



## **Ravensdale Community Issues**

**by Peter Rimpos, GMVUAC Corresponding Secretary**

On Monday, April 3, the Area Council held its monthly meeting at the Maple Valley Fire Station at 22225 SE 231st St and online via Zoom. *Local* issues were discussed including several in Ravensdale, as well as *Regional* issues such as the ongoing 2024 KC Comprehensive Plan (KCCP) Major (10-yr) Update.

### **Ravensdale Parcel Upzone**

In 2020 Ravens Corner LLC applied to *upzone* a 21-ac parcel (# 302207-9009) from RA-10 to RA-5 and split it into four separate lots. This parcel is located on the northeast corner of the intersection of Kent-Kangley Rd and Landsburg Rd SE—directly east of the Ravensdale Market.

In August 2020 the Area Council submitted detailed Comments to King County Department of Local Services—Permitting Division (KC DLS-P). Based on a thorough review of the State of WA Growth Management Act (GMA), King County Comprehensive Plan (KCCP) Rural Area policies, and King County Code Title 20—Planning and Title 21A—Zoning, the Area Council concluded the application to *upzone* the parcel should be denied.

On March 24 KC DLS-P issued a State Environmental Policy Act (SEPA) Threshold Determination recommending denial of the permit application—largely based on the same rationale provided to it by the Area Council.

As this is a Type 4 permit application under KC Code Title 20.44.120, this recommendation was forwarded to the KC Hearing Examiner. A virtual public hearing is scheduled to be held on April 25. Following the hearing the Examiner will issue a written recommendation to the King County Council.

### **Erickson/Wagner Trenches**

Also located in Ravensdale at 26900 Block SE Ravensdale Way is Erickson/Wagner—Ravensdale LLC. In 2021 it had applied for Phase II reclamation (Grading Permit Application GRDE21-0004) of the previously approved filling and grading of the property. Requested expansion included modification to Trench E for the purpose of returning the site into forestry use. Phase I was approved under KC File GRDE18-0114.

The Area Council has followed activities on the subject site since 2010. In July 2021 it submitted detailed comments on Grading Permit Application GRDE21-0004 to KC DLS-P. For many years the Area Council has supported the diligent work conducted by local Ravensdale residents Michael and Donna Brathovde regarding the subject site, who continually have raised key issues related to the long-term adverse environmental health effects to the Ravensdale community.

On February 24 KC DLS-P denied Grading Permit Application GRDE21-0004 based on failure to demonstrate compliance with King County Code (KCC) standards. Therefore, no SEPA threshold determination is applicable and no work in relation to this permit application scope is authorized. The optional DNS/MDNS process of Washington Administrative Code (WAC) 197-11-355 is null and void.

There is no additional comment period for this proposal. The application was for a Type 1 permit. Under KC Code Title 20.44.120 there is no administrative appeal to the King County Hearing Examiner. Any appeals to this project must be submitted to Superior Court.

Grading Permit Application GRDE21-0004 would have allowed Ravensdale LLC to greatly expand its past filling and gross *overflowing* of Trench E on Ravensdale Ridge. Approval of this application would have permitted the *previously* dumped 62,654 cu yd of overfill, as well as approving dumping of another 210,285 cu yd of *new* fill (another several years worth of dumping), which would fill in Green Pond, a wetland already violated by the past overflowing of Trench E. This is a distinct win for the Ravensdale community.

### **Reserve Silica**

As discussed during the Area Council's March 6 meeting the reclamation of the Reserve Silica mine site (located just south of Ravensdale at 26000 Black Diamond–Ravensdale Rd) is under the purview of the WA State Model Toxics Control Act (MTCA)—for details please see: <https://apps.ecology.wa.gov/cleanupsearch/site/4728>.

On March 11 the Area Council submitted to KC DLS-P a letter detailing concerns (as compiled by Ravensdale residents Michael and Donna Brathovde) regarding the ~40-acre clearcut conducted without a WA Forest Practices Act (FPA) permit. In a March 17 meeting with KC DLS-P Division Deputy Director, Mark Rowe, and Code Enforcement Manager, Thomas Campbell, these issues were discussed. KC DLS-P is not ready to file an enforcement action yet, as it first needs to confirm details of the interaction between KC and WA Department of Natural Resources (DNR). This is a crucial matter, as if the permit change was done appropriately, or the DNR approved the clearcut, there would be no basis for enforcement. KC DLS-P also would need to determine exactly which codes were violated.

