



## 2015 Docket Report

### King County Comprehensive Plan

*December 2015*

#### 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.

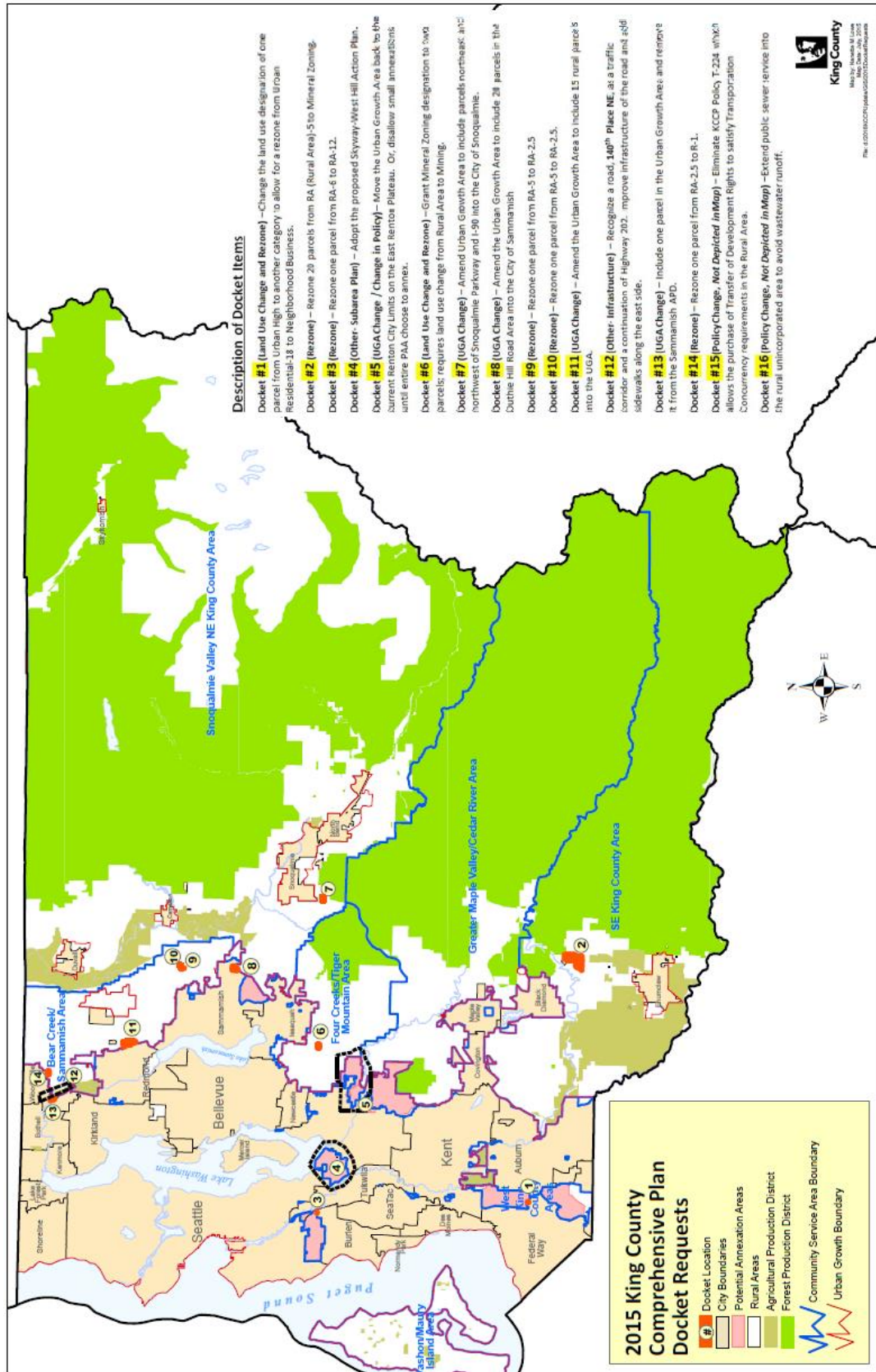
#### II. Summary of Submittals

King County received sixteen items for the docket that closed on June 30, 2015. The following is a summary of the topics raised by these docket requests:

