

# Summary of 2015 **King County Comprehensive Plan Docket Submittals**

### I. Background

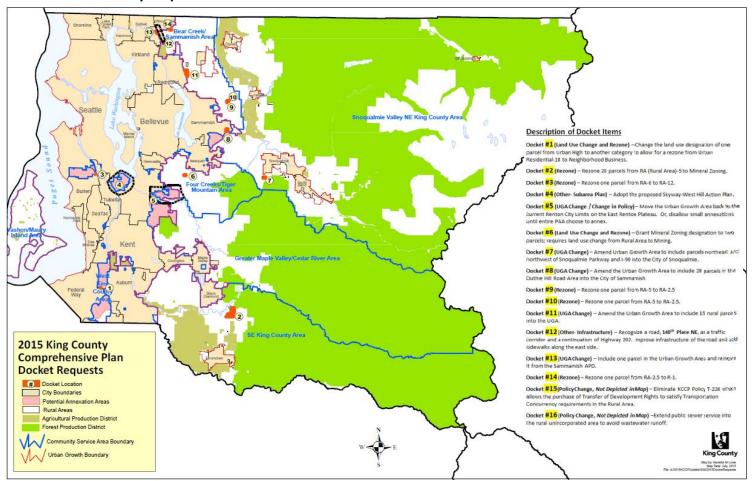
The King County docket was established in 1998 in accordance with K.C.C. 20.18.140 to provide an opportunity for residents of the county to register comments on the King County Comprehensive Plan and associated development regulations. The county responds to each item registered on the docket, providing 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 two land use changes related to zoning changes; one includes one parcel (Federal Way Area) and one includes three parcels (East of Sammamish)
- 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 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)
- Includes one new community-developed subarea plan (Skyway-West Hill)
- Includes 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

# III. Summary Map



### **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

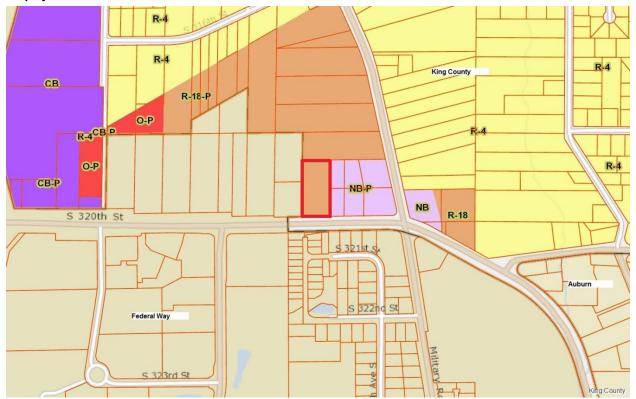
**Council District:** 7

**Summary Category:** Land Use Change and Rezone

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**Submitted Request:** Change the land use designation of Parcel 5515600040 (located at 3760 S 320<sup>th</sup> St.) from Urban High to another category allow for a rezone from Residential-18 to Neighborhood Business.

**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 Neighborhood Business 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 a Neighborhood Business 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 Neighborhood Business.



