

Greater Maple Valley Unincorporated Area Council
P.O. Box 101
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September 26, 2008

Julia Patterson (julia.patterson@kingcounty.gov)
Chair, King County Council
516 Third Ave, Rm 1200
Seattle, WA 98104

Chairwoman Patterson,

Please consider the final comments herein as the official response from the Greater Maple Valley Unincorporated Area Council (GMVAC) regarding the King County Comprehensive Plan Update for 2008 (2008 Update).

The GMVAC has been monitoring the progress of the 2008 Update for well over a year. Early on we assigned two GMVAC committees--*Growth Management* and *Transportation*--to conduct detailed reviews of the *Public Review Draft* of the 2008 update. This review resulted in our comments of December 2007. Subsequently, we submitted additional comments in February of this year in response to new items (e.g., TDR changes, etc.) brought to our attention by DDES. Finally, in April we submitted comments regarding the *Executive's Recommended Plan*.

In *general*, the GMVAC applauds the King County Council's Growth Management & Natural Resources Committee for a job well done in its review and revision of the 2008 Update. However, below please find some *specific* comments we request you strongly consider in your deliberations on the final 2008 Update. We believe most of these comments are of import not only to Rural Area citizens, but also to all King County residents.

Rural Amendment 3 proposes public sewers be deleted as a service allowed for public schools in the Rural Area. The GMVAC recommends using the phrase "*large urban-type facilities such as large schools, large houses of worship, large sporting venues such as large tennis centers, etc.*" not just "*public schools.*" In written survey after written survey our constituents have shown a strong and consistent belief that **large urban-style facilities should not be allowed in the Rural Area.**

Transportation Amendment 2 proposes a new set of Transportation Concurrency provisions including travel sheds, mobility areas, etc. The GMVAC believes that the overall goal of Transportation Concurrency should be to stem unsustainable growth in areas with insufficient infrastructure. Unfortunately, the proposed new system appears to violate this goal and the GMVAC encourages the King County Council to ensure proposed Transportation Concurrency provisions recognize and further the goal to stem unsustainable growth in areas with insufficient infrastructure, i.e., the Rural Area. **We take specific exception to the proposed new concurrency map and standards that leave most of the Rural Area open to development.** This is a far cry from the existing concurrency map and standards that show much of the Rural Area "red" and thus failing concurrency standards.

Transportation Amendment 4 proposes that transportation projects that address existing capacity needs in unincorporated King County shall also be given priority consideration. We question what "capacity needs" means. Does it only mean more roads? Does it include more transit? Results from the May Citizens' Forums on Transportation show a strong desire from the public for more transit--both routes & frequency. Once again, the GMVAC emphasizes that **the Rural Area does not want to see unsustainable growth** and, therefore, opposes this amendment to remove the word "*urban.*"

Area Zoning/Land Use Map Amendment 9 (pp. AZ-87 thru AZ-102, as referenced in Executive's *Recommended Plan*) proposes to add 59+ Rural Area acres to Covington's Urban Growth Area. Following annexation this would effectively stretch the Urban Growth Boundary. **The GMVAC strongly opposes this proposed amendment as it sets a dangerous precedent that could affect any part of the Rural Area.**

Area Zoning Study Hobart Rural Neighborhood (pp. AZ-81 thru AZ-86, as referenced in Executive's *Recommended Plan*) proposes to amend the Land Use Map from Rural Residential to Rural Neighborhood and amend the zoning designation from RA-5 to NB, Neighborhood Business. **The GMVAC supports this proposal**, as it will allow expansion of the Hobart Food Market--an historic rural store and gas station--to provide additional services and convenient shopping for the surrounding Rural Area residents.

Thank you for considering our comments. Should you wish any clarification of our comments, please do not hesitate to contact me.

Original signed by

Steve Hiester (gmvac_chair@hotmail.com)

Chairman, Greater Maple Valley Area Council

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