

COMPREHENSIVE PLAN AMENDMENT APPLICATION

Use this application to propose an amendment to the goals, policies, Future Land Use Map, appendices, or other components of the adopted City of Seattle Comprehensive Plan.

Applications are due to the Seattle City Council (sent electronically to: compplan@seattle.gov) no later than 5:00 p.m. on May 15th for consideration in the next annual review cycle. Any proposals received after May 15th will be considered in the review process for the following year. *(Please Print or Type)*

Applicant: James Chesko

Date: 15 May 2020

Email: jdchesko@yahoo.com

Street Address: 427 27th Ave E

City: Seattle State: WA Zip: 98112 Phone: 510-378-8822

Contact person (if not the applicant):

Email:

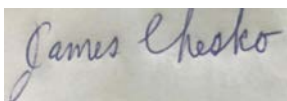
Street Address:

City: State: Zip: Phone:

Name of general area, location, or site that would be affected by this proposed amendment (attach additional sheets if necessary): Environmental Critical Areas in King County (City of Seattle)

If the application is approved for further consideration by the City Council, the applicant may be required to submit a State Environmental Policy Act (SEPA) checklist.

Acceptance of this application does not guarantee final approval.



Applicant

Signature: _____ Date: 15 May 2020 _____

REQUIRED QUESTIONNAIRE: Comprehensive Plan Amendment Application

Please answer the following questions. Attach any additional sheets, supporting maps or graphics. If you use separate sheets to provide your answers, then answer each question separately and reference the question number in your answer. The Council will consider an

application incomplete unless all the questions are answered. When proposing an amendment, you must show that a change to the Comprehensive Plan is required.

1. Provide a detailed description of the proposed amendment and a clear statement of what the proposed amendment is intended to accomplish. Include the name(s) of the Comprehensive Plan Element(s) (Land Use, Transportation, etc.), maps, goals and/or policies you propose to amend.

Immediately cease the practice of issuing 'Potential Landslide Area Covenants' and the like to properties in Seattle's Environmental Critical Areas. Although this appears on the surface to be a responsible, pragmatic warning mechanism, it is not 'voluntary' as stated (people buying or renovating homes are forced to sign these or no permits/property titles are issued) and serves to undermine the responsibilities the City of Seattle has under the Growth Management Act 36.70A RCW. It amounts to releasing the City from any and all claims, losses, cost and damages without limitation for poor stewardship of ECA designated areas (contrary to the spirit and wording of the Growth Management Act).

- a. If the amendment is to an existing Comprehensive Plan goal or policy, and you have specific language you would like to be considered, please show proposed amendments in "line in/line out" format with text to be added indicated by underlining, and text to be deleted indicated with ~~strikeouts~~.
- b. If you anticipate that the proposed Comprehensive Plan amendment would also require a change to the Seattle Municipal Code (SMC), please indicate the SMC section(s) that would need to be changed. If you have specific language you would like to be considered, please show proposed edits to the SMC in "line in/line out" format as described above.
- c. If the amendment is to the Future Land Use Map, please provide a map that clearly outlines the area(s) proposed to be changed. List the address(es) for each property, the current land use category as shown on the Future Land Use Map and the proposed new land use category for each property in the area to be changed. Identify your relationship to the owner(s) of the property. Describe how the change is consistent with Policy LU1.5, which states "Require Future Land Use Map amendments only when needed to achieve a significant change to the intended function of a large area."

2. For amendments to goals and policies only: Describe how the issue is currently addressed in the Comprehensive Plan. Why is a change needed? **It forces landowners to accept excessive and unnecessary environmental risks (that translate to diminished quality of life, if not damages such as increased Combined Sewer Overflows (CSOs), flooding from external stormwater, potential landslide damages, etc. The GMA states it is the state's responsibility (and for every jurisdiction within WA state) to protect and maintain these environmental critical areas, i.e. mitigate environmental damages, not increase them.**

3. Describe why the proposed change meets each of the criteria established in [Resolution 31807](#) which sets criteria for Council to consider an amendment to the Comprehensive Plan. **Significant adverse environmental impact is occurring because of how this covenant treats ECAs (enabling neglect from the City of Seattle.)**

4. What other options are there for meeting the goal or objectives of the amendment? Why is a Comprehensive Plan amendment needed to meet the goals or objectives?

5. What do you anticipate will be the impacts of the proposed amendment, including impacts to the geographic area affected? Why will the proposed amendment result in a net benefit to the community? Please include any data, research, or analysis that supports the proposed amendments. **Local communities and neighborhoods are being torn down, middle class citizens displaced, horrific McMansions being built that choke out light, create new combined sewers (& overflows) and stormwater damage, and slide damage, and reduce trees and open/green space, livable neighborhoods with character.**

6. How does the proposed amendment support the existing goals and policies of the Comprehensive Plan? If the proposal would change existing goals and policies or add new goals and policies to the Comprehensive Plan, describe how the proposed amendment is consistent with the Washington State Growth Management Act (<http://apps.leg.wa.gov/rcw/default.aspx?cite=36.70A>), the Puget Sound Regional Council's Vision 2040 (<http://www.psrc.org/growth/vision2040/>), and the King County Countywide Planning Policies (<http://www.kingcounty.gov/depts/executive/performance-strategybudget/regional-planning/CPPs.aspx>). **This covenant practice, an end run on GMA responsibilities, should have never started (and should end immediately).**

7. Is there public support for this proposed amendment? If the amendment would change the Future Land Use Map or a Neighborhood Plan, please list any meetings that you have held or other communication you have had with the community about the amendment. If the amendment would have a citywide impact, please list any organizations that you have discussed the amendment with. *Notes: Please attach any letters of support for the amendment or other documentation of community support or concerns. The City will provide public notice and opportunity for public comment, and environmental review for all applications. As it reviews docketed amendment proposals, the City may request additional community engagement by applicants on an as needed basis.* **Land Use Action Citizen Groups**

8. Has the proposed amendment been considered before by the Council? If so, when was it considered and what was the outcome? If the amendment has been previously rejected, please explain either:

- How the proposal has changed since it was last rejected, or

- Changed circumstances since the proposal was last considered that support reconsideration of the proposal.

I don't know if the City is aware this practice is occurring, but it should and should be stopped