



2018 Docket Submittals Report

King County Comprehensive Plan
August 2018

8/3/2018 Report updated to include Docket which arrived 1 day after the deadline due to the deadline falling on a weekend day.

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 and at several county departments. 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.

The information in the Docket Submittals Report includes the complete set of materials submitted by Docket proponents. Providing the Docket Submittals Report to the public, early in the process and **even before substantive analysis has occurred**, allows for more transparent communication to the public regarding the issues the County is being asked to consider.

II. SUBMITTALS

King County received **five** items for the Docket period that closed on June 30, 2018.

Docket Request # 1
<p>Name of Requestor(s): Raymond and Monique Linz Council District: 3 Summary Category: Removal of Special District Overlay</p> <p>Submitted Request Remove Special District Overlay SO-230, which applies limitations for density for parcels in the floodplain, on parcel 3626079039. This parcel is not in a flood plain. It sits atop 620' elevation per King County iMap. Therefore flood plain density should not apply. Proposed use of the parcel is for the development of single family homes on no less than five acres. Other than removal of the SDO, there is no change to zoning being requested. It has the future potential of having one more resident on the same shared private street that is currently used by 2 residents.</p> <p>Address Undeveloped; no address. Parcel Identification Number 3626079039.</p> <p>Submitted Background Information The submitter notes that there is no effect on adjoining parcels as the surrounding parcels are subject to the same change rationale and need the SO-230 removed as well.</p>

Docket Request # 1

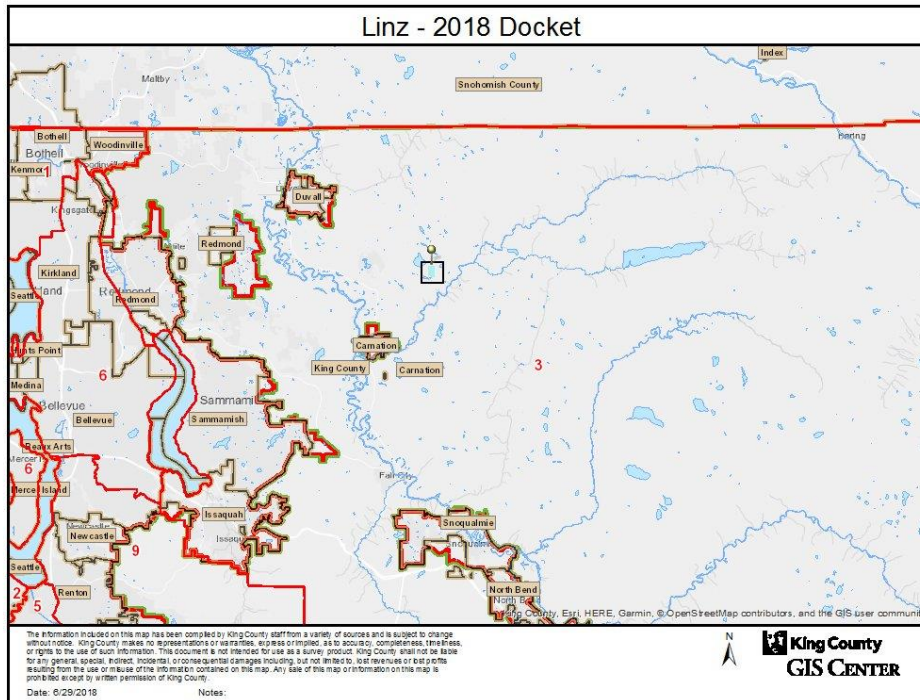
Special District Overlay SO-230: Floodplain Density SDO

A floodplain density special district overlay provides a means to designate areas that cannot accommodate additional density due to severe flooding problems.

<https://www.kingcounty.gov/depts/permitting-environmental-review/gis/DevConditionsSearch/SDO/SO-230.aspx>

