



CITY OF KIRKLAND

Planning and Community Development Department

123 Fifth Avenue, Kirkland, WA 98033 425.587.3225

www.kirklandwa.gov



MEMORANDUM

Date: January 29, 2015

To: Planning Commission

From: Janice Coogan, Senior Planner
Paul Stewart, Deputy Director, AICP
Eric Shields, Director, AICP

This memo addresses the following Comprehensive Plan Update topic, File No. CAM13-00465, #5 and #14c:

- Citizen Amendment Request applicant **Victoria Newland** located at 12625 100th Avenue NE and expanded study area located in the South Juanita Neighborhood

I. RECOMMENDATION

- Review staff analysis for the Citizen Amendment Request (CAR) options for amendment. Select a preliminary option for the CAR (and expanded study area) to be considered further with the Environmental Impact Statement (EIS) and public hearing.
- Staff analyzed three options for the study area: keep the RSX 7.2 zone, change to RM 5.0, or RM 3.6 zoning. Staff's preliminary recommendation is to support the Newland Citizen Amendment Request (CAR) and change the Newland property along with two parcels to the north (Parcel A, B, C) from low density single family RSX 7.2 to medium density multifamily RM 3.6. A third parcel (Parcel D) located to the northeast is not recommended for a land use change (see Attachment 1). In addition to a land use and Zoning map change, the recommendation includes deleting text in the existing North/South Juanita Neighborhood Plan that refers to a set of development standards if clustered housing is proposed.

II. REVIEW PROCESS FOR CITIZEN AMENDMENT REQUESTS

The [Planning Commission](#) considered over 30 CAR applications on July 10, 2014 and made a recommendation to City Council on which should move forward for additional study. In July, the City Council considered the recommendation and approved the final list, which includes the Newland request evaluated below. In September, the Planning Commission scoped the study areas for the CARs and the study area and the analysis contained in this memo.

The review process of the CARs will include one or more study sessions and a public hearing held by the Planning Commission (concurrently with the update of each neighborhood plan update). With completion of their review and the public hearing, the Planning Commission will forward a recommendation to the City Council who will make the final decision on each CAR. It is anticipated that a decision will be made by early fall 2015. Parallel to the Planning Commission review, an [Environmental Impact Statement](#) is being prepared for the Comprehensive Plan Update that will include an analysis of any probably significant impacts relating to each of the CARs.

III. BACKGROUND INFORMATION

Below is information regarding the parcels in the study area including size, existing conditions, redevelopment potential and planning context.

1. Existing Development in Study Area: The study area is located in the northern area of the Juanita Neighborhood on the west side of 100th Avenue NE, south of the Brookhaven Park. Victoria Newland submitted an application for a Citizen Amendment Request for her property to change it from RSX 7.2 (single family) to multifamily (no specific density specified) (see Attachment 2). For analysis purposes the four parcels in the study area are described as Parcels A-D (see Attachment 1).

The Newland property (Parcel A) and Parcels B and C receive vehicular access on 100th Avenue NE to the east which is a major arterial and on a transit line. Parcel D takes access from NE 128th ST to the west which is a low density residential street.

	Address/Parcel No	Existing Conditions
Newland Parcel A (CAR Request)	12625 100 th Avenue NE (PIN:3026059158) Lot size: 50,796 sq. ft.	One house/dwelling unit.
Mottner Parcel B	12631 100 th Ave NE (PIN: 3026059172) Lot size: 28,000 sq. ft.	King County Assessor’s Office indicates there are 2 buildings (one with 2 living units; one with one living units) for a total of 3 living units
Ter-Meliksetov Parcel C	12717 100 th Ave NE (PIN:3026059028) Lot size: 16,500 sq. ft.	One house/dwelling unit
Ostrander Parcel D	9835 NE 128 th ST (PIN: 3026059315) Lot size: 13,760 sq. ft.	One house/dwelling unit

2. Environmental Constraints: A segment of Juanita Creek flows through the properties in the study area. Juanita Creek is designated as a Class A stream in a primary basin in KZC Chapter 90, requiring a 75 foot sensitive area buffer and 10 foot building setback on both sides of the stream (see Attachment 3). The presence of the stream is a constraining factor for the properties because of the required buffers and limits on the maximum development potential regulated by KZC 90.135.

