



Summary of 2015 King County Comprehensive Plan Docket Submittals

August 2015

I. Background

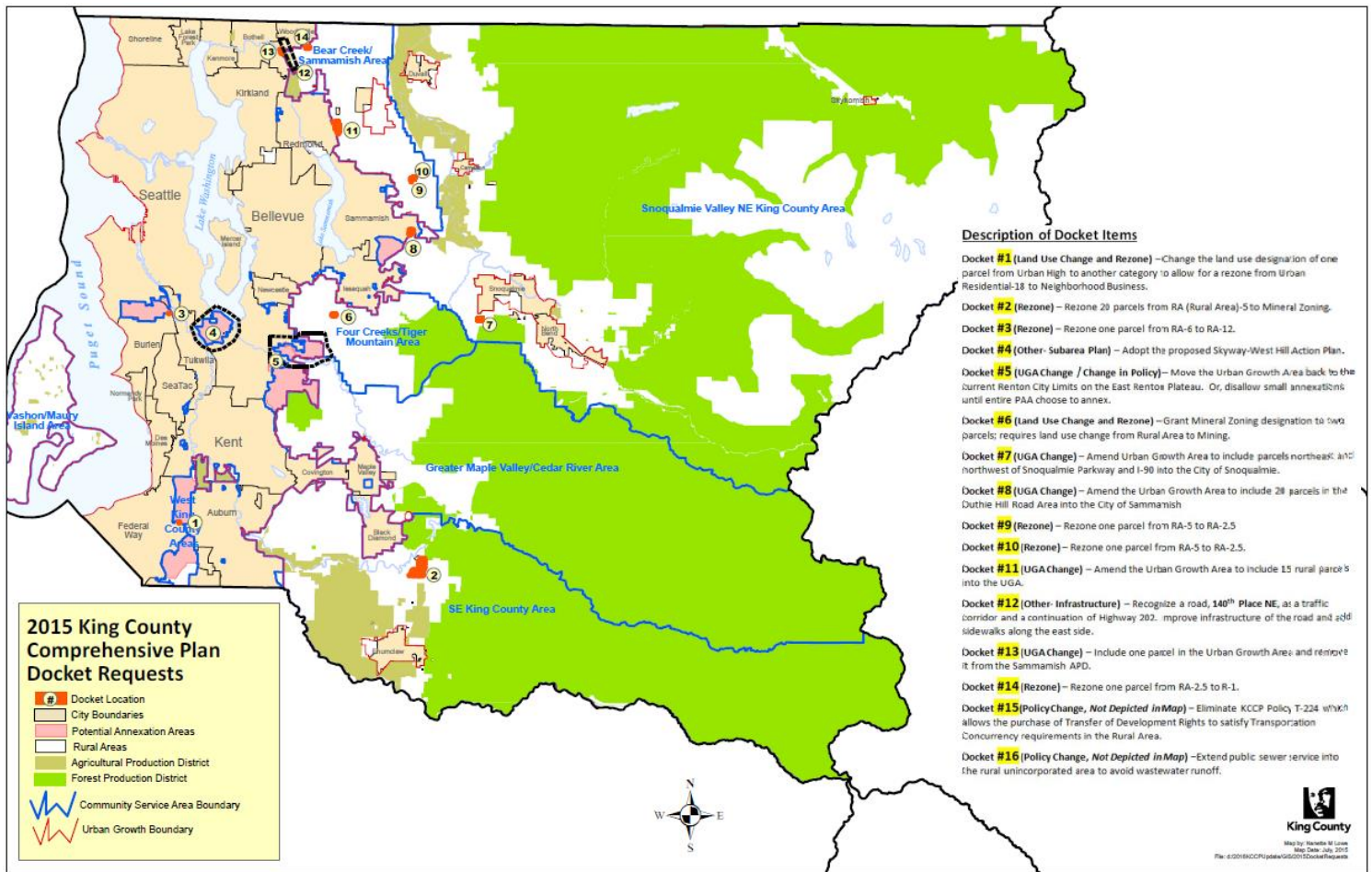
The King County docket was established in 1998 in accordance with K.C.C. 20.18.140 to provide an opportunity for residents of the county to register comments on the *King County Comprehensive Plan* and associated development regulations. The county responds to each item registered on the docket, providing 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 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