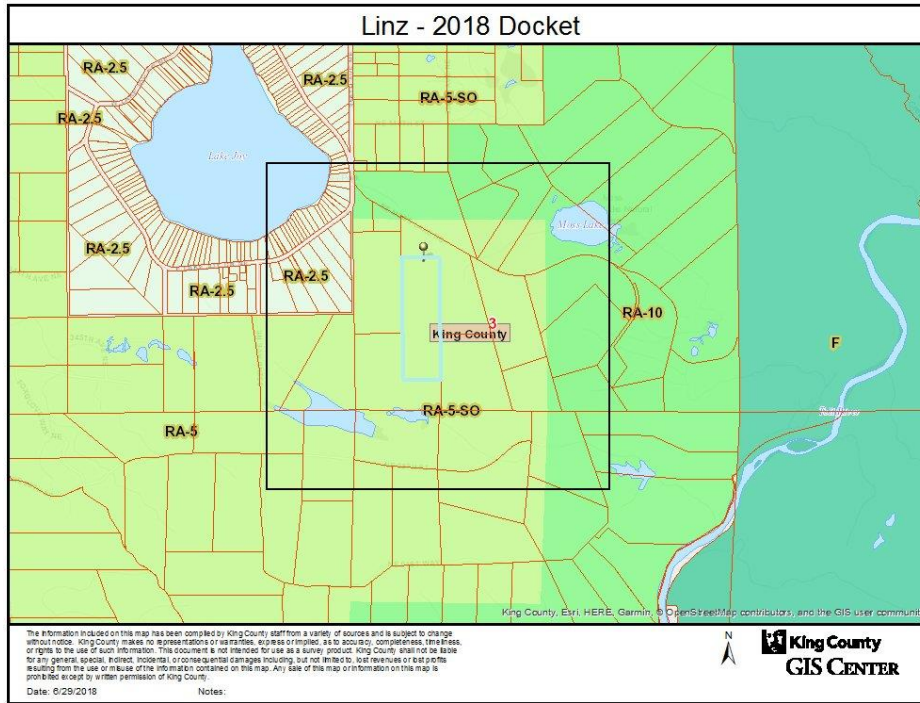
Maps of Docket Area (parcel denoted with pin)

Vicinity:

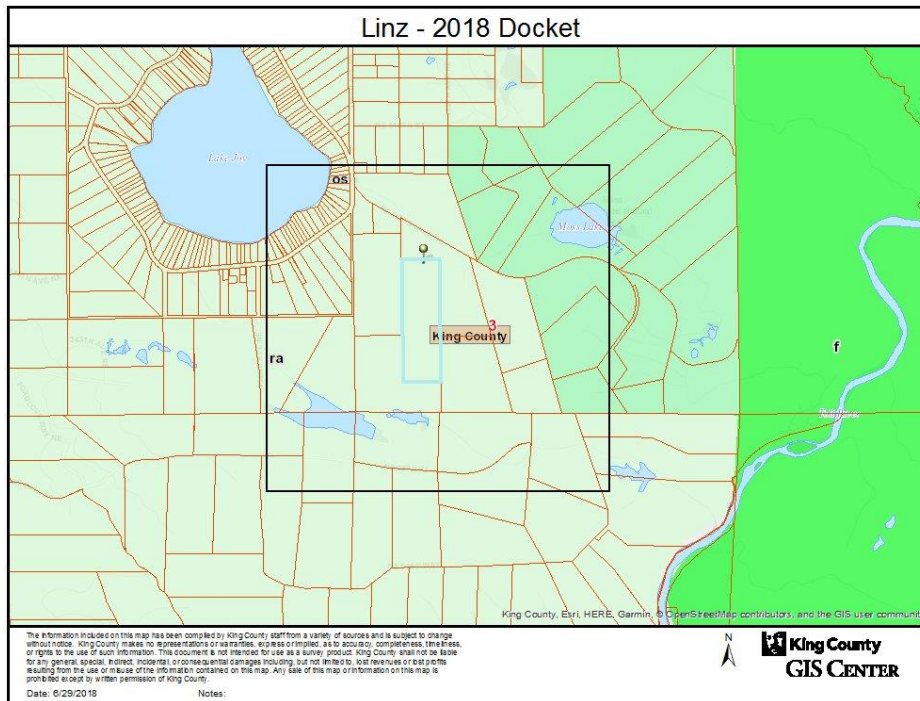


Docket Request # 1

Zoning:

