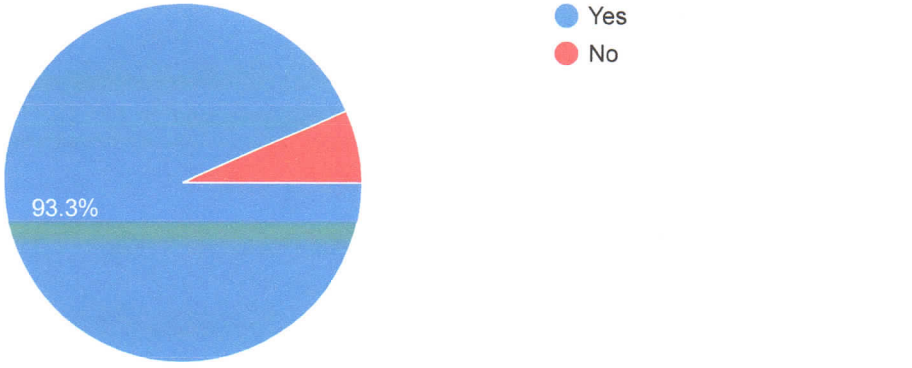
2019 GMVUAC Survey

77 responses

Publish analytics

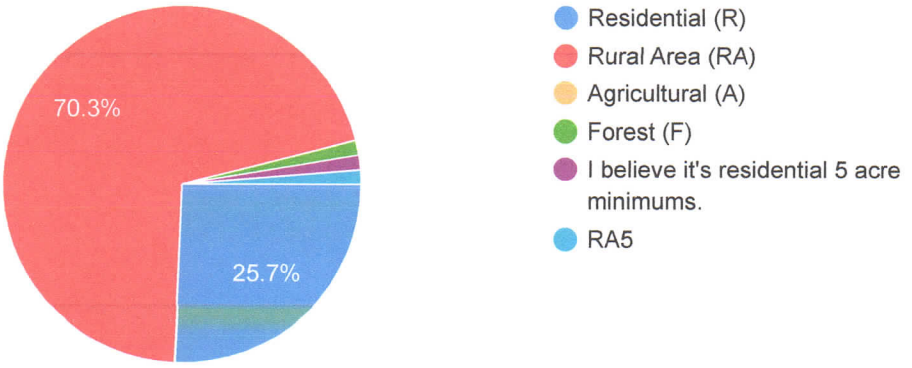
1. Do you live within the GMVUAC Service Area (see map above)?

75 responses



2. What zoning applies to the property you live on?

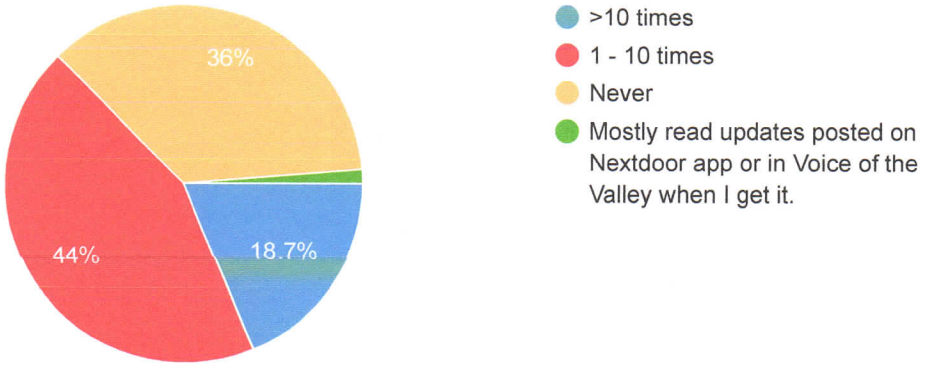
74 responses



TO ANSWER QUESTION #2

3. Other than this time, how many times have you visited the GMVUAC website in the past (www.gmvuac.org):

75 responses



4. If you feel that our rural area is not being kept "rural" -- please describe your reasons:

56 responses

Spot zoning of industrial pockets; traffic congestion due to increased and larger residential development
Lack of proper code enforcement concerning illegal tasting rooms and businesses that open shop on R property. Just looks at the businesses on R zoned lots around MV Highway and Cedar Grove Road. Proposed Asphalt plant is another problem no, compared to everywhere else this area is relatively untouched.
Commuter traffic
Asphalt Facility, throughput traffic, Marijuana Factories, etc.
Being taxed for Maple Valley City reasons
N/A
All of the industrial applications nearby that are expanding or building, like the landfill and the asphalt plant. Also, people using our roads as side streets to avoid congestion on the main arterials. This is especially true of the giant, loud semi-trucks that use Lake Francis and 192nd.
Too many rules defining what we can or cannot do
As the cities around us expand (Maple Valley, Covington, etc), there is a real danger of those cities sprawling into the designated Rural Areas. In addition to the sprawl, the people that move into those cities use the rural county roads (Lake Francis and Cedar Grove for example) as a bypass of the main roads (SR169, SR18) due to them becoming clogged.
The approval of the asphalt plant on Hwy 169.

Bars being open on private dirt roads bringing traffic in front of of houses that would not normally be there.
Industrial building too close to residential. Too many trucks.
Too many spec homes are being built. They do not value open land or agricultural use. Traffic patterns are shifting to back roads as 169 and 18 are getting overloaded. These roads are not meant to take the traffic.
more land should be kept for parks, wild animals.
People are moving in and asking for more amenities, such as, streetlights and sidewalks
Commuter congestion on rural unincorporated county roads
It is the reason we moved here, areas like this are vanishing and our quality of life is disappearing also. The wildlife counts on these areas staying rural.
Traffic flowing through county roads
Losing our wildlife due to growth
They do not work on their "farm" (and minimize road traffic) and contribute surplus (more than they need to survive) to the economy. They subsist and commute to get resources to survive (off site) and have to daily commute to convert their surplus labor into economic value at others' (employer's) pleasure.
To date, I am very happy with our rural area. I would always like to remain unincorporated. And have as little government involvement as possible. In regards to our lifestyle, taxes etc..
Traffic moving through to other areas - we're a de-facto bypass. 'City folk' in urbanized King County controlling the King County Council; making the rules for the rural area.
To many developments
High residential build up with a LOT of trees removed.
Traffic is ruining the rural area
I am worried about that. I want it to be kept rural. Traffic congestion makes it feel not rural.
No asphalt plant. relocate Cedar Grove, who wants to live with this stench!
The traffic that travels along the Issaquah Hobart/276th St is like a freeway. Loud, fast non stop traffic morning and evening. We have lived here over 40 years and it keeps getting worse.
You folks are doing a great job and at the moment it is staying nicely rural - except for all the cars jamming through. I am terrified that this will change overnight and it will all be gone.
New people building million dollar homes. Changing zoning to get rid of livestock. Making codes so difficult that even if you have livestock, it's so expensive to get your place ready you can't afford to keep the animals.
Too much traffic and new building
Temporary Use Permits allow commercial businesses in rural areas; e.g., wedding venues in Maple Valley and Snoqualmie Valley
Increase in industrial/environmental impacts (landfill/compost/proposed asphalt plant
Massive housing developments in adjoining municipalities.
There is more and more development without infrastructure to support it

