

February 2016 Meeting Minutes

The monthly meeting of the GMVUAC held at the Maple Valley Fire Station was called to order by President Hiester at approximately 7:05 PM on February 1, 2016.

Roll Call: Present: Hiester, Neuner, Haynes, Rimbo (and as proxy for Long), Harvey, Iverson, and Sterling (and as proxy for Blacklock, Morris, and Duckering). Absent: Mitchell, Mahoney.

Minutes of Last Meeting: Available but not discussed. M-Iverson, S-Rimbo, Passed to move discussion of Minutes to Council Business. However, because of time running long due to guest speaker, Minutes tacitly deferred to March 2016 meeting. Agenda: See above. Approve Agenda as amended: M-Iverson, S-Rimbo, Passed.

Public Comments

None other than to address questions by GMVUAC members and the attending SRO crowd posed to guest speaker.

Guest Speaker

Ty Peterson, DPER, Commercial Permits

Rimbo briefly introduced Ty Peterson and the topics of his discussion.

Peterson first addressed the status of the 200th Ave MJ Processor Commercial Site Development Permit. Based on County concerns regarding the use of infiltration ponds for storm water disposal and the possible presence of high ground water during the wet months (December - mid May) that could inhibit effective use of the proposed infiltration facilities, the County wants proof as to groundwater elevations at the site and that infiltration will in fact work. Accordingly, the County has required the Applicant to conduct a groundwater monitoring program (by test pits or wells) to measure groundwater levels during the wet months. Due to the time involved (monitoring was commenced in December 2015), the Applicant requested that its application be placed on hold for this time period. County granted this request and requires Applicant to (1) submit an interim report and Plan B (a 'what if' scenario analysis should proposed infiltration ponds not be practicable) by February 26; and (2) a final report on groundwater monitoring and infiltration pond analysis by June 17, 2016. Should Applicant not comply with this schedule, County could issue a notice to cancel the application (in another 30 or 60 days).

Road and traffic issues were brought up by Rimbo and several members of the audience, including required ROW width (bottleneck and easements), possible use of SEPA mitigation to limit size and number of vehicles using road (noted as a County Road) for access to the site, and bonding/financial requirements to repair damages to road following construction and for maintenance). Peterson noted that due to the hold, no final decisions have been made as to any of the foregoing concerns. However, the County will apparently use SEPA to impose additional conditions on site development and use to cover gaps in the County Code and Road Standards. It was noted that the road is one step above a gravel roadway, and the County does not want to see any further deterioration in the quality of the road surface. Moreover, financial burden of repair and maintenance should not fall on taxpayers or abutting property owners – Peterson appeared to confirm such to be the case.

Peterson also noted that SEPA conditions would become permanently attached to any commercial use of the site, should ownership change in the future (similarly, vested applications go with the property and are not limited to a particular owner). Peterson noted that vesting of the CSDP should not be affected due to infiltration study – as such could result in reducing the overall size of the proposed development and thus fall within the scope of the vested application. In answer to a query regarding low flow of public water system, any proposal on how to meet required Fire Flow for the commercial facility will be subject to review and approval during building permit review. A building permit application was noted by Peterson as submitted (and paid) by the Applicant in September 2015.

Peterson noted that the County would likely not condemn any additional ROW width from private property owners in order to meet minimum road standards for the proposed commercial development. In sum, there is no active review ongoing at this time, and come June 17 the Applicant is required to submit its solutions to both traffic and groundwater issues. The County will then proceed with its review, and so on, and so on.

Peterson next addressed the status of a possible MJ outdoor growing operation on property at the end of 269th Ave (Hobart area). Not much was said except that this proposal is only in the pre-application stage and no formal application has been submitted. Pre-application stage requires no public notice. An actual application for a Conditional Use Permit will require public notice and opportunity to comment, followed by decision by DPER Director. Applicant and/or public could then appeal decision to Hearing Examiner (and then to Superior Court under Land Use Petition Act) should either be dissatisfied by administrative decision. Audience raised questions regarding easement access, whether private or public, and its use for a commercial operation. Comments noted but nothing stated as proposal only in the pre-application stage and no decisions made at this time.

