



Summary of 2015 King County Comprehensive Plan Docket Submittals

I. Background

The King County docket was established in 1998 in accordance with K.C.C. 20.18.140 to provide an opportunity for residents of the county to register comments on the *King County Comprehensive Plan* and associated development regulations. The county responds to each item registered on the docket, providing a feedback loop, as required by RCW 36.70A.470. Docket forms are available on the King County Website, at several county department offices, and at county-sponsored public meetings where land use and development issues are being discussed. The docket is open continuously and, each June 30, the items registered in the previous twelve months are compiled into the docket report for release on December 1 to the King County Council.

II. Summary of Submittals

King County received seventeen items for the docket that closed on June 30, 2015. The following is a summary of the significant issues raised by those docket requests:

- Includes **three land use changes** related to zoning changes; one includes one parcel (Federal Way Area), one includes three parcels (East of Sammamish), and one includes 15 parcels (Redmond)
- Includes a request to **improve a road** that is perceived to have extensive travel diverting from State Route 202 (Woodinville)
- Includes request to **remove a rural to rural TDR tool** related to transportation concurrency
- Includes a request to **extend sewer into the rural area** to avoid wastewater runoff
- Includes **six site-specific rezone** requests; five affect just one parcel (one each in Renton, North of Burien, Woodinville Area, and two in Ames Lake Area) and one affects 20 parcels (Black Diamond Area)
- Includes **one new community-developed subarea plan** (Skyway-West Hill)
- Includes **four urban growth area changes** – two of these are already in the comprehensive plan update Scope of Work (Duthie Hill Area and Snoqualmie); one addresses just one agricultural parcel (Woodinville Area), the other includes the entire East Renton Plateau

2015 King County Comprehensive Plan Docket Requests

- City Boundaries
- Potential Annexation Areas
- Rural Areas
- Agricultural Production District
- Forest Production District
- Community Service Area Boundary
- Urban Growth Boundary

Description of Docket Items

Docket #1 (Land Use Change and Rezone) – Change the land use designation of one parcel to allow for a rezone from R-18 to NB.

Docket #2 (Rezone) – Rezone 20 parcels to Mineral (M) Zoning.

Docket #3 (Rezone) – Rezone one parcel from RA-6 to RA-12.

Docket #4 (Other-Subarea Plan) – Adopt the proposed Skyway-West Hill Action Plan.

Docket #5 (UGA Change) – Move the Urban Growth Area back to the current Renton City Limits on the East Renton Plateau.

Docket #6 (Rezone) – Grant Mineral (M) Zoning designation to two parcels.

Docket #7 (Rezone and UGA Change) – Amend Urban Growth Area to include parcels northeast and northwest of Snoqualmie Parkway and I-90 into the City of Snoqualmie.

Docket #8 (UGA Change) – Amend the Urban Growth Area to include 20 parcels in the Durfee Hill Road Area into the City of Sammamish.

Docket #9 (Rezone) – Rezone one parcel from RA-5 to RA-2.5.

Docket #10 (Rezone) – Rezone one parcel from RA-5 to RA-2.5.

Docket #11 (Land Use Change, Rezone and UGA Change) – Amend the Urban Growth Area to include 15 parcels into the UGA, and rezone parcels to Neighborhood Commercial and Urban Recreation.

Docket #12 (Other-Infrastructure) – Recognize a road, 140th Place NE, as a traffic corridor and a continuation of Highway 202. Improve infrastructure of the road and add sidewalks along the east side.

Docket #13 (UGA Change) – Include one parcel in the Urban Growth Area and remove it from the Sammamish APD.

Docket #14 (Rezone) – Rezone one parcel from RA-2.5 to RA-1.

Docket #15 Policy Change, Not Depicted in Map – Eliminate KCCP Policy T-224 which allows the purchase of Transfer of Development Rights to satisfy Transportation Concurrence requirements in the Rural Area.

Docket #16 Policy Change, Not Depicted in Map – Extend public sewer service into the rural unincorporated area to avoid wastewater runoff.

IV. Index of Submittals

The following table provides an index of the submitted requests. The docket numbering corresponds with the number on the Summary Map shown on the previous page.

