



King County

**2008 King County Comprehensive Plan Update
Goodnight Properties
Area Zoning Study**

Public Review Draft

Department of Development and Environmental Services

Summary

This area zoning study was carried out in response to a docket request to redesignate a property currently owned by Goodnight Properties (Tax Parcel Number 1923069026) from Rural Area with RA-5, one home per five acres, zoning to Industrial for natural resource materials processing.

Background

Operating on land owned by Goodnight Properties, Sunset Materials is a materials processing facility on Renton-Maple Valley Road SE in southeastern King County. Among the materials processed at the site are top soil, bark, rock, sand, and gravel. Sunset Materials is also a waste recycling facility for construction, demolition, and land clearing debris.

The Goodnight property contains seven buildings and concrete bunkers used for materials storage. The buildings were built over the span of several years from 1927 to 1958. The property was originally the location of the Pacific Coast Coal Company and was designated a King County Historic site in 1993.

The 25 acre Goodnight property is designated as Rural Residential and zoned RA-5, one home per five acres. Both adjacent properties on the south side of Renton-Maple Valley Road SE are vacant. Properties south of the Goodnight property are 300 feet higher than the base elevation of the Goodnight property and are designated Rural Residential. Across Renton-Maple Valley Road SE is the Cedar Grove Natural Area and other properties designated Rural Residential within the Current Use Open Space taxation program. The Cedar River is also directly opposite Renton-Maple Valley Road SE.

The property has listings for landslide, coal mine, seismic, and erosion. It has medium susceptibility for

groundwater contamination and is both a Class 1 and 2 Aquifer Recharge Area. A designated wildlife network runs across part of the property.

A change in designation from Rural to Industrial to allow for natural resource materials processing is proposed.

Applicable King County Comprehensive Plan Policies

- R-412** New industrial uses in the Rural Area shall be permitted only in Rural Towns and in the designated industrial area adjacent to the Rural Neighborhood of Preston.
- R-414** Existing industrial uses in the Rural Area outside of Rural Towns or the designated industrial area adjacent to the Rural Neighborhood of Preston shall be zoned rural residential but may continue if they qualify as legal, nonconforming uses.
- R-221** Nonresidential uses in the Rural Area shall be limited to those that:
- a. Provide convenient local services for nearby residents;
 - b. Require location in a Rural Area;
 - c. Support natural resource-based industries;
 - d. Provide adaptive reuse of significant historic resources; or
 - e. Provide recreational opportunities that are compatible with the surrounding Rural Area.

These uses shall be sited, sized and landscaped to complement rural character as defined in policy R-101, prevent impacts to the environment and function with rural services including on-site wastewater disposal.

Analysis

This area zoning study was conducted to determine if a change in designation from Rural to Industrial to allow natural resource materials processing facilities is warranted. Currently King County Code Chapter 21A.80.080 restricts materials processing facilities to Resource and Industrial designated properties. In the Rural Area this limits any materials processing facilities to Preston and the Rural Towns of Fall City, Snoqualmie Pass, and the Town of Vashon.

Sunset Materials provides natural resource materials supplies and provides resource recycling for southeastern King County on a former coal mining property that has been recognized as a King County Historic site. The former and current use of the property makes conversion to low density residential unlikely.

Conclusion

The King County Code currently limits materials processing facilities to Resource and Industrial lands. In the Rural Area, King County Comprehensive Plan Policy R-412 limits these facilities to the Rural Neighborhood of Preston and the Rural Towns of Fall City, Snoqualmie Pass and the Town of Vashon. This limitation means that rural southeastern King County is under served by this type of facility.

King County Comprehensive Plan policy does not support a redesignation from Rural to Industrial at this location. KCCP policy R-221 does allow for nonresidential uses to be located in the Rural Area if they support natural resources and provide services to the local area. A change in King County Code could allow materials processing on Rural designated properties without requiring a land use redesignation or rezone.

Executive Staff Recommendation

Make no adjustment to the King County Comprehensive Plan Land Use Map and zoning for parcel 1923069026.

Develop an amendment to the King County Code's manufacturing land use table to allow for materials processing facilities on Rural lands for consideration during the 2008 update of the King County Comprehensive Plan.