- Seven **site-specific rezone requests** – five affect just one parcel (one each in or near Federal Way, Burien, two near Ames Lake, and Woodinville), one affects two parcels near Squak Mountain, and one affects 20 parcels (Black Diamond Area)
- Five **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), one address fifteen parcels near Redmond, and the other includes the entire East Renton Plateau
- Two **land use changes** related to zoning changes – one includes one parcel (Federal Way Area) and one includes three parcels (East of Sammamish)
- A request to **improve a road** that is perceived to have extensive travel diverting from State Route 202 (Woodinville)
- A request to **remove a rural to rural transfer of development rights policy** related to transportation concurrency
- A request to **extend sewer into the rural area** to avoid wastewater runoff
- One **new community-developed subarea plan** (Skyway-West Hill)

The next page includes a map that identifies the locations of each request. Following this is a table that lists the applicant, the County Council district, a summary of the request, and concludes with the Executive Recommendation for each.

### III. Summary Map



#### IV. Submittals and Recommendations

The following table identifies the applicant, the County Council district, a summary of the request, and the Executive Recommendation for each. The docket numbering corresponds with the number on the Summary Map shown on the previous page.

Docket #	Applicants Name(s)	District #	Summary of Request and Recommendation
1	Jerrold and Jill Hennes	CD 7	<p><b>Request:</b> To change the land use designation of one parcel from Urban High to another category to allow for a rezone from Urban Residential-18 to Neighborhood Business. The subject parcel abuts a Neighborhood Business Center, is subject to a multi-parcel development condition that requires an internal roadway circulation plan with consolidated access, is within the City of Federal Way's Potential Annexation Area, and is adjacent to the city boundary.</p> <p>To amend a Neighborhood Business Center, a subarea planning process is required. One criterion is that the center be "located one to three miles from another neighborhood business center." In total, there are six other Neighborhood Business Centers within the three-mile buffer as well as the Community Business Center and Office zoning within one-quarter mile from the subject parcel.</p> <p><b>Executive Recommendation:</b> Do not support request, given the amount of commercial zoning in the immediate area and the development condition on this and adjacent parcels. The applicant is encouraged to explore the commercial development opportunities that exist within the existing R-18 category, or the options under the Residential Density Incentive Program. Further, the area as a whole will be reconsidered as part of the new Community Service Area Subarea Planning Program in a future planning cycle; see proposed <i>Chapter 11</i> of the 2016 Public Review Draft of the Comprehensive Plan.</p>
2	Palmer Coking Coal Company, LLP	CD 9	<p><b>Request:</b> To rezone 20 parcels from Rural Area-5 to Mineral. The parcels will need to be reconfigured through a county process to address environmental issues.</p> <p>The parcels were used for mining in the past, are directly adjacent to and surround a 130-acre property that was rezoned to Mineral and is a permitted surface gravel mine under state and county permits. The next step is to have the property rezoned to bring it into compliance with current regulations.</p> <p><b>Executive Recommendation:</b> Applicant is encouraged to pursue a rezone to Mineral.</p>