Vehicular access to the undeveloped portions of the properties would be difficult given the regulatory limitations set forth in the KZC Chapter 90 to discourage culverts in streams or building bridges. KZC Chapter 90 provides options to reduce sensitive area buffers if impacts are adequately mitigated and other criteria are met. Regulatory requirements of other agencies with jurisdictions such as the Corps of Engineers, Department of Fisheries or Muckleshoot Tribe will also be a factor to construct a bridge for access or to address other impacts to the stream.

3. Existing Land Use and Zoning Surrounding Study Area:

- North: Brookhaven Park (contains a storm detention facility) zoned Parks/Open Space (P). This property is owned by the City.
- South: King County Housing Authority apartment complex with 30 units in two story buildings, RM 3.6 zone
- West: Single family detached homes, RSX 7.2 zone
- East: Across 100th Avenue NE are two single family detached homes and a multifamily apartment complex, RM 3.6 zone

4. Existing Land Use Context in Comprehensive Plan: The properties in the study area are designated in the Comprehensive Plan as Low Density 6* (six dwelling units per acre with clustered housing allowed) (see Attachment 1). The parcels are zoned RSX 7.2 (2) with the "(*)" notation referring to text in the North/South Juanita Neighborhood Plan in the Comprehensive Plan that states for this area:

"Clustered housing at single-family density should be allowed on properties designated on Figure J-2, subject to conditions.

Clustered housing at single-family residential density (six units per acre) should be allowed in the properties fronting on the west side of 100th Avenue NE to the north of NE 124th Street that is designated on Figure J-2. Clustering should only be allowed given the following conditions:

- (1) The proposal would be reviewed through a Planned Unit Development permit.*
- (2) Units should be clustered away from Juanita Creek.*
- (3) There is to be no direct access from individual dwelling units onto 100th Avenue NE. Access to 100th Avenue NE is to be limited to interior loop roads, cul-de-sacs, or similar streets. Furthermore, access should be limited to 100th Avenue NE, and not onto residential streets to the west.*
- (4) Some common open space usable for a variety of activities should be included on site."*

Clustered Development is defined in Appendix B, Glossary of the Comprehensive Plan as:

"The grouping or attaching of buildings in such a manner as to achieve larger aggregations of open space than would normally be possible from lot-by-lot development at a given density. Clustered development may involve detached single family residences and common-wall methods of construction, as opposed to the more traditional pattern of detached dwelling units with minimum lot sizes and setback requirements."

The clustered housing provisions allow attached units if approved through a Planned Unit Development (PUD) review process. To work around the limitations of the sensitive areas, approval of a PUD would allow flexibility in Zoning requirements such as reduced required yards, variations in height or increased density (if a public benefits are provided).

IV. OPTIONS FOR CHANGING LAND USE/ZONING DESIGNATION

The applicant (Newland) requested a change in land use from low density single family residential RSX 7.2 to multifamily (no specific density). The table below examines the differences between the existing single family zoning and changing the land use to medium density multifamily at either RM 5.0 or RM 3.6.

Options	Allowed Uses	Development Regulations	Potential # of new housing units/jobs
<p>Keep existing Low Density Residential (LDR) 6</p> <p>RSX 7.2 (2) Zoning</p>	<p><u>RSX 7.2 zone</u> allows detached single family residential homes with a minimum lot size of 7,200 sq. ft.</p> <p>Not more than one dwelling unit is allowed per lot. Structures are required to meet required setback yards or distances from property lines.</p> <p>Other uses are allowed in either an RSX or RM zone such as churches, school or day care centers, public utility or government facility uses.</p> <p>The (2) suffix refers back to the Juanita Neighborhood Plan which would allow clustered or attached housing with an</p>	<p>Lots are limited to one house per lot.</p> <p>Usually each lot has an individual driveway but shared driveways are allowed.</p> <p>RSX zoning allows a maximum building height of 30 feet ABE.</p> <p>Maximum lot coverage is 50%</p> <p>Affordable housing is not required</p>	<p>Based on the existing zoning and estimated Maximum Development Factor calculation for a site that contains a class A stream, the estimated number of lots for each parcel are listed below:</p> <p>Parcel A: 6 lots Parcel B: 2 lots Parcel C: 1 lot Parcel D: 1 lot</p>