More homes and businesses are being built. More forest land is being cleared for homes and businesses. Traffic increases daily. The only indication the area is rural is that the overcrowded roads are exclusively two laners.
No, lots are being subdivided and multiple housing units are being placed on lots which do not have at least 5 acres per new home. Our community roadways being used by KCDOT and WSDOT as transit options for their flooded roadways making out rural roads unsafe.
Too many damn reasons
Renton Pushes east. Covington pushes north. Maple is growing all the time.
The continued use of the area a dumping ground (the landfill) and desires to make it industrialized (the asphalt company and Cedar Grove) indicates that sources outside of our area look at our area as "opportunity" rather than as an area to keep beautiful.
Yes
Traffic, noise and business that don't belong
Heavy industry pushing further out from Auburn/Kent/Renton areas
FAR too much development. Any place you can sell to a developer, you do. $$$
Asphalt plant coming to the neighborhood.
Asphalt plant, landfill, compost, gravel pits, etc etc etc
constant encroachment Asphalt plant being one, constant housing being the other.
traffic
So far I think they are doing a decent job. They are packing the houses/apartments/condos in like sardines, but for the most part our country is staying decent. At least the parts I can see. 5-acre lots.
People are trying to put in an asphalt plant and trying to extend Cedar Grove. These developments will destroy our environment, ruin our "liveability" and eliminate any future resale value as no one will want to live "by the asphalt plant"
too many residential areas that infringe on the roads of our rural communities
Too many homes being built on small parcels.
Businesses open to the public should be zoned and kept in commercial areas
Retail businesses without access to a public road should not be allowed. Also, Allowing breweries on a private road

5. What suggestions do you have for keeping our rural area "rural":

52 responses

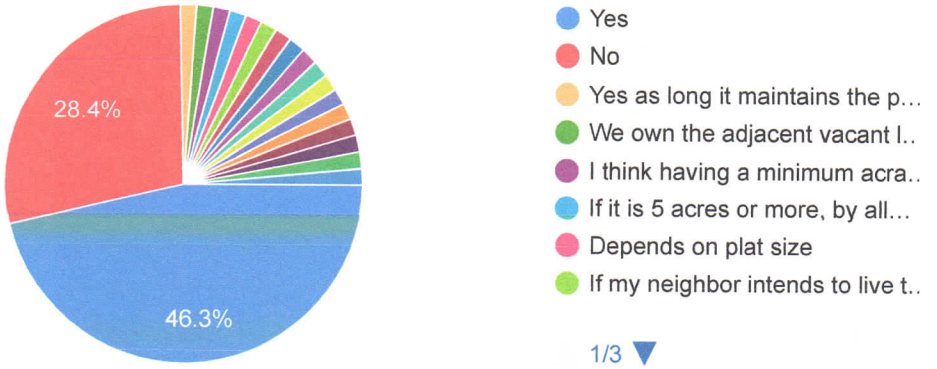
Promote small home-based businesses that are compatible with our rural environment and lifestyle; don't allow spill-over effects from municipal growth that use adjacent rural lands for facilities and clog our rural roads with a lot of traffic that the cities don't pay for; don't have industrial-zoned pockets in our rural area
Code Enforcement Officers driving around and checking on businesses and property development instead of waiting around for a complaint
Don't allow the government to force its citizens to do unreasonable alterations to be in compliance for simple upgrades- (deck, outbuilding, green house, etc. Work with the citizens to protect against unnecessary taxation like the new permit that is required to fall hazarded trees.
Secede from King County
True KC Code enforcement and changes in KC Policies.
N/A
Encourage better road management in the "urban" parts of the area. Lobby politicians to stop foisting the entire county's industrial uses on us.
Allow property owners to decide what and how many animals, buildings, etc
Manage the growth of the cities better, don't just approve new tracts of homes without looking at the infrastructure in place to support them. The roads have become a joke because of the uncontrolled growth in our area. 10+ years ago I commuted from Lake Francis area to Kirkland and it would rarely take me more than 45 minutes, using the main roads. Today, I commute to Bellevue and it is rare that it takes me less than an hour.
Rezoning the section of Hwy 169 to prevent an asphalt plant.
Restrict industrialized use, allow residential growth that can be supported by infrastructure (rather than wait for schools and roads to "catch up"), and provide incentive for landowners to keep their properties natural.
No large developments. Five acre parcels only for residential.
Hold politicians accountable, maintain zoning, and not sure about traffic.
More support for organizations such as GMVUAC, which means better stakeholder engagement and public outreach by these organizations
STOP THE DEVELOPMENT! "t least force developers to pay for infrastructure FIRST (roads, esp.)!
Change the Zoning of the asphalt plant parcel. It shouldn't be industrial. Hard to keep our area rural with so much traffic coming through. Stop using our area for a dumping ground. We have to smell Cedar Grove and now the Asphalt Plant which stunk the other day when I drove by it in Covington. And the Garbage dump is a problem too.

better regulation and more $ by developers to increase road capacities
Keep parcels to 5 acres unless grandfathered with less.
Stick to the zoning laws
No small businesses off private roads that impact other homeowners
Larger plat sizes in zoning. No industrial zoning close to river and natural areas.
Ensure traffic is rerouted...make some roads "no thru" areas. No exceptions for subdividing existing lands.
Land that the city has bought and paid for with the residents money should be kept from being developed and the Cedar River tail should be left as it is
Keep lot size large to maintain space between properties. Encourage small farms or ranches.
Incorporated cities need to fund expanding commuting capacity of roads in unincorporated areas.
RESTRICT ZONING - limit the type and amount of uses properties can be used for. Signage designating it as such. Road use limitations for
Controlled development
Do not allow commuters to live in rural areas.
No major developers, no "cookie cutter", "McMansion" developments! No intersection stoplight signals.
Stop housing developments
Keep area unincorporated King County. Maintain RA-5 in areas where they already exist. No new housing development.
Regulations for the protection of rural areas.
Toll the roads for all that do not live here.
No asphalt plant. Do not down zone. Keep fighting.
Protect the Cedar River, and respect our neighbors and the residents living here before the county decided to try to revamp the zoning codes,
redirect traffic or provide and require use of Public transportation.
The five acre minimums are key, we need to fight to prevent smaller lots from being allowed.
Get rid of city codes in rural area, and let country be country.
Limit further development
Presentations to King County Council regarding impact of how the economic development plan is killing rural, Educate the public about the erosion of rural safely restore and preserve these sites for current and future generations
Slow development in rural area adjoining towns.
Do not allow more than one home per acre, never allow mass housing in this area.
The cluster at Dorre Don is disturbing to me.
Traffic and increased taxes are hurting my ability to stay here
Enhanced environmental regulations and protections. Tougher standards for clearing land, and for building.
Take back control of our land, roads, and communities from King County and some of the major cities included in King County as well as surrounding counties.
Keep the pressure on the elected officials.
Increase lot size - Zoning change.

Enforce the King County Comprehensive Plan.
It is getting harder and harder to live in King Co. the rules and regulations (not to mention taxes) are getting so extreme that anyone with significant land is being forced to sell to those who would divide the land. Entire ranches are being sectioned off bit by bit to make room for more homing developments that will ultimately pay more taxes. The bullying by the land management (and other such offices) will have start leaving us alone so we can take care of the land, and not split it into concrete rabbit hutches of humanity.
Do not allow the asphalt plant to go through.

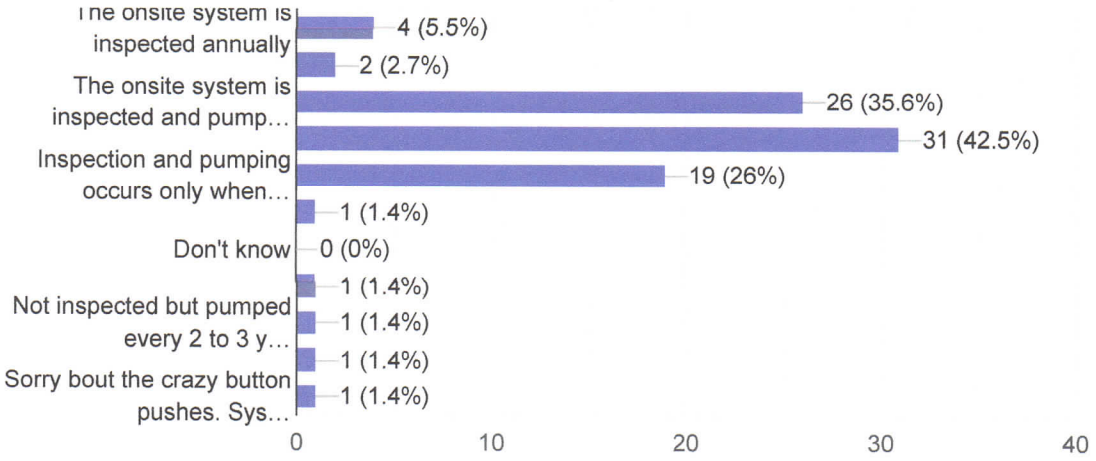
6. If you live next to a vacant lot or there is at least one in your neighborhood, do you support your neighbor building a home on it?

