

2017 GMVUAC Survey and Election

Final Results – Summary From Total of 282 Respondents

3. I am presently in the following age group:

277 responses

Under 21 years	0.4%	1
21 - 40 years	18.8%	52
41 - 59 years	41.2%	114
60 years or more	37.5%	104
Do not wish to divulge my age	2.2%	6

4. If you pay King County Real Estate Taxes (i.e., property taxes), what percent has your total tax payment increased over the past 5 years? If you don't know the percent increase, please tell us the total \$ increase after "Other". (Note that > means greater than, and < means less than)

236 responses

<5 percent	4.7%	11
5 - 25 percent	55.5%	131
26 - 50 percent	22%	52
>50 percent	3.4%	8
Other		34

5. Do you fear (or have a very real concern about) being forced out of (or having to sell) your own home because of the increase in property taxes referenced in the above question?

268 responses

Yes	45.9%	123
No	47%	126
Other		19

6. Are you aware that there may be available to you at least some reduction in, or other relief from, your property tax bill based on special circumstances or conditions prescribed by statute?

273 responses

Yes	41.8%	114
No	54.6%	149
Other		10

9. I have a small business operated/conducted from my home or property:
265 responses

Yes	17%	45
No	81.5%	216
Other		4

10. If you answered YES to the above question, please tell us of any issues or problems related to starting and/or operating your business from your home or on your property, and whether you would like any assistance from King County or other entity or organization in the economic growth and viability of your business:
22 responses

Narrative Summary: Principal issues related to (1) lack of high speed internet services for home or small businesses in the rural area, and (2) King County zoning and land use restrictions imposed on small business start-ups (e.g., home occupations and home industries that are compatible with rural area).

11. Please tell us what type(s) of economic development you would like to see in your area, if any (e.g., more small business, home occupations, neighborhood shops, commercial outlets, wine and beer production, events, etc.):
136 responses

Narrative Summary: Principal types of desired economic development include small businesses and neighborhood shops that are compatible with the rural area (including animal and pet supplies, breweries and wineries, and hunting supplies), home occupations, restaurants, and satellite offices with high speed internet for telecommuting. However, 56 of the respondents indicated they would prefer no (or very limited) business (non-residential) growth in the rural area.

12. Please tell us of any problems or issues you have experienced with neighborhood events or small businesses (e.g., traffic, noise, wine or beer tasting parties, weddings, picnic areas, etc.):
134 responses

Narrative Summary: 55 respondents stated that the primary problem identified with any business growth in the rural area is traffic – speed, congestion, and noise. Localized issues include noise (fireworks and outdoor events) and odors (marijuana grow and compost operations).

14. The Washington State Supreme Court HIRST decision requires that although water may legally be available and exempt from obtaining a groundwater withdrawal permit, an applicant for a building permit must nevertheless demonstrate that water is factually available such that no existing water uses will be impacted by a new withdrawal. The effect of HIRST is that you could be denied the right to build a new home on your legal lot or even add a deck

or new room to your existing home, and that you might not be able to even drill a new water well or modify an existing well on your own land to serve your home. Do you support the HIRST decision?

268 responses

Yes	19
If YES, I believe that no one has the absolute right to drill a well on their property for personal, agricultural, or any other use	13
No	126
If NO, I strongly urge the Legislature and King County to promptly address and fix the adverse impact on me and my right to drill a well for water use resulting from the HIRST decision	129
Maybe (depends on the cost for such study and expert proof required)	42
Other	16

15. I plan on applying for a building permit from King County within the next two years:
274 responses

Yes	14.2%	39
No	79.6%	218
Maybe		6
Other		11

16. If you have recently applied for and/or obtained a building or development permit or approval from King County, please tell us of your experience with such process, any issues or problems with the process, and how you rate the existing process (good, bad, great, terrible, etc.):
53 responses

Narrative Summary: 27 respondents cited excessive time and cost of the permit process as issues. Others stated that regulatory controls and requirements imposed on even simple building permits cause frustration and are overbearing. Only 4 respondents stated that they had no issues with the process.

