



## 2021 Docket Submittals Report

King County Comprehensive Plan  
January 2021

### 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.

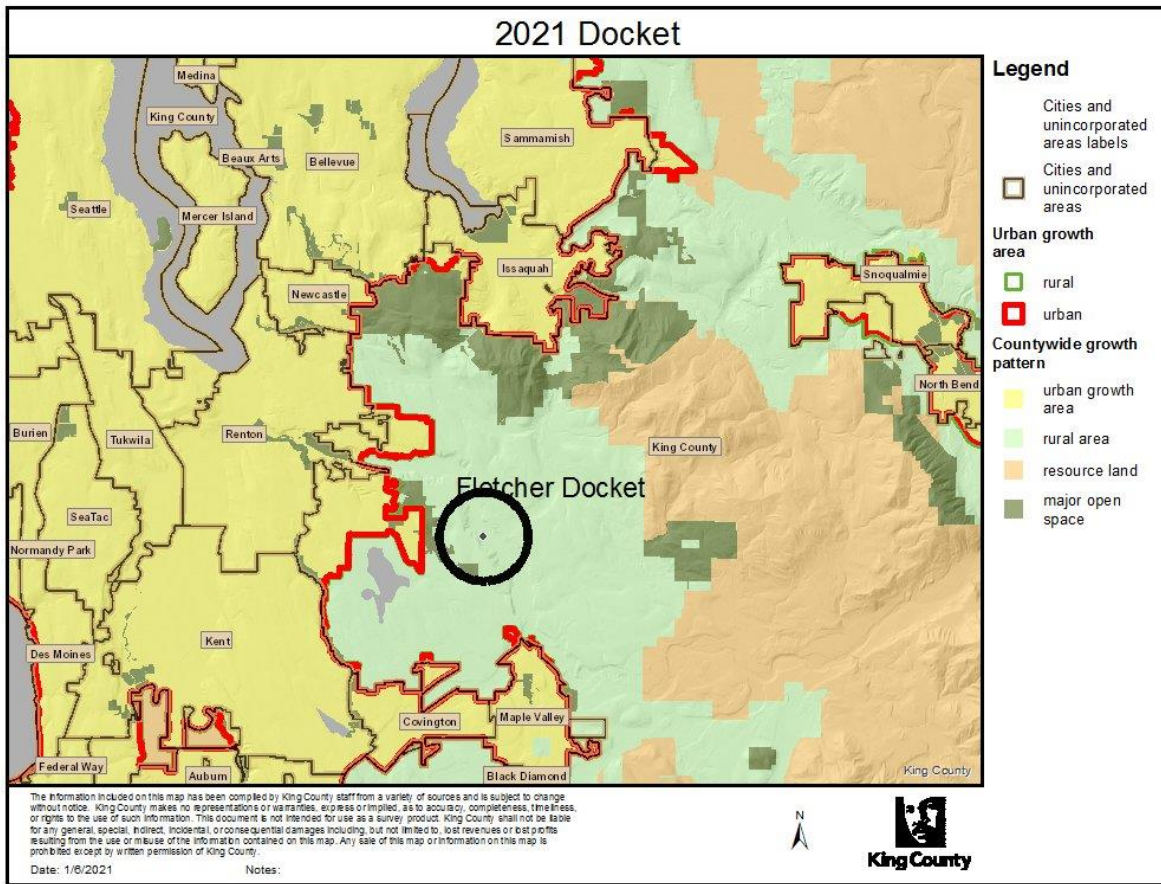
The information in the Docket Submittals Report includes the complete set of materials as they were submitted by the proponent. Providing the Docket Submittals Report to the public early in the process, and even before substantive analysis has occurred, allows for more transparent communication regarding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

### II. OVERVIEW OF SUBMITTALS

The following item was received by King County by the deadline of December 31 for consideration in this year's Docket process.

#	Name	Brief Summary
1	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.

The following map identifies the location of the Docket item(s).



### III. SUBMITTALS

The tables below include all 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 are present, these are provided as well.

