



King County

2010 Docket Report

King County Comprehensive Plan and Development Regulations

Background

The King County docket was established in 1998 in accordance with K.C.C. 20.18.140 to provide an opportunity for citizens of the county to register comments on the King County Comprehensive Plan (KCCP) and associated development regulations. The county responds to each item registered on the docket, providing a feedback loop, as required by RCW 36.70A.470. Docket forms are available on the King County Website, at several county department offices, and at county-sponsored public meetings where land use and development issues are being discussed. The docket is open continuously, and each June 30 the items registered in the previous twelve months are compiled into the docket report for release on December 1 to the King County Council.

2010 Issues

King County received twelve items on the docket that closed on June 30, 2010. Following is a summary of the major issues raised by these docket requests:

- Expansion of the Urban Growth Area is proposed adjacent to Woodinville, Enumclaw and two proposals involving split parcels adjacent to Maple Valley;
- Conduct joint planning to address the Snoqualmie Interchange;
- Designate new commercial land in the Sammamish Valley;
- Increase rural density from one home per 5 acres to one home per 2.5 acres on individual parcels in the Bear Creek and Fall City areas;
- Convert a large tract of land from Mineral to Rural in the Ravensdale area;
- Expand the West Hill Commercial Center by one parcel;
- Continue to negotiate a range of water policy issues with the City of Seattle; and
- Work with citizens preparing an update of the Vashon Town Plan.

Organization of Report

The King County Code requires a docket report to include an alphabetical list of the docketed items and a chart of the docketed items including a brief summary of the request, the 2010 Council District where the property is located, and the corresponding Executive recommendation. A copy of the Executive response letter is also attached as part of this report.

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

2010 Docket Alphabetical Index

| Last Name | First Name, Middle Initial | Council District | Docket # |
|-------------------------------|----------------------------|------------------|----------|
| Blake (West Hill) | Lawrence | 5 | 11 |
| Byrne (Maple Valley UGA) | Edward and Mary | 9 | 9 |
| Chan (Woodinville Area) | V. Joseph | 3 | 4 |
| Gladstone (City of Seattle) | Judy | 1,2,4,8 | 12 |
| Hart (City of Woodinville) | Hal | 3 | 3 |
| Hulburt (Enumclaw UGA) | Josh | 9 | 5 |
| Kellogg (Wells Nursery) | Charles | 4 | 6 |
| Luedke (Bear Creek area) | Mark | 3 | 8 |
| Messer (Maple Valley) | Warren D. | 9 | 10 |
| Moss (Snoqualmie Interchange) | Allison | 3 | 1 |
| Roberts (Vashon town Plan) | Barbara | 8 | 7 |
| Thorpe (Reserve Silica Corp.) | Robert W. | 9 | 2 |

2010 DOCKET SUMMARY

| # | Docket Item | Council District | Recommendation |
|---|---|------------------|--|
| 1 | A request or a joint planning agreement related to the Snoqualmie Interchange to be conducted and included in the 2012 update of the King County Comprehensive Plan. Allison Moss for Griffith and Puget Western | 3 | Agree to reopen discussions, using the June, 2008 Executive Recommended area zoning study recommendations as the starting point. |
| 2 | A proposal to redesignate a 402-acre silica sand mining site to Rural Area with RA-10 zoning. Bob Thorpe for Reserve Silica Corp. | 9 | Agree to conduct a subarea plan to evaluate this proposal. |
| 3 | The city is proposing two expansions of the Urban Growth Area and their Potential Annexation Area. The northern property group is west of 140 th Ave NE and south of NE 171 st street. The southern property group is located on the west side of 148 th Ave NE, north of NE 145 th street. Hal Hart for the City of Woodinville | 3 | Do not support. The proposed UGA expansion is not consistent with applicable Countywide Planning Policies and King County Comprehensive Plan policies. |

| # | Docket Item | Council District | Recommendation |
|---|--|------------------|--|
| 4 | <p>A proposal for a new commercial zoning in the Sammamish Valley.</p> <p>V. Joseph Chan</p> | 3 | <p>Do not support. The site is not adjacent to an existing commercial center or the Urban Growth Area Boundary.</p> |
| 5 | <p>A proposal to amend the Urban Growth Boundary near Enumclaw to add three parcels to the UGA and to provide these parcels with sewer service. All 3 parcels are within the Agricultural Production District. A separate docket form was submitted requesting that sewer service be made available to properties in the Rural Area.</p> <p>Josh Hulbert</p> | 9 | <p>Do not support. Inconsistent with KCCP Policy R-654, which requires that removal of the land will not diminish the productivity of prime agricultural soils or the effectiveness of farming within the local APD boundaries; and That the land is determined to be no longer suitable for agricultural purposes.</p> <p>In addition to meeting these two tests, removal of the land from the APD may only occur if it is mitigated through the addition of agricultural land abutting the same APD of equal acreage and of equal or greater soils and agriculture value.</p> <p>The proposal to allow sewer service for property within the Rural Area is not consistent with KCCP Policy F-249, and King County Chapter 13.24.134, which only allow sewer extensions to the Rural Area to serve public schools when there is no feasible alternative and to serve existing structures when a septic system fails and there is no feasible alternative.</p> |
| 6 | <p>This is a request to rezone the old Wells Nursery site in Fall City from RA-5 to RA-2.5.</p> <p>Charles Kellogg for Blue Hills LLC.</p> | 3 | <p>Do not support. No KCCP land use map amendment is needed as all properties designated Rural Area have the same land use map designation regardless of zoning. KCCP policies R-304 through R-309 do not support rezones for higher density in the Rural Area. Further, Policy R-309 states that the RA-2.5 zone was applied to areas with a predominant lot pattern below 5 acres in size that were created prior to 1994.</p> |

| # | Docket Item | Council District | Recommendation |
|----|---|------------------|---|
| 7 | <p>This docket informs the County that the Vashon-Maury Island Community Council has formed a committee to prepare a recommended update of the Vashon Town Plan for consideration during the 2012 update of the King County Comprehensive Plan,</p> <p>Barbara Roberts for the Vashon Town Plan Committee</p> | 8 | Executive staff continues to provide technical support as requested for this community-based planning effort. |
| 8 | <p>A proposal to change the zoning of this 5.2 acre parcel from RA-5 to RA2.5 to allow a short subdivision to create one additional lot.</p> <p>Marc Luedke</p> | 3 | Do not support. No KCCP land use map amendment is needed as all properties designated Rural Area have the same land use map designation regardless of zoning. KCCP policies R-304 through R-309 do not support rezones for higher density in the Rural Area. Further, Policy R-309 states that the RA-2.5 zone was applied to areas with a predominant lot pattern below 5 acres in size that were created prior to 1994. |
| 9 | <p>A request to add this property to the Urban Growth Area; it would also be included within the Potential Annexation Area of Maple Valley. Subject property is split by the UGA boundary line.</p> <p>Edward and Mary Byrne</p> | 9 | Agree to study this issue to determine whether a single land use designation is appropriate for a parcel split by the UGA boundary. |
| 10 | <p>A request to add this property to the Urban Growth Area; it would also be included within the Potential Annexation Area of Maple Valley. Subject property is split by the UGA boundary line.</p> <p>Warren D. Messer</p> | 9 | Agree to study this issue to determine whether a single land use designation is appropriate for a parcel split by the UGA boundary. |
| 11 | <p>A request to add a parcel to the West Hill commercial center.</p> <p>Lawrence Blake</p> | 5 | Agree to conduct a subarea plan to determine whether an expansion of the West Hill commercial area is warranted. |
| 12 | <p>This docket references ongoing discussions with King County about water planning issues. The City is raising issues about King County review of water system plans. The City seeks amendments to King County Code Chapter 13.24 and several KCCP policies, including but not limited to F-226, F-239, F-240, F-241, and F-242.</p> <p>Judy Gladstone for the City of Seattle</p> | 1.2.4.8 | Agree to continue discussions with the City of Seattle regarding unresolved water policy issues. |



King County

Department of Development
and Environmental Services
900 Oakesdale Avenue Southwest
Renton, WA 98057-5212
206-296-6600 TTY 206-296-7217

September 14, 2010

Lawrence Blake
730 S. Royal Crest Circle # 455
Las Vegas, Nevada 89169

Dear Mr. Blake:

Thank you for participating in this year's docketing process. We appreciate hearing from you on your proposed change to the King County Comprehensive Plan (KCCP).