	approved Planned Unit Development proposal.		
Change to Medium Density Residential (MDR) 9 RM 5.0	<p><u>RM 5.0 zone</u> allows detached, attached or stacked dwelling units at a density of 9 dwelling units per acre or one dwelling unit for each 5,000 sq. ft. of lot area.</p> <p>Just as in low density zones, the RM zone allows other uses such as church, school or day care,</p> <p>A convalescent center or nursing home, public utility, government facility, grocery store, drug store, laundromat, dry cleaners, barber shop, or shoe repair shop are allowed with a Process IIA and with a minimum lot size of 7,200 sq. ft. and if Special Regulations are met.</p>	<p>Same required setback yards from perimeter property lines as RSX zone.</p> <p>Same maximum building height of 30' above ABE.</p> <p>Multifamily zoning allows for multiple units on one lot and consolidated vehicular access or driveways to each unit.</p> <p>Maximum lot coverage is 60%</p> <p>Affordable housing is required if 4 or more dwelling units</p>	<p>Estimated number of units based on potential Maximum Development Factor and RM 5.0 zoning:</p> <p>Parcel A: 10 units Parcel B: 4 units Parcel C: 2 units Parcel D: 2 units</p>
Change to Medium Density Residential (MDR) 12 RM 3.6	<p><u>RM 3.6 zone</u> allows detached, attached or stacked dwelling units at a density of 12 dwelling units per acre or one dwelling unit for each 3,600 sq. ft. of lot area.</p>	<p>Same uses and development standards as above.</p>	<p>Estimated number of units based on potential Maximum Development Factor and RM 3.6 zoning:</p> <p>Parcel A: 13 units Parcel B: 5 units Parcel C: 3 units Parcel D: 2 units</p>

5. Analysis of Options: The following options are presented for Planning Commission discussion.

Option 1: No Action, Retain Existing Zoning, Land Use Designation and Comprehensive Plan text

The surrounding higher density uses to the south and east and location adjacent to 100th Avenue NE make the lots within the study area less desirable for single family homes. In the study area there are currently an estimated 6 dwelling units. Under existing zoning Parcel A Newland property has potential for redevelopment (especially on the west portion of the property) for a 6 lot short plat. If all the parcels in the study area where to redevelop there could be a potential of 10 lots. *(Note: the stream and or tree retention or other code requirements could limit the number of lots).*

The existing text in the Juanita Neighborhood Plan supports attached or clustered units through a Planned Unit Development (PUD) process, but limits access from 100th Avenue NE and discourages vehicular access from the west. This would result in needing a bridge to be constructed over Juanita Creek to access the western portion of the property from 100th Avenue NE (which is discouraged in KZC Chapter 90 unless no feasible alternative exists. If access was feasible from the west the undeveloped western portion of Parcel A could be developed without a bridge over the stream.

Option 2: Rezone to Medium Density Multifamily/RM 3.6

A rezone to RM 3.6/medium density multifamily would be consistent with the parcels to the south and across the street to the east. Multifamily zoning could allow for consolidation of lots, shared access points rather than standard individual lots. Given the stream and buffer constraints RM zoning would allow for greater flexibility in site design. Clustered or attached development would be allowed under the RM 3.6 zoning without a public review process. In either scenario, the regulations in KZC Chapter 90 protecting Juanita Creek would need to be followed. Under RM 3.6 zoning there is a potential redevelopment of 23 dwelling units or not counting Parcel D, 22 units.

Option 3: Rezone to Medium Density Multifamily/ RM 5.0

If rezoned to RM 5.0 the same considerations discussed above would apply but with a lower redevelopment potential of 18 dwelling units in the study area or 17 not including Parcel D.

Change to Comprehensive Plan Policies and related text

If rezoned to medium density multifamily/ RM 3.6 or RM 5.0 the text in the existing North/South Juanita Neighborhood Plan discussed above is recommended to be deleted except for encouraging consolidated vehicular access along 100th Avenue NE. Text could be added to discourage but not prohibit access from the west or design standards mentioned in the Recommendation Section below.