<b>Docket Request # 1: Fletcher</b>
<p><b>Name of Requestor(s):</b> Michael and Linda Fletcher  <b>Council District:</b> #9  <b>Summary Category:</b> Land Use and Zoning Change</p> <p><b>Submitted Request</b>                      Request to change the current zoning and land use designation from Neighborhood Commercial (NB) to Industrial (I). Combined size is 3.54 acres.</p> <p><b>Address</b>                      18407 Renton-Maple Valley Highway, Maple Valley, WA 98038. Parcel identification numbers 3223069052 and 3223069070</p>

**Docket Request # 1: Fletcher**

**Submitted Background Information**

The owners have attempted twice to align the actual use (industrial recycle center) with the correct zoning (Industrial) as are the adjacent land uses to the south. As stated before, the use is non-conforming (grandfathered) and poses a big issue in the need to resell/re-finance the property if a crisis arises (i.e. Covid-19, etc.). Fortunately, there is not an urgent need, but the Fetters are elders in the community and things could change in an instant.

Enclosed is the docket request form along with supporting materials. I also enclosed a letter I sent Councilperson Dunn back in 2018 that was part of the first request.

We urge you and your team to give this some serious thought during your evaluation. We encourage any meeting(s) that may be helpful whether in-person or electronically. This is very important to them and there are no hardships/repercussions to these properties or the adjacent properties in making the revision.

**King County Districts and Development Conditions for parcel 3223069070**

Parcel number	<b>3223069070</b>	Drainage Basin	<b>Lower Cedar River</b>	
Address	<b>18407 RENTON MAPLE VALLEY RD SE</b>	Watershed	<a href="#">Cedar River / Lake Washington</a>	
Jurisdiction	<b>King County</b>	WRIA	<a href="#">Cedar-Sammamish (8)</a>	
Zipcode	<b>98038</b>	PLSS	<b>SE - 32 - 23 - 6</b>	
Kroll Map page	<b>829</b>	Latitude	<b>47.43689</b>	
Thomas Guide page	<b>887</b>	Longitude	<b>-122.06598</b>	

**King County Electoral districts**

Voting district	<b>MORRIS</b>	Fire district	<b>King County Fire Protection District No. 43</b>
King County Council district	<b>District 9, Reagan Dunn (206) 477-1009</b>	Water district	<b>does not apply</b>
Congressional district	<b>8</b>	Sewer district	<b>does not apply</b>
Legislative district	<b>11</b>	Water & Sewer district	<b>does not apply</b>
School district	<a href="#">Tahoma #409</a>	Parks & Recreation district	<b>does not apply</b>
Seattle school board district	<b>does not apply (not in Seattle)</b>	Hospital district	<b>does not apply</b>
District Court electoral district	<b>Southeast</b>	Rural library district	<b>Rural King County Library System</b>
Regional fire authority district	<b>does not apply</b>	Tribal Lands?	<b>No</b>

**King County planning and [critical areas](#) designations\***

King County zoning	<b>NB</b>	Urban Unincorporated Status	<b>does not apply</b>
Development conditions	<b>None</b>	Rural town?	<b>No</b>
Comprehensive Plan	<b>ra</b>	Water service planning area	<b>Cedar River Water and Sewer District</b>
Urban Growth Area	<b>Rural</b>	Transportation Concurrency Management	<b>Pass - Lake Youngs/Hobart Traveled</b>
Community Service Area	<b>Greater Maple Valley/Cedar River Area</b>	Forest Production district?	<b>No</b>
Community Planning Area	<b>Tahoma/Raven Heights</b>	Agricultural Production district?	<b>No</b>
Coal mine hazards?	<b>None mapped</b>	Snoqualmie Valley watershed improvement district?	<b>No</b>
Erosion hazards?	<b>Yes</b>	Critical aquifer recharge area?	<b>Class 1</b>
Landslide hazards?	<b>Yes</b>	Wetlands at this parcel?	<b>None mapped</b>
Seismic hazards?	<b>Yes</b>	Within the Tacoma Smelter Plume?	<b>Limited Data</b>
100-year flood plain?	<b>None mapped</b>	Estimated Arsenic Concentration in Soil	<b>None mapped</b>

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 Contact us at [giscenter@kingcounty.gov](mailto:giscenter@kingcounty.gov).  
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**Docket Request # 1: Fletcher**

P K E N T E R P R I S E S

October 10, 2018

Councilmember Reagan Dunn  
King County Council  
516 Third Avenue, Room 1200  
Seattle, WA 98104

