

DENNIS CARLSON
4/6/16 COW

Feb 2016

ENUMCLAW PLATEAU MARIJUANA PRODUCERS/PROCESSORS

All information discovered via WSLCB, King County and search websites. For Washington State marijuana sales figures, see <http://liq.wa.gov/marj-dashboard>.

GREEN420

22930 SE 384th Street Suite A 10.23 acres
206-321-1531

UBI: 60334677500010001

KC Parcel # 3421069135 MJ License # 412294
Tier 2

~~ACTIVE (ISSUED)~~
DATE CREATED 12/15/2015

The assessor's report indicates this parcel sold 9/2014 to "Zoomtek Com Inc," and lists a double wide and shop/barn. Also lists waterfront "proximity influences" and "Stream, 60 percent affected."

The phone number listed for this marijuana license leads to a business called "Compustopusacom," run from a private residence at 13053 SE 160th Place, Renton (owner Elena Petrosova, computers/peripherals/software, 1 employee, annual revenue \$120K.) Sales for this grow: 12/1/2015-12/31/2015 - \$12,156; 1/1-31/2016 - \$7,275.

Green420 also has a processor's license, same number and date created as the producer license.

MAS FARMS

19003 SE 416th Street Suite A 9.73 acres
253-235-2521

UBI: 6033727230010001

KC Parcel #1820069019 MJ License #414232
Tier 2

~~PENDING (ISSUED)~~
DATE CREATED 10/29/15

Sold to Deborah Knapp 5/2014; 2 barns, one dating from 2013. "Pending" is likely a data entry error. Sales: 2015 - \$140,693.08; 1/2016 - \$35,586. MAS Farms also has a processor license, same number and date created as producer license.

PURE GREEN CROSS

21418 SE 436th Street
760-668-2431

UBI: 6033424490010001

MJ License # 412855
Tier 2

ACTIVE (ISSUED)

DATE CREATED
11/17/2015

The county's eRealProperty site "cannot find a parcel attached to this address." The iMap program can find it but points to 21416 SE 436th (Parcel number 2120069010). From there the assessor's report comes up with 21446 SE 436th Street. Email sent to mapping section of county permits department requesting clarification.

The assessor's report for 21446 indicates: 14.4 acres; white warehouse 12,216 sq. ft.; double wide; prefab steel building 960 sq. ft.; warehouse uses are "animal breeding and growing operations ; current use "none." Property owners listed as Gerald and Phyllis Noordman. Sale history shows a 2003 sale for \$0 to WA State DOT Real Estate Services/Parcel 1-17680. Security video warning sign is posted on warehouse. Mr. Noordman passed away in 2012, and Mrs. Noordman is battling cancer. The address for their son, Rick, is 21416 SE 436th St.

Area code 760 is southern California. Pure Green Cross also has a processor license, same number and date created as producer license. Sales: 2015 - \$8534; 1/2016 - \$16,006.

VIRIDIS REMEDIUM

21418 SE 436th Street Suite A
206-619-3388

UBI: 6033562630010001

MJ License # 415853
Tier 2

ACTIVE (ISSUED)

DATE CREATED
1/12/16

This is the same address for the previous grow listed, Pure Green Cross; but the producer license number and date created are different. *Two different producer licenses for the same address issued ~2 months apart?* Viridis also has a processor license, same number and date created as this producer license.

The phone number for Viridis Remedium (Latin for "green medicine") is associated with two businesses run out of a private residence at 8415 9th Avenue SW in White Center: Amaeurasia Trading Company (Principal Adam Abel, non-durable goods, 2 employees, annual revenue \$170K) and Viridis Remedium (Principal Kara Abel, business services, 2 employees, annual revenue \$91K)

~~BAHR FARMS AND NURSERY~~

2215 284th Avenue SE Suite A

5.05 acres

UBI: 6033504680010001

KC PARCEL # 1820079020

MJ LICENSE # 416926

~~PENDING (NOT ISSUED)~~

DATE CREATED 1/3/2014

The eRealProperty program "can't find a parcel matching this address" either; but the iMap program can. Assessor's report indicates barn/shop 26'x30' and detached garage 26'x22'. Also Wetland "20 percent affected."

~~R & R LOGISTICS~~

20206 SE 436th Street Suite C

UBI: 6026015680010001 and 10002

Enumclaw

986 E Hampton Rd Suite B

10003

Lind, WA

KC PARCEL # 2020069010

MJ LICENSE # 417171, 417172 and 417173

DATE CREATED ALL 1/1/2014

ALL TIER 3

~~ALL PENDING (NOT ISSUED)~~

The eRealProperty program "can't find a parcel attached to this address." The iMap points to that address which brings up the Assessor's report for 19916 SE 436th Street, the Ritter Dairy LLC, property name Olson's Meats and Smoke House. MJ application 417172 is for a property in Lind, WA, S/SE of Ritzville. Applications 417171 and 417173 are associated with the dairy address: 73.91 acres, two farm utility buildings, 14,000 sq. ft. and 2,200 sq. ft.

~~WILBER INDUSTRIES~~

43112 248th Avenue SE

10 acres

UBI: 6033541670010001

KC PARCEL # 1420069025

MJ LICENSE # 413175

~~PENDING (NOT ISSUED)~~

Tier 2

DATE CREATED 12/13/2013

Owner Tony L. Krueger. Riding arena 80'x80', hay storage 16'x24', barn 40'x50', sheds.

SNS CAPITAL

42811 208TH Avenue SE Suite A 4.85 acres

UBI: 6025513790010001

KC PARCEL # 1720069038

MJ LICENSE # 416789
Tier 1

~~PENDING (NOT ISSUED)~~
DATE CREATED 1/3/2014

Owner Shirley Grindel.



4/6/16
COW

King Conservation District

1107 SW Grady Way Suite 130 • Renton, WA 98057 • Phone (425) 282-1900 • Fax (425) 282-1898 • www.kingcd.org

Testimony on the proposed 2016 King County Comprehensive Plan,
Joshua Monaghan, Food and Farm Program Director

4/6/16

King County has long valued farmland. In 1979 voters called for farmland preservation. With the 1994 Comprehensive Plan, KC established strong policy and zoning language, including establishing Ag Production Districts.

Would like to thank the Council and the Executive for this strong leadership.

In today's staff briefing analysis on the 2016 proposed Comp plan updates, it reads this plan proposes:

"Increased attention on support for and access to local, healthy, and affordable food options."

This reinforces the County's current Local Food Initiative. This sets out specific goals of bringing 4000 acres back into Food Production in KC over the next 10 years.

A Key barrier to returning farmland to Food Production is the decline in maintenance of our agricultural lands drainage infrastructure.

Proposed comprehensive plan policy R668A recognizes this:

"King County will continue to support drainage improvements through its Agricultural Drainage Assistance Program and actively seek new ways to make drainage projects less expensive and easier to implement and to improve drainage systems across property lines."

KCD supports these updates, along with the increased funding needed to achieve these regional goals.

What is the scale of NEED?

Over the last year, we completed a county wide, agricultural drainage NEEDS assessment survey and also conducted numerous farmer interviews. This work was supported by the Flood Control District.

The waiting list that resulted from our survey includes over 3200 acres of Acres of farmland in NEED of Ag Drainage Maintenance work. Our current projection is that the full need could be as much as 4 TIMES that much.

To reach the Local Food Initiative Goals of 4000 more acres, we will need to step up investments in Ag Drainage. We have some ideas about possible funding strategies.

Eric Nelson, who works with the KCD will be looking to connect with you individually to brief you on the specifics of this Needs Assessment findings and to discuss possible funding alternatives.

April 6, 2016

Review of Comprehensive Plan

King County Council

Thank you for coming to SE King County and Maple Valley/Ravensdale, tonight. The Comprehensive Plan is very important and very large, and I certainly haven't absorbed the document in its entirety. The opening page states, "King County has some of the most beautiful scenery in the country...including productive farmlands and a vibrant economy." It further states that this "Plan establishes a vision that preserves this incredible diversity." I live in one of those beautiful places of scenery and I certainly wish to maintain the diversity and quality of environment.

I appreciate that this document represents a huge effort, and I commend all those who have worked so hard and contributed to this. Over the years, I've given input from time to time, although this year I'm a bit slow to read the vast bank of details, but I am grateful to have an opportunity to comment.

1. HR3384 has now been introduced in the Congressional House to reinstate funding to the "Quiet Communities Act" of 1978. Funding was eliminated for this program in 1982, but with a growing preponderance of evidence relating to Noise and the health and environmental damage caused by Noise, a bill has been introduced to again fund this program. Our Comprehensive Plan, Chapter 5, contains about 100 pages relating to the environment and the preservation of same, but there is unfortunately no mention of Noise as a contributing factor to damage to the environment in this section--nor did I find it in any other section that I reviewed.

Most of you know, my concerns regarding Noise for several decades have been specific to Pacific Raceways, and that concern remains. However, that is certainly not the only source of Noise pollution that should be recognized and addressed by the county and certainly should be reflected within the Comprehensive Plan. Aircraft, construction, highway/freeway, lawn mowers, loud speakers, vehicles and many more sources of Noise pose health risks to residents and disruption and harm to eco-systems and the entire environment that is so eloquently referenced in this very document, Chapter 5.

So much of the very stress of our everyday lives can be attributed to noise. Animals and habitats are disturbed by Noise. To disregard this component in a comprehensive environmental blueprint such as this document, only exemplifies our deliberate unwillingness to discuss and attempt to mitigate the impacts of noise; and such an omission cannot deny the existence and the adverse impacts of noise. Chapter 5 devotes many pages to endangered species, including the Chinook salmon which I have in Soos Creek. When I was younger, I would fish with my father in Soos Creek and along other streams, and I well recall his firm instructions to "be quiet"! The fish could hear us!

I would call to your attention, page after page in Chapter 5 devoted to "Environmental quality and important ecological functions...which shall be protected..." E105, pg. 7.

"King County should take precautionary action informed by the best available science where there is a significant risk of damage to the environment." E417, pg. 42. I would call to your attention page 88, which references Seismic Hazards and Volcanic Hazard areas. Without question, Noise hazards are just as well documented and provide an ongoing threat to residents. Chapter 5, pg. 90, near the conclusion, Monitoring and Adaptive Management, second paragraph: "Efforts to protect the environment will also need to reflect improvements in knowledge about the natural environment and how human activity impacts ecological systems, and uncertainties about ecological and biological processes."

Noise considerations should be entwined throughout Chapters 3, 5, 10, and the chapter on human services. The county has recently revised the codes on noise, and the last I observed, complaints/concerns will no longer be the responsibility of the Health department, but the Sheriff's office, which of course, won't be compelled to respond. It appears therefore, from my perspective that the codes have softened and become vague in places, so it is even more important Noise be addressed in the Comprehensive Plan. Please acknowledge this issue and begin the dialog to bring the subject of Noise to a level of importance and a cohesive component of the Plan.

2. My second concern regarding the Comprehensive Plan would be the lack of explanation and definition of Demonstration projects. I located only one use of this term in Chapter 3, pg 63, which only mentions a Demonstration project in reference to soil management and a floodplain. However, Demonstration projects are used by the county and seem to be exceptions to at least some existing permitting, and as such should be explained in this document. Chapter 3 regards Rural Areas and Natural Resource Lands, and it is vital to explain the basis to sanction a Demonstration project in a sensitive and/or rural area. This could also apply to Chapter 10 and Economic Development.

