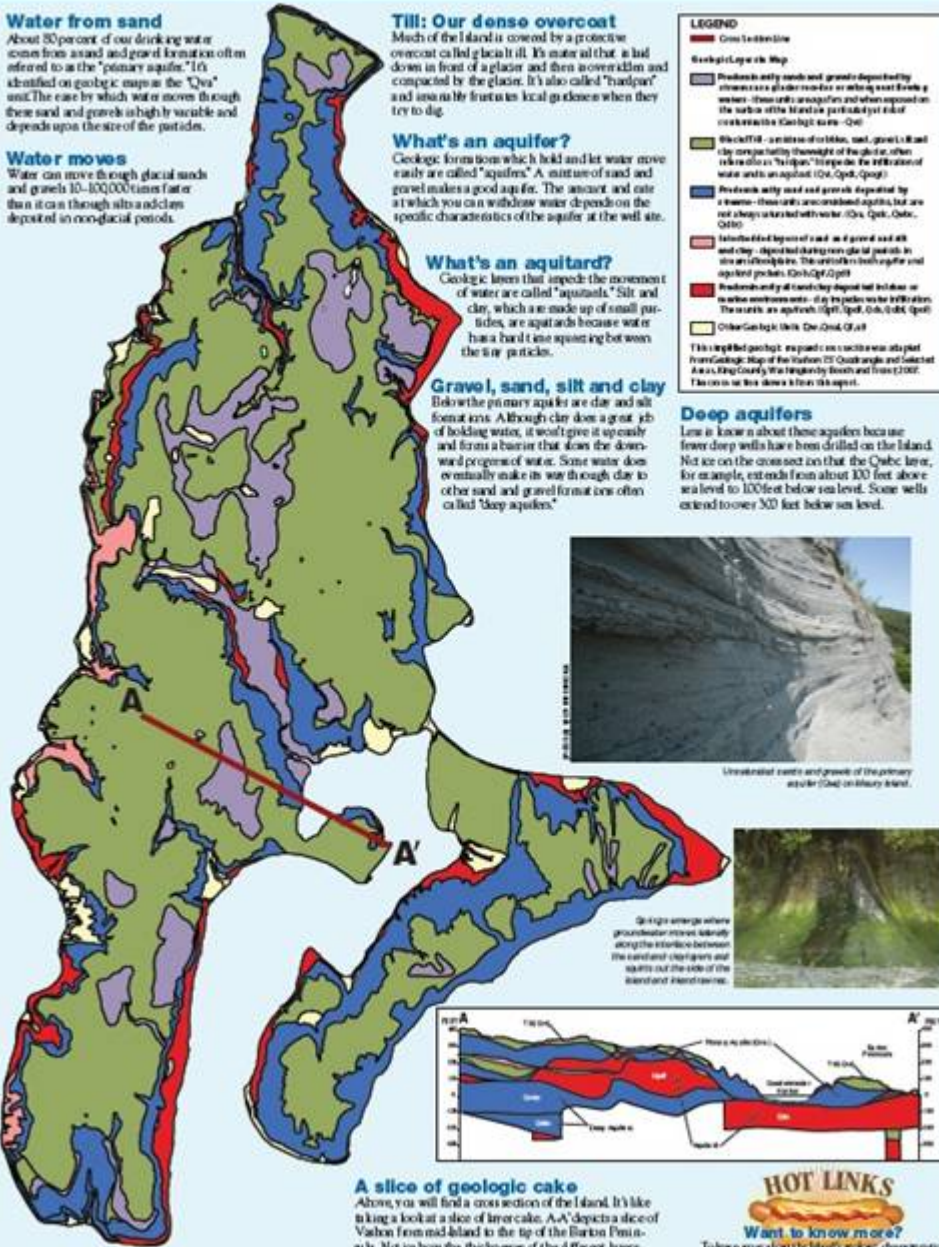
LEGEND

- Green: Glacial till
- Blue: Sand and gravel
- Red: Silt and clay
- Yellow: Bedrock
- White: Water table

