

Jack Venrick

From: "Preston Drew" <pgdrew@centurytel.net>
To: "Orin Wells" <orin@orinwells.com>; <CAPR-discussion@lists.celestial.com>
Sent: Saturday, October 29, 2005 12:06 PM
Subject: RE: [Capr-discussion] Specific examples needed

It is hard to find examples of what the CAO did, because it is so new. The better attack would be to say "You were allowed this use previously, but due to the CAO, that use is now not allowed". The example might be a use that most think is reasonable. i.e. A landowner with 20 acres so constrained, that that person cannot use most of it or split it up and give it to their kids.

Another example might be that landowner that has a view lot. The view site is part of a wildlife habitat corridor which must be left so it connects with the neighbor's defined corridor.

Another issue that could be brought up is the CAO being just the latest landowner unfriendly law in a series over the years. Julia might want to look at my property if she is so uninformed that she thinks no developable land has been lost. I was zoned 2.5 when I bought in '83. I was down zoned to RA10 in '89 and then they tried in '99 to downzone me to RA20. We fought that and retained our current zoning, but when the ordinance was written, rounding up was eliminated. Two weeks later Ron Sims signed an emergency order disallowing lot line adjustments that created new building lots. The effect of this on me was that, because I own slightly less than 20 acres, I cannot have a second house on my property. My effective zoning is one house on 18 acres. I would ask Julia "Is this fair?" How could she answer that developable land has not been lost? She would say this is zoning, not the CAO.

To fully understand land use regulation, there has to be a context over 20 years and several cycles of regulation. The CAO is the latest, largest grab.

Contact me anytime with issues relating to this. I have been studying these issues for 6 years. I have many personal stories on a variety of land use issues.

Preston Drew
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-----Original Message-----

From: capr-discussion-bounces+pgdrew=centurytel.net@lists.celestial.com
[mailto:capr-discussion-bounces+pgdrew=centurytel.net@lists.celestial.com] On Behalf Of Orin Wells
Sent: Saturday, October 29, 2005 7:45 AM
To: CAPR-discussion@lists.celestial.com
Subject: [Capr-discussion] Specific examples needed

I need you folks who have been impacted and know those who have been "punished" by the DDES to give me some concrete examples of where the CAO has had it's effect.

Julia Patterson continually tries to say that no developable land has been made unavailable. She claims that it has not prevented any developments on property previously (to the CAO) zoned for residential construction from going ahead.

Because I do not know of specific cases where the DDES or any other element of King County has had specific impact on land owners I find it difficult to attack her position on this. I do know that you have to get a permit to cut brush such as black berries but can anyone cite for me that when anyone has applied for such a permit that they have been saddled with having to agree to the so-called 65% rule. Any concrete examples of what has happened to land owners as a consequence of the CAO other than generalized speculation?

Are there any examples where the 300 foot set-back in the CAO has made someone's land totally useless. Are there any examples where someone has attempted to sell his/her land only to find out prospective buyers run for the hills when they realize what the CAO means to them if they buy it? Are there examples where a 5+ acre piece of property which had been zoned for residential that has now been down zoned or restrictions on the actual property that can be used? Let's say a piece of property of 7 acres was zoned R-1 before the CAO. Taking the CAO to it's ultimate goal instead of being able to build 7 homes on the property the owner/developer can now only build 2.5 homes (this would be only 2 because who can build half a home?). Are there such examples?

Help me lay in some ammunition on how to take Julia down on this in short simple terms. I expect to be on a few radio shows with her in the coming week and I am certain this will be an issue where she will defend the CAO because it protects the environment (streams, wildlife etc.), prevents urban sprawl and preserves the natural environment for the future.

You can respond off list if you wish. Any assistance here would be greatly appreciated.

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