In your docket you requested parcel number 7580200440 be designated and zoned for commercial development. The subject property is adjacent to an existing community business center. The following King County Comprehensive Plan Policy applies:

U-159 Designated community business centers are shown on the Comprehensive Plan Land Use Map. Expansion of existing or designation of new community business centers shall be permitted only through a subarea planning process. Redevelopment of existing community business centers is encouraged.

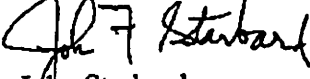
This request will be considered during the 2012 King County Comprehensive Plan Update. My staff will prepare the required subarea plan to evaluate this proposal and make a preliminary recommendation in the public review draft of potential comprehensive plan amendments, which will be completed in September 2011. The Executive Recommended 2012 King County Comprehensive Plan Update will be sent to the King County Council on March 1, 2012.

In accordance with King County Code Title 20, a report of all docket items submitted to this Department by June 30, 2010 will be included in a report sent to the King County Council on December 1, 2010. If you have further questions or concerns, please contact Paul Reitenbach, Comprehensive Plan Manager, at 206-296-6705, or by e-mail at Paul.reitenbach@kingcounty.gov.

Lawrence Blake
September 14, 2010
Page 2

Again, thank you for participating in this year's docketing process.

Sincerely,



John Starbard
Director

cc: Lauren Smith, Land Use & Unincorporated Area Relations Manager,
Office of the King County Executive
Paul Reitenbach, Comprehensive Plan Manager, Director's Office, Department of
Development and Environmental Services (DDES)



King County

**Department of Development
and Environmental Services**
900 Oakesdale Avenue Southwest
Renton, WA 98057-5212
206-296-6600 TTY 206-296-7217

September 21, 2010

Edward and Mary Byrne
21804 SE 248th Street
Maple Valley, WA 98038

Dear Mr. and Mrs. Byrne:

Thank you for participating in this year's docketing process. We appreciate hearing from you on your proposed change to the King County Comprehensive Plan (KCCP).

In your docket you requested parcel number 2122069086, which is split by the Urban Growth Area (UGA) boundary, be entirely included within the UGA. The majority of the subject property is designated Rural, with the southeastern corner designated Urban. The following King County Comprehensive Plan Policy applies:

U-103 Parcels which are split by the Urban Growth Area boundary line should be redesignated to either all urban or all rural unless the parcel is split to recognize environmentally sensitive features, or the requirements of interlocal agreements or King County plans.

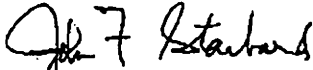
This request will be considered during the 2012 King County Comprehensive Plan Update. My staff will prepare the required subarea plan to evaluate this proposal and make a preliminary recommendation in the public review draft of potential comprehensive plan amendments, which will be completed in September 2011. This subarea plan will address several parcels in the vicinity of your property that have been split by the UGA boundary. The Executive Recommended 2012 King County Comprehensive Plan Update will be sent to the King County Council on March 1, 2012.

In accordance with King County Code Title 20, a report of all docket items submitted to this Department by June 30, 2010 will be included in a report sent to the King County Council on December 1, 2010. If you have further questions or concerns, please contact Paul Reitenbach, Comprehensive Plan Manager, at 206-296-6705, or by e-mail at Paul.reitenbach@kingcounty.gov.

Edward and Mary Byrne
September 21, 2010
Page 2

Again, thank you for participating in this year's docketing process.

Sincerely,

A handwritten signature in black ink that reads "John Starbard". The signature is written in a cursive style with a large initial "J" and "S".

John Starbard
Director

cc: Lauren Smith, Land Use & Unincorporated Area Relations Manager,
Office of the King County Executive
Paul Reitenbach, Comprehensive Plan Manager, Director's Office, Department of
Development and Environmental Services (DDES)



King County

**Department of Development
and Environmental Services**
900 Oakesdale Avenue Southwest
Renton, WA 98057-5212
206-296-6600 TTY 206-296-7217

September 21, 2010

Joseph Chan
13233 SE 43rd Place
Bellevue, WA 98006

Dear Mr. Chan:

Thank you for participating in this year's docketing process. We appreciate hearing from you on your proposed change to the King County Comprehensive Plan (KCCP).

In your docket you requested a land use designation that would allow commercial development for tax lot number 1526059089 on the east side of 140th Place NE. This proposal would require amending the KCCP land use map from Rural to Rural Neighborhood Commercial Center.

The following King County Comprehensive Plan Policy applies to your request:

R-501 The Rural Neighborhood Commercial Centers designated on the Comprehensive Plan Land Use Map are small-scale business areas that should provide convenience shopping and services for the surrounding community. No new Rural Neighborhood Commercial Centers are needed to serve the Rural Area. Expansion of the boundaries of the existing Rural Neighborhood Commercial Centers shall not be permitted except through the subarea plan process.

Your property is not adjacent to an existing commercial center, so a new commercial center designation would be needed before commercial zoning could be applied to your property. The KCCP policy above specifically prohibits the designation of new Rural Neighborhood Commercial Centers. For this reason, the proposal to redesignate land from Rural to commercial is inconsistent with the King County Comprehensive Plan. Therefore, your docketed request is not supported by this Department.

If you wish to pursue a commercial land use designation despite the recommendation of this Department, you may file a Site Specific Land Use Amendment. The fee for this review is \$1,500.00. For information on this process, please visit our website at:
<http://www.kingcounty.gov/property/permits/codes/growth/CompPlan/amend.aspx#sitespecific>

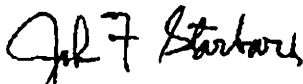
Joseph Chan
September 21, 2010
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Please be aware that Site Specific Land Use Amendments must be reviewed by the King County Hearing Examiner, who must hold a hearing and produce a written report to the King County Council. The Council could then consider the Examiner's recommendation in a subsequent update of the King County Comprehensive Plan.

In accordance with King County Code Title 20, a report of all docket items submitted to this Department by June 30, 2010 will be included in a report sent to the King County Council on December 1, 2010. If you have further questions or concerns, please contact Paul Reitenbach, Comprehensive Plan Manager, at 206-296-6705 or via email at Paul.Reitenbach@kingcounty.gov.

Again, thank you for participating in this year's docketing process.

Sincerely,



John Starbard
Director

cc: Lauren Smith, Land Use & Unincorporated Area Relations Manager,
Office of the King County Executive
Paul Reitenbach, Comprehensive Plan Manager, Director's Office, Department of
Development and Environmental Services (DDES)



King County

**Department of Development
and Environmental Services**
900 Oakesdale Avenue Southwest
Renton, WA 98057-5212
206-296-6600 TTY 206-296-7217

September 20, 2010

Judi Gladstone
P.O. Box 34018
Seattle, WA 98124-4018

Dear Ms. Gladstone:

Thank you for participating in this year's docketing process. We appreciate hearing from you about the concerns raised by the City of Seattle and some of the utility districts about the utility policies of the King County Comprehensive Plan (KCCP) and related provisions of Chapter 13.24 of the King County Code.