If the county is willing to allow entities such as Pacific Raceways to operate in environmentally sensitive areas--rural areas--under the title of a Demonstration project, then that category and process needs to be included in the Comprehensive Plan. This particular project was seemingly embraced by the council because of economic potential, which therefore took precedence over environmental and community concerns. First in 2012, and again on November 23, 2015, Pacific Raceways under Ordinance 2015-0437 passed by the majority of the council, is in fact, a "done deal" under the wing of you--the King County Council.

Admittedly, with this action, the neighbors have little or no recourse. But the issue of the use of the Demonstration project as a tool to site particular private businesses in rural and sensitive areas needs to be addressed. If it fits Chapter 10, under Economic Development, the intent should be included. I would suggest that Demonstration projects also need to be explained in Chapter 3 Rural Areas and Natural Resource Lands.

Thank you.

Sandy Gaither, %18835 SE 214th, Renton, WA 98058 and 15032 SE Auburn-Black

A handwritten signature in cursive script that reads "Sandy Gaither". The ink is dark and the signature is fluid, with a large, stylized 'S' at the beginning.

Effects

Human health

Main article: Noise health effects

Noise health effects are both health and behavioral in nature.^[citation needed] The unwanted sound is called noise. This unwanted sound can damage physiological and psychological health. Noise pollution can cause annoyance and aggression, hypertension, high stress levels, tinnitus, hearing loss, sleep disturbances, and other harmful effects.^{[3][4][5][6]} Furthermore, stress and hypertension are the leading causes to health problems, whereas tinnitus can lead to forgetfulness, severe depression and at times panic attacks.^{[4][7]}

Chronic exposure to noise may cause noise-induced hearing loss. Older males exposed to significant occupational noise demonstrate significantly reduced hearing sensitivity than their non-exposed peers, though differences in hearing sensitivity decrease with time and the two groups are indistinguishable by age 79.^[8] A comparison of Maaban tribesmen, who were insignificantly exposed to transportation or industrial noise, to a typical U.S. population showed that chronic exposure to moderately high levels of environmental noise contributes to hearing loss.^[3]

noise pollution: Definition from Answers.com

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High noise levels can contribute to cardiovascular effects and exposure to moderately high levels during a single eight hour period causes a statistical rise in blood pressure of five to ten points and an increase in stress^[3] and vasoconstriction leading to the increased blood pressure noted above as well as to increased incidence of coronary artery disease.

Noise pollution is also a cause of annoyance. A 2005 study by Spanish researchers found that in urban areas households are willing to pay approximately four Euros per decibel per year for noise reduction.^[9]

Environment

Noise can have a detrimental effect on animals by causing stress, increasing risk of death by changing the delicate balance in predator/prey detection and avoidance, and by interfering with their use of sounds in communication especially in relation to reproduction and in navigation. Acoustic overexposure can lead to temporary or permanent loss of hearing.^[10]

An impact of noise on animal life is the reduction of usable habitat that noisy areas may cause, which in the case of endangered species may be part of the path to extinction. Noise pollution has caused the death of certain species of whales that beached themselves after being exposed to the loud sound of military sonar.^[11]

Noise also makes species communicate louder, which is called Lombard vocal response.^[12] Scientists and researchers have conducted experiments that show whales' song length is longer when submarine-detectors are on.^[13] If creatures do not "speak" loud enough, their voice will be masked by anthropogenic sounds. These unheard voices might be warnings, finding of prey, or preparations of net-bubbling. When one species begins speaking louder, it will mask other species' voice, causing the whole ecosystem to eventually speak louder.

European Robins living in urban environments are more likely to sing at night in places with high levels of noise pollution during the day, suggesting that they sing at night because it is quieter, and their message can propagate through the environment more clearly.^[14] The same study showed that daytime noise was a stronger predictor of nocturnal singing than night-time Light pollution, to which the phenomenon is often attributed.

noise pollution

noise pollution, human-created noise harmful to health or welfare. Transportation vehicles are the worst offenders, with aircraft, railroad stock, trucks, buses, automobiles, and motorcycles all producing excessive noise. Construction equipment, e.g., jackhammers and bulldozers, also produce substantial noise pollution.

Noise intensity is measured in decibel units. The decibel scale is logarithmic; each 10-decibel increase represents a tenfold increase in noise intensity. Human perception of loudness also conforms to a logarithmic scale; a 10-decibel increase is perceived as roughly a doubling of loudness. Thus, 30 decibels is 10 times more intense than 20 decibels and sounds twice as loud; 40 decibels is 100 times more intense than 20 and sounds 4 times as loud; 80 decibels is 1 million times more intense than 20 and sounds 64 times as loud. Distance diminishes the effective decibel level reaching the ear. Thus, moderate auto traffic at a distance of 100 ft (30 m) rates about 50 decibels. To a driver with a car window open or a pedestrian on the sidewalk, the same traffic rates about 70 decibels; that is, it sounds 4 times louder. At a distance of 2,000 ft (600 m), the noise of a jet takeoff reaches about 110 decibels—approximately the same as an automobile horn only 3 ft (1 m) away.

Subjected to 45 decibels of noise, the average person cannot sleep. At 120 decibels the ear registers pain, but hearing damage begins at a much lower level, about 85 decibels. The duration of the exposure is also important. There is evidence that among young Americans hearing sensitivity is decreasing year by year because of exposure to noise, including excessively amplified music. Apart from hearing loss, such noise can cause lack of sleep,

irritability, heartburn, indigestion, ulcers, high blood pressure, and possibly heart disease. One burst of noise, as from a passing truck, is known to alter endocrine, neurological, and cardiovascular functions in many individuals; prolonged or frequent exposure to such noise tends to make the physiological disturbances chronic. In addition, noise-induced stress creates severe tension in daily living and contributes to mental illness.

Noise is recognized as a controllable pollutant that can yield to abatement technology. In the United States the Noise Control Act of 1972 empowered the Environmental Protection Agency to determine the limits of noise required to protect public health and welfare; to set noise emission standards for major sources of noise in the environment, including transportation equipment and facilities, construction equipment, and electrical machinery; and to recommend regulations for controlling aircraft noise and sonic booms. Also in the 1970s, the Occupational Safety and Health Administration began to try to reduce workplace noise. Funding for these efforts and similar local efforts was severely cut in the early 1980s, and enforcement became negligible.

Noise pollution (or environmental noise) is displeasing human, animal or machine-created sound that disrupts the activity or balance of human or animal life. The word noise comes from the Latin word nauseas, meaning seasickness.

The source of most outdoor noise worldwide is mainly construction and transportation systems, including motor vehicle noise, aircraft noise and rail noise.^{[1][2]} Poor urban planning may give rise to noise pollution, since side-by-side industrial and residential buildings can result in noise pollution in the residential area.

Indoor and outdoor noise pollution sources include car alarms, emergency service sirens, mechanical equipment, fireworks, compressed air horns, groundskeeping equipment, barking dogs, appliances, lighting hum, audio entertainment systems, electric megaphones, and loud people.

2000 ft

- Yellow is 208th Ave SE Enumclaw

- Black circle is the current Grow site on SR 164. It is "Pure Green Cross" 1/3 mile away from 208th Ave

Key colors to attached map of 208th Ave SE, Enucław

- Yellow is 208th Ave SE
- Pink outline is the proposed grow site (KC Permit # COMM15-0017)
- Blue is homes with children living in them

(NORTH)

424th

424th

FREEBURG

2

TURNER

OGG 42515

①

①9

②0

②1

BERGER 42607

②

①8

ENGELHARD FARM
253-255-5422

QUAM 42705

③

JOHNSON FARM

OSSELLO 42727

④

①7

JAKE DEVANEY 206-550-2787

COMMIS-0017
BARNETT/GRIMELE 42811

⑤

①6

ROGERS

42808

STEWART 42911

⑥

①5

DAVIS

42822

HANSON 42923

⑦

①4

STUKENKEL 42906

DEGROOT 43119

⑧

①3

NORDMAN

42924

①2

KELLY

43018

①1

REID 43026

①0

KUOZ

43112

⑨

GROVEN

43122

DAIRY FARM

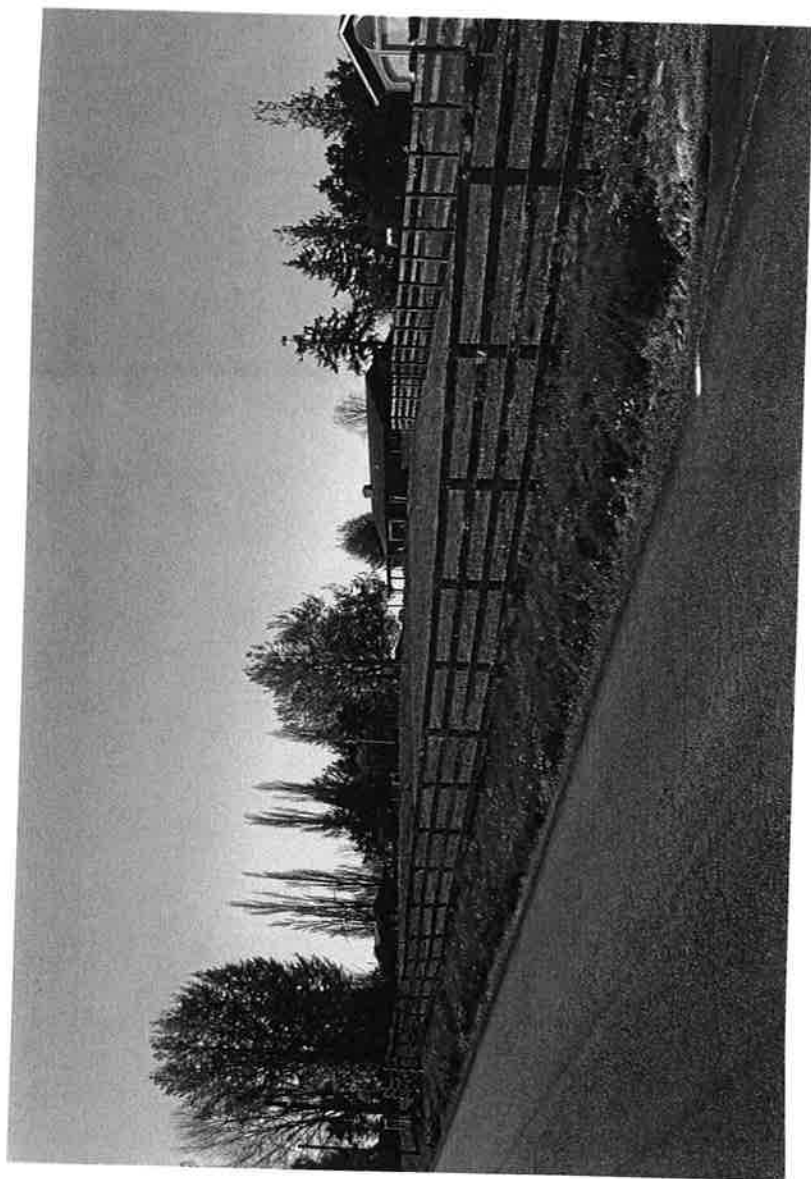
②

DeGroot
DAIRY
FARM

SR164

SR164

(South)



4/6/16
COW

4/6/16

Council of the Whole

Chairperson: Kathy Lambert

RE: Public Hearing on KCCP

Dear Council

Our names are Marney and Scott Valdez and we live at 20041 269th AVE SE in Maple Valley. Our property is zoned RA5. As rural area residents, we do not have the same protections or services as a municipality and we are reliant on King County, through use of its zoning laws, to look out for our public health, safety, and welfare.

