



King County

2014 Docket Report

King County Comprehensive Plan and Development Regulations

November 14, 2014

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.

2014 Issues

King County received four items for the docket that closed on June 30, 2014. The following is a summary of the significant issues raised by those docket requests:

- 1. Remove the Special District Overlay (SO-230) from a single parcel, and revise the existing split zoning from RA-5(SO) / RA-10 to RA-5 / RA-10 (Allison Property).**

The site is approximately 20 acres in size and is currently undeveloped. The site is located on 302nd Ave SE near the Preston Exit. 302nd Ave SE runs parallel to I-90 on the southern side. The Preston Athletic Field is on the opposite side of I-90 to the north. The site has been given an erosion sensitive restrictive overlay (SO-230), but no delineation study has been performed. "SO-230 requires all "development" to be "clustered" outside of erosion-sensitive areas, and also limits density to "one home per 10 acres". A majority of the properties to the south, north, west and east have zoning designations of RA-5 and RA-10 with no special district overlay. The property owner is seeking to short plat the site into 3 parcels, and contends the SDO designation MAP OF 1997 is unclear, inaccurate and unduly restricts short platting and use of this forested, moderately-sloped acreage. The overlay SO-230 specifically concerns Floodplain Density. This property does not appear to be in an identified Floodplain, and no County documentation showing it to be of any special concern for downstream flooding. There appear to be no steep slopes identified on the property at this time.

It is recommended:

- 1) The applicant pursue a site-specific land use map amendment and zoning redesignation application with KC DPER and the KC Hearing Examiner; or

- 2) The County shall conduct an evaluation of the overlay to determine the appropriateness of the SO-230 overlay on the property (s) in question, and any subsequent site-specific map amendments and appropriate zoning redesignations may occur during the upcoming 2016 comprehensive plan update.

2. **Re-designate the future land use of a single parcel from Rural Residential to Urban Residential 4-12 (Meyer Property).** The site is a 27.45 acre parcel located at 23033 NE Redmond-Fall City Rd currently used for small warehouse-type storage. The site is not contiguous with the urban growth area (UGA) boundary. The nearest UGA is the City of Sammamish city limits lying approximately .5 mile to the south of the property. The property is separated by the Sammamish UGA by 2 large rectangular shaped properties zoned R-10. Both of those properties have partially identified environmental constraints included flood plains, wetlands and streams. The parcels are adjacent to the Evans Creek Preserve to the west. However, the parcel in question is located within a comprehensive plan identified rural neighborhood due to the existing presence of commercial services and activities between the intersections of 236th Ave NE and 228th Ave NE. This section of commercial activity in the rural area has been identified as the East Redmond Rural Neighborhood and includes warehouses, a school and a chain grocery store. The East Redmond rural neighborhood was the subject of a council adopted subarea plan in 2005. At that time, a handful of property owners of land within the designated rural neighborhood requested redesignation of their land from a residential to a commercial use. However, without adequate demonstration of the need for additional commercial land and potential infrastructure inconsistencies with the rural area character; the council adopted a subarea plan which did not alter any zoning designations.

The request at hand is to redesignate a rural residential area RA-5 to urban residential R-4 to 12. Per King County Comprehensive Plan policies and the King County zoning ordinance, a zoning designation of urban residential is only allowed within the urban growth area. The parcel is not within the urban growth area (nor contiguous with the urban growth area). Therefore this request is not recommended for approval for the 2014 docket process.

However, it is recommended a more thorough zoning analysis of this parcel and the East Redmond Rural Neighborhood Area parcels occur during the major comprehensive plan update for 2016 should property owners/community members wish to pursue redesignations

3. **Re-zoning from R-1-P to R-4 (Timmerman Property).** The site is located within a potential annexation area of the City of Sammamish, and is within the urban growth area. The City of Sammamish presently has the property potentially designated as R-1 in their urban growth area, but a substantial amount of similar properties in the surrounding area are zoned R-4. The City is evaluating the potential redesignation of the property in question from R-1 to R-4 in their upcoming major comprehensive plan update cycle beginning in 2015. The property owner has requested the County adopt the recommendation of the City's upcoming analysis of R-1 to R-4 if approved.

It is recommended the County adopt the City's upcoming analysis and recommended potential zoning within their potential annexation area. Due to the timeline of the city's

update, it is likely any County action would not occur until the 2016 cycle of the Comprehensive Plan update.

4. **Modify the Transportation Concurrency map to postpone recent amendments KC DOT Roads made 1) modifying the Level of Service standards for urban unincorporated areas, and 2) removing any urban unincorporated areas neighboring incorporated areas from King County travel sheds.** The requestor Mr. Thomas Carpenter asserts the King County Council TREE Committee was briefed on the amendments to the Transportation Concurrency Map, and other proposed changes. During those briefings Council staff reported the proposals are significant policy changes. The requestor contends that such changes made to the Transportation Concurrency Map of the Comprehensive Plan are appropriate only during the 4-year cycle. The concurrency map attachment to the KCCP was introduced by KC DOT outside that cycle.