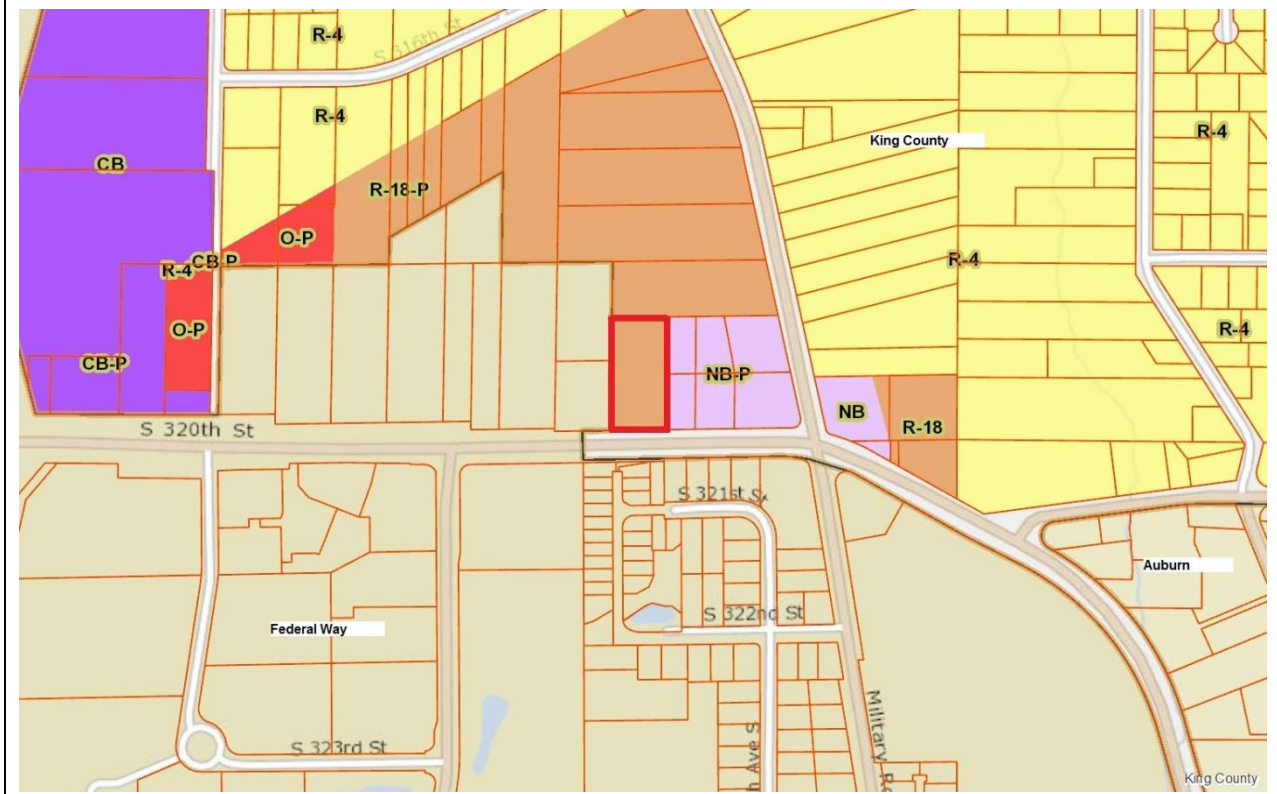
Council District: 7

Summary Category: Land Use Change and Rezone

Submitted Request: Change the land use designation of Parcel 5515600040 (located at 3760 S 320th 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.

Map of Docket Area:



Docket Number 4

Name of Requestor(s): Skyway Solutions

Council District: 2

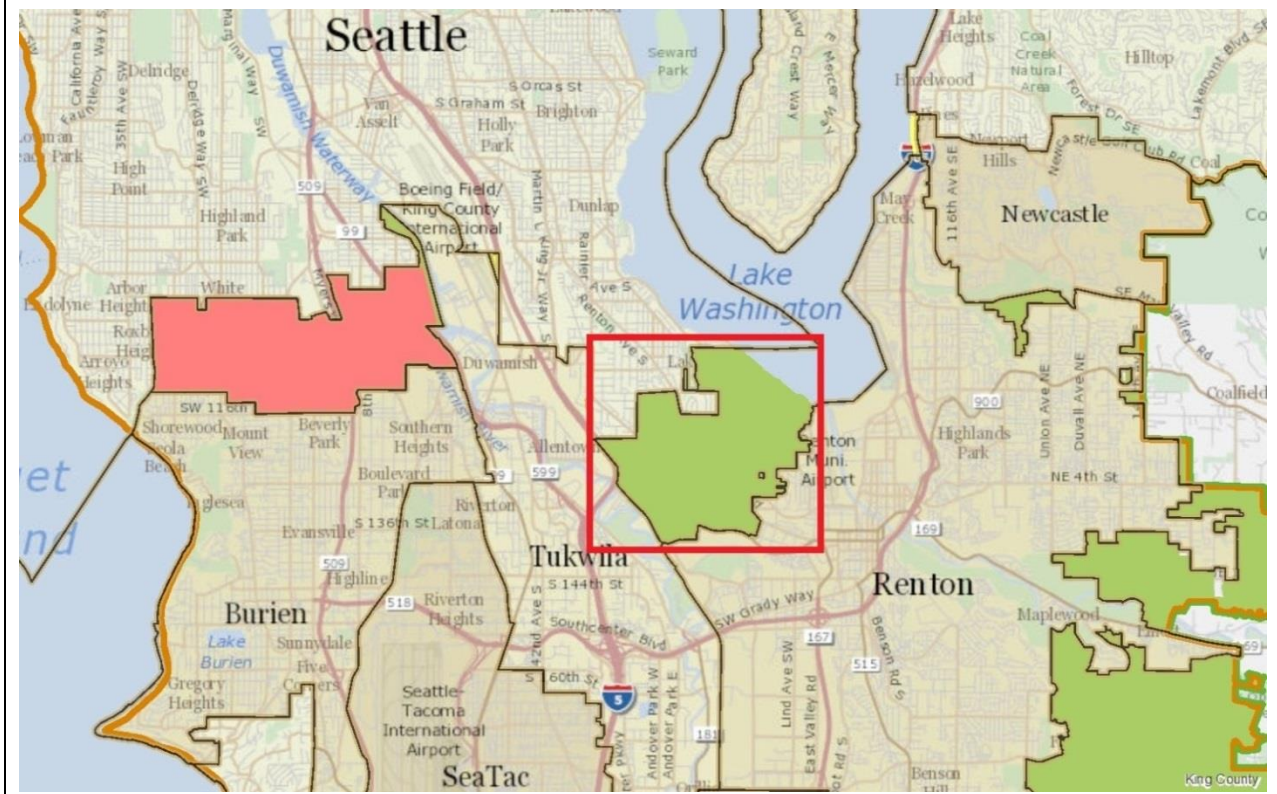
Summary Category: Other- Subarea Plan

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

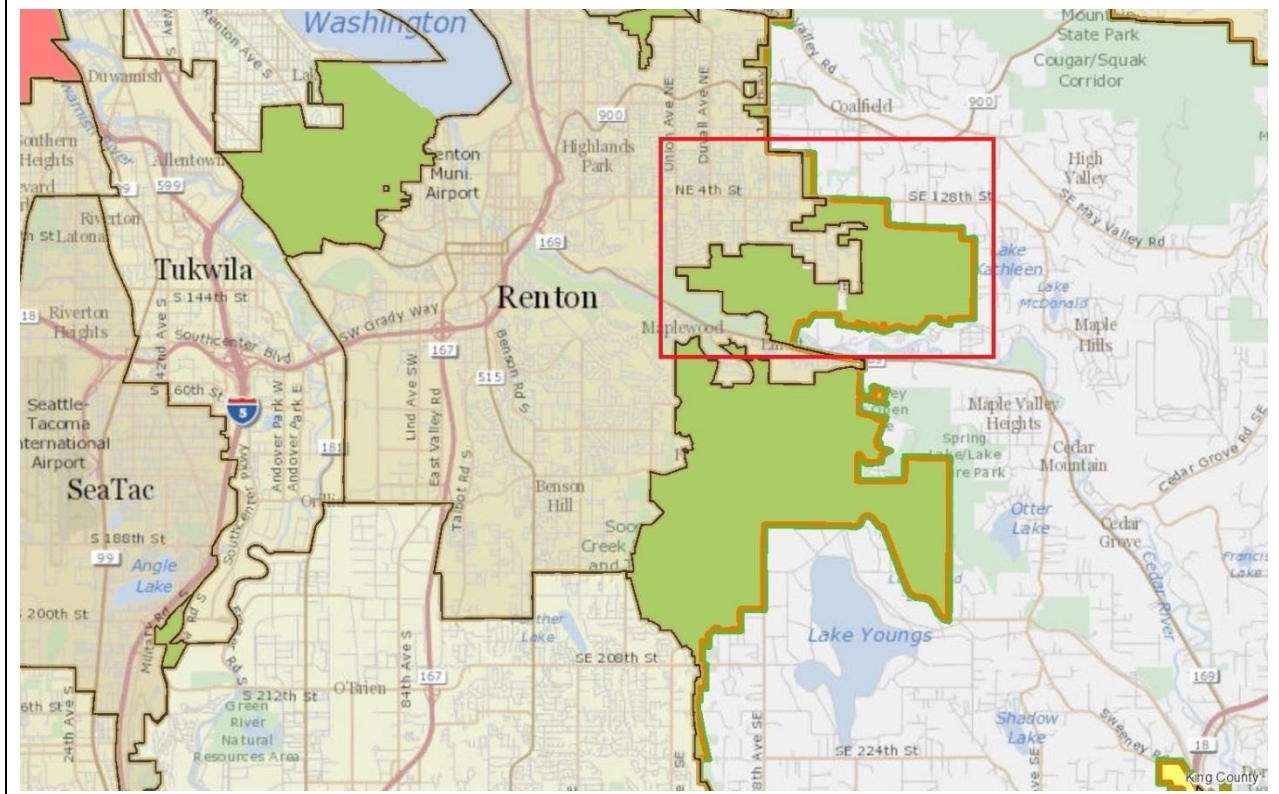
Council District: 9

Summary Category: UGA Change / Change in Policy

Submitted Request: Move the Urban Growth Area 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.