67 responses



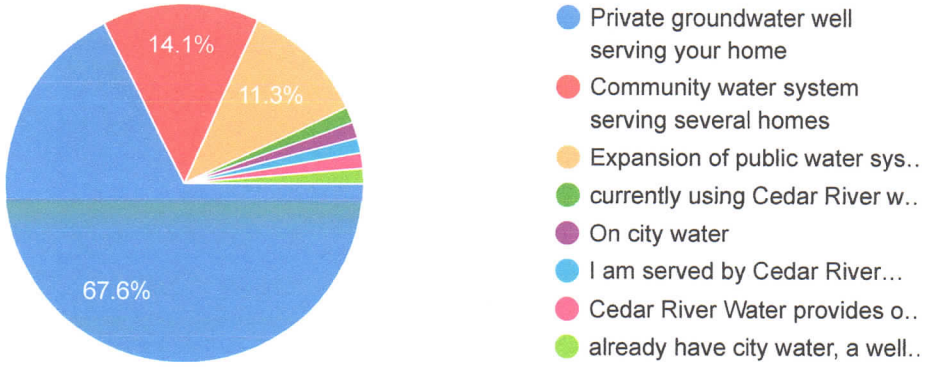
7. If you are on an onsite sewage system (e.g., septic tank and disposal on your property), please check all of the following that are applicable:

73 responses



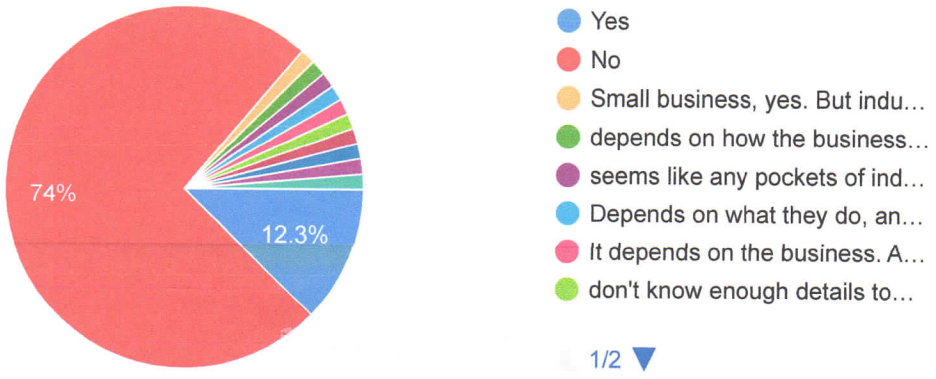
8. In the future, how would you prefer to supply water for use on your property?

71 responses



9. Do you support the use of small isolated pockets of Industrial ("I") zoned property in our rural area for commercial/industrial purposes?

73 responses



10. Please list or describe all of the businesses that are conducted in your neighborhood -- include farms, repair shops, stables, professional services, etc. (name if known, type/kind of business):

60 responses

None
Horse riding arenas and stables; small farms; repair shops; tree farms; attorney office; massage practitioner; sign maker
Large Tractor/Trailer repair shop, dog kennels,
One tree Farm, every other house is a farmer that sells eggs or meat, etc. Serenity Equine Rescue, personal home auto- The Curries, Hill Top Tropics- Ginny Sauve
stable, contractor, landscaper, convenience store, machine shop
Farms.
Family farms, Xmas tree farms
tree farms, quality aggregate, iron horse feed store, landscaping companies, farm stands, auto repair, dog kennels, cedar grove
Several farms including tree farms and chicken egg sellers; Iron Horse
Iron Horse, several tree farms
Stables, tractor work, small repair shops, tree farm, nursery, produce stand
Stables, two gardening services, a feed store, some roadside stands. That is all I know of at this time. One of the properties is being used to store construction equipment and materials. But I understand that the county has been involved in making that stop.
Feed store, small farm food stand, upholstery business and diesel truck repair.
Stables
Not in Maple Valley heights itself, but along SR169
Feed store, egg sales, country house salon
Dog Kennel; Tree Farm; Aggregate; Top Soil/Compost
none that I know of
Iron Horse Feed Store
Religious organizations, schools

Thieves
Farms, ranches, gravel,landscaping
Christmas tree farms
Equestrian
winery, daycare, preschool, Christmas Tree farms
Tree farms, brewery.
Three Tree Farms - Christmas Tree Farm with a private driveway off of a public road. Serenity Horse Rescue - Horse rescue with drive off a private road. Automotive Repair - By appointment only with access to a public road. Garden Nursery located on an arterial. Small dog training business - by appointment only and access to a public road. NONE of the above businesses have ever caused a problem. The newest business is Lumber House Brewery. First, they access their property via a private road that King County does not maintain and a residential easement through my neighbor of (30 years)property. Second, they are producing beer without a waste water treatment facility. They have been dumping brewery waste for six years which has the potential to pollute our privately owned and maintained wells. Please note this has been going on for six years; approximately five without a permit as they were just issued a permit the end of 2018.
Lumberjack brewery
Bar
Marijuana grow with horrible smell. Cedar Grove composting smell is horrible. Landfill expansion should not occur. Too many trucks on 169 now. Do not want asphalt plant built on Hey 169 near the Cedar River.
Hobart Nursery, Small agriculture, landscape designer,
Horse farms, market, small repair shops
Kennels, farm, construction, welding, auto repair
Lavender farm, consulting, YouTube motorcycle repair
Gardening
mfg'ing of specialty products (home based industries); "tasting" rooms (beer, wine, etc.); wedding/party sites . . .; metal waste recycling (Fletcher's Recycle)
Forestry, fill dumping
Several Stables near Locloman Estates nerighborhood. Names unknown, seem to be private.
Hobart store, horse shoeing supply, horse rescue, tractor repair(?), machine shop(?)
horse care, tree farms, small engine repair
Stables; construction company..
Unknown, mostly residential single family homes.
Farms and Hobart store
None that I know of
There is an Air BnB cottage nearby. A fresh egg provider.
The Hobart store, several stables, a CPA business, Marijuana growing
A guy at the end of the road parks a couple of dump trucks on his property.
Car auto repair; store; four tree farms; three stables; machine shop
Cedar Grove Composting, Good Earth Works, wedding venue, architectural drafting, think clothing manufacturer has moved or closed

Horse stable, landfill, compost, reclamation site, salon, restaurants, gas, coffee, quick stop, gym, ice skating rink, feed store
Goat farm; Trucking; Dog Daycare; Skincare Salon; Small Engine Repair; Equestrian.
Pellet stove, chain saw and big green egg sales
none
Christmas tree farm. Animal rescues.
Local market, tree farm, nursery (plants), some small business' ran out of homes, Home made crafts and a tailor
farms, repair shops, stables, professional services are all in my area
Farming
Serenity Horse rescue, provides care, rehab & placement of neglected horses. Provide no onsite retail sales, are not open to the public and have their own driveway access to 216th St., a public road causing no negative affect on neighbors property or rural lifestyle. Auto repair, by appointment only, one patron at a time, (1 or 2 a week), has own driveway access to 224th St., a public road, causing no negative impact to neighbors property or rural life style. Three Tree Farms, Christmas tree growth and annual sales. Open to public three weeks annually. Have their own driveway providing direct access to 216th St., a public road. Causes no impact on neighbors property or rural life style. Dog training facility, provides an on site service by appointment only, not open to the public, has direct driveway access to 216th St., a public road. Causes no imp[act on neighboring properties or their ability to enjoy a rural life style. Lumber House Brewery, relies on regular & ongoing retail sale of product to the public. When "tap Room" is open Rural lifestyle of neighbors is eliminated due to traffic and disruption on our private access lane as customers follow public signage directions to their establishment. Excessive damage to our "private" access drive due to excessive public traffic. No waste treatment system putting neighboring wells at risk. There is no direct access to their property from a public road such as the previous businesses noted, resulting in destruction of private property and rural lifestyle of neighboring properties.