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V. Submittals

Docket Number 1

Name of Requestor(s): Jerrold and Jill Hennes

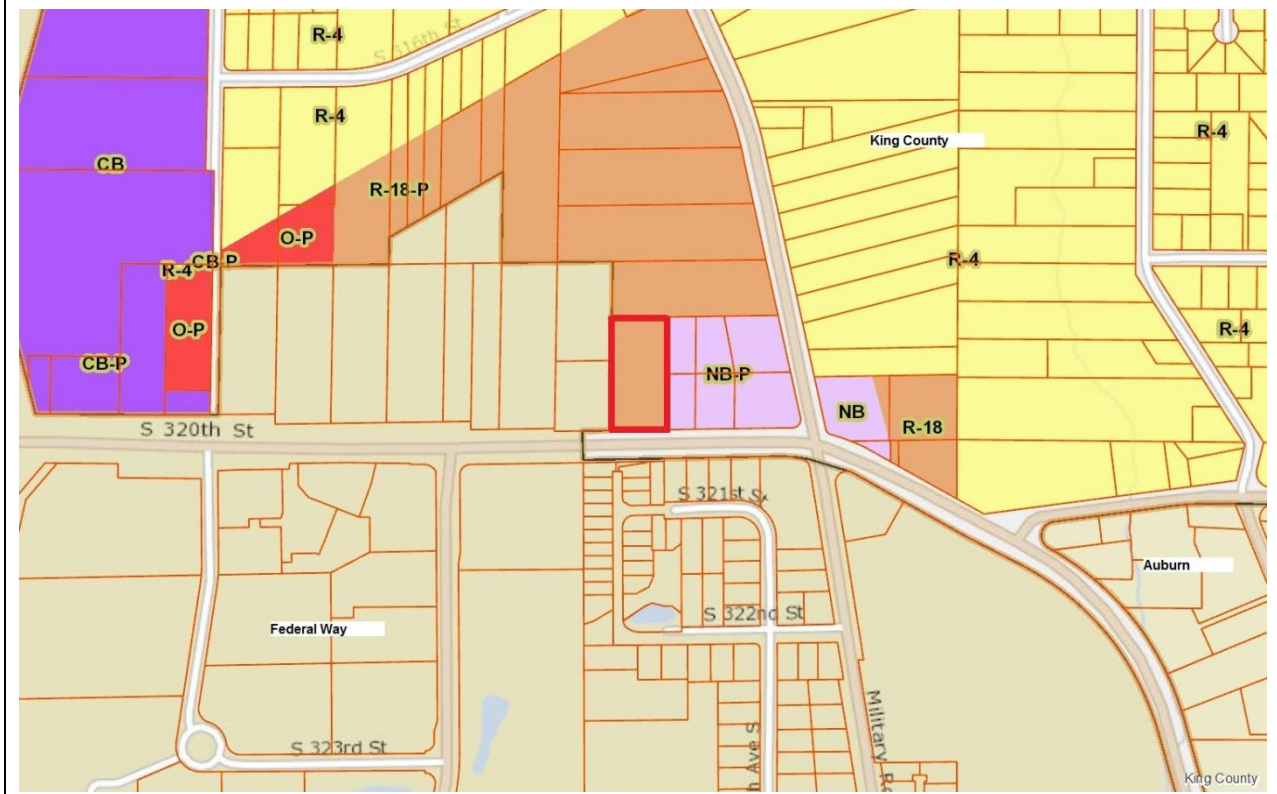
Council District: 7

Summary Category: Land Use Change, Rezone Change

Submitted Request: Change the land use designation of Parcel 5515600040 (located at 3760 S 320th St.) to allow for a rezone from R-18 to NB.

Submitted Background Information: The parcel to the west is a fire station (might be quite loud for residential next door) and the parcel to the east is being used as NB zoned professional offices with a gas station beyond that. The parcel is the third parcel west of a major intersection at Military Rd. S, which has three gas stations and an NB zoned garden center on each corner. All surrounding parcels have a land use designation of community business. We have recently acquired this parcel, and do not have an immediate plan for it, but feel based upon its location and accessibility that it is better suited for designation as a community business center parcel and zoned as NB.

Map of Docket Area:



Name of Requestor(s): Palmer Coking Coal Company
Council District: 9
Summary Category: Rezone Change

Submitted Background Information: The property is directly adjacent to and surrounds a 130-acre property that was recently rezoned to M. A portion of the property is a permitted surface gravel mine under state DNR permit #70-012951 and KC Project #L98G0056/Activity #L11GI-267. The property is already listed as a potential mineral resource land in the comprehensive plan. Note: Several tax parcels will be reconfigured by way of a boundary line adjustment of other process, so the body of water known as Fish Lake and its associated wetlands will be excluded from this rezone proposal.

- More detailed information of the zoning proposal (Property Info, Soils, History, Parcels)
- Map of the area

The map displays the Black Diamond Natural Area with various land use designations. Key features include the Black Diamond Bridge Site, Black Diamond Lake, and the Black Diamond Lake Complex Natural Area. The map is color-coded: green for RA-5, light green for RA-10, and yellow for RA-2.5. A red outline highlights a specific area within the natural area. The map is labeled 'King County' in the bottom right corner.