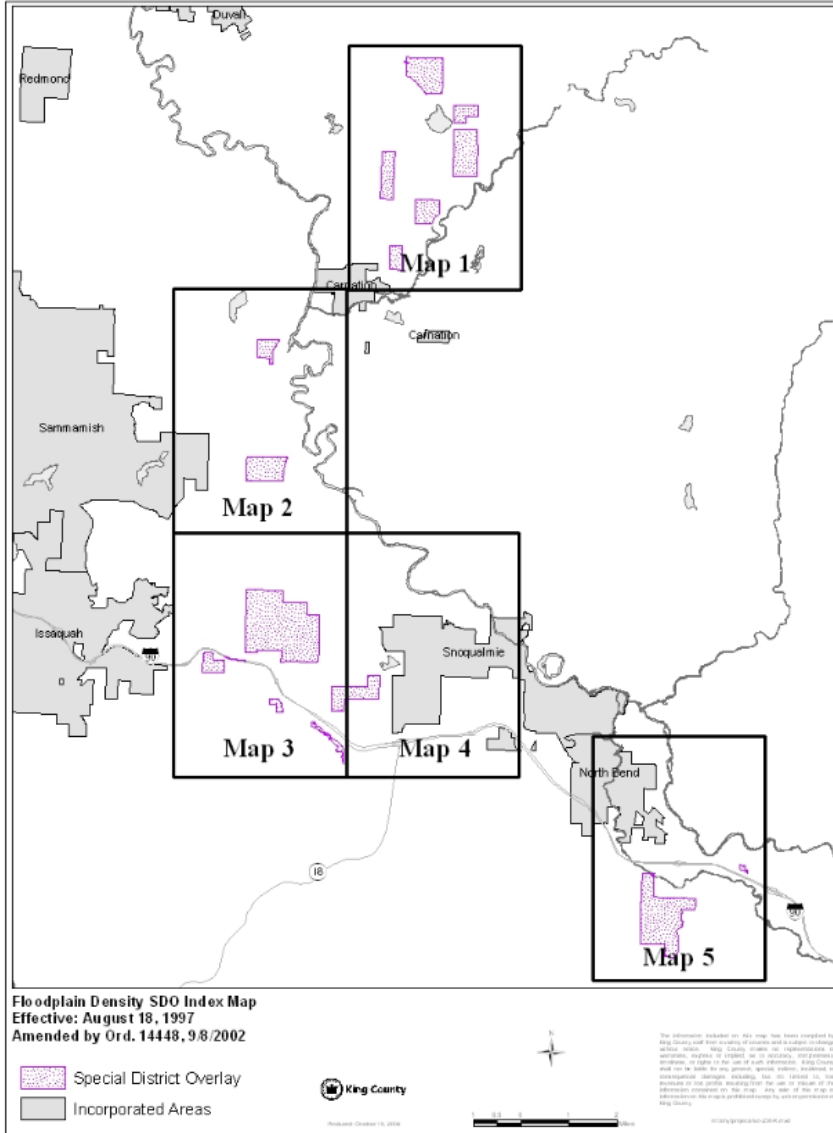


Land Use:



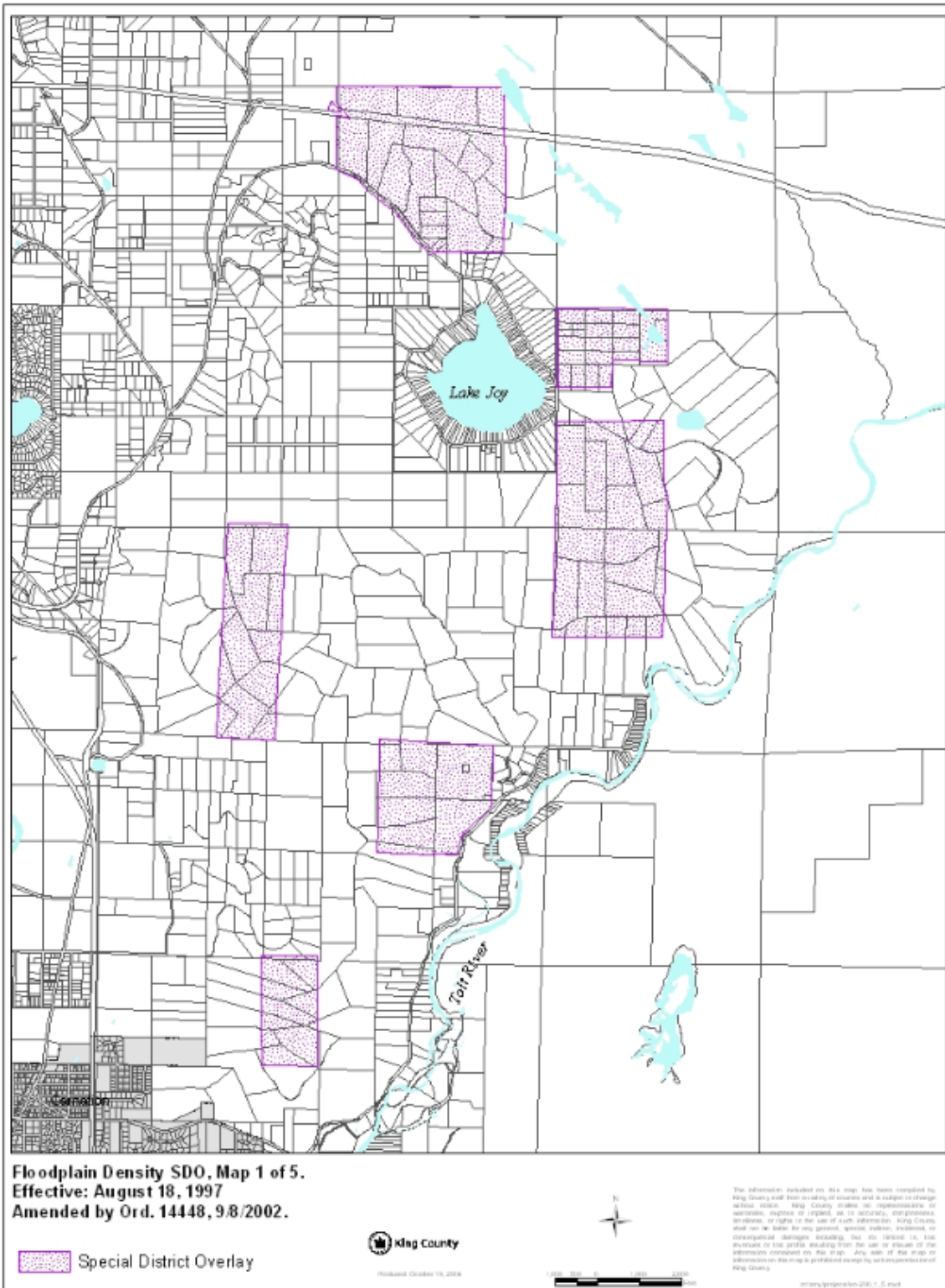
Docket Request # 1

Special District Overlay – All Parcels



Docket Request # 1

Special District Overlay – Map 1



Docket Request # 2

Name of Requestor(s): Warren Messer

Council District: 9

Summary Category:

Submitted Request

Move Rural/Urban red line so all of the property on one parcel, number 2122069092, is the same zoning. The subject property is split by the UGA boundary line. The intent is to make all of the property Residential 4 zoning, and continue as a single family property.

Address

21811 SE 248th Maple Valley, WA 98038-8582.

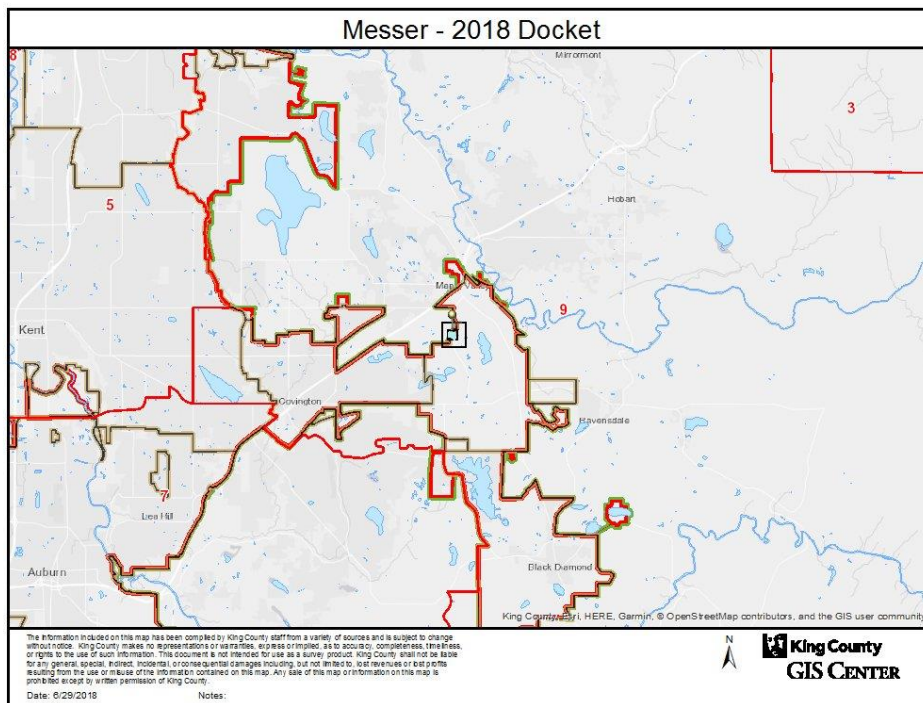
Parcel Identification Number 2122069092.

Submitted Background Information

The submitter notes that the change will not affect adjoining parcels, and there will be no change to the surrounding area.

Maps of Docket Area (parcels outlined in black)

Vicinity:



Docket Request # 3

Name of Requestor(s): Kevin Huber, Sky Ridge Developments

Council District: 2

Summary Category: Zoning Reclassification and Land Use Redesignation

Submitted Request

Change zoning on two "split zoning" parcels from Residential 8 (8 units per acre) / Residential 24 (24 units per acre) to just R-24. Change zoning on one adjacent and one nearby parcel to R-24. For all four parcels, the Comprehensive Plan land use designation would change from Urban Residential, Medium to Urban Residential, High.