Your docket points out that there are ongoing discussions about the role and responsibilities of the King County Utilities Technical Review Committee, King County review of water system plans, and several existing policies of the KCCP, including the following policies you specifically mentioned in your docket:

F-226 Group A water systems shall be responsible for meeting their duty to provide service within their retail service areas as required by RCW 43.20.260 and the King County Comprehensive Plan, and for planning to meet future water needs within the boundaries of their future service areas approved under the Public Water System Coordination Act (chapter 70.116 RCW), RCW 43.20.260 and King County Code Chapter 13.28. Retail service areas may include future service areas identified in plans approved under the Public Water System Coordination Act or under RCW 43.20.260. Water utilities required to submit water system plans to the county for review and approval under RCW 43.20.260 or King County Code Chapter 13.24 shall describe in their plans how they intend to provide service within their retail service areas, and generally plan to meet water service needs in their future service areas, consistent with King County Code Section 21A.28.040 and Policies F-227 through 231. The UTRC shall be responsible for ensuring that water system plans include this information.

F-239 King County shall partner with utilities to publicize water conservation and encourage best management practices that conserve potable water supply through measures that include use of alternative supplies such as reclaimed water. In exercising its role in reviewing utility water system plans, the UTRC shall ensure water system plans include an evaluation of reclaimed water opportunities and encourage water purveyors to include aggressive conservation and reuse measures where applicable, as well as development of new sources to support planned land uses with reliable service at a reasonable cost. Utilities shall be encouraged to assess all potential uses of reclaimed water authorized under the Reclaimed Water Act (chapter 90.46 RCW), including those for environmental enhancement (such as groundwater recharge and wetlands enhancement) as well as those augmenting or replacing potable supply for nonpotable purposes. The provisions for the use of reclaimed water in any plan approved by the county should be included by the county in its review of provisions for water supplies for any proposed new land subdivision or short subdivision in unincorporated King County, as required under RCW 58.17, where the proposed subdivision or short subdivision is within the service area covered by the water system plan.

F-240 In its review of water system plans, the UTRC shall consider the criteria provided in K.C.C. 13.24.010, 13.24.060, and 13.24.070, and determine the plan's consistency with the following:

- a. Applicable provisions of the King County Comprehensive Plan, land use plans, and development regulations adopted under the Growth Management Act;
- b. Approved or adopted regional water resource plans, such as basin plans, groundwater plans, watershed-based conservation and recovery plans developed under ESA, salmon recovery plans developed under chapter 77.85 RCW, water resource plans developed under chapter 90.54 RCW, watershed plans developed under chapter 90.82 RCW, and a regional water supply plan or water resource management plan;
- c. The county's Regional Wastewater Services Plan; and
- d. Other applicable provisions of countywide plans managed by King County, as specified in UTRC guidance or checklists.

The UTRC shall work with state agencies, water utilities, and other parties to develop any necessary rules, policies or checklists to provide clear information and guidance as to the county's expectations for its reviews. For each plan submitted to the county for review, the UTRC should have the goal of providing an initial response

and comments to the water utility within the same timeframes as the state Department of Health under RCW 43.20.250.

- F-241** In reviewing proposals for modified and expanded service area boundaries for municipal water suppliers, the UTRC shall consider, in addition to Policy F-240:
- a. Compliance by the water system with its water system comprehensive plan, including water conservation elements;
 - b. Whether it can meet its duty to provide service within its service area, as required under chapter 43.20 RCW; and
 - c. Consistency with the service provisions of any applicable Coordinated Water System Plan, as adopted in King County Code Chapter 13.28.

The county shall not approve a water system plan with a proposed retail service area where the water system is unable to provide timely and reasonable service for one or more of the reasons identified in RCW 43.20.260. King County accepts and encourages timely and reasonable service by a water utility within its service area through the provision of satellite or remote ownership or management of facilities that are not physically connected with the water utility's other facilities. This does not preclude a modified or expanded service area boundary for the water system in order to correct problems and provide reliable potable water service to existing water users within the proposed modified service area. The UTRC is responsible for making determinations of timely and reasonable service, as provided for under RCW 70.116, and K.C.C. 13.24 and 13.28.

- F-242** Consistent with Countywide Planning Policies CO-3, CA-6, CA-9, and FW-5, the UTRC should develop a water accounting program in conjunction with affected water utilities that serve in unincorporated King County. The water accounting program should coordinate information on the rate, timing, and location of new development with the projected ability of water utilities to issue certificates of water availability. The UTRC, in conjunction with Department of Development and Environmental Services, should ensure that the certificate of water availability contains the information necessary to meet the requirements of K.C.C. 13.24.120 and 21A.28.040 and the King County Comprehensive Plan.

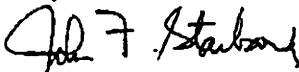
Judi Gladstone
September 20, 2010
Page 2

The identified policies were reviewed and modified as part of the update of the KCCP adopted in October 2008. Since then, King County has continued discussions with a small group of water utilities to provide further clarity, transparency, and efficiency for the County's process of reviewing and approving water and sewer plans. The County has engaged a consultant to assist in better defining and prioritizing the issues and concerns, and facilitating the discussions between the County and water utilities. These discussions may provide a set of recommendations for further changes to relevant KCCP policies and the King County Code. The Executive Recommended 2012 King County Comprehensive Plan Update will be sent to the King County Council on March 1, 2012.

In accordance with King County Code Title 20, a report of all docket items submitted to this Department by June 30, 2010 will be included in a report sent to the King County Council on December 1, 2010. If you have further questions or concerns, please contact Paul Reitenbach, Comprehensive Plan Manager, at 206-296-6705, or by e-mail at Paul.reitenbach@kingcounty.gov.

Again, thank you for participating in this year's docketing process.

Sincerely,


John Starbard
Director

cc: Lauren Smith, Land Use & Unincorporated Area Relations Manager,
Office of the King County Executive
Paul Reitenbach, Comprehensive Plan Manager, Director's Office, Department of
Development and Environmental Services (DDES)



King County

**Department of Development
and Environmental Services**
900 Oakesdale Avenue Southwest
Renton, WA 98057-5212
206-296-6600 TTY 206-296-7217

September 20, 2010

Hal H. Hart
Development Services Manager
City of Woodinville
17301 133rd Avenue NE
Woodinville, WA 98072

Dear Mr. Hart:

Thank you for participating in this year's docketing process. We appreciate hearing from you on the City of Woodinville's proposed change to the King County Comprehensive Plan (KCCP).

In your docket you proposed a change in the King County Comprehensive Plan land use designation from Rural and Agriculture to Urban, amending the Urban Growth Area (UGA) boundary for several properties on the west side of 140th Place NE and three properties on the west side of 148th Ave NE. All properties designated Agriculture are within King County's Agricultural Production District (APD).

The following King County Comprehensive Plan Policies and Countywide Planning Policy FW-1, Step 8 apply to your request:

R-203 King County's Rural Area is considered to be permanent and shall not be redesignated to an Urban Growth Area until reviewed pursuant to the Growth Management Act (RCW 36.70A.130(3)) and Countywide Planning Policy FW-1.