Docket Number 3

Name of Requestor(s): Charles H. and Rosaline O'Connor

Council District: 8

Summary Category: Rezone Change

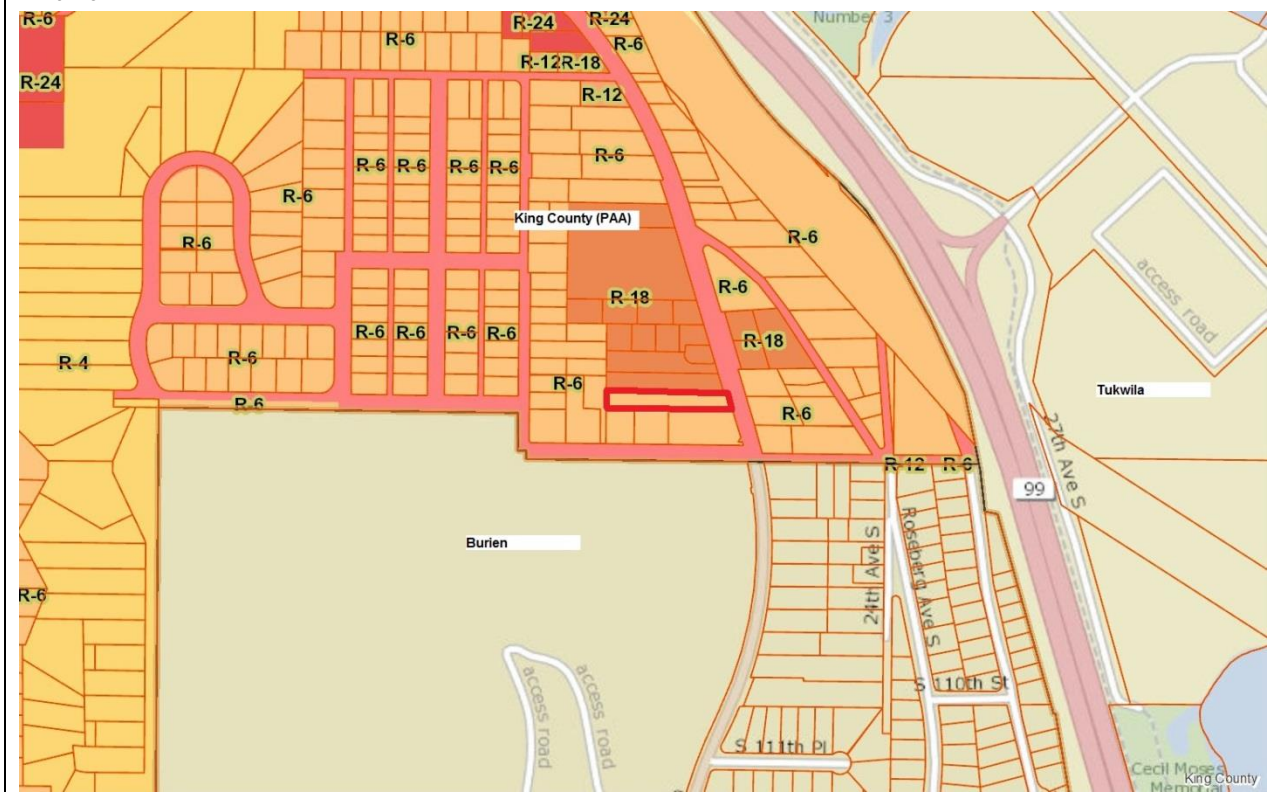
Submitted Request: Rezone Parcel 5357200076 from R-6 to R-12 (0.64 acres located at 1069 Des Moines Memorial Drive S).

Submitted Background Information: The property is located within the White Center Activity Center, where multi-family infill is encouraged. The Comprehensive Plan land use designation of the property is UM. The adjacent parcel to the north, tax lot 5357200075, has a land use designation of UH and is zoned R-18. There are three adjacent properties to the south; one with access onto Des Moines Memorial Dr S. and two with access onto S. 108th St. These three properties are also designated UM by the Comprehensive Plan and are zoned R-6.

The following attachments were provided:

-Excerpts from KCCP that support request

Map of Docket Area:



