



King County

2013 Docket Report

King County Comprehensive Plan and Development Regulations

November 15, 2013

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 (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 county-sponsored public meetings where land use and development issues are being discussed. The docket is open continuously, and each June 30th the items registered in the previous twelve months are compiled into the docket report for release on December 1st to the King County Council.

2013 Issues

King County received two items for the docket that closed on June 30, 2013. The following is a summary of the major issues raised by those docket requests:

1. **Modify the conditions of a Special District Overlay for a geographically constrained site (two distinct parcels) within the Skyway/West Hill Community.** The site is approximately 4.5 acres and includes one 25,000 square foot structure and a large surface parking area that straddles the two parcels. The site is currently designated Community Business in the *Comprehensive Plan* and the docket request does not propose to change that designation. The property is zoned Community Business with a Special District Overlay (SDO) requirement for pedestrian-oriented development conditions. Because of the property's geographic constraints from major overhead power lines and their related easements, precluding the type of building and site requirements of the SDO, it is recommended that the SDO pedestrian-oriented development requirements be removed from this site and replaced with two "P" (property-specific) suffix conditions. The P-suffix conditions would retain the *Comprehensive Plan's* overall development vision of the site and its adjoining commercial area. This amendment has been proposed in previous years, including the 2012 docket. It is recommended for approval for the 2013 docket process.
2. **Modify the Urban Growth Boundary using King County's Four-to-One Program.** The proposal asks to extend the Urban Growth Boundary ("UGB") along the southeast border of the City of Maple Valley to include a 14-acre portion of a 71-acre parcel

currently designated Rural Residential in the *Comprehensive Plan*. The purpose of the Four-to-One program is to create an open space buffer between the urban area and the rural area. In exchange for the dedication of open space, the Four-to-One program allows additional residential density in the urban area. The Four-to-One Program allows 20% of a site to become Urban Residential provided it is offset with 80% of the site being set aside as permanent open space. The parcel directly abuts a developed, Urban Residential area to its north along the southeast border of the City of Maple Valley (south of the intersection of 288th Street and 238th Ave SE). The Four-to-One program allows limited extensions of the UGB along existing developed urbanized growth areas, in anticipation of the adjacent city ultimately annexing the newly created Urban-designated area. The City of Maple Valley has stated its intent to annex the area if the Four-to-One proposal is approved. This amendment has not been previously requested in prior year dockets. It is recommended for approval for the 2013 docket process.

Organization of Report

The King County Code requires a docket report to include an alphabetical list of the docketed items and a chart of the docketed items including a brief summary of the request, the 2013 Council District where the property is located, and the corresponding Executive recommendation. A copy of the Executive response letter is also attached as part of this report.

The summary table is also available on the King County Website at <http://www.kingcounty.gov/property/permits/codes/growth/CompPlan/amend/YearlyReport.aspx>

2013 Docket Alphabetical Index

Last Name	First Name	Council District	Docket #
Costich	Lawrence	2	1
Durkan	M. Jamie	9	2

2013 DOCKET SUMMARY

#	Docket Item	Council District	Background and Recommendation
1	Lawrence Costich	2	<p>Background: A proposal to amend the Special District Overlay conditions on a development site (two distinct parcels make up the site) within the Skyway/West Hill pedestrian-oriented Special District Overlay (SDO). The SDO requirements would mandate shallow building setbacks from the right-of-way and special, additional “pedestrian friendly” site and right-of-way improvements, in addition to access and rear-of-building parking conditions.</p> <p>The subject property is the site of a large retail shopping structure originally developed in the 1960s, which currently is occupied by a grocery store. The building is set to the rear of the site and fronted by a large area of surface parking that extends all the way to the right-of-way. If redevelopment were to occur, the site is complicated and constrained from meeting the SDO requirements because of the presence of major power lines and their related easements that cross over the parking lot and preclude the building and site requirements of the SDO. The applicant asks for removal of the SDO requirement, which would allow the commercial uses to be placed in the rear of the site with parking in front, as has been the traditional use of the site.</p> <p>Recommendation: Amend the SDO area to exclude the site that is the subject of this docket request (two distinct parcels) and replace the SDO conditions with two “P” (property specific) conditions as follows:</p> <ol style="list-style-type: none"> 1. Access improvements to the existing building shall be from Renton Avenue South and shall be designed to permit future commercial development adjacent to the sidewalk and between the sidewalk and the power line easement. 2. Occupation of the building shall be by an anchor full service grocery store. No new commercial development is permitted on this site prior to approval of the necessary permits for the grocery store.

#	Docket Item	Council District	Background and Recommendation
2	M. Jamie Durkan	9	<p>Background: A proposal to utilize the King County Four-to-One Program authorized under King County Code 20.18.170 and 180. The Program requires that in order to extend the UGB:</p> <ul style="list-style-type: none"> • a proposed site must set-aside 80% of its original total area for dedication to King County for public open space; and • the remaining 20% of the site which will become urban growth area shall be developed to an urban residential density (minimum of 4 units per acre). <p>The portion of the proposed site to be dedicated open space is adjacent to the Black Diamond Natural Area (owned by King County) and will add approximately 57 acres to permanent, passive open space. The portion of the proposed site to be redesignated Urban Residential abuts an existing Urban Residential development within the boundaries of the City of Maple Valley. The developed residential area will add approximately 14 acres and approximately 75 housing units to the Urban Growth Area, and will be annexed by Maple Valley prior to development.</p> <p>The City of Maple Valley has provided verbal and written support for the project and of their intent to process the development permits (platting and engineering), as well as annex the urbanized portion of the site in the near future if the Four-to-One proposal is approved by County Council.</p> <p>The Four-to-One Program requires a docket recommendation from the Executive, a formal application review process and a public hearing before the Hearing Examiner (HE). The HE shall make a formal report and recommendation to the County Council by January 15, 2014.</p> <p>Recommendation: Conditionally recommend the applicant's proposal for the 2013 docket based on its initial consistency with Comprehensive Plan Policies and King County Code criteria for the Four-to-One Program, and contingent upon on a successful application and affirmative recommendation from the Hearing Examiner on or about January 15th.</p>