Framework Policy 1, Step 8. The citizens and jurisdictions of King County are committed to maintaining a permanent Rural Area. The Growth Management Planning Council or its successor shall review all Urban Growth Areas ten years after the adoption and ratification of Phase II Amendments to the Countywide Planning Policies. The review shall be conducted utilizing monitoring reports and benchmark evaluation and be coordinated with evaluation and reporting requirements of state law. As a result of this review the Growth Management Planning Council or its successor may recommend to the Metropolitan King County Council amendments to the Urban Growth Area.

Alternatively, King County may initiate consideration of Urban Growth Area amendments. Amendments shall be based on an evaluation of the following factors:

- **the criteria in policies LU-26 and LU-27;**
- **the sufficiency of vacant, developable land and redevelopable land to meet projected needs;**
- **the actual and projected rate of development and land consumption by category of land use including both development on vacant land and redevelopment projects;**
- **the capacity of appropriate jurisdictions to provide infrastructure and service to the Urban Growth Areas;**
- **the actual and projected progress of jurisdictions in meeting their adopted 20-year goals and targets of number of households and employees per acre;**
- **the actual and projected rate of population and employment growth compared to adopted 20-year goals and target ranges, and compared to revised projections from the Washington State Office of Financial Management;**
- **the actual and projected trend of economic development and affordable housing indicators, as reported annually through the adopted monitoring and benchmarks program;**
- **indicators of environmental conditions, such as air quality, water quality, wildlife habitat, and others.**

R-654 Lands can be removed from the APDs, except as provided in R-655, only when it can be demonstrated that:

- a. **Removal of the land will not diminish the productivity of prime agricultural soils or the effectiveness of farming within the local APD boundaries; and**
- b. **The land is determined to be no longer suitable for agricultural purposes.**

In addition to meeting these two tests, removal of the land from the APD may only occur if it is mitigated through the addition of agricultural land abutting the same APD of equal acreage and of equal or greater soils and agriculture value.

R-655 Land that is zoned rural and has permanent non-agricultural structures can be removed from the Sammamish APD only when a subarea plan demonstrates that removal of the land will not diminish the productivity of prime agricultural soils or the effectiveness of farming within the APD. Land to be removed from the APD shall retain rural zoning and shall not be rezoned to urban zoning. The removal of land zoned rural from the Sammamish APD shall not be contingent on the addition of land to the APD.

There is no evidence that a change to the UGA is warranted based on the evaluation factors to be considered under policy FW-1, Step 8, above. Specifically, the City of Woodinville has no documented shortfall of development capacity within existing city limits to accommodate their

growth targets. Additionally, the proposal to redesignate land within the APD from Agriculture to rural is inconsistent with King County Comprehensive Plan Policies cited above. Therefore, your docketed request is not consistent with the King County Comprehensive Plan and not supported by this Department.

In 2005, a subarea plan was conducted that addressed land use and zoning within the Sammamish Valley Agricultural Production District (APD) and surrounding Rural properties, including the properties that are the subject of your docket request. Several property owners sought an Urban land use designation at that time. However, the plan approved by the King County Council made adjustments to the boundaries of the APD but did not approve any Urban land use designations. The Sammamish Valley Subarea Plan is located on our website here: <http://your.kingcounty.gov/ddes/compplan/SammamishAPD/ExecRec/index.htm>


If property owners wish to pursue an Urban land use designation despite the recommendation of this Department, property owners may file a Site Specific Land Use Amendment. The fee for this review is \$1,500.00. For information on this process, please visit our website at: <http://www.kingcounty.gov/property/permits/codes/growth/CompPlan/amend.aspx#sitespecific>

Please be aware that Site Specific Land Use Amendments must be reviewed by the King County Hearing Examiner, who must hold a hearing and produce a written report to the King County Council. The Council could then consider the Examiner's recommendation in a subsequent update of the King County Comprehensive Plan.

In accordance with King County Code Title 20, a report of all docket items submitted to this Department by June 30, 2010 will be included in a report sent to the King County Council on December 1, 2010. If you have further questions or concerns, please contact Paul Reitenbach, Comprehensive Plan Manager, at 206-296-6705 or via email at Paul.Reitenbach@kingcounty.gov.

Again, thank you for participating in this year's docketing process.

Sincerely,



John Starbard
Director

cc: Lauren Smith, Land Use & Unincorporated Area Relations Manager,
Office of the King County Executive
Paul Reitenbach, Comprehensive Plan Manager, Director's Office, Department of
Development and Environmental Services (DDES)



King County

Department of Development
and Environmental Services
900 Oakesdale Avenue Southwest
Renton, WA 98057-5212
206-296-6600 TTY 206-296-7217

September 21, 2010

Josh Hulburt
P.O. Box 2186
Sumner, WA 98390

Dear Mr. Hulburt:

Thank you for participating in this year's docketing process. We appreciate hearing from you on your proposed change to the King County Comprehensive Plan (KCCP).

In your docket you proposed a change in the King County Comprehensive Plan land use designation from Agriculture to Urban for two parcels that you own, tax lots 2620069022 and 2620069043, and adjacent tax lot 2620069127 that you have been authorized to represent. This proposal would require amending the Urban Growth Area (UGA) boundary for each of these properties. All three properties are located within King County's Agricultural Production District (APD). Additionally, you requested that sewer service be allowed to these three parcels, whether they are designated Urban or remain designated Agricultural.

The following King County Comprehensive Plan Policies and Countywide Planning Policy FW-1, Step 8 apply to your request:

R-203 King County's Rural Area is considered to be permanent and shall not be redesignated to an Urban Growth Area until reviewed pursuant to the Growth Management Act (RCW 36.70A.130(3)) and Countywide Planning Policy FW-1.

Framework Policy 1, Step 8. The citizens and jurisdictions of King County are committed to maintaining a permanent Rural Area. The Growth Management Planning Council or its successor shall review all Urban Growth Areas ten years after the adoption and ratification of Phase II Amendments to the Countywide Planning Policies. The review shall be conducted utilizing monitoring reports and benchmark evaluation and be coordinated with evaluation and reporting requirements of state law. As a result of this review the Growth Management Planning Council or its successor may recommend to the Metropolitan King County Council amendments to the Urban Growth Area.

Alternatively, King County may initiate consideration of Urban Growth Area amendments. Amendments shall be based on an evaluation of the following factors:

- **the criteria in policies LU-26 and LU-27;**
- **the sufficiency of vacant, developable land and redevelopable land to meet projected needs;**
- **the actual and projected rate of development and land consumption by category of land use including both development on vacant land and redevelopment projects;**
- **the capacity of appropriate jurisdictions to provide infrastructure and service to the Urban Growth Areas;**
- **the actual and projected progress of jurisdictions in meeting their adopted 20-year goals and targets of number of households and employees per acre;**
- **the actual and projected rate of population and employment growth compared to adopted 20-year goals and target ranges, and compared to revised projections from the Washington State Office of Financial Management;**
- **the actual and projected trend of economic development and affordable housing indicators, as reported annually through the adopted monitoring and benchmarks program;**
- **indicators of environmental conditions, such as air quality, water quality, wildlife habitat, and others.**

R-654 Lands can be removed from the APDs, except as provided in R-655, only when it can be demonstrated that:

- a. Removal of the land will not diminish the productivity of prime agricultural soils or the effectiveness of farming within the local APD boundaries; and**
- b. The land is determined to be no longer suitable for agricultural purposes.**

In addition to meeting these two tests, removal of the land from the APD may only occur if it is mitigated through the addition of agricultural land abutting the same APD of equal acreage and of equal or greater soils and agriculture value.