Change in Zoning Map and Regulations:

Building height and setbacks are the same whether RSX or RM zoning. With either zoning designation KZC Chapter 90 would require protection of the Juanita Creek and buffer setbacks (buffer reductions could be requested). If the three parcels in the study area are changed from RSX 7.2 to RM 3.6 a change to the Zoning Map would be necessary.

Logical Boundary and Compatibility for Land Use Change:

Parcels A, B and C make a logical boundary change consistent with the multifamily designation to the south and east. Parcel D is not recommended to be included in the land use change primarily because there is very little further developable area and the lot accesses onto NE 128th ST/98th Avenue NE and fronts the single family area to the west.

Potential Impacts:

1. To Juanita Creek

Staff's analysis: In either RSX or RM options redevelopment of the parcels in the study area would need to observe the stream sensitive area buffers and setback required in [KZC Chapter 90](#). Those provisions do allow for buffer reductions if impacts are mitigated and if certain criteria are met. Zoning Code Chapter 90.135 provides a calculation known as Maximum Development Potential to estimate the number of units and protection of sensitive areas.

Providing vehicular access to the under-developed portions of the properties make redevelopment challenging because of the stream. New development could propose to build a bridge over Juanita Creek to access the west side of the lots from 100th Avenue NE from east to west, however these are discouraged in the Neighborhood Plan if other feasible alternative exists.

Allowing a secondary access point for a future development through properties to the west would minimize impacts to Juanita Creek, but impact single family homes to the west. Therefore, it becomes a trade-off of either impacting the single family homes to the west or impacting Juanita Creek. Access from the west could be limited to only development on the west portions of the parcels.

2. Change from Single Family to Multi-Family

Staff's analysis:

- a. The existing single family homes to the west already see multifamily units east of their property.
- b. Single family or multifamily have the same setbacks and maximum building height of 30' above average building elevation (two story). Multifamily does allow for slightly greater lot coverage but does have a wide landscape buffer required along single family property lines.

3. Vehicular Access and Traffic Impacts

Staff's analysis: If RM zoning, lots could be combined into common ownership as larger parcels and access points could be consolidated on 100th Avenue. While consolidating access can be encouraged, the City may not be able to prohibit individual access points if properties are under separate ownership. Allowing vehicular access from the west would impact single family homes on the west unless the number of units were limited to access into that area.

4. Potential Change in Vehicle Trip Generation

Staff's analysis:

The chart below shows the typical number of vehicle PM and daily trip rates for single family versus multifamily.

	<i>Trip Generation</i>	
	PM peak	Daily
Single family	1 per unit	10 per unit
multi family	0.62 per unit	6.65 per unit

Based on the trip generation figures above, below is an estimated comparison of the potential number of dwelling units for each parcel if redeveloped under existing zoning of RSX 7.2 or if redesignated as RM 5.0 or RM 3.6 (consistent with the adjacent properties to the south and east and estimated number of vehicle trips):

	<i>RSX 7.2* (potential redevelopment)</i>	<i>Vehicle trips (PM peak/Daily)</i>	<i>RM 5.0* (potential redevelopment)</i>	<i>Vehicle trips (PM peak/Daily)</i>	<i>RM 3.6* (potential redevelopment)</i>	<i>Vehicle trips (PM peak/Daily)</i>
Parcel A	6 lots	6 / 60	10 units	6.2 / 66.5	13 units	8.06 / 86.45
Parcel B	2 lots	2 / 20	4 units	4.62 / 26.6	5 units	3.1 / 33.25
Parcel C	1 lot	1 / 10	2 units	1.24 / 13.3	3 units	1.86 / 19.95
Parcel D	1 lot	1 / 10	2 units	1.24 / 13.3	2 units	1.24 / 13.3

*Note: because of the presence of Juanita Creek on the properties the calculation of maximum development factor would yield fewer units/lots.

Potential Benefits:

1. Consistent with the surrounding development

Staff's analysis: The surrounding development and location on a busy street has made single family development less desirable. The proposed land use change is consistent with surrounding multifamily development to the south and east. RM zoning allows for greater flexibility in site design, opportunities for lot consolidation and affordable housing.

2. Promotes 10 Minute Neighborhood Concept

Staff's analysis: The proposed land use change to RM would support the concept in the Land Use Element of utilizing underdeveloped land on a major bus line and within walking distance to shops and services, schools, and parks.

