

**March 2015**

## King County Comprehensive Plan Update

by Peter Rimbos, Corresponding Secretary

On Monday, March 2, the Area Council held its monthly meeting. Guest speakers were Karen Wolf and Ivan Miller both of King County Executive's Office of Performance, Strategy, and Budget, who described the upcoming 4-year major update to the King County Comprehensive Plan (KCCP) which they are managing.

### King County Comprehensive Plan Update

The KCCP is the guiding policy document for all land-use and development in unincorporated King County. It is updated each year. Every fourth year major revisions are proposed for adoption. This was last done in 2012.

Karen Wolf and Ivan Miller described the 2016 update process: (1) Identify "Topical Areas" to be addressed (complete--the Area Council submitted comments on these by the February 17 deadline); (2) Prepare a Public Review Draft for comment (starting and expected to be released for comment by October of this year); and (3) Prepare a Final Draft for King County Council review (in March of 2016) and approval (late in 2016).

Ms. Wolf reviewed the "Topical Area" comments submitted by the Area Council, including: Siting of urban-serving facilities in the rural area; Siting of Marijuana facilities in residential areas; Annexations; Growth Targets; Mapping (old mineshaft locations, etc.); Wetland Buffer Mitigation; and Transportation road usage/funding imbalance, Concurrency, and Establishing County Road Networks. The Area Council described each of these and Ms. Wolf mentioned her team has begun discussion of each comment with the respective King County Departments.

The Area Council's Environment, Growth Management, and Transportation Committees will work with King County throughout the development of Public Review Draft. Once it is released in October, the Area Council will conduct a detailed assessment and prepare comments to be submitted to Karen and her team by the end of this year.

Members of the Public can submit comments to King County via e-mail: [COMPPLAN@kingcounty.gov](mailto:COMPPLAN@kingcounty.gov). Citizens can keep track of the KCCP update at: <http://www.kingcounty.gov/property/permits/codes/growth/CompPlan.aspx>. Citizens also can provide their comments directly to the Area Council at its monthly meetings (see Next Area Council Meeting below).

### Community Survey / Area Council Election / Newsletter

The Area Council will be finalizing the Citizens' Survey to be mailed in April to all registered voters in the unincorporated area of the Tahoma School District. It will include a Ballot to elect your Area Council members, as well as an Area Council Newsletter.

Over the years the Area Council's Survey/Ballot/Newsletter has proven to be very popular with community citizens and a great two-way communication tool.

### Marijuana Processing Facility

The Area Council continues to monitor the proposed Marijuana Processing Facility in the residential neighborhood at the end of 200th Ave SE. An open dialogue has been maintained with the King County Department of Permitting and Environmental Review (DPER), which recently granted the Applicant another extension to April 22 to respond to its detailed requests contained in its October 2014 "Technical Letter."

In addition, the Area Council continues to pursue the rationale used by the KC Prosecuting Attorney's Office (PAO) to declare the Applicant's Commercial Site Development Permit (CSDP), once deemed 'complete' by DPER, vests any and all subsequent permits.

Since the PAO has cited "attorney-client privilege," the Area Council has requested Councilman Dunn to "seek a legal opinion as to whether any application for a CSDP, once deemed 'complete,' vests any and all subsequent permits required to build and occupy the future structures under only those regulations and code requirements in effect at time of determination of a complete CSDP application." The Area Council believes legal precedent is clear that subsequent permits should not be vested.

### Noise Ordinance

The King County Council has proposed a Noise Ordinance (2014-0480), which would: “revise noise provisions to move duties of the public health administrator to the director of the department of permitting and environmental review, eliminate requirements related to agency measurement of decibel levels, clarify and expand the definition of public disturbance noises to include any noise, including from watercraft, that unreasonably disturbs or interferes with the peace, comfort or repose of persons and modify construction noise hours and decibel limits.”

The Area Council currently is reviewing the proposed Ordinance. When that review is complete the Area Council will prepare and submit comments to the King County Council prior to its March 16 Public Hearing on the proposed Ordinance.

### **Next Area Council Meeting**

The Area Council's next monthly meeting will held Monday, April 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](http://www.greatermaplevalleyareacouncil.org).

