



2006 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 all County-sponsored public meetings where land use and development issues are being discussed. The docket is open continuously, and each September 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.

2006 Issues

King County received thirty-five items on the docket that closed on September 30, 2006. Many of these docket items involve proposed substantive amendments to the King County Comprehensive Plan, which may only be addressed in the next major update of the KCCP which will occur in 2008. Following is a summary of these docket requests.

- Thirteen of the requests seek a land use redesignation from Rural to Urban, which may only be considered during the next major update of the King County Comprehensive Plan in 2008.
- Six of the requests seek amendments to the King County Code.
- Three request to expand Rural Towns or Rural Neighborhoods.
- Two cities request adjustments to the Urban Growth Area and their corresponding potential annexation area.
- Two of the requests seek to redesignate Urban Separators to allow higher residential density.

Organization of Report

Included below is an alphabetical list of the docketed items. Following the alphabetical index is a chart of the docketed items including a brief summary of the request, the 2006 Council District where the property is located, and the corresponding Executive recommendation. The dockets are also organized in numeric order based on when the docket was entered into the system. Copies of the Executive response letters are also attached as part of this report.

The summary table is also available on the King County Website at <http://www.metrokc.gov/ddes/compplan/docket/index.htm>.

2006 Docket Alphabetical Index

Last Name	First Name, Middle Initial	Council District	Docket #
Anderson-(BranBar, LLC)	Barry	9	9
Bonewits (#1)	Richard E.	9	33
Buttar	Baljinder	9	8
Donahue	Mike	7	29
Durkin Jr.	Martin	9	16
Erikson (Puget Western Inc.)	Gust	3	23
Falkenberg	Douglas & Kathy	3	4
Feuerborn	Glenn	5	7
Griffin	Michael	3	22
Guck-(Interwest Development)	Larry	9	6
Gurol (City of Sammamish)	Kameron	9	28
Harris	Eric	9	24
Iverson Family Trust	RW Thorpe & Assoc	9	15
Keesling	Maxine	3	30
Kern (Lake Joy Comm. Club)	David	3	32
King	Steven	7	19
Kohlmann (Black Diamond Lawson Partners, LP Kombol/Palmer Coking Coal Co.)	Ryan	9	21
Martin, Marsha	(Earl R. & Nellie walker Trust)	3	12
Moorhead-(Buckles)	George	3	13
Norse (Kent School District)	Hal	5	26
Orni (Yarrow Bay)	Katherine	6	27
Peck	Steven L. & Anne G.	8	11
Poppie (Frontier Construction)	Bill	7	17
Potter	Jon	3	35
Powell	Roger	3	18
R&R Development, LLC		5	10
Scott (City of Carnation)	Linda	3	5
Slay	David	8	20
Snure	Brian	5	25
Soushek	Earl M.	7	3
Stark	Heather	3	1

Last Name	First Name, Middle Initial	Council District	Docket #
Thompson	Bob	3	14
Traub	Patricia A.	9	31
Uveric	Eileen E. & Alexander	3	2
Woehler (WSDOT)	Kerri	3	34

2006 Docket Summary

Docket #	Docket Item (Last name)	Council District	Recommendation
1	A request to redesignate land from Rural to Urban. <i>(Heather Stark)</i>	3	This proposal is inconsistent with King County Comprehensive Plan Policy R-103, which states King County's Rural Area is considered to be permanent and shall not be redesignated to Urban until reviewed pursuant to GMA and the Countywide Planning Policy FW-1. A proposal to amend the UGA may be considered during a major or four-year review of the King County Comprehensive Plan, as specified in King County Code Chapter 20.18.030. The next four year review will take place in 2008. No change is recommended for the subject property.
2	A request to redesignate land from Rural to Urban. <i>(Eileen E. & Alexander Uveric)</i>	3	This proposal is inconsistent with King County Comprehensive Plan Policy R-103, which states King County's Rural Area is considered to be permanent and shall not be redesignated to Urban until reviewed pursuant to GMA and the Countywide Planning Policy FW-1. A proposal to amend the UGA may be considered during a major or four-year review of the King County Comprehensive Plan, as specified in King County Code Chapter 20.18.030. The next four year review will take place in 2008. No change is recommended for the subject property.
3	A request to redesignate land from Rural to Urban. <i>(Earl M. Soushek)</i>	7	This proposal is inconsistent with King County Comprehensive Plan Policy R-103, which states King County's Rural Area is considered to be permanent and shall not be redesignated to Urban until reviewed pursuant to GMA and the Countywide Planning Policy FW-1. A proposal to amend the UGA may be considered during a major or four-year review of the King County Comprehensive Plan, as specified in King County Code Chapter 20.18.030. The next four year review will take place in 2008. No change is recommended for the subject property.