All in all, Peterson's presentation was cordially received and the SRO crowd was patient and well-mannered throughout the evening. GMVUAC members thanked Peterson for his attendance and presentation.

COUNCIL BUSINESS

Discussion of GMVUAC Election/Survey

On special request, President Hiester briefly interrupted Peterson's presentation to allow Shannon (THS Senior who had to leave to do homework on a school night) to briefly discuss the status of the GMVUAC election and survey. Shannon indicated that 230 ballots were submitted online, with only four voters failing to complete the survey. Rob states that there were 270 paper ballots submitted by mail. Thus, out of some 11,000 (more or less) ballots mailed out at a cost of roughly \$5,000 (more or less), only a total of 500 ballots/surveys were received back from our registered voter constituents in the Tahoma School District service area of unincorporated King County. Rob also notes that some of the paper ballots returned will likely have to be counted by hand as voters did not use the requisite type of pencil for marking their ballot to be read by the optical scanner. Upon query of the SRO audience, there were many persons who did not receive any ballot in the mail to their PO Box address, as Iverson noted that the ballots were addressed only to street addresses – not to PO Boxes.

In addition, GMVUAC members noted that many paper ballots as mailed contained erroneous Group Ids and identity of GMVUAC members up for re- election. President Hiester noted that the printer has reduced the amount charged for its services. Several GMVUAC members indicated that the online website for voting did not appear to function and there was no clickable button on our homepage – some issues to address for future elections. Shannon offered to return to our March meeting and discuss with a Power Point presentation the survey and election results. President Hiester extended an invitation and will place Shannon on the March agenda. GMVUAC members thanked Shannon for all her hard work.

Tahoma School District Construction Program

Iverson presented a brief discussion as to the progress of the construction of the new high school in the Donut Hole. Contractor is doing a great job and saving time and money. School District has sold \$110 million (17 year payoff) and \$84 million (15 year payoff) accounting for the entire \$194 million authorized by voters. Contractor cost savings at the high school in excess of a projected \$9 million, together with greater than anticipated Washington State matching funds, have resulted in funds being available to replace and rebuild the Lake Wilderness Elementary School for opening at the start of the 2016-17 school year. The inclusion of a Learning Center at the new high school was raised, but nothing definite as to its status.

Fire District 43 Merger and Funding

Iverson presented a brief discussion as to status of Fire District 43. Commissioners have declined the potential merger with Kent and Des Moines Fire Districts – at this time (future reconsideration??). Commissioners will likely place on a ballot this August a proposal to implement a Fire Benefit Rating System for providing funding for the District. Commissioners are seriously looking at staffing the Hobart and Ravensdale fire stations.

State School Siting Bills

Rimbos briefly discussed three State House and Senate Bills that have been proposed regarding school siting outside Urban Growth Area boundaries. Rimbos has drafted three letters that he proposes to send to the respective Bill sponsors and to members of the Committees to which each Bill has been referred noting that each of the proposed legislation runs contrary to a formal King County School Siting Task Force recommendations that has been incorporated into the King County Comprehensive Plan. Harvey raised some questions as to whether the draft letters should include reference to the McCleary Supreme Court decision and whether the proposed legislation will actually address that decision and whether the proposed legislation was crafted to address some special issue outside of King County. M- Haynes; S-Iverson; Passed to authorize Rimbos to (1) make minor changes to draft letters to address Harvey's suggestions and send them to Bill sponsors and to members of the Committees to which each Bill has been referred asap; and (2) contact and speak individually with our two legislators who are Bill sponsors to address GMVUAC concerns and the already adopted King County school siting plan.

Committee Reports

Deferred to March meeting. President Hiester Adjourned the Meeting at 9:35 PM.

Minutes by Sterling.