Address

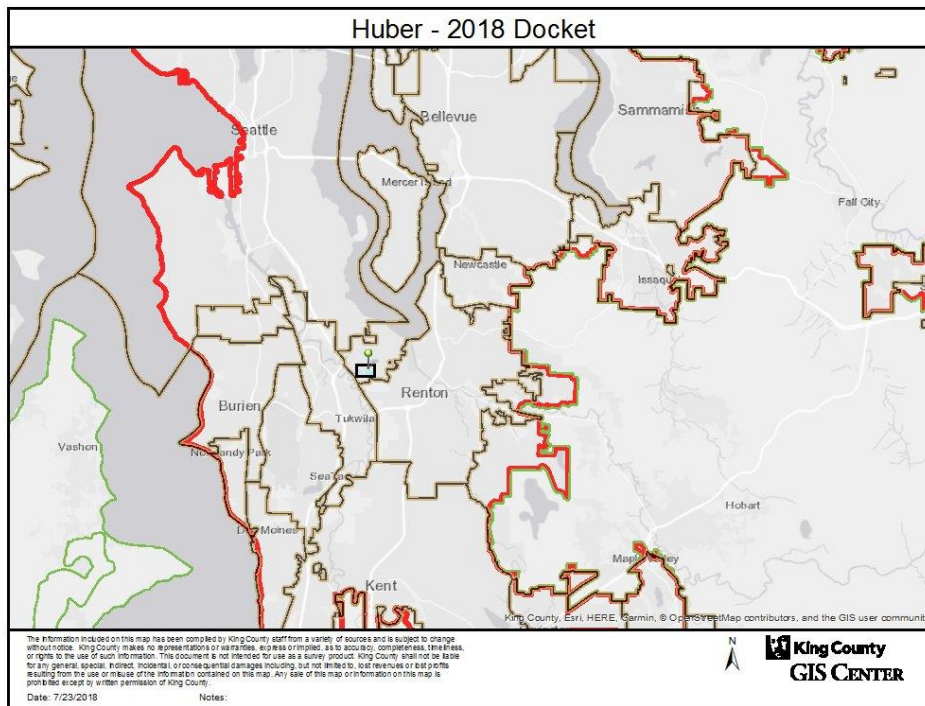
Four parcels – 1323049052, 13233049076, 1323049003, and 788720-0460. Combined, the properties are about 5.35 acres.

Submitted Background Information

The submitter notes that the nearby and adjacent properties are already R-24.

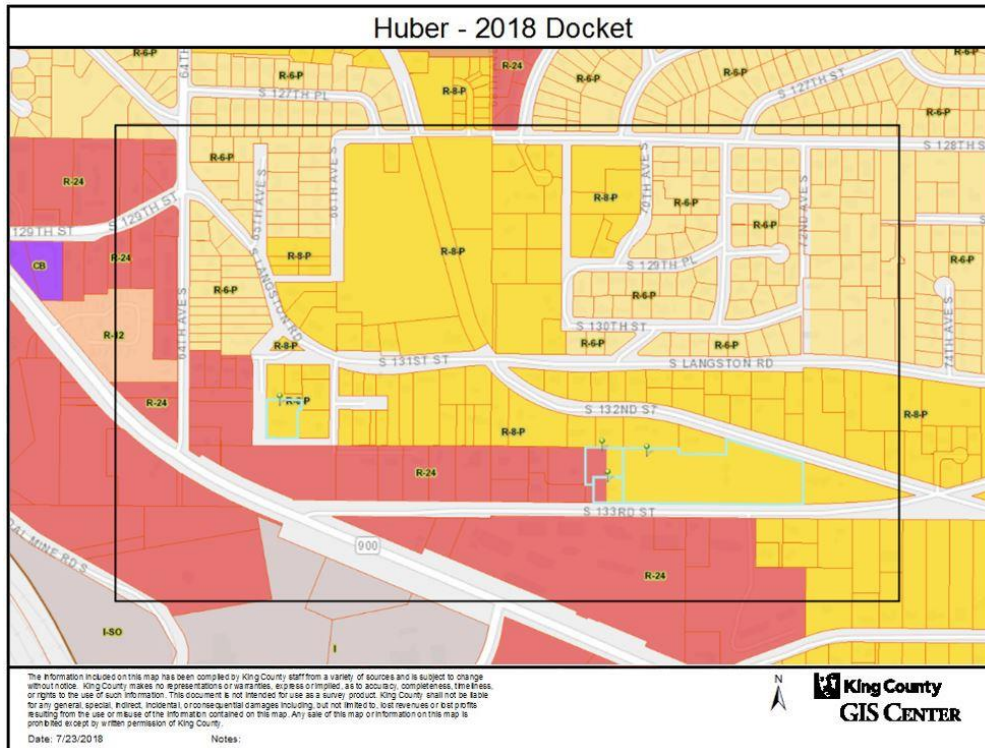
Maps of Docket Area (parcel denoted with pin)

Vicinity:

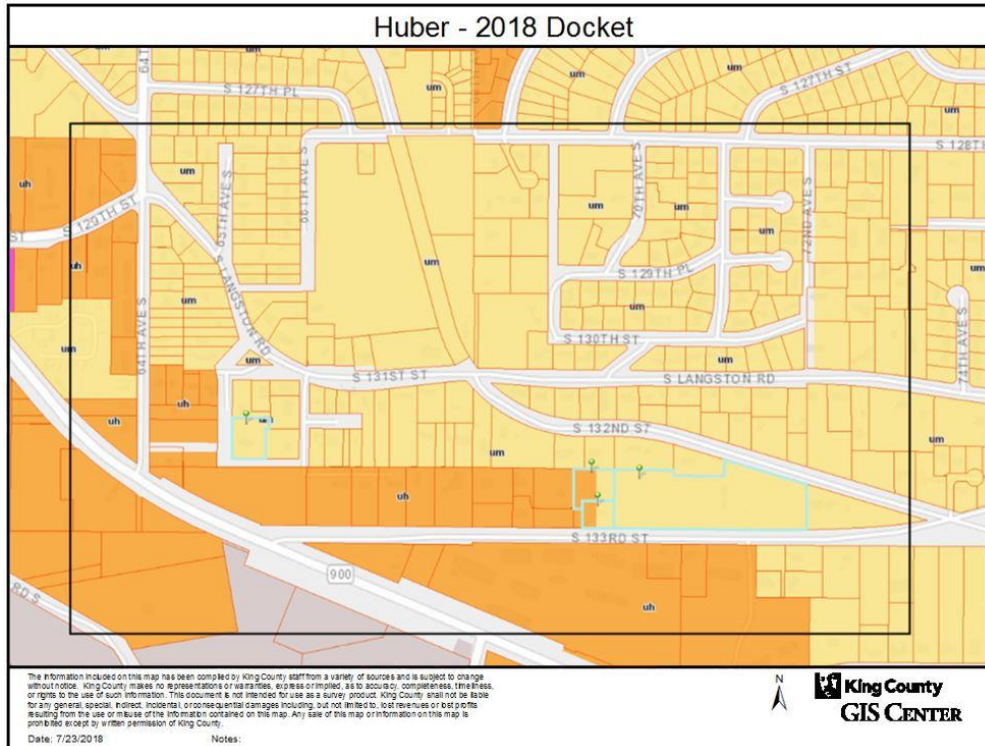


Docket Request # 3

Zoning:



Land Use:



Docket Request # 4

Name of Requestor(s): Michael and Linda Fletcher

Council District: 9

Summary Category: Zoning Reclassification

Submitted Request

Reclassify zoning on two parcels from NB (Neighborhood Business) to I (Industrial). The land use would remain Rural Area. Combined size is 3.54 acres.

The purpose for the request is to provide consistency with the actual land use activity (recycling center) that has been in operation for over 25 years. An industrial use (grandfathered) – a metal recycling facility. The use and zoning will be consistent with what is actually developed in the immediate vicinity and on these specific properties.

Address

18407 Renton-Maple Valley Highway, Maple Valley, WA 98038

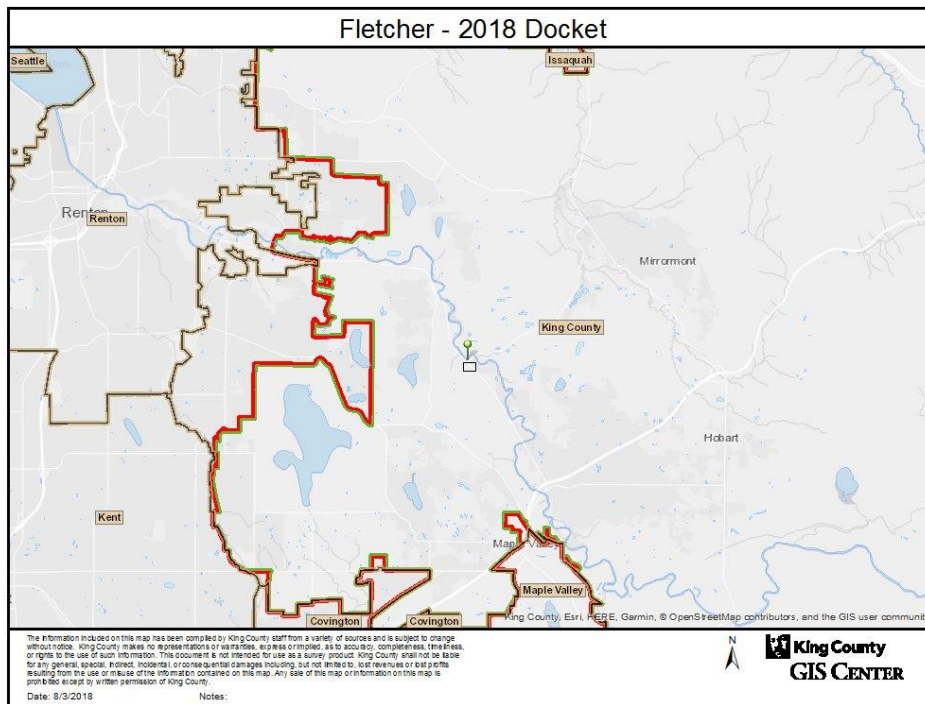
Parcel identification numbers 3223069052 and 3223069070

Submitted Background Information

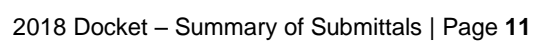
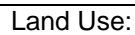
No affect- the adjoining properties to the south are also industrial zoned and current use on the subject parcels are already industrial uses.

