



## **King County**

### **2007 Docket Report**

#### **King County Comprehensive Plan and Development Regulations**

##### **Background**

The King County docket was established in 1998 in accordance with K.C.C. 20.18.140 to provide an opportunity for citizens of the county to register comments on the King County Comprehensive Plan (KCCP) 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 all county-sponsored public meetings where land use and development issues are being discussed. The docket is open continuously, and each September 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.

##### **2007 Issues**

King County received fifty-one items on the docket that closed on September 30, 2007. All docketed items were appropriate for consideration for inclusion in the King County Comprehensive Plan 2008 Update as part of the four-year cycle process. Following is a summary of these docket requests.

- Seventeen of the requests seek a land use redesignation from Rural to Urban with the opportunity for annexation to a city. Four of these requests have been included in the public review draft of the 2008 Amendments to the King County Comprehensive Plan.
- Thirteen of the requests seek redesignation from residential to Rural Neighborhood or Community Business zoning. Seven of these requests have been included in the public review draft of the 2008 Amendments to the King County Comprehensive Plan.
- Seven of the requests seek amendments to the King County Code.
- Four of the requests are related to Urban Separators, two of which have been included in the public review draft of the 2008 Amendments to the King County Comprehensive Plan.

##### **Organization of Report**

Included below is an alphabetical list of the docketed items. Following the alphabetical index is a chart of the docketed items including a brief summary of the request, the 2007 Council District where the property is located, and the corresponding Executive recommendation. The dockets

are also organized in numeric order based on when the docket was entered into the system. Copies of the Executive response letters are also attached as part of this report.

The summary table is also available on the King County Website at <http://www.metrokc.gov/ddes/compplan/docket/index.htm>.

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## 2007 DOCKET SUMMARY

Docket #	Docket Item (Last name)	Council District	Recommendation
1	<p>A request to change the land use and zoning designations for the subject properties to allow for development of the new Snoqualmie Hospital at the interchange of Interstate 90 and Highway 18. Currently, the properties are designated Rural Residential and zoned RA-5.</p> <p><i>(Debby Peterman - Snoqualmie Hospital)</i></p>	3	<p>This request was considered during the 2008 King County Comprehensive Plan (KCCP) update. The Executive staff recommendation, as included in the public review draft of the 2008 amendments, is to designate the properties Rural City Urban Growth Area with Urban Reserve zoning. Development after annexation by the City of Snoqualmie is allowed subject to a 150-200 foot buffer consistent with the Mountains to Sound Greenway recommendation, uses limited to institutional/medical, no highway orientated retail, and an Interlocal Agreement between King County and the City of Snoqualmie.</p>
2	<p>A request to include the subject properties in the City of Duvall's Rural City Urban Growth Area. Currently, the subject area is designated Rural Residential and zoned RA-5.</p> <p><i>(Raymond C Burhen)</i></p>	3	<p>This request was considered during the 2008 King County Comprehensive Plan (KCCP) update. Buildable Lands analysis indicates there is sufficient development capacity within the existing UGA to accommodate the 20-year growth targets. The Executive staff recommendation, as included in the public review draft of the 2008 amendments, is to make no changes for the subject property.</p>
3	<p>A request to change the zoning designation for the subject property in the White Center Area to Community Business. Currently, the property is designated Urban Activity Center and zoned R-24.</p> <p><i>(Tien Le)</i></p>	8	<p>King County Comprehensive Plan (KCCP) policy U-149 allows for Community Business zoning in the Urban Activity Center. The White Center Community Action Plan, as recognized by KCCP policy U-153, has more specific zoning requirements that do not allow Commercial Business zoning on the subject property. This discrepancy was considered during the KCCP update. The Executive staff recommendation, as included in the public review draft of the 2008 amendments, is to amend White Center Community Action Plan policy ECD-1 to allow non-residential uses outside the urban village boundary (as defined by policy ECD-3) on adjacent properties.</p>
4	<p>A request to extend the Urban Growth Area for the City of Renton to include approximately 300 additional acres. The requested zoning is R-6. Currently, the subject properties are designated Rural Residential and zoned RA-5.</p> <p><i>(Eric Solly)</i></p>	9	<p>This request is inconsistent with King County Comprehensive Plan (KCCP) policy R-103, which states the Rural Area is considered permanent and shall not be redesignated unless reviewed pursuant to the Growth Management Act and the Countywide Planning Policies. Buildable Lands analysis indicates there is sufficient development capacity within the existing UGA to accommodate the 20-year growth targets. No changes are recommended for the subject property.</p>