3. Located on major transit line

Staff's analysis: The study area is well served by multiple bus routes including route 255, 236, and 234.

Staff Recommendation: If a change to multifamily RM 3.6 or RM 5.0 is chosen, staff recommends that Parcel D not be included because it accesses directly from NE 128th ST (keep as RSX 7.2). Staff recommends the RM 3.6 option as it would be consistent with the surrounding zoning to the south and east. If changed to multifamily, staff recommends the list of development standards on page XV.1-6.2 of the existing Juanita Neighborhood Plan be eliminated and instead revise the plan text to:

- Encourage consolidation of access points for all the parcels toward 100th Avenue NE. Access to the west should be allowed for the western portion of the parcels (not prohibit access from the west or north through the single family area).
- Protect the stream (as KZC Chapter 90 regulations already require)

V. **PUBLIC NOTICE AND OPPORTUNITIES FOR PUBLIC COMMENTS**

Public notice has been provided for study of the Citizen Amendment Requests. The City issued a Special Edition of the *City Update* newsletter in October 2014, mailed to all postal addresses in Kirkland, on the Comprehensive Plan Update, including a section on the CARs with a map showing the location of the CARs and a link to the [CAR web page](#) where meeting dates would be posted. In early November 2014, property owners and residents within the study areas and property owners within 300 feet of the study areas were notified by mail of the CAR study and directed to the City's web page for meetings dates once they were scheduled. In late November, CAR applicants were notified by email of the study session meeting dates that had since been schedule. Email notice was also provided to the neighborhood associations and the Kirkland 2035 listserv.

Once the public hearing for the Draft Plan has been scheduled, another notice with the hearing date will be mailed out to those in and around the study areas and emailed to the K2035 listserv and neighborhood associations. Public notice signs will be installed adjacent to the study areas before the public hearing for any request involving a land use designation change (rezone) as required by the Zoning Code.

Public comments may be submitted to the Planning Commission on the CARs at PlanningCommissioners@kirklandwa.gov or to the Planning staff overseeing the request up to closure of the public hearing on the Draft Comprehensive Plan and CARs. Comments on the CARs may also be provided to the SEPA Official (Eric Shields, Planning Director at eshields@kirklandwa.gov) on the Draft Environmental Impact Statement once it is issued this

spring. Comments may be submitted to the City Council at citycouncil@kirklandwa.gov prior to final adoption of the Comprehensive Plan Update, including the CARs, which is anticipated this fall.

VI. PUBLIC COMMENTS RECEIVED

As of the date of this memo two email comments were received opposing the CAR request. (See Attachments 4 and 5).

Attachments:

1. Map of Study Area with Comprehensive Plan designation overlay
2. Newland CAR request application
3. Aerial map with Juanita Creek, sensitive area buffer, building setback
4. Mohr email received December 9, 2014
5. Doug Rough email June 12, 2014