11. Please tell us of any problems or issues you have experienced with businesses being conducted in your neighborhood:

55 responses

none
None
n/a
None - all are very good and responsible neighbors
None in my area
A big issue i see is neighbors using the Counties compliant system against neighbors to get what one wants. There should be fines on those who violate the process by lying and badgering their neighbors. There should also be the burden of proof from the complainant if they are to be taken seriously and a reputation has the potential to be harmed by such allegations. Reputations are hard earned and can be irrefutably damaged from false allegations. There are examples of it all through out our rural areas. Valley Automotive, Kinder Swimmer- some of the best local needed services that now we have to drive long distances to find. I liked supporting my locals!
None.
Worried about Xmas tree farms over fertilizering and affecting ground water
None, really. Sometimes the big delivery trucks at Iron Horse are noisy, but it's not a big deal.
Cedar Grove obnoxious smell
No issues
The heavy equipment that was stored on the property mentioned above has caused the roads to have a lot of potholes.
Very noisy.
NA yet. Proposed asphalt plant on SR169. Will be noise, traffic, air and ground pollution.
Other than the occasional smell from Cedar Grove Composting and the County Landfill, none
Lumber House Brewery. Retail businesses with onsite sales and delivery to the public such as Lumber House have no business in rural areas where they rely on other land owners property for access to their business. Further this particular business has no regard for the "ruralness" of Maple Valley, adherence to KC land use requirements or the destruction to and disruption of neighboring properties. (i.e., first car in Saturday May 19,2019, 6:55 a.m., vehicles still coming and going after 9:00 p.m.)
Stealing, break in's
Our neighborhood businesses are wonderful people! I feel fortunate to have them near me.
marijuana farm attempting to operate despite it being banned by rules attached to title
I can smell Cedar Grove from my house, and the volume of trucks on the road (to support new construction) has impacted traffic.
Horse poop left in the street
Traffic on private one lane road due to a tasting room!!
Please re-read above to start the list of problems. The tap room has temporarily closed but not before the 50 to 75 people accessing the tap room on weekends destroyed our private road. They now have a constant stream of cars, trucks and 2

axel delivery trucks each day. The owners of Lumber House Brewery continue to disrupt people's lives. I live on 12 acres of a farm my grandparents purchased in 1952. 2018 was our 30th year living in this beautiful rural area.
Wear and tear on gravel road, private road looks like highway on weekends
Serving alcohol on a private dirt road.
Smells. Traffic.
Businesses haven't caused issues.
Some noise from the kennels
none at this time
Noisy machinery; equipment back-up alarms; air pollution (especially diesel smoke); noisy animals (especially barking dogs and noisy drunken people); "stoned" people making noise and mindlessly wandering around (trespassing) and even getting violent, etc.
Numerous issues with Kurt Erickson and Reserve Silica
None to date.
None at all.
None known.
As long as businesses are conducted in such a way as not to create traffic I have no problem with them. I don't know of any in my neighborhood.
nothing.
Guy across the road just logged his 10 acres. had a permit that allowed 9 acres to be cleared, okay, but why allowed to leave no buffer - logged right up to the property line. Sad.
The wedding/party venue has destroyed the peace and tranquility of the neighborhood. Some neighbors support it. We are subjected to hours of screaming yelling all summer long. This business has created a lot of problems for us.
natural gas leaks, terrible odors with unknown toxic chemicals, no monitoring, vibrations, no transparency, accountability, ethics, integrity. Harming us and environment. No community emergency preparedness. Noise. Impact property values, health and safety. More semi trucks damaging roads. Too many damaging special permits issued. county doesn't care about impacts.
Pot farms are stinky & create traffic down small rural roads. Trucking plus sand & gravel operations generate way too much traffic.
None, only the drug dealers.
A proposed asphalt plant

12. Please tell us which businesses in our rural area you actually use and/or from which you purchase goods or services:

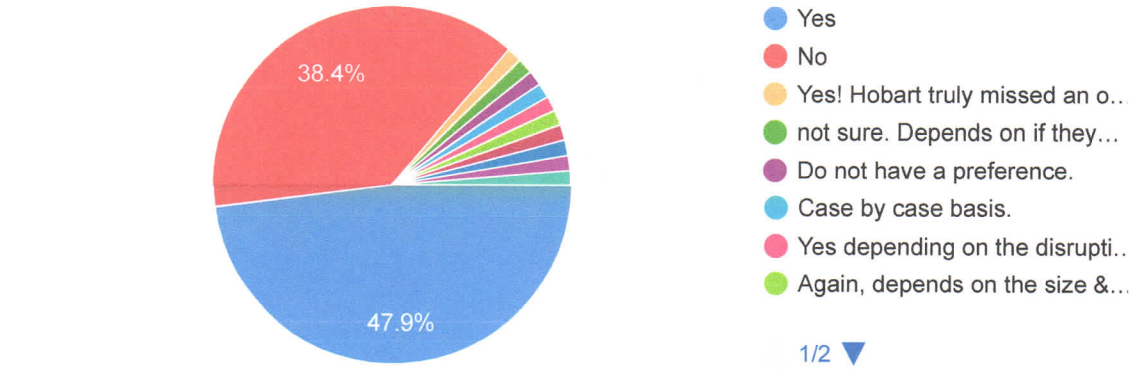
56 responses

Hobart Food Market; Iron Horse Hay & Feed; Shooting Star Event Gardens; Papa's Tree Farm; Mountain View Tree Farm; Crones & Associates Surveying; P&D Tree Service; GJ Construction; Stuth & Company Septic Systems; Bargaindealz; Northwest Equine
none in my area
I get honey from my local farmers, hops, eggs, tractor work, childcare, I use to have swimming available to me, I also use to have a great local automotive company, now I'm left with a handful notably commercial business- Hobart Market, Ravensdale Market, Lake Frances Market, Lake retreat is a great addition too. I like the golf course remade into a church, and all the other churches. I wish we had a cheese maker, dairy farmers, more meat options grown locally, mead, cider, wine. I would like my brewery back and able to serve its local community. We only got as big as our community requested. As I'm sure is the story with all these other small businesses.
Hobart store
None.
Manure, baby chicks
Iron horse feed, farm stands, dog kennels, cedar grove compost
Iron Horse, sometimes eggs.
Buying local farm produce
tree farm, produce, nursery
I use the roadside stands and the feed store.
Feed store.
Few. The area is really not a self supporting rural area. We generally must leave our area for most needs in support of our rural activities.
NA See number 11
Feed store
Aggregates and Top Soil/Mulch
None
at home beauty salon
Hobart and Ravensdale markets
Hobart Market, MV Auto repair, Three Tree Farm
Foley's produce
Gravel, farms, ranches, repair shop. At one point, we have all supported one another.
Feed Store
preschool/daycare, Christmas Tree farms
Nothing in this area.
3 tree farms
None. I travel into Renton or Maole Valley.
Neighbors eggs, nursery plants, design services.
Small repair shops, market
Businesses in Four Corners and Wilderness Village areas. Hobart Store. Tiger Mt Country Store and fuel. Shell fuel station. Red Apple before it closed. Good Earthworks.
Kennels, farm, construction, welding, auto repair

Garden nursery, brewery, motorcycle repair
Good Earthworks
Fletcher's Recycle; many businesses at 4 Corners and Maple Valley
Hobart Market, Foley Produce
Hobart store/post office. (very happy to have them here)
none
Ravensdale Market, Post Office
We buy plants, flowers, eggs from a farm. Local construction company worked on my property.
Hobart store and QFC in Maple Valley
Hobart store, gravel yard, produce stand, Trailers NW, Alpaca This, xmas tree farms
I buy produce on Maple Valley Highway.
Fresh eggs.
The Hobart store, ie post office regularly
Hobart store and Iron horse feed. They are a few miles away.
Hobart store; car/auto
grocery stores, drugstores
Good Earth Works-infrequent, Iron Horse Feed Store-frequent
coffee, gas, feed store, horse stable
Equestrian; Small Engine Repair; Organic Eggs.
Eggs from the neighbors, referrals from the stove shop
Hobart Store
Welding and auto shops. Christmas tree farm. Fresh local eggs.
nursery (plants), small market,
Tailor
feed store, stove pellets, lumber

13. Do you support breweries or wineries, each with a tasting room if allowed, in our rural area if they are conducted as a home occupation?

