

November 2014 Meeting Minutes

Roll Call

Steve Hiester (Proxy for Tara Mahoney), Peter Rimbos (Proxy for Les Dawson and Nikki Long), Lorraine Blacklock, Craig Duckering, Rhys Sterling, Rob Morris (Proxy for Warren Iverson, Sue Neuner, Susan Harvey, Hank Haynes and Todd Mitchell) were all present.

Motion made by Lorraine Blacklock and seconded by Craig Duckering to approve the agenda.

Public Comment

David Sarino, Robert Davis, and Matthew Hankovic shared their concerns with the approved permit for a Marijuana growing farm on 186th street. They are concerned about what it will do to the quality of living in their area, and shocked at the blazing speed of the permit approval without any opportunity for the local residences to voice their concerns. The permit was applied for and issued in one week leaving no time for community forum or organized discussion.

The Area Council Growth Management Committee also discussed its review of a Conditional-Use Permit King County DPER approved for a proposed Marijuana-Growing Operation located on a residential parcel east of Lake Francis off of 244th Ave SE. The proposal is for a 21,000-sq-ft outdoor area for growing recreational marijuana on an RA-5 parcel in a residential neighborhood.

The Growth Management Committee found many problems in meeting the requirements of King County Code 21A.44.040 - Conditional use permit: Incompatibility with the surrounding residential neighborhood, Inadequate Police protection in the area, and Inappropriate Wetlands protection. The Committee also found problems in meeting provisions of the King County Comprehensive Plan (KCCP) including: R-204 Farming and forestry, R-205 Uses related to and appropriate for the Rural Area..., and R-324 Nonresidential uses in the Rural Area.... Possibly the biggest issue is locating such an incompatible non-residential use in a rural residential area. In fact, The proposal does not "rely on a rural location" (KCCP R-205).

Proposed Marijuana Facilities

The Area Council conducted a detailed Assessment of the King County Department of Permitting and Environmental Review (DPER) October 3 "Technical Review" Letter for Commercial Site Development Permit (CSDP) Application CMST14-0001 for proposed Marijuana Processing and Production Facilities located in a Rural Area neighborhood west of Maple Valley and north of Covington on 200th Ave SE.

The DPER Letter includes 69 Comments categorized under the following Issues: SEPA/Zoning, Traffic, Site Drainage, Wetlands, Geotechnical, and Fire. DPER has given the Applicant until December 4 to "submit corrected plans."

The Area Council's Assessment found specific problems in meeting King County Code 21A.14.280 -- Rural industry development standards ("compatible commercial and industrial uses are required to maintain rural character"); Traffic volume, throughput, and Right-of-Way on a "Rural Subaccess" Tier-4 road (200th Ave SE); and Wetlands protection.

A Motion was made by Rob Morris and seconded by Susan Harvey to have the Technical letter of assessment to be forwarded to DPER to ensure key issues are properly addressed in any future permit approvals. The approved drafted letter was to be sent to DPER as soon as possible.

Executive Letter, drafted and submitted in emergency session on Ordinance 17393 was approved by the Council by a motion made by Hank Hendricks and seconded by Craig Duckering. The approval vote was unanimous.

A report on the Train Show was very positive. We had more attend this year and the money raised will help us cover our Area Council insurance costs for the year. Everyone seemed to really enjoy the show with many children very displeased at leaving.

The Area Council received notification of expansion of The Quality Aggregates gravel mine located at 22501 SE Lake Francis Rd expanding to the south and west on its 78-acre plot. The Area Council recently spoke with both the KC DPER and Department of Transportation (KCDOT) to ascertain progress on repairs to Lake Francis Rd.

Ongoing litigation between KC and Quality Aggregates will determine amount of liability and when work will start to fix the road--probably sometime in 2015. Construction on a new water discharge channel is underway. The steep slope west of the Quality Aggregates entrance will be cut way back (~50 ft) and replanted with a new vegetation buffer to preclude most erosion into the new channel and adjacent lake Francis Rd.

A motion was made by Peter Rimbos and seconded by Craig Duckering to approve the October minutes with the spelling corrections. Unanimously approved.

A motion was made by Hank Haynes to start a New Economic Committee. The motion was tabled to allow time to build the description and goals of the proposed committee. Todd made the motion and Peter seconded to table until the December 1 meeting.