When I-502 passed, it is well-known that the WSLCB burdened the counties with implementation of the new law - a law that unfortunately did NOT go through the legislative process - and has forced each county to figure it out using their zoning regulations and their land use codes. This has resulted in chaos and confusion across counties everywhere and we find it unfair that the State put King County in this position. However, marijuana is now here and King County needs to take action to properly govern an industry that requires careful regulations and policies to mitigate the negative impacts to homes, families, properties, and our environment.

King County states that marijuana is not a home industry or a home occupation, which are both regulated uses under the zoning law with rules in place to mitigate traffic, employees, noise, impacts to the environment, impacts to the health and safety of residents, and impacts to the rural character of the zone. Yet a marijuana production or processing business includes traffic, employees, noise, odor, impacts to the environment, impacts to the health and safety of residents, and impacts to the rural character of the zone.

King County states that marijuana is not agriculture, yet permits it as a "resource land use" in RA5 under agriculture. However King County also states that land isn't required by allowing it in Industrial, CB and RB zones. The same 30,000 square foot industrial marijuana greenhouse, with requirements for lights, chemicals, noise, employees, activity, and waste, is allowed to exist in two VERY distinctly dissimilar zones. Industrial or business zones are far more equipped with proper services and infrastructure to manage the impacts of this industrial activity, whereas the rural zone significantly is not.

Rural zones do not mean "uninhabited cow pastures somewhere out past city limits". Rural zones have communities, neighborhoods, and families, just like cities. King County is the governing entity for those communities, neighborhoods, and families and it is time that the Council ensured that the current County Code is updated to include regulations for marijuana

that protect rural residents. The negative impacts of marijuana industry are now known, not speculated to happen, or probable to happen, but known. Impacts such as lowered property value, increased crime, increased traffic, increased noise, increased chemical use, increased risks to our public health and safety, increased risks to our water systems, increased risks to our environment, to name a few. Multiple counties in the state continue to report these same sets of negative impacts to the rural resident, not because they're guessing that it might happen, but because their rural residents have lived it and seen it. The King County Council has the opportunity right now, to preempt what's coming and put responsible marijuana rules and ordinances in place that remove the burden being placed on residential neighborhoods.

Hopefully you can see, as other counties have, that marijuana production and processing is a commercial activity that is completely out of character with the rural zone and should be removed as an allowable use. Thirty-thousand square foot greenhouses with security fences, cameras, lights, parking lots, and outbuildings do not align with the County's purpose of the RA zone. However, if you are going to continue to allow industrial operations in residential neighborhoods in the rural zone, then at a minimum you MUST include mitigation requirements such as:

- Public access
- Environmental protections for rural wells
- Environmental protections for waterways and wildlife
- Limitations on traffic
- Limitations on light pollution
- Limitations on noise pollution
- Elimination of the permeating odor
- License holder must be the landowner and must be in permanent residence on the property
- Compensation program for reduction of property value

As it stands now, the marijuana industry is causing considerable confusion, upheaval, and chaos throughout Rural King County; whatever positive impact it is having on the financial status of the state or county is completely insulated from the distress it is causing the rural residents. There is a way, however, that the marijuana industry and our rural communities can co-exist and thrive, and that is with responsible, immediate zoning rules.

Thank you for your serious consideration of an acute issue affecting your rural residents.

Respectfully,

Marney and Scott Valdez

A handwritten signature in blue ink that reads "Scott & Marney Valdez". The signature is written in a cursive, flowing style.

4/6/16
COW

Why the Proposed Marijuana Production and Processing Facility Proposed in Rural King County Near Hobart, Washington Should Not Be Permitted

1. The King County zoning for this rural area is based on not allowing smaller than 5 acre minimum parcels for the express purpose of maintaining and protecting this unique rural area located at the foot of the Cascade Mountain range from high density housing and industrial buildings and operations, and to protect the natural habitat of wildlife, such as eagles, elk, fish, including salmon bearing streams, and a wealth of other wild life that inhabit the area. This project would adversely impact the people living in the area and disrupt migrating routes of animals that inhabit the area.

The proposed Marijuana Production and Processing Project does not fit the intent of this zoning.

2. The proposed project would severely and irreversibly impact the wildlife in the area, as well the rural nature of the area (which is the intent of the 5-Acre minimum requirement) that my family and other families in this area, value.
3. The car and truck traffic and associated noise of the facility work force and transport trucks coming and going and the dust created is not in keeping with the tenants of the 5-acre minimum requirement to protect the rural nature of the area and neighborhood.
4. If this grow and processing facility is allowed to be permitted, you will no longer see the wildlife in the vicinity of the proposed project.
5. In addition, there are vistas that will be impacted by an industrial facility—destroying the rural and natural beauty of the area for which the 5 acre minimum lot size regulation was enacted.
6. The foul odors and air pollution given off by the facility, and the traffic associated with the processing facility, will be offensive to the surrounding area/neighborhood and not in keeping with the intent of five acre minimum requirement, irrespective of the lot size this marijuana grow operation will entail
7. The project as proposed should be sited and belongs in an agricultural/industrial area, such as the Kent Industrial Valley, where such energy and water intensive operations are prevalent. We suspect the reason the proponents are not proposing a grow and processing plant there is costs—if their proposed project cannot pencil out there, this is not justification to try and locate it here, in this rural and pastoral, family oriented area.

8. There is no way this proposed industrial grow and processing facility and its 8 foot crime abatement fence fits into this rural area and neighborhood that the 5-acre minimum was enacted.
9. The car and truck traffic and associated noise of workmen and transport trucks coming and going and the dust created is not in keeping with the tenants of the 5-acre minimum requirement to protect the rural nature of the area and neighborhood.
10. Natural migration routes of native wildlife will be severely impacted.

11. OTHER IMPACTS

- A. Foul odors emitted by the facility that are characteristic of such marijuana grow and processing facilities.
 - B. Where will all the water (6 gallons per day/plant) required for the grow/processing facility come from—will it impact my well and other neighbor wells?
 - C. Fertilizer run-off.
 - D. Pesticides that the facility will need and attendant runoff of associated chemicals into the water shed and aquifer.
 - E. Traffic impacts—significant dust and noise from cars and trucks of factory, delivery and support workers to and from the plant.
 - F. Pollution emitted by the workers cars and transportation trucks and the noise they will create and the impact they will have on a rural and quite neighborhood. This is one of the biggest reason we live in a rural area—to get away from the industrial facilities and their inherent impacts.
 - G. Crime impacts associated with marijuana for which the proposed 8 foot fence will not solve in such a rural and unpoliced location. Armed guard are not a solution in this rural neighborhood.
 - H. Impacts on the pastoral landscape of neighboring properties and homes.
 - I. Noise of cars and trucks coming and going at all hours of the day and night.
 - J. Light pollution in this rural and quite, scenic area.
 - K. Loss of wild life.
 - L. Disruption of traditional wildlife migrating routes.
 - M. Increase in crime in the area.
 - N. Armed guards.
 - O. The location is in a low area next to a pond. How will run off of fertilizer and pesticides and other chemicals be prevented from entering the stream?
 - P. Potential pollution of our ground water and aquifer and the existing drainage ditch that abuts the proposed processing plant and grow field, and surface waters that drain into streams.
 - Q. Will the high electricity consumption impact our local grid?
12. The project will result in an increase in crime in the area. The proposed 8 foot fence will not deter all intruders.

13. Industrial plants and traffic and other attendant issues of operating plants do not fit with the intent of the 5-acres minimum regulation.
14. How will sewer water from toilets be handled? In my case, the County required a very sophisticated (and expensive system) that included two 1000 gallon concrete tanks, large sand filter, and two drainage fields, and I live on top of the hill. We were going to build on the eastern portion of our acreage (it abuts the Alsager property). It has a higher elevation than the proposed marijuana project site—but were told it would be difficult to get a septic system permitted. What is proposed for this site?
15. This industrial grow and processing plant is not in keeping with the intent of the 5-acre minimum requirement! It belongs in the industrial corridor, such as the Kent agricultural/Industrial Valley area where such projects are welcome—not in a remote and scenic rural neighborhood, that the 5-acre minimum lot size was designed to protect.
16. Bottom Line—you cannot allow a project to disrupt and damage the environment in the vicinity of the project and the lives of the people that live here and which moved here because of the rural nature of the area, the wildlife, and scenic beauty of the area—their project is inconsistent with the intent of the 5-acre minimum lot size! Please direct the applicant to find an area that is suitable for this type of project.
17. In my review of the proponents description of the project it is not clear how process waste water (processing and human waste) will be handled, as well as how the grow and processing foul odors characteristic of such facilities will not disrupt our lives and the value of our property. Our property directly abuts with Alsager's property and, as such, this needs to be explained in detail. This is a very important issue, and I request that you advise all other affected people in the area just how this wastes and odor will be addressed.
18. Our property abuts Alsager's property. As such, the proposed marijuana grow and processing facility will greatly impact the value of our property, possibly making it unsaleable at current or forecasted pricing, as odors and crime characteristic of such facilities greatly impact adjacent properties.

This is why such facilities are located in industrial/agricultural locations—not in family neighborhoods. As such, a marijuana grow and processing facility in this rural area should not be permitted. It belongs in a remote site or, as mentioned elsewhere in this letter, in an agricultural/industrial area such as the Kent valley agricultural/industrial area. I suggest, that the site would be ideal for growing blueberries or some other crop consistent with the 5 acre minimum requirement meant to protect the area from projects such as that proposed.

In summary, we hope you will visit the area and see for yourself first hand that siting a grow and processing facility with an 8 foot security fence is not in keeping with the intent of the rural setting of this pristine area that a 5-acre minimum lot size was enacted to protect. We and our neighbors would be

severely impacted by the operation of the proposed marijuana grow and processing facility and hope that you will not grant a permit for this proposed industrial grow and processing plant.

We purchased our property in this rural farming community and scenic area with a 5-acre minimum lot size that was promulgated to limit the hustle and bustle of suburbia, traffic, noise and other woes of suburbia and industrial/plant operations for the express purpose of protecting the people that live here and to maintain the rural nature of this unique scenic area located at the foot of the beautiful Cascade Mountains.

The proposed project will adversely impact the lives of people that live in the vicinity of the proposed project and the value of adjacent properties, and increase crime that the 8 foot fence is supposed to minimize. Such projects that will impact the lives of other people and other properties should not be allowed, particularly when there was passed a 5-acres minimum requirement that was intended to protect the rural, scenic, pristine nature of the area.

We hope you will not permit such a project that will so adversely impact the area, our lives, and the value of our property and adjacent and nearby properties.

Thank you for your consideration.