F-249 Public sewer expansions shall not occur in the Rural Area and on Natural Resource Lands except where needed to address specific health and safety problems threatening the existing uses of structures or the needs of public schools or public school facilities, consistent with the paramount duty of the State to make ample provision for the education of all children residing within its borders. Public sewers may be extended, pursuant to this policy, only if they are tightlined and only after a finding is made by King County that no reasonable alternative technologies are technologically or economically feasible and that an on-site sewer disposal system for the public school or public school facility would not protect basic public health, safety, and the environment during the use of this site for a school or school facility. Utility providers shall

ensure, through a signed agreement between the school district and the utility provider, that any sewer service permitted for the school district is designed only to serve public schools or public school facilities. Public sewers which are allowed in the Rural Area or on Natural Resource Lands pursuant to this policy shall not be used to convert Rural Area land or Natural Resource Lands to urban uses and densities or to expand permitted nonresidential uses.

There is no evidence that a change to the UGA is warranted based on the evaluation factors to be considered under policy FW-1, Step 8, above. Specifically, the City of Enumclaw has no documented shortfall of development capacity within existing city limits to accommodate their growth targets. Enumclaw has a designated potential annexation area (PAA) to accommodate future growth, and the three properties that are the subject of this docket request are not within Enumclaw's PAA. The proposal to redesignate land within the APD from Agriculture to Urban, and to extend sewer service is inconsistent with King County Comprehensive Plan Policies cited above. Therefore, your docketed request is not supported by this Department.

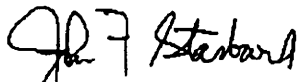
If property owners wish to pursue an Urban land use designation despite the recommendation of this Department, property owners may file a Site Specific Land Use Amendment. The fee for this review is \$1,500.00. For information on this process, please visit our website at: <http://www.kingcounty.gov/property/permits/codes/growth/CompPlan/amend.aspx#sitespecific>

Please be aware that Site Specific Land Use Amendments must be reviewed by the King County Hearing Examiner, who must hold a hearing and produce a written report to the King County Council. The Council could then consider the Examiner's recommendation in a subsequent update of the King County Comprehensive Plan.

In accordance with King County Code Title 20, a report of all docket items submitted to this Department by June 30, 2010 will be included in a report sent to the King County Council on December 1, 2010. If you have further questions or concerns, please contact Paul Reitenbach, Comprehensive Plan Manager, at 206-296-6705 or via email at Paul.Reitenbach@kingcounty.gov.

Again, thank you for participating in this year's docketing process.

Sincerely,



John Starbard
Director

cc: Lauren Smith, Land Use & Unincorporated Area Relations Manager,
Office of the King County Executive
Paul Reitenbach, Comprehensive Plan Manager, Director's Office, Department of
Development and Environmental Services (DDES)



King County

**Department of Development
and Environmental Services**
900 Oakesdale Avenue Southwest
Renton, WA 98057-5212
206-296-6600 TTY 206-296-7217

September 14, 2010

Charles Kellogg
P.O. Box 1203
Fall City, WA 98024

Dear Mr. Kellogg:

Thank you for participating in this year's docketing process. We appreciate hearing from you on your proposed change to the King County Comprehensive Plan (KCCP).

In your docket you proposed a rezone of parcel 1524079017 from the existing zoning of RA-5, Rural - one home per five acres, to RA-2.5, one home per two and one-half acres. The following King County Comprehensive Plan policies and text apply to your request:

R-304 Rural area residential densities shall be applied in accordance with R-305 – R-309. Individual zone reclassifications are discouraged and should not be allowed in the Rural Area. Property owners seeking individual zone reclassifications should demonstrate compliance with R-305 – R-309.

R-309 The RA-2.5 zone has generally been applied to rural areas with an existing pattern of lots below five 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 credits 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 Islands shall not be eligible as receiving sites.

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

Charles Kellogg
September 14, 2010
Page 2

development of the smallest vacant lots. The effect of Policy R-309 is to recognize 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 Island), but not to allow more than one home per five acres on unplatted acreage. Zoning to implement policies R-306 through R-309 has been applied through subarea and local plans and area zoning maps.

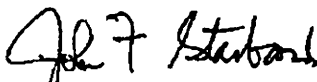
As explained by KCCP text, above, the intent of policy R-309 is to recognize existing rural areas that were platted into lots smaller than five acres prior to 1994, but not to allow more than one home per five acres on unplatted land. Therefore, your docketed request is inconsistent with the King County Comprehensive Plan and not supported by this Department.

If you wish to pursue this further, you may file a rezone request. No amendment to the King County Comprehensive Plan land use map is necessary, since the land use map designation is the same for land zoned RA-5 and RA-2.5. The inconsistency with adopted KCCP policy is significant, and a rezone from RA-5 to RA-2.5 will not be supported by this Department. More information about rezone can be found on our web page: <http://your.kingcounty.gov/permits/info/landuse/rezone.aspx>

In accordance with King County Code Title 20, a report of all docket items submitted to this Department by June 30, 2010 will be included in a report sent to the King County Council on December 1, 2010. If you have further questions or concerns, please contact Paul Reitenbach, King County Comprehensive Plan Manager, at 206-296-6705 or you may email Paul at paul.reitenbach@kingcounty.gov.

Again, thank you for participating in this year's docketing process.

Sincerely,



John Starbard
Director

cc: Lauren Smith, Land Use & Unincorporated Area Relations Manager,
Office of the King County Executive
Paul Reitenbach, King County Comprehensive Plan Manager, Director's Office,
Department of Development and Environmental Services (DDES)



King County

**Department of Development
and Environmental Services**
900 Oakesdale Avenue Southwest
Renton, WA 98057-5212
206-296-6600 TTY 206-296-7217

September 14, 2010

Marc Luedke
14241 Woodinville-Duvall Road, Suite 223
Woodinville, WA 98072, WA 98019

Dear Mr. Luedke:

Thank you for participating in this year's docketing process. We appreciate hearing from you on your proposed change to the King County Comprehensive Plan (KCCP).

In your docket you proposed a rezone of parcel number 1726069125 from the existing zoning of RA-5, Rural - one home per five acres, to R-1, Urban Residential, low density - one home per acre. King County Comprehensive Plan Policy R-203 and Countywide Planning Policy FW-1, Step 8 apply to your request:

R-203 King County's Rural Area is considered to be permanent and shall not be redesignated to an Urban Growth Area until reviewed pursuant to the Growth Management Act (RCW 36.70A.130(3)) and Countywide Planning Policy FW-1.

Framework Policy 1, Step 8. The citizens and jurisdictions of King County are committed to maintaining a permanent Rural Area. The Growth Management Planning Council or its successor shall review all Urban Growth Areas ten years after the adoption and ratification of Phase II Amendments to the Countywide Planning Policies. The review shall be conducted utilizing monitoring reports and benchmark evaluation and be coordinated with evaluation and reporting requirements of state law. As a result of this review the Growth Management Planning Council or its successor may recommend to the Metropolitan King County Council amendments to the Urban Growth Area.

Alternatively, King County may initiate consideration of Urban Growth Area amendments. Amendments shall be based on an evaluation of the following factors:

- the criteria in policies LU-26 and LU-27;
- the sufficiency of vacant, developable land and redevelopable land to meet projected needs;
- the actual and projected rate of development and land consumption by category of land use including both development on vacant land and redevelopment projects;
- the capacity of appropriate jurisdictions to provide infrastructure and service to the Urban Growth Areas;
- the actual and projected progress of jurisdictions in meeting their adopted 20-year goals and targets of number of households and employees per acre;
- the actual and projected rate of population and employment growth compared to adopted 20-year goals and target ranges, and compared to revised projections from the Washington State Office of Financial Management;
- the actual and projected trend of economic development and affordable housing indicators, as reported annually through the adopted monitoring and benchmarks program;
- indicators of environmental conditions, such as air quality, water quality, wildlife habitat, and others.