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5	A request to amend the King County Four-to-One Program.  <i>(Tim Hatley)</i>	2	This request was considered during the 2008 King County Comprehensive Plan (KCCP) update. The Executive staff recommendation, as included in the public review draft of the 2008 amendments, is to extend the program for an additional four years.
6	A request to create an Urban Separator around Lake Desire. Currently, the subject properties are designated Urban Residential and zoned R-6.  <i>(Thomas Stafford)</i>	9	This request was considered during the 2008 King County Comprehensive Plan (KCCP) update. The Executive staff recommendation, as included in the public review draft of the 2008 amendments, is to maintain the current land use and zoning due to the limited impact of an Urban Separator designation because the area has already been subdivided into relatively small lots.
7	A request to expand the Hobart Rural Neighborhood and a request for King County to reserve the right to convert the Eastside Rails-to-Trails Corridor to public transit use. Currently, the subject property for inclusion in the Rural Neighborhood is designated as Rural Residential and zoned RA-5.  <i>(Warren Iverson)</i>	9	The request to expand the Hobart Rural Neighborhood was considered during the 2008 King County Comprehensive Plan (KCCP) update. The Executive staff recommendation, as included in the public review draft of the 2008 amendments, is to redesignate the property Rural Neighborhood with Neighborhood Business zoning. The recommendation to retain conversion rights on the Eastside Rails-to-Trails Corridor was forwarded as part of the 2007 Docket report to the King County Council.
8	A request to revise King County Comprehensive Plan policy T-101 as it relates to highway projects in the unincorporated areas and a request to implement consistent use of capitalization for the phrase "Rural Area".  <i>(Richard Bonewits)</i>	9	The request to revise Policy T-101 was considered during the 2008 King County Comprehensive Plan (KCCP) update. The Executive staff recommendation, as included in the public review draft of the 2008 amendments, is to remove policy T-101 and move amended text into the introduction of the transportation chapter, subsection A. Inconsistent capitalization of the term "Rural Area" was also addressed during the 2008 KCCP update.
9	A request to rezone the property owned by the Maple Valley Food Bank and Emergency Services to Neighborhood Business. Currently, the property is designated as Rural Residential and zoned RA-5.  <i>(joan burlingame – Maple Valley Food Bank)</i>	9	This request was considered during the 2008 King County Comprehensive Plan (KCCP) update. The Executive staff recommendation, as included in the public review draft of the 2008 amendments, is to include the property in the Rural Neighborhood and zone the property Neighborhood Business.