Don and Barbara Clasen

HOBART CONCERNED CITIZENS

4-6-16

4/6/16
COW

To: Council of the Whole

Chairperson: Kathy Lambert

RE: Public Hearings on the KCCP

My name is Charles Hahn, and I live at 25503 SE 192nd St., Maple Valley, WA 98038 with my wife, Leigh Landry. My residence is in unincorporated King County in an RA5 zone.

I'm writing this in response to the planned Tier3 Marijuana Producer and Processor at 20241 269th AVE SE in Hobart (permit # CDUP16-0002). This facility would consist of a 31,688 square foot grow facility, additional green houses, out buildings, employee parking areas and would be constructed in an RA5 zoned location next to recognized wetlands and ponds.

Per the King County 21A.04.030 Agricultural zone guidelines "The purpose of the agricultural zone (A) is to preserve and protect irreplaceable and limited supplies of farmland well suited to agricultural uses by their location, geological formation and chemical and organic composition and to encourage environmentally sound agricultural production". Placing a 31,688 processing plant on this property goes against these stated purposes and should not be allowed. Rural Area zoning guidelines also state that small scale farming is permitted but that it should be compatible with "rural character" which a 31,688 square foot processing facility would certainly not do. In addition, the environmental impact of such a processing plant, especially one located adjacent to ponds and wetlands could be catastrophic and irreversible. The chemicals used in the growing and processing of the marijuana could negatively impact neighboring properties and well water in the area, a vital concern for many of us in rural King County.

In Ordinance No. 5000, section 17.14.260, dealing with the regulations for outdoor cultivation of marijuana, El Dorado County, California stated that "The cultivation of marijuana has the potential for increased crime, intimidation and threats. As marijuana plants mature, certain varieties can develop a strong odor which creates an attractive nuisance by alerting people to the location of valuable marijuana plants; this creates an increased risk of crimes including burglary, trespassing, robbery and armed robbery. Law enforcement officers have reported an increase in calls from reported respiratory problems and allergic reactions to marijuana plants." As state in the Preamble of the King County Charter it is the responsibility of the Council to "preserve a healthy rural and urban environment" and this planned project apposes this goal in every way.

Please update the KCCP to disallow this facility and types like it from irrevocably damaging our way of life. Thank you for your consideration on this matter.

Charles Hahn



Leigh Landry



4/16/16 cow

To: Council of the Whole
Chairperson: Kathy Lambert

RE: Public Hearings on the KCCP

My name is Adrian Medved, and I live at 20208 269th Ave SE Maple Valley, WA 98038. My residence is in unincorporated King County in an RA5 zone.

What I believe the KCCP needs to address, is the marijuana zoning presently in place. Producing and processing is presently allowed in the RA5 zone. The RA5 zone is a rural residential zone, no different from other residential zones but with limited density. Although you state in your Marijuana zoning summary, that Marijuana is not agriculture, not a home industry, and not a home occupation, you then allow producing and processing in the RA5 zone on a minimum 4.5 acres, as a resource land use. Under resource land use there is Agriculture, Minerals, Forestry, Fish and Wildlife Management, and Accessory uses. Marijuana is not agriculture, but permitted as a resource land use under agriculture. Marijuana is then allowed in CB, RB and Industrial Zones with no land required and indoor growing only. One of the negative impacts of marijuana production is that it has a very offensive, penetrating and unhealthy odor, which cannot be controlled with an outside grow. If this is going to be allowed in a rural residential zone than it needs to be regulated just like any other business, especially in light of the fact that it is the producing/processing of a controlled substance, and against Federal law. Regulations need to protect the residents from the criminal element and protect the health welfare and safety of our children.

The voters voted for I-502 and now it is the responsibility of our governing public entities to come up with responsible regulations to mitigate the negative impacts. The WSLCB has made it very clear that our counties and municipalities are responsible for regulations using their land use codes. Under King County Title 21A, there are little to no regulations to protect the surrounding residences from the negative impacts. Negative impacts such as: environmental impacts, waste water treatment, sanitary conditions for the workers at these industrial grow sites, concerns for personal safety, especially in residential areas, based on the increased likelihood of burglaries, etc., potential for unlimited numbers of recreational marijuana businesses, concerns for potential negative impacts on real property values, no requirement for public access, thus burdening the many private roads and private easements. Even if these easements have covenants for residential use only, the residents have to sue in superior court and have the court uphold the covenant. Require public access for any CUP for marijuana producing/processing and remove that legal burden from the residents. There are no hours of operation required so these businesses can run 24 hours a day and run their lights 24 hours a day. When these 30,000 sq ft grows get ready to harvest, they flush the plants of all the chemicals. What chemicals are they using and where are they flushing those chemicals. This is just to name a few areas where our zoning is lacking and burdening the rural residential residences. The scope of a 30,000sq ft grow, whether indoors or outdoors, has the same negative impacts especially without adequate zoning regulations.

Industrial production is not compatible with our rural area and the purpose of our RA zone is to preserve and protect our rural land. Even the grows in greenhouses look like "prison" greenhouses with ugly security fences, and perimeter surveillance lighting. Without responsible zoning that mitigates the numerous known impacts, you are putting our rural lands and rural character at risk. Marijuana producing and processing is incompatible with a rural residential area and should not be allowed! And if allowed, needs very specific regulations that address the negative impacts.

Thank you for your serious consideration of an ever growing problem that will just continue to fester without more responsible zoning.

Respectfully submitted,

Adrian Medved



4/6/16 con

John & Lori Sutter

PO Box 143
Hobart, WA 98025

Home Phone 425-358-7978

April 6, 2016

To: King County Council of the Whole
Chairperson: Kathy Lambert
Regarding: King County Comprehensive Plan

We are John and Lori Sutter, and we live at 26417 SE 200th Street, Maple Valley, WA 98038. As residents of rural unincorporated King County we are asking for responsible zoning regarding marijuana production.

It is our understanding that the passage of I-502 by the voters left each county with the responsibility to create their own regulations as far as where marijuana can be grown and processed. We have recently heard a number of stories from rural residents in different counties, regarding the many negative impacts of marijuana production on rural families. These unintended consequences of marijuana production in RA5 neighborhoods include the following:

- Increased traffic and noise
- Significant increase in crime
- The use of chemicals which may damage the environment, the water systems and harm wildlife
- Fencing and lighting reminiscent of a prison facility
- Diminished property values
- During certain phases of production, marijuana gives off a terrible stench that permeates the neighborhood for an extended period of time

Residents in a number of rural King County neighborhoods have been forced to spend a significant amount of time and money to attempt to stop the marijuana production facilities from being built near their homes. This seems unreasonable.

Rural King County is a beautiful resource. That is why people choose to live here. It is perfect for cows, horses, trees, wildlife, and families. It is not suited for the many problems associated with the production of marijuana. Marijuana production should be limited to locations that are compatible, and that have manufacturing infrastructure, and adequate law enforcement resources.

As citizens of unincorporated King County, we rely on you, our elected officials, to put in place responsible zoning regulations that protect the natural character of the RA5, as well as the safety of those who live here. We are asking that King County prohibit the production of marijuana in the RA5 zones.

Thank you for your consideration.

Respectfully,



John & Lori Sutter

Having read thru this expansive document, I found that the plan is very encouraging. But then I recall that I had the same findings when I read the 2012 Comp Plan. As they say plans and results don't always coincide and we know that in certain instances there were significant directions that KC government took/allowed in violating the principals and goals of the 2012 CP. Focusing thru my "SE county knothole", I saw a total disregard of the principals of keeping the rural area rural when Pacific Raceways requested expansion of their allowed uses (via a TUP and an IUP), CUP and code violations as well as designation of their expansion plans as a "Project of Statewide Significance" and an ordinance steamrolled thru council and executive for the expressed purpose of continuing "piece-meal" development. I say steamrolled since the CUP, and later requirements, specified that any changes to it's conditions require a public meeting in the area, NO more "piece-meal" development and an EIS for any new building permits, none of which happened. Also the council recommendation for Project of Statewide Significance designation was done with no public involvement nor notification. Anyway, one has to wonder how building garages a "Project of Statewide Significance" and meet the KC Code for IUP. "Interim uses" is defined as having only a "temporary, limited time" requirement. How do permanent structures (garages), paved parking lots and roads meet this "temporary, limited time" requirement? And lets not forget that this may be just another million yard gravel extraction without doing any of the development proposed as was done for the drag strip relocation.

The allowance of Demonstration Projects is another loophole to place generally unwanted industries/businesses such as mining, materials recycling, warehousing and racetrack expansion within residential areas. These developments are significantly impacting to neighbors who then suffer health issues and loss of property value due to the negative aspects of noise, dust and environmental pollution(s).

The KC government's disregard of noise as a significant problem was enforced by their allowing the Public Health Dept. to drop any noise related activities and not designating funds to reduce the problem. The rest of the world's public health agencies are working to reduce noise problems, but KC is going in the opposite direction. The racetrack CUP required a noise mitigation plan, but ZERO mitigation has been accomplished in the last 30 years while the noise levels and hours of noise have increased.

As for the BS about all the JOBS the raceway development will create, one has to do a reality check wondering how many workers will be receiving a moderate, living wage for raceway activities that are mostly seasonal (ie less than 6 months) when no non-racing sales nor non-PacRac manufacturing are allowed.

Don Huling
SCAR director

Demonstration Projects

April 6, 2016

Others have mentioned Demonstration Projects tonight and I would like to continue that discussion.

Demonstration Project is a term used to describe what, in reality, is a work-around, short cut, a fast-track process, used to bypass the standard process typically mandated when making changes to land use in King County.

According to what we have witnessed in Southeast King County, here's how it works. A Project Proponent in King County approaches a King County Council member for sponsorship. This King County Councilmember is lobbied to lend his or her support to the proposal.

If the decision is made to support the Proponent, it is important to realize that the sponsoring King County Councilmember can be from any district. He or she does not have to be from the district in which the property is located. Someone from a city way up North, can sponsor a project in the rural south end of the county. This is considered within the rules of Council operation.

A Demonstration Project has the following elements:

Requirements are customized to the project and are agreed upon between King County and the Proponent in a manner not transparent to the public.

Timelines for submittal are capricious, thus making it possible for Demonstration Projects to be inserted into the Comprehensive Plan process at irregular times, and even at the last minute. In one case, it was inserted after hearings had taken place in Seattle to prevent the project from going forward.

Environmental procedures are not adequately addressed. In one case, a Conditional Use Permit has sufficed in place of a normally mandated Environmental Impact Study. This is a major travesty and many residents living close to these sites are suffering from this travesty today.

Oversight/Accountability is missing. With approval granted by the King County Council and the Proponent allowed to proceed, local residents impacted by the project are easily dismissed, with no one to take their side. Calls are not returned. Serious issues are not addressed and it appears the County has washed its hands of any responsibility and accountability.

Attempts are being made to alter zoning ordinances which have been in place in rural areas for decades. Allowing rezoning to occur at the whim of a Demonstration Project is a very irresponsible precedent. Once done, how soon before others seize the opportunity and the quality of rural life becomes significantly diminished.

It is my opinion that Demonstration Projects need to stop completely. Not only are they undemocratic, they foster hostility and mistrust on the part of unincorporated citizens toward King County. In addition, they violate some policies within the King County Comprehensive Plan itself.

