

MINUTES OF 6/10/97 MEETING OF THE FOUR CREEKS U.A.C.

The meeting began at 7:07 p.m. In attendance were Members Leonard J Davidson, Norm Green, Rich Harris, Kathryn J. Kaluzny, Bob Rhoades, J. Patrick Spencer, Jack Steidl, Ken Ulrich, Jr., and Everett Wilcock. Also in attendance were the following county officials: Bong Santo Domingo, Connie Blumen and Kamuron D. Gurol of the Transfer of Development Rights Program, Land Resources section, of the Land and Water Resources Division of the King County DNR, and Mel Miller (a King County Police Officer).

1. Minutes of Meeting for May 13, 1997. Pat said the reference to the Parks Department "demanding." in Section 4, line 6, should be changed to "requesting." With that change, the minutes were approved.
2. Treasurer's Report. Mary Ellen was not present.
3. Program to Transfer Development Rights. Connie Blumen and Kamuron D. Gurol of the Transfer of Development Rights ("TDR") Program, Land Resources Section, of the Land and Water Resources Division of the King County DNR, were at the meeting for presentation of a proposed program to sponsor buying and selling of development rights in the county. The goals of the program are to achieve low growth in rural areas and protect forestry and farming through financial incentives. Rather than having the county government purchase land or regulate usage by development regulations, the TDR program would use the private market to sell the financial value of these development rights.

The county plans to open the program for public comment in July 1997, with the ordinances scheduled for adoption in November 1997.

Kamuron said the TDR program was similar to a past program to purchase development rights associated with 12,000 acres of farmland for \$50 million. In that program, the county bought the rights; and they are, essentially, extinguished. The TDR program would have the dual benefits of limiting the addition of areas for county services and stopping sprawl. It would acknowledge that owners of forest and farm land have expected land values based on historic zoning. The program would allow more dense development in urban, rural residential, and rural city areas than is currently permitted. It would preserve the heart and lungs of King County, the aquifer and such.

Kamuron said that many areas designated urban are not allowed to be developed because the areas lack water, sewer, or transit. Everett asked about the Pine Lake Plateau, which is not in compliance with transportation certificates; he asked whether development rights could be acquired for that area under the TDR program. Kamuron said no. Kamuron said his office was studying receiving areas--areas where owners could purchase development rights for greater density. Bob asked for an example of an area that had infrastructure which could handle additional development. Juanita was one that has water, sewer, and transit available in excess of its current needs. Kamuron added that many areas have two out of the three, lacking, for example, sewers. Rich said the coded maps for the TDR program showed twenty-some neighborhoods, all zoned R5 with existing density far in excess of that, citing Mirromont as an example. Kamuron said those areas were not eligible for additional development. He said he was working on criteria for rural areas eligible for more dense development than currently allowed, including that the areas must have a public water supply, but need not have sewers. A density of one dwelling unit per 2.5 acres was under consideration. Norm asked whether only unincorporated areas were involved with selling development rights and how the values would be set. Kamuron affirmed the former and said the values would vary by area and the market for building dwelling units. There was a brief discussion of the prohibition of wells and the minimum lot size for installation of septic systems. Pat commented that it seemed that zoning must be frozen for this to work. Kamuron responded that it would not be frozen, that the rezoning would still be done through the application process.

4. Pending Applications in Four Creeks Area. Everett reported the following applications pending in the Four Creeks area:

A. Mining at 22010 Cedar Grove S.E.: A mined out gravel pit, next to the compost pit is to be reclaimed by dirt fill.

B. Telecommunication Tower at 15734 203rd Ave. S.E.: King County is changing the regulations for telecommunications facilities. A 100-foot tower could be put up with no public comment so long as certain requirements are met, including a minimum set back. The county will treat mono-poles and lattice towers the same. There are four cell towers in this immediate area, and five more within two and one-half miles. Water District 90 has one at S.E. 145th and wants to erect another. There is one at Bales, one by the old quarry on S.R. 900, and one by Trinity Tree Farm.

King County Ordinance No. 96-938 is written to encourage the placement of 200 to 300 towers in unincorporated King County. DDES routinely approves the tower applications. The Telecommunications Act bars consideration of health concerns about the towers. Kathryn asked whether there are studies of the impact of these towers on property values in the surrounding areas. Someone said that a recent survey showed 87% of those asked would not buy a home near one of these towers if they could buy a house not located near one. The Growth Management Committee of the County Council has Ordinance No. 96-938 for review: the matter was referred to our Transportation and Public Safety Committee, which consists of Bob, Rich, and Jack. Kathryn asked to be included in their meetings about the towers.