Docket #	Applicants Name(s)	District #	Summary of Request and Recommendation
3	Charles and Rosaline O'Connor	CD 8	<p><b>Request:</b> To rezone one parcel from Urban Residential-6 to Urban Residential-12. Both of these zones are allowed in the existing land use category of Urban Medium, which means no change is needed to the land use category.</p> <p>The property is near the White Center Unincorporated Activity Center, where multi-family infill is encouraged. The parcels to the north of the subject property have a land use designation of Urban High and are zoned Residential 18, whereas the parcels to the south are designated Urban Medium and are zoned Residential 6. The applicant is asking for a level of density that is in the middle of the range of the adjacent properties. To accomplish this, the next step is to have the property rezoned.</p> <p><b>Executive Recommendation:</b> Applicant is encouraged to pursue a rezone. The applicant is also informed of other development options such as the Residential Density Incentive Program.</p>
4	Skyway Solutions (attn: Andra Kranzler)	CD 2	<p><b>Request:</b> To adopt the proposed Skyway-West Hill Action Plan (SWAP), which supplements, rather than replaces, the existing 1994 plan that is specifically named in the Comprehensive Plan and King County Code at 20.12.015(A).</p> <p>King County Code 20.18.080 states that amendments to or updates of existing subarea plans shall be considered in the same manner as amendments to the comprehensive plan.</p> <p><b>Executive Recommendation:</b> Upon completion of the implementation strategy, and refinements to the plan made based upon any comments received during the public comment period on the Public Review Draft of the 2016 Comprehensive Plan, a final draft will be submitted by the community in January 2015. Following this, the Skyway – West Hill Action Plan will be considered for approval as an addendum to the existing West Hill Community plan.</p>
5	Peter Eberle	CD 9	<p><b>Request:</b> To move the Urban Growth Area back to the current Renton City Limits on the East Renton Plateau. Or, to disallow small annexations until entire PAA choose to annex.</p> <p>In addition to the Comprehensive Plan, the Countywide Planning Policies guide the establishment of the urban growth area – both for expansions and contractions. The majority of this area does not meet the requirements for contracting the urban growth area.</p> <p><b>Executive Recommendation:</b> Do not support request. However, given the importance of the issues and the challenges that remain in the existing potential annexation areas, initiate work with the Growth Management Planning Council and other relevant stakeholders such as a special purpose districts to the reconsider the Potential Annexation Area designations.</p>

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6	Squak Mountain / JCLP, LLC	CD 9	<p><b>Request:</b> To rezone two parcels to Mineral zoning and change land use change from Rural Area to Mining. The contiguous parcels 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. 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 Mineral-zone designations. The next step is to have the property rezoned.</p> <p><b>Executive Recommendation:</b> Applicant is encouraged to pursue a rezone to Mineral.</p>
7	Snoqualmie, City of (attn: Bob Sterbank)	CD 3	<p><b>Request:</b> To expand the Urban Growth Area to include parcels northeast and northwest of Snoqualmie Parkway and Interstate 90 to allow annexation by the City of Snoqualmie.</p> <p><b>Executive Recommendation:</b> Deny request. Note that while the docket request does not include a Four-to-One component, there is an Area Zoning Study in the Comprehensive Plan Scope of Work for the same area that does include this component. The Area Zoning Study recommendation is to deny the proposal given that it does not meet a number of existing policies. These include adjacency to the original 1994 Urban Growth Area boundary and the new urban land is only allowed to be used for residential development.</p>
8	Paul and Julie Brenna	CD 3	<p><b>Request:</b> To expand the Urban Growth Area to include 20 parcels in the Duthie Hill Road Area to allow annexation by the City of Sammamish</p> <p><b>Executive Recommendation:</b> Do not go forward with this proposed unmitigated change to the UGA boundary, but consider a Four-to-One proposal developed through the GMPC process or through direct application to the program. Note that concurrent with this review, the Growth Management Planning Council has directed its staff team to work with the City of Sammamish staff to explore development of a proposal that is based on the Four-to-One program. Any recommendations or proposals resulting from this process will be considered by King County for inclusion in the Executive Recommended Comprehensive Plan, to be released on March 1, 2016.</p>
9	Mike Noelke	CD 3	<p><b>Request:</b> Rezone one parcel from Rural Area-5 to Rural Area-2.5 to allow additional units to be built on the property.</p> <p>This parcel is surrounded by Rural Area 5 zoned parcels.</p> <p><b>Executive Recommendation:</b> Do not support request. The Comprehensive Plan does not allow recreation of <u>new</u> Rural Area 2.5 parcels.</p>