Name of Requestor(s): Palmer Coking Coal Company

**Council District:** 9

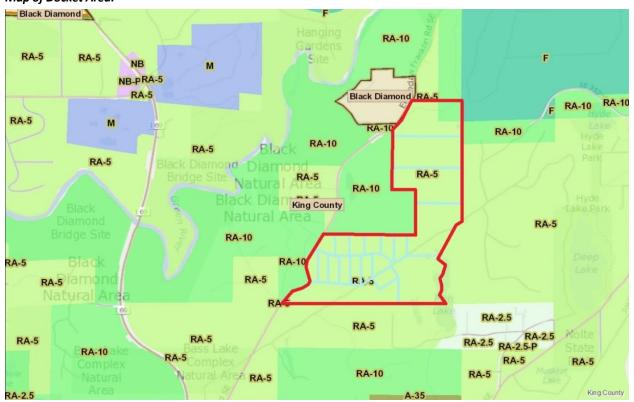
**Summary Category:** Rezone

Submitted Request: Rezone 20 tax parcels totaling 321 acres located in Section 30, Township 21 North, Range 7 East, W.M., generally west of the Enumclaw-Franklin Road from Rural Area-5 to Mineral Zoning (approximate address is 36300 SE Enumclaw-Franklin Rd, Enumclaw, 98022). Parcels: 302107 9023, 302107 9056, 302107 9057, 302107 9058, 302107 9059, 302107 9060, 302107 9061, 302107 9062, 302107 9063, 302107 9064, 302107 9065, 302107 9066, 302107 9067, 302107 9068, 302107 9076, 302107 9077\*, 302107 9078\*, 302107 9079, 302107 9080, 302107 9081. [\*Note: These tax parcels will be reconfigured by way of a boundary line adjustment or other process, so the body of water known as Fish Lake and its associated wetlands will be excluded from this rezone proposal]

Submitted Background Information: The property is directly adjacent to and surrounds a 130-acre property that was recently rezoned to Mineral. A portion of the property is a permitted surface gravel mine under state Department of Natural Resources 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, to exclude Fish Lake and associated wetlands from this proposal.

The following attachments were provided:

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



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

**Council District: 8** 

Summary Category: Rezone

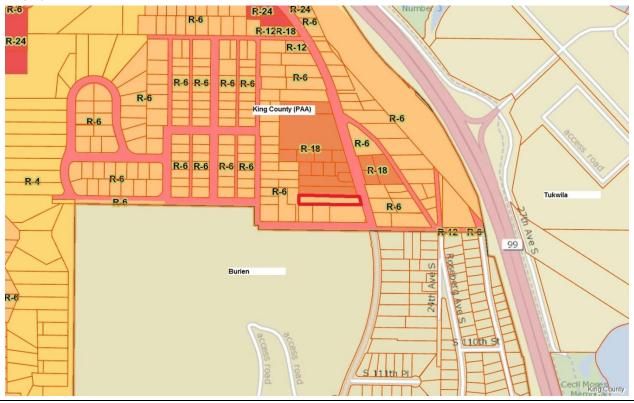
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**Submitted Request:** Rezone Parcel 5357200076 from Residential-6 to Residential-12 (0.64 acres located at 1069 Des Moines Memorial Drive S).

**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 Urban High and is zoned Residential-18. There are three adjacent properties to the south; one with access onto Des Moines Memorial Drive S. and two with access onto S. 108<sup>th</sup> St. These three properties are also designated Urban Medium land use by the Comprehensive Plan and are zoned Residential-6.

The following attachments were provided:

-Excerpts from KCCP that support request



Name of Requestor(s): Skyway Solutions

**Council District: 2** 

Summary Category: Other-Subarea Plan

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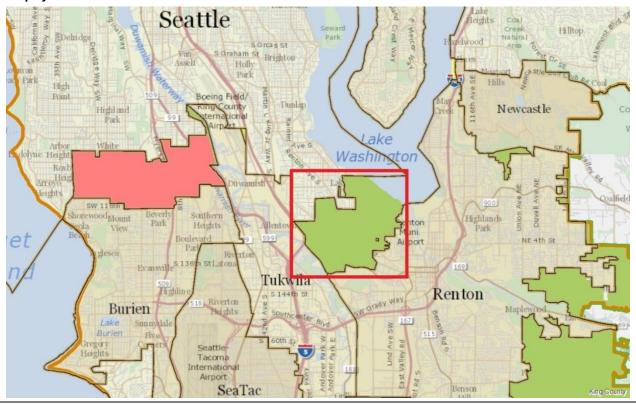
Submitted Request: Skyway-West Hill Action Plan Submission

# 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



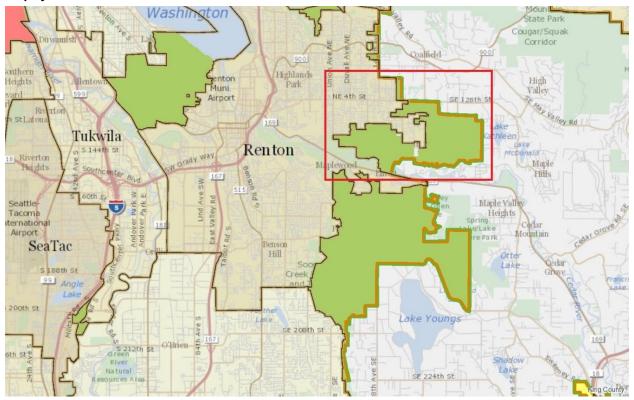
Name of Requestor(s): Peter H. Eberle

**Council District:** 9

**Summary Category:** UGA Change / Change in Policy

**Submitted Request:** Move the Urban Growth Boundary from the current location to currently existing Renton City Limits on the East Renton Plateau. Or, disallow small annexations until entire PAA choose to annex.