17. There has been a lot of housing development and residential growth in King County in recent time; with about 99% of that growth occurring within city limits and only about 1% in the rural area. Do you support additional residential development (housing) in our rural area?
274 responses

Yes	17.5%	48
No	67.9%	186
Other		40

18. Regardless of how you answered the above question, do you believe that you should be able to build one home on one vacant lot? Note -- consider in your answer whether your neighbor should enjoy this same ability to build one home on an adjoining vacant lot to your home.
259 responses

Yes	71%	184
No	14.7%	38
Other		37

19. I have one of the following interests or relationships with respect to the residence (home, apartment, or other dwelling) in which I now live:
276 responses

Owner (even if you have a mortgage)	93.8%	259
Renter (if you have a short term property rental)	1.4%	4
Lessee (if you have a long term lease)	1.1%	3
Member of Family (no other legal interest)	2.9%	8
Other		2

20. The acreage on which my residence is located is:
278 responses

>10 Acres	6.5%	18
5 - 10 Acres	24.1%	67
2.5 - <5 Acres	17.6%	49
0.5 - <2.5 Acres	39.9%	111
<0.5 Acres	10.4%	29
Other		4

21. For water supply, my residence is on a (served by):
276 responses

Private Well	43.1%	119
Municipal/Water District Water	34.8%	96
Group A Public Water Supply	3.3%	9
Group B Public Water Supply	6.5%	18
Community Water System (not sure)	9.8%	27
Don't Know	1.1%	3
Other		4

22. I use water for each of the following purposes:
278 responses
- | | | |
|---|--|-----|
| Household | | 277 |
| Lawn/Garden | | 242 |
| Farm/Agricultural/Stock Watering | | 58 |
| Commercial/Small Business | | 3 |
| Our well is rated for household use only. | | |
| We use captured rainwater for any irrigation. | | 1 |
23. Regarding water usage, please indicate if you:
114 responses
- | | | |
|---|--|----|
| Use >5,000 gpd (gallons per day) for all uses | | 69 |
| Irrigate >0.5 Acres of Land | | 15 |
| Use Any Amount for Commercial/Industrial Purposes | | 1 |
| Have experienced any well or water supply contamination | | 5 |
| Have had to drill your water well deeper due to drop in water table | | 3 |
| none of the above | | 5 |
| Other | | 24 |
24. Do you oppose any requirement for the State or local government to monitor or measure your water usage?
268 responses
- | | | |
|-------|-------|-----|
| Yes | 68.3% | 183 |
| No | 24.6% | 66 |
| Other | | 19 |
25. Do you approve of the marijuana laws of the State of Washington?
273 responses
- | | | |
|-------|-------|-----|
| Yes | 45.8% | 125 |
| No | 44.7% | 122 |
| Other | | 26 |
26. If you have had any issues or concerns regarding marijuana growing or production/processing in your area, please tell us those problems and what you would like the GMVUAC to do with respect to your issues or concerns:
100 responses

Narrative Summary: 48 respondents stated that any and all marijuana operations (growing and/or processing) should be kept out of the rural area and, if approved at all, restricted to established

urban industrial or commercial areas. 16 respondents stated smell/odor associated with grow operations was their primary issue. 13 respondents stated that potential crime and security issues were a concern.

27. Please tell us of any problems or concerns you have with, or changes you would like to, any specific policies set forth in the King County Comprehensive Plan (e.g., growth, transportation, protection of rural area, neighborhood business or commercial areas, etc.):
106 responses

Narrative Summary: 49 respondents cited transportation policies are not sufficiently tied to growth in order to actually mitigate existing traffic issues (congestion, time of travel, etc.). Other areas of concern include (1) public notice policies need to be changed so that more residents receive actual notification of proposed residential and/or industrial/commercial development in their area, (2) lack of general infrastructure to support residential growth, (3) resource extraction and disposal areas, and compost operations, that exacerbate big truck traffic and odors are not properly regulated and/or limited in the rural area, (4) make all rural area non-shooting and non-hunting zones, and (5) policies that actually keep the rural area rural.