Geologic Layer or Map

- Qps: Primary aquifer (sand and gravel deposited by glacial till) - this unit is an aquifer and when exposed on the surface of the Island particularly at the top of the Island (Qps) - (Qps)
- Qgl: Glacial till - a mixture of silt, sand, gravel, and clay deposited by the weight of the glacier, often referred to as "hardpan" because of its resistance to water and its aquitard (Qgl, Qgl, Qgl) - (Qgl)
- Qcl: Primary aquifer (silt and clay deposited by a stream - this unit is an aquitard, but are not always saturated with water) (Qcl, Qcl, Qcl) - (Qcl)
- Qc: Interbedded layers of sand and gravel and silt and clay deposited during non-glacial periods in an interglacial. The unit is an aquifer and aquitard (Qc, Qc, Qc) - (Qc)
- Qd: Primary aquifer (silt and clay deposited by a stream - this unit is an aquitard, but are not always saturated with water) (Qd, Qd, Qd) - (Qd)
- Qe: Other Geologic Units (Qe, Qe, Qe) - (Qe)

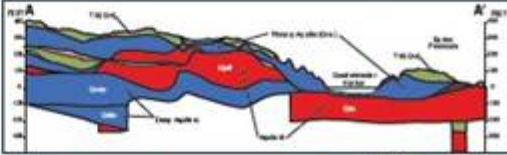
This map is a geologic map of the Island. It was compiled from geologic maps of the Island by King County and the State of Washington. The map is a geologic map of the Island. It was compiled from geologic maps of the Island by King County and the State of Washington. The map is a geologic map of the Island. It was compiled from geologic maps of the Island by King County and the State of Washington.



Unconsolidated sands and gravels of the primary aquifer (Qps) on Maury Island.



Grays emerge where groundwater moves laterally along the interface between the sandstone aquifers and aquitards on the side of the Island and Maury Island.



A slice of geologic cake
Above, you will find a cross section of the Island. It's like taking a look at a slice of layer cake. A-A' depicts a slice of Vashon from mid Island to the tip of the Burton Peninsula. Not ice how the thickness of the different layers change and how some layers are discontinuous.

HOT LINKS
Want to know more?
To learn more about the Island's geologic characteristics, see Chapter 4 of the Vashon-Maury Island Groundwater Protection Committee Report and check out the geologic map compiled by David Booth and Kathy Jensen.



A Collaboration of Vashon-Maury Island Groundwater Protection Committee and King County Water and Land Resources Division

The underlying problem is the Island geology which is the jumbled refuse left by the comings and goings of glaciers overlaid by a layer of hardpan (Vashon till – green on map) that covers about 70% of Vashon-Maury and restricts recharge. One of the best overviews can be found in "Liquid Assets", a Vashon Groundwater committee publication at <http://www.kingcounty.gov/environment/water-and-land/groundwater/management-areas/vashon-maury-island-gwma/liquid-assets.aspx>.

* Comments oppose SDO by 107 to 8. See end of [http://www.kingcounty.gov/~media/depts/permitting-environmental-review/dper/images-BRAD/CSA BRAD%20Maps/BRAD-Vashon%20Plan%20Chapters/VMI CSA Plan Public Involvement Summary.ashx?la=en](http://www.kingcounty.gov/~media/depts/permitting-environmental-review/dper/images-BRAD/CSA_BRAD%20Maps/BRAD-Vashon%20Plan%20Chapters/VMI_CSA_Plan_Public_Involvement_Summary.ashx?la=en)

** Recent attempts to increase well production, akin to fracking ... “caused the water at the tanks to become yellow. The formation of chlorine dioxide is an unexpected side effect of the CO2 used to increase the pumping capabilities of the aquifer, an additional side effect of that treatment was a lowering of the pH from 8 to 7 in the aquifer.” See <http://www.water19.com/wp-content/uploads/2016/04/Comm-Meeting-050917-FINAL.pdf>

Attached is a letter sent to the Vashon Plan Citizens’ Committee a year ago that goes into more detail. See [Effects of community planning on Vashon’s future water situation](#). Sept 11, 2016