

Public Comments on Proposed Ordinance 2019-0413

2020 Comprehensive Plan &
Skyway-West Hill CSA Subarea Plan

October 30 through November 14, 2019

Auzins, Erin

From: Daly, Sharon
Sent: Wednesday, November 6, 2019 2:14 PM
To: Policy Staff, Council CompPlan
Subject: FW: KC Mobility and Environment Committee Meeting - Public Comments
Attachments: KC Letter RE UPD Zoning.pdf

From: Sandy Cobb <management@redmondridgeroa.com>
Sent: Tuesday, November 5, 2019 5:13 PM
To: Daly, Sharon <Sharon.Daly@kingcounty.gov>
Subject: KC Mobility and Environment Committee Meeting - Public Comments

Good Afternoon, Sharon,

Below and attached are the comments that Jen Boon and I made at the Mobility and Environment Committee meeting today.

Thank you! And have a great day!

This is the Public Comment Testimony from the Nov 5 Mobility and Environment Committee.

My name is Jen Boon, an Unincorporated Area resident, Homeowner in Redmond Ridge, and President of the Redmond Ridge Residential Association Board of Directors.

Redmond Ridge was formed under a UPD agreement between King County and the Developer. Homeowners accept and abide by the unique conditions, uses, and restrictions spelled out under the UPD. They have an elected Board and Residential Owner's Association, but their local Government is King County Council. Council Members live in different districts, in Incorporated Areas, and with different experiences, issues and needs than the Unincorporated Resident they represent, and benefit from the Department of Local Services to help bridge the gap. Published County Overview of DLS states it will "help ensure they get the County services they need, and their voices are heard." Priorities for DLS 2019-2020 include "Strengthening unincorporated communities by supporting local planning and community initiatives."

The Redmond Ridge Community has been highly involved in the local planning process. We ask that our voices be heard.

Randy Sandin from DPER explained during a CSA Town Hall that the "Expiring UPD conditions at build-out will be reflected in zoning overlays. The goal is to create zoning that matches the development as it currently exists."

Kevin LeClair from DPER and now from DLS has worked closely with the Board of Redmond Ridge to create reasonable zoning to replace the expiring UPD. Kevin stated the intent of DLS was to continue the "Real feel" of the community with zoning, even special zoning overlays, to best suit the community in Redmond Ridge. The Community trusts the Redmond Ridge Residential Owners Association Board to represent them to DLS, and we trust DLS to represent us to KCC, as they have done in transmitting the replacement for the Bear Creek UPDs within the Comprehensive Plan. The land use restrictions and protections should be carried forth as submitted in the portions of the Plan relevant to Redmond Ridge.

My request is that this committee accept the DLS recommendations for Redmond Ridge portions of the Comp Plan Update and submit them for approval to the King County Council as they are written.

Kindest Regards,

Sandy Cobb, CMCA, AMS

Redmond Ridge ROA

Association Director

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July 31st, 2019

To King County Representatives of the Department of Local Services and King County Councilmembers:

This letter is in response to the Redmond Ridge ROA Board’s review of the Draft Comprehensive Use plan and new zoning changes, specifically referencing the Redmond Ridge Residential Owners Association and Master Planned Community.

The Redmond Ridge ROA Board believes it is imperative that the intent of the current UPD guidelines remain intact to prevent negative business impacts and to protect property values by upholding current UPD use restrictions for businesses.

Per Kevin LeClair, Principal Subarea Planner, The Redmond Ridge UPD development agreement includes a list of restricted uses in the business park, and we are considering including this restriction on the parcels proposed for “I” zoning. The manufacturing use table from the UPD development agreement Attachment 4 is attached.

		NORTHRIDGE UPD DEVELOPMENT AREAS					
	Manufacturing Land Uses	Medium Density Residential 13-10	Med-High Density Residential 8-14	High Density Residential 12-24	Retail/Commercial	Business Park	Community/Utility
SIC#	Specific Land Uses						
NA	Manufacturing land uses					P(1)	

P = Permitted Use.
 M = Minor Modification pursuant to UPD Section 3.1.

Development Conditions:

(1) All manufacturing land uses listed in KCC 21A.08.080 are permitted in the Business Park except the following:
 SIC Industry No. 2011 - Meat and Packing Plants;
 SIC Industry No. 2015 - Poultry Slaughtering and Processing;
 SIC Industry No. 2911 - Petroleum Refining and related industries; and
 Sic Major Group 33 - Primary Metal Industries.

As for the rest of the business park, we are also considering modifying the proposed zoning for the parcels north of Marketplace Drive from “NB” to “O” and then adding an additional overlay that reflects the allowance for a broad array of retail (such as what was granted under the Major Modification process in 2018) on the business park parcels located north of Marketplace and east of Redmond Ridge Drive.

The Redmond Ridge ROA Board strongly encourages the adoption of an additional overlay to ensure the integrity of the UPD be maintained.

The following document shows proposed permitted Industrial uses; the RRROA requests that the additional overlay also removes the permitted use for winery/brewery/distillery.

21A.08.080 Manufacturing land uses.