Docket #	Docket Item (Last name)	Council District	Recommendation
10	<p>1. A request to amend the land use and zoning designations for the subject property to Rural Neighborhood. Currently, the property is designated as Rural Residential and zoned RA-2.5</p> <p>2. A request to amend the King County Code to remove the zero-rise floodway requirements for bridge construction.</p> <p>3. A request to amend the currency requirements for transportation in the Rural Areas as it relates to subdivision.</p> <p>4. A request to show RA-2.5 zoning as RA-5 on the King County Comprehensive Plan Land Use maps.</p> <p>5. A request to write the 2006 Flood Hazard Management Plan as a separate ordinance for flood management and environmental restoration.</p> <p><i>(Maxine Keesling)</i></p>	3	<p>1. This request was considered during the 2008 King County Comprehensive Plan (KCCP) update. The Executive staff recommendation, as included in the public review draft of the 2008 amendments, is to make no changes to the property due to vacant land available for development in the Rural Neighborhood and environmental constraints on the subject property.</p> <p>2. King County is bound by federal law related to floodplain management and cannot adopt regulations that are in conflict or less restrictive. King County Code does allow for exceptions to the zero-rise requirement in the floodplain for structures if approval is given by all agencies with jurisdictional interest.</p> <p>3. This request was considered as part of the King County's Transportation Concurrency Management Program during the 2008 KCCP update. The Executive staff recommendation, as included in the public review draft of the 2008 amendments, is to retain a B level of service standard in the Rural Area with the addition of new policies that create exceptions for lower levels depending on land use.</p> <p>4. The use of RA-2.5 zoning recognizes previous subdivision in the Rural Area, consistent with KCCP policy R-209. No change to the RA-2.5 zoning labels is recommended.</p> <p>5. The 2006 Flood Hazard Management Plan was drafted with stakeholder involvement over the course of two years by implementing a 10-Step Planning Process. The next update is scheduled for 2011. Rewriting the 2006 Flood Hazard Management Plan as two separate ordinances is not recommended.</p>
11	<p>A request to amend King County Code to disallow non-agricultural activities within the Agricultural Production Districts. Specifically, the request cited the use of APD properties as a staging area for road construction projects.</p> <p><i>(Noemie Maxwell)</i></p>	9	<p>King County Comprehensive Plan (KCCP) policy R-540 allows limited non-agricultural uses in the APDs. Use of APD properties as a staging area does not hinder the protection of agricultural soils as the land must be restored. To disallow these temporary non-agricultural uses would negatively impact transportation projects. No amendment to the King County Code disallowing non-agricultural uses in the APD is recommended.</p>
12	<p>A request to remove the split Rural designation and RA-5 zoning on the subject property to create a single designation of Rural Neighborhood and zoning of Neighborhood Business (NB).</p> <p><i>(Eric Robb)</i></p>	9	<p>This request was considered during the 2008 King County Comprehensive Plan (KCCP) update. The Executive staff recommendation, as included in the public review draft of the 2008 amendments, is to designate the entire property as Rural Neighborhood with Neighborhood Business zoning.</p>

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13	<p>A request to enact the potential R-18 zoning on a property cited by the docket requester as no longer existing within the Noise Remedy Area as a result of updated maps. If a rezone was not approved the docket requested that the potential zoning and Urban Residential, High Density land use, be removed from properties within the Noise Remedy Area. Currently, the subject property is designated Urban Residential, High Density, and zoned R-6 with potential R-18 zoning.</p> <p><i>(Robert S Betts – Calvin and Lisa Pham)</i></p>	8	<p>The most recent version of the Noise Remedy Area maps provided by the Port of Seattle indicated changes to the 1985 map previously used by King County. These changes did not include the subject property, which is still in the Noise Remedy Area. An increase in zoning would be inconsistent with King County Comprehensive Plan (KCCP) policy U-125. The changes between the 1985 and 1998 maps means the potential zoning and Urban Residential, High Density, land use designation is appropriate. Removal of the potential zoning could limit options for higher density development if the Noise Remedy Area is further adjusted.</p>
14	<p>A request to remove the subject property from the Sammamish Agricultural Production District and designate to the City of Woodinville's Urban Growth Area. Currently, the property is designated Agriculture and zoned A-10.</p> <p><i>(Peter Lukevich - Frederica Z Zante)</i></p>	3	<p>This proposal is not consistent with King County Comprehensive Plan (KCCP) policy R-548, which requires a demonstration that the land is no longer suited for agriculture and removal of it from the APD will not diminish the productivity of prime agricultural soils or the effectiveness of farming within the APD. This policy also requires the following mitigation for removal of land from an APD: Land must be added to the same APD that is of equal size and has equal or greater soils and agricultural value. No change is recommended for the subject property.</p>
15	<p>A request to expand the Rural Neighborhood at the intersection of Green Valley Road and SR 169. The subject property is currently designated Rural Residential with RA-5 zoning.</p> <p><i>(Deidre Finley)</i></p>	9	<p>This request was considered during the 2008 King County Comprehensive Plan (KCCP) update. The Executive staff recommendation, as included in the public review draft of the 2008 amendments, is to include the property in the Rural Neighborhood with a P-suffix development condition limiting uses to those related to its function as a nursery.</p>
16	<p>A request to amend the land use tables for RA-5 zoning to allow for construction and materials processing. Currently, the subject property is designated Rural Residential and zoned RA-5.</p> <p><i>(Rich Hill – Frank Zelleroff)</i></p>	8	<p>This request was considered during the 2008 King County Comprehensive Plan (KCCP) update. The Executive staff recommendation, as included in the public review draft of the 2008 amendments, is to amend King County Code 21A.08.080 to allow materials processing facilities in the Rural Area, consistent with KCCP policy R-106.</p>

