



2020 Docket Report
King County Comprehensive Plan
June 2020

I. About the Docket Process

The King County Docket was established in 1998 in accordance with Revised Code of Washington 36.70A.470 in order to provide an opportunity for residents of the County to register comments on the *King County Comprehensive Plan* and the associated development regulations. The Docket process, as adopted in King County Code 20.18.140, is available to the public to identify a deficiency (i.e., an absence of required or potentially desirable contents) or to propose changes to the Comprehensive Plan's policies, area-wide land use designations, development regulations, and site-specific land use and zoning. For Docket submittals that require a site-specific change in a land use designation or zoning classification, submitters may be referred to the appropriate process for requesting these changes.¹

The Docket process is open continuously and, once a year, the items registered in the previous twelve months are considered. Submittals are compiled into a **Docket Submittals Report**² that is made available via the Comprehensive Plan website and email list. Following this, Executive staff classifies whether each Docket is appropriate for the annual update (which allows primarily technical updates, corrections, and amendments that do not require substantive changes to policy language) or the four-year or eight-year updates (wherein all changes may be considered). This classification guides whether the Docket item could be included in the following year's Comprehensive Plan update.³

Following submittal and classification, the next phase includes analysis by County departments, outreach to the proponent, determining the appropriate mechanism for public engagement (dependent on the type and scale of the submittal), and coordination with relevant entities such as adjacent cities or special purpose districts, again dependent on the submittal.

On the last business day of April, the Executive transmits a **Docket Report** with analysis and recommendations to the County Council. Due to the COVID-19 pandemic, the transmittal in 2020 has been delayed by sixty days.

¹ King County Code 20.18.050 and 21A.44.060

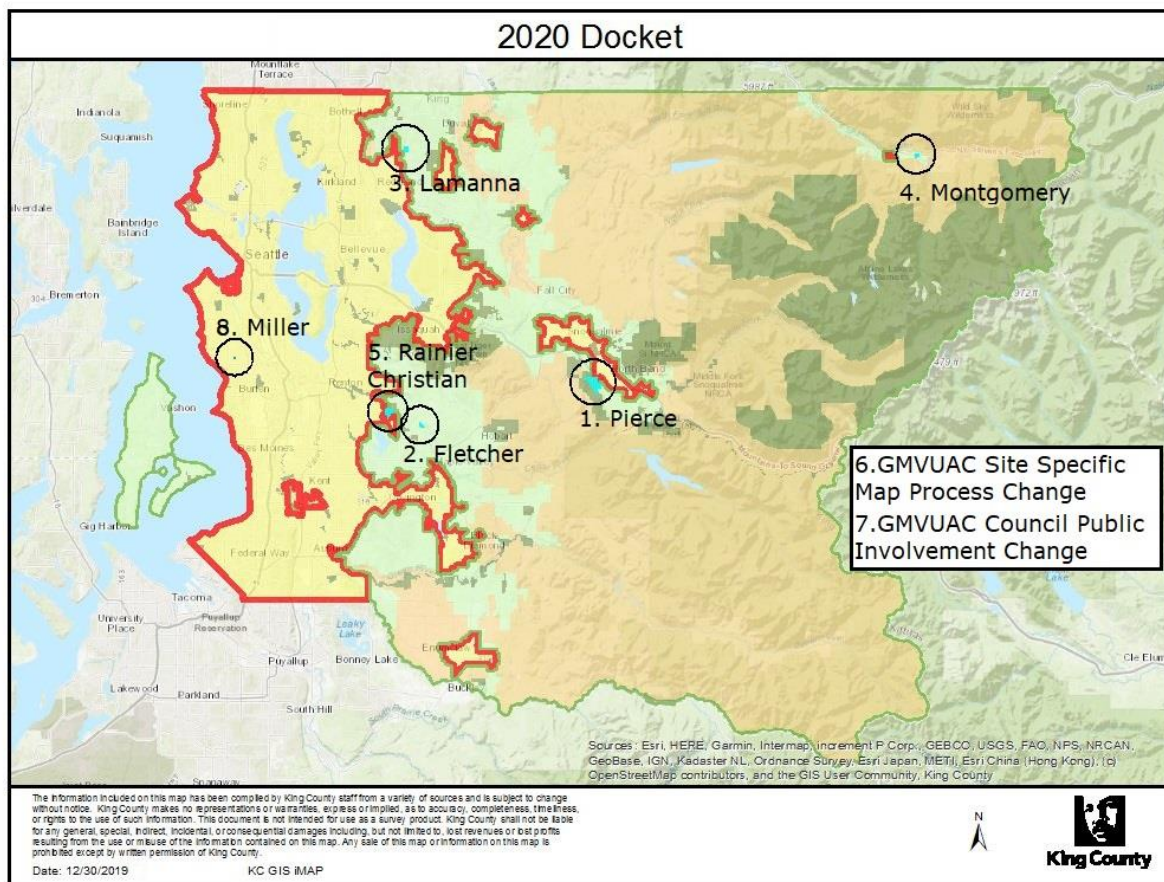
² Link to Docket webpage: <https://www.kingcounty.gov/depts/executive/performance-strategy-budget/regional-planning/king-county-comprehensive-plan/amend/docket.aspx>

³ King County Code 20.18.140 and 20.18.030

The Council then includes all submitters of Docket items in the mailing list for the relevant County Council meetings, and notifies them of any other opportunities for public testimony, as it considers the submittals. For Docket changes that are not recommended by the Executive, the proponent may petition the County Council during its legislative review process.

II. Summary of Submittals

King County received eight Docket submittals for consideration in the 2020 Docket process by the deadline of December 31, 2019. The complete set of submitted materials for the 2020 Docket process can be found in the 2020 Docket Submittals Report.⁴ The following map identifies the location of the 2020 Docket items.



III. Submittals and Recommendations

The following lists the Docket submitter(s), identifies the County Council district, and includes the Docket submittal. This is accompanied by discussion and analysis of the relevant issues including

⁴ Link to webpage: <https://www.kingcounty.gov/~media/depts/executive/performance-strategy-budget/regional-planning/Comprehensive-Plan/2020-Docket-Submittals-Report.aspx>

classification, background information, policy review, and concludes with an Executive recommendation.

Docket Item	Council District	Submittal, Background and Recommendation
1. Mr. & Mrs. Pierce	3	<p>Submittal: Request to use Four to One Program in order to change a portion of two parcels adjacent to the City of North Bend from Rural Area to Urban, and to permanently protect the remainder as King County owned open space. Parcel numbers are 1723089006 and 2607740120.</p> <p>Discussion: This is a request to amend the urban growth area boundary through use of the Four to One program. Four to One submittals are eligible to be considered in an annual update. The Four to One Program is a discretionary land use map amendment process. Information on the Four to One Program can be found at:</p> <p style="text-align: center;">https://www.kingcounty.gov/depts/executive/performance-strategy-budget/regional-planning/king-county-comprehensive-plan/amend/4to1.aspx</p> <p>One eligibility criteria is that the adjacent city agrees to add the new urban land that would be created into their Potential Annexation Area. In cases where the city is the provider of services, they would need to be supportive of providing urban services to serve the new urban development. Relevant provisions state the following:</p> <p style="padding-left: 40px;">20.18.170.D. states that proposals adjacent to incorporated area or potential annexation areas shall be referred to the affected city and special purpose districts for recommendations.</p> <p style="padding-left: 40px;">Countywide Planning Policy DP-17(g) requires an agreement between King County and the city or town that the area will be added to the city's Potential Annexation Area.</p> <p>The relevant city for this Four to One is North Bend, and the City provided a letter stating that it does not support this proposal (see attachment). The City has concerns regarding the impacts to environmentally sensitive areas of the site, impacts on nearby open space, the inability of the parcel to support urban levels of density, and concerns regarding the provision of water, sewer, emergency, and other services.</p> <p>Executive Recommendation: Based on these issues, this Docket request is not supported by the Executive.</p>

Docket Item	Council District	Submittal, Background and Recommendation
2. Mr. & Mrs. Fletcher	9	<p>Submittal: Request to change land use and zoning on two parcels on the Renton-Maple Valley Road near the Cedar Grove Natural Area from Neighborhood Business to Industrial. Parcel numbers are 3223069070 and 3223069052.</p> <p>Discussion: This is a request for land use and zoning change. This Docket request is identical to what was submitted by the property owner in 2018. That request was deemed not eligible for consideration in an annual amendment as it would require substantive updates to Comprehensive Plan policies. Additionally, the previous request was not supported for a number of reasons, and these are stated in the 2018 Docket Report, which can be viewed at:</p> <p style="text-align: center;">https://www.kingcounty.gov/~media/depts/executive/performance-strategy-budget/regional-planning/Comprehensive-Plan/2018_Docket_Report.ashx</p> <p>King County Code 20.18.050.K.1. states that a site-specific land use map amendment, which is what is requested in this Docket, may not be initiated unless at least three years have elapsed since Council adoption or review of the current designation for the property. Limited exceptions to this restriction, such as a change in circumstances, exist in code. The conditions on the subject parcel and the circumstances in the surrounding area have not materially changed since 2018.</p> <p>Executive Recommendation: Based on these issues, this request is not eligible to be considered until 2024, which is when the eight-year cycle update will occur.</p>
3. Peter Lamanna	3	<p>Submittal: Request to change speed limits from 35 to 25 mph on Bear Creek Road NE and NE 132nd Street between Avondale Road NE and NE 133rd Street to address traffic conditions, lack of law enforcement, and safety.</p> <p>Discussion: This is a request for a change to posted speed limits on a road segment in the Bear Creek area. While this request is eligible to be considered in an annual update, the Comprehensive Plan does not direct speed limits and therefore is not the appropriate mechanism for considering this change.</p> <p>That said, King County uses criteria based on the Washington State Model Traffic Ordinance (RCW 46.04; WAC 303-308), the King County Code, crash history, and the Manual on Uniform Traffic Control Devices (MUTCD) in the evaluation of posted speed limits. The MUTCD is a Federal Highway Administration document, which has been adopted by most public agencies and provides guidelines for traffic control devices and pavement markings.</p>

Docket Item	Council District	Submittal, Background and Recommendation
		<p>The locations in question were evaluated by the Road Services Division’s Traffic Engineering Section for changes to the posted speed limits using said criteria. As a result of the investigation it was determined a change to the existing posted speed limit was not justified.</p> <p>Executive Recommendation: Based on these citations, there are currently no plans to lower the speed limit.</p>
4. Mr. & Mrs. Montgomery	3	<p>Submittal: Request to change land use and zoning on one parcel outside of the City of Skykomish from Rural Area 2.5 to Urban Residential 12, in order to allow for a cluster village of small homes and Recreational Vehicle parking. Parcel number is 3026129019.</p> <p>Discussion: This Docket requests an urban area zoning designation on a Rural Area parcel; this is not allowed under the King County Comprehensive Plan or King County Code. Allowing this would require substantive changes to existing Comprehensive Plan policies and therefore this request is not eligible to be considered in an annual update. The following text addresses the substantive issues raised by this request.</p> <p>The subject parcel is zoned Rural Area 2.5, which is a designation established to recognize typically smaller parcel in the Rural Area that existed at the time the first Growth Management Act Comprehensive Plan was adopted by King County in 1994. The policies and text related to Rural Area 2.5 zoning are provided below.</p> <p>Although King County intends to retain low residential densities in the Rural Area, residential development has occurred in the past on a wide variety of lot sizes. Both existing homes on small lots and rural infill on vacant, small lots contribute to the variety of housing choices in the Rural Area. In some cases, however, rural-level facilities and services (e.g. on-site sewage disposal, individual water supply systems) may not permit development of the smallest vacant lots. Policy R-309 recognizes that some of the Rural Area has already been subdivided at a density greater than one lot per five acres (for example, parts of the shoreline of Vashon-Maury Island) when the original 1994 Comprehensive Plan was adopted, and applied a zoning category to <i>just those properties in existence at that time</i>. Zoning to implement policies R-306 through R-309 has been applied through subarea and local plans and area zoning maps. <i>(emphasis added)</i></p> <p>R-309 The RA-2.5 zone has generally been applied to Rural Areas with an existing pattern of lots below five</p>

Docket Item	Council District	Submittal, Background and Recommendation
		<p>acres in size that were created prior to the adoption of the 1994 Comprehensive Plan. These smaller lots may still be developed individually or combined, provided that applicable standards for sewage disposal, environmental protection, water supply, roads and rural fire protection can be met. A subdivision at a density of one home per 2.5 acres shall only be permitted through the Transfer of Development Rights from property in the designated Rural Forest Focus Areas. The site receiving the density must be approved as a Transfer of Development Rights receiving site in accordance with the King County Code. Properties on Vashon-Maury Island shall not be eligible as receiving sites.</p> <p>This policy reflects the designation of the RA-2.5 zone to the lots that existed prior to adoption of the 1994 Comprehensive Plan and it establishes guidance for how these lots are to be realized. Meaning, to realize the RA-2.5 density, the purchase of a transferable development right is required. Given the size of the parcel, it may be possible to add more than one unit and that would be clarified through discussions with the Department of Local Services – Permitting Division.</p> <p>Executive Recommendation: Rural Area 2.5 zoning is the densest Rural Area zoning classification, and the request to allow greater densities would not be consistent with the Comprehensive Plan. Among others, one inconsistency is that greater levels of density typically require public sewer system service and this is not allowed in the Rural Area, except in very limited exceptions. Based on this, this Docket request would not be supported by the Executive.</p> <p>Additional Information: Options other than what was requested may exist for this parcel. Under the RA-2.5 zoning designation, the property may have the potential to create one additional lot using a Transfer of Development Rights program. Also, one of the allowed uses under this zoning is for a Recreational Vehicle (RV) park, subject to approval of a Conditional Use Permit (CUP) and with the following conditions:</p> <p style="padding-left: 40px;">KCC21A.08.040: Recreational vehicle parks are subject to the following conditions and limitations:</p> <ol style="list-style-type: none"> a. The maximum length of stay of any vehicle shall not exceed one hundred eighty days during a three-hundred-sixty-five-day period; b. The minimum distance between recreational vehicle pads shall be no less than ten feet; and

Docket Item	Council District	Submittal, Background and Recommendation
		<p>c. Sewage shall be disposed in a system approved by the Seattle-King County health department.</p> <p>The definition of an RV park is as follows:</p> <p style="padding-left: 40px;">KCC21A.06.965 Recreational vehicle parks: the use of land upon which two or more recreational vehicle sites, including hook up facilities, are located for occupancy by the general public of recreational vehicles as temporary living quarters for recreation or vacation purposes. (Ord. 10870 § 233, 1993).</p> <p>Last, the subject parcel is within the landslide hazard area and at the time of a future proposed subdivision application, the Permitting Division can require an assessment of geological risk associated with landslide areas.</p>
5. Rainier Christian School	9	<p>Submittal: Request to use Four to One Program to change a portion of one parcel in the Fairwood unincorporated urban area from Rural Area to Urban, and to permanently protect the remainder as King County owned open space. Parcel number is 2523059086.</p> <p>Discussion: This is a request to amend the urban growth area boundary through use of the Four to One program. Four to One submittals are eligible to be considered in an annual update.</p> <p>The Four to One Program is a discretionary land use map amendment process. The core purpose of the program is to create a continuous band of open space alongside the 1994 urban growth area boundary. This core purpose has existed since the creation of the program in 1994. To support this core purpose, the Four to One Program has not approved a Four to One proposal directly adjacent to the new urban area created by a previous Four to One. This avoids a domino effect of urban growth area expansions.</p> <p>Directly adjacent to the proposed site for this Four to One proposal is the Glacier Ridge/McGarvey Park Four to One project, which was approved in 1994 and resulted in approximately 100 new acres of urban area. This urban area remains unincorporated today. The Four to One proposal in the 2020 Docket would further extend the new urban land that was created with the previous Four to One. This is not consistent with the core purpose of the program, and could establish a precedent antithetical the program's desired outcomes. This area was considered for redesignation to urban in 2004 and 2012 and, in both cases, was denied.</p> <p>In addition, there may be site challenges that would preclude urban levels of development. The parcel was formerly used by the United States Department of Defense as a missile base. The full record of cleanup of the site is not available to the County and there is a risk that contamination</p>

Docket Item	Council District	Submittal, Background and Recommendation
		<p>may still exist. The site was transferred to the United States Department of Education, and there are records that a covenant may exist that precludes use for anything other than educational purposes.</p> <p>Executive Recommendation: Based on these factors, this Four to One is not supported by the Executive.</p>
6. Greater Maple Valley Unincorporated Area Council	9 & 3	<p>Submittal: Request for procedural change to require the King County Council to prepare and publish responses to the public comments that it receives on the King County Executive's Executive Recommended Comprehensive Plan updates.</p> <p>Discussion: This request is for a procedural change that would not necessarily require a change to policies and is therefore eligible for consideration in an annual update. The Executive and Legislative branch work to meet the Growth Management Act goals for early and continuous public engagement. Documentation of the update process is provided with every major update in an appendix that is entitled <i>Summary of Public Outreach for the Development of the King County Comprehensive Plan Update</i>. This appendix lists dates of meetings, groups involved or consulted, and estimates of overall involvement.</p> <p>Since 2012, the Executive has supplemented this appendix with a companion document that shows outreach materials such as postcards or e-newsletters, mailings, meeting summaries, and this includes the full set of written comments along with written responses.</p> <p>The Council process is legislative, and there is a permanent record of each meeting when the Comprehensive Plan is discussed, including agendas and minutes, with oral and written comments. There is also a video of each meeting that includes presentations, public testimony, and Council discussions.</p> <p>Executive Recommendation: The Executive branch and the Legislative branch each manage their own portion of Comprehensive Plan update process. It will be for the Council to decide if this request is supported during its stages of the process.</p>
7A. Greater Maple Valley Unincorporated Area Council	9 & 3	<p>Submittal: Request for procedural changes to require Site-Specific Land Use Map Amendments be reviewed through the Type 4 Quasi-Judicial Hearing Examiner process, and not be allowed to be considered legislatively through the Comprehensive Plan process. As part of this, require that land use and zoning changes that affect the same parcel be considered together, rather than bifurcated with zoning going through the hearing examiner process and land use going through the Comprehensive Plan process.</p>