Map of Docket Area:



Docket Number 6

Name of Requestor(s): JCLP, LLC

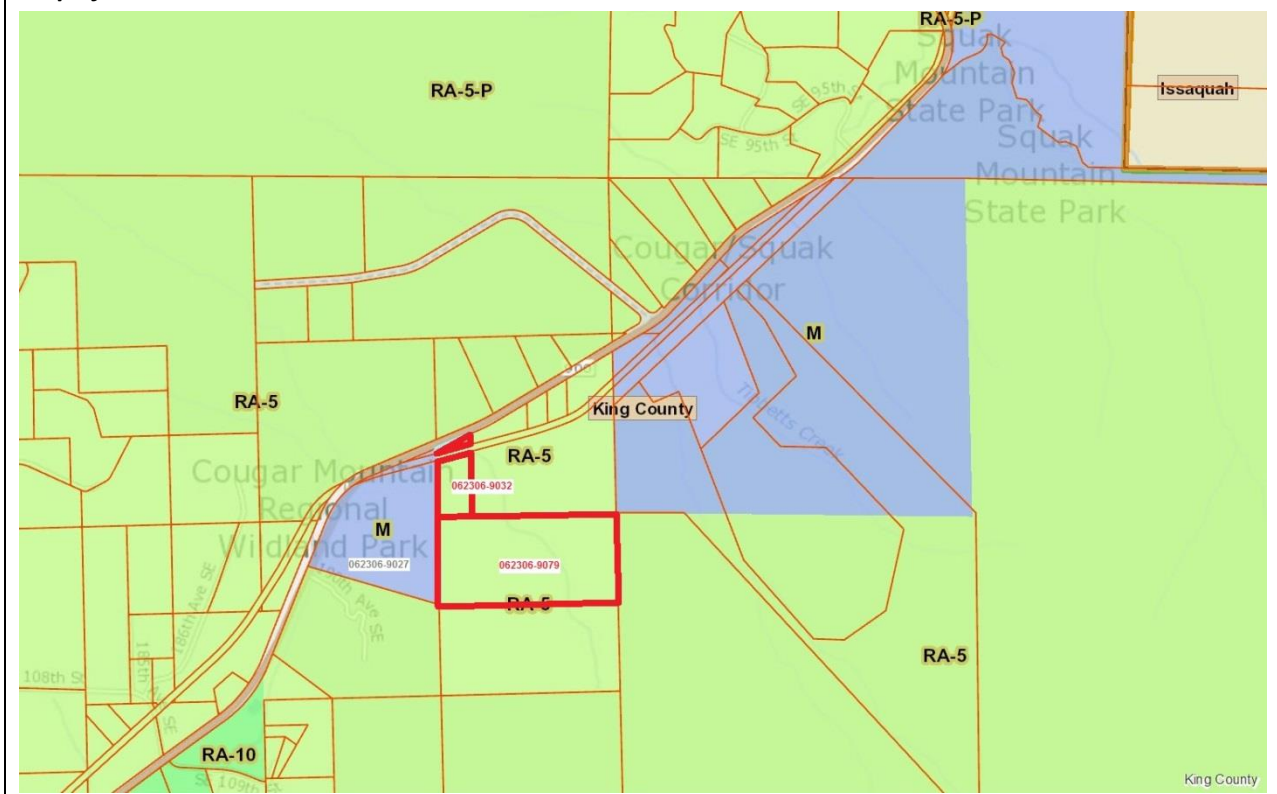
Council District: 9

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.

Map of Docket Area:



Docket Number 7

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

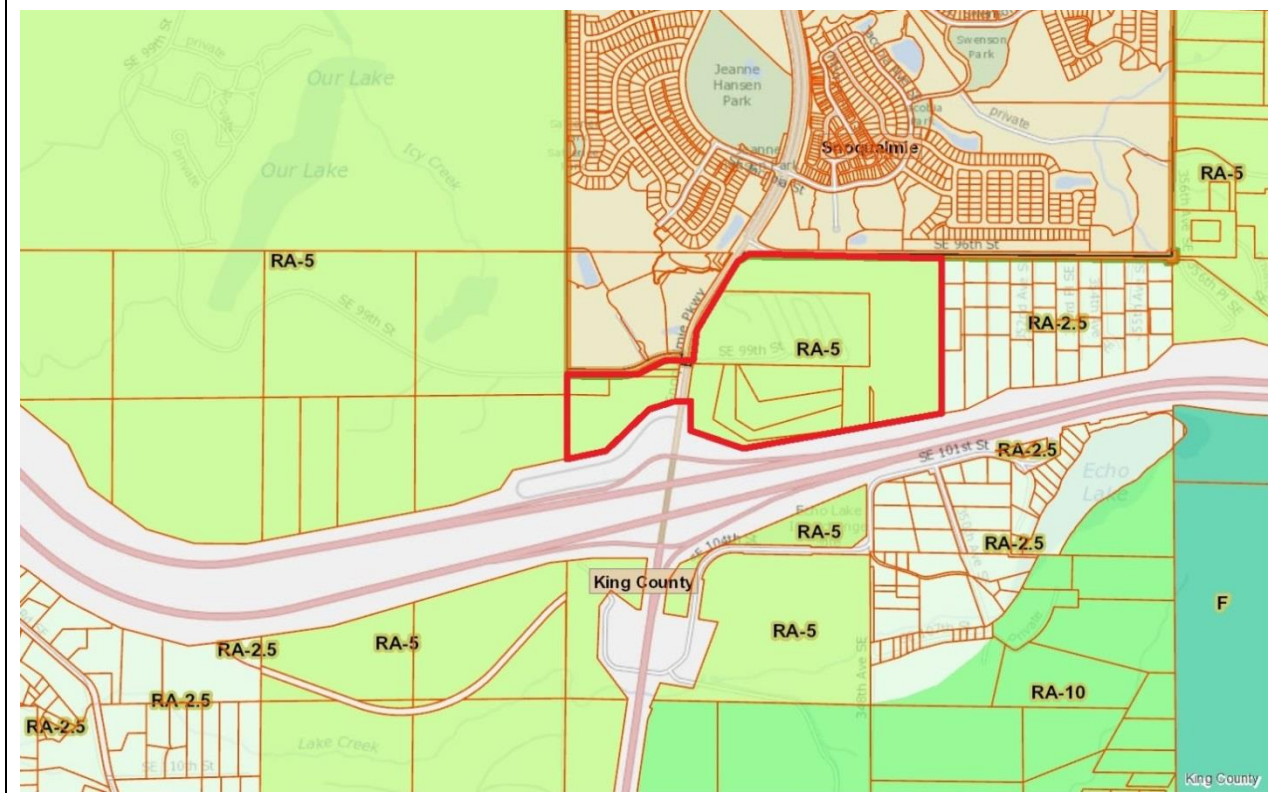
Council District: 3

Summary Category: UGA Change

Submitted Request: Amend Urban Growth Area to include the parcels located east and west of Snoqualmie Parkway and north of I-90 in 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.

Map of Docket Area:



Docket Number 8

Name of Requestor(s): Paul and Julie Brenna

Council District: 3

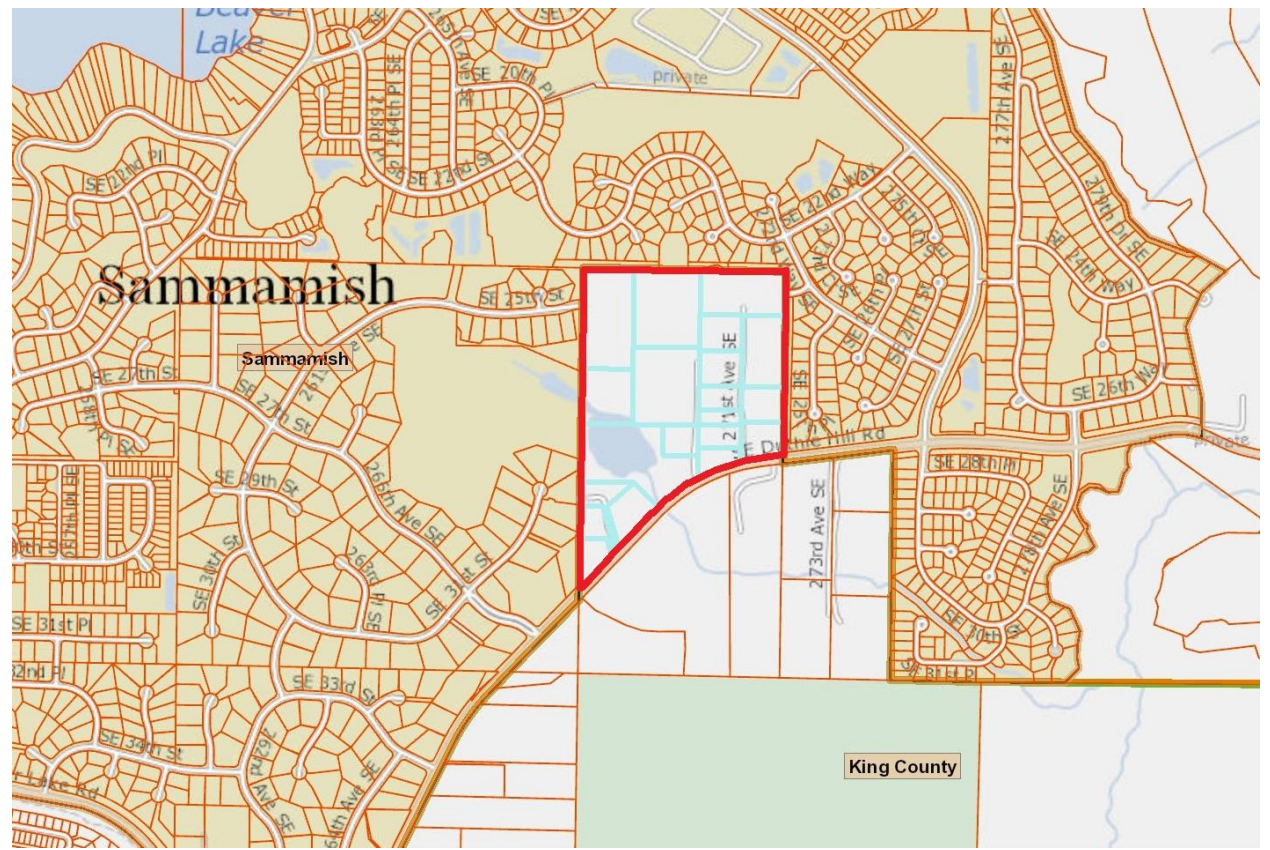
Summary Category: UGA Change

Submitted Request: Adjust the Urban Growth Area to include the parcels in the Duthie Hill Notch Area in 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 UGA
- Petition with property owners signatures

