

## Public Comments – Proposed Skykomish Comprehensive Plan Amendment

From: **Cate Riley** (criley@investorspropertyservices.com)  
Sent: Tue 9/06/11 7:20 AM  
To: Clerk-Treasurer, Town of Skykomish (townofsky@frontier.com); Henry Sladek (hsladek@msn.com); Henry Sladek (hsladek@town.skykomish.wa.us); Lorna Goebel (lgoebel@town.skykomish.wa.us); lorna.goebel@verizon.net; Kevin Weiderstrom (kweiderstrom@town.skykomish.wa.us); Kevin Weiderstrom (kevinweiderstrom@gmail.com); Gene Egan (gegan\_us@yahoo.com); Mike Janasz (michael.janasz@kingcounty.gov); Mike Janasz (mjanasz@town.skykomish.wa.us)  
Cc: Allison Luker (allison\_abeyta@yahoo.com); Kathy Sullivan (cmisoar@netzero.net); Rick Aydelotte (rick@raconstruct.com)  
Bcc: Dieter Benz (dbenz@scharnhorst-gneisenau.com)

### PROPOSED COMPREHENSIVE PLAN AMENDMENT – PUBLIC COMMENTS

#### REQUIRING RESPONSE FROM TOWN OF SKYKOMISH

Thank you for finally forwarding a little more information in response to our numerous requests for information, especially as to more of the property owners seeking to obtain zoning changes for their properties.

In the absence of public participation on this proposed Amendment, even after numerous requests, it appears this could now delay implementation of the desired changes to the Comprehensive Plan (the 'Plan').

Although the town has yet to establish any public participation for the process, in accordance with Mayor Black's statement (captured on video) that the Public

Comment Period is the 'same as the State Review Period', the following comments are submitted on behalf of Skykomish Hotel LLC, owner of the Skykomish Hotel ('Hotel'):

1. Review of the most recent documents received reveals there are now 4 (four) additional property owners seeking zoning changes. When the Town initially provided a very incomplete package of the Comprehensive Plan documents to us, after the public meeting on the Shoreline Master Plan amendment, the letter from Obsidian was omitted. We specifically requested that letter as it was referenced in the Plan Amendment documents. We again requested information for any other Property Owner submissions which the Town finally sent on August 9, 2011. Why were these documents omitted both when the Obsidian letter was sent at our request and at our repeated later request for this information?
  
2. In accordance with GMA, the Comprehensive Plans, or Amendments thereof proposed within any one year shall be coordinated with, and consistent with, the Comprehensive Plans of other counties or cities with which the county or city has, in part, common borders or related regional issues and must must be considered concurrently so that the cumulative effect of the various proposals can be determined. Please provide evidence that adjacent jurisdictions have reviewed Sky's proposed amendments and that there is no conflict.

3. Town plans to approve these Amendments ahead of the schedule provided for in the Plan. Further, it has failed to provide sufficient evidence to 'show that the Amendment was necessary, due to an emergency of a neighborhood or Town-wide significance' as is required in the Plan. Resolution 236 states that the zoning needs to be changed due to work on the new Town Center project scheduled to commence in June 2011, but at recent Council Meetings and Community Meetings Mayor and Council have represented that this project will probably not begin until 2012 due to budgeting issues, their awaiting permitting and environmental cleanup work needed in the area, and in fact, no work as started on this project. Please immediately provide evidence to show that this Amendment ahead of schedule is necessary, i.e. due to an emergency of a neighborhood or Town-wide significance.
  
4. Resolution 236 (dated May 9, 2011) also states there is a 'time-limited opportunity to work with a developer that plans a commercial development adjacent to the Town Center' yet these properties appear to be remain owned by individuals who have yet to consummate sales transactions with the 'developer'. Please immediately provide the development details (i.e., retail, cluster or other affordable housing, mixed use, etc.), the circumstances with timeframes of the 'time-limited' opportunity, and the full name, address, telephone number and email address for the commercial developer with

whom the Town purports to have such an opportunity (we previously requested the specifics of this but have yet to receive this information).

5. Resolution 236 further states that 'an accelerated Amendment Process is necessary to implement zoning changes beneficial to the Town'. In as much as we did not receive critical information until early August, please immediately provide a full narrative of all the purported benefits to the Town of the proposed changes along with documentary evidence that all of these benefits have been presented to all citizens and that citizens were then offered an opportunity to comment on these potential benefits, also including the date by which all citizens can expect to receive the Town's responses to public comments.
  
6. Regarding the proposed new section LU-P11: This new Land Use Element item discusses the concept of 'clustered development' which has not been presented to the citizens or discussed in any of the scant documents received to date. In as much as we did not receive critical information until early August, please immediately identify which of the properties for which owners are applying for zoning changes are planned for cluster or other affordable housing, along with documentary evidence that all of these benefits have been presented to all citizens and that citizens were then offered an opportunity to comment on these potential benefits, also including the date by which all citizens can expect to receive the Town's responses to public comments.

7. Regarding the proposed LU-P12: This new Land Use Element item seeks to amend the Plan to allow for overnight lodging in residential areas of the Town. Historically, this activity already has existed and been allowed in Town. This use could be allowed legally by means of a variance. Please immediately identify any and all residential property owners who have requested to be allowed to use their homes as overnight lodging, along with documentary evidence that this has been presented to all citizens and that citizens were then offered an opportunity to comment on these potential benefits, also including the date by which all citizens can expect to receive the Town's responses to public comments.
  
8. Regarding proposed (new numbering) LU-P 24, 25, 26, 27 and 28: Two of the properties identified in the amendment documents requesting proposed zoning changes appear, according to the proposed revised site plan, to be situated in critical areas, one on a hillside(Haglund property) which was previously forested, and the second in what appears to be a wetland (Cleveland property). LU-P 27 of the Comprehensive Plan requires engineering studies or designs demonstrating their proposed land use will have no negative impact on the critical area and the Town as a whole. Please immediately provide copies of the engineering studies or designs, bearing the engineer's stamp, which demonstrate no negative impact on such critical area or the town as a result of proposed development.

9. Please immediately provide a copy of the required SEPA documentation, specifically a Determination of Non-Significance with regard to the proposed zoning changes for any and all proposed developments by the owners or proposed purchasers or developers of the properties seeking zoning changes under the proposed amendment to the Comprehensive Plan.

Please advise me when we can expect to receive the Town's responsive comments and requested documentation.

Thank you.

*Cate Riley* Designated Broker -

*Investors Property Services*

*Producer -*

*IPS Media Productions*

*Voice: 888.308.2221, Ext. 6*

*Virtual Fax: 509.343.1417*