Docket Item	Council District	Submittal, Background and Recommendation
		<p>Discussion: This request is for a procedural change that would not necessarily require a change to policies and is therefore eligible for consideration in an annual update. Under the Growth Management Act, land use decisions are legislative actions. In King County, changes to land use designations are exclusively legislative decisions that are enacted through updates to the Comprehensive Plan's Land Use Map. Portions of the land use process, such as zoning reclassifications, may be delegated to administrative processes, but even these are ultimately brought to the County Council for legislative action.</p> <p>As noted in King County Code Title <i>20.20.20 Classifications of Land Use Decision Processes</i>, land use permit decisions are classified into four types, based on who makes the decision, whether public notice is required, whether a public hearing is required before a decision is made, and whether administrative appeals are provided. Type 4 decisions are quasi-judicial decisions made by the County Council based on the record established by the hearing examiner.</p> <p>Given this, it appears that the request is to require hearing examiner review of all land use changes prior to Council action. This approach raises issues. The hearing examiner's purpose, as defined in King County Code 20.22.020, is to consider and apply adopted county policies and regulations. The hearing examiner is required to separate the application of regulatory controls from the legislative planning process. Hearing examiner decisions are to be based on adopted King County codes and policies, state statutes, regulations, and appellate court decisions. An example of this role is described in King County Code 20.22.150, wherein the examiner issues a recommendation regarding an application for a zone reclassification of property and the recommendation is based on the Comprehensive Plan, subarea plans, subarea studies, or area zoning studies. This makes clear that the hearing examiner ensures fair application of adopted provisions, not the creation of new provisions.</p> <p>Given that planning and comprehensive planning processes by their nature involve making discretionary decisions to potentially alter adopted codes and policies (while of course guided by state statutes and regulations), requiring the hearing examiner to make these types of discretionary recommendations appears inconsistent with their defined role. Further, the typical planning process is for the Executive branch to manage the planning function, develop, and transmit planning recommendations to Council for their consideration, refinement, and adoption.</p> <p>Executive Recommendation: Based on these factors, this request is not supported.</p>

Docket Item	Council District	Submittal, Background and Recommendation
7B. Greater Maple Valley Unincorporated Area Council	9 & 3	<p>Submittal: Request for procedural changes to expressly provide that site-specific land use proposals cannot be added as a last minute amendment by the King County Council during its consideration of a Comprehensive Plan update.</p> <p>Executive Recommendation: As noted previously, the Executive branch and the Legislative branch each manage their own portion of Comprehensive Plan update process. Council will decide if this request is supported during its stages of the process.</p>
8. Richard Miller	8	<p>Submittal: Request to change land use and zoning on one parcel in the North Highline Unincorporated Urban Area from Urban Residential Medium to Urban Planned Development, and from R-8 (8 units per acre) to R-48 (48 units per acre) zoning. Parcel number is 0623049298.</p> <p>Discussion: This request relates to the North Highline urban unincorporated area, which is currently undergoing a subarea land use planning process. Additionally, the parcel is directly adjacent to a parcel that is being considered for a substantial upzone that is part of the Comprehensive Plan 2020 update. Links to both of these are as follows:</p> <p style="padding-left: 40px;">North Highline Subarea Planning: https://www.kingcounty.gov/depts/local-services/permits/planning-regulations/community-service-area-land-use-subarea-plans/north-highline.aspx</p> <p style="padding-left: 40px;">2020 Update – Area Studies (see Area Study 3): https://www.kingcounty.gov/~media/depts/executive/performance-strategy-budget/regional-planning/2020-Comprehensive-Plan-Update/2020-Exec-Recommended-Plan/Area_LandUse_Zoning_Studies-2020Update.ashx</p> <p>Executive Recommendation: Given the land use focus of the subarea planning process, and the intent to look at zoning, land use, property-specific development conditions, and special district overlays in each of the subareas, the Executive recommends that this request be considered within the subarea planning process and this change is not recommended until such process occurs.</p>

IV. For More Information

For questions regarding this report, please contact Ivan Miller, Comprehensive Planning Manager, at 206-263-8297, or ivan.miller@kingcounty.gov.

V. Public Comments on 2020 Docket Submittals

The following public comments were submitted on the Docket Submittals following the release of the 2020 Docket Submittals Report.

- Letter from City of North Bend

VI. Attachments

The King County Code requires that the transmittal of the Docket Report to the County Council shall include copies of the docket requests and supporting materials submitted by the proponents and copies of the executive response that was issued to the proponents. Compliance with this is met through inclusion of the following two attachments:

- A. Public Comments
- B. Docket Submittals Report, January 2020

Supporting Materials for 2020 Docket Report

King County Comprehensive Plan

June 2020

2020 Docket Report
King County Comprehensive Plan
June 2020

Public Comment

1. Letter from City of North Bend
2. Comments from Greater Maple Valley Unincorporated Area Council on Docket items 4 (Fletcher) and 5 (Rainier Christian School)

January 10, 2020



Ivan Miller
Comprehensive Planning Manager
King County Executive's Office of Performance Strategy and Budget

RE: King County 2020 Docket for Mr. and Mrs. Pierce

Ivan,

It was great to talk on the phone January 9, 2020 with you. The City of North Bend (City) was notified January 3, 2020 that a docket was submitted to King County adjacent to the City and outside the City's Urban Growth Area (UGA). The request is to use the Four-to-One Program to change a portion of two parcels adjacent to the City from Rural Area to Urban, and to permanently protect the remainder as King County owned open space. The Tax ID numbers are 1723089006 and 2607740120. The City has several concerns and constraints identified below. The Pierce docket is not supported by the City because of the number of unsurmountable issues and additionally the proposal does not appear to meet the provisions outlined in the Four-to-One program.

There are numerous concerns with proposing clustered development (of potentially 40 homes) adjacent to the Forester Woods neighborhood:

1. The project area is identified on City of North Bend Critical Area Ordinance Figures 3 and 5 (which uses King County GIS data) as having extensive Debris Flow Hazard and Five (5) Type F streams with 115' buffers on both sides. According to the Streams map alone the area proposed for urban density is almost entirely within Type F Stream buffers.
2. The City's Waste Water Treatment Plant does not have capacity for more residential growth for at least 3 years or more while improvements are made. The City supports consistency with the Growth Management Act (GMA) by not extending public sewer outside the Urban Growth Boundary.
3. The City has many concerns with our ability to supply mitigation water and must limit service to existing properties within the City before annexing or extending water service beyond our corporate limits.
4. This property is not only located outside City Limits, it is also outside the City's UGA. The City has existing UGA areas with no immediate plans or desire for annexation at this time. The City's UGA identified by the State and adopted in 1994 has not changed and the City supports expanding our existing UGA prior to any increase in the UGA.
5. Viewshed impacts with further residential development towards existing open spaces would be a concern to the City and likely the Mountains to Sound Greenway Trust. The City, Si View Metropolitan Park District, King County and the Trust For Public Land purchased nearly 32 acres of land slated for development nearby for development of Tennant Trailhead Park.

These parcels include 0823089049, -018 and -014. The City is proud of the continuous public ownership that connects North Bend to Rattlesnake Mountain.

6. The State's Boundary Review Board would have to approve expansion of the City UGA. This area has never been considered by the City as a desirable area for UGA expansion. This proposal is likely inconsistent with many goals and policies of the City (and County) Comprehensive Plans and Policies, including City Policy LU- 1.3 to locate residential land uses in environmentally unconstrained areas and City Policy LU- 9.6 which supports annexation only within identified UGA areas. The City's Comprehensive Plan Goal 8 and Policies calls for protection for people and property from the risks and negative effects of unstable slopes and landslide areas and Policy 8.4 calls for the City to work with the County to restrict development in landslide hazard areas and their flow paths.
7. If pre-annexation zoning were applied, The City would likely assign CLDR (constrained low density residential 2 units per acre zoning) and with the numerous environmental constraints development at that density is unlikely. This appears to go directly against the King County Four to One Criteria which states that new urban land shall have a minimum density of 4- dwelling units per acre and be served directly and sufficiently free of environmental constraints in order to allow urban densities.

Thank you for consideration of our comments. Please keep us informed as this goes through King County review.



Rob McFarland, Mayor
City of North Bend
(425) 888-7625
RMcFarland@northbendwa.gov

Cc: Mark Rigos, P.E. Public Works Director/Interim City Administrator
David Miller, CED Director, City
Jamie Burrell, Senior Planner, City

**2020 Docket Items to the KCCP
Comments**

D.I. Request #2—Fletcher (past Metal Recycling Facility at 18407 Renton-Maple Valley Rd [SR-169], just south of the Cedar Grove Rd intersection)

This is a *re-submittal* of a 2018 request. However, in this case, the requester specifically asks for: *“the opportunity to sit down with the councilman and staff to discuss the merits of this request.”* The GMVUAC submitted formal comments to King County on the original 2018 D.I. Request recommending it be rejected (see attached).

The 2020 D.I. Request remains the same as that rejected by the County in 2018: change zoning from Neighborhood Business (NB) to Industrial (I). The site has been cleared of much of its past business and possibly in anticipation of a zoning change or to be sold? Clearly, a zoning change could greatly increase the value of the property.

It is our understanding that a *“site-specific”* amendment needs to wait a total of three years before re-submittal. The original submittal was less than two years ago in 2018.

We completely support the Executive’s excellent rationale for recommending rejection of this request in 2018.

We request the Executive to recommend this D.I. Request, again, be firmly rejected.

“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.”

INTRODUCTION

The D.I. states the site’s existing business is an “*industrial use*” that is “*grandfathered*.” The D.I. request is to rezone the site from Neighborhood Business (NB) to Industrial (I). If the existing “*metal recycling*” business is indeed “*grandfathered*,” then no change in zoning is necessary.

Of critical concern is that should the site be rezoned, the *next* owner could propose a *different* industrial use (much like the proposed Asphalt Facility on a parcel along SR-169, which was the subject of a successful rezoning request through the D.I. process). [Note; The site in question was not evaluated earlier this year in KC DPER’s *Cedar River Sites Industrial Moratorium (CRSIM) Study* as part of the KC Council’s Asphalt Facility discussions, because it was not zoned “*Industrial*.”]

BACKGROUND

The D.I. specifically refers to the adjoining site to the south and its “*I*” zoning as justification for the site in question to be rezoned to “*I*”. Attached is the final Zoning and Subdivision Examiner’s Decision and the BALD Report 124-88-R— (Note: The Building and Land Development Division is the predecessor to present-day DPER), which supported the 1989 rezone of the adjoining site to “*I-P*” (“*I*” zoned, but with a *P-suffix*—which imposed express limitations on future use).

The “*I-P*” zoning for the adjacent site was adopted by the KC Council as Ordinance 8865 and incorporated into subsequent Comprehensive Plans (and *Tahoma-Raven Heights Subarea Plan* by Ordinance 12824 in 1997). The uses of that “*I-P*” zoned site are limited to those allowed in the Regional Business (RB) zone and “*vehicle interior refurbishing and re-upholstering*.”

DISCUSSION

The 1989 rezone was *unique* and cannot, and should not, constitute grounds for rezoning the site in question from “*NB*” to a general “*I*” without any *P-suffix* to substantially limit its future use. The attached BALD Report gives an extensive history of this area and land uses that existed in that vicinity for many years. D.I. #4’s assertion that a “*rezone of their property to ‘I’ - Industrial would be consistent with the zoning and use of the property to the south*” simply is not accurate.

We remain highly skeptical and very concerned that a rezone to a generic “*I*” could result in another debacle, as has been encountered with the proposed Asphalt Facility on a parcel along SR-169. As with the former rezone of that parcel to simply a generic “*I*”, rezoning of the site to allow lawful continuation of an *existing nonconforming use* has severe and, perhaps, unintended consequences, where such rezone is not limited in scope to allow only that particular existing use and any other uses that are in fact consistent with such existing use. In fact, since the existing business can continue under *existing* zoning, no rezone is necessary.

Finally, any proposed site-specific rezone (e.g., from “*NB*” to “*I*”) *inconsistent* with the KC Comprehensive Plan (KCCP) must be considered and resolved **first** through a Hearing Examiner following a public hearing (KCC 20.20.020(E) and KCC 20.22). Annual amendments to the KCCP are deemed *legislative*; whereas, a site-specific rezone is *quasi-judicial* and must be reviewed as a Type 4 permit application. Clearly, an annual D.I. request should not be part of any *bifurcated* process (i.e., KC Council amends zoning designation, refers it to Hearing Examiner, who, sends recommendation back to KC Council for a final decision).

RECOMMENDATION

D.I. #4 should be denied.

Attachment: Final Zoning and Subdivision Examiner’s Decision and the BALD Report 124-88-R, 1989.

2020 Docket Items to the KCCP Comments

D.I. Request #5—Rainier Christian School (just NW of Lk Desire in an unincorporated Urban area)

This property is directly adjacent to the GMVUAC's western border. The request is to use the 4:1 program to take the ~34.5-ac, RA-2.5 zoned site and adopt urban-designated development of R-6 (6 DUs/ac) over 20% of the site (~7 ac), thereby creating ~41 lots.

Our biggest issue is this entails extending sewer lines from the Urban Growth Area into the Rural Area to serve the projected ~41 home sites. Although the requester states there is an existing sewer line that extends through the site to serve the existing school, that line should be tightlined (as specified in the King County School Siting Task Force which convened in 2011-2012—GMVUAC member, Peter Rimbos, served on the Task Force). We expect the requestor cannot achieve the density that would accompany the requested R-6 zoning with septic systems and, thus, needs extension of sewer lines. Extending sewer lines in to the Rural Area would violate *County-Wide Planning Policy (CPP) DP-17c* [*“Can be efficiently provided with urban services and does not require supportive facilities located in the Rural Area”*].

One of the GMVUAC's bedrock principles is to *“Keep the Rural Area rural”* and one very strong way to do that is to not extend sewer lines into the Rural Area. King County policy agrees with this and it was a heavy determinator during the School Siting Task Force deliberations and recommendations.

In addition, a direct access road is required to be extended from the from the Urban Growth Area. The only existing road (174th Ave SE) to serve the school enters from the southeast, all in the Rural Area, from Lake Desire Dr.

Finally, the City of Renton would have to designate this area as part of its Potential Annexation Areas (PAAs), according to *CPP DP-17g* [*“Is subject to an agreement between King County and the city or town adjacent to the area that the area will be added to the city's Potential Annexation Area. Upon ratification of the amendment, the Countywide Planning Policies will reflect both the Urban Growth Area change and Potential Annexation Area change.”*]. The City of Renton already has several designated PAAs. One of which lies directly adjacent to the west of this area. For many years the City has chosen *not* to annex any of these PAAs, nor do we expect it would do so here, even if the city designated it as a PAA, thus defeating the purpose of requiring the sub sect of the 4:1 to be part of a designated PAA.

We request the Executive to recommend this D.I. Request be rejected, in part, due to the need for sewer line extensions into the Rural Area and the strong possibilities that the City of Renton, although it might designate it as part of its many PAAs, would have no real intention of annexing it in the future.

2020 Docket Report
King County Comprehensive Plan
June 2020

Attachment

B 2020 Docket Submittals Report



2020 Docket Submittals Report

King County Comprehensive Plan
January 2020

I. BACKGROUND

The King County Docket was established in 1998 in accordance with Revised Code of Washington 36.70A.470, and codified at King County Code 20.18.140. The Docket provides an opportunity for the public to register comments on the *King County Comprehensive Plan* and the 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 County website and at several county departments. The docket is open continuously with a deadline of December 31 for submitting docketed comments for consideration in the Comprehensive Plan update process. By the last business day of April, a Docket Report with executive responses and recommendations is released.

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 regarding the issues that the County is being asked to consider.