Map of Docket Area:



Docket Number 9

Name of Requestor(s): Mike Noelke

Council District: 3

Summary Category: Rezone

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.

Map of Docket Area:



Docket Number 10

Name of Requestor(s): Chandur and Wendy Wadhvani

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.

Map of Docket Area:



Docket Number 11

Council District: 3

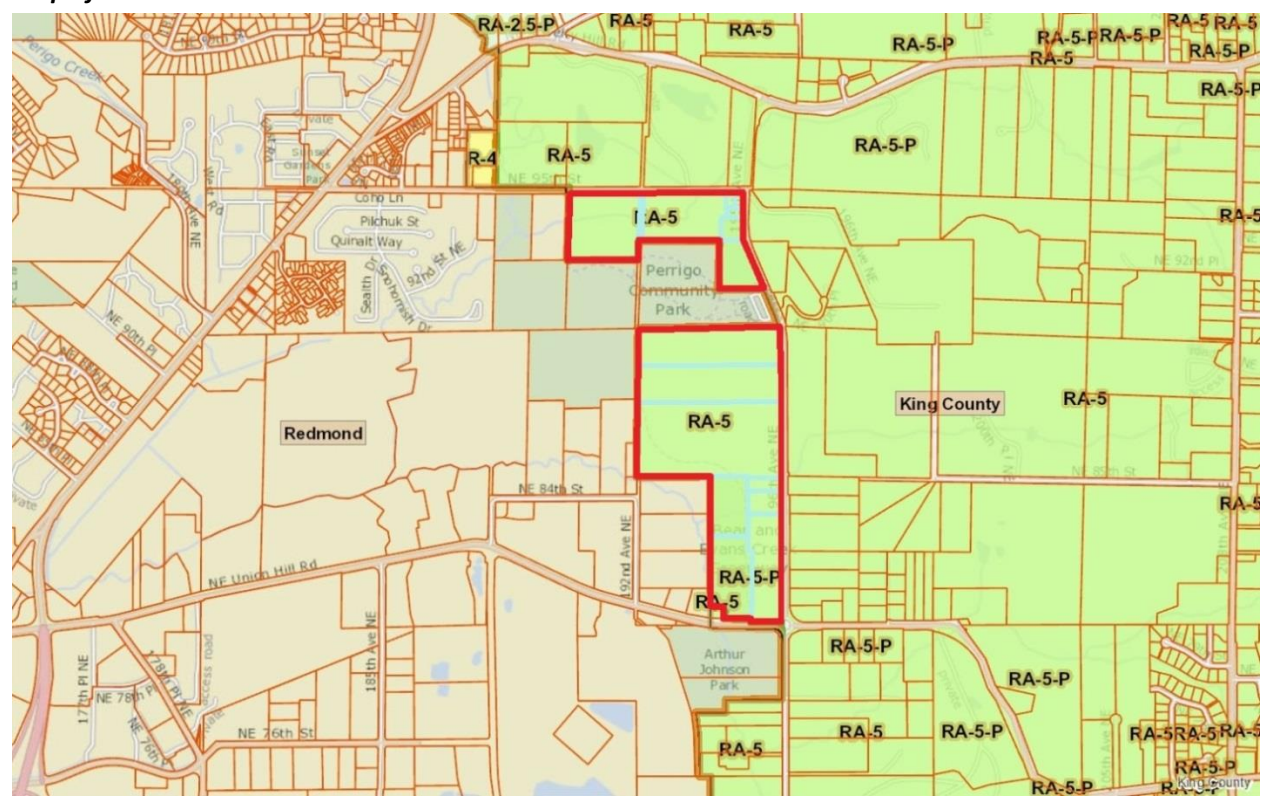
Summary Category: UGA Change

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 (following annexation)
- Letter from R.W. Thorpe & Associates detailing further information about parcels and docket application
- 2 maps showing proposed amendment
- CD with docket request form

Map of Docket Area:

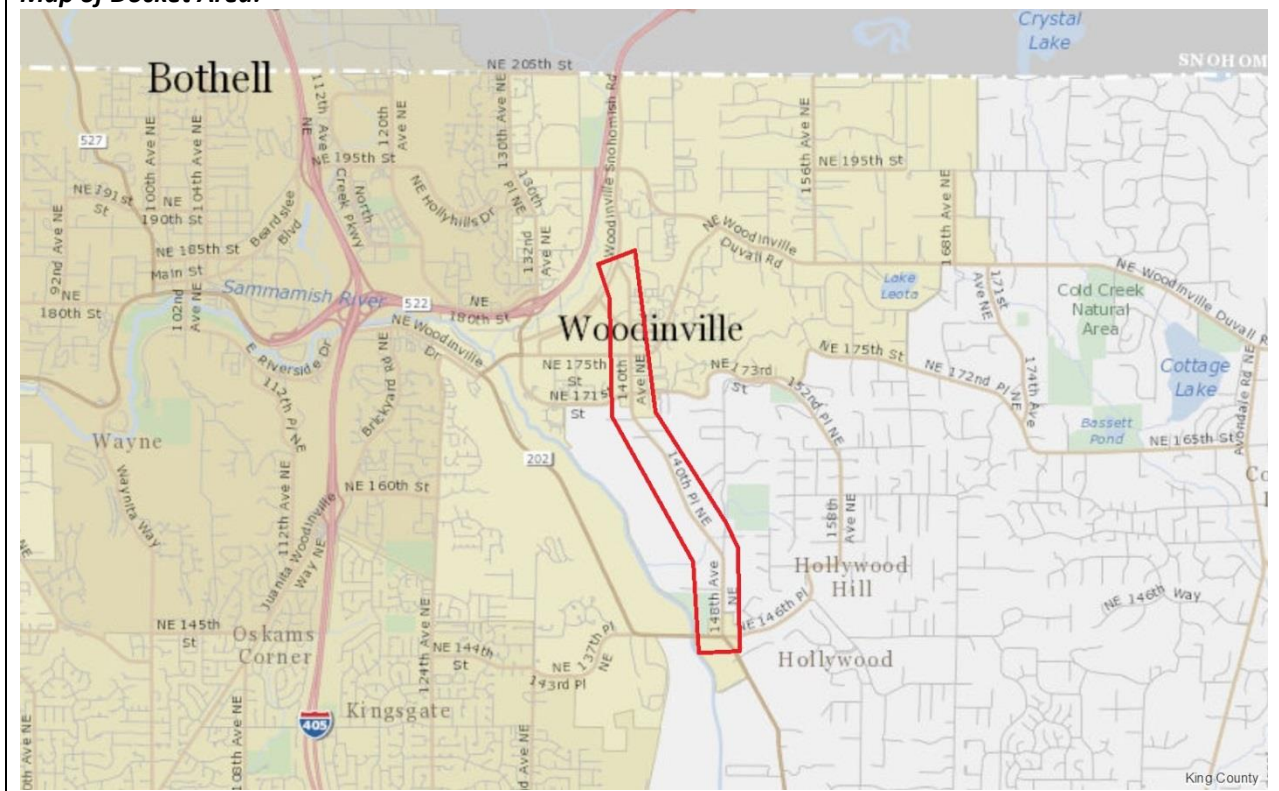


Name of Requestor(s): Venlin Joseph Chan (a)
Council District: 3
Summary Category: Other - Infrastructure