Docket #	Docket Item (Last name)	Council District	Recommendation
4	<p><i>A request to redesignate land from Rural to Urban adjacent to the Rural City Urban Growth Area for the City of Carnation.</i></p> <p><i>(Douglas & Kathy Falkenberg)</i></p>	3	<p>This proposal is inconsistent with King County Comprehensive Plan Policy R-103, which states King County's Rural Area is considered to be permanent and shall not be redesignated to Urban until reviewed pursuant to GMA and the Countywide Planning Policy FW-1. A proposal to amend the UGA may be considered during a major or four-year review of the King County Comprehensive Plan, as specified in King County Code Chapter 20.18.030. The next four year review will take place in 2008. It should be noted that King County staff will be working with the City of Carnation to determine whether an adjustment to the Carnation Rural City UGA is warranted.</p>
5	<p>A request to evaluate the need to modify the Rural City UGA for the City of Carnation.</p> <p><i>(Linda Scott, City of Carnation)</i></p>	3	<p>King County staff will be working with the City of Carnation to determine whether an adjustment to the Carnation Rural City UGA is warranted.</p>
6	<p>A request for a Mining land use designation and Mineral zoning.</p> <p><i>(Larry Guck, Interwest Development)</i></p>	9	<p>King County Comprehensive Plan Policy R-557 requires approval of a site-specific rezone prior to amendment of the King County land use map.</p>
7	<p>A request for increased residential density within an Urban Separator.</p> <p><i>(Glenn Feuerborn)</i></p>	5	<p>This request is inconsistent with King County Comprehensive Plan policy U-179 which states that designated Urban Separators should be maintained at a residential density of one unit per acre (R-1 zoning). No changes are recommended for the subject property.</p>
8	<p><i>A request to redesignate a parcel designated rural Residential and three parcels designated Rural Neighborhood to Urban.</i></p> <p><i>(Baljinder Buttar)</i></p>	9	<p>This proposal is inconsistent with King County Comprehensive Plan Policy R-103, which states King County's Rural Area is considered to be permanent and shall not be redesignated to Urban until reviewed pursuant to GMA and the Countywide Planning Policy FW-1. A proposal to amend the UGA may be considered during a major or four-year review of the King County Comprehensive Plan, as specified in King County Code Chapter 20.18.030. The next four year review will take place in 2008. No change is recommended for the subject properties.</p>

Docket #	Docket Item (Last name)	Council District	Recommendation
9	<p>A proposal to redesignate several parcels from Rural to Urban.</p> <p><i>(Barry Anderson Jr., BranBar, LLC)</i></p>	9	<p>This proposal is inconsistent with King County Comprehensive Plan Policy R-103, which states King County's Rural Area is considered to be permanent and shall not be redesignated to Urban until reviewed pursuant to GMA and the Countywide Planning Policy FW-1. A proposal to amend the UGA may be considered during a major or four-year review of the King County Comprehensive Plan, as specified in King County Code Chapter 20.18.030. The next four year review will take place in 2008. No change is recommended for the subject properties.</p>
10	<p>A request for increased residential density within an Urban Separator.</p> <p><i>(R&R Development, LLC)</i></p>	5	<p>This request is inconsistent with King County Comprehensive Plan policy U-179 which states that designated Urban Separators should be maintained at a residential density of one unit per acre (R-1 zoning). No changes are recommended for the subject property.</p>
11	<p>A request to redesignate property adjacent to the Town of Vashon from Rural to Office.</p> <p><i>(Steven L. & Anne G. Peck)</i></p>	8	<p>King County Comprehensive Plan policy R-403 requires a subarea plan to modify the Vashon Rural Town boundaries and consider whether the Office designation is appropriate for the subject property. Without a subarea plan, this request is not consistent with the KCCP.</p>
12	<p>A request to eliminate the Rural "island" within the City of Sammamish.</p> <p><i>(Marsha Martin/Earl R. & Nellie Wallace Trust & Mystic Lake)</i></p>	3	<p>Executive staff will address this issue during the development of the 2008 update of the KCCP.</p>
13	<p>A request to expand the Rural Neighborhood at the intersection of SR-202 and 236th Ave NE. This parcel is designated Rural and requested a Rural Neighborhood designation and commercial zoning.</p> <p><i>(George Moorhead/Bruce Buckles)</i></p>	3	<p>This request was addressed by a subarea plan. The subarea plan, which was approved by the King County Council in 2006, found that no expansion of the existing Rural Neighborhood was warranted.</p>

