

## August 2010 Meeting Summary

### Area Council KC Code Recommendations By Peter Rimbos, Corresponding Secretary

On Monday, August 2, the Greater Maple Valley Unincorporated Area Council held its regular monthly meeting. Several major topics discussed were: (1) Joint UAC Forum Recap (2) Black Diamond MPD Application Hearing Closing Statements and (3) King County Code Recommendations.

Your Area Council serves as an all-volunteer, locally elected advisory body to the King County Council representing all rural unincorporated area residents living in the Tahoma School District.

#### Joint UAC Forum Recap

The Area Council co-hosted the Annual Joint Unincorporated Area Council Forum at the Hobart Church. The forum brought together the King County Executive, King County Department Directors and key staff members, all six UAC Chairs, and local citizens to discuss both common and unique issues faced by the UACs and their citizens.

Executive Constantine spoke of specific policies to address King County budget problems due to the down economy. He also addressed improved customer service at DDES through the appointment of a Rural Permit Coordinator and building partnerships with small cities and the Rural Area.

There then followed brief presentations by each of the six UACs on the issues of greatest concern to their communities. Area Council Chair Steve Hiester voiced concerns about impacts on the integrity of the Urban Growth Boundary with the proposed Master Planned Developments (MPDs) in Black Diamond.

A vigorous question-and-answer session completed the last hour of the program. Many questions centered on the Black Diamond MPDs. Executive Constantine expressed deep concerns about the MPD impacts on Rural Area citizens in southeast King County. Other questions dealt with King County's budget concerns.

Approximately 200 people attended the forum.

#### Black Diamond Master-Planned Development Application Hearings

During the ongoing Closed-Record Hearings, which commenced on June 21, the Black Diamond City Council heard Closing Statements on July 14 from both City Staff and Yarrow Bay on why the applications should be approved. During its Closing Statement Yarrow Bay proposed rejecting KCDOT's testimony and the Hearing Examiner's detailed recommendations to develop a new traffic model, validate it with existing data, analyze all key routes and intersections, and develop new mitigations before any homes are built. Rather Yarrow Bay proposed waiting until 2,000 homes were built (more than doubling the size of the city) and then doing a Traffic Review." The Area Council believes this is a recipe for disaster with direct and long-lasting impacts to the transportation infrastructure throughout the area and has voiced such concerns to both the King County DOT and the Washington State DOT.

The Black Diamond City Council will begin open public deliberations, which will lead to a final decision to accept, conditionally accept, or reject the applications, starting on Monday, August 9, at 4:00 PM at the City Council Chambers on Lawson St. in Black Diamond. Sessions currently are scheduled for four consecutive days through August 12, but will probably run longer.

Should the City Council decide to accept outright or conditionally accept the MPD Applications, work will begin on the Development Agreement. Here, Yarrow Bay will prepare a more detailed plan to meet any conditions placed on the MPD Applications by the City Council. This plan will be negotiated with City Staff. Once the Development Agreement is complete, Open-Record Hearings (i.e., "new" evidence can be introduced) on the Development Agreement will be held. These will be open to the public and testimony will be taken from any members of the public who wish to speak. Current city code calls for these hearings to be before the Hearing Examiner.

The timing on the Development Agreement is somewhat dependent on the breadth of any conditions placed on the MPD Applications. Members of the public can check the City of Black Diamond web site for hearing dates: <http://www.ci.blackdiamond.wa.us/>.

#### King County Code Recommendations

The Area Council reviewed the final recommendations of the 3-month comprehensive review of the King County Code (KCC) completed by the Growth Management and Transportation Committees. The objective of the review was to protect the Rural

Area from massive urban development and its "overflow" (intentional or not)." This was precipitated by the Yarrow Bay-proposed 6,000-home Master Planned Developments in Black Diamond which are expected to have major effects on all of southeast King County including the Rural Area. The committees' overarching recommendation is for King County to enforce the KCC. While many KCC provisions protect Rural Area citizens from the impacts of adjacent urban development, in many cases meaningful or timely enforcement is lacking. The full KCC can be found at: [http://www.kingcounty.gov/council/legislation/kc\\_code.aspx](http://www.kingcounty.gov/council/legislation/kc_code.aspx).

The Area Council agreed to the following recommendations, listed by KCC TITLE:

7--Parks & Recreation: Combine school needs with park needs to create multipurpose parks.

9--Surface Water Management: Strengthen surface water runoff policy to protect Rural Area property rights; Maintain consistency with the KC Surface Water Design Manual; If an East KC Groundwater Protection Committee is again funded, it should have equal Rural and Urban representation.

10--Solid Waste: Ensure Rural Area representation on KC Solid Waste Advisory Committee.

13--Water & Sewer Systems: No recommendations.

14--Roads & Bridges: KC shall lobby the State to change RCW 36.70A.070 to eliminate Transportation Concurrency's 6-year lag time for completing Transportation Infrastructure mitigation. 16--Building Standards: No recommendations. 17--Fire Code: No recommendations. --Planning: No recommendations.

[21A--Zoning: Eliminate loopholes that could site non-Rural facilities under Permitted Uses; Eliminate fire sprinkler requirement for new structures on land >2.5 ac; Broaden Home Occupation total area allowed.---A final vote on this TITLE was postponed to the September monthly meeting.]

26--Agriculture & Open Space Lands: There is insufficient funding available to purchase Open Space now at a time of historically low prices. All Area Council recommendations will be presented to the King County Code Committee and then forwarded to the King County Executive and King County Council to coincide with the County's annual budget cycle and planning efforts.

### **Other Council Business**

Long-time member Warren Iverson informed the Area Council of the southbound lane closure of Issaquah-Hobart Road under SR-18. The closure, for the month of August, is to replace a retaining wall damaged by the floods in Holder Creek in January 2009. Southbound traffic will be detoured onto westbound SR-18 to 244th Ave SE and then onto eastbound SR-18 to return to Issaquah-Hobart Road.

The Area Council, to express its concern about impacts on local businesses, residents, and commuters, voted to submit a letter to WSDOT and KCDOT. The letter will include alternatives that could be employed to preclude complete closure of the southbound lane at SR-18. Next Regular Monthly Meeting Date/Time-- Monday, September 13, at 7:00 - 9:30 PM. Location -- Sheriff's Precinct #3 Headquarters, 231<sup>st</sup> St & SR-169 (across from Fire Station)