NEWLAND CAR

Request Site

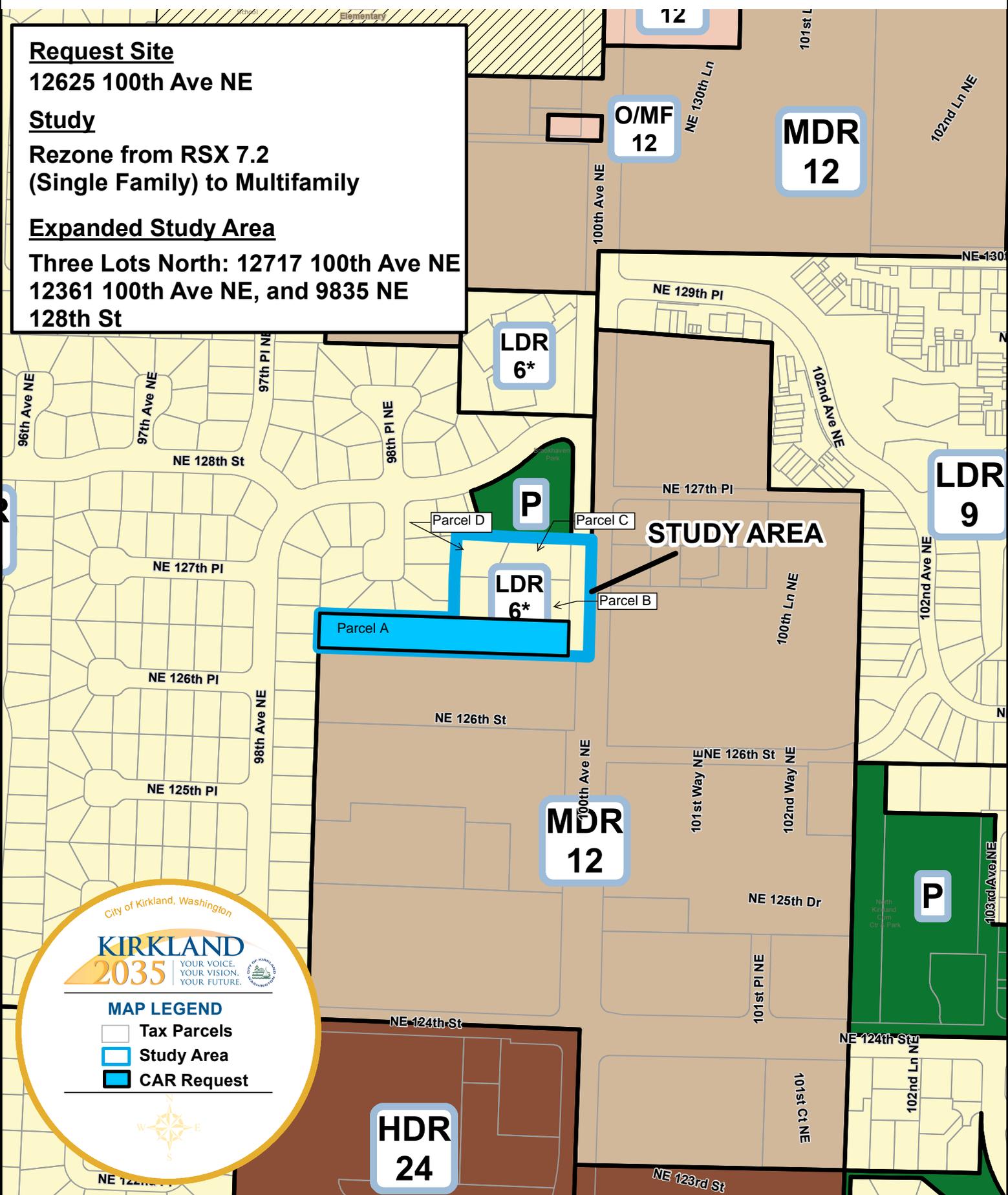
12625 100th Ave NE

Study

Rezone from RSX 7.2 (Single Family) to Multifamily

Expanded Study Area

Three Lots North: 12717 100th Ave NE
12361 100th Ave NE, and 9835 NE 128th St



City of Kirkland, Washington

KIRKLAND 2035 YOUR VOICE. YOUR VISION. YOUR FUTURE.

MAP LEGEND

- Tax Parcels
- Study Area
- CAR Request

Victoria Newland
12625 100th Ave NE
Kirkland, WA 98034

February 20, 2014

Planning Commission
Attn: Planning Commission Members
123 Fifth Avenue
Kirkland, WA 98033

Re: Request for Re-zone

To Whom It May Concern,

We are interested in a change designation to re-zone parcel number: 3026059158*, from single family to multi-family, for future building of apartments, condominiums or a planned unit development. This would also keep the predominate pattern along 100th Ave N.E.

Thank you for you consideration.

Thank you,

Victoria Newland
Property Owner

* the address was changed by the USPS to 12625 100th Ave NE but your records may show 12493 100th Ave NE.



CITY OF KIRKLAND
PLANNING AND COMMUNITY DEVELOPMENT
 123 Fifth Avenue, Kirkland, WA 98033
www.kirklandwa.gov ~ 425.587.3225

**APPLICATION FOR 2014 CITIZEN AMENDMENT LAND USE REQUESTS TO THE
 COMPREHENSIVE PLAN, ZONING CODE AND ZONING MAP**

Directions: You may use this form or answer questions on separate pages.