Docket #	Applicants Name(s)	District #	Summary of Request and Recommendation
10	Chandur and Wendy Wadhwani	CD 3	<p><b>Request:</b> Rezone one parcel from Rural Area-5 to Rural Area-2.5 to allow additional units to be built on the property.</p> <p>This parcel is surrounded by Rural Area 5 zoned parcels.</p> <p><b>Executive Recommendation:</b> Do not support request. The Comprehensive Plan does not allow recreation of <u>new</u> Rural Area 2.5 parcels.</p>
11	Union Shares, LLC (attn: Gordon Hoenig)	CD 3	<p><b>Request:</b> To amend the Urban Growth Area to include 15 Rural Area parcels into the Urban Growth Area to allow annexation by the City of Redmond.</p> <p>The parcels have a range of owners, including Union Shares, the City of Redmond, King County Roads, and other private property interests. While the docket form includes a number of supporting materials, there is no indication that landowners beyond the applicant have asked for, or are in agreement, with the requested change. Importantly, the King County Code states that this type of site specific land use amendment may only be initiated by property owner application, by council motion or by executive proposal.</p> <p><b>Executive Recommendation:</b> Do not support request. Substantively, it does not meet Countywide Planning Policies criteria for expanding the Urban Growth Area, including not including a four to one proposal and there being sufficient countywide land capacity. Also, the request does not meet the Docket's procedural requirements that the submittal be from the land owner.</p>
12	Venlin Joseph Chan (a)	CD 3	<p><b>Request:</b> To recognize a road, 140<sup>th</sup> Place NE, as a traffic corridor and a continuation of Highway 202. Request to improve the infrastructure of the road and add sidewalks along the east side.</p> <p><b>Executive Recommendation:</b> Do not support request. Due to a lack of jurisdiction over State Route 202, acceptable traffic volumes and travel speeds on 140th Avenue NE, and applicable rural policies and road standards, the request is not warranted.</p>
13	John Evans	CD 6	<p><b>Request:</b> To amend the Urban Growth Area to include one Agricultural Production District parcel into the Urban Growth Area to allow annexation by the City of Woodinville.</p> <p><b>Executive Recommendation:</b> Do not support request. Parcel does not meet criteria for removal from the Agricultural Production District. Further, it does not meet Countywide Planning Policies criteria for expanding the Urban Growth Area, including not including a four to one proposal and there being sufficient countywide land capacity. Also, agricultural parcels are not eligible for the four to one proposal.</p>

Docket #	Applicants Name(s)	District #	Summary of Request and Recommendation
14	Craig Pierce	CD 3	<p><b>Request:</b> To rezone one parcel from Rural Area-2.5 to Urban Residential-1.</p> <p><b>Executive Recommendation:</b> Do not support request. R-1 zoning is <u>not</u> allowed in the Rural Area. The applicant is informed of other development options such as possibilities for subdivision of existing RA-2.5 parcel through use of Transfer of Development Rights program, which is allowed on the subject property. The parcel is also in a failing transportation concurrency travelshed; this can also be addressed through Transfer of Development Rights.</p>
15	Tom Carpenter	all	<p><b>Request:</b> To eliminate Comprehensive Plan Policy T-224; this policy allows the purchase of Transfer of Development Rights to satisfy Transportation Concurrency requirements in failing travelsheds in the Rural Area.</p> <p><b>Executive Recommendation:</b> Do not support request to eliminate policy. The applicant is informed of the purpose and rationale for the policy. Further, King County's Bridges and Roads Task Force is working on related issues of funding for transportation infrastructure.</p>
16	Venlin Joseph Chan (b)	all	<p><b>Request:</b> To change the Comprehensive Plan policies to allow the extension of public sewer service into the rural unincorporated area to avoid wastewater runoff.</p> <p><b>Executive Recommendation:</b> Do not support request. Sewers are not allowed in rural area except in cases of emergency. Information applicant of other County programs that might help address the issues raised in the request.</p>

## VI. For More Information

More information regarding each Docket Request can be found in the *Summary of 2015 Docket Requests Submittals Report* on the Comprehensive Plan website at [www.kingcounty.gov/compplan/](http://www.kingcounty.gov/compplan/).

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