Maps of Docket Area (parcel denoted with pin)

Vicinity:



Zoning:



Docket Request # 5

Name of Requestor(s): Paul Lawyer

Council District: 3

Summary Category: Variance Request

Submitted Request

Request to subdivide property to add additional single family home. Parcel size is 3.79 acres.

Address

13329 220th Court NE Woodinville, WA 98077

Parcel Identification Number 2126069096

Submitted Background Information

No impact to adjoining parcels. There are significant trees and greenery that provide significant privacy. The property is completely surrounded by large lots on a private road.

When sub-divided, the two lots would still be larger than most adjacent properties and those of surrounding neighborhoods (Lake of the Woods, Trilogy, Tuscany and Bear Creek). Property is located within private cul-de-sac and surrounded by other properties. The lot cannot be seen from public street. Provides significant tax revenue to King County without any change to neighborhood characteristics.

Requesting the ability to subdivide into two lots for single family homes.

1. Severe increase in property taxes make staying financially difficult. People should not be forced to sell their homes due to unsustainable property tax increases.
2. Property is 3.79 acres, which is much larger than adjacent properties.

Adjacent Lot	Acreage
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13414 218th Ave NE	1.05
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13506 218th Ave NE	1.18
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13610 218th Ave NE	1.15
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21817 NE 137th St	1.02
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21827 NE 137th St	1.00
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21909 NE 137th St	0.98
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21925 NE 137th St	1.01
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13321 220th Ct NE	2.87
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13307 220th Ct NE	0.99
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13328 220th Ct NE	2.06
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3. Area density has significantly increased with Redmond Ridge and Trilogy development. This is a dense residential area--not rural. Land set aside by developers for preservation was not buildable (slopes and wetlands).

4. Subdivided lot would still have 1 acre of property and provide added tax revenue for King County.

5. Property was subdivided previously and could have been broken into more buildable lots.

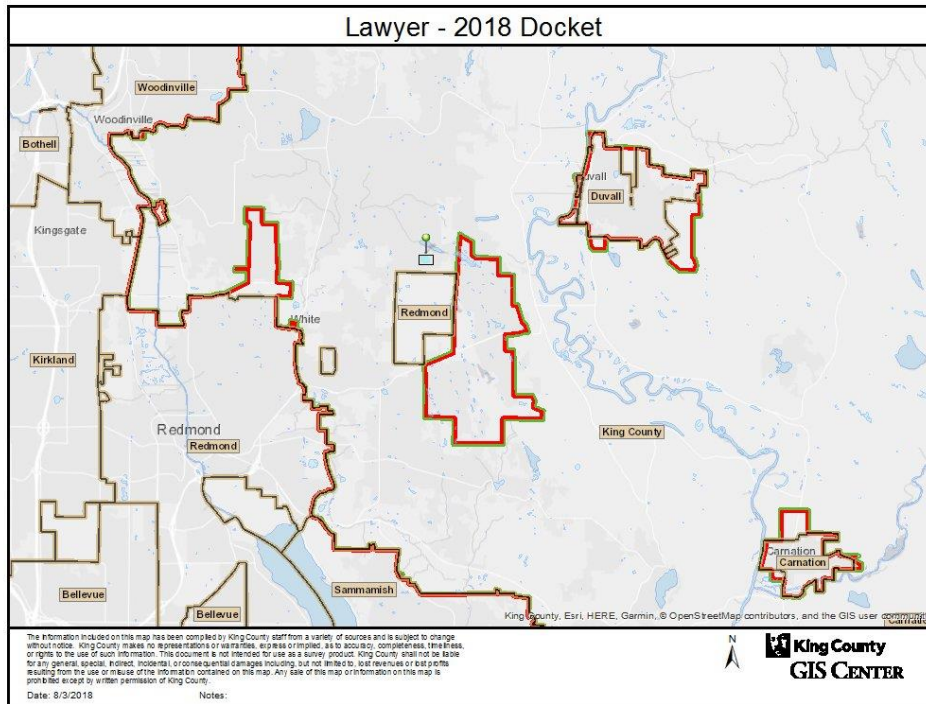
6. The purpose of the GMA was to preserve open spaces and farmland. This request does not interfere or contravene GMA in any way.