I. CONTACT INFORMATION:

- A. Applicant Name: Victoria Newland
 B. Mailing Address: 12625-100TH AVE NE, Kirkland, WA 98034
 C. Telephone Number: 425-823-6422
 D. Email Address: victoria.newland@comcast.net
 E. Property Owner Name (if different than applicant): Estate of Barbara J. Newland
 F. Mailing Address: 12625-100TH AVE NE, Kirkland, WA 98034
 G. Telephone Number: 425-823-6422
 H. Email Address: victoria.newland@comcast.net

Note: If the applicant is the property owner, or is representing the property owner, then the property owner must sign the last page. If the applicant is representing the property owner, then the property owner must be notified in writing with a copy of the letter provided to the City.

A link to the Planning Commission packet containing the staff report will be sent by email unless you request to the project planner that you want copies mailed to you.

II. PROPERTY INFORMATION:

- A. Address of proposal: (if vacant provide nearest street names) 12625-100TH AVE NE
 B. King County Tax Parcel number(s): _____ Kirkland, WA 98034
 C. Describe improvements on property if any: House
 D. Attach a map of the site that includes adjacent street names.
 E. Current Zoning on the subject property: zoned for 7 houses
 F. Current land use designation and permitted density shown on the City's land use map. 7 Houses

III. REQUEST INFORMATION AND REASONS:

A. Description of Request:

rezone to accommodate multi family housing

B. Description of the specific reasons for making the request:

would like to sell the property to someone who will build a multi-family development.

C. Based on the above review consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.

It's rezoning. Will fit with the neighborhood.

Victoria Berman @ Community Dev
452-828-4152
15001 Ave NE, Kirkland WA 98034

Victoria Berman @ Community Dev
452-828-4152
15001 Ave NE, Kirkland WA 98034

IV. PROPERTY OWNER'S SIGNATURE OR SERVICE OF AFFIDAVIT:

- A. *If the applicant is the property owner, or is a legal representative of the property owner, then the property owner must sign below.*

ORIGINAL SIGNATURES ONLY/ NO COPIES

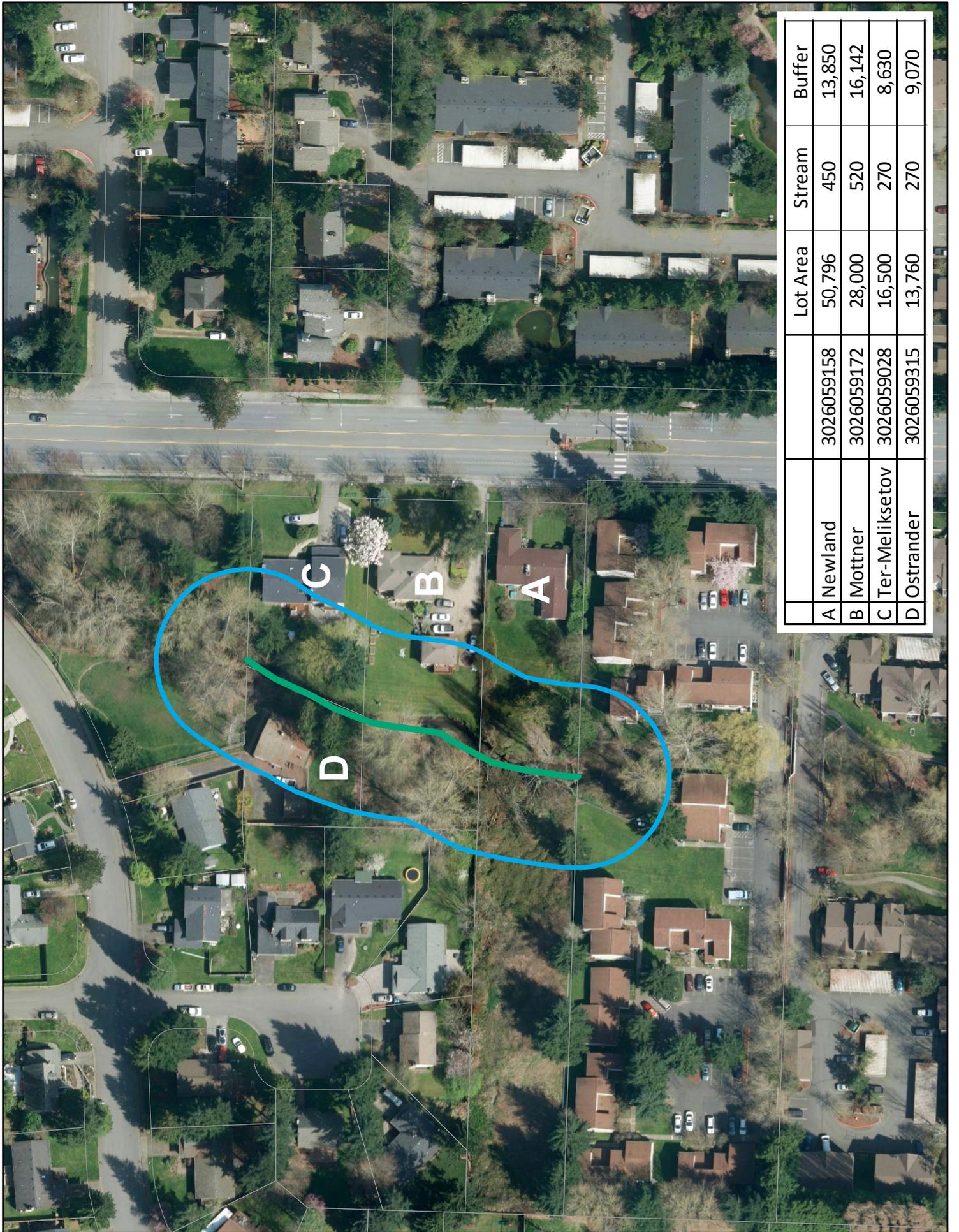
Name – sign: Victoria Newland
 Name – print: Victoria Newland
 Property owner or Legal Representative? OWNER
 Date: _____
 Address: 12625-100th Ave NE, Kirkland, WA 98034
 Telephone: 425-823-6422

