

Four Creeks Unincorporated Area Council

Regular Meeting Minutes – June 20, 2007 at May Valley Alliance Church

Submitted by David Braswell, Secretary

Attending Members:

D1: Rick Spence X

D2: Eileen Lane X

D3: OPEN

D4: David Braswell X

D5: Tom Carpenter O

D6: Bette Filley X

D7: Marshall Brenden O

D8: Dick Fackenthall X

D9: Sharon Schimke X

D10: OPEN

D11: John Vukov O

At-Large 1: Rich Nelson X

At-Large 2: Doug Bandelin O

At-Large 3: Edie Jorgensen X

At-Large 4: Chuck Pillon O

At-Large 5: Karen Kidwell X

At-Large 6: Larry Wright O

Call to Order: President Rick Spence called the meeting to order at 7:07 p.m.

Public Comments: There were no public comments.

Police Report: Deputy Harmon was unable to attend, so there was no police report.

Guest Speaker: Detective Mark Aratani, King County Sheriff's Office Civil Unit

Detective Aratani provided the Council with an overview of the King County Sheriff's Civil Unit and the Eviction process. He explained that there are 14 detectives in the Civil Unit, with 4 or 5 detectives in the county working full-time on evictions only. There are 3 types of Evictions: Commercial, Mobile Homes, and Residential. Residential Evictions account for roughly 95% of all evictions.

Detectives are unable to take action on an eviction until there is a court order. The first step is for the property owner to serve a Notice to Vacate on the tenant. Sometimes the tenant will leave, sometimes the tenant will not. The next step is to have a sheriff or process server serve a Summons and Complaint on the tenant. These papers can be taped to the door if there is no response. If the tenant fails to respond within 7 days, the landlord may obtain Default Judgment. However, the tenant can also request a Show Cause Hearing. Finally, the tenant is served with a Writ of Restitution, and has 72 hours to vacate the premises.

Attorneys specializing in Evictions estimate that the process takes about 5 weeks from start to finish. Furthermore, landlords must supply and pay for a moving crew, boxes, and storage for the evicted tenant's abandoned belongings. Pursuant to a recent state appellate decision, landlords can no longer put the evicted tenant's boxes or property on the sidewalks. The landlord must pay to store it, and after 30 days can put the property up for public auction.

The best way to avoid eviction issues is to carefully screen the tenants backgrounds before renting the property.

Meeting Minutes: Secretary David Braswell read the draft minutes for the meeting of May 16, 2007. Dick F. moved, Edie J. seconded, that the draft minutes be approved as read. Unanimously carried.

Treasurer's Report: Treasurer Edie Jorgensen reported

Committee Reports: All Committee Reports were deferred until the next meeting.

Guest Speaker: Joelyn Higgins, King County Rural Permit Coordinator

Ms. Higgins introduced herself as the new King County DDES Rural Permit Coordinator. She noted that her office can assist with permitting, and that the services are free. Her office can also help with Critical Areas Ordinance (CAO) compliance and Agricultural Planning.

Ms. Higgins explained the 'Heritage Barns' program, which provides grants for the restoration of barns over 40 years old. The deadline is July 23, 2007. She also noted that there have been recent changes in home occupation regulations, so expanding home businesses should check with her office.

In response to a Council question, Ms. Higgins reported that permits are a matter of public record, and that individuals can either call her or check the county website to find out if home businesses have the proper permits. Electronic permit records go back to at least the year 2000.

Ms. Higgins stated that she intends to act as a Rural Advocate. In response to a Council question regarding limiting the size of residential dwellings in rural areas, she said that this matter is still in a preliminary planning stage.

Guest Speaker: Harry Reinert, King County D.D.E.S., Shoreline Management

Mr. Reinert returned to present the King County Shoreline Master Program Update. He explained that the next step in the process is to develop a new plan with two basic elements: 1) shoreline plan (booklet of rules, goals, policies, etc.) and 2) regulations (basically things one can or cannot do).

The County is looking for public input before writing the regulations. Additionally, the County will rely a lot on existing regulations, and there likely will not be tons of additional changes. Mr. Reinert also noted that the CAO and the Shoreline Management Act overlap in many regards.

All counties have to have plans updated by 2009, but King County has set a goal of compliance by 2008. Mr. Reinert also explained that information on stream flow is available on-line, and if a stream is not shown on the online map, then it is under the 20 sq. ft./sec. threshold of the act. He also spoke about permitting, and noted that individuals have to pay for exemptions. The county is also proposing to integrate shoreline permitting into other permitting processes.

D.D.E.S. plans to have a second draft available in the fall, which will include draft code language.

Guest Speaker: Tom Hoffman, King County Water District No. 90 District Manager

Tom Hoffman first discussed the Cascade Water Alliance. He noted that our district is not a member of the Cascade Water Alliance, and explained that if we were members of CWA, then our water rates would triple. CWA is coming right through our district, and Water District 90 is going to try to get CWA to do restoration work for WD90 during the construction process. WD90 also would like to put in an Inter-tie so that WD90 could get water from CWA in the case of an emergency.

Water District 90's boundaries range from Duvall Street to Sunset Valley Farms, and from the Cedar River to the top of Squak Mountain. Approximately 70% of the district's water comes from Seattle, and the other 30% comes from the Jones Road well.

Regarding new connections to the water district, a property owner has to petition the board to get water brought in. There must be a water main across the property's frontage. It is very expensive to have water brought in. It now costs about \$140/square foot to put 8 inch pipe in (up from \$38/square foot 7 years ago). Additionally, if an individual wants to dig a well, he/she must have a minimum lot size of 5 acres. The biggest cost of construction is paving – WD90 tries to move projects together to cut down on paving costs.

Motion: Bette moved, Dick F. seconded, to extend the meeting 10 minutes. Unanimously carried.

By-Law Revisions: David B. explained to the Council the discussion that took place during the Executive Meeting on June 13, 2007 regarding the need to update the Council's By-Laws.

Motion: Edie J. moved, David B. seconded, that Tom C.'s proposed amendment to Article VI of the FCUAC By-laws (provided at the last meeting) allowing the Elections Committee to include the prior year's Election Committee Chair in all activities up to, but not including, ballot distribution, ballot collection and handling, vote counting, and election results reporting be approved. Unanimously carried.

Motion: Karen K. moved, Edie J. seconded, that the numeric and letter headings of the FCUAC By-laws be removed, to facilitate future revisions and organization. The final vote on this motion will be taken at next months meeting, pursuant to the By-law regulation that any change to the By-laws come only after a 30 day period of notice.

President Rick Spence adjourned the meeting at 9:20 p.m.