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17	<p>A request to change land use and zoning designations for the Summit Pit Regional Maintenance Facility owned by the King County Department of Transportation to Rural Residential, Medium Density, and R-8, eight units per acre. Currently, the property is designated Rural Residential and zoned RA-5, one home per five acres.</p> <p><i>(Bernie Thompson – King County Department of Transportation)</i></p>	9	<p>This request was included as an area zoning study during the 2008 King County Comprehensive Plan (KCCP) update. The Executive staff recommendation, as included in the public review draft of the 2008 amendments, is to designate the property as an Urban Planned Development with R-8 zoning. The property would be included in the Urban Growth Area and the Potential Annexation Area for the City of Maple Valley. A change in land use and zoning designation is warranted due to the property's location as an island of rural surrounded by the incorporated area of the City of Maple Valley. An amendment to King County Code 21A.28.080 is required to allow designation of UPD on properties with a minimum size of 100 acres.</p>
18	<p>A request to change the land use and zoning designations for the subject properties to include them in the Urban Growth Area (UGA) for the City of Renton. Additionally, a new Neighborhood Business Center is proposed. Several additional docket requests are dependent upon amending the UGA.</p> <p><i>(Steve Beck)</i></p>	9	<p>The request to amend the UGA is inconsistent with King County Comprehensive Plan (KCCP) policy R-103, which states the Rural Area is considered permanent and shall not be redesignated unless reviewed pursuant to the Growth Management Act and the Countywide Planning Policies. Buildable Lands analysis indicates there is sufficient development capacity within the existing UGA to accommodate the 20-year growth targets. The request for a new Neighborhood Business Center is inconsistent with KCCP policy U-163, which states that new Neighborhood Business Centers shall only be designated through a subarea planning process. No changes are recommended for the subject properties.</p>
19	<p>A request to change the land use and zoning designations for the subject property to Urban Residential with R-4 zoning. Currently, the property is designated Greenbelt/Urban Separator and zoned R-1</p> <p><i>(Wendy Martinez – Scott Allen)</i></p>	4	<p>This request is inconsistent with King County Comprehensive Plan (KCCP) policy P-118, which states that designated Urban Separators should be maintained at a residential density of one unit per acre (R-1 zoning). No changes are recommended for the subject property.</p>
20	<p>A request to change the land use and zoning designations for the subject property to include it in an expanded East Redmond Rural Neighborhood. Currently, the property is designated Rural Residential and zoned RA-2.5</p> <p><i>(Bob Thompson)</i></p>	3	<p>A 2005 subarea plan concluded that no expansion of the existing East Redmond Rural Neighborhood was justified under the policies of the King County Comprehensive Plan (KCCP). No changes are recommended for the subject property.</p>



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21	<p>A request to change the land use and zoning designations for the subject property to Urban Residential. Currently, the property is designated Rural Residential and zoned RA-5.</p> <p><i>(Birgitta Backman)</i></p>	9	<p>This request is inconsistent with King County Comprehensive Plan (KCCP) policy R-103, which states the Rural Area is considered permanent and shall not be redesignated unless reviewed pursuant to the Growth Management Act and the Countywide Planning Policies. Buildable Lands analysis indicates there is sufficient development capacity within the existing UGA to accommodate the 20-year growth targets. No changes are recommended for the subject property.</p>
22	<p>A request to change the zoning designation to Community Business. Currently, the property is designated Rural Town and zoned R-4.</p> <p><i>(Dawn Schiller)</i></p>	3	<p>King County Comprehensive Plan (KCCP) policy CP-937 limits expansion of commercial zoning for Fall City to properties that have potential commercial zoning, dependent upon completion of a subarea study following installation of public sewers. No public sewers have been installed and the subject property does not have potential commercial zoning. No changes are recommended for the subject property; however, staff is exploring possible code amendments that may address this issue.</p>
23	<p>A request to change the zoning designations in order to grandfather, or legalize, the usage of the subject property. Currently, the property is designated Rural Residential and zoned RA-10-SO. The Special District Overlay is for groundwater protection. The subject property is adjacent to a Rural Neighborhood.</p> <p><i>(Gene Amondson)</i></p>	8	<p>This request was included as an area zoning study during the 2008 King County Comprehensive Plan (KCCP) update. The Executive staff recommendation, as included in the public review draft of the 2008 amendments, is to expand the Rural Neighborhood to include the subject property.</p>
24	<p>A request to change the land use and zoning designations for the subject property from Rural to Urban and add the property to the City of Renton's Urban Growth Area. Currently, the property is designated Rural Residential and zoned RA-5.</p> <p><i>(Pierre E. Acebado – Melvin Gibb)</i></p>	8	<p>This request is inconsistent with King County Comprehensive Plan (KCCP) policy R-103, which states the Rural Area is considered permanent and shall not be redesignated unless reviewed pursuant to the Growth Management Act and the Countywide Planning Policies. Buildable Lands analysis indicates there is sufficient development capacity within the existing UGA to accommodate the 20-year growth targets. No changes are recommended for the subject property.</p>
25	<p>A request to change the land use and zoning designations from Rural to Urban and add the property to the City of Snoqualmie Urban Growth Area. Currently, the property is designated Rural Residential and zoned RA-2.5.</p> <p><i>(Laara Van Bryce)</i></p>	3	<p>This request is inconsistent with King County Comprehensive Plan (KCCP) policy R-103, which states the Rural Area is considered permanent and shall not be redesignated unless reviewed pursuant to the Growth Management Act and the Countywide Planning Policies. Buildable Lands analysis indicates there is sufficient development capacity within the existing UGA to accommodate the 20-year growth targets. No changes are recommended for the subject property.</p>