The requested R-1 zoning requires an Urban land use designation. While you accurately point out that there are many nearby lots that are smaller than five acres in size, it must be noted that these lots were approved under zoning that existed prior to the 1995 area zoning that implemented the Growth Management Act (GMA). All of these smaller lots are now designated Rural and are zoned RA-5.

The subject property and all surrounding properties are designated Rural and are zoned RA-5. There is no evidence that a change to the UGA is warranted based on the evaluation factors to be considered under policy FW-1, Step 8, above. Therefore, your docketed request is not consistent with the King County Comprehensive Plan and not supported by this Department.

A rezone from RA-5 to R-1 requires an amendment of the Comprehensive Plan land use map. If you wish to pursue this option despite the recommendation of this Department, you may file a Site Specific Land Use Amendment. The fee for this review is \$1,500.00. For information on this process, please visit our website at:
<http://www.kingcounty.gov/property/permits/codes/growth/CompPlan/amend.aspx#sitespecific>

Please be aware that Site Specific Land Use Amendments must be reviewed by the King County Hearing Examiner, who must hold a hearing and produce a written report to the

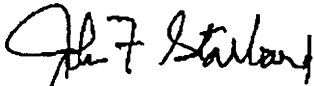
Marc Luedke
September 14, 2010
Page 3

King County Council. The Council could then consider the Examiner's recommendation in a subsequent update of the King County Comprehensive Plan.

In accordance with King County Code Title 20, a report of all docket items submitted to this Department by June 30, 2010 will be included in a report sent to the King County Council on December 1, 2010. If you have further questions or concerns, please contact Paul Reitenbach, Comprehensive Plan Manager, at 206-296-6705 or you may email [Paul at paul.reitenbach@kingcounty.gov](mailto:Paul@paul.reitenbach@kingcounty.gov).

Again, thank you for participating in this year's docketing process.

Sincerely,



John Starbard
Director

cc: Lauren Smith, Land Use & Unincorporated Area Relations Manager,
Office of the King County Executive
Paul Reitenbach, Comprehensive Plan Manager, Director's Office, Department of
Development and Environmental Services (DDES)



King County

**Department of Development
and Environmental Services**
900 Oakesdale Avenue Southwest
Renton, WA 98057-5212
206-296-6600 TTY 206-296-7217

September 20, 2010

Warren D. Messer
21811 SE 248th Street
Maple Valley, WA 98038-8582

Dear Mr. Messer:

Thank you for participating in this year's docketing process. We appreciate hearing from you on your proposed change to the King County Comprehensive Plan (KCCP).

In your docket you requested parcel number 2122069092, which is split by the Urban Growth Area (UGA) boundary, be entirely included within the UGA. You point out that about two thirds of the subject property is within the UGA and the remainder is designated Rural. The following King County Comprehensive Plan Policy applies:

U-103 Parcels which are split by the Urban Growth Area boundary line should be redesignated to either all urban or all rural unless the parcel is split to recognize environmentally sensitive features, or the requirements of interlocal agreements or King County plans.

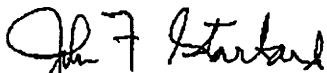
This request will be considered during the 2012 King County Comprehensive Plan Update. My staff will prepare the required subarea plan to evaluate this proposal and make a preliminary recommendation in the public review draft of potential comprehensive plan amendments, which will be completed in September 2011. This subarea plan will address several parcels in the vicinity of your property that have been split by the UGA boundary. The Executive Recommended 2012 King County Comprehensive Plan Update will be sent to the King County Council on March 1, 2012.

In accordance with King County Code Title 20, a report of all docket items submitted to this Department by June 30, 2010 will be included in a report sent to the King County Council on December 1, 2010. If you have further questions or concerns, please contact Paul Reitenbach, Comprehensive Plan Manager, at 206-296-6705, or by e-mail at Paul.reitenbach@kingcounty.gov.

Warren D. Messer
September 20, 2010
Page 2

Again, thank you for participating in this year's docketing process.

Sincerely,

A handwritten signature in cursive script, appearing to read "John Starbard".

John Starbard
Director

cc: Lauren Smith, Land Use & Unincorporated Area Relations Manager,
Office of the King County Executive
Paul Reitenbach, Comprehensive Plan Manager, Director's Office, Department of
Development and Environmental Services (DDES)



King County

**Department of Development
and Environmental Services**
900 Oakesdale Avenue Southwest
Renton, WA 98057-5212
206-296-6600 TTY 206-296-7217

September 29, 2010

Alison Moss
Dearborn and Moss PLLC
2183 Sunset Avenue SW
Seattle, WA 98116

Dear Ms. Moss:

Thank you for participating in this year's docketing process. We appreciate hearing from you on your proposed change to the King County Comprehensive Plan (KCCP).

In your docket you request that King County, the City of Snoqualmie, and affected property owners enter into a joint planning agreement for a study area comprised of nine tax lots at the intersection of Interstate 90 and State Route 18. You requested the results of the joint planning effort be included in the 2012 update of the King County Comprehensive Plan. The study area is designated Rural Area (RA) on the King County Comprehensive Plan land use map and the zoning is RA-5, one home per five acres.

During the 2008 update of the King County Comprehensive Plan, a subarea plan was developed after extensive negotiations with the City of Snoqualmie and representatives of the property owners. The subarea plan was also presented to the public and incorporated in the Executive Recommended 2008 update of the KCCP. However, the subarea plan was not adopted by the King County Council at that time. This subarea plan is attached for your information.

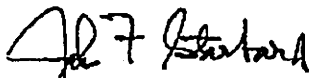
Key elements of the recommended subarea plan were developed to protect the Mountains to Sound Greenway viewshed, to require the use of Transfer of Development Rights (TDR), and to limit the uses at the interchange to institutional uses and ancillary commercial uses that are related to the institutional uses. Given the progress that was made in development of a subarea plan for this interchange in 2008, I do not believe a new planning process starting from square one is warranted. Instead, discussions about the future of this interchange should begin where the 2008 effort concluded. My staff stands ready to resume work with the City of Snoqualmie and property owners on this subarea plan.

Alison Moss
September 29, 2010
Page 2

In accordance with King County Code Title 20, a report of all docket items submitted to this Department by June 30, 2010 will be included in a report sent to the King County Council on December 1, 2010. If you have further questions or concerns, or want to begin discussions about refining and updating the 2008 subarea plan, please contact Paul Reitenbach, King County Comprehensive Plan Manager, at 206-296-6705 or via e-mail at paul.reitenbach@kingcounty.gov.

Again, thank you for participating in this year's docketing process.

Sincerely,



John Starbard
Director

cc: Lauren Smith, Land Use & Unincorporated Area Relations Manager,
Office of the King County Executive
Paul Reitenbach, King County Comprehensive Plan Manager, Director's Office,
Department of Development and Environmental Services (DDES)



King County

2008 King County Comprehensive Plan Update Snoqualmie SR-18 / I-90 Area Zoning Study 6/05/08

**Executive Recommended
Department of Development and Environmental Services**

Summary

This area zoning study was conducted in response to two separate docket requests for properties along Snoqualmie Parkway at the intersection of SR-18 and I-90. One docket requested a redesignation from Rural Area to the Urban Growth Area for nearly 12 acres on the northwest corner of the SR-18/I-90 intersection. The other docket requested the same redesignation for 73 acres on the northeast corner of the SR-18/I-90 intersection for a new hospital. Currently the properties in both docket requests are designated as Rural Residential and zoned RA-5, one home per five acres.