Susan Harvey
susandharvey@hotmail.com

4/6/16 cow

2016 KCCP Update Oral Testimony before King County Council "Committee of the Whole"
Wednesday, April 6, 6:30 - 9:00 PM, Gracie Hansen Bldg., Ravensdale, WA

My name is Peter Rimbo. I am speaking on behalf of the Greater Maple Valley Unincorporated Area Council (Area Council). I serve as Chair of our Growth Management Committee and, as such, manage and coordinate our King County Comprehensive Plan (Comprehensive Plan) Update review and comment.

Our Area Council has served greater Maple Valley for over 40 years as an important sounding board and voice for Rural Area residents. We helped local people seek incorporation of the City of Maple Valley. We have provided valuable input to you on County objectives, Code, and the Comprehensive Plan. We look forward to continuing those relationships.

We applaud the more wide open process being followed for 2016 Comprehensive Plan Update. Although we have been reviewing and submitting comments on all major 4-yr Updates for many, many years, this is the first time we have been provided the opportunity to help shape the Executive's Public Review Draft. Many of our early comments were accepted and became part of the PRD released last November. This has helped the people, who are most directly affected by the Plan, have a direct say in its preparation. We also applaud the Executive's Office and its Comprehensive Plan Manager, Ivan Miller, and Senior Policy Analyst, Karen Wolf, for holding multiple meetings with our Area Council over the past 14 months.

To conduct our in-depth review we assigned specific Chapters, Attachments, and Appendices to our four major Committees: Economic Development, Environment, Growth Management, and Transportation. Our Committees held multiple meetings prior to presenting comments to our full Area Council for deliberation and final approval. We made multiple submittals to the Executive's Office throughout 2015 culminating in a set of PRD detailed comments in early January.

In general, we are pleased with the Plan as submitted by the Executive to the Council on March 1. However, we still do have some specific comments to present to you tonight.

CHAPTER 3—RURAL AREA AND NATURAL RESOURCE LANDS

Over the past two years we have hosted several standing-room-only meetings where resident after resident has voiced deep concerns with Marijuana growing operations, processing/manufacturing facilities, or distribution businesses being sited in Rural Area residential neighborhoods. Such businesses could be quite lucrative both with valuable product on the premises and amount of cash on hand. However, as you well know, the County cannot always provide adequate Police protection to the Rural Area. This is a dangerous mix. We call for such operations to be recognized in the Comprehensive Plan as incompatible with the Rural Character the County and we strive to maintain. Further, we call for KC Code definitions **21A.06.605 Home industry** and **21A.06.610 Home occupation** be revised back to their pre-2008 Comprehensive Plan definitions to address the existing loophole where a residence can be converted to a business establishment without maintaining *"the primary use of the site as a residence."*

Policy R-309 deals with Transfer of Development Rights receiving sites. To meet the original intent, Rural Area properties should not serve as receiving sites for any TDRs.

Policy R-326 deals with siting of facilities in the Rural Area. We applaud language here and in **Chapter 9--SERVICES, FACILITIES, & UTILITIES** to preclude those those facilities that primarily

2016 KCCP Update Oral Testimony before King County Council "Committee of the Whole"
Wednesday, April 6, 6:30 - 9:00 PM, Gracie Hansen Bldg., Ravensdale, WA

serve urban residents from being located in the Rural Area. However, to truly fix the problem, KC Code 21A.08.060 A. Government/business services land uses must be changed under "Specific Land Use" – "Utility Facility" by adding a new Note (#38) as a Development Condition to all Zoning Designations.

CHAPTER 8 -- TRANSPORTATION

Policy T-102 deals with regional transportation planning. We and other Rural Area UACs and Associations held a very well attended Transportation Forum with State, Regional, and County representatives in Issaquah in September 2014. Chairwoman Lambert, I sat next to you and presented our findings on "rural regional corridors" and sustainable funding. With Rural Area growth at ~200 per year and almost all growth going to Urban Areas, major County roads are used primarily by urban residents. Consequently, we believe "County road networks," which know no jurisdictional boundaries (similar to State roads), should be established and funded by all County taxpayers. We reviewed the January 2016 recommendations of the County Bridges and Roads Task Force, unfortunately it did not include this "network" concept. We urge the Council to explore this "County road network" concept.

Regarding Concurrency, we believe it must have an enforcement mechanism, be linked to a public dialog, and include a "regional" perspective among multiple jurisdictions. Infrastructure needs should be identified as early and accurately as possible, with implementation of identified improvements truly concurrent, otherwise development approval must be delayed or denied.

Policy T-224 deals with TDRs being used to satisfy Concurrency. This policy should be deleted, as TDRs should not be used to satisfy Concurrency testing anywhere within the Rural Area. Concurrency is a tool used to ensure infrastructure keeps up with development. The use of TDRs to satisfy Concurrency testing does nothing to help reach that goal and, in fact, can hinder reaching that goal.

CHAPTER 12— IMPLEMENTATION

Policy I-203 Item b. appears to eliminate our past and ongoing concerns related to the proposed Reserve Silica Demonstration Project. We strongly support such a change. The Executive has not supported this project, nor have we or many, many members of the Public in our area. The proposed Demonstration Project never has been consistent with other policies in the Comprehensive Plan. We urge you to ensure the County follows its standard methods for transitioning mining sites when resource extraction is complete.

We will be submitting our detailed Written Comments to the Council's TrEE Committee in the coming months.

Thank you again for this opportunity to articulate our comments on the 2016 KCCP Update.

4/6/16
can



King County

Public Testimony

Please use this card to provide written testimony. Your comments will be distributed to Councilmembers and entered into the record. You may also testify online at www.kingcounty.gov/council/testimony.

Thank you for attending our public hearing.

In support of "the Notch"
I live on 272nd St next to
Covington. When I moved there
there were no stores, etc.
Now Home Depot is across the
street, etc. In 2 years I
probably can't get my horse
trailer out of the driveway
due to traffic & divided road.
However I have to wait 4 years
to be added to Covington or
change my zoning. Need a
short term
proceed.

For the Record

Name:*

PEGGY McCann

Address:*

18305 SE 272nd St

Email:

pa-mccann@comcast.net

Phone:

253 630 3032

* Required

4/6/16
COW

4/6/16 COW



HANK HAYNES
6 APR. '16
AMBER SHEETS

King County

SEE ALSO
ATTACHED
SPEECH SUPP.

Public Testimony

Please use this card to provide written testimony. Your comments will be distributed to Councilmembers and entered into the record. You may also testify online at www.kingcounty.gov/council/testimony. Thank you for attending our public hearing.

Hi My NAME'S HANK HAYNES
I LIVE NEXT TO SPRING LAKE.
I've ATTACHED A LARGER SPEECH
HERE TO. PLEASE SUPPORT
"BARN AGAIN" PROGRAM. BARN
ARE VITAL TRADITIONAL SYNERGISTIC
STRUCTURES, PROVIDING PLACES TO
MEET; DANCE; INVENT; WORK
ON PROJECTS; ~~REPAIR~~ ^{MAKE} & REPAIR
FARM AND MARINE EQUIPMENT;
GROW FOOD (SUCH AS AQUAPENKS);
AND PROVIDE SHELTER FOR ANIMALS.
THEY ARE KEY HERITAGE BLDGS!

For the Record

Name:* HANK HAYNES
Address:* 17427 - 195TH PLC. SE. (RENTON) WA. 98058
Email: Phone:

* Required



King County

Public Testimony

Please use this card to provide written testimony. Your comments will be distributed to Councilmembers and entered into the record. You may also testify online at www.kingcounty.gov/council/testimony.

Thank you for attending our public hearing.

I have 2 questions

How did Sugarloaf estates get parcels less than 5 acres? I thought east of Maple Vly Hwy had to be minimum 5 acres

Two: Landfill at Landsburg. It's been closed for over 10 yrs; but model airplane people are using it. Why not the rest of the public?

For the Record

Name: * Bonnie Scott

Address: * 30014 312 Wy SE Ravensdale

Email: blscott50@juno.com Phone: 360-886-2350

* Required



King County

Public Testimony

Please use this card to provide written testimony. Your comments will be distributed to Councilmembers and entered into the record. You may also testify online at www.kingcounty.gov/council/testimony.

Thank you for attending our public hearing.

2/16/16
COW

I am asking for consideration regarding a shift in the UGB in the area called "The Notch" off of Duthie-Will Road. Please do not change the UGB boundary. We moved to R-5 zoning and would like it to retain that character. We do not want to be annexed by the City of Sammamish.

For the Record

Name:*

Kim Wiersum^{um}

Address:*

2445 210th AVE SE

Email:

Kim.wiersum@gmail.com

Phone:

* Required



King County

Public Testimony

Please use this card to provide written testimony. Your comments will be distributed to Councilmembers and entered into the record. You may also testify online at www.kingcounty.gov/council/testimony.

Thank you for attending our public hearing.

4/6/16 COW

As a board member of the Rock Creek Ranch neighborhood I would like to petition for traffic controls (perhaps a speed hump) on 268th Ave SE to discourage the use of this residential street by trucks coming and going. Its a danger to school children walking to/from bus stops a noise issue and a maintenance issue.

For the Record

Name:*

Matt Taylor

Address:*

26741 SE 272nd St Ravensdale WA

Email:

matt.r.taylor@gmail.com

Phone:

852-649-1101

* Required

4/6/16 COW

HANK HAYNES
ATTACHED SPEECH TO AMBER
SUPP. SKET -
6 Apr. '16

King County Counsel
1200 King County Court House
516 Third Avenue
Seattle, Wa. 98104

Wednesday, April 6, 2016
Speech@ **GRACY HANSEN Bldg.**
Ravensdale, WA.

KCC FAX: Ms. Kendal Moore, **TREE** Spec. (206) 205-5156

Re: Noise, Synergy, Maple Valley Area Parks and Scenic Vistas, and **CH. 10** Econ. Dev.;

Subject: K.C. COMP.PLAN 2016 UPDATE; HWH MAIN SPEECH

To Honorable Council Members:

- 1) My name is **Hank Haynes**. I live near the Spring Lake/Lake Desire park.
- 2) As we do not have much time here, I am including a 3 page **Attachment "A"** to this speech relating to the use of **SYNERGY, or doing multiple things with one action**. This may save the county money, better use resources, and open opportunities as expressed **CH. 10 ECONOMIC DEVELOPMENT**. Important to these ideas are **DEMONSTRATION PROJECTS**, which are low volume and **EVOLUTIONARY** opportunities within King County. I respectfully submit that these may be subject to incremental periodic review, improvement revisions considered, and **improvements made** as more information becomes available. This seems a time honored process found within invention and innovation, and product periodic revision. I also am making comments on **DIS-SYNERGY**, which involves factors that fracture previous efficient synergistic linkages; and quickly disrupts drivers to innovation, job creation, production (and productivity) inside not only the rural economy, but inside enjoyment and economies of cities as well. Dis-synergy can quickly dis-effect and disrupt a family, a business, a regions, and potentially a countries, economy, much like pushing a big stick across the wheel spokes of a fast moving bicycle. Counties planning seems to want to work toward having **harmony and synergy**, and improve regional health and prosperity.
- 3) In closing, I want to thank the County for allowing me to express my U. S. Const. 1st Am. rights privilege here. King County tries hard to have local community meetings, but they are careful with your tax dollars. You may also share ideas with unpaid volunteer community groups and counsels, as county often has representatives in attendance. One interesting group is the **Greater Maple Valley Unincorporated Counsel** that, at the **first Monday of each month**, meets in the City of Maple Valley Fire Station. Be heard. Join.