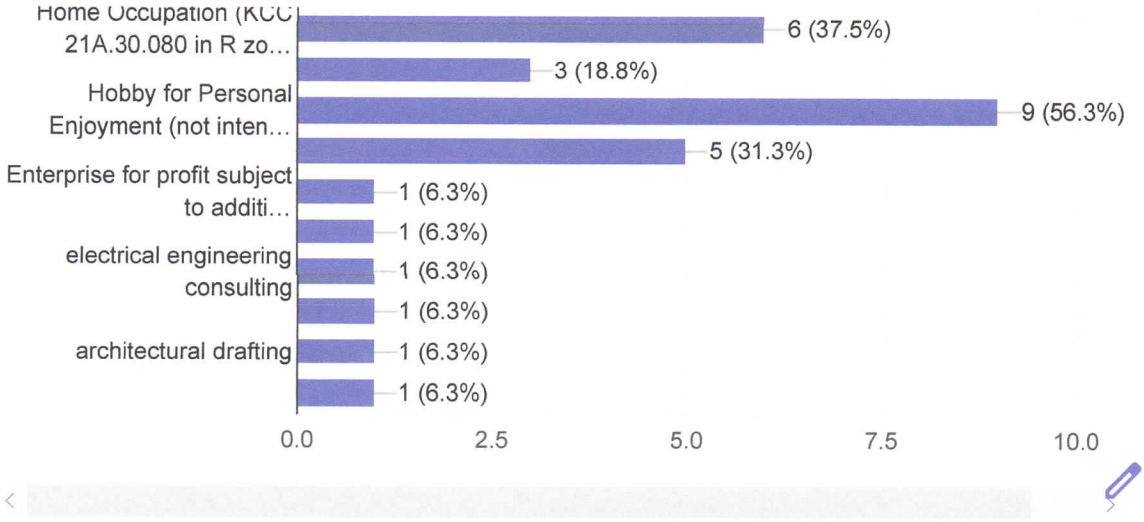
73 responses



If You Do Not Have A Business Operated Or Conducted On Your Property, Please Skip To Question #17

14. Do you (or your family) personally own and operate, or by lease or other arrangement allow to be conducted, any of the following types of businesses on your residential property located within the GMVUAC Service Area? Please select all that apply:

16 responses



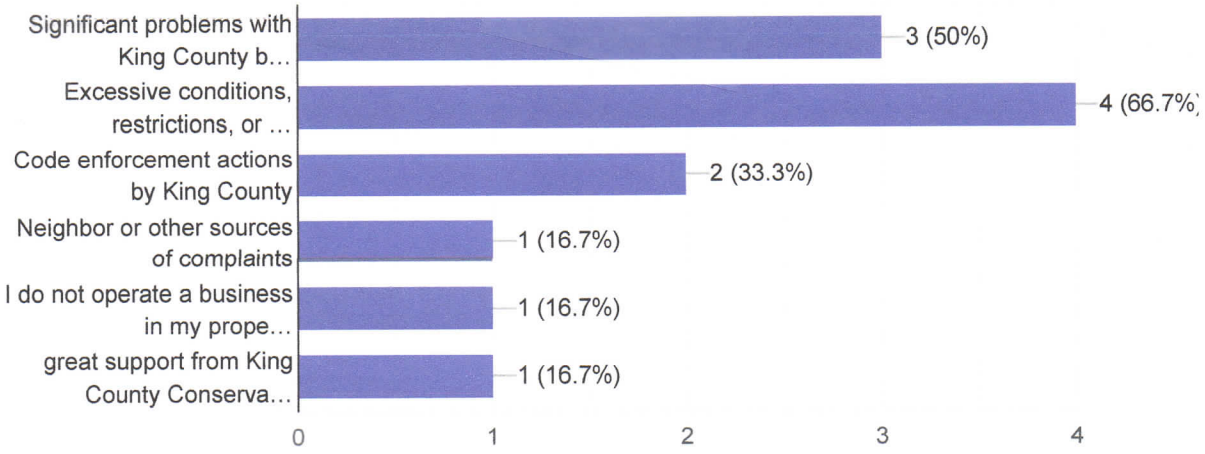
15. Please describe, and if you deem appropriate please identify by name and/or by Standard Industrial Code (SIC#), the businesses that are conducted on your property:

7 responses

Law office; massage practitioner
Breed/raise/sell train Appaloosa horses
Hobbyist beekeeper
None
Hobby - restore my own vintage cars
Office work
We have a property management company - home office only

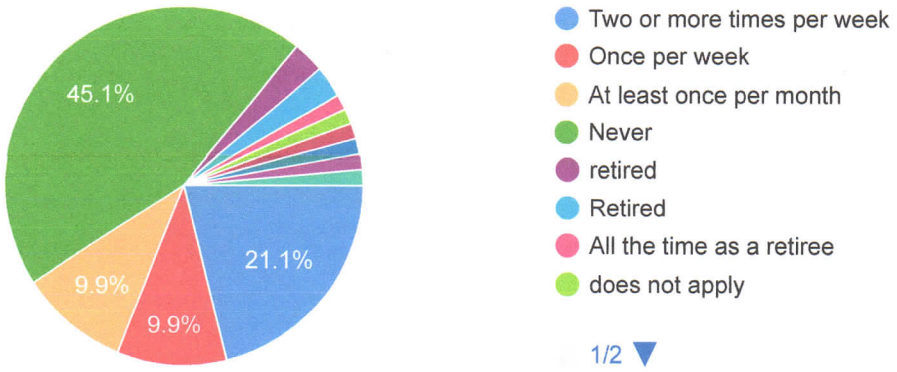
16. Have you experienced any of the following issues regarding operating a business on your property? Please select all that apply:

6 responses



17. How often do you telecommute?

71 responses



18. If you feel that traffic congestion on our local roads is still a problem, what needs to be done to actually solve this problem?

68 responses

Stop building

Bus service along SR 18 from North Bend to Federal Way; bus stops and parking areas in Hobart area for commuting to Tacoma and points west; change in State laws to require municipalities to pay fair share for use of rural roads, and for municipal annexations to pay compensation for loss of revenues to pay for rural road maintenance and expansion; promote telecommuting centers, or at least high speed fiber optics that warrant home-based businesses or increase in telecommuting opportunities

Highway 18 needs to be four lanes all the way to I-90. At I-90 there needs to be six or seven lanes and NO STOP LIGHTS!!!!!! Issaquah-Hobart road needs a by-pass in Issaquah to get to I-90, Maple Valley highway is hopeless. It needs to be four lanes the entire way but that will just create a larger backup at I-405, the Green River CC access ramps needs to be utilized to divert traffic away from the Black Diamond MV portion of 169. Even the other Auburn Valley Exit could be utilized more with a better road from Black Diamond to Auburn

Allow local small businesses the opportunity to create local jobs so people don't have to travel to the urban city to work. We need a whole new arterial so that we can maintain 18 and 90 while adding a new path for the rural travelers to get to the pass or the other main Hwys. Right through Cilice would be great. Find away to widen or divert traffic once Ten Trails is up in swing.