This area zoning study has been updated to reflect successful negotiations between the City of Snoqualmie, King County Executive staff, and property owner representatives.

Background

The SR-18/I-90 study area is along both sides of Snoqualmie Parkway between the incorporated area of the City of Snoqualmie and Interstate 90. The studied properties west of Snoqualmie Parkway total nearly 12 acres on three properties. Currently the properties are undeveloped and forest covered.

Six properties east of Snoqualmie Parkway totaling approximately 73 acres have been proposed for the new Snoqualmie Hospital site. The only development on the properties is a Recreational Vehicle resort with access from Snoqualmie Parkway. The remaining properties are undeveloped and forest covered. The Snoqualmie Hospital has entered into agreement to purchase the

properties within the study area owned by Puget Western, which submitted authorization of the docket request for its properties. As of the docket request submission, sale of the Leisure Time Resort RV park property was being negotiated by the Snoqualmie Hospital.

North of the study area is the Snoqualmie Ridge development and the incorporated area of the City of Snoqualmie. East of the study area are Rural properties zoned RA-2.5, one home per 2.5 acres. Interstate 90 is along the south with publicly held land across the interstate. The Mitchell Hill-Raging River Rural Focus Area on King County and State of Washington owned properties forms the eastern border. The study area is within the Mountains to Sound Greenway, the corridor along I-90 that has used various mechanisms, including public funding, to preserve the natural character.

The area between I-90 and the incorporated area of the City of Snoqualmie was identified as the gateway to Snoqualmie - an area of future review for development or subdivision opportunities by King County and the City of Snoqualmie by the 1990 Interlocal Agreement that preceded the Snoqualmie Ridge development.

The docket properties are within this gateway area. Both dockets requested the existing Rural Area land use designation be changed to the Rural City Urban Growth Area for the City of Snoqualmie. The Mayor of the City of Snoqualmie submitted support for the new Snoqualmie Hospital development as part of the docket request.

Applicable King County Comprehensive Plan Policies:

F-205 Public and private community service providers should be encouraged to share or reuse facilities when appropriate, to reduce costs, conserve land and provide convenience and amenity for the public. Joint sitting and shared use of facilities should be encouraged for schools, community centers, health facilities, cultural facilities, libraries, swimming pools and other social and recreational facilities.

R-222 **(Proposed)** The Rural and Resource Land Preservation Transfer of Development Rights Program includes pilot projects that permit an expansion of the Urban Growth Area. King County shall evaluate each proposed pilot project for both the quality of land to be protected and the feasibility of the land for urban development. Pilot projects shall adhere to the following:

a. Eligible Rural and Resource Land Preservation Transfer of Development Rights pilot projects must meet the following criteria:

1. The area to be added to the UGA shall be at least 10 acres in size but no more than 100 acres per project and shall be immediately adjacent to the original urban growth boundary as established in the 1994 King County Comprehensive Plan or adjacent to the boundary of a Rural City;

2. The proposed urban land must be in a position to be readily serviced by water and sewer utilities and urban roads;
3. The proposed urban land must not contain an unreasonable amount of sensitive and critical area as defined by K.C.C. 21A.24;
4. The proposed urban land must not contain property within the Agricultural Production District or within the Forest Production District;
5. The number of Rural and Resource Land Preservation Transfer of Development Rights pilot projects shall be limited to two for the time period 2008 through 2012.

b. At minimum, four acres of land shall be preserved for every one acre of land proposed for inclusion in the Urban Growth Area. The land preservation shall be within clearly designated Rural Preservation Districts and shall come from either the transfer of development rights or the dedication of open space or a combination of both;

c. All urban development, including residential and non-residential, shall include a TDR purchase requirement based on the intensity of the proposed development. The TDRs must be purchased from private properties within clearly designated Rural Preservation Districts or purchased from the King County TDR Bank; all revenues received by the TDR Bank from the sale of TDRs shall be earmarked exclusively for development right purchases and land preservation within designated Rural Preservation Districts associated with a particular urban expansion area;

d. The Rural Preservation District shall be outside the expansion area, shall remain Rural, Agriculture or Forest, and will, to the maximum extent practical, provide a buffer of permanently preserved open space and/or rural density between a UGA expansion area and the adjacent Rural or Resource Area. Lands to be preserved shall be protected with a permanent conservation easement granted to King County;

e. Recognizing the voluntary nature of TDR and market factors, the Rural Preservation District shall be sized with a sufficient amount of sending site acreage to provide an urban expansion area with the necessary amount of potential transferable development rights to satisfy R-222b and R-222c;

f. Where requests for Rural and Resource Land Preservation Transfer of Development Rights pilot projects are adjacent to cities' boundaries, King County shall consult with the respective City.

Analysis and Conclusions:

The SR-18/I-90 study area is located on both sides of Snoqualmie Parkway between the incorporated area of the City of Snoqualmie and I-90. Two docket requests were submitted to designate these properties, which total 85 acres, from the Rural Area to the Rural City Urban Growth Area. The study area includes land that is feasible for future Urban development, while there is significant land to be protected via TDR, consistent with the intent of proposed policy R-222.

The 73 acres on the east side of Snoqualmie Parkway have been proposed as the future site of the Snoqualmie Hospital, ancillary commercial uses, and a community college branch campus. Combining a hospital and a community college within the study area is consistent with King County Comprehensive Plan Policy F-205.

The area between the SR-18/I-90 interchange and the City of the Snoqualmie was identified by the Snoqualmie Valley Community Plan as an area of future review. Redesignation of the properties along Snoqualmie Parkway will finalize the development of this area as anticipated by Snoqualmie Valley Community Plan. However, including these areas within the UGA and approval of these developments will likely bring pressure to bear on adjacent Rural Areas to the east and west to also seek redesignation to Urban. For this reason, it is important to utilize Transfer of Development Rights to preserve land with the acquisition of development rights from nearby Rural properties that will experience this anticipated development pressure.

Intensive development on the properties north of I-90 at the intersection of SR-18 could have a negative impact on this intersection within the Mountains to Sound Greenway, if new development is visible from I-90. The size of the study area, the existing vegetation, and the topography provide more options for protecting the view along I-90 than would individual developments on smaller parcels. As part of the docket request, the Mountains to Sound Greenway trust submitted support for the new Snoqualmie Hospital if designed to support the forested continuity of the Greenway. A mandatory perimeter buffer for the proposed Urban portion of the study area is recommended to protect the I-90 view shed. This buffer would retain a Rural land use designation and would be further protected by a conservation easement to insure protection of the Greenway view shed in perpetuity.

A pilot project is a means to evaluate ways to allow Urban development, which would be offset by the creation of new and permanent open space. The pilot project would also determine the effectiveness of the use of Transfer of Development Rights to mitigate the impacts of Urban development on nearby Rural properties.

The pilot project is consistent with all of the provisions of proposed Policy R-222.

Executive Staff Recommendation:

Establish a Rural Preservation pilot project at this location.

Amend the King County land use atlas to designate parcels 0223079046, 0223079063, 0223079075, 022307UNKN, 0223079007, 0223079049, 0223079064, 7462900120, 7462900130, and 7462900110 as Urban, except for the mandatory perimeter buffer areas shown on the attached map which will remain Rural.