Docket Number 4

Name of Requestor(s): Skyway Solutions

Council District: 2

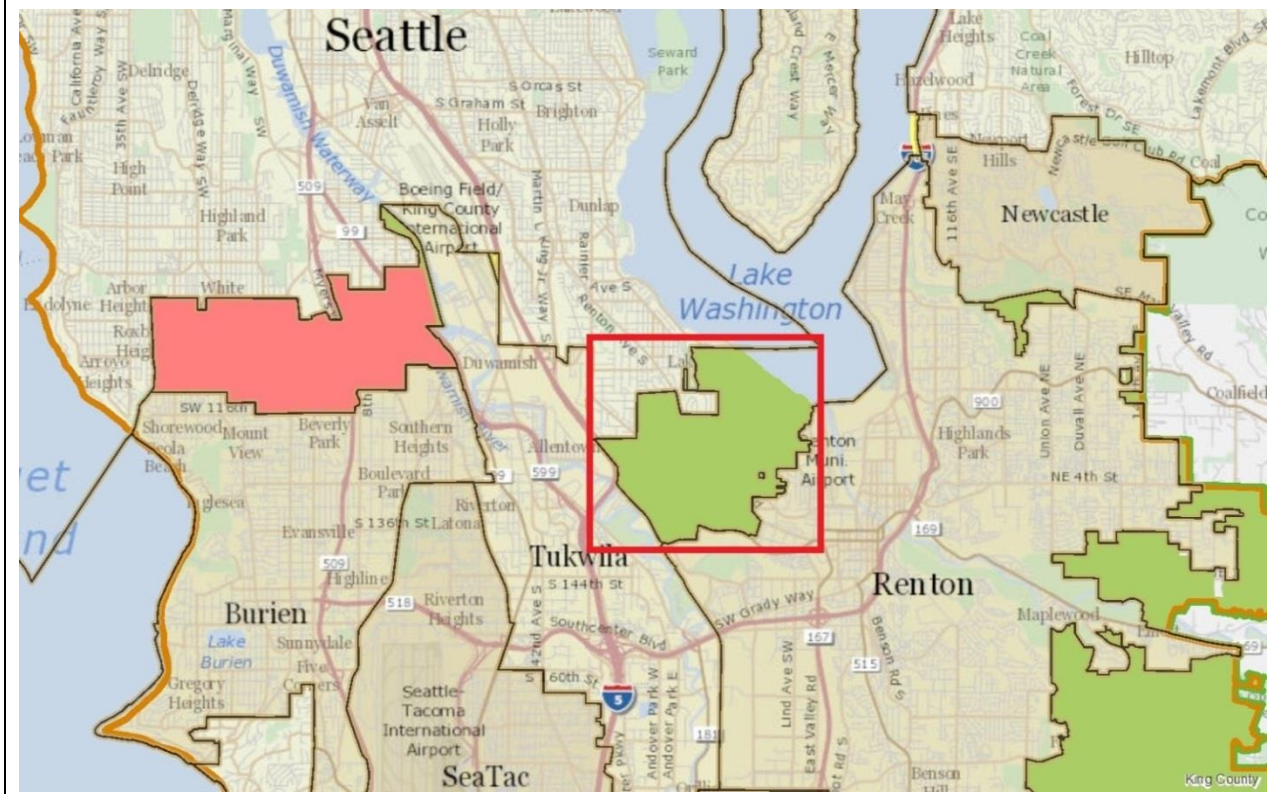
Summary Category: Other- Subarea Plan

Submitted Request: Skyway-West Hill Action Plan Submission

Submitted Background Information: The following attachments were provided:

- Skyway West Hill Action Plan Document
- Appendix A-I
- Community Engagement and Progress Report
- SWAP Participant Survey Results
- Skyway Park Community Vision (2008)
- Skyway Solutions: A Community Agenda for Revitalization (2009)
- Comments and SWAP Petitions

Map of Docket Area:



Docket Number 5

Name of Requestor(s): Peter H. Eberle

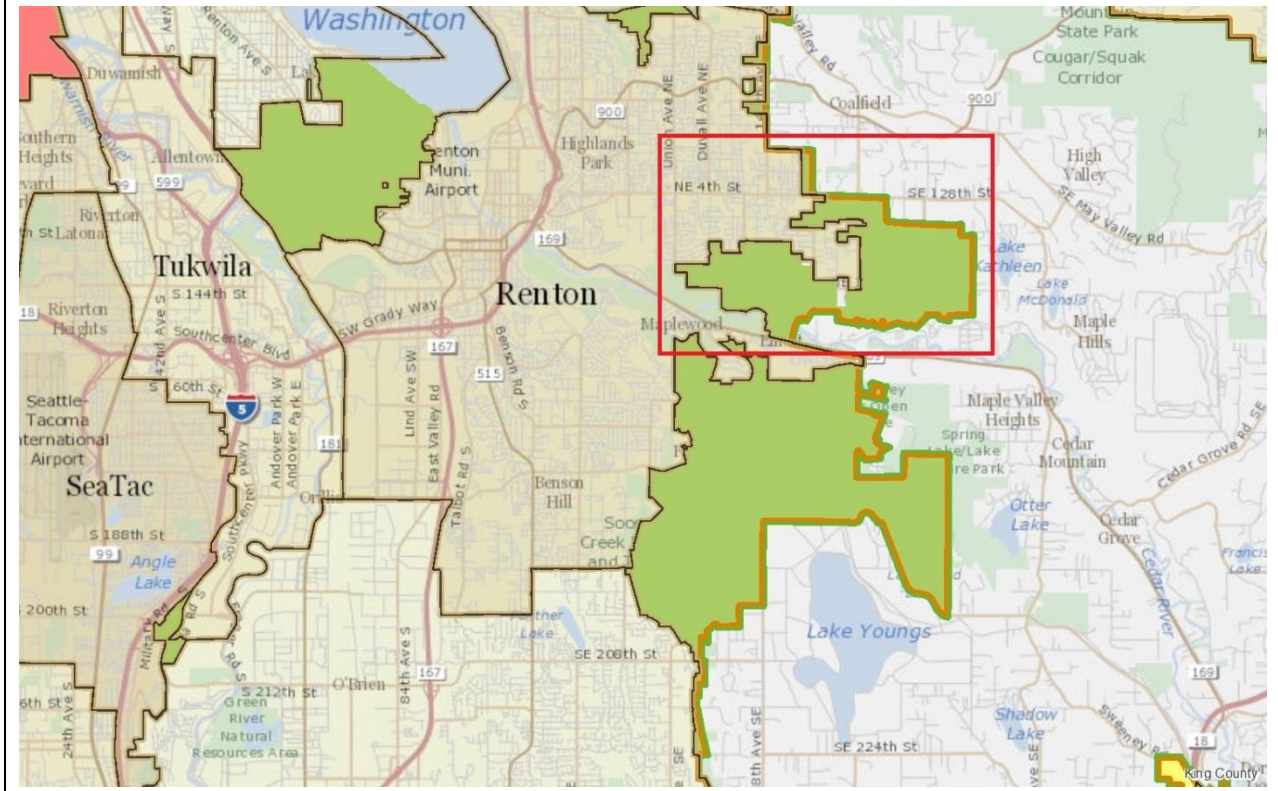
Council District: 9

Summary Category: UGA Change

Submitted Request: Move the Urban Growth Boundary from the current location to currently existing Renton City Limits on the East Renton Plateau.