<b>Docket #</b>	<b>Docket Item (Last name)</b>	<b>Council District</b>	<b>Recommendation</b>
26	A request for a sidewalk on the south side of arterial 153 <sup>rd</sup> /155 <sup>th</sup> street, east of Juanita Drive.  <i>(Cameron Isaman)</i>	6	The location of the proposed sidewalk is within the city limits of Kenmore and outside the jurisdiction of King County. A copy of the docket request was forwarded to the Superintendent of Public Works for the City of Kenmore.
27	A request to change the land use and zoning designations for the subject property to Community Business Center with Commercial Business zoning. Currently, the property is designated Urban Residential, Medium Density, and zoned R-6.  <i>(Fred High – Kent School District)</i>	5	This request was included as an area zoning study during the 2008 King County Comprehensive Plan (KCCP) update. The Executive staff recommendation, as included in the public review draft of the 2008 amendments, is to designate the eastern four acres at the intersection of SE 208 <sup>th</sup> Street and Benson Highway to Community Business Center with Commercial Business zoning, consistent with KCCP policy U-158. The western 6.5 acres is to remain Rural Residential, Medium Density, with a rezone to R-12. Mixed use of the property is consistent with KCCP policies U-127 and U-157.
28	A request to include the City of Bellevue owned Coal Creek Park within the Urban Growth Boundary and Potential Annexation Area for the City of Bellevue.  <i>(Nicholas Matz – City of Bellevue)</i>	9	This request was included as an area zoning study during the 2008 King County Comprehensive Plan (KCCP) update. The Executive staff recommendation, as included in the public review draft of the 2008 amendments, is to adjust the Urban Growth Area for the City of Bellevue to include the property, consistent with the Intergovernmental Land Transfer Agreement between King County and the City of Bellevue and KCCP policies U-104 and P-129. The Open Space land use designation is retained. The subject properties are rezoned from RA-5-P to R-4.
29	A request to apply the Office/Research Park Development Special District Overlay (SDO) with a P-suffix development condition restricting Regional Business uses on six properties designated and zoned Industrial.  <i>(Alison Moss – Sammamish Ridge I and II)</i>	3	This request was included as an area zoning study during the 2008 King County Comprehensive Plan (KCCP) update. The Executive staff recommendation, as included in the public review draft of the 2008 amendments, is to apply the Office Research Park Development SDO and the P-suffix development condition restricting Regional Business uses on the six subject properties, consistent with KCCP policy U-170. The SDO and P-suffix development condition would allow any use within the Industrial and Office zone classification, subject to conditions.
30	A request to change the zoning designation for the subject property to Commercial Business (CB). Currently, the property is designated Rural Town and zoned R-4-P, four units per acre.  <i>(David D Starr)</i>	8	The Rural Town designation allows for Commercial Business (CB) zoning. No amendment to the King County Comprehensive Plan (KCCP) Land Use Map is necessary. The owner was advised to apply for a rezone. No changes are recommended for the subject property.