29. For sewage treatment and disposal, my residence is on a (served by):
276 responses

Onsite Septic System	96.4%	266
Community Treatment/Disposal System	0.4%	1
Public/Municipal Sewage System	2.2%	6
Don't Know	0.7%	2
Other		1

30. If you are on an onsite sewage system, I have my septic tank pumped:
264 responses

Every 3 - 5 years	65.2%	172
>5 to 10 years	22.7%	60
Only when a problem occurs	8.3%	22
Other		10

31. Although not likely based on the defeat of past proposals, I oppose any possible future State or King County Health Department proposal that would require annual monitoring, required pumping, required easements, and/or additional assessment of fees as part of an onsite sewage system management program:
269 responses

Yes	86.6%	233
No	7.4%	20
Other		16

32. I have been required to make a modification, upgrade, or replacement to my onsite sewage system (septic tank, drainfield, mound, pressure distribution system, etc.) in the past 5 years:
272 responses

Yes	6.6%	18
No	84.6%	230
Don't Know	5.1%	14
Residence Not Served by onsite sewage	1.5%	4
Other		6

33. If you answered YES to the above question, please tell us in general terms what you were required to do, what agency made the requirement, any problems encountered, and how much the required action cost:
21 responses

Narrative Summary: In general, the local health department required repair and replacement for various components as part of home remodeling. Substantial replacement of entire onsite sewage system ranged in cost from \$11,000 to \$25,000. Replacement of drainfield system ranged from \$4,500 to \$11,000. Septic tank replacement cost \$2,000. It was noted that whereas a relatively minor repair could fix the problem, the health department required a much more extensive and costly replacement.

34. I experience odor/noxious smell problems where I live:
268 responses

Yes	21.3%	57
No	61.2%	164
Only Occasionally	15.3%	41
Other		6

35. If you answered YES or Occasionally to the above question, please tell us the source and type of such odors/smells (e.g., compost facilities, agricultural, marijuana production, industrial, etc.):
108 responses

Narrative Summary: 84 respondents cited the compost facility on Cedar Grove Road as their major source of odor. A total of 7 respondents cited odor from the outdoor growing of marijuana. Other sources of odor include farm operations and outdoor burning.

36. I experience noise/excessive sound problems where I live:
273 responses

Yes	16.1%	44
No	56%	153
Only Occasionally	25.3%	69
Other		7

37. If you answered YES or Occasionally to the above question, please tell us the source and type of noise/excessive sound (e.g., construction, industrial, municipal, race way, gravel mining/processing, forestry, traffic, neighbors, animals, etc.):
114 responses

Narrative Summary: 64 respondents cited their principal source of noise is from traffic, including general highway and truck traffic. 16 respondents cited gun shots, significantly from the Ravensdale gun range. General issues of noise also included neighboring property owners maintaining their lawns and outdoor areas, and events such as fireworks and parties.

38. Do you use nearby open space and/or natural areas to hike, bicycle, horseback ride, sightsee, etc.?
277 responses

Yes	67.5%	187
No	11.6%	32
Only Occasionally	19.9%	55
Other		3

39. If you use such open space or natural areas, please tell us which areas you use, for what purpose(s) you use such areas, and of any problems or issues regarding your use of such area(s):
166 responses

Narrative Summary: The recreational uses cited are very typical, including walking hiking, bicycling, and equestrian. As for specific areas, a total of 29 respondents use the Cedar River Trail, 18 use the Taylor Mountain trails, 8 use the Landsburg and 3 the Ravensdale park trails. Issues cited include lack of parking, unleashed dogs, litter/dumping, off-road vehicles, illicit drug usage (discarded paraphernalia), and multi-use conflicts (bicyclists vs hikers vs equestrian). Several respondents expressed concern regarding plans to pave existing natural trails, including the Lake Wilderness trail and portions of the Cedar River trail.

40. Do you support King County's programs for flood control, flood protection, water safety for boaters and swimmers, fish habitat, and flood-endangered property acquisition?
238 responses

Yes	64.7%	154
No	14.3%	34
Other		50

41. Please tell us of any problems or issues with, or changes you would like made to, any of the above surface water-related matters:
41 responses

Narrative Summary: General issues relate to growth induced problems, including flooding, runoff, and contaminants entering surface waters affecting fish and wildlife. Several respondents cited their concern with placement of woody debris in the Cedar River as a possible source of increased flooding, and as a hazard to boating, swimming, and general recreational use.

