

June 2015

County Transportation Policies

by Peter Rimbos, Corresponding Secretary

On Monday, June 1, the Area Council held its monthly meeting. Major topics included: Transportation and Zoning Issues related to the 2016 major update to the King County Comprehensive Plan (KCCP) and Status of proposed Marijuana Processing Facility on 200th Ave SE.

King County Comprehensive Plan Update

The Area Council discussed its second major input for the 2016 Four-Year King County Comprehensive Plan (KCCP) Update. Last month it formally submitted Growth Management-related Questions/Concerns/Recommendations to the King County Executive's Office.

This month a set of Transportation-related Questions/Concerns/Recommendations were discussed by the Area Council. Among many key issues addressed were: Need for County-wide Road Networks that know no jurisdictional boundaries to address the rural road usage / funding imbalance; Transportation Concurrency and the overdevelopment / poor infrastructure imbalance; and Transportation needs based on population targets not projections.

The Area Council approved this second major input and it will be submitted to the King County Executive's Office for consideration of inclusion in the KCCP Update's Public Review Draft (PRD) to be released in October.

Also discussed were Comments on a King County Council-directed Subarea Plan for the Cedar Hills area off of Cedar Grove Rd that is to evaluate and recommend potential long-term land uses, which could include a 4:1 clustering scenario. The Area Council discussed and approved a formal Comment requesting such Subarea Planning strictly adhere to the State's Growth Management Act, Countywide Planning Policies, and Comprehensive Plan. This formal Comment also will be submitted to the King County Executive's Office for consideration in the PRD.

The Area Council has particular concerns with proposed "Demonstration Projects," which most likely will be included in any Cedar Hills Subarea Plan. Consequently, the Area Council, in its formal Comment, stated it expects the County to adhere to County laws and policies, as well as Code Title 21A.55 -- DEMONSTRATION PROJECTS. Citizens can submit comments to COMPPLAN@kingcounty.gov; follow the Update at <http://www.kingcounty.gov/depts/executive/psb/regional-planning/king-county-comprehensive-plan.aspx>; and provide comments to the Area Council at its monthly meetings.

Marijuana Processing Facility

The Area Council recently received a formal response from the King County Ombudsman Office to its three Complaints filed in December of last year. The Complaints centered around premature Vesting of all downstream Permit Applications associated with the Commercial Site Development Permit (CSDP) Application for the proposed Marijuana Processing Facility (at the southend of 200th Ave SE due south of the SE Wax Rd/SE 240th St).

In layman's terms: All future Building Permit Applications are Vested, meaning all laws, codes, rules in effect at the time the CSDP was found to be "complete" in the Summer of 2014 apply even though King County has since has conducted two detailed Technical Reviews of the CSDP Application, along with site visits, yet still has many open questions--nearly one year after finding the CSDP Application "complete."

[NOTE: To find an application "complete" King County is only required to ensure an Applicant has submitted a completed State Environmental Policy Act (SEPA) Checklist and associated environmental reports--the accuracy of either is not required to be considered.]

The Area Council prepared and submitted a detailed Reply to the Ombudsman Office citing State Law, County Code, and Washington Court decisions to support its view. The Reply also was sent to King County Deputy Executive Fred Jarrett at his request.

Next Area Council Meeting

The Area Council's next monthly meeting will held Monday, July 6, from 7:00 - 9:00 PM at the Fire Station on the southeast corner of the intersection of SE 231st St & SR-169. Meetings are held the first non-holiday Monday of each month. A Public Comment period at the beginning of each meeting provides an opportunity to voice issues of concern to Area Council members and government officials in attendance.

Your Area Council serves as an all-volunteer, locally elected advisory body to King County on behalf of all rural unincorporated area residents living in the Tahoma School District. Please visit: www.greatermaplevalleyareacouncil.org.

*** NOTE: There currently are three positions open on the 16-member Area Council. If you live in the Tahoma School District outside the City of Maple Valley (see Service Area Map on our web site), you are eligible to apply to become a member of the Area Council. Interested Rural Area citizens can send a brief letter of interest to GMVUAC, P. O. Box 101, Maple Valley, WA 98038 or an e-mail to gmvac_chair@hotmail.com. ***