At this time, following a Public Records Request to KC DLS-P, Ravensdale residents Michael and Donna Brathovde are reviewing many related records. The Area Council is maintaining direct communications with all parties on this issue.

### **KC Comprehensive Plan (KCCP) Update**

Since the beginning of 2022 the Area Council has been *coordinating* a Joint Team of ten King County Rural Area Unincorporated Area Councils, Associations, and Organizations in a wide-ranging effort to provide scoping ideas, comments, and final detailed review for the *ongoing 2024 KCCP Major Update (Update)*, now done every 10 years.

The Joint Team made several submittals to KC in March: (1) Written Testimony on the KC Growth Management Planning Council's (GMPC's) "*Four-One Program Review*" submitted to the GMPC on March 10 ahead on its March 22 bimonthly meeting; (2) Proposed Land-Use & Zoning Study to evaluate *cumulative impacts* from new mines proposed along Green River Gorge and Cumberland area submitted on March 10; and (3) Proposed Changes to KC Code *Title 21A.08.30 Residential Land Uses* regarding "*Bed & Breakfasts*" submitted on March 27. Each can be found on the Area Council's 2024 KCCP Major Update webpage: <http://gmvuac.org/kccp-major-update/>.

On March 16 the KCCP Manager rejected the Proposed Land-Use & Zoning Study mentioned above, as it did not meet specific aspects of the KC Code in that such studies "*evaluate proposed land use designation and/or zoning classification changes on specific properties*" and cannot be used to: "*evaluate permit proposals; affect vested permit applications; or evaluate changes to the development regulations, permitting processes, SEPA review, or code enforcement.*" Consequently, the Joint Team is pursuing other alternative paths, especially as SEPA review should evaluate cumulative effects.

The Joint Team is preparing Oral and Written Testimonies for the GMPC ahead of its May 17 bi-monthly meeting. These testimonies will deal with changes recommended for the KC “*Four-One Program*” and the possible use of *SB 5593 Exchanges*, which the Joint Team strongly opposes for use in KC.

Information on the entire **Update** process and milestones can be found at the KC’s 2024 KCCP Major Update webpage is: <https://kingcounty.gov/sites/depts/executive/performance-strategy-budget/regional-planning/king-county-comprehensive-plan/KingCountyComprehensivePlan.aspx>.

### **Next Area Council Meeting**

The next Area Council monthly meeting will be held Monday, May 1 from 7 - 9:30 PM at the Maple Valley Fire Station at 22225 SE 231st St (across from the KC Sheriff’s Precinct). **Our Guest Speakers will be Maple Valley Fire Protection District #43 Commissioners, John Herbert and Camille Walls, who will discuss plans for siting Fire Stations. As a hybrid meeting, members of the public will be able to attend either in-person or virtually via Zoom.**

Meetings are held on the *first* Monday of the month (except for Holidays, when they are held on the *second* Monday), from 7 - 9:30 PM. Meeting announcements, Agendas, and Zoom information are published in the *Voice of the Valley*, the Area Council’s website ([www.gmvuac.org](http://www.gmvuac.org)) and local *NextDoor* platforms. You can also find us on our *FaceBook* page: <https://www.facebook.com/GMVUAC/>. Each meeting begins with an open Public Comment period where anyone can voice concerns, comments, etc. to the Area Council.

### **Area Council Membership**

Your Area Council serves as an all-volunteer, locally recognized advisory body to King County on behalf of all rural unincorporated area residents living in the Tahoma School District. The Area Council’s *works to keep the Rural Area rural*. The Area Council also works *regionally* with other King County Rural Area organizations through both *Joint Planning* and its *Joint Transportation Initiative*.

The twelve-seat Area Council has four open seats. If you have an interest in joining, please send an e-mail to: [info@gmvuac.org](mailto:info@gmvuac.org) *or* attend (either in-person or virtually) a monthly meeting and express your interest. To be eligible to join the Area Council as a member you need to live *within* the Tahoma School District. Residents, even those who do not live *within* the Tahoma School District, are eligible to become *Associate Members* who can serve on any Area Council Committee: *Environment, Growth Management, Transportation, Public Relations, or Train Show*. Each committee votes for its own Chair and Vice-Chairs and *Associate Members* are eligible for those positions. The Area Council welcomes your participation. For information on each of these committees please see the Area Council’s web site: [www.gmvuac.org](http://www.gmvuac.org) and use the drop-down menu under *Committees*.