

Neighbor Concerns & Questions

Vinegar Flats Planning Committee · Swear Jar results · September 28, 2026

The Swear Jar was open all evening for concerns, worries and unanswered questions that didn't need a vote. Neighbors turned in ten written submissions. Every one is transcribed in full at the end of this report, in the writer's own words.

These aren't Council positions. They're a record of what neighbors are worried about, and a list of questions we still need the City to answer.

What neighbors are worried about

- **Infrastructure isn't keeping up now.** The most common concern. Neighbors say roads and infrastructure already fall short for the Eagle Ridge, Thorpe and Hangman population, and want that fixed (in compliance with WSDOT) before any new development in Vinegar Flats. One card asks that infrastructure planning account for wildlife, streams and neighborhoods before any building. (S2, S4, S7)
- **US 195 connections.** Four cards focus on how Vinegar Flats connects to US 195. Two want Inland Empire Way kept closed to 195 at its south end. One says routing 195 traffic into Vinegar Flats is not a solution to today's infrastructure problem, and another wants the Thorpe Road connection to 195 resolved before any zoning is mapped. (S1, S2, S3, S8)
- **Property values and livelihoods.** A household on Inland Empire Way wrote that their property is their livelihood and they don't want its value to fall. (S1)
- **Where Mixed Use and density should go.** Neighbors don't agree yet. One card wants Mixed Use split onto the northern side of Inland Empire Way rather than all on the southern side. One wants Mixed Use and Residential High kept along Inland Empire Way, not on the outer edges of the zone. One would rather see farmland along Inland Empire Way developed than houses torn down for higher-density Mixed Use. (S5, S6, S9)
- **Traffic speed on Inland Empire Way.** If density comes to the corridor, the City needs to control speeds on Inland Empire Way. (S6)
- **Trust in the process.** One neighbor asked how the neighborhood can reach agreement with the City without knowing what the City actually wants, and asked for clear agendas to make decisions on. (S10)

Questions for the City

Drawn directly from the submissions above. These go to the District 2 Council members and Planning staff for answers.

#	Question	From
Q1	Does the draft FLUM, or any related transportation plan, propose opening the south end of Inland Empire Way to US 195?	S1, S8

Q2	What is planned for a Thorpe Road connection to US 195, and on what timeline relative to rezoning?	S3
Q3	What is the current road and infrastructure capacity serving Eagle Ridge, Thorpe and Hangman, and what does WSDOT require before new development is added?	S2
Q4	Would infrastructure be required to be in place before building permits are issued (concurrency), and how is that enforced?	S2, S7
Q5	How were the boundaries of the proposed Mixed Use and Residential High areas drawn, and was the northern side of Inland Empire Way considered?	S5, S6
Q6	How would existing homes inside the proposed Residential High and Mixed Use areas be affected, including property values and the likelihood of redevelopment?	S1, S9
Q7	What traffic-calming or speed-control measures are planned for Inland Empire Way?	S6
Q8	What specific outcome is the City seeking for Vinegar Flats, and when will neighbors see the draft zoning and development standards?	S10

Submissions, in full

Transcribed as written. Underlining and capitals are the writers' own.

S1

No opening of the South of Empire Way! We live on Inland Empire Way and do not want our property values to dive! Our property is our livelihood.

S2

There is NOT enough infrastructure supporting the current Eagle Ridge / Thorpe / Hangman population. This NEEDS to be dealt with in compliance with WashDOT before ANY development can happen in Vinegar Flats. Also, routing 195 traffic into V.F. currently is NOT a solution to the infrastructure problem that exists now. So creating growth in V.F. would not benefit organization of infrastructure.

S3

Concerns for Thorpe connecting to 195 need to be addressed before any zoning is mapped out.

S4

Infrastructure must consider wildlife, streams, neighborhoods prior to any building.

S5

Move mixed use on the northern side of Inland Empire Way vs all of it on the southern side.

S6

More mixed use / high resi down Inland Empire Way, not on the outside of the zone. With that the city needs to control the speed of cars down Inland Empire Way.

S7

Concurrency of infrastructure is required prior to building permits. *(One point from a longer written comment; the rest is in the Future Zoning Conditions & Considerations Report.)*

S8

Keeping Inland Empire Way, south side, closed to Highway 195.

S9

Develop the areas that are farm land on Inland Empire Way vs tear down houses for the high residential mixed use area.

S10

How are we supposed to come to agreement w/ City when we don't know what they actually want? We deserve clear agendas to make decisions on.