**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.



Name of Requestor(s): JCLP, LLC

**Council District:** 9

Summary Category: Land Use Change and Rezone

Submitted Request: Grant Mineral zone designation to parcels 0623069032 and 0623069079; requires land use change from Rural Area to Mining.

Submitted Background Information: Contiguous parcels 0623069027, 0623069032, and 0623069079 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 0623069027 is designated as Mineral zone, while parcels 0623069032 and 0623069079 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 Mineral-zone designations.



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

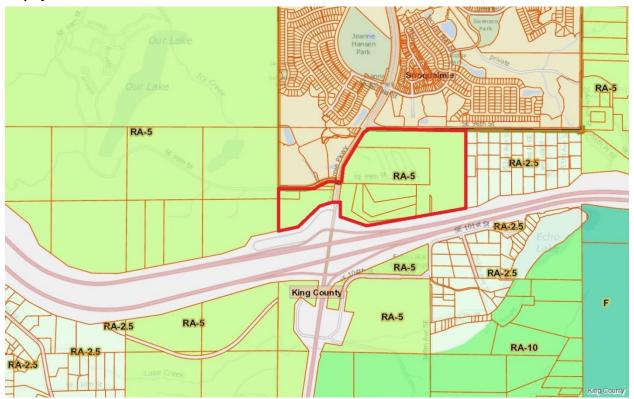
**Council District:** 3

**Summary Category:** UGA Change

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**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 Urban Growth Area for annexation by 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.



Name of Requestor(s): Paul and Julie Brenna

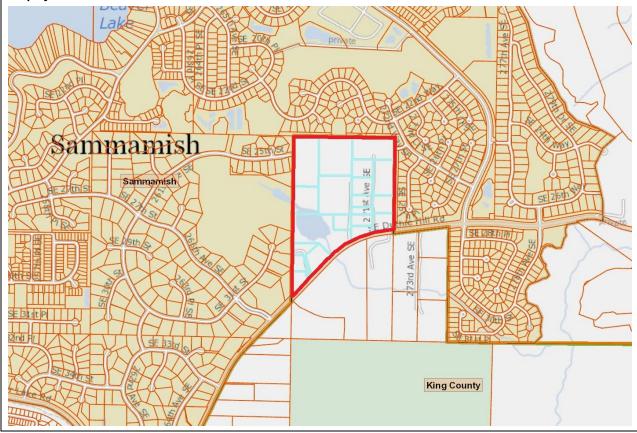
**Council District:** 3

Summary Category: UGA Change

Submitted Request: Adjust the Urban Growth Boundary to include parcels the Duthie Hill Road Area into the Urban Growth Area for annexation by the city of Sammamish.

# **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



Name of Requestor(s): Mike Noelke

**Council District:** 3

Summary Category: Rezone

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**Submitted Request:** Rezone parcel 2425069014 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.



Name of Requestor(s): Chandur and Wendy Wadhwani

**Council District:** 3

**Summary Category:** Rezone

Submitted Request: Rezone parcel 2425069075 from RA-5 to RA-2.5 to allow for additional housing in the

area.

Submitted Background Information: None provided.



Name of Requestor(s): Union Shares, LLC (Attn: Gordon Hoenig, Manager)