43. I commute (or regularly use) the following roads to travel to work or for other purposes (e.g., school, shopping, etc.):
270 responses

SR 169 (Maple Valley - Renton Highway)		225
SR 18 (North Bend - Federal Way Highway)		173
SR 516 (Kent - Kangley Highway)		126
Issaquah - Hobart Road		170
Tiger Mountain Road		25
Black Diamond - Auburn Road		48
Petrovitsky		4
SR 900		2
Other		21

44. The normal/usual daily duration of my commute using the above roads is:
260 responses

>3 Hours	5%	13
2 - 3 Hours	9.2%	24
1 - <2 Hours	25%	65
<1 Hour	51.9%	135
I use public transportation or car pool	3.1%	8
Other		15

45. Within the last 5 years, please tell us how traffic has impacted you and your quality of life (e.g., added stress, change routes, moved to new residence, etc.):
201 responses

Narrative Summary: 24 respondents stated they have altered the time they travel and the routes they take, and 21 respondents cited traffic congestion has increased stress. 7 respondents stated they have either moved, are contemplating moving, or have changed jobs because of traffic, and 2 respondents simply don't travel to certain places anymore.

46. I would approve a construction project to widen SR 169 to four lanes from the City of Maple Valley to the existing four lane portion south of Renton:
269 responses

Yes	66.5%	179
No	19.3%	52
Other		38

47. The cost to widen SR 169 to four lanes between Maple Valley and Renton has been estimated at roughly \$200 million. If this project were to be financed by a local Transportation Benefit District (TBD; a quasi-municipal taxing authority created pursuant to RCW 36.73), the TBD could impose an additional property tax, sales tax, and/or vehicle license fee on residents of the TBD; and could charge a toll on all users. Would you be willing to approve the creation of a TBD and pay increased taxes, fees, charges, and/or tolls in order to widen SR 169?
265 responses

Yes	23.8%	63
No	54.7%	145
Other		57

48. I would like additional Park & Ride areas along SR 18 and SR 169 and the availability of bus service at such locations (e.g., near intersection with Issaquah-Hobart Road; near Green River Community College; Black Diamond area; etc.):
231 responses

Yes	52.4%	121
No	35.5%	82
Other		28

49. Other than creating a TBD, I would approve the use of the following to finance or aid in the construction of improvements to the above roads to lessen my commute time, or to lessen congestion and improve transportation:
248 responses

Pay-As-You Go User Fee (based on miles traveled)	39
State Gas Tax Increase	63
State/Local Sales Tax Increase	32

Local Property Tax Increase	22
Special Tax Assessments	16
Incentive Programs (for car pooling, bicycle use, etc.)	66
More Bus Routes (e.g., along SR 18 from North Bend to Federal Way)	63
Water Taxi Routes (from Renton across Lake Washington)	20
State Income Tax	21
Increased Traffic Impact Fees for Developments	102
Road improvements are needed and will likely be very costly, but I do not want to pay any more than what I'm already paying	93
Other	38

51. Please tell us what specific new/different question(s) you would like to see on GMVUAC's next biennial survey:
31 responses

Narrative Summary: Generally, respondents would like questions relating to taxation and use of public funds, growth and infrastructure, development of 4-Corners area (including the new Tahoma High School), drug usage other than marijuana, transit opportunities, social services, and quality of life.

52. Do you think it's a good idea to have a monthly snap survey (single question) conducted on the GMVUAC website?
225 responses

Yes	72.4%	163
No	17.8%	40
Other		22

53. Do you receive, or otherwise obtain, a copy of the weekly Voice of the Valley news publication?
270 responses

Yes	28.9%	78
No	48.9%	132
Only Occasionally	22.2%	60

54. Please tell us what other local newspapers or publications (other than The Seattle Times or the Tacoma News Tribune) you receive or obtain on a regular basis:
88 responses

Narrative Summary: 24 respondents cited the Covington/Maple Valley Reporter as their other source for local printed news. 35 respondents state they do not receive or obtain any source of printed local news. 9 respondents state they miss local delivery of the Voice of the Valley.