It is recommended KC DPER and KC DOT staff evaluate the scope of the amendments proposed by KC DOT to the Transportation Concurrency Map by June 30, 2015. Any substantial/significant amendments shall be reintroduced to King County Council during the upcoming 4 year cycle of the Comprehensive Plan update in 2016.

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 2014 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>

2014 Docket Alphabetical Index

Last Name	First Name	Council District	Docket #
Allison	Robert	3	1
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2014 DOCKET SUMMARY

#	Docket Item	Council District	Background and Recommendation
1	Robert Allison	3	<p>Request and Background: Remove the Special District Overlay (SO-230) from a single parcel, and revise the existing split zoning from RA-5(SO) / RA-10 to RA-5 / RA-10. The site is approximately 20 acres in size and is currently undeveloped. The site is located on 302nd Ave SE near the Preston Exit. 302nd Ave SE runs parallel to I-90 on the southern side. The Preston Athletic Field is on the opposite side of I-90 to the north. The site has been given an erosion sensitive restrictive overlay (SO-230), but no delineation study has been performed. “SO-230 requires all "development" to be "clustered" outside of erosion-sensitive areas, and also limits density to "one home per 10 acres". A majority of the properties to the south, north, west and east have zoning designations of RA-5 and RA-10 with no special district overlay. The property owner is seeking to short plat the site into 3 parcels, and contends the SDO designation map of 1997 is unclear, inaccurate and unduly restricts short platting and use of this forested, moderately-sloped acreage. The overlay SO-230 specifically concerns Floodplain Density.</p> <p>Executive Recommendation:</p> <ol style="list-style-type: none"> 1) The applicant pursue a site-specific land use map amendment and zoning redesignation application with KC DPER and the KC Hearing Examiner; <u>OR</u> 2) The County conduct an evaluation of the overlay to determine the appropriateness of the SO-230 overlay on the property (s) in question, and any subsequent site-specific map amendments and appropriate zoning redesignations shall occur during the upcoming 2016 comprehensive plan update.

#	Docket Item	Council District	Background and Recommendation
2	Loren Meyer	3	<p>Request and Background: Re-designate the Comprehensive Plan land use designation and zoning designation of a single parcel from Rural Residential to Urban Residential 4-12. The site is located within a Comprehensive Plan identified Rural Neighborhood with existing commercial and higher-density rural residential uses. However, the site is not within a potential annexation area (PAA) or urban growth area (UGA), nor is it contiguous with a PAA or UGA. Policy of the Comprehensive Plan specifically states that a redesignation from rural to urban residential may only occur in an urban growth area.</p> <p>Executive Recommendation: The request is not recommended for approval for the 2014 docket process.</p> <p>However, it is recommended a more thorough zoning analysis of this parcel and the East Redmond Rural Neighborhood Area parcels occur during the major comprehensive plan update for 2016 should property owners/community members wish to pursue redesignations</p>

#	Docket Item	Council District	Background and Recommendation
3	Joel Timmerman	3	<p>Request and Background: Re-zone a single parcel from R-1-P to R-4. The site is located within a potential annexation area of the City of Sammamish, and is within the urban growth area. The City of Sammamish presently has the property potentially designated as R-1 in their urban growth area, but a substantial amount of similar properties in the surrounding area are zoned R-4. The City is evaluating the potential redesignation of the property in question from R-1 to R-4 in their upcoming major comprehensive plan update cycle beginning in 2015. The property owner has requested the County adopt the recommendation of the City's upcoming analysis of R-1 to R-4 if approved.</p> <p>Executive Recommendation: The County adopt the City's upcoming analysis and recommended potential zoning within their potential annexation area. Due to the timeline of the city's update, it is likely any County action would not occur until the 2016 cycle of the Comprehensive Plan update.</p>

#	Docket Item	Council District	Background and Recommendation
4	Thomas Carpenter	ALL	<p>Request and Background: Modify the Transportation Concurrency map to postpone recent amendments KC DOT Roads made 1) modifying the Level of Service standards for urban unincorporated areas, and 2) removing any urban unincorporated areas neighboring incorporated areas from King County travel sheds. The requestor Mr. Thomas Carpenter asserts the King County Council TREE Committee was briefed on the amendments to the Transportation Concurrency Map, and other proposed changes. During those briefings Council staff reported the proposals are significant policy changes. The requestor contends that such changes made to the Transportation Concurrency Map of the Comprehensive Plan are appropriate only during the 4-year cycle. The concurrency map attachment to the KCCP was introduced by KC DOT outside that cycle.</p> <p>Executive Recommendation: KC DPER and KC DOT staff evaluate the scope and magnitude of the amendments recently proposed by KC DOT to the Transportation Concurrency Map by June 30, 2015. Any substantial/significant amendments shall be reintroduced to King County Council during the upcoming 4-year cycle of the Comprehensive Plan update in 2016 for reconsideration.</p>