

June 23, 2011

Mr. Olbrechts,

Herein please find my response to Mr. Edelman's Motion dated June 13, 2011.

II. Proposed rules and procedures

b. The final Development Agreement and staff reports shall be available for review 90 days before hearing commence.

I strongly support Mr. Edelman's contention that the Public needs at least 90 days to review the Development Agreement documents and prepare for the Hearings.

The Public needs sufficient time to read, digest, and critically analyze the Development Agreement documents; formulate comments; and prepare Oral Testimony and Written Statements. It is almost impossible to delve into the details of complex land-use and planning issues that the MPDs in question present. The Development Agreements are very complex documents. Such documents not only represent multi-decade contracts with various jurisdictions, they are supposed to contain specific details on Who, What, Where, Why, How, and When of the MPD build-out. I've read the first three drafts for each MPD. I'm currently reading the "final" drafts, each of which contains 20 Exhibits. I don't need to give you a page count, but I would imagine you've already see for yourself that the two sets of documents and accompanying Exhibits are voluminous.

Although I have a Masters Degree in Civil Engineering, spent 24+ years at Boeing as an Engineer and Project Manager, have served on the Greater Maple Valley Unincorporated Area Council for many years, and have dealt with land-use issues for decades, I find myself behind the Eight Ball in trying to critically review these documents. I need far more time than what had been proposed leading up to the Hearings. Consequently, instead of the 30 days proposed from the release of the "final" drafts of the Development Agreements to the start of the Hearings (i.e., June 11 to July 11), I support Mr. Edelman's motion and respectfully request at least 90 days. A review period of at least 90 days would be prudent in the case of such complex documents and the importance of issues as diverse as fiscal solvency, environment, transportation, water quality, stormwater, schools, public services, vesting, taxes, etc. to members of the Public.

Please keep in mind my request is from someone who is relatively technically savvy and well versed in the issues presented here. However, what about a general member of the Public? I would suspect he or she would need even more time to delve into the issues, study the Development Agreement documents, and prepare testimonies. The oft-heard argument from YarrowBay, that the Public has had available to them multiple drafts to review over the months is empty since the "final" drafts are "clean" with no red-lining, no strikethroughs, no bolding of new text and figures. As a result, we need to read every word of every page, regardless of any of the past drafts we may have read.

I urge you to give the Public sufficient time to prepare for the Hearings by establishing a start date of no earlier than Monday, September 12.

Thank you in advance for giving my comments your deliberate consideration.

Peter Rimbo
19711 241st Ave SE
Maple Valley, WA 98038