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31	<p>A request to maintain the current Urban Residential, Medium Density, land use and R-6 zoning designation. The subject property is affected by the Morning Meadows Homeowner Association's Docket (#38) to create an Urban Separator/Greenbelt on properties within the Morning Meadows development.</p> <p><i>(Kendall Martin)</i></p>	3	No changes are recommended for this property.
32	<p>A request to change the land use and zoning designation for the subject properties to Urban Residential, High Density, with R-18 or R-24, 18 or 24 units per acre, zoning. Currently, the properties are designated Urban Residential, Medium Density and zoned R-6-P, six units per acre.</p> <p><i>(Dan Prociw)</i></p>	8	<p>Zoning the property R-24 would be inconsistent with the surrounding Medium Density properties. King County Comprehensive Plan (KCCP) policies U-122 and U-118 both require compatibility with scale and character of the surrounding neighborhood. The owner was advised that the lower proposed density of R-18 could be achieved through use of the Transfer of Development Rights (TDR) program or Residential Density Incentives under existing zoning.</p>
33	<p>A request to change the land use and zoning designation for the subject property to Industrial. Currently, the property is designated Rural Residential and zoned RA-5, one unit per five acres.</p> <p><i>(Martin J. Durkan, Jr. – Goodnight Properties)</i></p>	8	<p>This request was considered during the 2008 King County Comprehensive Plan (KCCP) update. The Executive staff recommendation, as included in the public review draft of the 2008 amendments, is to amend King County Code 21A.08.080 to allow materials processing facilities in the Rural Area, consistent with KCCP policy R-106.</p>
34	<p>A request to change the zoning on two properties to Commercial Business. Currently, the properties are designated Rural Town. One property is currently zoned Industrial and the other is split zoned Commercial Business and R-1.</p> <p><i>(Loren Sinner)</i></p>	9	<p>The Rural Town designation allows for Commercial Business (CB) zoning. No amendment to the King County Comprehensive Plan (KCCP) Land Use Map is necessary. The owner was advised to apply for a rezone instead. No changes are recommended for the subject property.</p>
35	<p>A request to change the land use and zoning designation for the subject property to Rural Neighborhood with Neighborhood Business Zoning.</p> <p><i>(joan burlingame – Dave and Tricia Hudson)</i></p>	9	<p>King County Comprehensive Plan (KCCP) policy R-409 requires a subarea plan to expand the boundaries of an existing Rural Neighborhood. Without a subarea plan, this request is not consistent with the KCCP.</p>

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36	<p>A requests to establish a motor sport park zone on Rural Residential properties that have racing as an established use, revise zoning for Racetrack, LLC property to new motor sport park zone, and adopt regulations for motor sport park which provide mitigation measures for the disturbance of sensitive areas.</p> <p><i>(Jason Fiorito – Racetrack LLC)</i></p>	7	<p>To achieve the applicant’s development goals, Executive staff recommends the property owner submit a rezone request to Mineral zoning on the northern 120 acres of the property and an application for a Special Use Permit that addresses future racetrack-related uses.</p>
37	<p>A request to include the subject properties in the City of Maple Valley’s Urban Growth Area. Currently, the properties are designated Rural Residential and zoned RA-5</p> <p><i>(Ty Pendergraft – David Smith, Paulson Trust and Smith Trust)</i></p>	9	<p>This request is inconsistent with King County Comprehensive Plan (KCCP) policy R-103, which states the Rural Area is considered permanent and shall not be redesignated unless reviewed pursuant to the Growth Management Act and the Countywide Planning Policies. Buildable Lands analysis indicates there is sufficient development capacity within the existing UGA to accommodate the 20-year growth targets. No changes are recommended for the subject properties.</p>
38	<p>A request to create an Urban Separator/Greenbelt on properties within the Morning Meadows development. Currently, the properties are designated as Urban Residential and zoned R-6.</p> <p><i>(Jeff Bauman – Morning Meadows Homeowners’ Association)</i></p>	3	<p>This request is inconsistent with King County Comprehensive Plan (KCCP) policies U-179 and U-117, which reserve low density urban residential or Urban Separator/Greenbelt for properties that link open space or protect critical areas. Property size and development would provide only limited clustered open space. No changes are recommended for the subject properties.</p>
39	<p>A request to either change the zoning designation for the subject properties to RA-5 or add the properties to the Rural City Urban Growth Area for North Bend. Currently, the properties are designated Rural Residential and zoned RA-10.</p> <p><i>(Ewing Stringfellow)</i></p>	3	<p>The request to rezone the properties is inconsistent with KCCP policy R-204, which does not allow individual zone reclassifications in the Rural Area. The properties’ location near the Forest Production District and their environmental constraints makes the RA-10 zoning consistent with KCCP policy R-206. The request to include the properties in the Rural City UGA is inconsistent with KCCP policy R-103, which states the Rural Area is considered permanent and shall not be redesignated unless reviewed pursuant to the Growth Management Act and the Countywide Planning Policies. Buildable Lands analysis indicates there is sufficient development capacity within the existing UGA to accommodate the 20-year growth targets. No changes are recommended for the subject property.</p>