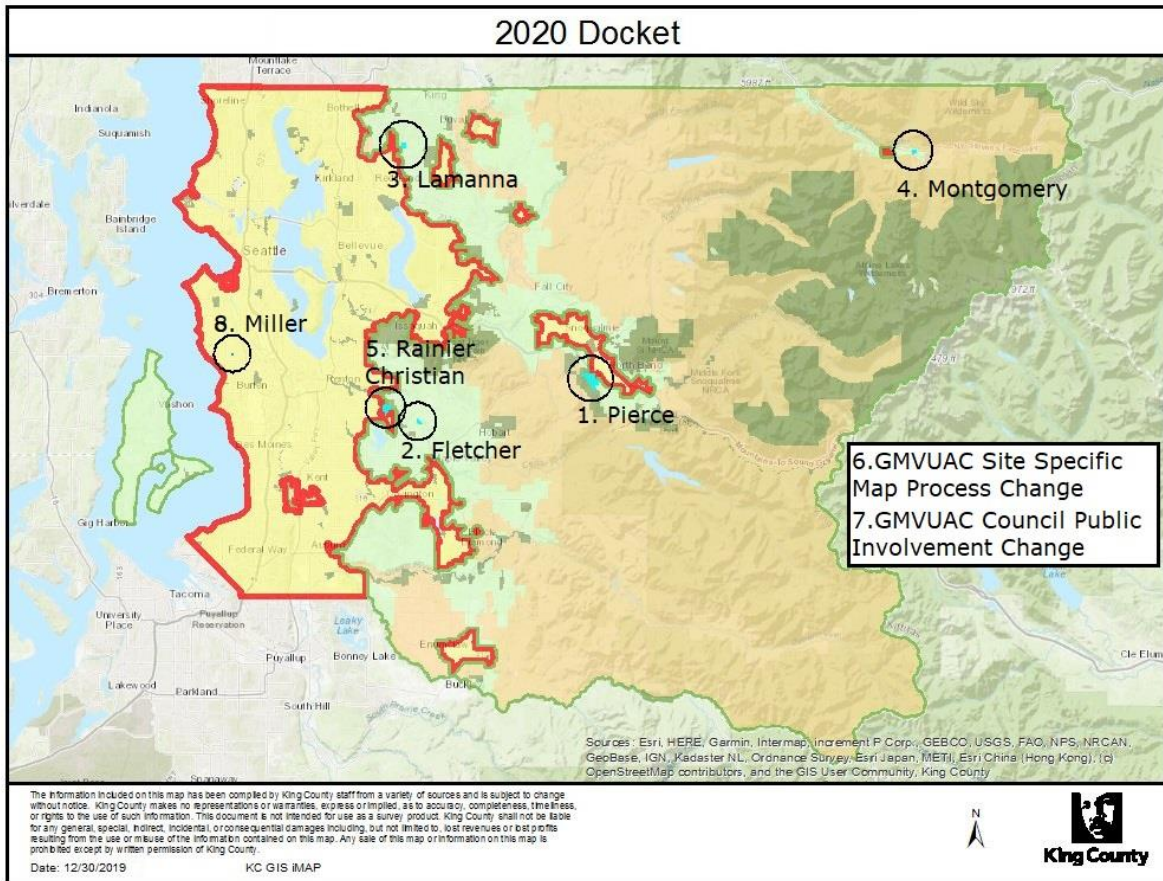
II. OVERVIEW OF SUBMITTALS

The following items were received by King County by the deadline of December 31, 2019 for consideration in the 2020 Docket process.

#	Name	Brief Summary
1	Mr. & Mrs. Pierce	Request to use Four to One Program to change a portion of two parcels adjacent to the City of North Bend from Rural Area to Urban, and to permanently protect the remainder as King County owned open space. Parcel numbers are 1723089006 and 2607740120.
2	Mr. & Mrs. Fletcher	Request to change land and zoning on two parcels on the Renton-Maple Valley Road near the Cedar Grove Natural Area from Neighborhood Business to Industrial. Parcel numbers are 3223069070 and 3223069052.
3	Peter Lamanna	Request to change speed limits from 35 to 25 mph on Bear Creek Road NE and NE 132nd Street between Avondale Road NE and NE 133rd Street to address traffic conditions, lack of law enforcement, and safety.
4	Mr. & Mrs. Montgomery	Request to change land use and zoning on one parcel outside of the City of Skykomish from Rural Area 2.5 to Urban Residential 12 in order to allow for a cluster village of small homes and Recreational Vehicle parking. Parcel number is 3026129019.

#	Name	Brief Summary
5	Rainier Christian School	Request to use Four to One Program to change a portion of one parcel in the Fairwood unincorporated urban area from Rural Area to Urban, and to permanently protect the remainder as King County owned open space. Parcel number is 2523059086.
6	Greater Maple Valley Unincorporated Area Council	Request for procedural change to require the King County Council to prepare and publish responses to the public comments that it receives on the King County Executive's Executive Recommended Comprehensive Plan updates.
7	Greater Maple Valley Unincorporated Area Council	Request procedural changes to: A. Require Site-Specific Land Use Map Amendments be reviewed through the Type 4 Quasi-Judicial Hearing Examiner process, and not be allowed to be considered legislatively through the Comprehensive Plan process. As part of this, require that all land use and zoning changes should be considered together, rather than bifurcated with zoning going through the hearing examiner process and land use going through the Comprehensive Plan process. B. Expressly provide that site-specific land use proposals cannot be added as a last minute amendment by the King County Council during its consideration of a Comprehensive Plan update.
8	Richard Miller	Request to change land and zoning on one parcel in the North Highline Unincorporated Urban Area from Urban Residential Medium to Urban Planned Development, and R-8 to R-48 zoning. Parcel number is 0623049298.

The following map identifies the location of the 2020 Docket items.



III. SUBMITTALS

The tables below include all of the information provided with the Docket submittal. For clarity and context purposes, but not analytical purposes at this stage in the process, maps are provided by the County that show the vicinity of the area, an aerial photo, the Comprehensive Plan land use designation, and the zoning classification. If special district overlays or property-specific development conditions apply, these are provided as well.

<p>Docket Request # 1: Pierce</p> <p>Name of Requestor(s): Lucas and Jennifer Pierce</p> <p>Council District: #3</p> <p>Summary Category: Urban Growth Area Amendment through Four to One Program</p> <p>Submitted Request</p> <p>The request is to rezone and reclassify the land use on parcels 1723089006 and 2607740120 from Rural Area 5 (RA-5) and Rural Area 10P (RA-10P) to Urban Residential 4 (R-4) and from Rural Area land use to Urban Residential Medium land use using the Four-to-One program. The request changes a broad Growth Management Act land category from Rural to Urban for a 10 acre portion of the subject property. Expansion of the North Bend Urban Growth Area (UGA) boundary to include the portion of the subject property proposed for urban development is also requested using the Four-to-One program.</p>
--

Docket Request # 1: Pierce

Address

Undeveloped land – no address. Near North Bend. The subject property can be viewed from the 1-90 corridor above the Forster Woods subdivision in North Bend. Exit 31 off I-90. The subject property is to the southwest of, and contiguous with, the North Bend UGA and city limits. Parcel Identification Numbers are 1723089006, 2607740120.

Submitted Background Information

The parcel is slightly larger than **166 acres** and is triangularly shaped. Two sides are contiguous with the Urban Growth Area and the city limits of North Bend. The third side backs up to RMSA.

This proposed amendment would permanently protect and provide public access to 156 acres of land adjacent to Rattlesnake Mountain Scenic Area (RMSA). The 156 acres to be dedicated as open space has many beautiful resources including unobstructed views of Mt. Si, an unused trailhead that connects to the Rattlesnake Ridge trail system, old growth and second growth forest, natural wildlife habitat, and environmentally sensitive areas.

This amendment limits future development on open land and environmentally sensitive land. Future development would be clustered into a smaller 10 acre parcel, preserving environmental features that would otherwise be impacted. By clustering development at urban densities, the development impacts are reduced, and the provision of urban services (water and sewer) are possible. With the remaining 10 acres, we propose to extend the Forster Woods neighborhood with compatible residential development. The existing roads and utilities are stubbed to the subject property line. We are working with the City of North Bend to design the project and mitigate impacts to allow for their support of expanding the UGA and providing urban services.

Property-Specific Development Condition: There is an existing property development condition, which is SV-P36: Development Clustered on 50 acres (see Appendices A for a visual). Given this condition, this Four-to-One proposal is to cluster more densely. The allowed development area of 50 acres will be treated as its own Four-to-One site, with preservation of 80% (40 acres) and urban residential development of 20% (10 acres). To comply with SV-P36 and the Four-to-One program criteria, all residential lots will be clustered on the lower 10 acres of the property adjacent to the Forster Woods development. A twenty-five foot native growth protection buffer will be placed on all property boundaries adjacent to any urban development. The remainder of the parcel will be voluntarily dedicated upon final plat approval as permanent open space and shall remain in a natural state.

Roads: Parcel 1723089006 has two roads through the Forster Woods subdivision that dead end at the subject property, and parcel 2607740120 has one road within the UGA. In order to access the existing City public rights-of-way from the subject property, the roads would need to traverse the existing Native Growth Protection Buffer. The impacts to the buffer would be minimized and impacts mitigated. With respect to critical areas, King County’s Critical Area Regulations allow road crossings in critical areas, either as an allowed alteration or as an alteration exception. In these circumstances, appropriate mitigation is required. The current SV-P36 overlay of 50 acres clustered would require a road 3600 feet long that would have five stream crossings and would traverse the area that would be set aside as permanent open space and maintain in a natural state. A stated purpose of the 10 acre clustering of future development is to avoid disturbing environmentally sensitive portions of the site. Additionally, Forster Woods roads are public rights-of-way, which are maintained by the city. Due to the grades of the existing roads, the City has had challenges plowing the snow in the winter. Knowing this, we will design road grades can be plowed by City apparatus. If this is not feasible, we will make the roads private and arrange for private maintenance and plowing of the road by the HOA.

Water: The location of the Pierce’s property is at the outside of the City of North Bend’s current water service area (See Appendix B). We will work with the City to expand the service area to include the 10 acres, which can be done in conjunction with amendments to the City’s Comprehensive Plan and Water Service Plan. The City has indicated that there is sufficient water capacity to expand the water service area to include the proposed development. However, the elevations of the 10 acres may require an additional water tank to ensure adequate pressure for fire flow. The need for a water tank

Docket Request # 1: Pierce

will be determined through the preliminary plat process. If necessary, it will be designed and constructed to all applicable City standards. Expanding the City's water service area prevents the need to install individual exempt wells throughout the property for a non-clustered residential development. This reduces impacts to groundwater resources and the environmentally sensitive portions of the site.

Storm Water: Development of the 10 acres will require a stormwater plan designed to the current standards. Forster Woods' retention ponds are currently at maximum capacity and have overflowed onto the roads in the past. As part of this Four-to-One proposal, we will work with the City to evaluate the possibility of expanding the Forster Woods retention ponds to correct the existing deficiencies and to provide capacity for additional flows from the developed 10 acres.

Sewer: North Bend does not currently have sufficient sewer capacity to serve the developed 10 acres. The City is in the process of designing a wastewater treatment plant expansion to increase capacity. The design is anticipated to be completed to the 50% level in late 2020 to allow the development of a cost estimate. The cost estimate and funding proposal will be presented to City Council in early 2021. If approved, the expansion would be complete and operational by late 2023. Given the scale of the four-to-one project, the timing of the wastewater treatment plant expansion is not an issue for us. We prefer to wait for sewer to be available than to design up to 16 individual septic fields, which would have a negative environmental impact. Once sewer becomes available, North Bend can expect to earn a minimum of \$26,000 connection fees per unit and \$140 in monthly user fees to fund the project's proportional share costs of the wastewater treatment plant expansion (see Appendix C).

Trail Head: In alignment with North Bend's mission to provide outdoor recreation for residents and visitors, this proposal provides an easement for a future trailhead for public access to RMSA. Current access to RMSA is limited with two entry points currently located outside of the city to the north and south. This would expand public access to RMSA from the City of North Bend (see Appendix D).

There is no significant effect on adjoining parcels as the adjacent residential area has the same zoning as is proposed for these parcels. The proposed clustered residential development is consistent with the existing development in Forster Woods.

This change is compatible with the surrounding area as we would extend the existing Forster Woods neighborhood. We believe Forster Woods was originally designed to include the Pierce's property in a later phase and are working with the city public records department to confirm this. The proposed clustered development significantly reduces the environmental impacts from the currently permitted development of the 50 acres based on SV-P36 to 10 acres. Homes would have beautiful views of Mt. Si and we estimate will sell at a higher price point than the homes in Forster Woods. These homes would therefore increase the value of the homes in Forster Woods.

The parcel meets the following criteria to be considered for the Four-to-One program:

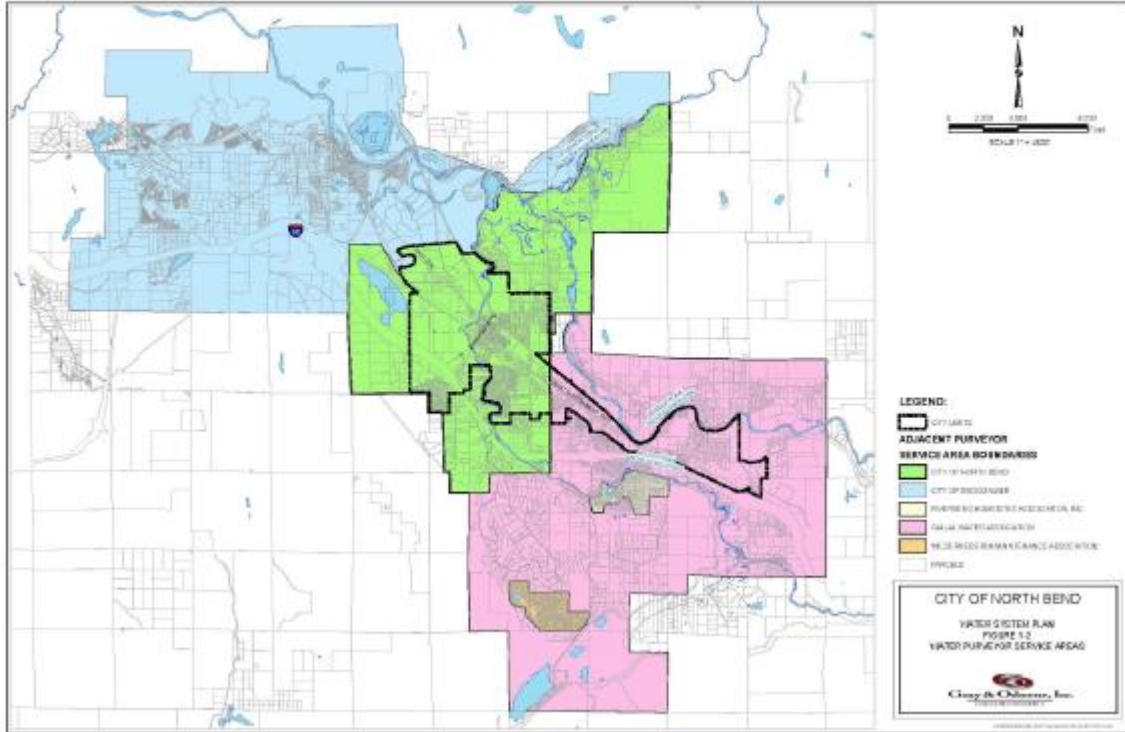
- Is not zoned agriculture
- Is Physically contiguous to the existing Urban Growth area
- Is not in an existing band of continuous space
- Could be served by sewers and other urban services
- Could have urban facilities provided directly from the urban area and no cross the open space or rural area
- Is greater than 20 acres

Appendix A: Rough Map of Lower 50 Acres described in SV-P36



Appendix B: Water Service Area

WATER SYSTEM SERVICE AREA BOUNDARIES



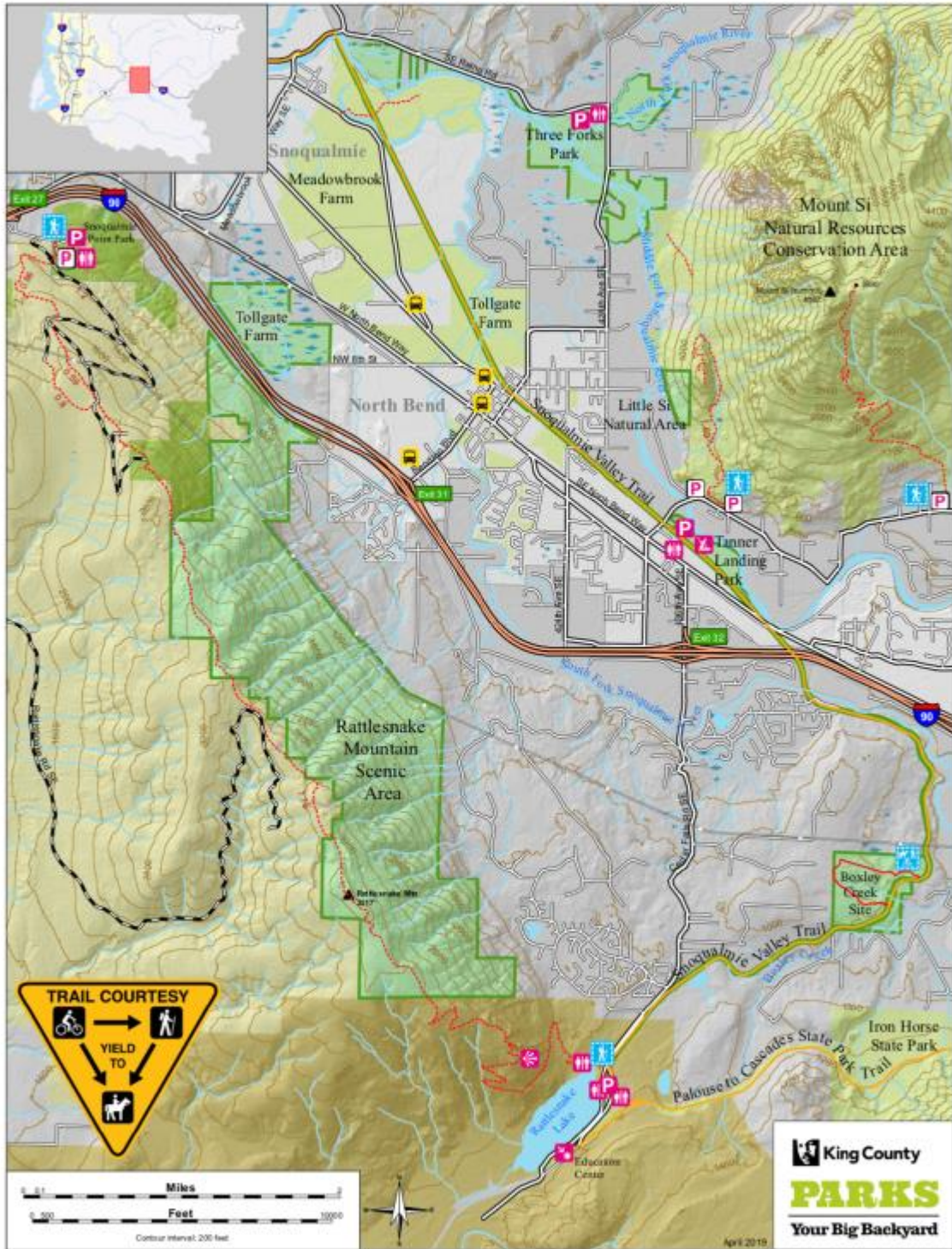
Docket Request # 1: Pierce

Appendix C: North Bend Water & Sewer Fees from 2013

North Bend Rates Water & Sewer Fees		Zemp Property	
		One Time Charges	Monthly
Water	Per unit		
	3/4" GFC	6,160.00	
	3/4" Meter	252.95	
		\$ 6,412.95	One Time Charge Per unit
	Monthly Charge		58.63 Per month 1.59 Per month - 1st 1 CM of water
Sewer	3/4" GFC	5,290.00	
	ULID #5	TBD	Needs to be determined
	Monthly Charge		68.77 Per month 0.73 Per month - 1st 10 CM of water
Stormwater Utility	GFC Base Charge	765.78	per unit
	Monthly Charge		12.36 Per month
Floodplain Development Permit		154.00	initial fees
School Impact Fees		8,688.48	per unit
Fire Impact Fees		622.25	per unit
Park Impact Fees		4,054.00	per unit
Transportation Impact Fees		666.82	per unit
		\$ 26,534.28	One Time Charge Per unit
			\$ 140.76 Monthly Charge