55. If you do get a copy of the Voice the Valley, do you read the section devoted to GMVUAC news and events?
164 responses

Yes	47%	77
No	18.9%	31
Only Occasionally	34.1%	56

56. If you have read the GMVUAC new section of the Voice of the Valley, do you find such information helpful and educational as to current and future activities of the Council?
135 responses

Yes	75.6%	102
No	8.1%	11
Other		22

57. Please tell us how you first found out about the 2017 GMVUAC Survey and Election:
266 responses

Public Notice Postcard	70.3%	187
Train Show	----	----
GMVUAC Website	1.5%	4
Voice of the Valley	5.6%	15
Hobart or Ravensdale Food Markets	8.6%	23
Other		37

58. Please tell us what you think of the GMVUAC Logo and Mission Statement (on our website) -- do they convey the message to you of who we are and what we do (and any changes you would like to see to either):
69 responses

Narrative Summary: 43 respondents stated that our logo and mission statement were good and conveyed an accurate message as to what the GMVUAC is and does for our rural area residents; however, it was recommended to change the big leaf maple to a vine maple leaf, and to reorder the mission statement to give more emphasis to protecting landowners' rights.

59. Other than this time, how many times have you visited the GMVUAC website in the past:
270 responses

>10 times	2.6%	7
1 - 10 times	27%	73
Never	69.3%	187
Other		3

61. Please tell us whether you have attended our annual Train Show, and if you have any suggestions for improvement of this event:
87 responses

Narrative Summary: 52 respondents stated they have either never been or never heard of our annual Train Show. Of the 35 respondents who have attended, they did so primarily to take their children – and they liked it a lot. Suggestions included better advertising in local establishments, and more contests for children.

62. Would you like to volunteer and help us with a future Train Show at Gracie Hansen center (e.g., set up, security, greeter, clean up, etc.)? If YES, please contact us.
236 responses

Yes	4.7%	11
No	91.5%	216
Maybe		3
Other		6

64. Please tell us whether in the last 2 years you have had occasion to contact either the Sheriff's Office or Fire District #43 for aid; and if you did, how would you describe the service you received:
109 responses

Narrative Summary: In general, interaction with the Sheriff's Office and FD #43 was very good, except response time varied from very fast to very slow (especially for non-emergency situations).

65. I object to the closure of, or reduction in full time staffing at, local Fire District #43 Stations (e.g., Hobart, Ravensdale, near PlaMor Tavern, etc.):
226 responses

Yes	71.2%	161
No	23%	52
Other		13

66. I approve the use of the following to finance the full operation, maintenance, staffing, and physical improvements to Fire District #43:
203 responses

Lifting of Levy Lid	45
Increase in Special Assessments	14
Fire Benefit Rating Charge	17
Service Area Specific Assessments	26

Focus on Obtaining and Training Volunteers	51
Legislative Action to Restructure/Reorder Priority for Fire District Funding	65
Legislative Action to Change Maximum Rate/Tax Increases (Eyman Initiative 747)	21
Although increased funding is needed to adequately maintain and operate FD #43, I do not want to pay any more than what I'm already paying	77
Other.	32

68. Please tell us of any issue(s) or concern(s) you have with the Tahoma School District:
57 responses

Narrative Summary: Primary concern was with capital improvements leading to greatly increased property taxes. Also, location of new high school will increase traffic congestion and problems in 4-Corners area and along the already overcrowded Kent-Kangley Road. Lack of after-school care for middle school-aged children and lack of home school support are issues that should be addressed, as well as high school fireworks at sporting events causing excessive noise in adjoining residential neighborhoods.

70. Please feel free to tell us any thoughts you have regarding this Survey. Also if you wish, please expand on any previous response(s).
53 responses

Narrative Summary: Responses ranged from this was a very good and comprehensive survey that covered many relevant topics, to this survey was a waste of time because the long to-do list simply cannot be accomplished by the GMVUAC. Growth and traffic were the main issues and concerns expressed by the vast majority of respondents, and there is very little that the GMVUAC can do to address these matters – but hope was expressed for us to keep trying.