Docket #	Docket Item (Last name)	Council District	Recommendation
40	<p>Multiple dockets were submitted that address a wide range of issues, summarized as follows:</p> <ol style="list-style-type: none"> <li>1. Modify Potential Annexation Area policies and expand the use of subarea planning.</li> <li>2. Modify department structure and improve customer service.</li> <li>3. Allow ditch maintenance and make other changes to the Critical Areas Ordinance.</li> <li>4. Increase the lot size in the Rural Area to 20-100 acres.</li> <li>5. Improve development standards to create more livable urban neighborhoods.</li> <li>6. Modify the Benchmarks Program and other county programs to better measure their performance outcomes.</li> </ol> <p><i>(Tom Carpenter)</i></p>	9	<p><b>Potential Annexation Areas and Subarea Planning</b>  Subarea planning has the potential to address the issues raised in the docket but should be conducted by the cities with possible assistance from King County.</p> <p><b>Quality products and services</b>  King County is committed to improving customer service and product quality.</p> <p><b>Critical Areas Ordinance</b>  The Critical Areas Ordinance does not apply to artificial drainages, unless they are used by salmon and other native fish. King County is required by state law to use a specific wetland designation. The Flood Hazard Management Plan establishes policies, strategies and tools for flood risk reduction.</p> <p><b>RA-zoned properties</b>  King County has worked to develop and implement Rural Economic Strategies. Further downsizing is not warranted; however, King County is pursuing ways to transfer development credits.</p> <p><b>Site design standards</b>  Concerns about livability and design standards are best addressed by subarea planning; however, staff will consider code amendments to address these issues.</p> <p><b>Growth management measurement system</b>  Aims High is beginning to measure program effectiveness in land use and Growth Management.</p>
41	<p>A request to include the subject properties in the Urban Growth Area with an Urban Residential land use designation and R-4 zoning. Additionally, a request to use the properties as a receiving site for the Transfer of Development Rights program.</p> <p><i>(Mike Brunet – The Reserve at Covington Creek, LLC)</i></p>	9	<p>The request for inclusion into the UGA is inconsistent with King County Comprehensive Plan (KCCP) policy R-103, which states the Rural Area is considered permanent and shall not be redesignated unless reviewed pursuant to the Growth Management Act and the Countywide Planning Policies. Dependent upon it being renewed, the Four-to-One program was recommended as an option to attain the Urban designation on a portion of the property. No changes are recommended for the subject properties.</p>

