

## November 2014

Isolated Industrial-Zoned Parcel Moratorium  
by Peter Rimbos, Corresponding Secretary

On Monday, November 3, the Area Council held its regular monthly meeting. Topics included: (1) Development Moratorium for Isolated Industrial-Zoned Rural Parcels, (2) Neighborhood Marijuana-Growing Operations, (3) Proposed Marijuana Processing and Production Facilities, and (4) Quality Aggregates Mine Expansion and Stream Rechannelization.

### Public Comment

Members of the Public commented on a Conditional-Use Permit issued for a proposed Marijuana-Growing Operation on a residential parcel in the Rural Area just east of Lake Francis off 244th Ave SE. Concerns were expressed about incompatibility with existing neighborhood, violation of homeowners' Covenants, and public safety. Citizens have appealed the Conditional-Use Permit. They also are exploring their Covenant rights to preclude non-residential uses.

### Development Moratorium for Isolated Industrial-Zoned Rural Parcels

The Area Council discussed Written Testimony sent to the King County Council in support of Ordinance 17893 (passed on 9/22/14) which imposes a one-year Moratorium on acceptance of applications for new development on isolated industrial-zoned parcels.

The Ordinance calls for a 6-month study to identify all such parcels and propose Ordinance/Zoning changes to address impacts. This Ordinance was precipitated, in part, by the proposed Marijuana Processing and Production Facilities on an isolated Industrial-zoned parcel in a Rural Area neighborhood (see Proposed Marijuana Facilities below).

In its Written testimony the Area Council offered its support for the Moratorium conditioned on identified isolated parcels being rezoned from Industrial to more compatible uses, such as RA-5.

### 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.

Following discussion, the Area Council approved a final version of the Assessment to be forwarded to DPER to ensure key issues are properly addressed in any future permit approvals.

### Neighborhood Marijuana-Growing Operations

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).

At its December 1 monthly meeting the Area Council will approve a final version of its Review of the Conditional-Use Permit. The Review will be

sent to DPER for consideration regarding the current proposal and similar future permit applications in Rural Area residential neighborhoods.

### Quality Aggregates Mine Expansion and Stream Rechannalization

The Quality Aggregates gravel mine located at 22501 SE Lake Francis Rd is 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.

Citizens can call 1-800-KC-ROADS should they encounter rock debris on the Lake Francis Rd.

### Annual Model Train Show

The Area Council's annual community-wide Operating Model Train Show took place the weekend of October 18 and 19 at the Gracie Hansen Community Center in Ravensdale. The show was a success enjoyed by close to 700 visitors. Gauged by the enthusiasm of all, the 2014 Train Show was a success for the local community.

### Next Area Council Meeting

The Area Council's next monthly meeting will held Monday, December 1, from 7:00 - 9:00 PM at the Fire Station on the southeast corner of the intersection of SE 231st St & SR-169. Meetings are held the first non-holiday Monday of each month. A Public Comment period at the beginning of each meeting provides an opportunity to voice issues of concern to Area Council members and government officials in attendance.