Docket Request # 1: Pierce

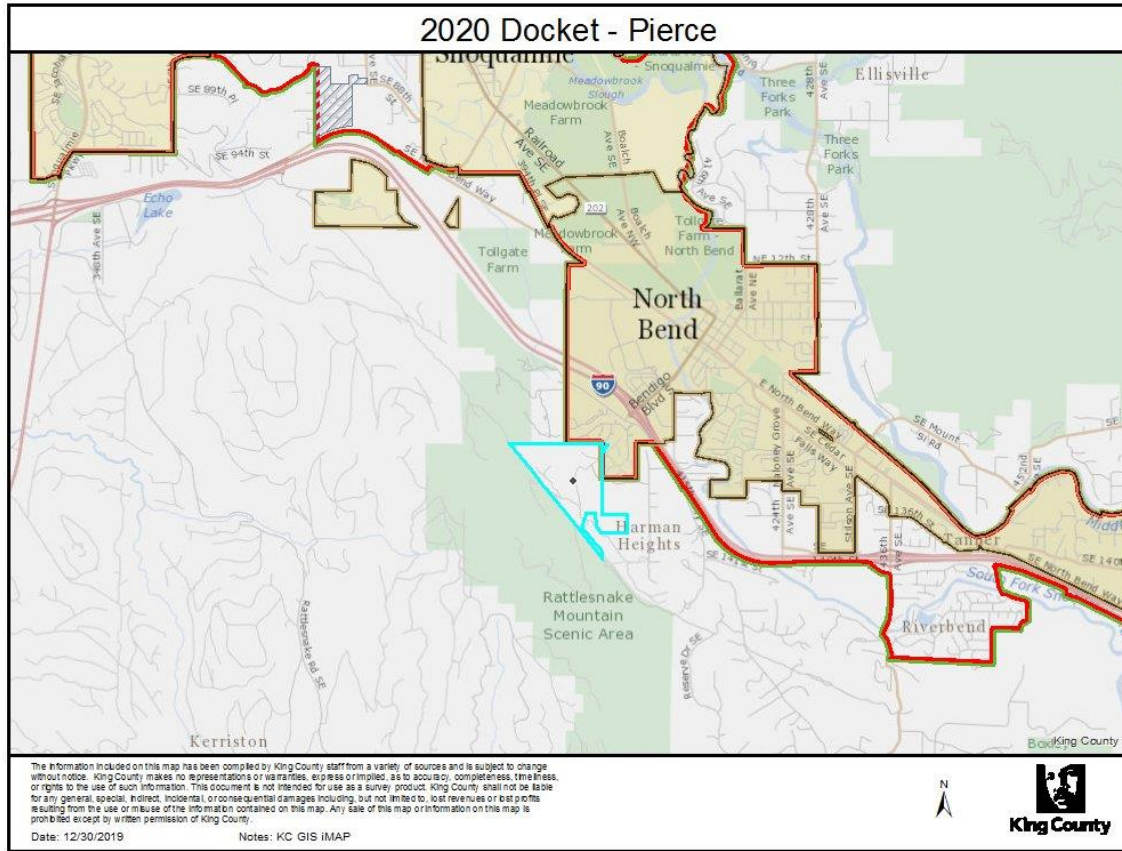
Appendix D: Current Trailmap of RMSA



Docket Request # 1: Pierce

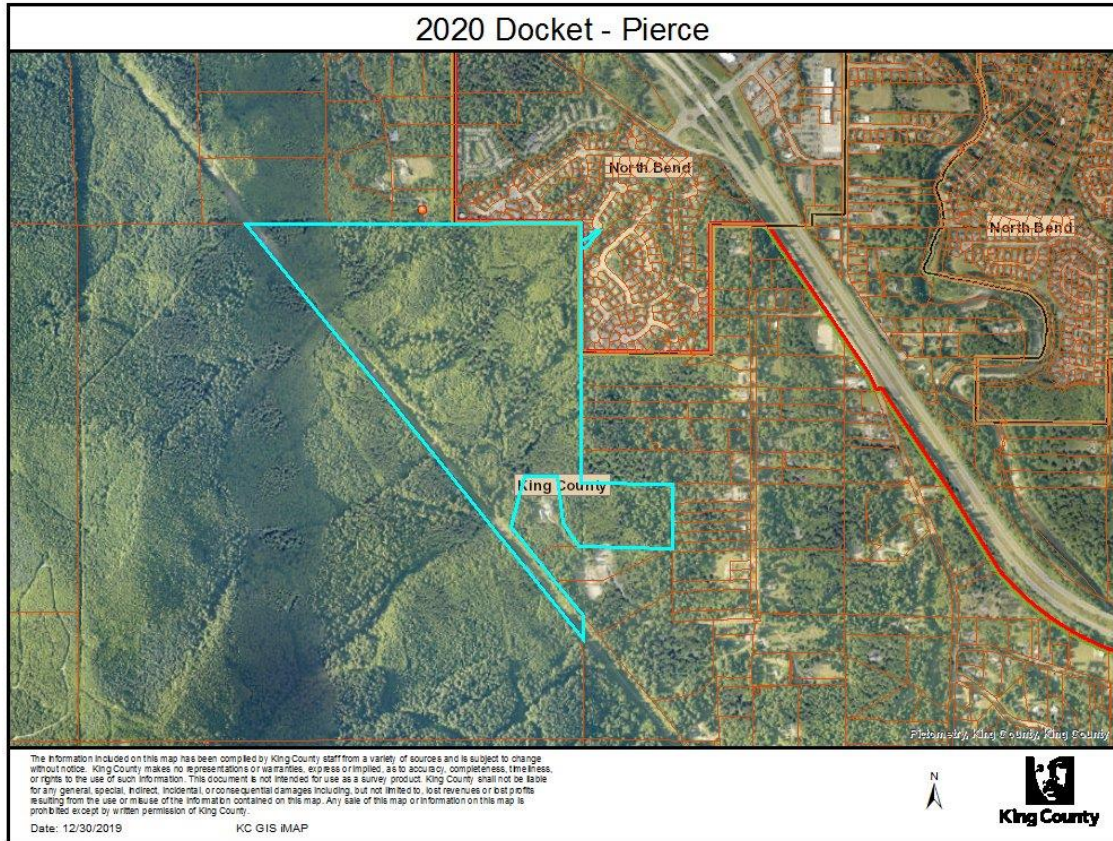
County Maps of Docket Area (parcels highlighted in blue)

Vicinity:



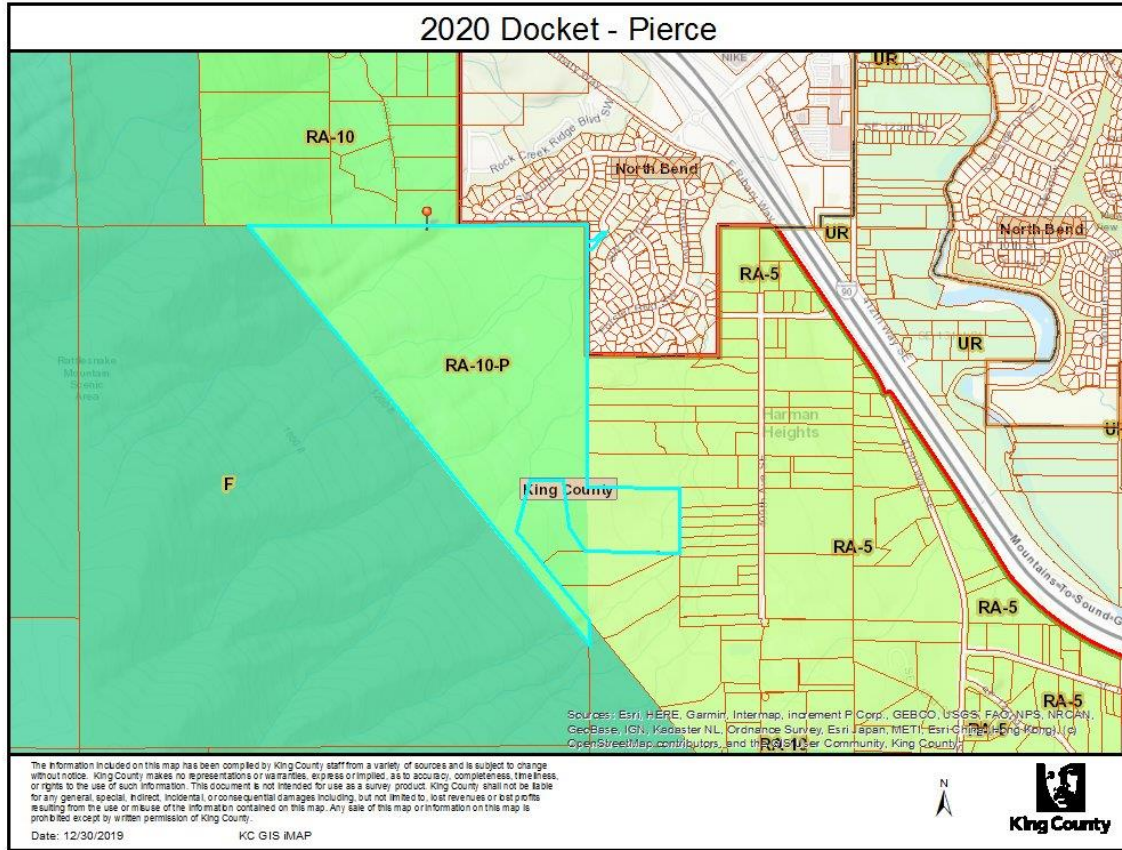
Docket Request # 1: Pierce

Aerial Photo:



Docket Request # 1: Pierce

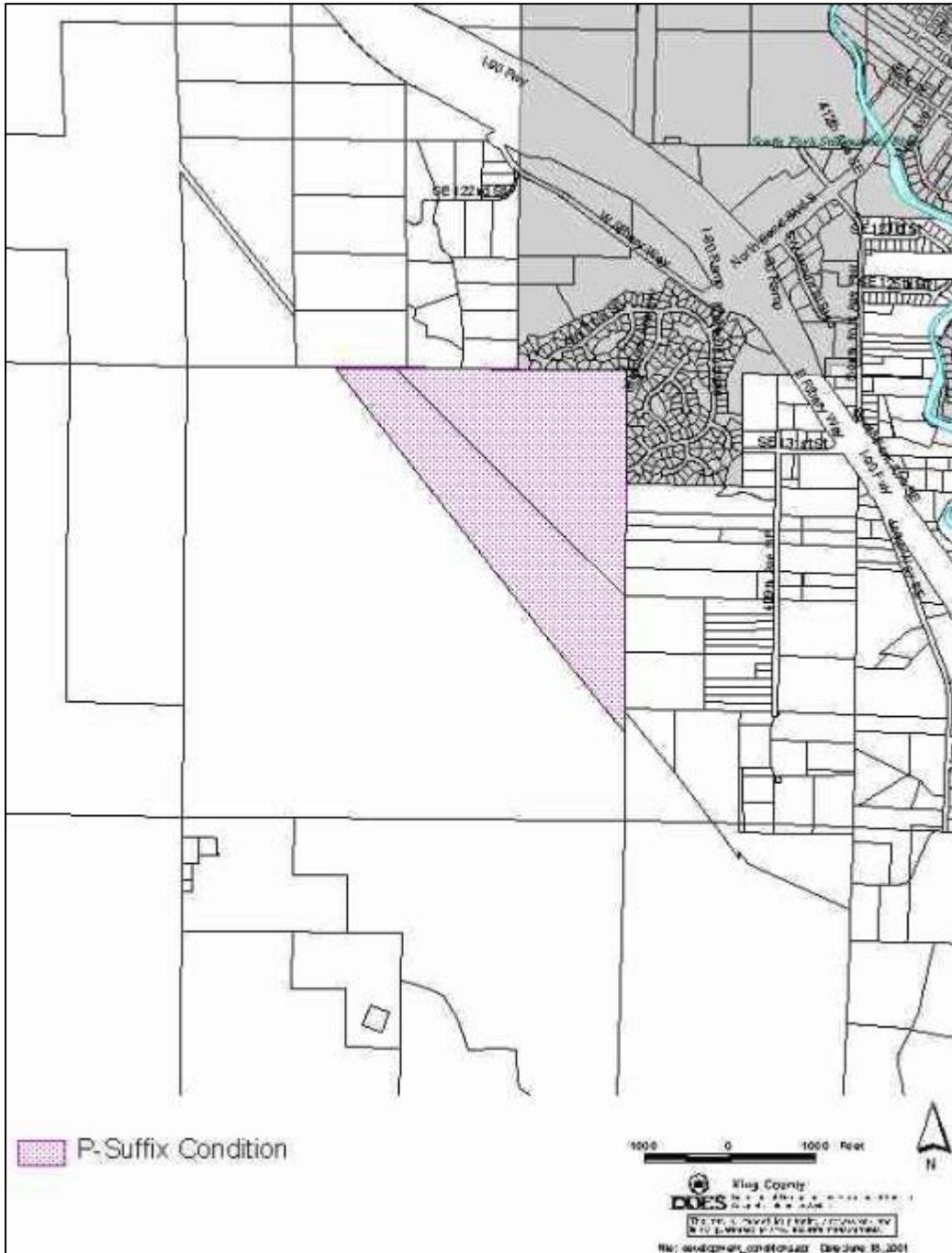
Zoning:



Docket Request # 1: Pierce

Property Specific Development Condition SV-P36: Development Clustered on 50 acres

<https://www.kingcounty.gov/depts/local-services/permits/property-research-maps/property-specific-development-conditions/Psuffix/SnoqualmieValley/SV-P36.aspx>



Docket Request # 2: Fletcher

Name of Requestor(s): Michael and Linda Fletcher

Council District: #9

Summary Category: Land Use and Zoning Change

Docket Request # 2: Fletcher

Submitted Request

Request to change the current zoning and land use designation from Neighborhood Commercial (NB) to Industrial (I). Combined size is 3.54 acres. Although this request was denied in 2018, we appreciate the opportunity to sit down with the councilman and staff to discuss the merits of this request.