**RE: Fletcher Comp Plan / Re-Zone Request for Property Located at 18407 Renton-Maple Valley Highway, Maple Valley, WA.**

**Assessor's Parcel Numbers: 322306-9070, 3223069052**

Dear Councilmember Dunn:

On behalf of Mr. and Mrs. Michael Fletcher, PK Enterprises is working with county staff through the current Comprehensive Plan / Zoning Updates for the 2018 year. For over 30 years, this property has been utilized as a recycling center and the owners would like for the use to continue as such. The zoning is Neighborhood Business (NB) which makes the use non-conforming. Therefore, the proposal is to re-zone the land to Industrial (I) making the land use and zoning compatible.

There are practical reasons to get the property into conformity. The adjacent properties to the east are also zoned Industrial. Therefore, there would be consistency in the zoning designation with this "pocket" of industrial/commercial uses. From a business standpoint, the ability to re-finance or sell a non-conforming use in the event of an emergency (health, etc.) is impeded dramatically on both sides. There is a tendency to look at only the positives or upside, but when reality hits and decisions need to be made quickly—this is when removing such obstacles by planning makes sense. Re-zoning the property to Industrial would be an important obstacle removed for Mr. and Mrs. Fletcher.

An application request was made on June 30, 2018 to the county for consideration. Since then, we have been working with Mr. Ivan Miller, KC Comprehensive Planning Manager, on the matter. There has been some push back on designating the property Industrial with the notion that another "commercial" designation would be better (i.e. Commercial Business (CB) or Regional Business (RB)). In reviewing Title 21A, the only designation that seems to appropriately categorize this use falls under Section 21A.08.080 Manufacturing Land Uses as Materials Processing Facility. Reviewing the table, this use is only permitted in the Industrial zone.

The purpose for writing you is for your assistance to aid staff in favor of this proposed land use modification. We realize the council will likely accept the recommendation of staff and we need to direct them to the correct decision. To date, we have not heard back on their position as they were planning on consulting with the Department of Planning and Environmental Review. In terms of ever expanding the use, it is understood that the owners would need to go through the development process and conform to all requirements of the county. This point has been discussed and acknowledged by Mr. Miller.

23035 SE 263<sup>RD</sup> STREET • MAPLE VALLEY, WA • 98038  
PHONE: (206) 227.7445 • PKENTERPRISES.MV@GMAIL.COM



Thank you for your time and consideration on this matter. The matter is very important to the Fletchers and they would appreciate your support at this time. If there are questions, please do not hesitate to contact me at (206) 227-7445.