Submitted Background Information: King County has failed to enter into an Inter-local agreement with Renton for administration of growth issues. Also, the mood of the citizens was expressed in 2007 when they voted not to annex to Renton by a margin of 2 to 1. I believe this indicates the desire of most residents to remain in the rural area of King County. Allowing continued 60% owner driven annexations continues to cause fracturing of the neighborhood due to a lack of a comprehensive plan. At minimum, small annexations should be disallowed until the entire PAA chooses to annex.

Map of Docket Area:



Docket Number 6

Name of Requestor(s): JCLP, LLC

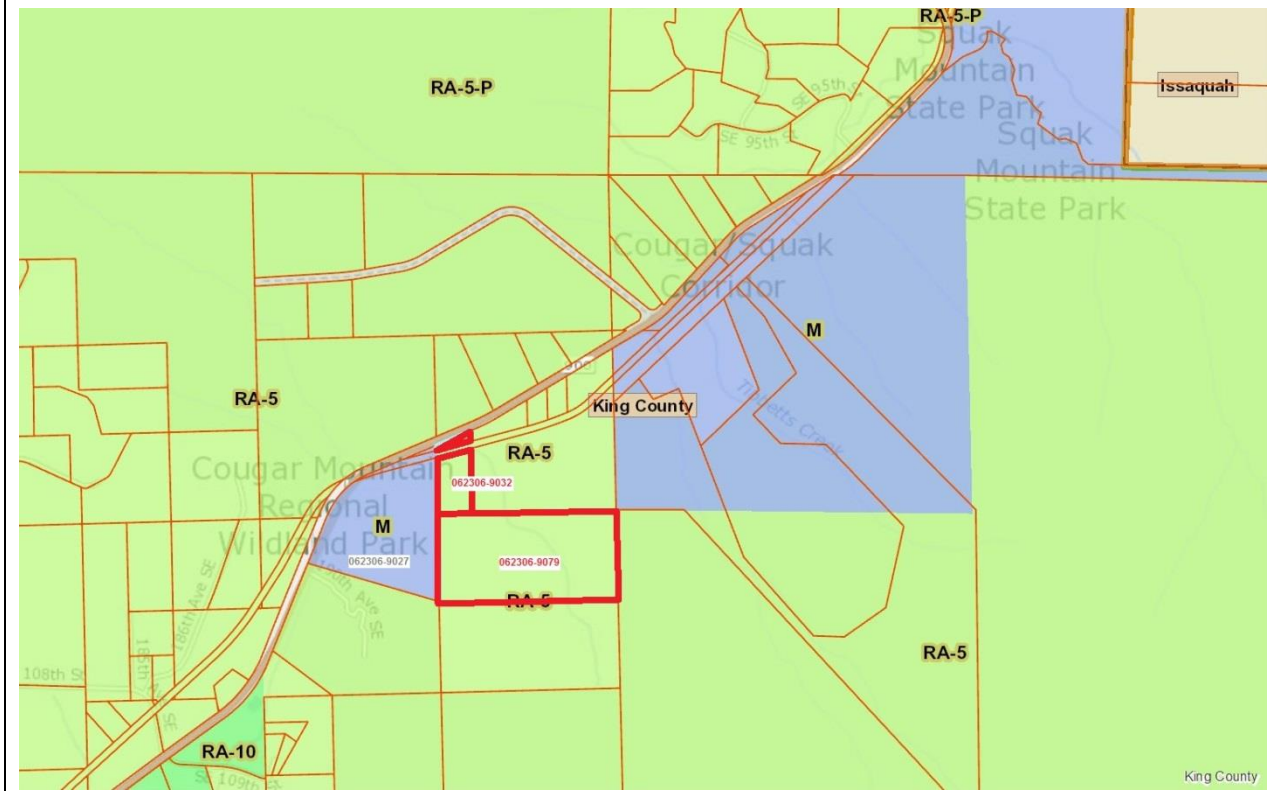
Council District: 9

Summary Category: Rezone Change

Submitted Request: Grant Mining zone designation to parcels 062306-9032 and 062306-9079.

Submitted Background Information: Contiguous parcels 062306-9027, 062306-9032, and 062306-9079 are occupied and operated by Squak Mountain Materials, Inc. for the purposes of mining/quarrying/ore processing. Secondary uses/operations currently include the recycling of asphalt and concrete, and the manufacture of hot-mix asphalt. Currently, parcel 062306-9027 is designated as M-zone, while parcels 062306-9032 and 062306-9079 are not. As the contiguous parcels are and will continue to be used for mining/quarrying/ore processing, it is requested that the two latter parcels are also granted M-zone designations.