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 13

Name of Requestor(s): John E. Evans

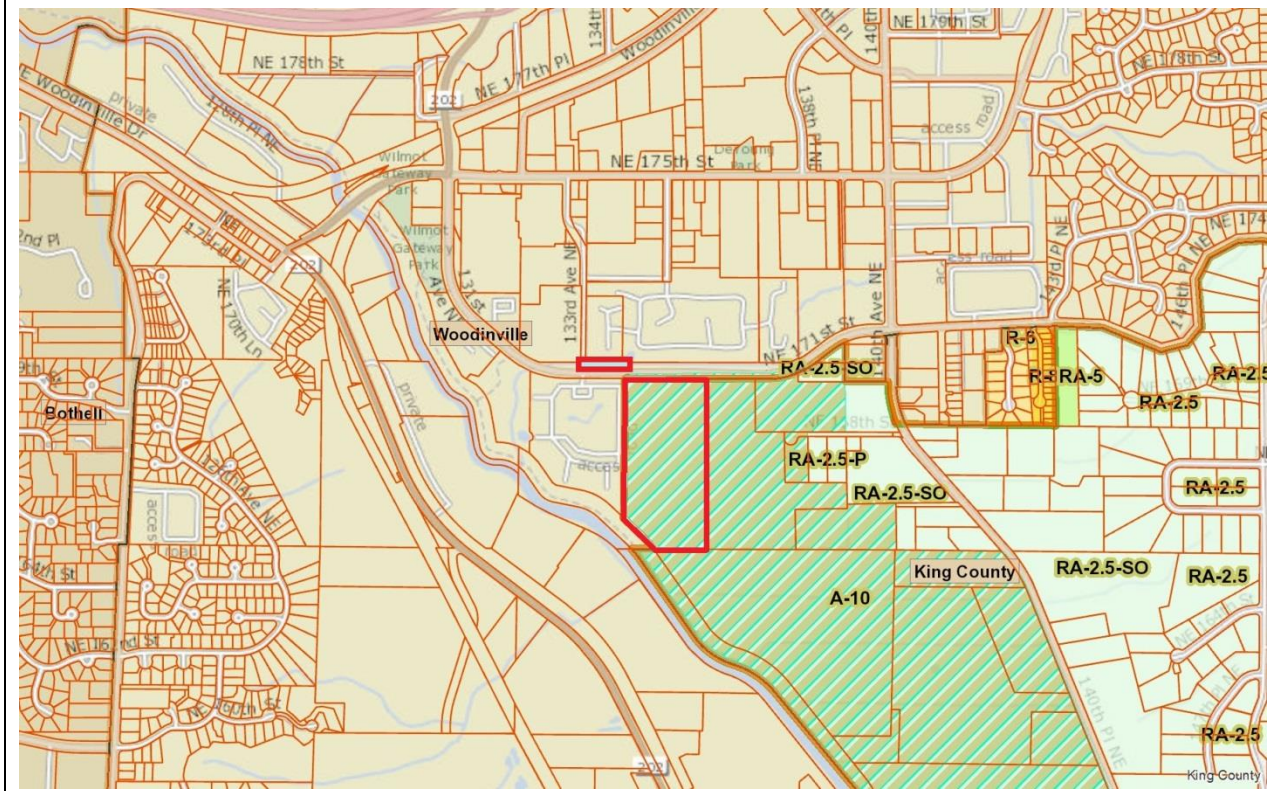
Council District: 6

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.

Map of Docket Area:



Docket Number 14

Name of Requestor(s): Craig B. Pierce

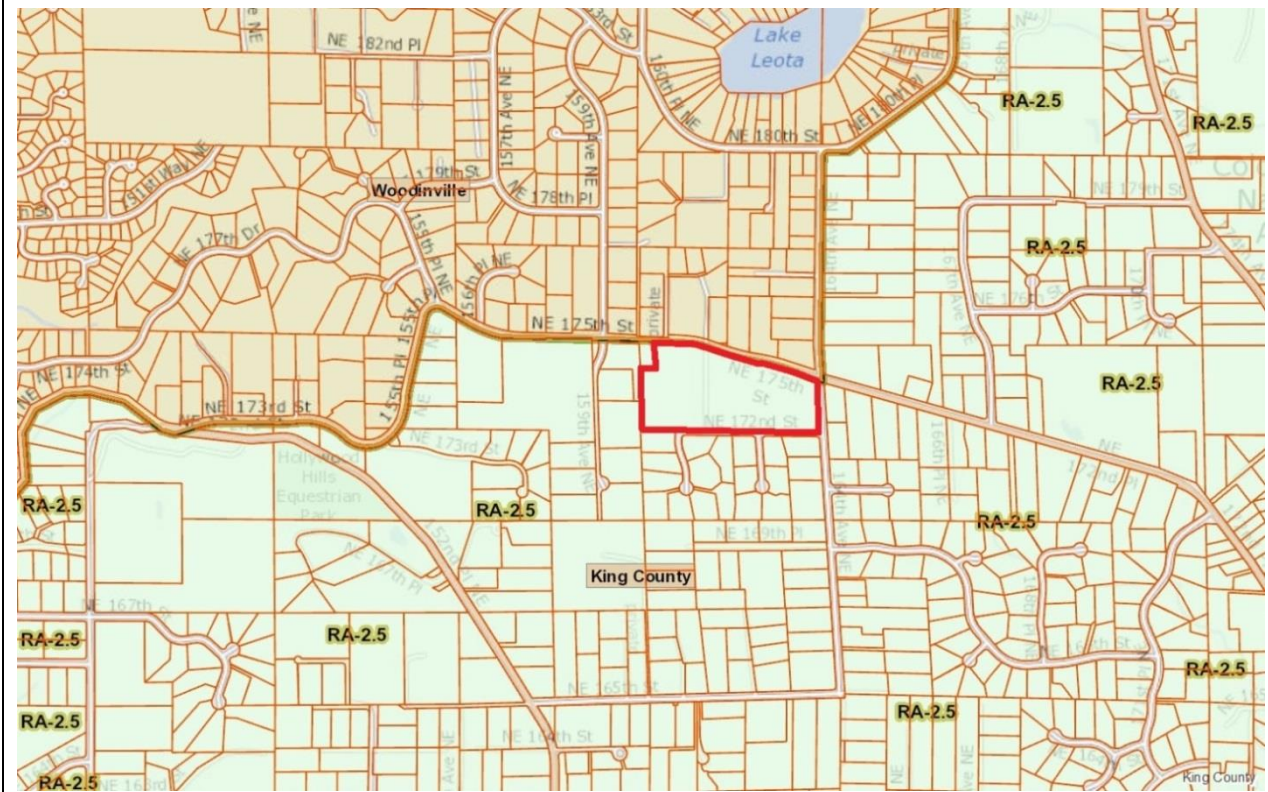
Council District: 3

Summary Category: Rezone

Submitted Request: Rezone Parcel 1126059020 from RA-2.5 to R-1 (13.25 acres located at 16025 NE 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.