Sincerely,

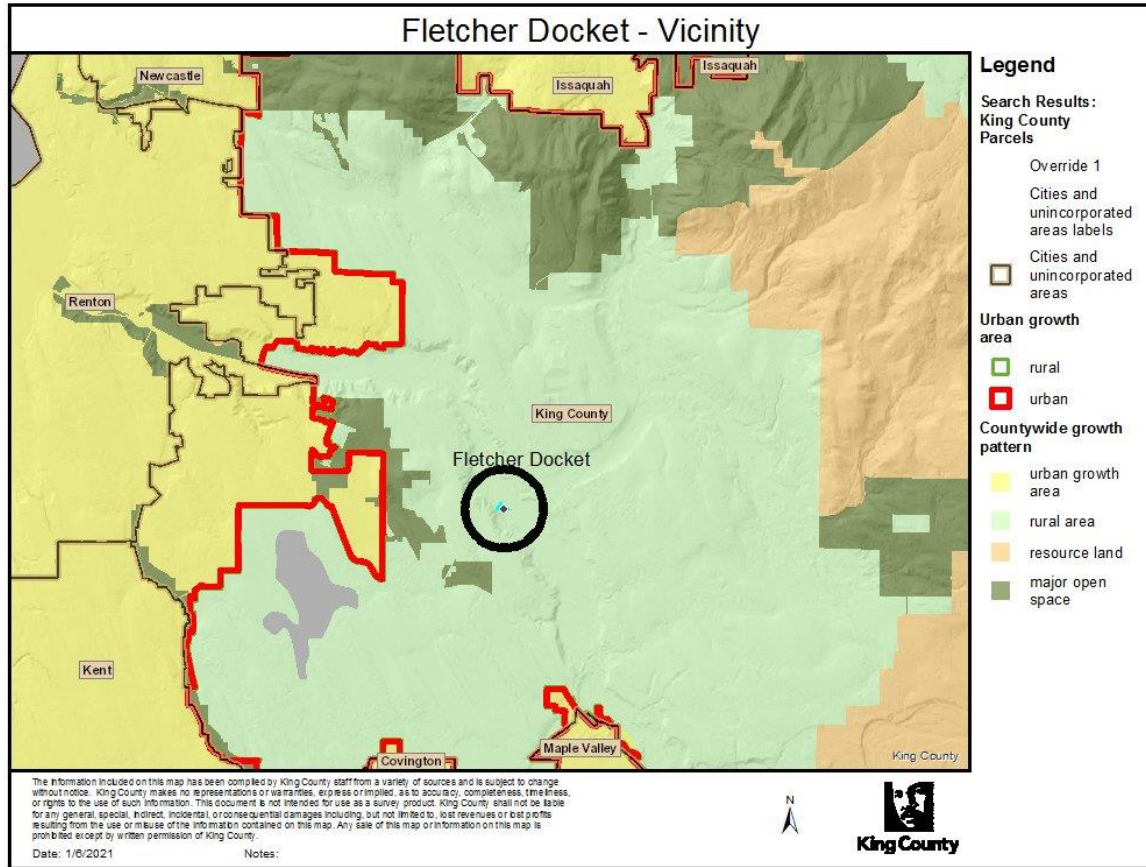
PK ENTERPRISES

PHILLIP KITZES

CC Mr. and Mrs. Michael Fletcher

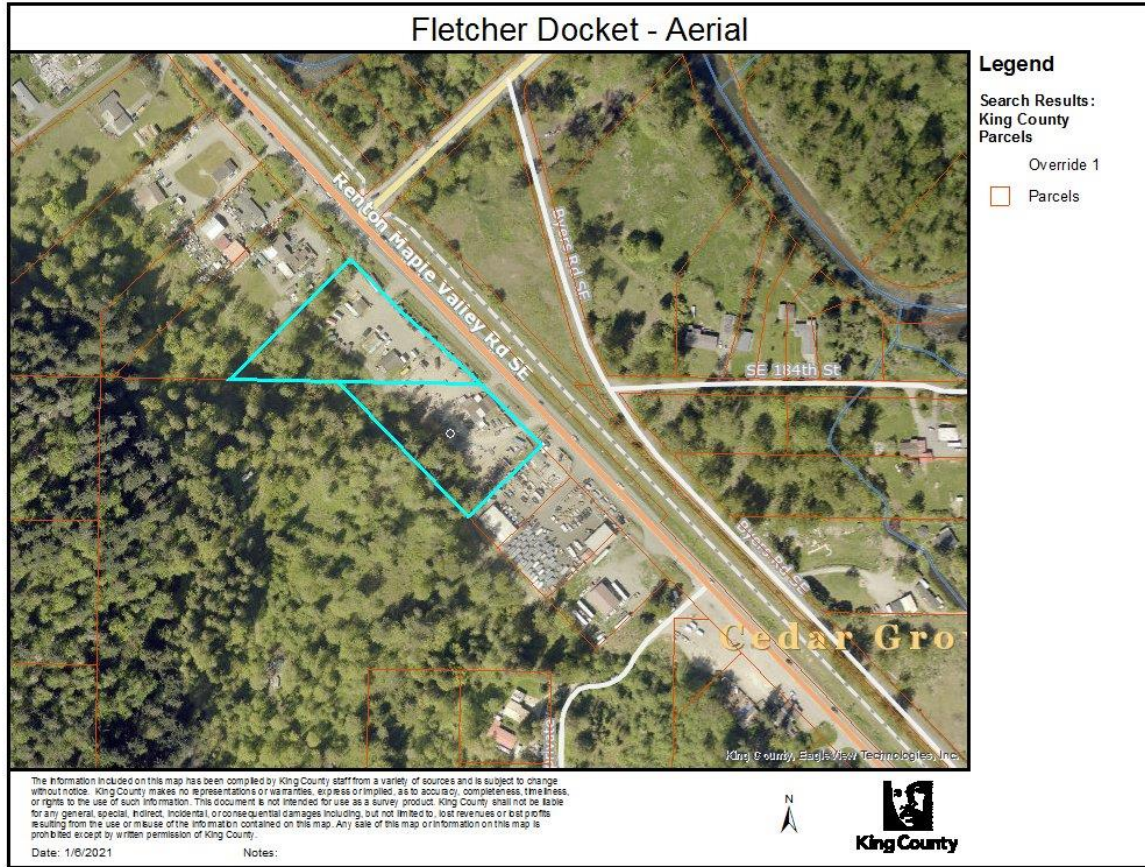
**County Maps of Docket Area (parcels highlighted in blue)**