Map of Docket Area:



Docket Number 7

Name of Requestor(s): City of Snoqualmie (c/o Bob C. Sterbank, City Attorney)

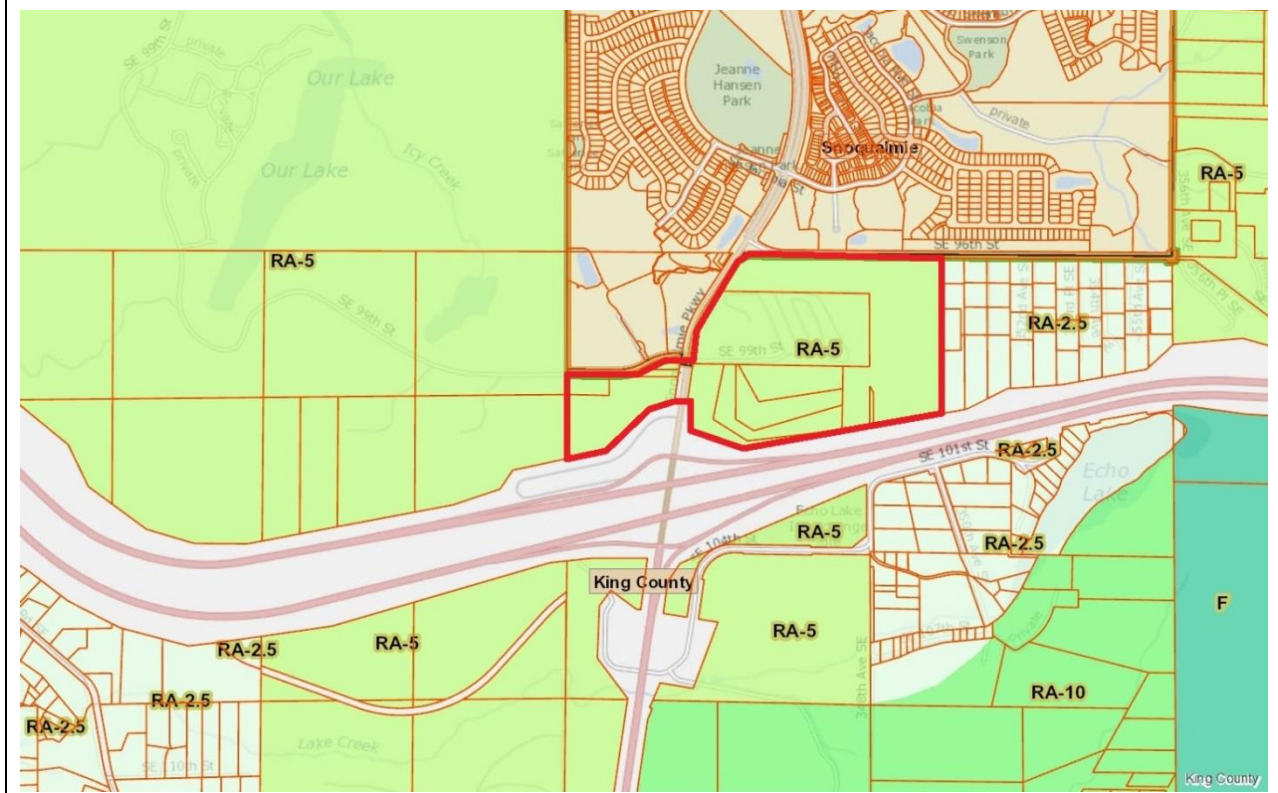
Council District: 3

Summary Category: Rezone Change, UGA Change

Submitted Request: Amend Urban Growth Area to allow the addition of parcels located east and west of Snoqualmie Parkway and north of I-90 into the City of Snoqualmie. Amend zoning map to allow urban business, commercial and retail, as well as, making necessary amendments to King County Countywide Planning Policies, Comprehensive Plan and Development Regulations.

Submitted Background Information: None provided.

Map of Docket Area:



Docket Number 8

Name of Requestor(s): Paul and Julie Brenna

Council District: 3

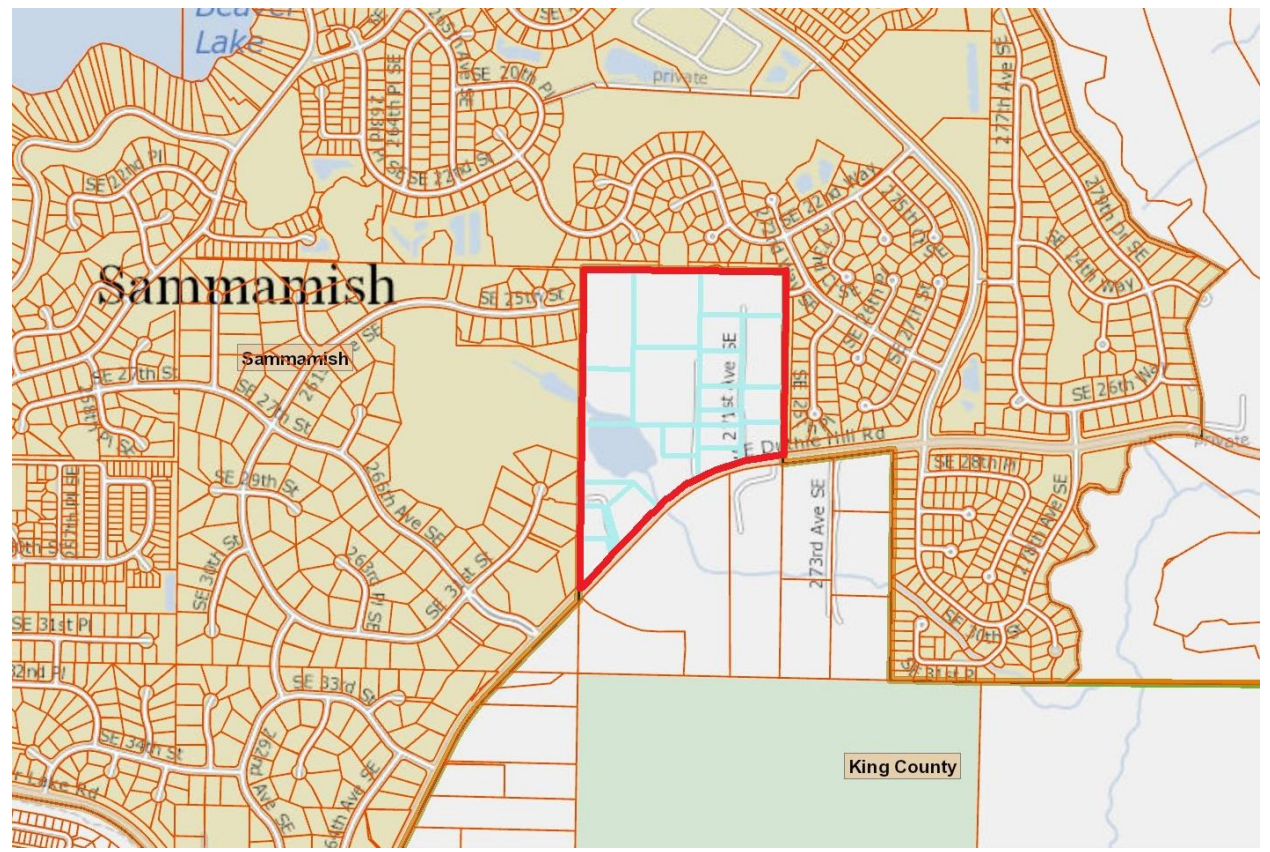
Summary Category: UGA Change

Submitted Request: Adjust the Urban Growth Boundary to include parcels the Duthie Hill Road Area within the Urban Growth Area.

Submitted Background Information: The following attachments were provided:

- Letter explaining Request
- Vicinity Map
- Aerial Map
- Map indicating properties requesting adjustment to UGB
- Petition with property owners signatures

Map of Docket Area:



Docket Number 9

Name of Requestor(s): Mike Noelke

Council District: 3

Summary Category: Rezone Change

Submitted Request: Rezone parcel from RA-5 to RA-2.5 to create additional housing opportunity in community.

Submitted Background Information: I strongly believe the community requires the rezone for additional housing in our area. Not long after I purchased this property in 1995, I inquired to King County about subdividing my property as it is cut in half by the easement for the other landowners above us. I put in for an exception because of it being already divided and was denied at the time. I would like it to be considered for my property at this time.

Map of Docket Area:



Docket Number 10

Name of Requestor(s): Chandur and Wendy Wadhvani

Council District: 3

Summary Category: Rezone Change

Submitted Request: Rezone parcel from RA-5 to RA-2.5 to allow for additional housing in the area.

Submitted Background Information: None provided.

Map of Docket Area:



Name of Requestor(s): Venlin Joseph Chan (a)
Council District: 3
Summary Category: Other- Infrastructure

Submitted Request: Recognize the road 140th Place NE as a continuation of Highway 202 and as a Traffic Corridor linking multiple cities including Woodinville, Redmond, Bothell, Kirkland and others. Improve road infrastructure and capacity of 140th Place NE to match its current and future traffic loads. Add a sidewalk along the east side of 140th Place NE.

Submitted Background Information: None provided.

