



P.O. Box 111
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June 6, 2017

To: Karen Wolf, Sr. Policy Analyst, KCEO-PSB(karen.wolf@kingcounty.gov)
(winerystudy@kingcounty.gov)
Re: Public Review Draft--King County Action Report--Sammamish Valley Wine & Beverage Study

Ms Wolf,

Please accept the comments below on the subject King County Action Report Public Review Draft (PRD) from the Greater Maple Valley Unincorporated Area Council (GMVUAC). We are a community council of elected citizens who reside in the unincorporated portion of Tahoma School District # 409. We represent and advocate with King County, the PSRC, WA State officials, and other organizations for the interests of the over 18,000 citizens who reside in our Rural Area.

Although the subject PRD covers the area east of the City of Woodinville, we have considered potential County-wide implications and precedents set for other Rural Areas of the County.

We consider proposed "Demonstration Overlay B" as problematic, because it would allow retail development in the Rural Area along the entire 140th PI NE/148th Ave NE/ Woodinville-Redmond Rd corridor. This could set a precedent in any part of the County's Rural Area. Our citizen surveys consistently tell us to keep the Rural Area rural to maintain a quality of life with farms, open space, neighborhoods, and low traffic flow. While we support the County's Rural Economic Strategies, they should be employed within the context and spirit of the GMA and the KCCP.

We are on record, through many years of Public Comments to King County--including those dealing with the King County Comprehensive Plan--as being particularly wary of so-called "Demonstration Projects." We see these as ways to basically circumvent the rules everyone else must live by. We have yet to see the County monitor and measure the effects of such "Demonstration Projects."

Unfortunately, we see no difference between "Demonstration Overlays" and "Demonstration Projects." Consequently, we remain circumspect of either. We ask the County to study their effects and release to the Public, on an annual basis, its findings as to: (1) Whether what was intended to be "demonstrated" has indeed succeeded or failed and (2) Whether the surrounding community has experienced any positive or negative impacts.

We wish to continue an open dialogue on the proposed "Demonstration Overlays" and on the success/failure and impacts on our communities of any "Demonstration Projects."

Thank you.

Peter Rimbo (primbos@comcast.net)
Chair, Growth Management Committee

Steve Hiester (gmvac_chair@hotmail.com)
Chair

GMVUAC

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