Goodnight Properties

Public Review Draft Land Use Map

No Change Recommended



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Incorporated Areas

RR Rural Residential 1du/2.5-10acres

Urban Growth Boundary



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Goodnight Properties Public Review Draft Zoning Map No Change Recommended



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 Incorporated Areas

RA-2.5 Rural Area, one DU per 5 acres

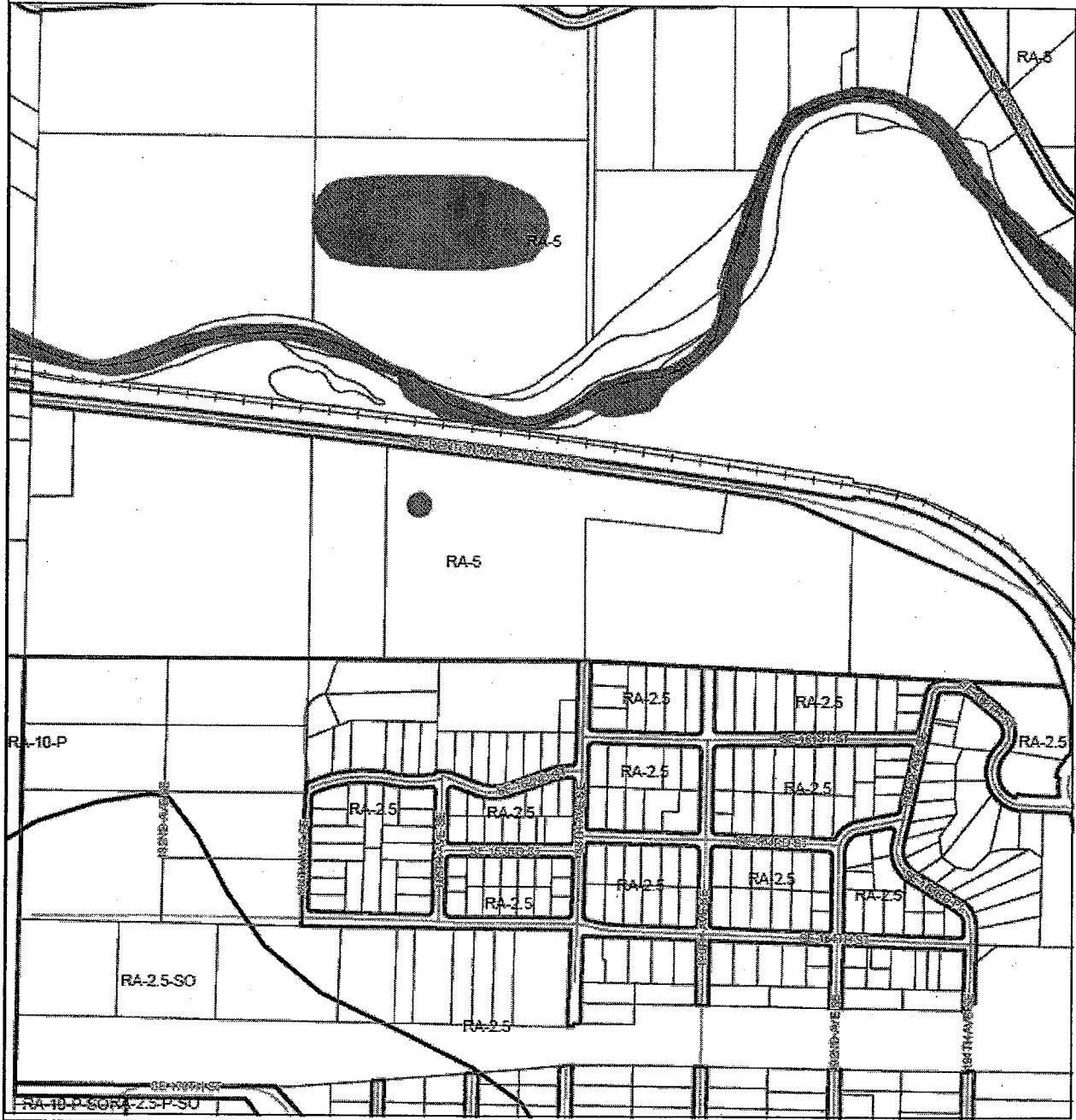
 Urban Growth Boundary

RA-5 Rural Area, one DU per 5 acres

RA-10 Rural Area, one DU per 10 acres

300 150 0 300
Fest

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Goodnight Properties Parcel

Parcel	Comprehensive Plan Land Use Map Designation		Zoning		Size (Acres)	Owner	Notes	Development Conditions
	Current	Proposed	Current	Proposed				
1923069026	Rural Residential	Rural Residential	RA-5	RA-5	25.39	Goodnight Properties Inc.	Sunset materials; Buildings: storage warehouse, garage/service repair (2), light industrial, garage/storage (3); Lower Cedar River Basin; rural clearing limits; hazards: coal, erosion, landslide and seismic, Class 1 and 2 aquifer recharge	SC-P3 (repealed); SO-220 (repealed); SR-15-9 (repealed)