Map of Docket Area:



Docket Number 14

Name of Requestor(s): Craig B. Pierce

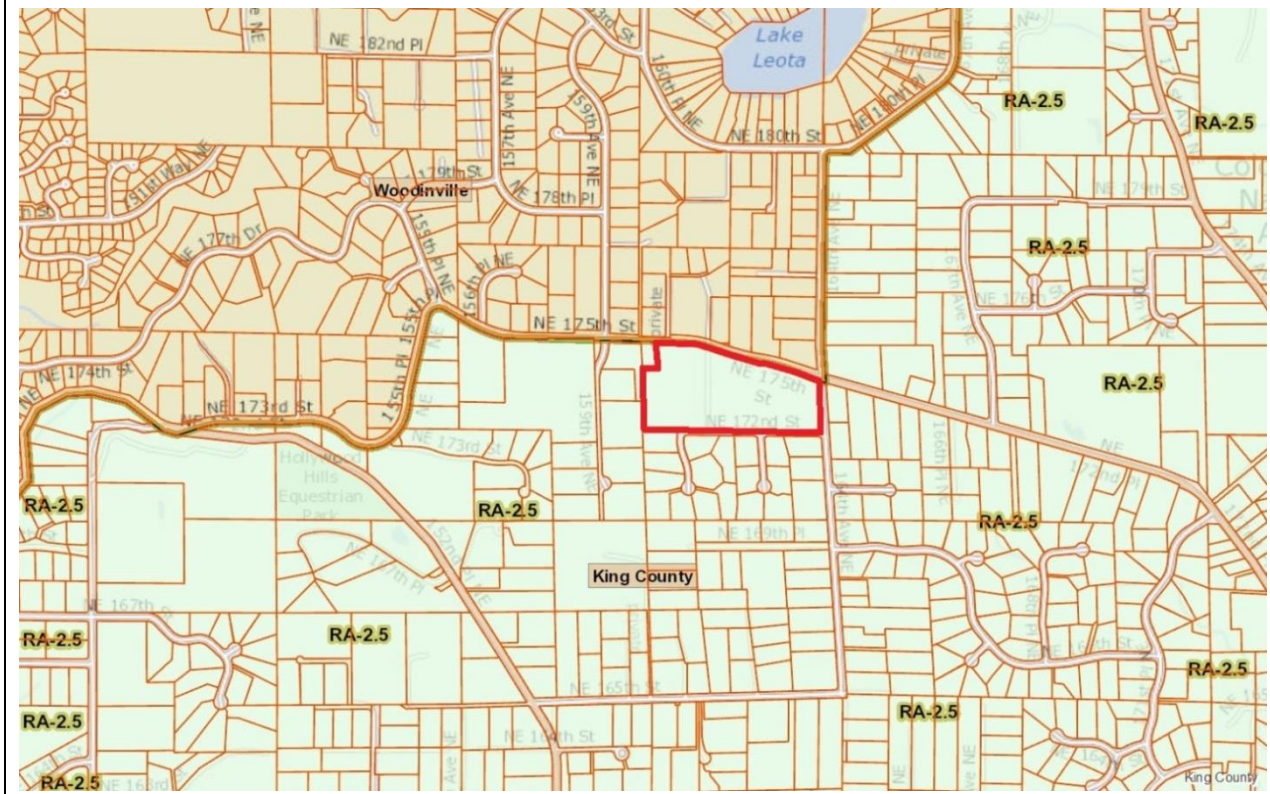
Council District: 3

Summary Category: Rezone Change

Submitted Request: Rezone Parcel 1126059020 from RA-2.5 to R-1 (13.25 acres located at 16025 NE 17th St, Woodinville, WA).

Submitted Background Information: The property is currently zoned RA-2.5, but is only able to support a 2-lot project without the purchase of TDR credits. The parcel is an island surrounded by 1-acre and horse-acre lots with Woodinville City limits across NE 175th St. Services are available for the parcel on 3 sides. R-1 zoning (aside from TDR purchase) is the only way to reach a true 2.5 acre lot size. This zoning would follow existing zoning patterns in the neighborhood. A challenge still remains for transportation concurrency, but could be overcome with TDRs.

Map of Docket Area:



Docket Number 15

Name of Requestor(s): Tom Carpenter

Council District: 9

Summary Category: Policy Change

Submitted Request: Eliminate KCCP policy T-224 which allows the purchase of Transfer of Development Rights to satisfy Transportation Concurrency requirements in the Rural Area.

Submitted Background Information: At a time when the 13th most populous county in the country has the 3rd worst traffic congestion, a policy that increases daily trips, particularly in an area of failing Transportation Concurrency, makes no sense. The policy also makes no sense in a county where over 52% of its land area is protected (fee and easement), not counting the 14,000 acres currently participating in reduced taxation programs that make those acres a public benefit. The policy also allows RA-to-RA TDRs which doesn't make any sense given TDRs, per the King County website, are intended to be used in urban areas, not in the Rural Area. The county's Transportation Concurrency program has demonstrated little, if any, strategy for density receiving sites. Most of the county TDRs have been used in urban unincorporated areas with no consideration for impacts. Unlike TDR agreements between the county and the cities where the county compensates the city for some of the ramifications, the county makes no such compensation for density permitted in the unincorporated urban areas. Policy T-224 inappropriately extends this inadequate planning for the use of TDRs into the Rural Area.

Docket Number 16

Name of Requestor(s): Venlin Joseph Chan (b)

Council District: 3

Summary Category: Policy Change

Submitted Request: Extend public sewer service into the rural unincorporated area adjacent to the urban growth area to prevent waste water runoff into farmable land and to enable local niche business development.

Submitted Background Information: None provided.

VI. For More Information

Contact Ivan Miller, Comprehensive Plan Manager, 206-263-8297 or ivan.miller@kingcounty.gov