Vicinity:



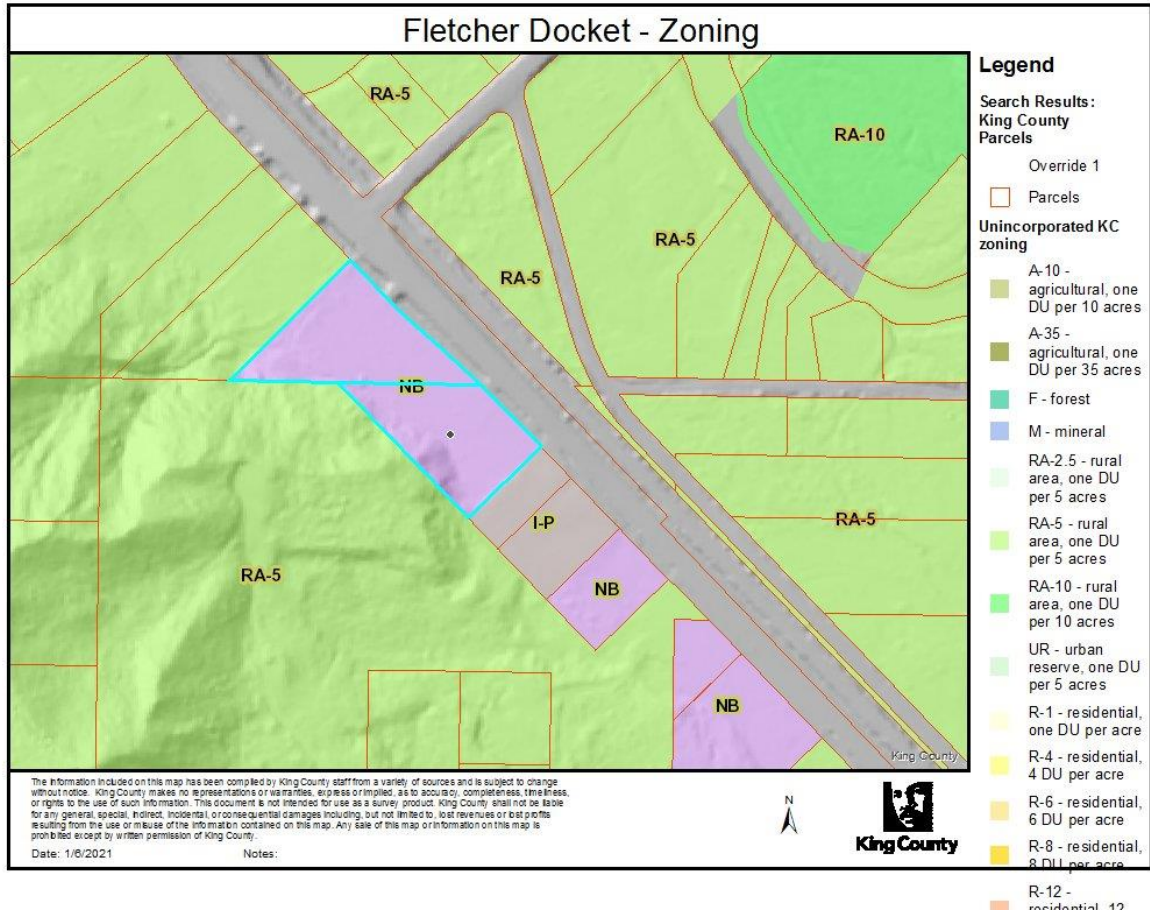
**County Maps of Docket Area (parcels highlighted in blue)**

