

Greater Maple Valley Unincorporated Area Council
P.O. Box 101
Maple Valley, WA 98038

October 29, 2014

To: King County Council

Re: King County Council Public Hearing on Ordinance 17893, November 3, 2014

Please accept comments herein as Written Testimony for the subject Public Hearing.

The Greater Maple Valley Unincorporated Area Council (GMVUAC) has been working to keep the Rural Area rural for nearly 40 years. Our Vision Statement delineates the importance we and our constituents give to this mission: "Our community's Rural Character will be supported by facilitating strong local ties and communication between the public, organizations, and government; promoting locally owned businesses and supporting quality education; protecting the environment, and maintaining landowners' rights and responsibilities; promoting controlled and well-planned growth with appropriate infrastructure; ensuring proper representation for rural interests and needs; and supporting the health and safety and the privacy of our vibrant community."

We fully support the Council's Ordinance 17893 (passed on September 22, 2014), which adopted findings in support of a one-year moratorium on acceptance of applications for new development on isolated industrial zoned parcels. Ordinance 17893 required the County Executive to develop a work plan for a four-part study and transmit the results to the Council within six months.

We support Part 1 of the study to identify "isolated industrial zoned parcels in unincorporated King County." Many of these parcels are located in residential areas and, as such, industrial activities represent incompatible uses.

We support Part 2 of the study to identify "legal access points for each isolated industrial zoned parcel, including the road classification and service level tier for each access point." This is important since many of these parcels are poorly served by existing road infrastructure and will not be subject to much, if any, improvement, nor much more than rudimentary maintenance.

We support Part 3 of the study to "review of the impacts on adjacent rural lands from development of any of the isolated industrial zoned parcels." As stated above, many of these parcels are either adjacent to or surrounded by residential neighborhoods and, thus, represent incompatible uses.

We conditionally support Part 4 of the study to identify "ordinance or zoning changes, or both, that would address the impacts and concerns identified in section 1 of this ordinance." Our support here is conditioned on those isolated parcels identified being rezoned from Industrial to more compatible uses, such as RA-5.

We respectfully request the Council take our comments herein into consideration as it deliberates further on Ordinance 17893. Thank you.

Sincerely,

Steve Hiester (gmvac_chair@hotmail.com)
Chairman, Greater Maple Valley Unincorporated Area Council

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