THANK YOU!

Most Respectfully; Hank Haynes (Draft Only: writing as a private Party)

PHONE: (425) 432-5791 ADDRESS: 17427 195th Plc. SE, Renton, WA 98058

4/6/16 CW

Introduction: My name is Lorna Rufener, I have been a resident of the Enumclaw Plateau for 33 years. I am a retired Kent Police Department captain where I served nearly 30 years.

I am addressing Crime Statistics in our rural Enumclaw Plateau area, Medicinal Marijuana & Illegal Grows:

We requested crime statistics for our area of approximately 2.0 square miles. In the last 18 months we've had 34 residential burglaries, 61 suspicious circumstances with a police response. On Feb 27th we had a drive by shooting in our rural neighborhood. KCSO has said many of these incidents involve narcotic's activity and criminals who are stealing to use the money for drugs. After nearly two years and multiple arrests two suspects were finally apprehended and may only serve a few months to a few years in jail. We are seriously underserved and unprotected in the southern most part of King County. We plan to address our concerns at a future community meeting being held in May.

On Feb 11th at our neighborhood crime coordinators meeting KC Sgt. Myers advised there has been 9 robberies to producers/retailers and one homicide at a Fairwood area marijuana growers residence. This is a cash business, which has inherent risks to those producing, selling, and residing by marijuana businesses. In addition the potential for money laundering is significant to avoid taxation. This doesn't make sense to have these businesses located in residential or rural areas that are underserved and unprotected.

We are aware that July 1, 2016 the Liquor and Cannabis Board will take jurisdiction over medical marijuana, However, they do not have police powers, and when they discover an illegal grow, they will refer such grows to local law enforcement. Again, we have been told there are 100s if not 1000s of such grows, not paying taxes and there is a totally inadequate response from our criminal justice system.

We are unprotected by our state cannabis board, cities have banned this type of industry in their jurisdictions where it actually makes sense to produce in industrial areas, which are non residential and secure. We believe that your listening to our concerns about Production/Processing/ & Retail marijuana in rural residential areas is best addressed through responsible land use planning & zoning. We urge you to help us secure our neighborhood communities and eliminate illegal drug trafficking. We urge you to continue the moratorium on such enterprises until stricter zoning can be completed in the Comprehensive Plan.

King County Sherriff

Wednesday, April 6, 6;30- 9:00 PM. Gracie Hansen Bldg., Ravensdale, WA

Good Evening. My name is Gwyn Vukich, I reside on the Green Valley Road East of Auburn. I am the President of the Green Valley Lake Holm Association, however tonight I would like to speak to you as one of your constituents. I want to commend you on the process you are utilizing to update our County Comprehensive Plan. Primarily with having this meeting "way out here in the country" Your staff has also been very helpful by providing guidance to help people understand the old Comp. Plan...and what changes are being made to the new Comp. Plan.

As a one of the farmers on Green Valley Road who has sold our Development rights to "the County". I'm concerned with the out of control traffic on our road. We recently had 3 car accidents,(1 took out a power pole and a framers fence, the other 2 took out farmers fences) When fences are destroyed then cattle can get out if the farmer is not at home..and that causes another hazard on the road. 1 motorcycle fatality, (in front of my farm) and one bicycle fatality within a 2 week time period . When we sold the development rights..one of the questions we asked was.. will we recieve help to be able to keep farming from the County. We were assurd of that.. several of us farmers need to use the road with our tractors and equipment and it is not safe. Also there are times when farmers need to take their animals across the road. Whenever we ask for more police protection we are told there is no money..How many more lives have to be lost on our road, before we get some help? With the new development in Black Diamond it is only going to get worse.. If we could get some emphasis patrols for a while.. Then people would start to respect the speed limits we have.. like in Black Diamond... I will never go over 25 in Black Diamond.. I know they are a small town..but something needs to be done to stop the racing, passing on the blind corners and speeding on Green Valley Road. The Roads division has been working to clean off the sides of the road for the bikers but the way the traffic is.. it is not safe for the bicycles to use the road. It is a beautiful "Heritage Road" and and should be used by all that want to enjoy the drive without risking their lives.

Thank you again for coming out our way.

Gwyn Vukich

15626 SE 352 nd St.

Auburn WA, 98092

253 939 0627

gvukich@msn.com

4/6/16 COW

**King County Council's Committee of the Whole KCCP 2016 Update Special Meeting
Ravensdale, Washington
April 6, 2016
Judith Carrier for the Green Valley/Lake Holm Association**

My name is Judith Carrier. I am speaking for the Green Valley/Lake Holm Association, whose volunteers serve within the Southeast King County Community Service Area. Our connection and communication with our county government are through Alan Painter, CSA Manager, and Marissa Alegria, our liaison. Both are informative and valuable to our community. We appreciate working with such fine people.

The Green Valley/Lake Holm Association serves the Rural Area community located in the unincorporated area between the city limits of the cities of Auburn on the west and Black Diamond on the east. The Association's northern boundary is roughly the Auburn/Black Diamond Road. The southern boundary is the Green River Valley below the Enumclaw Plateau.

We want to thank all of you for coming to Ravensdale to hold this special public meeting. A special "thank you" to you, Councilmember Dunn, for your part in helping to schedule this meeting in Southeast King County at this great venue and park, whose development benefitted from your involvement.

The Green Valley/Lake Holm Association, through volunteer committee work, research, and meetings with Assistant Division Director John Taylor of the Department of Natural Resources and Parks prepared recommendations for the 2016 King County Comprehensive Plan 4-Year Update for further protection of rural water systems (wells and springs) throughout the county. Our recommendations were included in the Executive's proposed KCCP update, Chapter 5, p.72 at E497.

Paraphrasing briefly, our recommendations are that King County should require:

- **Risk assessment and monitoring of Class B, domestic water supplies;**
- **Coordination of the findings with various levels of government, agencies, and the system purveyor; and**
- **Developing plans to mitigate for loss of or serious impairment to those well or springs.**

We ask the Council for its support of our recommendations. Without adequate quantity of potable water, I'm sure you would agree properties in the unincorporated areas of the county are of little value to their owners and King County alike. People everywhere depend on clean, safe water.

Because of their productive agricultural lands, fragile environment, and economic needs, both King County and its Rural Area Class B water system owners are especially vulnerable and can't afford contaminated water and/or its reduction in quantity or its total loss.

Thank you for providing us with this opportunity to speak you at a place and time that is easier for us than Seattle.

4/6/16 COW
FRANK MELFI
FOR RESERVE Silica

Introduction

A. 2012 Comp Plan Amendment

In 2012, the County Council modified Comprehensive Plan Policy I-203 to allow for a mining site conversion demonstration project. Recognizing the need to consider alternative uses once a mining site ceases operation, Policy I-203 sets forth specific subjects that a demonstration project must address.

For the 2012 Comp Plan Update, Reserve Silica (RS) submitted a request to redesignate its mining site near Ravensdale to Rural and AR-10. At the time it prepared its request RS estimated that reclamation would be complete before 2020. The proposal was submitted pursuant to Comp Plan Policy R-691 and R-692 both of which address reclamation and post-reclamation uses. The County Executive responded to the AR-10 request recommending that the RS mining site be placed in the Forest Production District and zoned Forest. The rationale presented by Executive staff was that the RS AR-10 proposal could result in conflicts with adjacent forest and mining activity and may pressure other resource designated properties to convert to residential uses.

To address the viability of the Executive forestry proposal, Reserve Silica commissioned two forestry studies. One was prepared by International Forestry Consultants and the second was completed by faculty from the University of Washington School of Environmental and Forest Sciences. International Forestry concluded that the mining site is not well suited for long term commercial forestry and would require significant and impractical investment to create productive forest soils. The UW Faculty group confirmed the conclusions of International Forestry and determined that the mining site did not qualify as Growth Management Act forest land of long term commercial significance. All property owners adjacent to the mining site wrote letters of support for the RS proposal explaining that they each considered the proposed site plan submitted by RS would be compatible with surrounding uses. As to the pressure to convert to residential use, RS reminded the County Council that lands controlled by the Black Diamond Conservation Easement abut the east and south borders of the mining site. Under the terms of the Conservation Easement forestry and mining are the only permitted uses so it was highly unlikely that there could be a conversion impact attributable to the RS AR-10 proposal.

Both the Rural Forest Commission and, at first, the Ravensdale group, Friends of Rock Creek, supported the Executive Staff forest zoning proposal. Ultimately, the Council elected to adopt its amendment to Policy I-203 in lieu of either the RS or Executive's proposal. The policy amendment was supported by the Friends of Rock Creek and Reserve Silica.

B. The Reserve Rural Demonstration Project Proposal

The proposal described herein would implement a mining site demonstration project. It covers 518 acres located both north (the Demonstration Site) and south (the TDR site) of Black Diamond (See **Figure 1**). Thirteen percent of the Demonstration Project would be devoted to a 72 home a low impact development rural community that would implement King County Customer Information Bulletin 55. Fifty-five percent would be committed to long term commercial forestry. The balance of the Project area (thirty-two percent) would be protected as critical areas and permanent open space.

1. The Demonstration Site

The **Demonstration Site** includes 377 acres of property, portions of which have been used since the early 1900's to mine coal and subsequently high quality silica sand. Currently, the site is being reclaimed, based on an approved Interim Reclamation Plan, with reclamation expected to be complete well before 2020. A Final Reclamation Plan will be prepared to implement the Demonstration Project. The Demonstration Site is located approximately ¼ mile north of the town of Black Diamond and ½ mile east of Maple Valley. The Demonstration Site is zoned Minerals (M) with an 80 acre portion zoned Forest (F).

2. The TDR Site

The transfer of development rights (**TDR**) site is 140+ acres in size, located adjacent to the south boundary of Black Diamond and 2 ¼ mile from the Demonstration Site. This property has been used historically for forestry and has been approved by King County to allow the transfer of 28 development rights. It is zoned AR-5

3. Rural Low Impact Development (LID) Community

A rural residential development of 72 home sites on 54 acres is proposed for the Demonstration Site. The homes will be divided into 9, eight lot groupings in two areas. Average density for the 518 acre proposal will be slightly less than one dwelling unit per seven (7) acres. The proposed master plan for the Demonstration Site is included as **Figure 2**. The CC&Rs for the community (**Appendix C**) sets forth guiding principles that include preserving the rural tranquil nature of the property, conserving and protecting environmental conditions, minimizes environmental impacts and ensuring that uses are compatible and consider rural character. Green building and LID practices described in King County Customer Information Bulletin 55 will be required.

4. Conservation Easement

The balance of the Demonstration Site and all but 15 acres of the TDR site will be restricted by conservation easements. The easements will cover 449 acres – 83% of the combined properties and include 284 acres of managed forest, 108 acres of wetland and wetland buffer and 57 acres of managed open space. Specific land uses are shown in table format at **Tables 1 and 2**.