Upgrade Maple Valley Highway and Hobart Issaquah Roads to 4 lanes in order to accommodate horrific congestion due to over development. No road improvements have been made to carry all the additional traffic. Highway 18 also needs to be increased to 4 lanes in each direction for the same reason.
Limit large trucks to the right lane only.
Light Rail; however, this issue needs to be solved in the metro areas before it would be effective in the rural neighborhoods. The "last mile" issue has been difficult for many cities to resolve.
Still? You're kidding, right? It's vastly worse than ever! STOP building apts/condos and widen the damn roads!
stop building houses out here. People need to live closer to where they work.
Provide alternative transportation options that people will use, make it convenient
More frequent bus service
Traffic seems to flow much better on 169 during the rare times during commuting hours when no heavy trucks are encountered.
only permit new homes in alignment with infrastructure
That's a tough one. Have new housing pay for new roads. Don't allow new housing. Widen SR 169, but it's catch 22; if you do they will come.
increase road capacity
All of our money is going to Seattle. We don't have enough leftover funds to do any more than basic maintenance. And we won't be able to reduce the amount of people coming out here. King County probably will not pay to ship them all back to the cities. And California.
Traffic is awful and getting worse. Require any developers to fund adequate street access prior to granting building permits.
Upgrade highway 18 and 169! We can't wait until 2035 to resolve this issue! Add more bus transit routes or even light rail to both Bellevue and Seattle.
Widen the roads BEFORE you APPROVE another development!!!
Expand lanes on major arterial roads
Fix highway 18 so that there is no congestion at the I-90 intersection
Stop the ridiculous amount of building. We do not need multiple apartment complexes, condos, etc. Why people move here wanting a "rural" feel is beyond me when that's being taken away daily.
Maple Valley housing market is expanding but getting in and out of 4 corners stays the same.
Stop the building on anything less than five acres.
Widen roadside
Less development. Alternate routes. Better access to public transportation.
Quit developing land into housing, unless and until infrastructure is built to support it.
YES, of course it is - 2 choices: less houses or more roads. lightrail/buses may work too
Commissions should evaluate the impact, in toto, of new apartment complexes and the impact on road use prior to approving building permits. Example, too many apartments are going up at Four Corners making travel increasingly difficult. Yen

Trails is going to put an enormous burden on local roads. Issaquah-Hobart Rd is almost impossible to use during rush-hour.
City users fund capacity expansion of proper commuting routes.
Stop inceasing new homes and apartments in Maple Valley, widen roads,
Restrict to local use
Either control growth or expand roadsR
See 5) above
Require comprehensive traffic studies, and absolutely mandate that any development that is expected to have a significant impact on area roads be required to fund their share of road improvements necessary to accommodate this increase.
N/A
Have the cities and state properly fund road improvements to support the growth in the cities. (get a magic wand)
New road systems, NOT widening existing infrastructure. Stop lowering speed limits, stop adding new lights.
Developments like Ten Trails should not be allowed. Rural zoning needs to be enforced. Rural clusters should not be allowed. The road between 4-corners and Covington needs to be widened
If more housing developments are put in our surrounding area before roads are widened, then it will only get worse.
More of every type of solution: mass transit, bus, more road lanes.
Slow traffic speed on 276th to 35mph
The roads all need to be wider, but I don't know if that's possible.
If I knew this answer . . . . .. The traffic out here is getting crazy! MVH (169)- 4 lanes to 2 . . . and there is (seemingly) uncontrolled development in Renton, Maple Valley, Black Diamond, Covington. I chose my paths based on traffic lights- somewhat joining those that chose to avoid 405, with backroads. I wish I knew the answer- it's not a simple one!!!
Complete highway 18 between Hobart and I-90 so more traffic can be directed onto it for commuting.
There is no good solution. More roads take up too much room and will fill up as soon as they are done. Just too many cars. Overloaded roads to discourage more people moving here I guess.
Yes, I'm not sure but lowering speed does not help. People continue to go above the speed limit anyway. Make certain times outside of rush hour for large trucks. I think widening the road won't work because too many houses along the Hobart-Issaquah Road need to be condemned for that to happen.
varied work hours and road expansion
Moritorium on development until the roads can support it
Issaquah blocked semi trucks from going through town. Hwy 900, May Valley Rd, Issaquah Hobart Rd is now consumed by semi trucks. These roads weren't designed for heavy loads and is in rural and residential areas some with no shoulder. Increased traffic, road damage, and safety impacts greatly increased. By pass through Issaquah and improve Issaquah Hobart rd? KC should pay road taxes for truck use to landfill and transfer stations.

Stop/slow development. Require cities to provide funds for rural roads.
Divert further mass housing development in Maple valley, we're closed!!
expand road and development until there is adequate infrastructure
Toll Issaquah Hobart Road for commuters and not people that live on the road. 1hr to travel 7miles is ridiculous! Traffic is out of control and it's my only way home. People drive way too fast in the corners and have almost hit me several times.
More roundabouts. The traffic light at the 18 interchange on Issaquah/Hobart Road is a joke. A roundy would be dramatically better.
Stop the flood of non local traffic off of Eastbound Highway 18 in the mornings.
Round-a-bouts at cedar grove road and se may valley road off of Issaquah Hobart Road. Removal of the signs restricting right hand turns on Tiger Mountain Road which are illegal and citations are thrown out of court wasting more tax payer money. Possibly restrict the exits off of Highway 18 in the mornings in the entire Maple Valley area.
Stop the unabated growth in the cities around us.
auxiliary routes, there is only (2) roads people use to go from Hwy 18 east towards Enumclaw, Black Diamond
Expand Sound Transit District to include east Renton, MV, Covington, BD & Enumclaw. Look to expand light rail from Airport up Kent Kangley Road to Maple Valley.
widen SR 18 and SR 169; stop Black Diamond growth; apply traffic calming to Ravensdale Way - Issy Hobart Road corridor to SLOW and DETER traffic
Reduce the number of vehicles; charge per mile; ensure King County Roads receives a fair share of revenues generated.
Signage
The problem is lack of road infrastructure elsewhere, so the only thing to be done is lobbying those groups to build roads.
Expansion of Issaquah Hobart road
Expanding the roads is not a solution. Expanding the mass transit options to make them easier to access is the only solution. Also, forcing commuters to use them would go a long way to alleviating the congestion.
Prevent large scale operations, like an asphalt plant, from coming to our area.
Hwy 169 is a nightmare. It needs to be widened. But, no more housing should be allowed until it is complete. I would also recommend a flashing left turn signal on southbound 169 at Cedar Grove.

19. If you feel that undesirable, annoying, or excessive noise has increased in your neighborhood, please describe the sources of such noise and what you think needs to be done to regulate or mitigate such noise:

51 responses

N/A
None
No
Where I live there is NO NOISE !@!!!!!!!I@K#%A
I moved out here to be able to be louder and have toys that i could only use out in the sticks. I don't think the question should be about the noise, as this is the only place we are allowed to have our voice still. We have our noise ordinance, that is enough. this question is mess leading and make people think there is already a problem. When i first moved here everyone was loud, they had tractors, trucks, four wheelers, dirt bikes, horses, cows, etc. you name it! That is what I'm proud of about my Hobart! we like it rustic and with that comes noise.
my dogs bark at Fedex/UPS delivery trucks - put a Fedex/UPS drop zone at Hobart store
No problems.
The semi-trucks have gotten much worse. Some days there's one every couple minutes coming up 192nd. They also don't seem to understand that 244th dead ends, so they run down the whole thing then turn around.
We hear gun shots sometimes which is strange and scary
TRAFFIC. I live on Lake Francis road and the traffic using it to bypass the 18/169 interchange has grown exponentially over the past 5 years. It's not just private vehicles, dump trucks and other heavy commercial vehicles consistently use the road, even though it was not designed for it.
There is significantly more vehicle exhaust noise and sometimes racing by bikes nearby. Maybe loud mufflers can be banned?
No issues.
When highway 18 was raised in elevation it increased traffic noise significantly. The improvements to highway 18 also closed access roads and funneled all traffic onto 244th Avenue SE and around Lake Francis to Cedar Grove Road. Would really like to see four way stop signs placed at 244th Avenue SE and SE 192nd Avenue, which is currently used like a race track at times with poor site distance. Very dangerously.
Traffic from SR169
Gunshots, motorcycles or ATVs, fireworks
traffic. Slow the speed down to 35mph on 196th ave se and patrol it. What happened to the "your speed is" sign? It lasted about a week.
Stop allowing guns to be shot.
Added traffic on our rural residential road. It gets used as a bypass when 169 is congested.
Vehicles (especially large trucks) driving excessive speeds, especially near schools. Need to reduce speed limits in zones.
More city folks with barking dogs and no concept of being polite to neighbors.
New type of people coming in. Not taught manners.
At times there are people who target shoot on the lot kitty corner to us. Both lots are only 5 acres and they are shooting towards our house. Totally unsafe! I feel that target shooting rifles and guns should not be allowed on such small acreage and especially when shooting towards an unknown backdrop.

Not noise, constant people up and down our private road.
Truck traffic noise on Hwy 169
Highway 18 is louder and more congested than ever. Would like to see sound barriers.
little dogs barking, barking and more barking. Fireworks
Not in my neighborhood
Highway 18 needs concrete wall on the side of it to reduce noise - Covington has the walls although they stop before Maple Valley. WSP should increase enforcment of noise from compression brakes more, lots of truckers use them coming down Tiger Mountain and while they go downward over the bridge above the Maple Valley Market.
Racing cars on road
Respect and empathy, as well as thinking about something before you do it (be a good "Scout")
I find the noise levels of everything except traffic acceptable. Chainsaws, tractors, lawn mowers, and gun shots are a part of the lifestyle here.
Chain saws, leaf blowers, lawn mowers, loud cars and motorcycles, few dogs. A noise ordinance cannot be enforced by police. There are not enough police.
n/a
Noise doesn't seem to be a problem in my neighborhood, other than the 4th of July.
Traffic on 276th, enforce 40 mile an hour speed limit. Commercial jet traffic from Seatac
I'm almost 1/2 mile down a dirt road with a pretty good tree cover still. very quite.
fireworks, loud cars. should be monitored and laws enforced
The wedding/party venue next door. There is no relief from the noise and no recourse for the people being impacted by it. DPER just tells them to put up more sound proofing and the Hearing Examiner does not seem to think it very important, the police do not issue noise citations, the codes for Public Nuisance and Public Disturbance seem to be dismissed out of hand. TUPs are a license to permanently destroy rural.
close landfill, mine it to be safe to people and environment, restore and preserve. compost facility must rebuild to properly operate without impacts. Fines don't matter. Cheaper than fixing the problem.
No, except cars/motorcycles racing by along road.
Booming car stereo rap music from someone living or visiting 231st SE. I think it's just to piss us off ...go away and leave us in peace. I can get a plate number and lodge a complaint.
Trucks on Issaquah Hobart Road! I don't know what changed but I can hear every truck now on the road
Traffic and activity in Four Corners and heavy traffic along Black Diamond Hwy.
Large increases in morning and evening traffic noise. Backups from traffic restricting our exiting our property.
Vehicle traffic, reduce the speed limits and enforce current and future.
Stop allowing housing developments to be built on/next to/near the only two roads. Require new developments to build out separate access roads.

20. Please describe any problems you've had with our local schools, fire and police departments, and/or any government agency; and any suggestions you have to make these services better and more responsive to your needs:

45 responses

N/A
None
Great Schools, great fire and Police - average government
When my neighbors wanted to "own my home" they would throw themselves in front of my friends and patrons to try and get into a position to sue. They threatened me constantly and the police told me they could do nothing. They also told me the only thing I could do was file anti-harassment, which ended up being terrible advise. I wish my police were more impowered to defend me when things are out of hand but don't need a court level waste of time & money.
King Co Roads seems bent on accommodating through traffic rather than applying traffic calming solutions
No problems.
No problems, only positive experiences when I've been in contact with them.
We've submitted multiple complaints on odor nuisance violations with Cedar Grove Composting but nothing has been done about it.
No issues
Not enough enforcement of speed limits through residential areas.
Still waiting for the heavy equipment to be cleared from the above mentioned property. This is on SE 184th before 231st SE.
Maintenace of rural roads needs to be done. Resurfacing rural roads in need, and filling potholes. Would also like to see weed cutting along rural roads. Use to be done in the past.
It would be hard to tell there is a policy department based on the high levels of crime being reported.
King County counsel could care less about its people and environment
Schools keep getting more crowded so they push new levies to expand, then promptly move in a ton of more people. Repeat ad infinitum.
reopen the fire station in Maple Valley Heights
Our law enforcemt and firefighters are wonderful! Schools are trying their best.
The new high school is merely a reflection of how many people are packing themselves into Maple Valley city limits. A bit excessive.
When the neighbor tried to start a marijuana farm in our neighborhood, commercial entities was explicitly prohibited in our covenants, yet WA Liquor License never even looked at that when issuing the permit and then DEPR said their hands are tied in this regard too.
Our fire department and police are amazing!
No problems.

Maybe increase technology for police to catch thieves
DPER is understaffed, and extremely unresponsive.
I have no issues with these.
School tax is over 53% of home-land tax. We do not have any children in school here. But, at least there is a senior reduction for my 87 year old mother.
I have not had any problems.
No problems. Nice to see Sherriff's on patrol.
No problem, more funding to help support them to do their jobs.
No problems at all.
I personally have had no problems.
Health Dept., Dept. of Ecology, Permitting, SWD, Water treatment, KC council. Bring transparency, accountability, ethics, integrity. There are 3 underlying pillars of a sound political system, it's constituent responsibility to its citizens are in order: 1) Public health and safety; 2) Education; 3) Quality of life. This is severely lacking and forgotten. Voices aren't heard when you try to educate or ask for answers.
Zero.
All good!!
I've been mostly happy with our local service providers, and think they do fine jobs. Our Sheriffs are wonderful but they need more support and manpower. There are far too little numbers working during the day and nights for such a large area to cover.
None.
We have had good experiences with these agencies. I am concerned about the need for more patrols by county/city law enforcement. Crime feels like it's spiking in rural MV.
Lake Wilderness elementary has a traffic problem that flows out onto Witte rd
They are all very responsive
No problems with the police department - I feel bad for them because it feels like they are constrained when having to deal with the repeat criminals. The DA seems to release the criminals with a slap on the wrist.
Bus stops on rural county arterial roads.

21. Please tell us whether you have attended our annual Train Show at Gracie Hansen Community Center in Ravensdale, and if you have any suggestions for improvement of this event:

51 responses

No
Have not attended
n/a
Yes; more hands-on interactive displays for children - and adults; opportunity for public to test their own trains on tracks provided by Club participants at all times the Show is open
Never
Yes.
None, great event
No. Not really my cup of tea, but I honestly don't know much about it. Is it literally just trains or is there more to it?
Didn't know about it
I haven't attended
More marketing of this event at local elementary schools.
Haven't attended. In fact, until I started going to the GMVUAC meetings, I didn't even know about it.
Have not attended.
Did not attend. No interest.
Never heard of it
I have in the past but not recently
Never attended
Yes, attended once or twice.
Yep, great show
Yes! I think it's lovely! It appeals to families. Maybe have props/models made from the high school art classes? Bring in the younger generation?
never attended
Yes, years ago
no
Have not
Not attended
Haven't gone in awhile.
I will attend in the future.
Involve high school students; more local advertising
Better long range planning. People have wanted to participate and get feed-back many months in advance (as it would take a long time to get prepared), and were turned away because Chair was unwilling to even talk to them! Just an excited thankful reply phone call would do a lot to start things.
I have not attended (yet). I was unaware of the event. Resident for two years.
Yes, I've attended; enjoyed it a lot.
I have not attended, although I would like to.
I have not attended yet
Yes. More local signs and advertising.
have not attended, curious about it though
I have not been there.
Will put this on the radar. Enjoy the seasonal event in Tacoma.
have not.

