

KC Comprehensive Plan

by Peter Rimbo, Corresponding Secretary

On Monday, February 7, the Greater Maple Valley Unincorporated Area Council (GMVUAC) held its regular monthly meeting. Several major topics were discussed: Upcoming Black Diamond Master Planned Developments Hearings; King County Comprehensive Plan Update; and Annual King County Executive's Unincorporated Area Council Chairs' Meeting. 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.

Public Comments

Jeff Granlund of the Tahoma School Bond Vote Committee discussed the upcoming April Bond issue.

Susan Harvey of Ravensdale discussed concerns about impacts on the Issaquah-Hobart-Ravensdale-Black Diamond Road that will be caused by the Master Planned Developments (MPDs) in Black Diamond. The Traffic Studies conducted so far completely ignore this important corridor. Susan is starting a petition of residents, organizations, and government agencies that could be presented to the Hearing Examiner at the upcoming Development Agreement Hearings (see item below). Susan requested the Area Council support a letter to be presented to the Black Diamond Hearing Examiner to include the Issaquah-Hobart Rd in future MPD traffic modeling and analyses. The Area Council voted to sign on to Susan's letter.

Black Diamond Master Planned Developments (MPDs)

The Area Council continues to follow the Yarrow Bay-proposed major MPDs (6,050 homes and 1.15 million sq ft of commercial/business space) in the City of Black Diamond--the largest MPDs in King County history. The specific concerns previously voiced by the Area Council are major impacts on many roads throughout southeast King County and siting of three Schools, Sewer Storage Facilities, and a large Detention "Lake" in the Rural Area to enable adjacent urban development.

The Black Diamond City Staff currently is negotiating with Yarrow Bay to finalize a set of Development Agreements that provide the plan over the next 15 - 20 years for MPD design, development, and build-out. In late February the Development Agreements will be presented at a Public Information Meeting. The City's Hearing Examiner will conduct Public Hearings on the adequacy and completeness of the Development Agreements starting on or about March 1.

The Area Council will testify at these upcoming Hearings and is encouraging the other Rural Area UACs to do the same. Members of the Public can orally testify at the upcoming Hearings or submit written comments to the Hearing Examiner. Information on the upcoming hearings will be posted later this month on the [City of Black Diamond MPD page](#). The Yarrow Bay DRAFT Development Agreements currently are posted, along with many other MPD documents.

King County Comprehensive Plan (KCCP) Update

The Area Council's Growth Management and Transportation Committees have started meeting to discuss the next major update to the KCCP, the guiding policy document for all land-use and development in unincorporated King County. As occurs every four years, this 2012 update is a major revision.

The King County Department of Development & Environmental Services (DDES) provided a list of "Topical Areas" to help scope the effort: Some of the major categories being addressed are: Rural Area and Natural Resource Lands; Environment; Parks, Open Space, and Cultural Resources; Transportation; Economic Development; and Area Zoning and Land Use. To initiate the process the Area Council's Committees developed a set of Questions in each of these "Topical Areas" to better focus the effort. The full Area Council decided to submit these Questions to DDES.

In the upcoming months the Area Council's Committees will continue to work with DDES leading up to a Public Review Draft to be released by DDES on October 1. Citizens can review information on the [KCCP update process by clicking here](#).

KC Executive's Annual Unincorporated Area Council (UAC) Chairs' Meeting

On February 2 King County Executive Dow Constantine met with the Chairs of the six UACs to discuss community issues and concerns, including the County Council proviso that calls on the Executive to develop "a plan to consolidate the six UACs into one unincorporated area commission."

The Area Council has compiled a list of its specific local and general regional responsibilities, participation on various steering committees, and key deliverables--all of which provide "value" to King County. The list includes strong two-way communications with citizens, comprehensive reviews and recommendations for county code and comprehensive plan updates, participation in regional organizations such as the Cedar River Council, and myriad activities to keep the rural area "rural."

The "Values" list has been distributed to the five other UACs, the County Council, and the Executive to better define the true worth of the UACs to the county and its local unincorporated area citizens. The Area Council's "Values" list will support the Executive's proposal to improve and strengthen the county's partnership with the residents of the unincorporated areas. The Area Council's goal is to ensure that local citizens maintain a direct connection with their King County government.

Next Regular Monthly Meeting:

Date/Time -- March, 7, 2011, at 7:00 - 9:30 PM.

Location -- Sheriff's Precinct #3 Headquarters, 231st St & SR-169 (across from Fire Station).