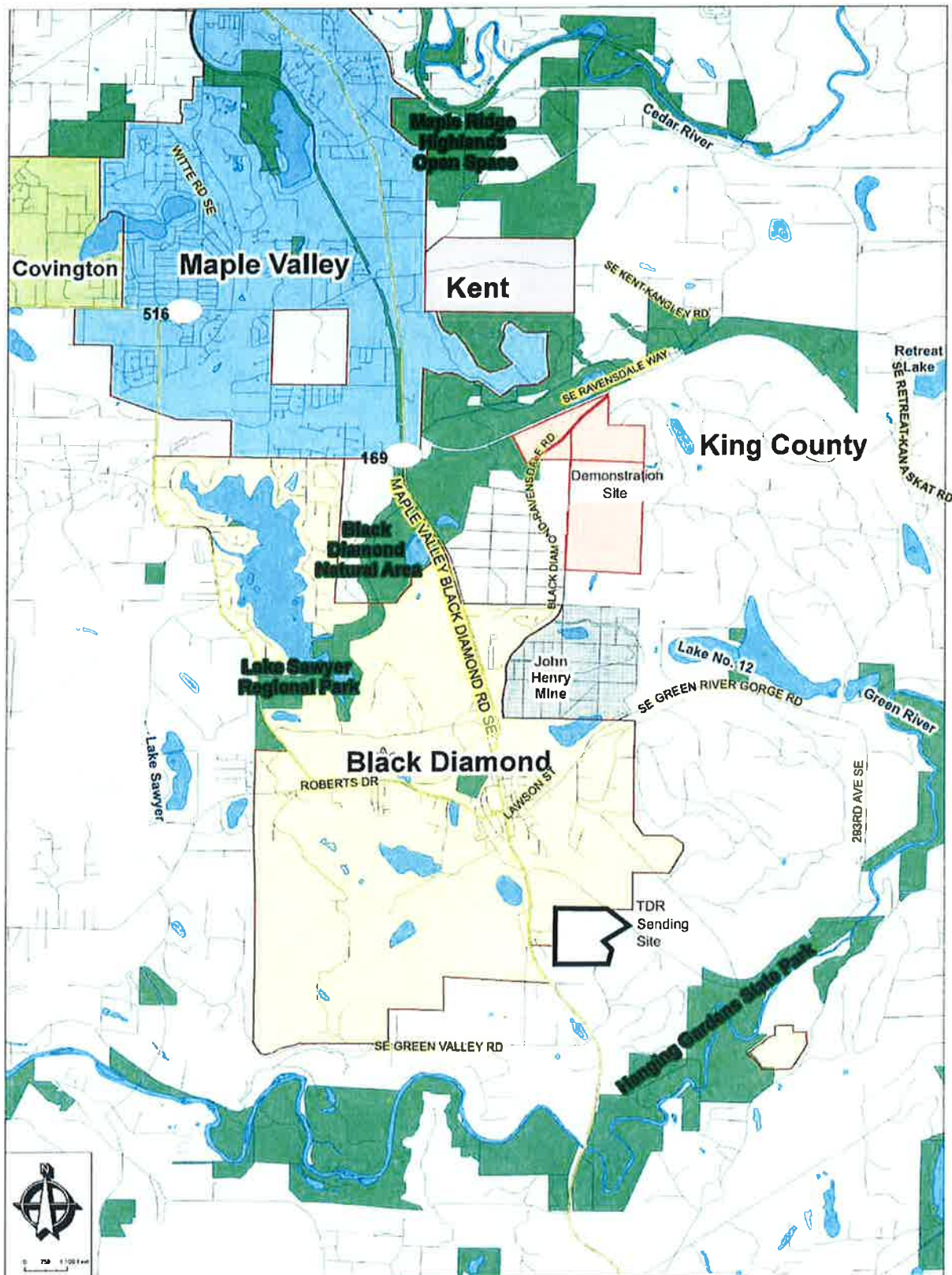
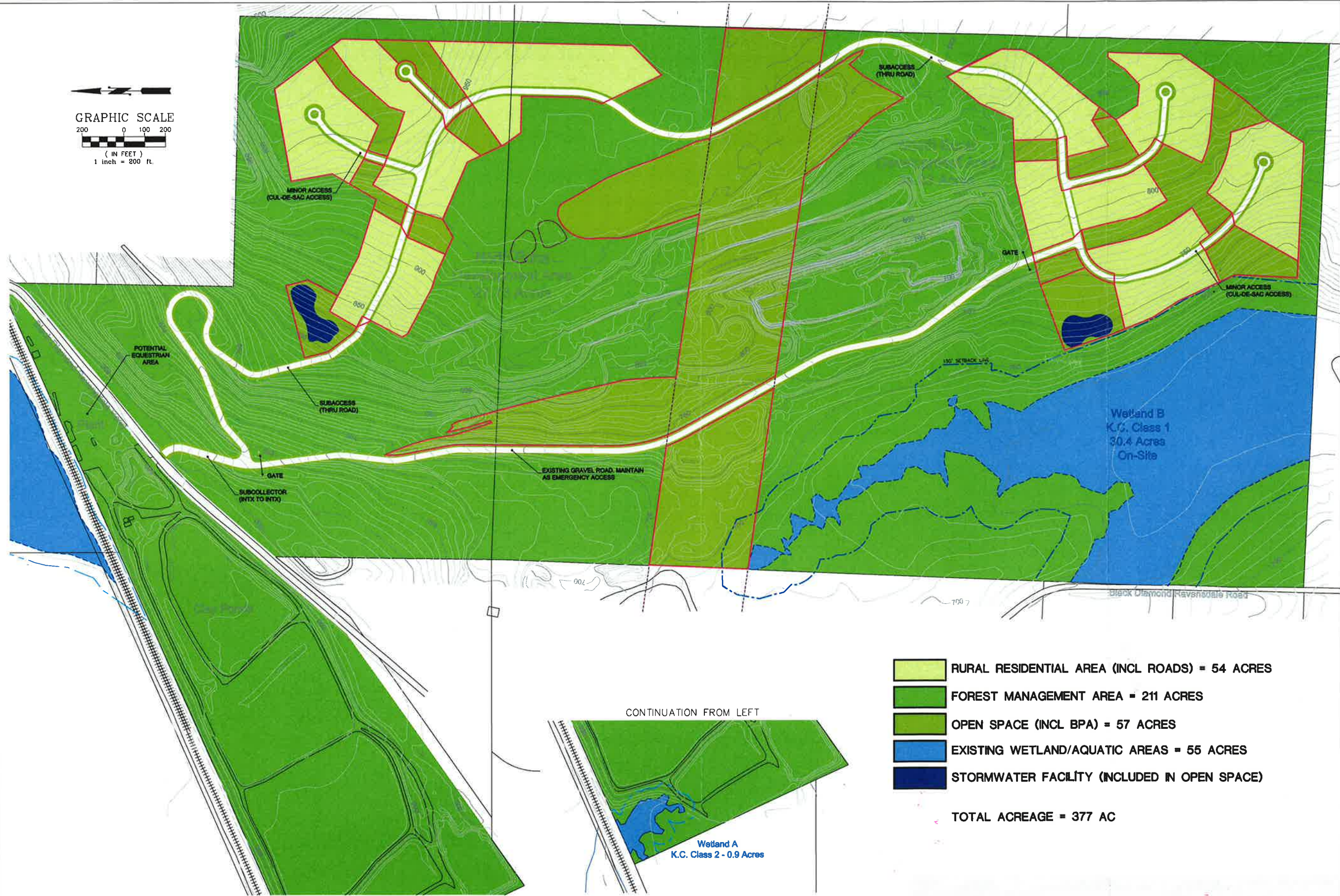
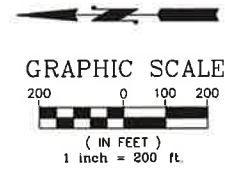


FIG. 1

RESERVE PROPERTIES

VICINITY MAP

Source: King County (2011), WSDOT



- RURAL RESIDENTIAL AREA (INCL ROADS) = 54 ACRES
- FOREST MANAGEMENT AREA = 211 ACRES
- OPEN SPACE (INCL BPA) = 57 ACRES
- EXISTING WETLAND/AQUATIC AREAS = 55 ACRES
- STORMWATER FACILITY (INCLUDED IN OPEN SPACE)

TOTAL ACREAGE = 377 AC

RESERVE PROPERTIES RECLAMATION
FOREST MANAGEMENT PLAN

RESERVE PROPERTIES CORPORATION
P.O. BOX 99 98051
RAVENSDALE, WA 98051
TEL: (425) 785-6300

CONCEPT ENGINEERING, INC.
455 Rainier Boulevard North
Issaquah, Washington 98027
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DATE	PRELIMINARY	NOTES
9-30-14	PRELIMINARY	
06-16-15	UPDATE #1	
07-07-15	UPDATE #2	
08-18-15	UPDATE #3	

Site Characteristics

A. Demonstration Site

1. Resource Use

Portions of the Demonstration Site have been used for mining since the turn of the last century. At first, coal was mined; and subsequently, since the early 60's, silica sand has been extracted. It has continuously produced minerals for well over 100 years. Forty percent of the site has experienced intensive mining. The site has some forest cover but has never been managed for long term commercial forestry.

2. Wetland

Twelve percent (37 acres) of the site contains an extensive forested wetland system. Located on the western edge of the Demonstration Site, it is a category II wetland and extends to the south of the site and connects with Sonia and Ginder Lakes. The wetland boundaries were delineated in 2003 and verified in 2015. Including the proposed buffer, total site area for this wetland is 55 acres. See **Appendix G**.

3. Bonneville Easement

Six percent (20 acres) is in a Bonneville Transmission Easement. Activities in the easement cannot exceed twenty-five feet in height.

4. Cement Kiln Dust (CKD) Disposal Areas

Two areas of the site (approximately 20 acres) were used in the 70's and early 80's as disposal areas for CKD. CKD is a fly ash by-product of the production of cement and has a high PH level. These areas are referred to as the Lower Disposal Area (LDA) and the Dale Strip Pit (DSP). Both areas have been capped – the LDA in 1983 and the DSP in 1991. These areas are being remediated and are controlled and managed by Holcim (US) Inc. Specific maintenance activities must be conducted by Holcim for these areas, including regular mowing to prevent trees and bush from being established. These practices are conducted pursuant to a 2008 Inspection and Maintenance Plan prepared by Golder Associates Inc. Ground water monitoring wells have been installed and quarterly monitoring reports have been submitted to King County and the Department of Ecology since the mid-eighties. For purposes of planning long term post-reclamation use, the 20 acres that encompass the LDA and DSP will be fenced to prevent intrusion and maintained in grass cover.

5. Adjacent Ownership and Land Use

Two ownerships are located between the Western edge of the Demonstration Site and the Black Diamond Ravensdale Road. The northern smaller parcel (approximately 13 acres) is used

for rural residential uses. The larger southern parcel (approximately 40 acres) is divided by the Bonneville Transmission Easement. This parcel is used for log storage.

To the south and east of the Reserve Silica ownership are lands owned by Fred Wagner. All of Mr. Wagner's ownership is restricted by a conservation easement with Black Diamond. The easement is managed by Forterra.