Address

18407 Renton-Maple Valley Highway, Maple Valley, WA 98038. Parcel identification numbers 3223069052 and 3223069070

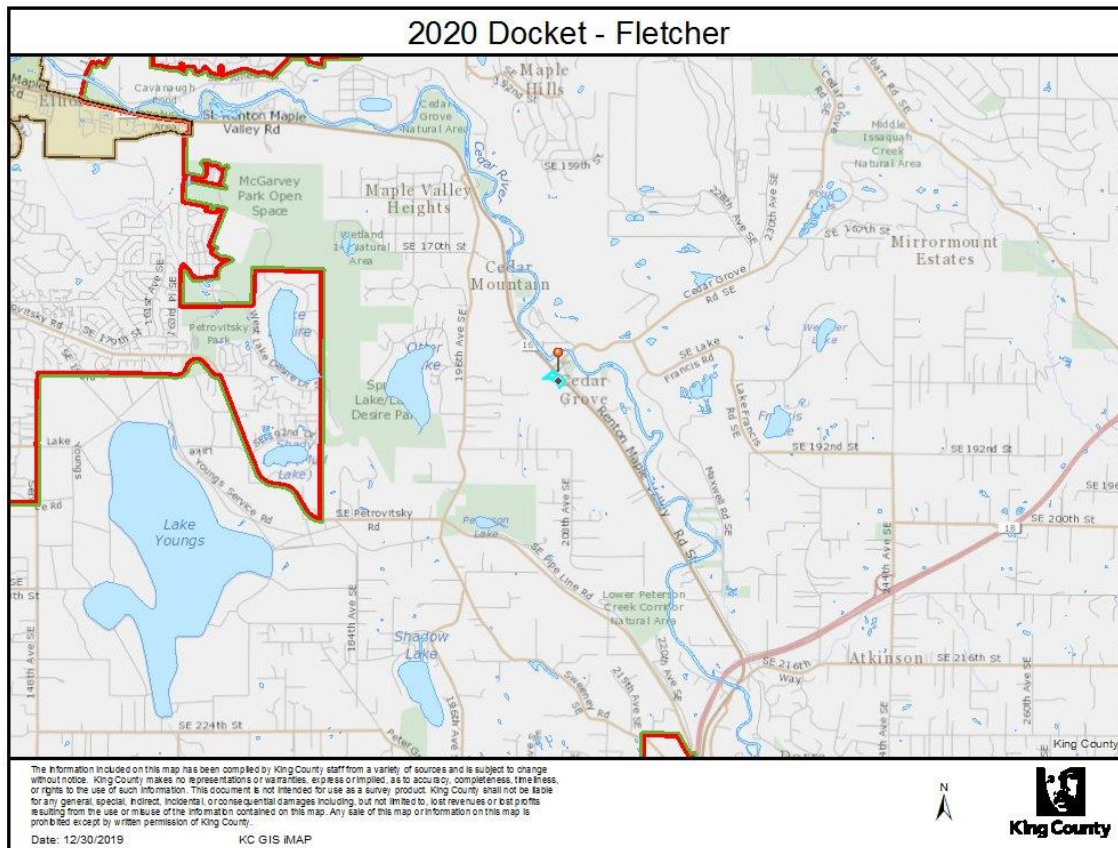
Submitted Background Information

This change is consistent with the adjacent property and current use of the land. The proposed use of the parcel is industrial (grand-fathered). Metal recycling facility which has been there for 25 years. This change will have no affect on adjoining properties to the south which are also industrial zoned land and the current use if for industrial uses. The use and zoning will be consistent with what is actually developed in the immediate vicinity and on these specific parcels. These properties have been functioning as a metal recycling facility for over 25 years.

County Maps of Docket Area (parcels highlighted in blue)

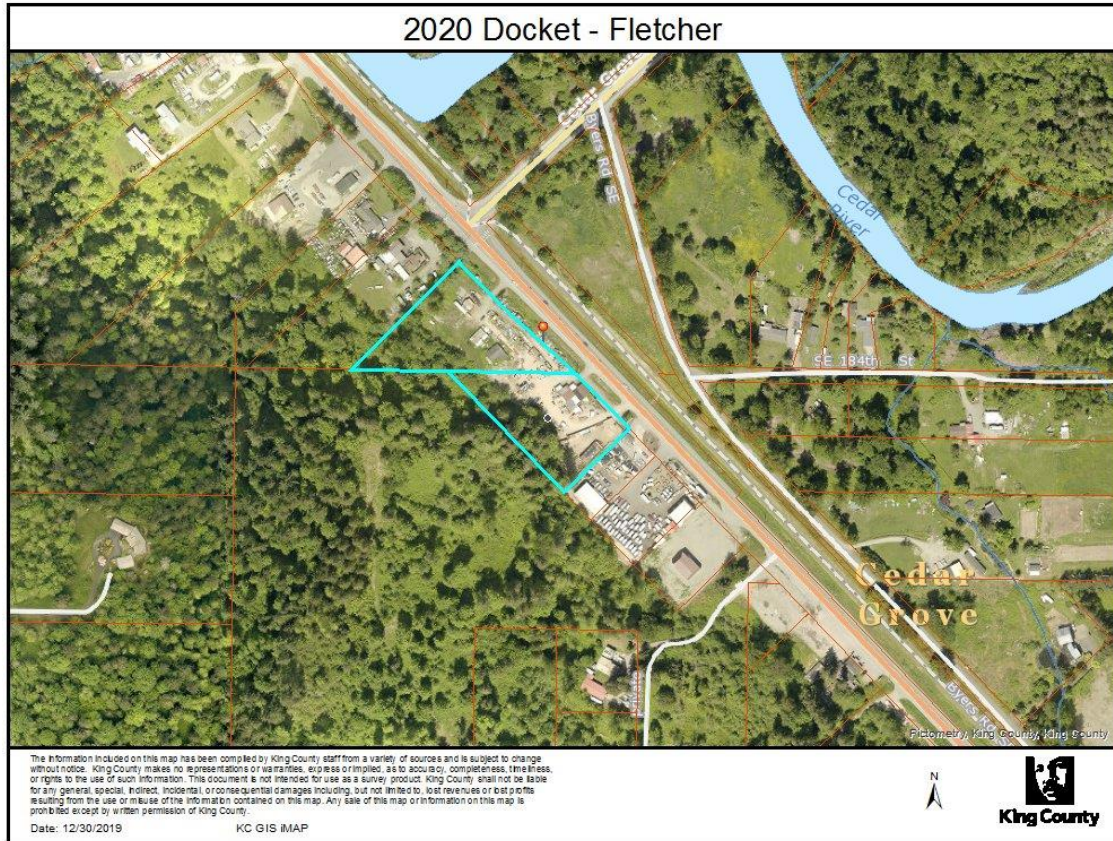
Link to 2018 Docket Report: https://www.kingcounty.gov/~media/depts/executive/performance-strategy-budget/regional-planning/Comp%20Plan/Dockets/4_2018_Docket_Report.ashx

Vicinity:



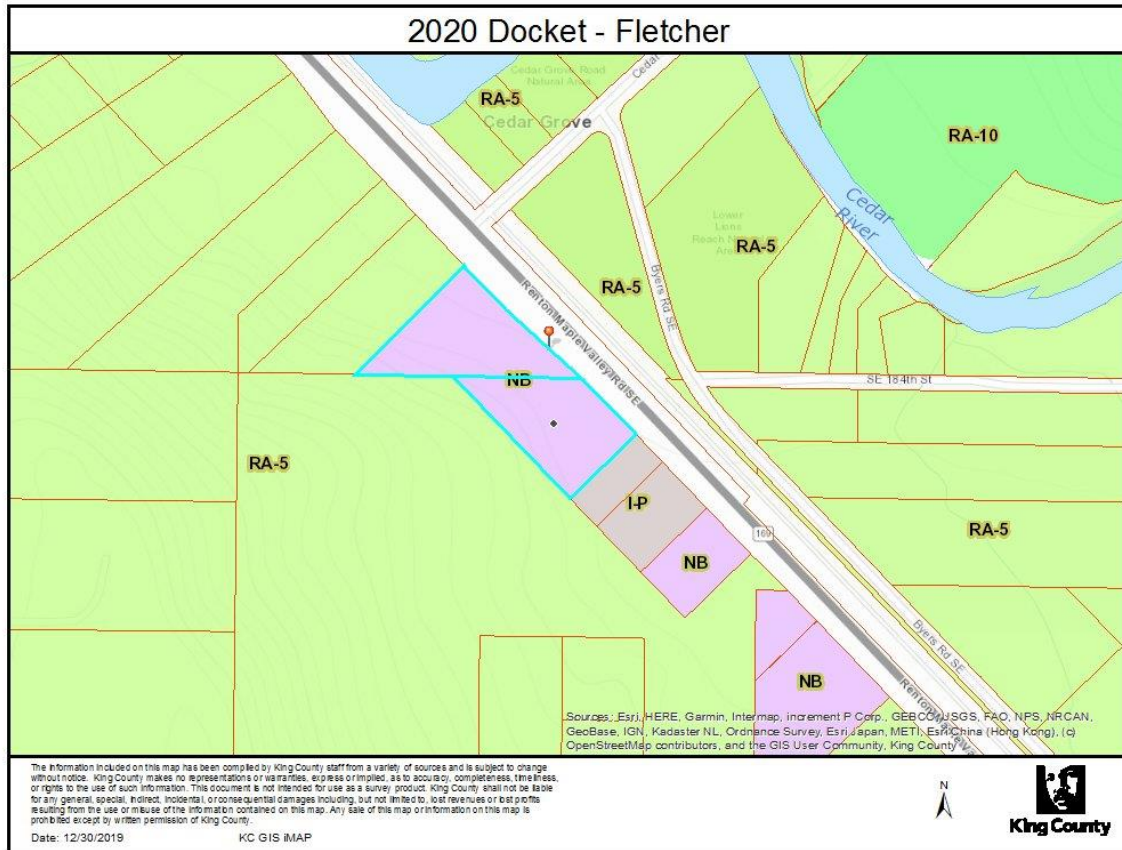
Docket Request # 2: Fletcher

Aerial Photo:



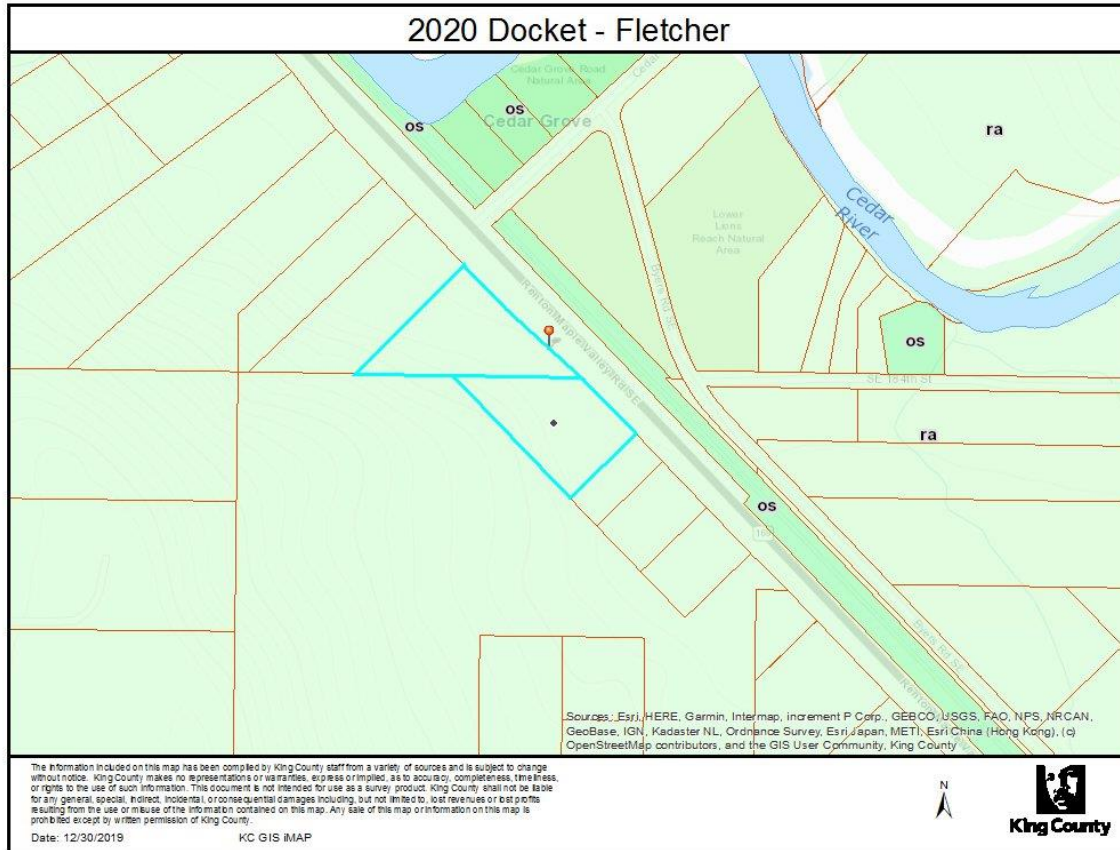
Docket Request # 2: Fletcher

Zoning:



Docket Request # 2: Fletcher

Land Use:



Docket Request # 3: Lamanna

Name of Requestor(s): Peter Lamanna

Council District: #3

Summary Category: Transportation – Revise speed limit on road

Submitted Request

The requested change is to change the speed limits from 35 to 25 mph on Mink Road NE, Bear Creek Road NE and NE 132nd St.

Address

n/a. Location of roads as noted above. This includes Bear Creek Road NE and NE 132nd Street between Avondale Road NE and NE 133rd Street, including the curved section west of the Woodinville Fire and Rescue Station.

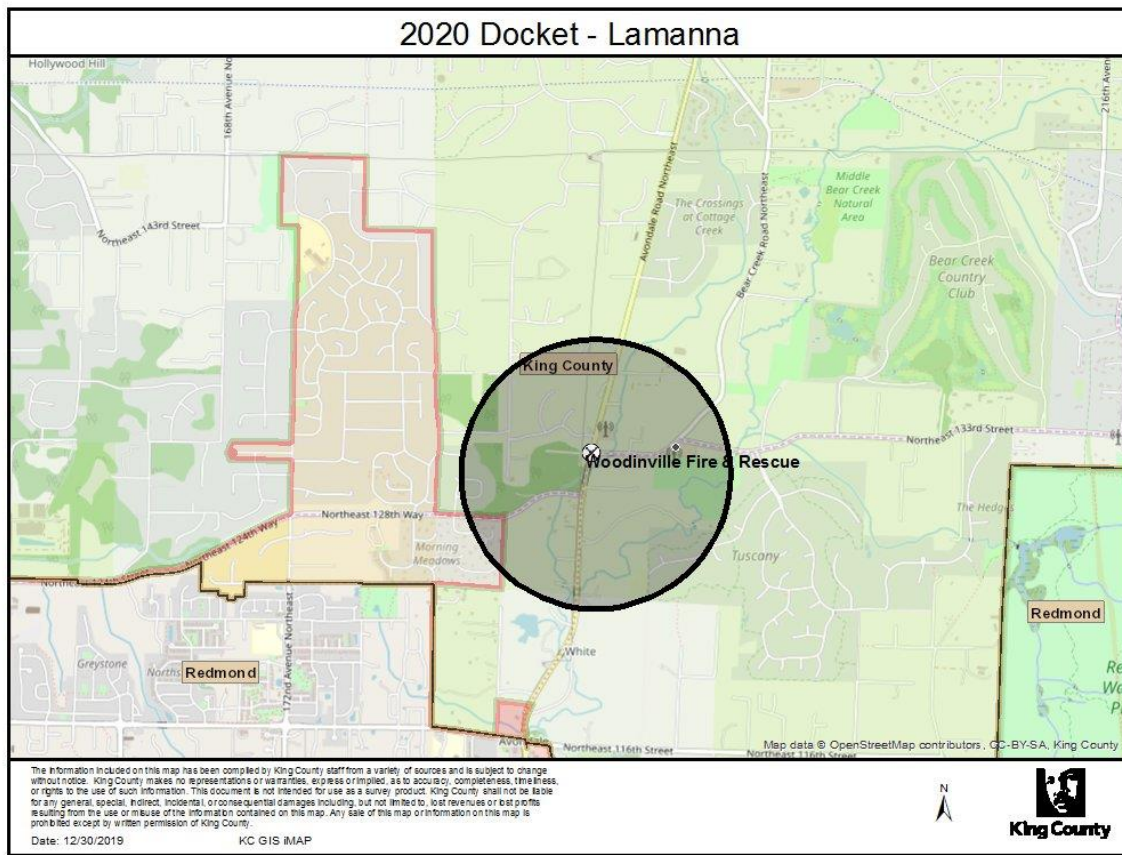
Submitted Background Information

This amendment is needed because traffic conditions are very dangerous and no law enforcement has been provided despite many requests over many years. This is consistent with the Growth Management Act as it will address current concurrency along with the traffic volumes and speeds that exist on residential roads.

Docket Request # 3: Lamanna

County Maps of Docket Area

Vicinity:



Docket Request # 4: Montgomery

Name of Requestor(s): Kyle and Courtney Montgomery

Council District: #3

Summary Category: Land Use and Zoning Change. Would require an urban growth area amendment.

Submitted Request

Request to redesignate the land use from RA 2.5 to R12. The total acreage is 8.71. This would allow us to develop cluster villages of small homes as well as RV parking. Our goal would be to have two cluster villages of up to 10 homes sized 300sqft to 600sqft. Additionally, we would like to provide RV parking with full hook up capabilities.

Address

Undeveloped land – no address. Near Skykomish. Parcel Identification Number #3026129019.

Submitted Background Information

The proposed use of the parcel would be for affordable residential living, short term rentals for tourists, and RV parking for travelers. Impact on adjoining parcels will be minimal. People turning off Hwy 2 to Foss Road will increase traffic a bit for the Foss Road. However, the entrance to our property is large and the road could handle the extra traffic.