**Council District:** 3

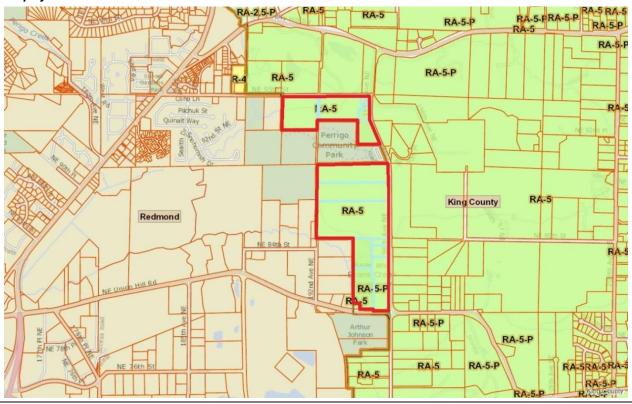
Summary Category: UGA Change

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**Submitted Request:** Amend the Urban Growth Boundary near the City of Redmond to move 15 rural King parcels into the Urban Growth Area. Parcels: 0625069060, 0625069050, 0625069045, 0625069046, 0625069122, 0625069017, 0625069029, 0625069042, 0625069100, 0625069005, 0625069117, 0625069118, 0625069119, 0625069076, 0625069043

### Submitted Background Information: The following attachments were provided:

- -List of Parcel Numbers with Proposed Land Use Designations and Proposed Zoning
- -Letter from R.W. Thorpe & Associates detailing further information about parcels and docket application
- -2 maps showing proposed amendment
- -CD with docket request form



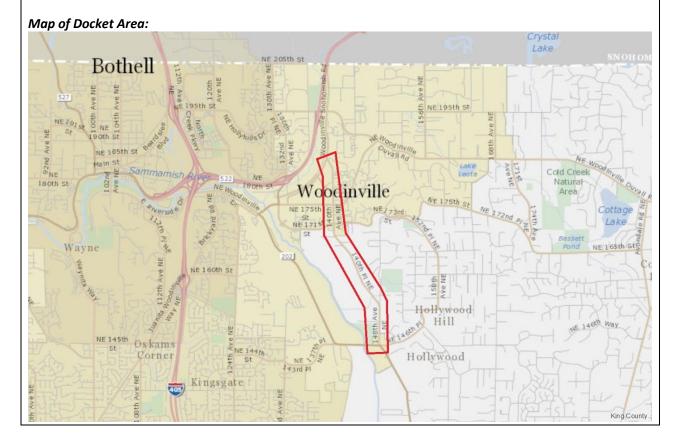
Name of Requestor(s): Venlin Joseph Chan (a)

**Council District: 3** 

Summary Category: Other - Infrastructure

Submitted Request: Recognize the road 140<sup>th</sup> 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 140<sup>th</sup> Place NE to match its current and future traffic loads. Add a sidewalk along the east side of 140<sup>th</sup> Place NE.

Submitted Background Information: None provided.



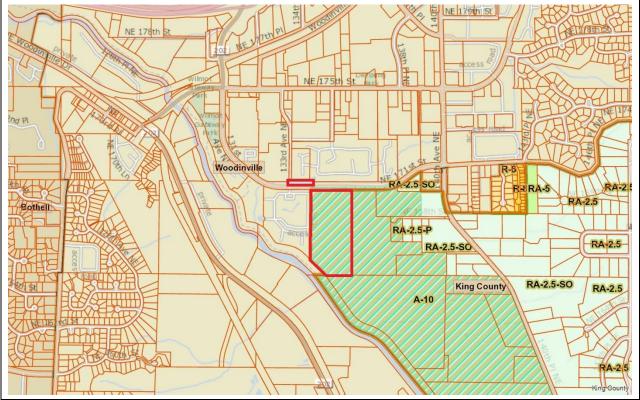
Name of Requestor(s): John E. Evans

**Council District:** 6

**Summary Category:** UGA Change

Submitted Request: Include Parcel 1026059030 in the Urban Growth Area Boundary and remove it from the Sammamish Agricultural Production District.

Submitted Background Information: None provided.



Name of Requestor(s): Craig B. Pierce

**Council District: 3** 

Summary Category: Rezone

Submitted Request: Rezone Parcel 1126059020 from RA-2.5 to R-1 (13.25 acres located at 16025 NE 17<sup>th</sup> St,

Woodinville, WA).

Submitted Background Information: The property is currently zoned RA-2.5, but is only able to support a 2lot 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 175<sup>th</sup> 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.



Name of Requestor(s): Tom Carpenter

**Council District:** 9

**Summary Category:** Policy Change

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**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 13<sup>th</sup> most populous county in the country has the 3<sup>rd</sup> 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

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**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.