7. The property is located within walking distance to elementary school and shopping

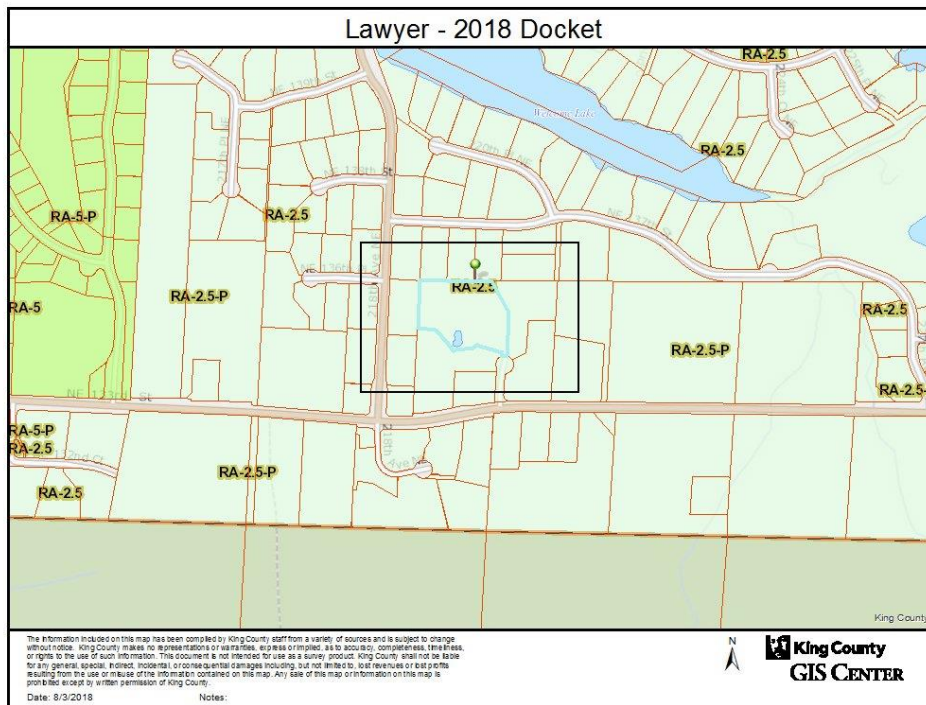
Docket Request # 5

Maps of Docket Area (parcel denoted with pin)

Vicinity:

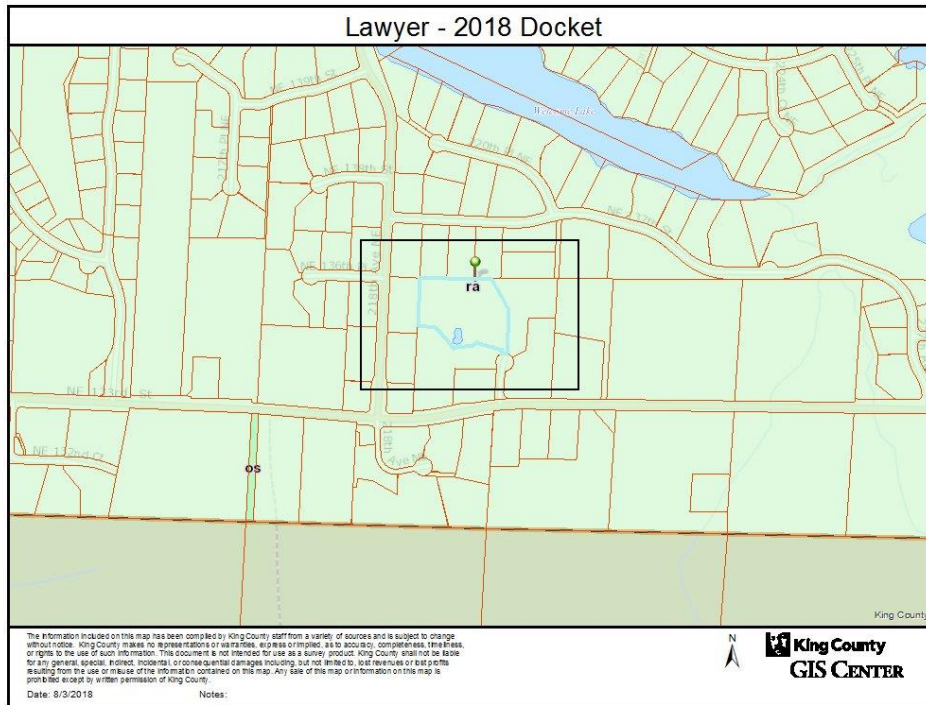


Zoning:



Docket Request # 5

Land Use:



III. FOR MORE INFORMATION

The purpose of the Docket Submittals Report is to provide notification regarding the proposals that have submitted. The report is posted shortly after the Docket deadline of June 30, and is therefore released prior to conducting an analysis of the request(s).

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