

**February 2016**

## **Marijuana Processing and Growing Facilities**

by Peter Rimbos, Corresponding Secretary

On Monday, February 1, the Area Council held its regular monthly meeting. Topics included: (1) Marijuana Processing and Manufacturing Facilities and (2) School Siting.

### **Marijuana Processing and Growing Facilities**

Ty Peterson of the King County Department of Permitting and Environmental Review (DPER) provided a status of an application for a Commercial Site Development Permit (CSDP) for two 20,000-sq-ft Marijuana Processing and Manufacturing Facilities at the end of 200th Ave SE just south of SE 240th St.

Many concerned citizens, part of a standing-room-only crowd, asked several questions. The Area Council has been working with the King County Department of Transportation (KCDOT) on the traffic-impact issues and road standards related to the proposed facilities on narrow (~18 ft min), single-lane, dead-end 200th Ave SE. KCDOT's position is that "the challenge for this project is to bring a section of roadway up to a minimum standard within a non-standard (extremely narrow) right-of-way section."

Mr. Peterson described history and current status. The original CSDP Application was submitted in June 2014. County Staff has conducted two Technical Screenings with Traffic/Road and Drainage/Infiltration as the two major issues. In December the Applicant requested an extension to June 17 to respond to County concerns raised related to both issues. The County granted that extension, but only because on-site water infiltration seasonal measurements are needed. The County also imposed a requirement the Applicant provide a back-up infiltration plan by February 26 in case the originally proposed plan is deemed unacceptable by the County after reviewing the seasonal measurements.

Mr. Peterson stated Traffic/Road concerns remain open and the Applicant is required to address those issues by the June 17 deadline as well. Several questions were asked regarding the narrow, low-quality road (labeled Rural Minor and Subaccess by the County) including right-of-way requirements (48 ft), types of mitigation required to meet County Road Standards, bonding to insure against damage caused by construction traffic, etc.

In September 2015 the Applicant also submitted applications for Building permits, but they are on hold pending the Applicant's responses to the aforementioned issues.

There also were citizens in attendance who asked Mr. Peterson questions about a Pre-Application for a Permit Application for an outdoor Marijuana Growing Operation on 269th Ave SE just south of SE 200th St. The applicant, who would lease the land, is the same party who in 2014 proposed something similar at the end of SE 186th St just west of 244th Ave SE, but was disallowed due to a Neighborhood Covenant.

Mr. Peterson stated in January the County held a "Pre-Application Conference" for a Conditional-Use Permit to discuss with the Applicant his proposal and the permitting process that would be involved. There is no further status at this time. Concerned neighbors asked about the private road at the end of which the proposed operation would be sited, private and public easements, wetlands, etc. Marijuana grow operations, both outdoor and in a greenhouse, could be considered per County Code and Zoning laws.

### **School Siting**

There are several proposed Bills floating through both the State House and Senate that deal with allowing schools to be sited outside the Urban Growth Areas (UGAs). The Area Council strongly opposes these proposed Bills. Over the years the Area Council has strongly opposed allowing urban-related schools sites in the Rural Area to be developed under policies that allow sewer hookups. This has included opposing policies that look on the Rural Area as a "land bank" for urban-related uses. The Area Council believes urban-related schools should be sited in those urban communities to which they serve to the benefit of all.

In late 2011 and early 2012 the 32-member King County School Siting Task Force (SSTF), of which one of our members was a part, conducted a comprehensive site-specific study of all King County School District capacity current and future needs and lands owned outside the UGA. The Superintendent of every School District in King County which possessed undeveloped rural land and an intent to site schools thereupon was a member of the SSTF. The remainder of the SSTF roster represented a broad and deep level of experience and was comprised of School District subject-matter experts; City Council members; City Mayors; Unincorporated Area Council members; community residents; members of the legal establishment; Children's Public health experts; and King County Department Directors. Additional support was provided by members of the Puget Sound Regional Council; Suburban Cities Association; WA Sewer and Water Districts Association; Real Estate community; and Environmental organizations.

The SSTF reached unanimity on a comprehensive set of Recommendations which included a site-by-site solution set for every School District-

owned rural property, along with guidelines for future school siting. One size did not fit all, as every solution for every School District was unique. The highly diverse, all-hands-at-the-table SSTF respected the Rural Area and its citizens, while working towards solutions that benefit school children, their parents, and their communities. The comprehensive SSTF Final Report, along with 21 Appendices, can be found [here](#).

Letters were discussed and approved to be submitted to both State House and Senate Bill Sponsors and members of Legislative Committees to which the Bills have been referred. Those letters can be found on our web site's Correspondence page.

### **Next Area Council Meeting**

Monday, March 7, 2016, 7:00 - 9:00 PM, Fire Station (SE corner of SE 231st St & SR-169 intersection). 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.

