

# GMVUAC Growth Management Committee Monthly Report

Legend: **Latest updates—bold, italic red**; Dates underlined; **Official Correspondence**; Co-Tasks w/other Committees  
[AC—GMVUAC; RA—Rural Area; KC—King County; KCC—KC Council; Growth Management Planning Council (GMPC)]

## GMVUAC Community Areas

### Francis

#### 1. Queen City Farms (GRDE18-0048) — FOCAL: Haynes

**Issue** -- Superfund site; Grading permit appl sought 2/20/20. Concerns w/impacts on site hydrology & hydrogeology.

**Status** -- Applic in rev; **AC Ltr to KC DLS-P 5/1/20**; Telec w/EPA's Jennings 9/14/20; Delisting approv'd 10/6/20 (Envir Comm monitoring)

### Ravensdale

#### 2. Parcel Upzone (LUT420-0002) — FOCAL: Hansen

**Issue** — Ravens Corner LLC applied to upzone a 21.04-ac parcel (# 302207-9009) from RA-10 to RA-5 and split it into four separate lots.

**Status** — **AC Com'ts (application does not meet KC Code/KCCP Policies) to KC on 8/11/20**. Applicant provided no add'l resp by 6/1/21 to DLS-Permitting's Q's on Critical Areas ("closed depression") & Key Policies. Hrg in late Summer '21; Staff Rpt out 30 days prior.

### River Heights

#### 3. Asphalt Facility (GRDE17-0069/COMM 18-0014) — FOCAL: Hooman [DNS—Determ of Non-Signif; MDNS—Mitigated DNS]

**Issue** — Moving fr Covington to RA along SR-169; New Industrial use in RA subject to KCCP Policies R-513 to R-515

**Status** — Lakeside Industries (LI) Grading Applic filed 8/3/17; Opt'l DNS/MDNS; **AC Com'ts to DPER 12/5/17**; KCC 6-mo Moratorium on I-zoned parcels near Cedar R. 11/13/17; Public Hrg 1/8/18; Exec Study 2/13/18; **AC Ltr to KCC 2/28/18**; KC Water Distr #90 Resol 4/3/18; Dunn 4/11/18 Ltr to KC DPER to mitigate; CRC Ltr to KCC 4/17/18; DPER RFI Ltr to LI 4/23/18; Citizen Ltr to KCC 5/14/18 (thru Atty); Mora-torium lapsed 5/14/18; **AC PRR (10/18)**; no disc's of KCCP Policies **R-513, R-515**; Bldg & Shoreline dvmt permit applic's vested 11/14/18; Notice of Applic: 12/28/18; **AC Com'ts to KC 1/30/19**; KC Ltr to LI 11/18/19; LI Resp 8/24/20; **AC Rebuttal 10/12/20**. **Approved 4/14/22**.

## King County

#### 4. Adult Beverage Ordinance (2018-0241); GMHB Decision—Case No. 20-3-0004c) — FOCAL: Hiester

**Issue** -- Potential retail expansion into RA and Agricultural Production Districts (APDs)

**Status** -- **AC "Action Rpt" Com'ts to KC 6/6/17**; KC Exec's prop'd Ordin to KCC Comm 4/30/18; **AC testimony to KCC Comm 6/19/18**; **Jt RA UAC Com'ts 11/9/18**; Mtg w/local bus's 12/20/18; **Jt RA UAC Com'ts on "Striker" 6/12/19**; **Jt RA UAC Ltr re: "Striker" 11/21/19**; **Testim at KCC Hrg 12/4/19**; Ordin 12/4/19; Impl 1/3/20; GMHB rejt'n 5/23/20; KC appeal 6/20; **KCC reverts to orig regs 7/24/20**. Hrg on 4/16/21. FofSV appeal 5/14/21; KC cross appeal 5/27/21. KCC Ordin 19309 (1 yr Moratorium) adopt'd 6/22/21 followed by Public Hearing 8/17/21. GMHB decision strikes down ABO 1/2/22; **KCC LS&L-U Comm Public Hrg on prop Ordin (to satisfy GMHB action) on hold 4/26/22**.

#### 5. Neighborhood Business Zoning Code—Mixed Uses — FOCAL: Iverson

**Issue** -- While reviewing the Issaquah-Hobart Rd / Cedar Grove Rd Inters Commercial Site Dvmt Permit Application (CMST17-0002), issues with existing zoning code were brought to the attention of KC.

**Status** -- **AC id'd issues w/NB zoning in KC Code/KCCP 8/29/17**; DNS 2/10/20; Permit'd 12/22/21. Draft Code chgs (mixed uses only inside UGA/Rural Town) to be incl'd in '24 KCCP Upd SCOPE (per KCCP Mgr Jensen 2/28/22 & DLS-P Dir. Chan 1/7/22); **Jt Tm incl'd in SCOPE**.

## Area Council Responsibilities — FOCAL: Rimbos (Jt KC RA Team [Jt Tm])

#### 6. Countywide Planning Policies (CPPs) Update

**Status** -- KC's GMPC rev of '16 CPPs (for comp plans) 2/26/20; KC/Jt Tm Seminar 9/17/20; Chap Sumry's rec'd 12/2/20; **Jt Tm Policy Pro-  
posals** subm'd 1/11/21; **Jt Tm Policy Markup** subm'd 3/10/21; KC/Jt Tm Mtg 3/24/21; Public Rev Draft (PRD) Comments subm'd 5/4/21. Ad-d'l Comments subm'd 5/21, 5/26 to GMPC. Amend't Comments subm'd 6/22/21. GMPC Appr'l 6/23/21. **Jt Team Written Testimonies to KCC M&E Comm 8/25/21 & 10/27/21**; **Written Testimony to KCC M&E Comm 11/30/21**; **Oral & Written Testimonies to GMPC 12/1/21 & KCC 12/14/21**. KCC approved Final Update; **Cities to approved on 4/26/22**; **Final submittal to PSRC expected soon thereafter**.

#### 7. KCCP Annual Docket Items (D.I.s) (Submitted ea yr by 12/31 to amend KCCP)

**Status** -- 1) **D.I. Comments subm'd to KC 4/6/21** — 2021 D.I. #1 (Fletcher rezone fr NB to I) Comments also submt'd in '18, '20. [AC effort]  
2) **D.I. Req subm'd by Jt Tm to KC 4/6/21** — Seeks chg to KC Code 21A.06.742 Mat'ls Proc'g Facility which allows facilities engaged in: "... preparing earth materials, ... & is not final disposal site" on RA-zoned parcels; Mtg w/KC 3/31/22—KC will look at KC Code chgs in the Dvm't Cond's tables; Incl'd in the 2024 KCCP Upd SCOPE; **Jt Tm incl'd in SCOPE**.  
3) **D.I. Req subm'd by Jt Tm to KC 12/7/21** — Seeks chg to KC Code 21A22.050 [DEV'T STDS - MINERAL EXTRACTION] Periodic review & Policy: Mine site reclamation "Periodic Reviews;" Mtg w/KC 3/31/22—KC DLS-P suggested we look at strengthening "phasing rqmts" in KC Code; **Jt Tm incl'd in SCOPE**.

#### 8. 2024 KCCP 8-Year Major Update

**Status** -- KC announced "Scoping" 1/21/22; Jt Tm met w/KC via Zoom on 2/4/22. **Jt Tm submitted "Scoping Items" to KC on 2/13/22**; **Exec's Scope transmit'd to KCC 3/31/22—Jt Tm Comments subm'd to KCC LS&L-U Comm 4/26/22**; **Final KCC action 6/15/22**.