C. Short Plat at 14730 Issaquah-Hobart Rd. S.E.: Everett will notify Rick about this.

D. Increase site size at Cedar Grove Composting: Cedar Grove Composting wants to clear a 2.13- acre site for a couple of purposes, including storage. Rich said the smell at the school was bad in the last couple of weeks. The comment period ends June 25, 1997. The matter was referred to our Environment Committee, which includes Rick, Bob, Ray, and Stan. Kathryn reported an odor complaint at Lake Kathleen. Someone attending the meeting said the company may be getting a new building and/or an area for grass clippings. Everett said he would look into this.

5. Charter Review Commission. Everett reported that people at the May 28th meeting were not enthusiastic about the CRC Structural Issues Committee's recommendations concerning governance of unincorporated areas. He said that, privately, he polled the County Council Members and found there was not much support there, either. He said he thinks the Council might be receptive to an ordinance to improve governance for unincorporated areas. Bob said the CRC wanted input from us and that Brian Derdowski was distraught after the meeting. Bob suggested we get together with the other UAC's and work on more improvement to the UAC's. Pat said most UAC's like the current structure, but want more power and more funding, along with better lines of communication to the King County Council. He said that we wanted elections by district, and the consensus was that the CRC's proposed unincorporated governance entity would be a buffer, acting in isolation from the County Council. Bob reported the sense that the UAC's were in the incipient stages, not ready, with no history. Rich said we have a government with lousy representation for unincorporated areas, and there need to be changes. Ken suggested meeting with other UAC's to discuss the matter. Bob noted the time lines were very short, which seemed to be the case all the time.

6. Environment, Parks, and Recreation Committee. Bob said DDES is working on changes in grading permits, to raise the threshold for a permit to over 100 cubic yards. Ten cubic yards is a truckload. He said the idea is to gloss over things, not be site-specific.

7. Transportation and Public Safety Committee. Everett discussed an issue about concurrency. Mel Miller, who lives in the UAC area, said crime was not intense here, mostly domestic violence. Everett said he wanted to do a program about the latter.

8. Internal Committee. Pat said there had been a newsletter meeting. The UAC election will be November 11th, with petitions due September 26th. August 12th would be the date to publicize the election, and October 10th to let people know about the candidates.

The newsletter will be two-sided, 8-1/2" by 14". The first issue, which Pat hopes to get out by July 20th, will have information about what a UAC is, what it does, the Four Creeks area, our accomplishments, and when and where we meet. Everett and Jack owe him articles. He hopes to have a draft by the next meeting.

Everett recalled that DDES promised to put together a household mailing list and Bong had \$1,500 available. Everett plans to have a quarterly newsletter, with a tear-off coupon for subscriptions.

9. P Suffix. Everett sent in a letter about P suffixes on behalf of the UAC after he reviewed the matter with Bob. He reported the comment was timely as a result of an extension by Council Members Fimia, Miller, Derdowski, and Pelz. He informed the UAC that his letter said that, if property used to carry a P suffix designation, then there should be an opportunity for public comment. He said a hearing is set for June 16th, which he planned to attend. Rich suggested that the substance of Everett's letter on behalf of the UAC be approved now. The letter was approved, with a vote of 5 to 3.

10. Cedar Hills Landfill/Cedar Grove Composting. Bong said the environmental impact statement for Cedar Hills Landfill was to be out by September. Pat said he was told that the bad smells were due to the high volume of grass clippings and that an expert was to be brought in to deal with the smell without causing pollution.

11. Update About Proposed Annexation by City of Newcastle. Pat said, with regard to his letter to the City and the Boundary Review Board ("BRB"), approved in principle at the last UAC meeting, that he had sent E-mail to four or five County Council Members, asking them to request the BRB to accept jurisdiction. Everett understood that the deadline for accepting jurisdiction is July 6th.

12. Miscellaneous Matters. Everett has a chart of code developments. Bong said it was possible there could be a message telephone available for our UAC. He said that all UAC's were under the King County Council's Web page and he would get Rich the telephone number to call to ask about adding people to the mailing list through the Web page.

The meeting adjourned at 9:01 p.m.

Respectfully submitted,
Kathryn J. Kaluzny, Secretary