

Greater Maple Valley Area Council
P.O. Box 101
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December 28, 2007

Paul Reitenbach (Paul.Reitenbach@kingcounty.gov)
Department of Development & Environmental Services (DDES)
900 Oakesdale Avenue SW
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Mr. Reitenbach,

Please consider the comments herein as the official response from the Greater Maple Valley Area Council (GMVAC) regarding the King County Comprehensive Plan Update for 2008 (2008 update). We first wish to compliment and thank you and your group within the Department of Development & Environmental Services for the good work accomplished in developing the 2008 update. **Many of the concerns we voiced in past reviews have been addressed. Some remain and some are new.**

GMVAC periodic Citizen Advisory Survey results have been consistent over time. We've used these recurring results to develop **a set of Rural Area defining principles** which guided our comments: (1) Maintain privacy and rural character; (2) Preserve surrounding environment; (3) Maintain 5-acre minimum zoning for new construction; (4) Keep urban-type infrastructure to an absolute minimum (e.g., no sewers or public water, country roads); and (5) Allow no TDRs within or between the Rural Area and Forest Production District (FPD).

We assigned two GMVAC committees--Land-Use and Transportation--to conduct a detailed review of the Public Review Draft (the Draft) of the 2008 update. These committees established and assigned Subteams to review and comment on particular chapters of the Draft. Guided by the above Rural Area defining principles, our detailed review developed many comments, which are **contained in eight attachments**:

1. Questions submitted to DDES during our evaluation process--some remain unanswered.
2. through 8. Public Comment in the form of *Evaluation Matrices* (specific concerns & recommendations) and *Detailed Comments Forms* (detailed concerns, rationale, & proposed solutions) for Chapters 3, 4, 6, 7, 8, and 9 and Appendices Area Zoning Studies and Summary of Code Changes.

Finally, we wish to recognize that while some of the **Docket Items the GMVAC previously submitted** have been addressed, some have not. In total we recommended:

1. Consistent use of capitalization for the terms "R"ural "A"rea, when speaking about Rural Area zoning, and "r"ural "a"rea, when describing the area in general terms;
2. Bottom up sub-area policy planning; and
3. Elimination of the term "Rural Residential" (as well as in County Code). It is self defeating because most readers are lead to the conclusion that the Rural Area is a *residential* area and, generally speaking, such things as cows, sheep, chickens, and most small businesses aren't allowed in residential areas.

We will continue to monitor the progress of the 2008 Update throughout the coming year and request you provide us with subsequent markups for review. Thank you.

Original signed by and mailed 12/28/07
Richard Bonewits (gmvac_chair@hotmail.com)
Chairman, Greater Maple Valley Area Council

cc: King County Executive Sims (exec.sims@kingcounty.gov)
Councilman Gossett, King County Council Chair (larry.gossett@metrokc.gov)
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