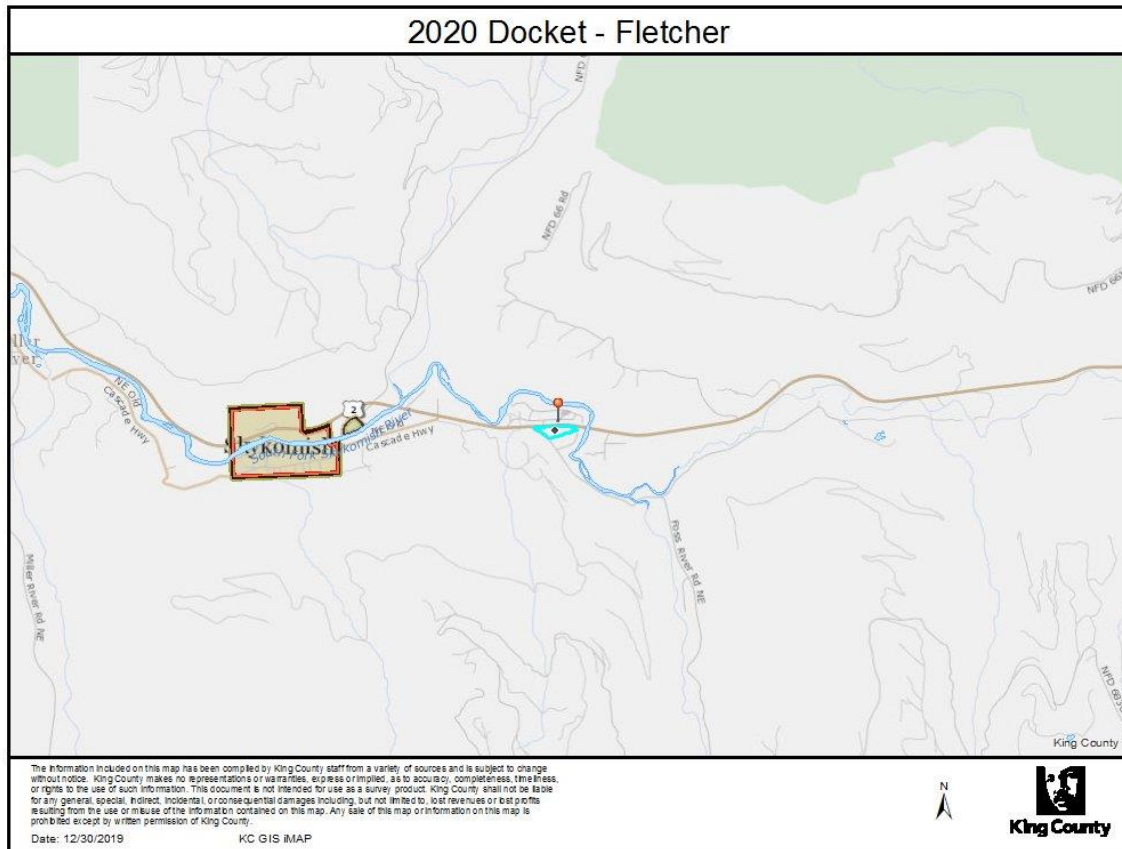
Docket Request # 4: Montgomery

The surrounding area is mostly all second homes and vacation rentals. We would like to increase the availability for people to live near the town of Skykomish and Stevens Pass Mountain Resort at affordable rates. If people can live and work closer to their jobs, we can get more money and people to help the town of Skykomish's economy. Since the purchase of Stevens Pass Mountain Resort by Vail, lodging has been much harder for full time and seasonal workers and vacationers. We feel that we can fill that void. Additionally, providing year round rv parking for skiiers, moutain bikers, hikers, and tourists will help to stimulate the local economy as well.

The parcel is a total of 8.7 acres. A large portion is an easement for PSE power lines as well as a few undesignated critical areas. Upon designation of these, our usable space will decrease to probably 4 acres, of which a large portion will be used for the on-site septic. This is why we have chosen the new R12 designation.

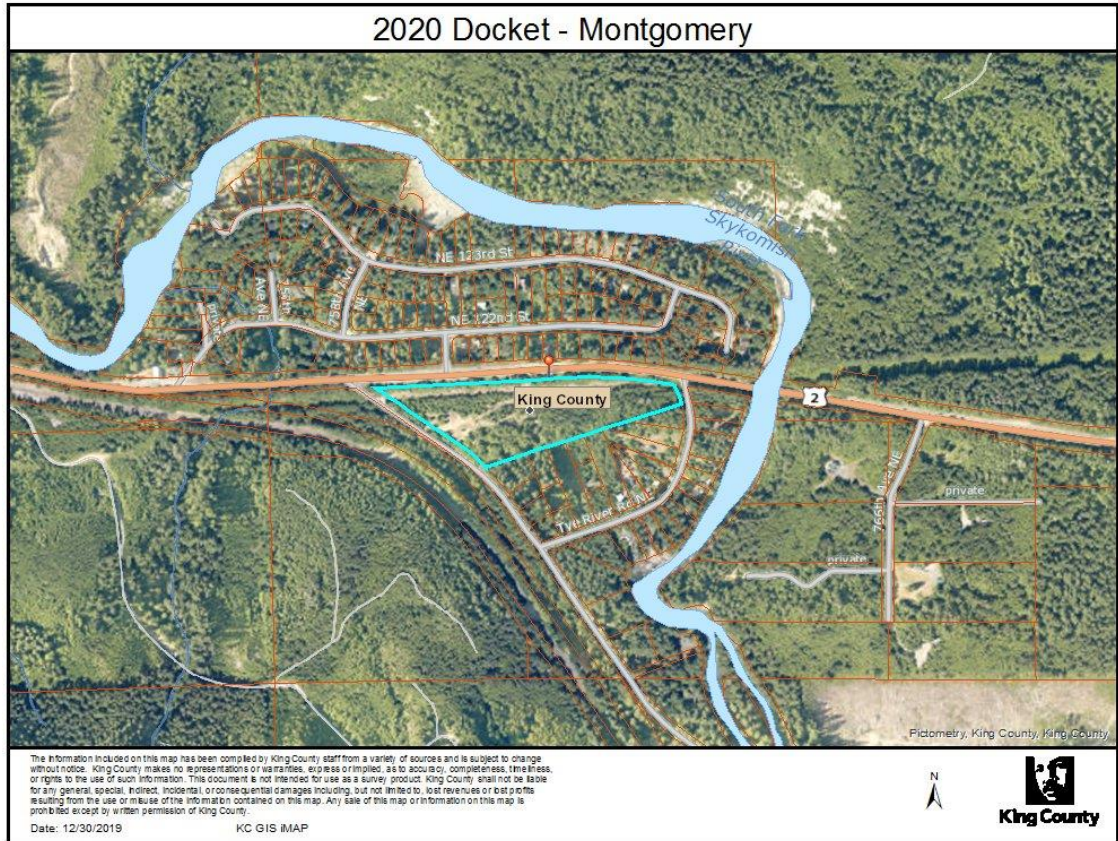
County Maps of Docket Area (parcel highlighted in blue)

Vicinity:



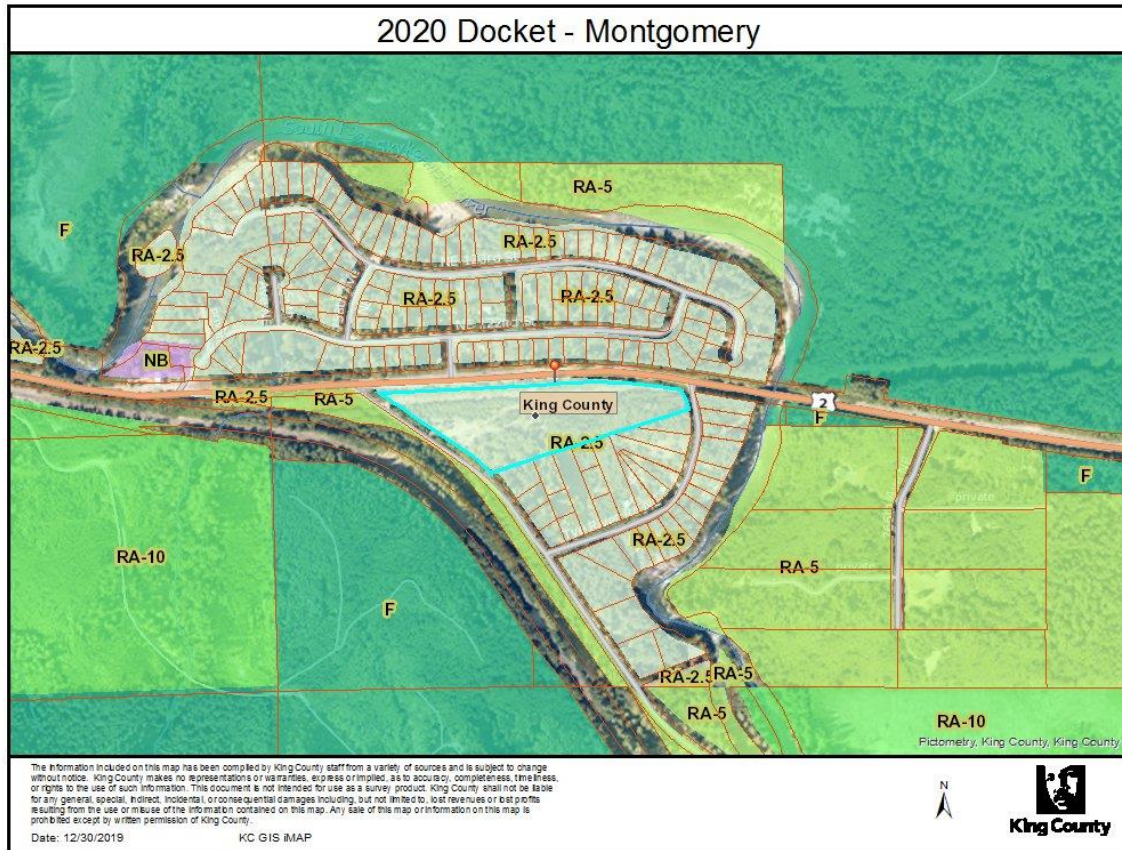
Docket Request # 4: Montgomery

Aerial Photo:



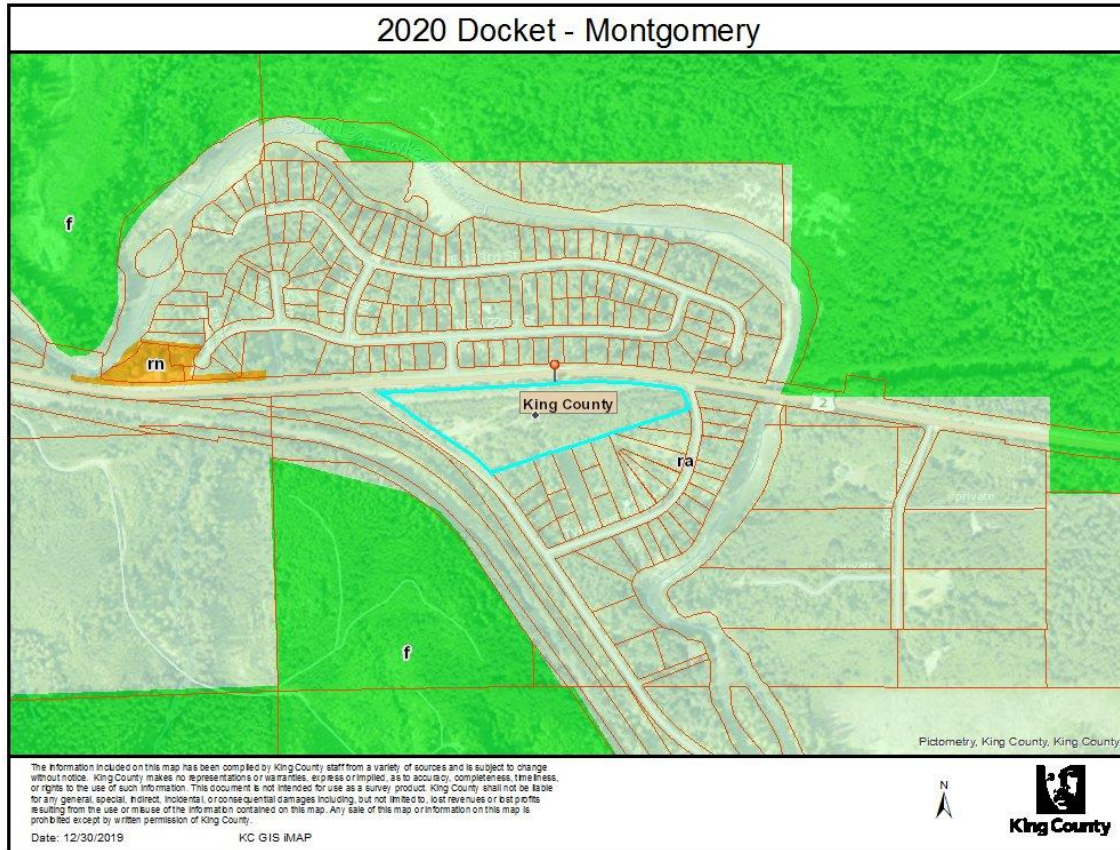
Docket Request # 4: Montgomery

Zoning:



Docket Request # 4: Montgomery

Land Use:



Docket Request # 5: Rainier Christian School

Name of Requestor(s): Rainier Christian School

Council District: #9

Summary Category: Urban Growth Area Amendment through Four to One Program

Submitted Request

Request to use the Four to One Program for this property. The site is approximately 34.5 acres with RA-2.5 zoning. The request would adopt the urban designated development to the west of R-6 (6 Dwelling Units Per Acre) over 20 percent of the site (6.9 acres). The net yield would be 6.9 acres x 6 DU/AC, equaling 41.4 or 41 lots. The actual size of the developable area/net yield will be determined once a formal survey is completed during the platting phase.

Address

Parcel # 2523059086.

Submitted Background Information

As outlined on the county's web page, staff reviews each 4:1 option on a case-by-case with determining factors on what is acceptable. The following is a list of the requirements with a response as to how this project qualifies:

Proposed New Urban Lands:

Docket Request # 5: Rainier Christian School

1. Minimum Parcel size is 20 acres.

Response: *The site is approximately 34.5 acres.*

2. Proposals that are adjacent to cities or potential annexation areas are referred to the affected city as well as service providers such as special purpose districts for review and recommendation.

Response: *The adjacent properties to the west are in un-incorporated King County; thus, this there would be no recommendation from a city (Renton). We have spoken with Cedar River Water and Sewer District and that have indicated that this is within their jurisdiction and there is capacity utilizing existing mains from the west adjacent to the site. There already is a 2" sewer line that extends through the site to serve the existing school. The water is right at the property line in 168th Terrace SE which is access to the existing well serving the area. (Note: The District is not able to issue water and sewer certificated to properties within "Rural" areas unless otherwise directed by King County. Once there is an indication that the property may undergo developing the site with 4:1 and the urban boundary is moved—then water and sewer certificates will be issued for the development. Please see enclosed exhibits from the District.)*

3. The land is no larger than necessary to promote compact development, can be efficiently provided with urban services, and follows topographical features and/or natural boundaries to allow urban service provision.

Response: *The location of the proposed development is immediately adjacent to the existing neighborhood to the west. In fact, there is proposed lots on 168th Terrace SE which is already a public street. All services (water, sewer, storm, dry utilities) are in 168th Terrace SE and SE 166th Street (entrance to the site). The remaining property to be permanent open space is well-treed with some topographical variations. (Note: A portion of this area has been disturbed but is not suitable for construction a subdivision. Also, there is the possibility of Coal Mines within the proposed permanent open space that makes it unsuitable for development.)*

4. The land is contiguous to the 1994 adopted urban growth boundary with minor exceptions allowed for critical areas and park/open space.

Response: *The property is adjacent to the following zoning areas:*

- *North: RA-2.5*
- *South: R-6*
- *East: RA-10*
- *West: R-6*

As noted, the property is adjoined to urban development to the south and north. Therefore, it is consistent with this requirement.

5. Proposals are evaluated using the following criteria: fish and wildlife habitat and for endangered and threatened species; open space connections; wetlands, stream corridors, ground water and water bodies; unique natural biological, cultural, historical, or archeological resources; size of open space dedications and connections to other open space dedications along the urban growth boundary.

Response: *In reviewing the critical areas folio online, the only critical area that has been identified is a potential for coal mines in the south easterly portion of the site—away from where the proposed development would occur. The property is set on a small knoll that slopes in all directions. Lake Desire is southeast less than a ¼-mile offsite. There are no known*

Docket Request # 5: Rainier Christian School

endangered or threatened species of flora or fauna on the property. No identification of cultural, historical, or archeological resources are known to be onsite. As proposed, the permanent open space will be to the east and south and would abut Petrovitsky Park to provide continued connection(s).

6. The new urban land shall have a minimum density of 4-dwelling units per acre, be served directly (i.e. without crossing open space or rural area) by sewers and other efficient urban services and facilities.

Response: *The proposed developed portion would adopt the adjacent urban zoning of R-6, or 6 dwelling units per acre. Again, access to the property is from SE 166th Street and 168th Terrace SE—existing public/urban right-of-way. Water, sewer, storm, dry utilities (power, gas, phone, cable, etc.) are within these roads and would be able to be extended to the proposed subdivision. (Note: SE 166th Street alignment will need to cross the adjacent property with ½-street improvements. This land is not in the gross area calculations and is also owned by the proponent of this request.)*

7. The new urban land is limited to residential development.

Response: *The proposed development will be a residential subdivision.*

8. Land is sufficiently free of environmental constraints in order to allow urban densities.

Response: *Again, there are no known environmental constraints on the property. Once this is approved for moving forward, professionals will be retained to verify there are no environmental issues within the proposed developed area.*

9. Drainage facilities to serve the new urban land shall be located within the urban portion of the site.

Response: *As shown, the proposed drainage facility will be located at the southeast corner of SE 166th Street and 168th Terrace SE within the proposed urban area. (Note: Actual size and location will be determined during the platting process but will remain within the newly classified urban area.)*

10. Roads serving the new urban land shall not be counted as required open space.

Response: *Agreed—proposed roads to serve the development are either offsite or within the allowed urban area.*

Proposed Open Space Lands:

11. The new open space land preserves high quality habitat, critical areas or unique features that contribute to a band of permanent open space along edge of urban growth line.