Yes
No. Am a car and horse person. Didn't know about it. Put in local city papers calendar of events, state train clubs, op-ed article, news tip for local news?
Yes!
No comment
No, but someday I would like to.
No. But I always have wanted to.

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

32 responses

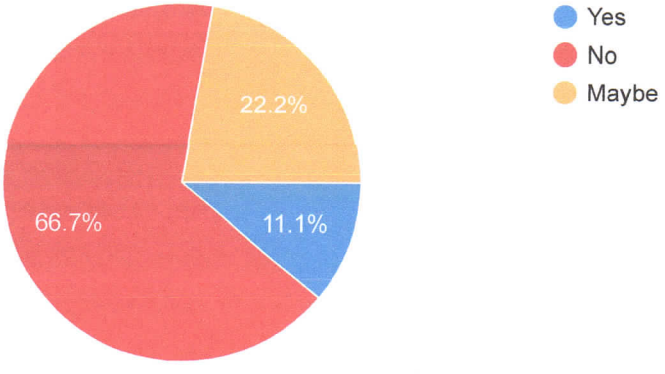
How big is the lot that you reside on? Rent or Own? What retiree services/activities would you like to see?
What new things would you like to see in our rural to improve our way of life?
Something about conflicts between restricting new development growth and protecting property rights, preserving well water access vs. saving Orcas etc
None.
Section community members can express concerns or praise regarding board members of GMVUAC
I would like to know how many people are moving out here and specifically from where. A question about how long you've lived here, and where you came from directly prior, would be great!
We should survey people about Cedar Grove Composting and see how many people want them shut down
How can we encourage more home based businesses that are friendly to a rural character?
No suggestions at this time. Keep up the good work.
Traffic congestion
How to keep local/rural zoning as is.
What can we do about drug dealers in our neighborhoods
Crime rate has dramatically increased! I would like to know what options we have out here to help protect ourselves within the law.
What can be done regarding the trash around our highway exits...it's terrible!
Your brewery and winery question should also state the use of a neighbors private easement road. I have been on this property on a weekend visiting friends and watched over 30 cars go up and down their road in a matter of a couple hours. This is a one lane road that they are responsible for maintains and it was crazy trying to get in and out with all the traffic. If you want a brewery or winery then you need to have your own access road and it wouldn't be a big deal at all.
I'd like us to gather more data on trespassing, drug issues, homeless squatting, etc. Its difficult to know if social media is raising awareness or if the issues are increasing.

Loss of tree cover can become a big problem. Would be nice to know how much area is still treed and how that changes year over year. A related topic would be interaction with wildlife - especially bears. Getting very worried about wildfire also. What resources are available to help clear fire hazards?
We are all stronger together and your voice matters. Would you like to help us support our vibrant community?
Survey rather lengthy already.
Neighborhood watch, local militia, prepping, bartering
How to control property taxes.
Sorry, I cannot think of any at the moment.
How about the increase in crime and what can be done better by King County to untie the police's hands.
Interest in establishing community gathering events.
Better address traffic
How much time taken, and what distance, do you commute? What time of day and how often? How do they keep rural areas rural in UK and Europe?
What does it mean to be "rural" in a region the has/is growing so fast. We want to stay rural but how do we define what that really means. (how do we defend/justify taking advantage of the shopping, medical services, etc. in Maple Valley, Covington,... but say 'not any closer to me')
None that I can think of at this time.
About local business such as Marijuana business.
I would like to see a question about odors from Cedar Grove or the landfill.
Curbing Industrial expansion, and adjustments to KC Master Plan.
The increase low flying commercial jet traffic flying over Hobart.

IF ANY OF THE ABOVE ISSUES ARE IMPORTANT TO YOU, PLEASE CONSIDER SERVING ON THE GMVUAC!

23. GMVUAC's election process now consists of the Council's approval of individuals from those residents who express an interest in being considered for membership. Do you wish to be considered for membership on the Council (limited to registered voters 18 years or older and residing in one of the four Community Areas identified on our Service Area map)?

63 responses



24. If you answered YES or MAYBE to the above question, please give us your contact information including name, street address, mailing address, phone number, and email address. A member of the Council will contact you to pursue your interest. NOTE: if you wish not to give this information in your response, please attend the next regular meeting of the Council and tell us in person of your interest in being considered for membership.

14 responses

Responses Redacted

25. If you do not wish to be considered for full membership on the GMVUAC, non-members may volunteer to serve on any of its several Committees subject to Council confirmation. These are working Committees, so please be prepared to give sufficient time and effort. GMVUAC Committees include Economic, Environment, Growth Management, Public Relations, Train Show, and Transportation. If you have an interest in serving on one or more of these Committees, please give us your contact information (as described in the preceding question) and on which Committee(s) you wish to serve. We thank you for your offer of help.

Responses Redacted

28

26. Please feel free to tell us any thoughts you have regarding this Survey:

24 responses

I have no thoughts today, thank you for all your time and effort!!!!!
Very thoughtfully put together! thank you for the work!
nicely done
Citizen Surveys are important. Thank you.
There's no area to express questions or concerns directly regarding or involving board members of GMVUAC
Thanks for what are doing.
I think its a great idea.
Very glad to be given an opportunity to voice our opinion on these ,matters.
would be interesting to see the statistics on what percentage of GMVUA residents know of GMVUAC and take the survey
Don't stop and thank you
It will be interesting to see the survey results! I do not believe I am alone in these thoughts. This is an incredible area with people who are generally tolerant and care about one another.
I hope this helps us keep the asphalt plant out of our area.
No particular thoughts regarding the survey. However, I would like to recommend Virginia Sauve for a council position representing the Hobart area. She has been a resident for 30+ years. She was a labor negotiator for both Boeing and Lockheed Martin for 35 years. She is a graduate of Central Washington University and Cornell. I strongly believe she would be an excellent addition to the council.
Thank you for sending it out!
It was publicized well at the Hobart Market. I had not seen information at other stores/locations. It may be posted on FB (which I don't have), but I'm not sure where else I would have looked to find out about it. Merchant participation would be great to get the word out.
Great job and thank you!

Positive! I feel like we get ignored, I can't vote in Maple valley elections but subjected to their decisions around growth... Cut down every tree and stuff in side by side houses - yuck, bring in misfit people and try to tell us we must like it. NO. I appreciate the effort gone into this surveys production, and look forward to tracking response to it's results.

My family appreciates the GMVUAC and its efforts. Thank You!

Thank you for the opportunity to submit my concerns.

Thanks for asking.

You guys are awesome! I am amazed at your knowledge and volunteerism.

I know the Council works hard and has helped in some areas tremendously (wells, septic tanks) for a couple of things. We need to keep our rural roads rural and not thoroughfare roads. Thank you GMVUAC for all your hard work. If we could just keep city people in the city or urban area we could continue to be rural.

Better survey this year. Add a question at the end for general comments. Here are mine - the Community Council does not have enough 'power' to effect change. Rural just keeps getting run over even with all the dedication and hard work of the Community Council. Is there some way to make a direct connection to the King County Council? Would it help at all? I would like to see some statistics on Temporary Use Permits - DLS/DPER has said they are a big problem for them. How many come in, for what, how many are rejected, how many are appealed, how many appeals are won by the people challenging the TUP. The two TUP Hearings I attended had a Hearing Examiner that is/was an attorney for a real estate developer-are there any Examiner's that have a background in preserving and protecting rural interests?

THANK YOU!

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