

## V-MCC Affordable Housing Committee

Meeting Minutes of Feb. 22, 2024

Attendees: David Vogel, Diane Emerson, Armen Yousoufian, Art Chippendale, Terry Sullivan

### Minutes of January Meeting

It appears that the minutes failed to send to the group so we rehashed some discussions that we had the previous month.

- We discussed Deborah's comment that new construction costs of a detached ADU were not likely to lead to affordable rents even if the property is located on a sewer district.
  - Perhaps better to focus on ADU's within or attached to existing structure.
- Minutes approved.

Agenda approved without objection

Only Art and Terry were available to talk about research topics for the ADU handbook.

Art covered the first topic,

Land use requirements:

- He noted that all the Land Use and zoning codes are available on King County's website, updated Jan 22, 2024:

[https://kingcounty.gov/en/legacy/council/legislation/kc\\_code/24\\_30\\_Title\\_21A.aspx](https://kingcounty.gov/en/legacy/council/legislation/kc_code/24_30_Title_21A.aspx)

AND

[https://aqua.kingcounty.gov/council/clerk/code/19\\_Title\\_16.htm](https://aqua.kingcounty.gov/council/clerk/code/19_Title_16.htm)

Sections 16.82.150, 16.82.152 and 16.82.154

Copies will also be posted on the

Sewage and/or Septic Requirements:

- Art shared a map delineating the Vashon Sewer District service area.
- The cost for a connection to the Vashon Sewer District is \$15,000 and then about \$80/ mo. (about \$30 for low income/senior) for service. This also mitigates against the affordability of an ADU within the Sewer District.
- A compost privy is also a possibility. But one would still have to have a septic and drainfield system according to Diane who has a compost privy. Either a septic or sewer hookup would also still be required even if one is not using a toilet.

- The map also included the Beulah Park public sewer system. Someone explained that this small treatment plant pumps treated water up to a field to the south of Beulah Park.
- Art remarked that a similar system was designed for Spring Beach. These were considered “emergency” solutions.
- The question then arose: If they function properly, why are they an emergency solution and not a viable option for other small communities? We need to find out more about this.
- Armen added that the septic solutions committee worked on this 20 years ago and could not get the county to consider changing their policy.

Sue and Deborah were not present to report on Design and Construction considerations.

Terry Surveyed Water Districts for policies regarding ADU’s.

- There are 19 Group A water systems (15 or more connections) of which 7 are major regulated systems: District 19, Heights, Burton, Dockton, Maury Mutual, Westside, and Gold Beach. Group B systems (2-14 connections) are numerous. He surveyed only the seven major systems.
- District 19 is the only one which stipulates that one ADU can be added to an existing water share.
- Gold Beach is the only one that did not associate the water share with an individual dwelling. As long as they stay within an upper limit of water use, an extra dwelling can be served with the same share.
- Heights, Burton, Dockton, Maury Mutual, Westside each require an ADU to acquire a water share. The cost is ten to fifteen thousand a share.
- Unpermitted ADU’s were reported in Burton and Maury Mutual systems and, since they stay within the water allowances they are tolerated.
- Anyone considering a legal ADU in these districts would need a Certificate of Water Availability in order to proceed, which would require buying another water share.

Terry has nor yet been unable to discover existing ADU’s to interview both the tenants and the owners or to locate the unpermitted ADU’s. Will continue to search.

Terry is also looking into alternative bioremediation sewage treatment systems. However, Art’s presentation on sewer systems on Vashon noted that Beulah Park Drainfield serves about 40 homes with a central sewage treatment plant. It has most likely been “grandfathered” in and permitted as an emergency solution. It might be worthwhile to explore these systems further. to determine if King County could permit such systems in the future.

Meeting adjourned around 8:10 pm  
Recorded by Terry Sullivan  
Next meeting, Feb. 28, 6:30 pm

(revised by Art C. 3/23/24)