Response: *Again, the majority of the land be designated for permanent open space is heavily treed and “aligns” with Petrovitsky Park and McGarvey Park Open Space—a band of open space to the north, south, east, and west along the urban growth line.*

12. Proposals are evaluated using the following criteria: quality of habitat, connections to regional open space, protection of water resources, unique features, generally configured to connect with adjacent open space; size and connection to UGA.

Docket Request # 5: Rainier Christian School

Response: Again, 27.6 acres of the total 35.5 acres will remain in permanent open space. This space is north of Petrovitsky Park and adjacent to McGarvey Park Open Space (north, south and east). Thus, this large open space area ties into a regional open space area and creates a band of permanent open space for no further development.

13. The new open space land is to be dedicated to King County at final formal plat.

Response: Agreed.

14. The new open space land retains its Rural Area designation and is used primarily for natural area or passive recreation site purposes and not for urban-serving facilities.

Response: Agreed.

15. The new open space land should be configured to connect with open spaces on adjacent properties with at least a portion of open space surrounding the new urban land.

Response: The newly created open space will abut along the south and east edges of the new development.

16. The new open space land should be configured to connect with open spaces on adjacent properties with at least a portion of open space surrounding the new urban land.

Response: The newly created open space will abut along the south and east edges of the new development.

17. The minimum depth of the new open space land shall be one-half of the buffer width, with minor exceptions, and generally follow the urban growth area boundary

Response: There are no required buffer widths so this is not applicable. The proposed open space does follow along the existing urban growth boundary.

18. Other Minor uses are allowed on the new open space land.

Response: None are proposed at this time, but it would make sense to allow a trail system throughout the treed forest.

Resource Lands:

19. Four-to-Ones cannot re-designate existing Resource Lands to urban land.

Response: Not applicable.

20. The new open space lands can be zoned to Resource Lands and used for farming or forestry.

Response: Not applicable.

Other:

21. Affordable housing may be required in some projects.

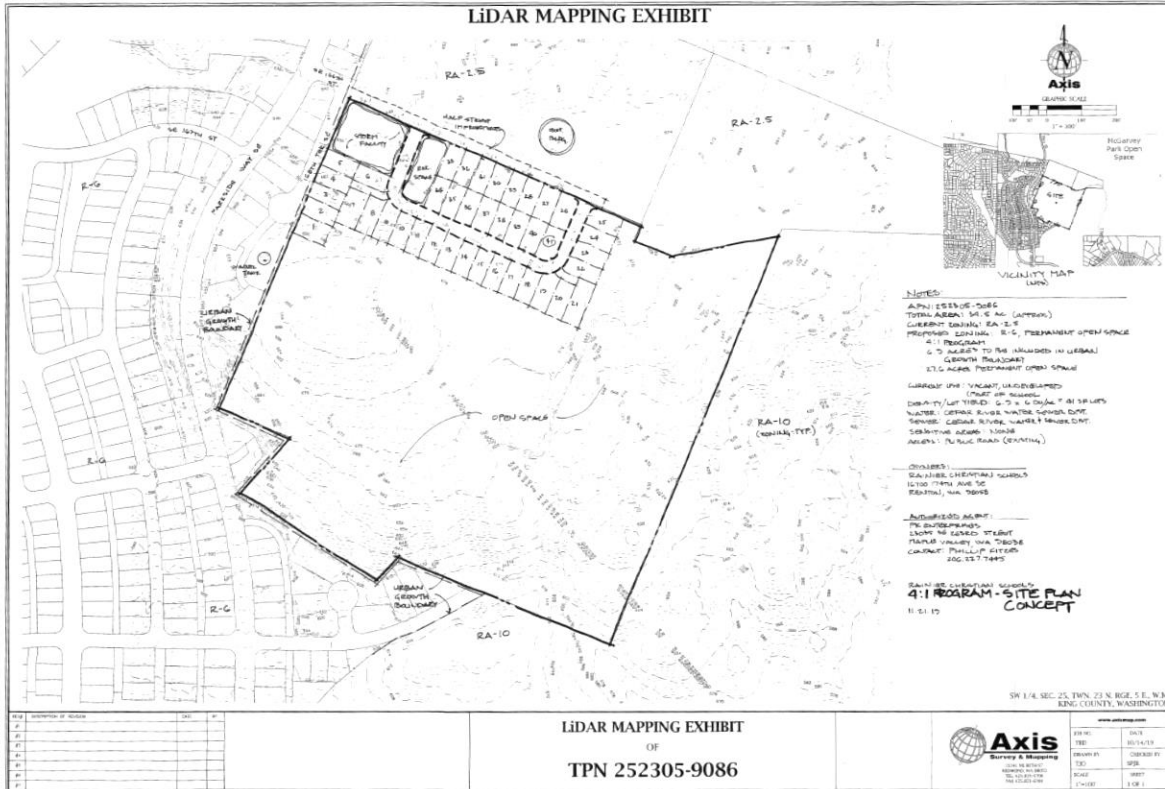
Response: This site is fairly remote and away from urban centers that would be more suitable for affordable housing.

Docket Request # 5: Rainier Christian School

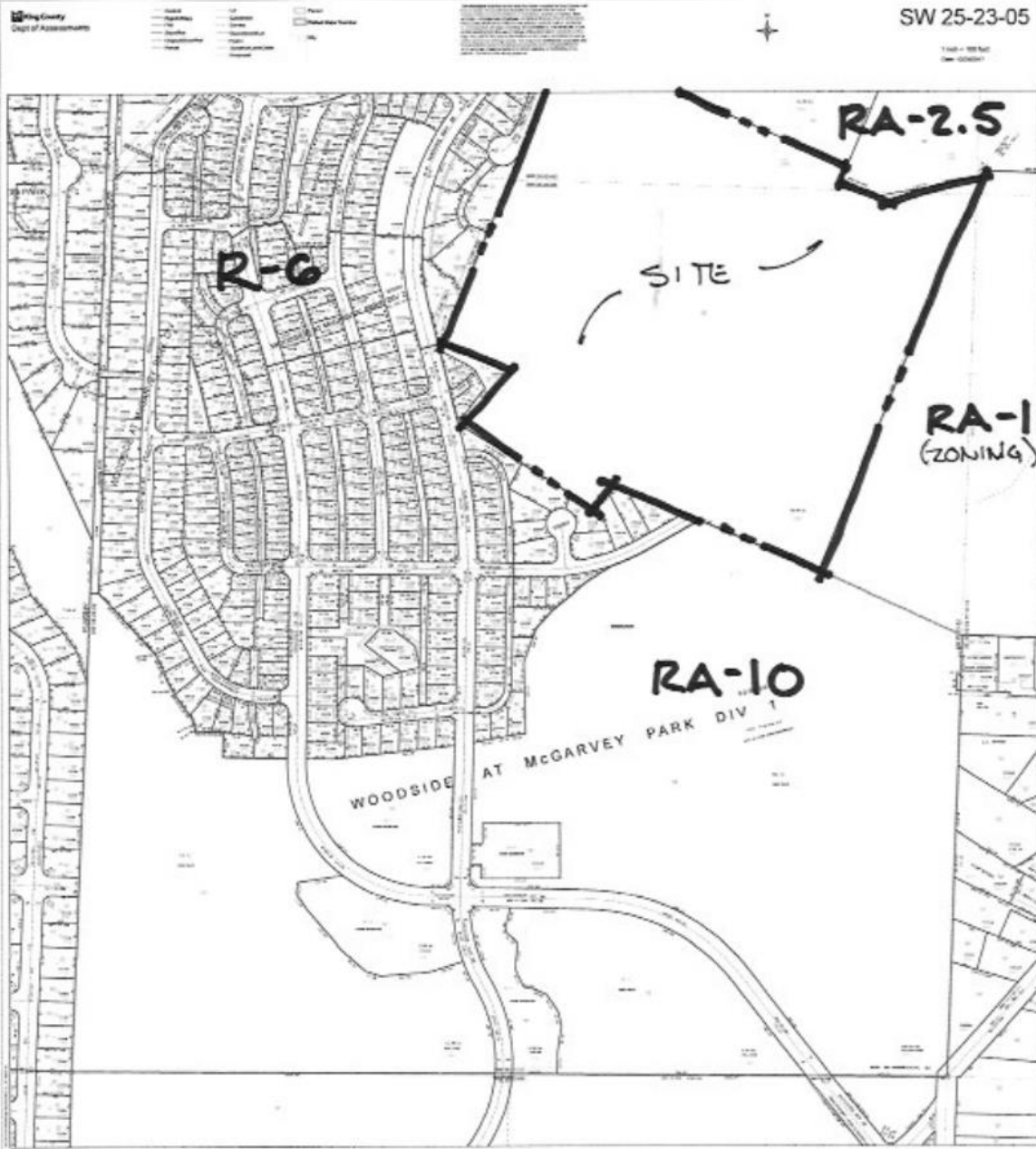
22. A mix of housing types including thirty percent below-market-rate units to be included in projects 200 acres or greater; projects that exceed thirty percent can have their open space dedication reduced.

Response: Not applicable.

Additional Materials Provided by Submitter



Docket Request # 5: Rainier Christian School



RAINIER CHRISTIAN SCHOOLS
4:1 PROGRAM REQUEST - ASSESSOR'S MAP

Docket Request # 5: Rainier Christian School



Docket Request # 5: Rainier Christian School

RAINIER CHRISTIAN SCHOOLS
4:1 PROGRAM REQUEST - CEDAR RIVER SERVICE (WATER + SEWER)
AREA BOUNDARY



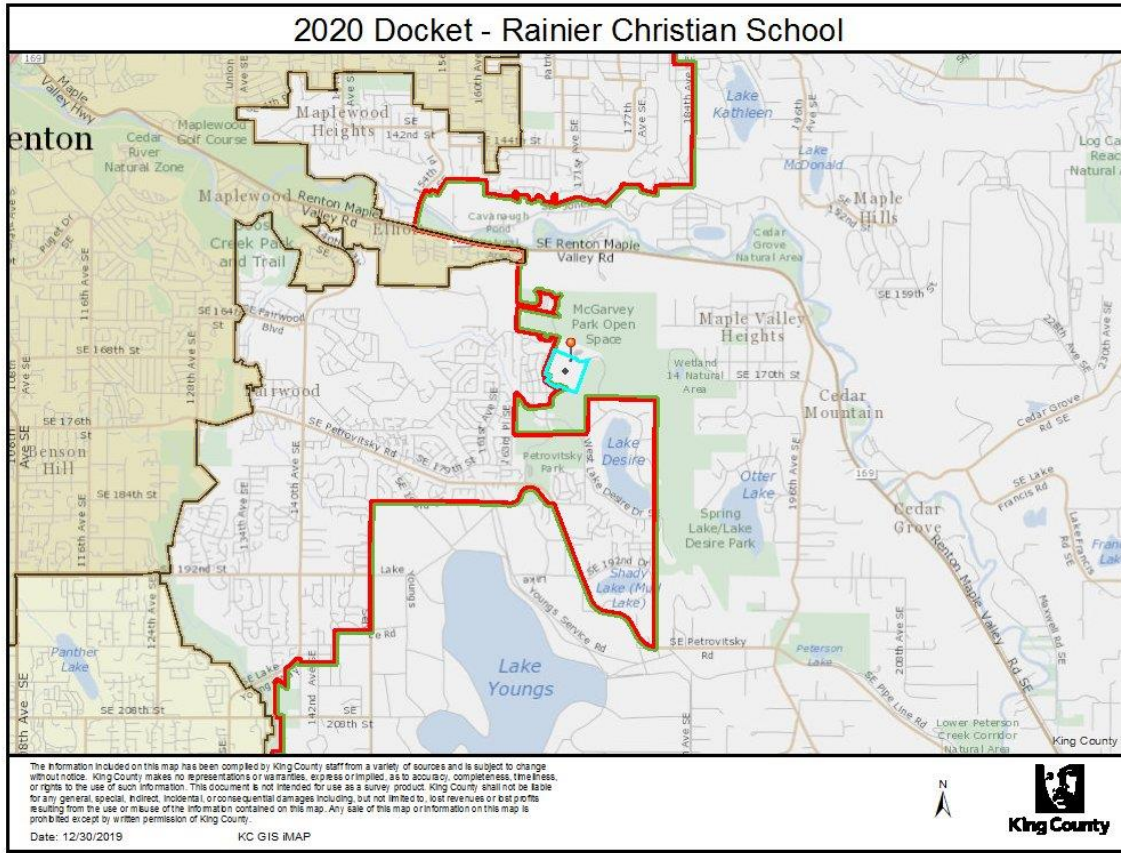
Docket Request # 5: Rainier Christian School



Docket Request # 5: Rainier Christian School

County Maps of Docket Area (parcel highlighted in blue)

Vicinity:



Docket Request # 5: Rainier Christian School

Aerial Photo:

2020 Docket - Rainier Christian School



The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenue or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

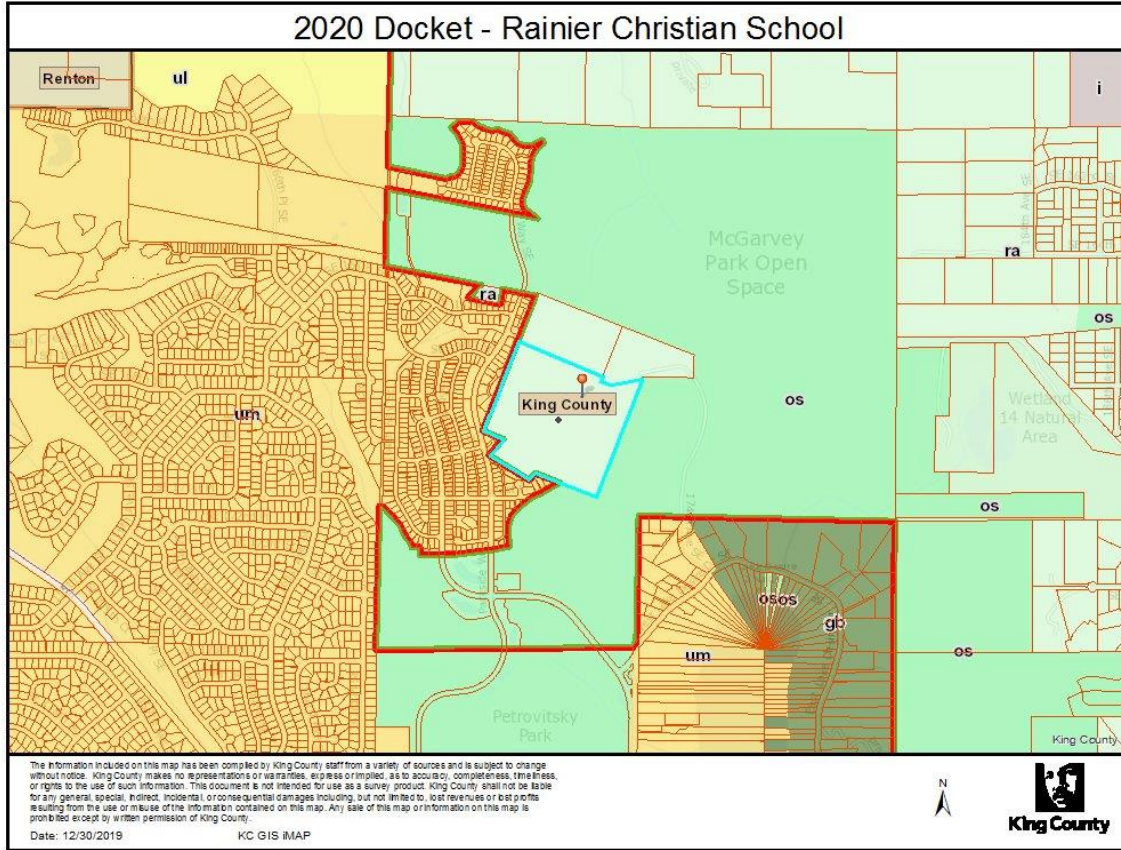
Date: 12/30/2019

KC GIS MAP



Docket Request # 5: Rainier Christian School

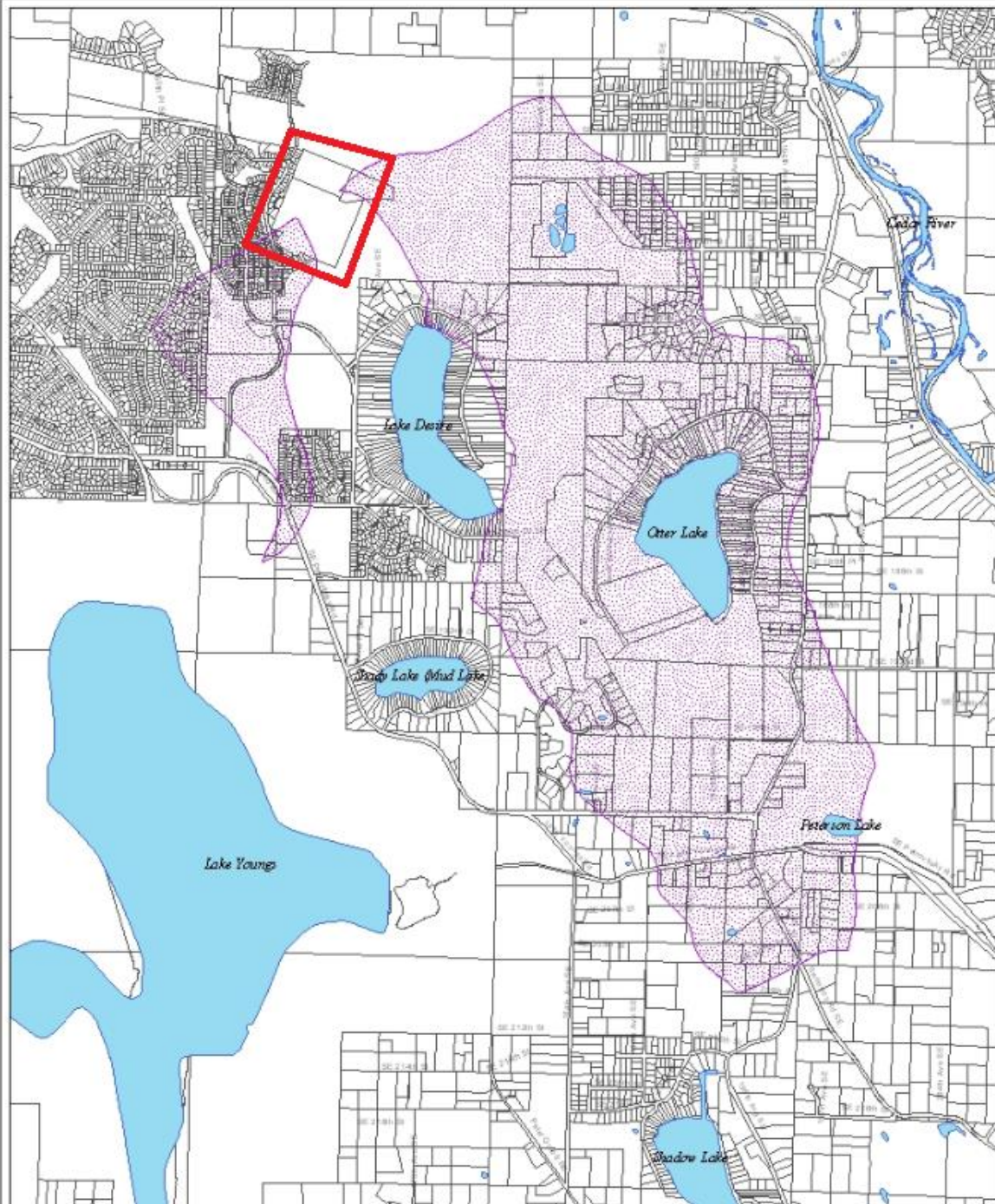
Land Use:



Docket Request # 5: Rainier Christian School

Special District Overlay SO-180: Wetland Management Area SDO

<https://www.kingcounty.gov/depts/local-services/permits/property-research-maps/property-specific-development-conditions/SDO/SO-180.aspx>



**SO-180: Wetland Management Area
Special District Overlay, Map 2 of 2**

 Special District Overlay

 King County

1,000 500 0 1,000
feet

The information included on this map has been compiled by King County and their liability is limited and is subject to change without notice. King County makes no representation or warranty, express or implied, as to accuracy, timeliness, completeness, or rights in the use of such information. King County does not be liable for any general, special, indirect, or consequential damages, including, but not limited to, the expense of the public, including that the use or misuse of the information contained on this map. Any use of the map or information on this map is prohibited by the provisions of King County.

Docket Request # 6: Greater Maple Valley UAC

Name of Requestor(s): Greater Maple Valley Unincorporated Area Council (GMVUAC)

Council District: Primarily in #9, with a small portion in #3

Summary Category: Procedural Change to County Council Planning Processes

Submitted Request

Request for procedural change to require the King County Council to prepare and publish responses to Public Comments it receives on King County Executive’s proposed Executive Recommended Comprehensive Plan Updates.

Address

n/a. These are countywide procedural changes.

Submitted Background Information

Responses currently prepared and published by King County Executive’s Office on the Public Review Drafts (PRDs) have proven helpful to the Public. Currently, after the Public provides comments on the Executive’s proposed King County Comprehensive Plan (sent to the King County Council on 10/1), the King County Council reviews them prior to finalizing and approving the King County Comprehensive Plan Update by 6/30 of the next year—a 9-mo review period, which provides plenty of time to issue responses to Public comments.

Currently, the KC Council does not publish its responses to the Public comments it receives. Consequently, at this point, we believe the KC Council should publish its responses to better close the cycle and meet its obligations of its King County Comprehensive Plan Update Public Participation Program.

The Growth Management Act calls for a clear, rigorous, and continuous Comprehensive Plan Update Public Participation Program. Public comment/Government response cycles are critical to achieving same.

Docket Request # 7: Greater Maple Valley UAC

Name of Requestor(s): Greater Maple Valley Unincorporated Area Council (GMVUAC)

Council District: Primarily in #9, with a small portion in #3

Summary Category: Procedural Changes to Site-Specific Land Use Map Amendment Process

Submitted Request

The King County Code should be amended so that any “site-specific land use amendment coupled with zone reclassification” cannot be reviewed and considered as part of the annual King County Comprehensive Plan Docket Item process (or, for that matter, any other King County Comprehensive Plan Docket update process). Such site specific applications must go through the Type 4 permit review process before the Hearing Examiner. Moreover, the Code amendment must expressly provide that such site specific proposals cannot be added as a last minute amendment made by the King County Council during its consideration of a King County Comprehensive Plan Docket Update.

Address

n/a. These are countywide procedural changes.

Submitted Background Information

Introduction: The current Docket Process allows an applicant to submit a singular request for a site specific land use amendment and zone reclassification. Current practice regarding such a coupled request is to bifurcate it with the King County Council legislatively addressing the land use amendment while the Hearing Examiner conducts a public hearing in a quasi-judicial review of the zone reclassification, making recommendations back to the Council. This bifurcated process has the appearance of unfairness and probable bias, as the premature legislative consideration of a land use amendment could unfairly influence and be outcome determinative of the zone reclassification resulting

Docket Request # 7: Greater Maple Valley UAC

in a dramatic change in land use and zoning of a specific site contrary to the public interest and the goals and objectives of the Growth Management Act. Such requests should neither be bifurcated nor be subject to the Docket Process; site-specific requests for both a land use amendment and zone reclassification must go through the *Type 4 permit review process* before the Hearing Examiner—to include a Public Hearing—for a recommendation to the King County (KC) Council regarding any changes to the KCCP and zoning.

Background KC Comprehensive Plan (2018 Updated Version)

The Docket Process is discussed and defined in the following sections of the current adopted KC Comprehensive Plan (updated through 2018):

- Chapter 1, Part II, Section H (at p. 1-11)
- Chapter 12, Part II (at pp. 12-4 – 12-5) / Policy I-205
- Glossary (at p. G-7)

Site-specific *Land Use Amendment* and *Zone Reclassification* are discussed in the following sections of the current adopted KC Comprehensive Plan (updated through 2018):

- Chapter 1, Part II, Section F (at p. 1-9) / Policy RP-116
- Chapter 3, Part III, Section B (at p. 3-17) / Policy R-304
- Chapter 11, Part B (at p. 11-5)

KC Code The following sections of the King County Code should be appropriately amended to incorporate the provisions of this Docket Request:

- KC Code 20.08.160 (zone reclassification)
- KC Code 20.08.170 (land use amendment)
- KC Code 20.18.130 (Council amendment)
- KC Code 20.18.140 (docket request process)
- KC Code 20.20.020(E) (land use decision types)

Docket Request # 8: Miller

Name of Requestor(s): Richard Miller

Council District: #8

Summary Category: Land Use and Zoning Change.

Submitted Request

Request to change land use designation from Urban Residential Medium (with R-8 zoning) to Urban Planned Development (with R-48 zoning).

Address

835 SW 108th Street, King County. Parcel Identification Number #0623049298.

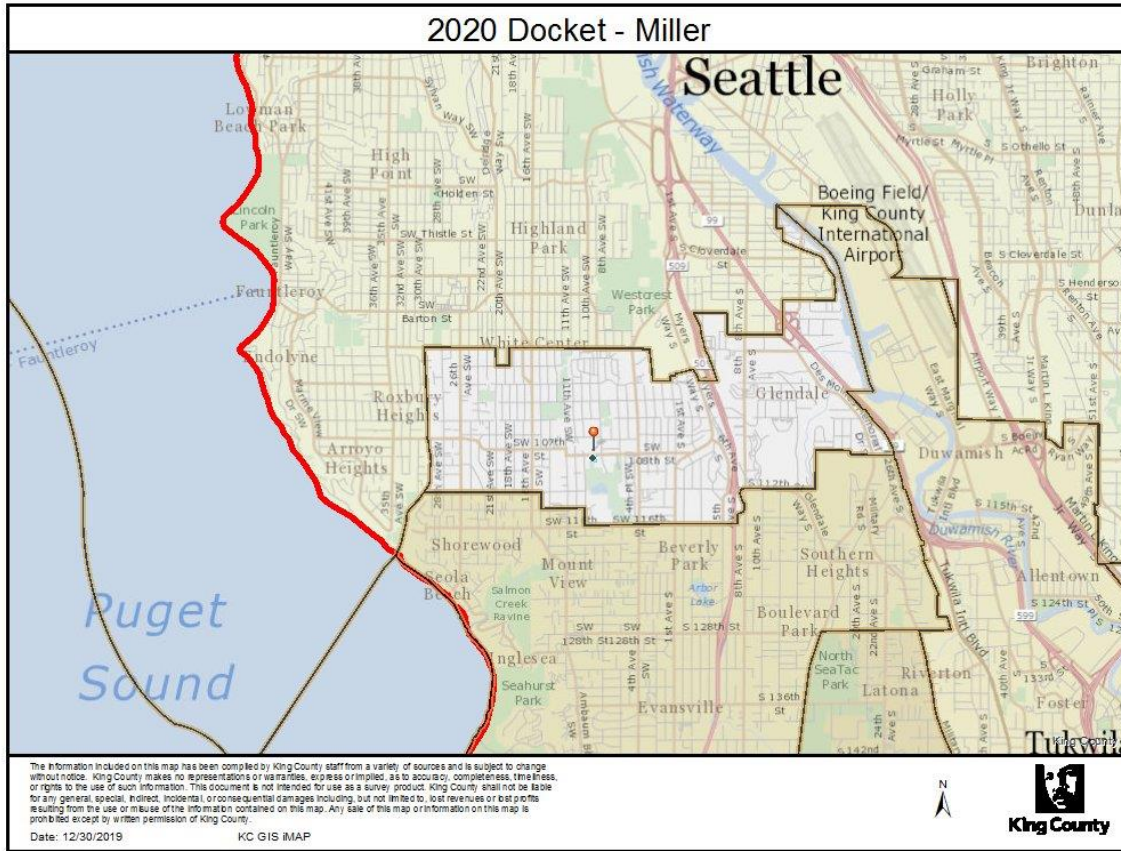
Submitted Background Information

Proposed use is high-density residential multi-family development. This is consistent with adjoining planned development, multiple family King County project (known locally as the "White Center Hub"). The property location meets all UGA and comprehensive plan guidelines for high density, as planned development on adjacent King County property indicate. This change is consistent with Comprehensive Plan policy U-124.

Docket Request # 8: Miller

County Maps of Docket Area (parcel highlighted in blue)

Vicinity:



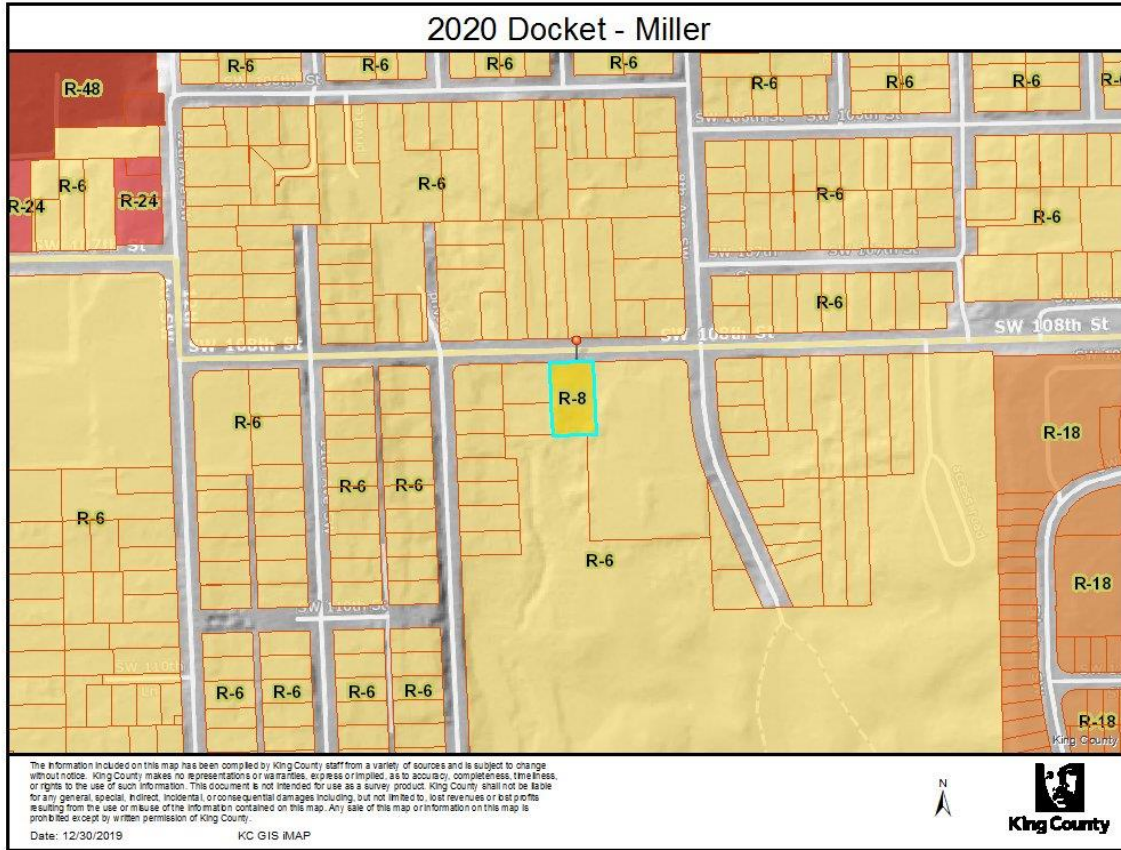
Docket Request # 8: Miller

Aerial Photo:



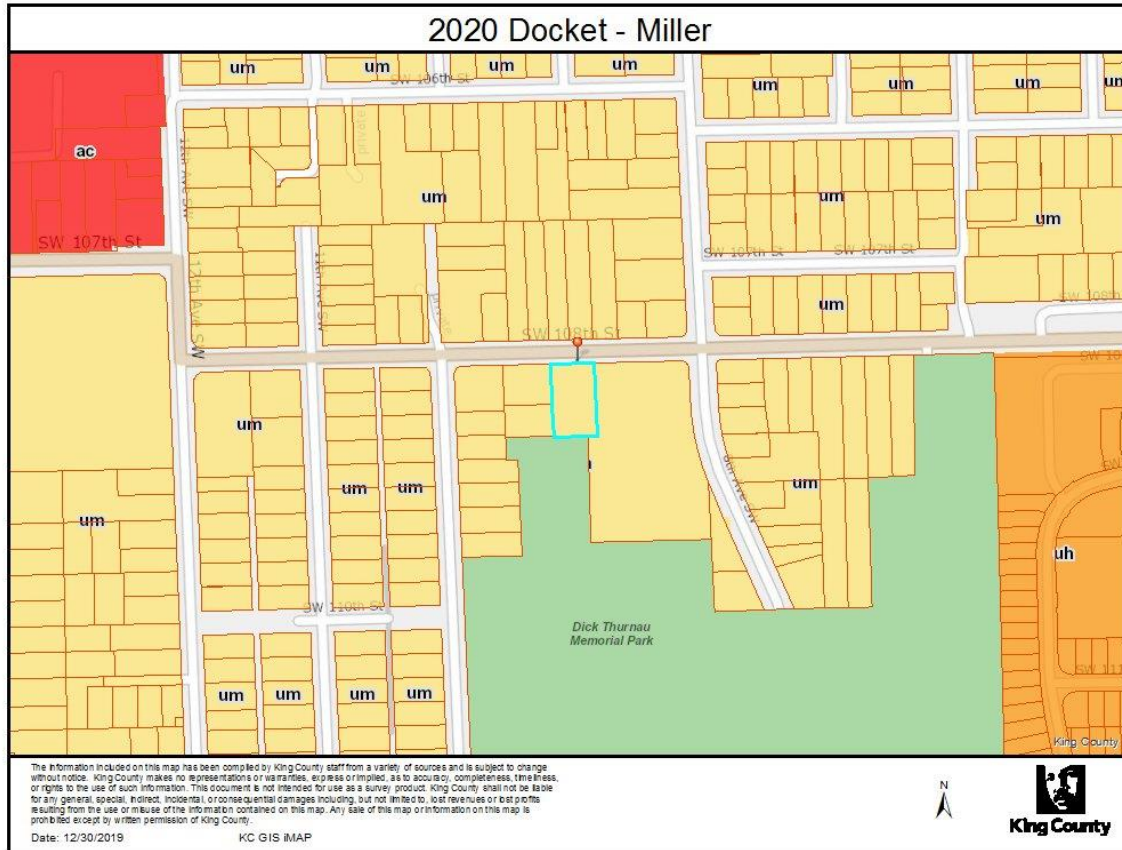
Docket Request # 8: Miller

Zoning:



Docket Request # 8: Miller

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 December 31, and is therefore released prior to conducting analysis of the request(s).

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