Docket #	Docket Item (Last name)	Council District	Recommendation
42	<p>A request to add the agricultural portion of the subject properties to the Urban Growth Area. The subject properties are within the Agricultural Production District (APD) with an Agriculture land use designation and A-10 zoning.</p> <p><i>(Dwight Carver)</i></p>	7	<p>This proposal is not consistent with King County Comprehensive Plan (KCCP) policy R-548, which requires a demonstration that the land is no longer suited for agriculture and removal of it from the APD will not diminish the productivity of prime agricultural soils or the effectiveness of farming within the APD. This policy also requires the following mitigation for removal of land from an APD: Land must be added to the same APD that is of equal size and has equal or greater soils and agricultural value. No change is recommended for the subject property.</p>
43	<p>A request for the potential need to process a King County Comprehensive Plan revision to support a separate rezone request.</p> <p><i>(Ann M Gygi – Weyerhaeuser / Hancock Forest Management)</i></p>	9	<p>A rezone application has not been filed for the subject property. Until an application is processed it is not possible to know if an amendment to the King County Comprehensive Plan is required.</p>
44	<p>A request to change the land use and zoning designations for the subject property to Mining with Mineral zoning. Currently, the property is designated Rural Residential and zoned RA-5.</p> <p><i>(James Hatch – Lakeside Industries)</i></p>	7	<p>King County Comprehensive Plan (KCCP) policy R-557 requires a site-specific rezone to Mineral before amendments can be made to the Land Use Map. Applying for a rezone was recommended.</p>
45	<p>A request to add the John Henry Mine site and residential properties to the Rural City Urban Growth Area for the City of Black Diamond. The current land use for the John Henry Mine property is Mining with Mineral zoning. The residential properties are designated Rural Residential and zoned RA-5.</p> <p><i>(Loren D Combs – City of Black Diamond)</i></p>	9	<p>Staff concluded that this proposal is premature. An Environmental Impact Statement should be prepared to address the cumulative impacts of future development within Black Diamond as well as development of the mine site. Reclamation of the mine should be completed before it is considered for inclusion in the Rural City Urban Growth Area.</p>
46	<p>A request to amend the land use and zoning designations for the subject properties to Rural Neighborhood with Neighborhood Business zoning. Currently, the properties are designated Rural Residential and zoned RA-5.</p> <p><i>(George R Moorhead – Buckles-Banks Family Trust)</i></p>	3	<p>This request was previously addressed by a subarea plan. The subarea plan, which was approved by the King County Council in 2006, found that no expansion of the existing Rural Neighborhood was warranted.</p>

<b>Docket #</b>	<b>Docket Item (Last name)</b>	<b>Council District</b>	<b>Recommendation</b>
47	A request to extend the Four-to-One deadline to 2014 and increase the acres available for addition to the Urban Growth Area to 7,000. Additionally, a request to create a Six-to-One program for properties in the same Water Resource Inventory Area (WIRA).  <i>(MJ Durkan)</i>	9	This request was considered during the 2008 King County Comprehensive Plan (KCCP) update. The Executive staff recommendation, as included in the public review draft of the 2008 amendments, is to extend the program for an additional four years.
48	A request to amend the Urban Growth Area to include the subject properties under the Four-to-One program. Currently, the properties are designated Rural Residential and zoned RA-5-P/RA-5-P-SO.  <i>(Alan J. Boeker – Port Blakely Communities)</i>	3	The Four-to-One program requires an application and cannot be approved as part of the update to the King County Comprehensive Plan. Dependant upon renewal of the Four-to-One program, an application to the Four-to-One program was recommended.
49	A request to amend the land use and zoning designations for the subject properties to Rural Residential with RA-5 zoning. Currently, the property is designated Mining and zoned Mineral.  <i>(Patrick Donovan – R. W. Thorpe / Reserve Silica Corporation)</i>	9	This request requires a Site Specific Land Use Amendment. King County Comprehensive Plan (KCCP) policy R-206(a) requires RA-10 zoning for properties within one-quarter mile of the Forest Production District. RA-5 zoning is inconsistent with this policy.
50	A request to include the subject property in the Urban Growth Area and Potential Annexation Area for the City of Covington. Currently, the property is designated Rural Residential and zoned RA-5.  <i>(Bill Poppie - R. W. Thorpe / Frontier Construction)</i>	12	This request was previously addressed by a subarea plan. The subarea plan, which was approved by the King County Council in 2004, found that the Rural Area designation was appropriate. No change is recommended.
51	A request to include the subject properties in the Urban Growth Area. Currently, the properties are designated Rural Residential and zoned RA-5.  <i>(Lee A Michaelis - R. W. Thorpe / Robert T Johnston)</i>	7	This request is inconsistent with King County Comprehensive Plan (KCCP) policy R-103, which states the Rural Area is considered permanent and shall not be redesignated unless reviewed pursuant to the Growth Management Act and the Countywide Planning Policies. Buildable Lands analysis indicates there is sufficient development capacity within the existing UGA to accommodate the 20-year growth targets. No changes are recommended for the subject properties.