- B. *If the applicant is neither the property owner nor a legal representative of the property owner, then the affected property owner must be notified as follows:*

1. Send or hand-deliver a copy of this completed application to all affected property owners (Exhibit A or Exhibit B); and
2. Complete the attached Affidavit of Service that confirms that a copy of the completed application form has been provided to all property owners. Submit the Affidavit of Service along with Exhibit A and/or Exhibit B with the application form and fee.

Attachments:

- Affidavit of Service (OCD-06AB)
- Exhibit A for mailing document
- Exhibit B for hand delivering document
- Methods to Request Changes to Density Land Use Zoning Code Regs



		Lot Area	Stream	Buffer
A	Newland	3026059158	450	13,850
B	Mottner	3026059172	520	16,142
C	Ter-Meliksetov	3026059028	270	8,630
D	Ostrander	3026059315	270	9,070

From: Ken Mohr [<mailto:krmohr1@gmail.com>]
Sent: Tuesday, December 09, 2014 11:39 AM
To: Planning Commissioners
Subject: Citizen Amendment Requests - 1. Newland Property

Good morning Planning Commissioners of Kirkland,

I am writing this request to please reconsider/rework the idea of changing the zoning from single family (RSX7.2) to multifamily. There are quite a few reasons for this request. They is the disturbance of Juanita Creek (as you know it runs through the center of the property), old growth trees on lot and the fact that the area is not fit for another large complex as it would be a negative impact on the community along with the already high traffic volume and noise nuisance. - If the commission was to consider using the land, maybe consider doing 1 story attached projects or a 1 story smaller multi family complex with green space.

This area goes way back in our community as it was once used as a horse boarding and training area. I would mean a lot to both the community and the growth of the Juanita Creek area to keep the "feel" of the community without over doing it mass development. Thank you for taking the time to hear our concerns.

Ken Mohr

Juanita Resident

Angela Ruggeri

From: dougrough@aol.com
Sent: Thursday, June 12, 2014 12:42 PM
To: Angela Ruggeri
Subject: Rezone of parcel on 100th Avenue NE near 126th street

I am against this rezone. I think I can find a fair number of folks who agree with me on this. Please let me know how I can make sure my concerns as well as many others are addressed. Thank you.

--Doug Rough 425-821-5529 RoughHouse.org -- RetreatsAndReunions.com