Amend the King County zoning atlas to reclassify the Urban portion of these parcels from RA-5 to UR (Urban Reserve).

King County and the City of Snoqualmie shall enter into an Interlocal Agreement prior to annexation to assure the provisions of the pilot project are followed after annexation. Annexation shall not occur until the Interlocal Agreement is completed. Actual development of the Urban Area established by the pilot project will occur after annexation using the development standards of the City of Snoqualmie.

This new Urban area shall be a Transfer of Development Rights (TDR) receiving area as part of a Rural Preservation pilot project. Adjacent Rural Areas, as shown on the attached map, are designated as a Rural Preservation District and are the TDR sending sites for the pilot project. The Rural Preservation District shall be at least four times the acreage of the new Urban area, and to allow for market factors¹, possess a potential supply of TDRs that is at least four times the number of TDRs needed for development. All rural properties in the Rural Preservation District are located in either the Raging River Subbasin or the Coal Creek Subbasin; the proposed interchange development is located in the Raging River Basin.

The pilot project is comprised of two phases. Phase One is the 73 acres to the east of Snoqualmie Ridge Parkway; Phase Two is the 12 acre Griffin property, lying west of Snoqualmie Ridge Parkway. Following the required interlocal agreement and purchase of TDR credits that protect the requisite acreage for Phase One, annexation of Phase One may proceed.

A minimum of 150-200 foot buffer along I-90 is required, consistent with the Mountains to Sound Greenway. A perimeter buffer along the east margin of the 73-acre Phase One of the study area

¹ It cannot be assumed all landowners in the Rural Preservation District (RPD) will be willing TDR sellers; for this reason the RPD is sized to yield a greater number of TDRs than the amount needed for development.

east of Snoqualmie Ridge Parkway is also required. Land included in the buffer shall be dedicated as permanent open space and count toward the total acres required for protection via TDR.

The TDR credits for Phase One may be purchased from the TDR bank managed by King County at a price that is no less than \$25,000 per TDR. King County will use the money received from the sale of these TDR credits to purchase development rights from properties within the designated Rural Preservation District as shown on the attached map.

For Phase One, It is estimated that a 200' buffer along the south margin of the proposed Urban Area, and a 100' buffer along the east margin of the Urban Area, will result in the preservation of about 21 acres and thereby reduce the Urban development area from 73 acres to 52 acres.

For Phase Two, the exact configuration of the required 2.5 acres of perimeter buffer will be determined as part of the interlocal agreement.

The following calculations show the Urban and Rural/buffer portions and TDR purchase requirements for both phases of the pilot project:

Phase One:

73 acres

-21 acres buffer to remain Rural

= 52 acres of new urban land

52 X 4 (4:1 ratio)

= 208 total acres to be protected

-21 acres credit for buffer placed in a conservation easement

187 acres minimum to be protected via TDR

Divided by 5 = a minimum of 37 TDR credits required.

Phase 2

11.5 acres

-2.5 acres buffer to remain Rural

=9 acres of new urban land

9 X 4 (4:1 ratio)

= 36 total acres to be protected

-2.5 acres credit for buffer to be placed in a conservation easement

33.5 acres minimum to be protected via TDR

Divided by 5= 6.7 or a minimum of 7 TDR credits required

In total - both phases, 61 new urban acres will be designated.

A minimum of 220.5 acres are to be protected via TDR with purchase of

44 TDR credits from the King County TDR Bank at a price that is no less than \$25,000 per TDR.

In addition, a conservation easement will be placed on 23.5 acres, bringing the total area protected by TDR purchase and conservation easement to a total of 243.5 acres.

Uses in the new Urban Area shall be limited to "institutional" uses such as colleges and hospitals and ancillary uses to include a hotel, retail uses directly related to a hospital or college, or limited residential development, but not highway-orientated commercial uses.

The pilot project shall be evaluated during the 2012 update of the King County Comprehensive Plan. A determination whether or not to extend the pilot project program to other locations shall be made at that time.



King County

**Department of Development
and Environmental Services**

900 Oakesdale Avenue Southwest
Renton, WA 98057-5212

206-296-6600 TTY 206-296-7217

September 20, 2010

Barbara Roberts
P.O. Box 13084
Vashon, WA 98013

Dear Ms. Roberts:

Thank you for participating in this year's docketing process. We appreciate hearing from you about the efforts of the committee appointed by the Vashon-Maury Island Community Council to update the Vashon Town Plan for consideration during the 2012 update of the King County Comprehensive Plan (KCCP).

I applaud the community effort to review and update the Town Plan. I understand you are already consulting County staff as necessary for technical advice and plan to have recommendations prepared for review by May, 2011. My staff plans to develop a public review draft for the 2012 update of the KCCP in September, 2011. The Executive Recommended 2012 King County Comprehensive Plan Update will be sent to the King County Council on March 1, 2012.

In accordance with King County Code Title 20, a report of all docket items submitted to this Department by June 30, 2010 will be included in a report sent to the King County Council on December 1, 2010. If you have further questions or concerns, please contact Paul Reitenbach, Comprehensive Plan Manager, at 206-296-6705, or by e-mail at Paul.reitenbach@kingcounty.gov.

Again, thank you for participating in this year's docketing process.

Sincerely,

John Starbard
Director

cc: Lauren Smith, Land Use & Unincorporated Area Relations Manager,
Office of the King County Executive
Paul Reitenbach, Comprehensive Plan Manager, Director's Office, Department of
Development and Environmental Services (DDES)



King County

Department of Development
and Environmental Services
900 Oakesdale Avenue Southwest
Renton, WA 98057-5212
206-296-6600 TTY 206-296-7217

September 14, 2010

Robert Thorpe
7438 SE 27th Street
Mercer Island, WA 98040-2729

Dear Mr. Thorpe:

Thank you for participating in this year's docketing process. We appreciate hearing from you on your proposed change to the King County Comprehensive Plan (KCCP).

In your docket you requested all of parcels 3622069065 and 3522069018, plus a portion of 0121069002 that are currently designated Mineral be redesignated Rural. The following King County Comprehensive Plan Policy applies:

R-688 King County should work with the State Department of Natural Resources to ensure that mining areas are reclaimed in a timely and appropriate manner. Reclamation of mining sites in the Forest Production District should return the land to forestry. Where mining is completed in phases, reclamation also should be completed in phases as the resource is depleted. When reclamation of mining sites located outside of the Forest Production District is completed, the site should be considered for redesignation to a land use designation and zoning classification compatible with the surrounding properties.

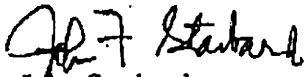
This request will be considered during the 2012 King County Comprehensive Plan Update. My staff will prepare a subarea plan to evaluate this proposal and make a preliminary recommendation in the public review draft of potential comprehensive plan amendments, which will be completed in September 2011. The Executive Recommended 2012 King County Comprehensive Plan Update will be sent to the King County Council on March 1, 2012.

In accordance with King County Code Title 20, a report of all docket items submitted to this Department by June 30, 2010 will be included in a report sent to the King County Council on December 1, 2010. If you have further questions or concerns, please contact Paul Reitenbach, Comprehensive Plan Manager, at 206-296-6705, or by e-mail at Paul.reitenbach@kingcounty.gov.

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September 14, 2010
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Again, thank you for participating in this year's docketing process.

Sincerely,


John Starbard
Director

cc: Lauren Smith, Land Use & Unincorporated Area Relations Manager,
Office of the King County Executive
Paul Reitenbach, Comprehensive Plan Manager, Director's Office, Department of
Development and Environmental Services (DDES)