Aerial:



**County Maps of Docket Area (parcels highlighted in blue)**

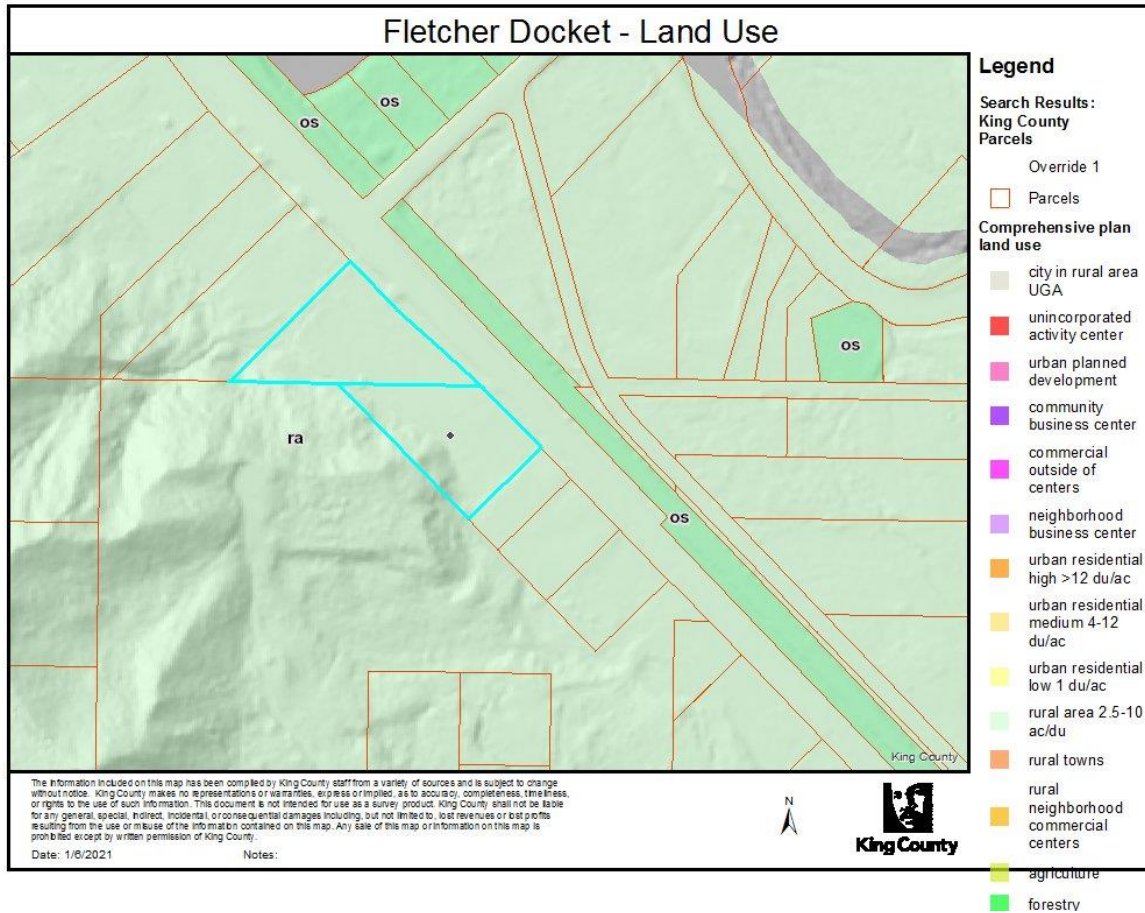
Zoning:





**County Maps of Docket Area (parcels highlighted in blue)**

Land Use:



*Property Specific Development Conditions and Special District Overlays:*

None are present on the subject properties.

As noted in the submitted materials, this Docket item was submittal previously in 2018 and 2020. Links to Docket Reports for those years is as follows:

- [2018 Docket Report](#).
- [2020 Docket Report](#).

### 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 on the request(s). The next steps in the process are described in the aforementioned Docket Reports.

Contact Ivan Miller, Comprehensive Plan Manager, 206-263-8297, and [ivan.miller@kingcounty.gov](mailto:ivan.miller@kingcounty.gov).