6. Regional Context

Maple Valley and Black Diamond are the cities closest to the subject properties. Black Diamond is the closest city – less than ¼ mile southwest. Maple Valley lies west and northwest. Undeveloped RA-10 zoned properties are directly west. RA-10 zoned property is also to the north and northeast. The open space that was required for approval of the Maple Ridge Highlands development abuts the northern boundary of the Demonstration Site. Ravensdale Lake and Ravensdale are northeast. The Lake Twelve potential annexation area is located southwest of the subject properties, as is the John Henry coal mine.

B. TDR Sending Site

The TDR Sending Site is located adjacent to the southeast corner of Black Diamond. The site is slightly over 141 acres in size. In 2014 King County determined that the property qualified as a transfer of development rights sending site with up to twenty-eight (28) TDRs available for transfer. The County's decision is included as **Appendix A**. The County's decision describes the public benefits afforded by the property.

Interim Reclamation Plan

Approximately 17 acres, 11% of the mined area, remains to be reclaimed. Until the post-reclamation land use approval is granted, the mined areas are being restored to original contours and seeded with grass/legume ground cover. At current rates of soil placement, reclamation is expected to be completed well before 2020. See **Appendix H** for more detailed description of the Interim Reclamation Plan.

Post Reclamation Land Use

A. Post Reclamation Use Area

The capped area, Bonneville easement, and the wetlands complex take-up 112 acres (30%) of the Demonstration Site. The balance of the site (265 acres) will be available for post reclamation use.

B. Post Reclamation Use Alternatives

Seventy-five percent (70%) of the Demonstration Site is not restricted with easements and critical areas. This area, 265 acres in size, is the portion of the Demonstration Site for which long term uses need to be determined. Reserve has considered the three alternatives described below.

1. Rural LID Community Alternative

This alternative is Reserve's proposed action for which it seeks approval. It includes 72 home sites on 54 acres sited in two areas of the Demonstration Site. An additional 17 acres would be devoted to open space to separate the nine eight home clusters within these two areas. The balance of the area available for post reclamation uses would be a 211 acres managed long-term commercial forest. Thirty-four, almost one-half of the home sites would be established through the transfer of TDRs. The balance of the home sites (38) would be gained through the reclassification of the property to AR-10.

Three additional home sites would be retained for the TDR Sending Site. Fifty-three (53) acres of the site would be protected as wetlands and 73 acres would be devoted to a managed long-term commercial forestry.

Total acreage of the Demonstration and TDR Sending Sites is 518 acres. Thirteen percent (13%) is proposed for rural residential development. Average density is slightly under 7 units per acre. A Development Agreement (**Appendix B**); covenants, conditions and restrictions (CCRs) (**Appendix C**); and Conservation Easement (**Appendix D**) have been prepared to govern the implementation of the proposed action.

2. Large Lot Alternative

This alternative would result if the reclassification to AR-10 is approved but the TDR transfer is not allowed. The Demonstration Site would be divided into 10 acre lots and the TDR Sending Site would be divided into 5 acre lots. The Large Lot Alternative would include approximately 66 lots. There would be no area managed for long term commercial forestry or open space.

3. No Action Alternative

This alternative illustrates what would happen if both the reclassification and the TDR transfer are not approved. There would be no investment post-reclamation in the Demonstration Site and the TDR Sending Site would be developed in 5 acre lots.

Further discussion of these three alternatives is included in the carbon sequestration discussion below and in **Appendix J**.

Carbon Sequestration

A carbon sequestration analysis was completed for the three alternatives discussed above. The report, prepared by Geo Engineers, is included as **Appendix J**. The analysis shows that the Rural LID Community alternative offers more net carbon benefits than the Large Lot alternative.

Site Design Compatibility

The 72 homeowners of home sites created under the Rural LID Community Alternative would ultimately be responsible for long term management of the 211 acre commercial forest established on the Demonstration Site through this alternative. The proposed CCRs (**Appendix C**) will require that each home design use low impact development techniques as outlined in King County Service Bulletin No. 55. Further, the CCRs establish guiding principles to ensure that all uses are compatible and protect rural character. Reserve expects the Rural LID Community Alternative will serve as a model prototype for sensitive rural living that minimizes environmental impacts.

Reclamation Standards

There is no reclamation beyond the interim reclamation needed for the residential areas proposed under the Rural LID Community Alternative. However, extensive additional reclamation will be needed to establish the 211 acre long term commercial forest on the Demonstration Site. See the Environmental Hazard Analysis (**Appendix K**) and the Forest Management Plan (**Appendix I**).

Public Benefits

In its decision to approve the Black Diamond property as a TDR Sending Site, King County summarizes the public benefits that will occur with the transfer of TDRs. The site is adjacent to the south boundary of Black Diamond and therefore is adjacent to King County's urban growth area. It is just east and across SR 169 from a new master planned community. It will serve as permanent green space adjacent to the County urban growth area and perhaps within it should the urban growth area expand in the future.

The Demonstration Site will serve to expand the buffer between Maple Valley and Black Diamond on the west and south and the forest resource lands to the east. It will also provide permanent protection to over 55 acres of wetland and wetland buffer. A 211 acre long term managed forest is also created.

A. Model Rural LID Community

The Demonstration Project includes a small area (13% of the total Project) for a Rural LID community. The community will include 72 home sites that meet all of King County's rural cluster standards. Homes will be required to conform to low impact development standards established in King County Service Bulletin No. 55. The Community Homeowners Association would be responsible for the long term protection of the open space, critical areas and managed forest.

B. Managed Long Term Commercial Forestry

The TDR Sending Site has been used historically for commercial forestry. However, the Demonstration Site has been devoted to mining and not forest management. As documented in the proposed Forest Management Plan (FMP) (**Appendix I**) the majority of the Demonstration Site lacks second growth stumps, indicating that tree growth was discouraged since the original removal of old growth timber. Of the proposed 211 acre managed forest about ½ has been devoted to extensive mining. In the non-mined area soils are average too good for timber production, but in mined areas aggressive management will be needed to establish the potential for commercial timber production. The Management Plan calls for two rotations of alder before Douglas Fir planting can begin. The Rural LID Community will, in essence, finance the creation of the commercial forest.

C. Land Conservation

Four Hundred and Forty- Nine acres (87% of the Project) is proposed to be preserved and protected by a Conservation Easement. The terms of the Easement are described in **Appendix D**.

D. Environmental Benefits and Impacts

A SEPA checklist has been prepared for the Demonstration Project (**Appendix E**). No significant adverse environmental impacts have been identified.

Supporting Documents

Submittal documents for the Reserve Rural Mining Site Demonstration Project include:

- A. TDR Sending Site qualification approval.
- B. A **Development Agreement** which will serve as the contract for the implementation of the Demonstration Project.
- C. **Covenants, Conditions and Restrictions (CCR's)** which control use of the rural residential areas and the long term management of the balance of the Demonstration Site.
- D. A **Conservation Easement** restricting the use of the Demonstration Site. The standard King County Conservation Easement will control the TDR site.
- E. A **SEPA Environmental Checklist**.
- F. A **Traffic Impact Report** that addresses concurrency, safety, traffic impacts and likely mitigation.
- G. A **Wetland Delineation Update** for the 37 acre Category II wetland located on the Demonstration Site which serves as the headwaters for Sonia Lake and Ginder Lake.
- H. The approved **Interim Reclamation Plan** that establishes reclamation standards that are being used until Council action on the Rural Mining Site Demonstration Project.
- I. The **Forest Management Plan** for the creation of a 211 acre managed forest on the Demonstration Site. In addition, the TDR Site will be managed by a separate Forest Management Plan.
- J. A **Carbon Sequestration Analysis** that shows a net carbon benefit from the Rural Mining Site Conversion Demonstration Project compared to a traditional large lot development alternative.
- K. An **Environmental Hazards Analysis** that confirms that the rural residential home sites are located to avoid any residual mining hazards.
- L. Ravensdale History.

Table 1
RESERVE RURAL DEMONSTRATION PROJECT

Composite Land Use			
Land Use Category	Rural LID Alternative (acres)	Large Lot Alternative (acres)	No Action Alternative (acres)
Rural Residential	69/13%	384/74%	102/20%
Managed Forest	284	----	----
Managed Open Space	57	40	40
Critical Area	108	94	94
Unmanaged Total	---- 518	---- 518	282 518

Table 2
RESERVE RURAL DEMONSTRATION PROJECT

Land Use by Property

Land Use Category	Rural Cluster Alternative (acres)	Large Lot Alternative (acres)	No Action Alternative (acres)
Reserve Property			
Rural Residential	54	282	----
Managed Forest	211	----	----
Managed Open Space	57	40	40
Critical Area	55	55	55
Unmanaged	----	----	282
Subtotal	377	377	377
Black Diamond Property			
Rural Residential	15	102	102
Managed Forest	73	----	----
Critical Areas	53	39	39
Subtotal	141	141	141

Testimony to KCC Committee of the Whole, April 6, 2016, Rev 1

My name is Robert E. Braeutigam and I reside at 2640 271st Ave SE, Issaquah, within the Duthie Hill Notch, subject of Area Zoning Study #7 in the King County Comprehensive Plan Executive Report.

My neighbors and I agree strongly with the Executive recommendation – “Do not go forward with the proposed unmitigated change to the UGA line.”

The many good reasons to support this position are clearly delineated in the zoning study. Chief among them are that the City of Sammamish has a surplus capacity of 2087 units over the forecast housing need in 2031. They don't need the land for housing.

We just as adamantly oppose the recommendation “Consider other options developed through the GMPC process or through direct application to the program by property owners.” Although such avenues might meet the strict letter of the law they would not provide the transparency we expect of the County. By virtue of its membership on the GMPC the City of Sammamish has disproportionate representation and participation as compared to that of private property owners limited to 3 minute public comment. Similarly, application by private parties would not afford equal notification to and participation by all of us who would be affected.

What would be the result of a successful rule change or application? **Development**, the stated goal of those in favor of a UGA change. **Who would benefit?** Those **property owners who** would develop or sell their land. **The City of Sammamish**, which would reap millions of dollars in permitting fees for the new homes. **Who would suffer a loss?** Those of us who merely want to maintain our homes in the rural setting that was the reason we bought them in the first place. Our taxes would increase, the environmental quality would degrade, traffic would be injected into our neighborhood, and the wildlife that visits us would disappear.

The Notch was zoned G-5(Potential SE) in 1979, preceding the UGA and the City). That allowed for further development only under the very restrictive requirements of a Master Plan/Planned Urban Development. Those eventualities no longer exist. Only 3 of the families in support of a UGA change were owners of parcels at that time. The rest bought their properties knowing the zoning, which was equivalent to the current AR-5 classification.

The Notch meets 5 of the 7 reasons in Policy 202 for land to be rural, any one of which is sufficient. One of 20 such notches throughout the County we don't consist entirely of rolling farm land, barns and livestock. However, we have elements of each and are a buffer to lands that exactly meet that description. At our existing density of 1 home per acre, we can be likened to the clusters of homes that abound in rural areas.

We know the Comprehensive Plan process is a long one, and is not over until the last amendment is acted upon and the plan is approved by the council. Accordingly, we intend to stay informed and engaged. We hope that you understand our desire to retain the homes and environment that we have.

Quoting the Seattle Times January 3 editorial:

“As long as the region has capacity in sight, elected officials should stand firm and uphold the Growth Management Act. Its principles are needed now more than ever.”

That says it well. Thank you.