A. Manufacturing land uses.

P-Permitted Use C-Conditional Use S-Special Use		RESOURCE			RURAL	RESIDENTIAL			COMMERCIAL/INDUSTRIAL				
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I (11)
20	Food and Kindred Products (28)								P2	P2	P2 C		P2 C
*/2082	Winery/Brewery	P3			P3 C12	P3			P17	P17	P		P
/2085	/Distillery	C12											
*	Materials Processing Facility		P13 C	P14 C15	P16 C								P
22	Textile Mill Products												C
23	Apparel and other Textile Products										C		P
24	Wood Products, except furniture	P4 P18	P4 P18 C5		P4 P18 C5	P4					C6		P
25	Furniture and Fixtures		P19		P19						C		P
26	Paper and Allied Products												C
27	Printing and Publishing								P7	P7	P7C	P7C	P
*	Marijuana Processor I	P20			P27					P21 C22	P21 C22		
*	Marijuana Processor II									P23 C24	P23 C24		P25 C26
28	Chemicals and Allied Products												C
2911	Petroleum Refining and Related Industries												C
30	Rubber and Misc. Plastics Products												C
31	Leather and Leather Goods										C		P
32	Stone, Clay, Glass and Concrete Products									P6	P9		P
33	Primary Metal Industries												C
34	Fabricated Metal Products												P
35	Industrial and Commercial Machinery												P
351-55	Heavy Machinery and Equipment												C
357	Computer and Office Equipment										C	C	P
36	Electronic and other Electric Equipment										C		P
374	Railroad Equipment												C
376	Guided Missile and Space Vehicle Parts												C
379	Miscellaneous Transportation Vehicles												C
38	Measuring and Controlling Instruments										C	C	P
39	Miscellaneous Light Manufacturing										C		P
*	Motor Vehicle and Bicycle Manufacturing												C
*	Aircraft, Ship and Boat Building												P10C
7534	Tire Retreading										C		P
781-82	Movie Production/Distribution										P		P

In addition to the Comprehensive Plan additional overlay update to the Business Park, Retail Park, and any empty lots, the Redmond Ridge ROA Board would like to request the following items be taken into consideration upon the expiration of the UPD:

- **Shared Trail Maintenance:** Significant trail use by the general public adds an unfair financial burden to the Redmond Ridge ROA and essentially, is a double taxation on owners within Redmond Ridge. The equestrian use is especially burdensome since most riders do not live within Redmond Ridge and do not assist in paying for trail damage caused by horse traffic. The RRROA would like to request that King County take over maintenance of all trails that allow equestrian use to help ease the financial burden on a private, non-profit community.
- **Pond Maintenance:** Upon expiration of the UPD, pond maintenance reverts to King County. The RRROA would like to request permission to continue to rough mow around the pond perimeters for aesthetic purposes, without the requirement of a special use permit.
- **City of Redmond:** The RRROA requests that King County renegotiate the terms of the City of Redmond water prices, which are much higher than incorporated areas of Redmond. A request should be made to significantly reduce the higher prices for unincorporated residents of Redmond.
- **Waste Management:** The RRROA requests that King County renegotiate the terms of the Waste Management prices, which are much higher than incorporated areas of Redmond. A request should be made to significantly reduce the higher prices for unincorporated residents of Redmond.
- **Increased Sheriff Patrols:** The RRROA hires off-duty sheriffs to patrol Redmond Ridge due to the lack of King County Sheriff patrols and requests that King County provide additional Sheriff resources to the area.
- **Marijuana:** The RRROA requests that NO marijuana production, processing, growing, selling (retail or large-scale), or any other marijuana business be allowed within the current UPD boundaries.

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

On Behalf of the Redmond Ridge ROA Board of Directors


Sandy Cobb, CMCA, AMS

Director, Redmond Ridge ROA

Auzins, Erin

From: Monie Stender <monicastender@hotmail.com>
Sent: Tuesday, November 5, 2019 9:57 AM
To: Policy Staff, Council CompPlan
Cc: Lambert, Kathy
Subject: Comp plan
Attachments: UPD Mr. Taylor.pdf; ATT00001.txt

As you can see, the following letter was submitted during the prior comment period.

Is the County acting in good faith?

During a town hall in our community, it was stated by both speakers that it would be recommended that the golf course would retain recreational space type zoning. As you can see, that is not so.

Additionally, when we purchased our home, we had to sign paperwork that the zoning and use of the golf course could only be changed with a 2/3 vote of Trilogy members. How can the County change real estate law?

Thank you. Your attention to this matter is greatly needed and appreciated.

Monie Stender

John Taylor
Director
Department of Local Services

john.taylor@kingcounty.gov

Dear Mr. Taylor,

This letter of July 30, 2019 serves to express my concern for the proposed rezoning of the Trilogy area pursuant to our expiring UPDs.

Trilogy is in an environmentally sensitive area as evidenced by our recently built animal bridge and the numerous testing requirements required initially to ensure that development was not harming the area. Trilogy residents are also required to select vegetation and employ practices that are environmentally approved. Trilogy also contains many unique environmental treasures such as Kari's Bog.

When the area was developed, the zoning was one unit per five acres. The developers requested a zoning change from the one unit per five acres to six units per acre in selected areas. The environmental mitigating offset for this change was the fact that a large part of the parcel was planned for numerous open spaces plus an 18 hole golf course. It concerns me that this current zoning of one unit per five acres on the golf course, which mirrors the original zoning and the zoning in the area directly adjacent to Trilogy, is proposed to change to six units per acre.

Also of concern is the proposal, by report, that will eliminate the restrictions which safeguard and outline land use that I agreed to when I purchased my home. How can this document, which is part of my real estate transaction, be eliminated or modified without homeowner consent?

I also respectfully request that the QFC parcel be rezoned to Neighborhood rather than Commercial since it is more in keeping with the character of the community.

Thank you for allowing me the opportunity to address my concerns regarding these very important issues. Please feel free to call me if at [425-629-3706](tel:425-629-3706) you need additional information concerning this request.

Monie Stender

Trilogy Resident
24556 NE 118th Place
Redmond, WA

CC: Trilogy Board