Docket #	Docket Item (Last name)	Council District	Recommendation
14	A request to expand the Rural Neighborhood at the intersection of SR-202 and 236 th Ave NE. This parcel is designated Rural and requested a Rural Neighborhood designation and commercial zoning. (Bob Thompson)	3	This request was addressed by a subarea plan. The subarea plan, which was approved by the King County Council in 2006, found that no expansion of the existing Rural Neighborhood was warranted.
15	A request for a Rural Neighborhood designation and NB zoning on property adjacent to the Hobart Rural Neighborhood. (Iverson Family Trust/RW Thorpe & Assoc)	9	Executive staff will address this issue during the 2008 update of the King County Comprehensive Plan.
16	A request to redesignate 23 acres from Rural to Industrial. (Martin Durkin Jr.)	9	Executive staff will address this issue during the 2008 update of the King County Comprehensive Plan. An Industrial designation for property not within a Rural Town or the industrial area adjacent to Preston is inconsistent with policy R-412, however an amendment to the King County Code to allow materials processing as a permitted use in the RA zone will be considered.
17	A request to redesignate 7.9 acres from Rural to Industrial (Bill Poppie, Frontier Construction)	7	An Industrial designation for property not within a Rural Town or the industrial area adjacent to Preston is inconsistent with policy R-412. No change is recommended for the subject property.
18	A request to remove 13 acres of land from the Snoqualmie Valley Agricultural Production District. A Rural designation is requested for the purpose of developing a golf driving range. (Roger Powell)	3	This proposal is not consistent with policy R-547, which requires a demonstration that removal of the land from the APD will not diminish the productivity of prime agricultural soils or the effectiveness of farming within the APD and that the land is no longer suited for agriculture. This policy also requires the following mitigation for removal of land from an APD: Land must be added to the same APD that is of equal size and has equal or greater soils and agricultural value. No change is recommended for the subject property.

Docket #	Docket Item (Last name)	Council District	Recommendation
19	A request to change DDES policies and procedures related to code enforcement. <i>(Steven King)</i>	7	DDES policy regarding use of photographs and entering property that is posted "no trespassing" was clarified for Mr. King. No change in policy or procedure is necessary.
20	A request to allow auto repair and painting as a home occupation in the rural Area of King County. <i>(David Slay)</i>	8	This request was addressed by code amendments that were approved by the King County Council in 2006.
21	This docket was filed to alert King County that a minor amendment to the Urban Growth Area may be needed to implement the Black Diamond interlocal agreement. <i>(Ryan Kohlmann, Black Diamond Lawson Partners, LP/William Kombol, Palmer Coking Coal Co.)</i>	9	Executive staff will address this issue, should an amendment to the UGA become necessary.
22	A request to include property designated Rural within the Rural City Urban Growth Area of the City of Snoqualmie. <i>(Michael Griffin)</i>	3	Executive staff will work with the City of Snoqualmie and property owners to address this issue during the development of the 2008 update of the King County Comprehensive Plan.
23	A request to include property designated Rural within the Rural City Urban Growth Area of the City of Snoqualmie. <i>(Gust Erikson, (Puget Western Inc.)</i>	3	Executive staff will work with the City of Snoqualmie and property owners to address this issue during the development of the 2008 update of the King County Comprehensive Plan.
24	A request to amend the King County Code sign regulations to be more consistent with rural character. <i>(Eric Harris)</i>	5	Executive staff will address this issue during the 2008 update of the King County Comprehensive Plan. If possible, this issue will be addressed in 2007 and transmitted to the Council prior to the 2008 update of KCCP.
25	A request to amend Technical Appendix A of the KCCP to reflect adoption of the Capital Facility Level of Service Plan of Fire District 37. <i>(Brian Snure)</i>	9	Executive staff will address this issue during the 2008 update of the King County Comprehensive Plan.

Docket #	Docket Item (Last name)	Council District	Recommendation
26	A request to amend the King County Code sign regulations related to electronic message boards for high schools. <i>(Hal Norse, Kent School District)</i>	5	Executive staff will address this issue during the 2008 update of the King County Comprehensive Plan. If possible, this issue will be addressed in 2007 and transmitted to the Council prior to the 2008 update of KCCP.
27	A request to amend the King County Code to allow a public agency utility yard as a permitted use in the Mineral zone, and a request to allow transfer of density credits to Rural Areas so they may be developed at a density of up to 3 homes per acre. <i>(Katherine Orni, Yarrow Bay)</i>	6	A public agency utility yard is not consistent with the KCCP policy R-555, which supports conservation of mineral resources and compatibility of adjacent land uses with mining. The proposal to allow residential density of up to 3 homes per acre on RA 2.5 and RA 5 land by means of density transfer is not consistent with policy R-213 which supports density transfers only to Urban areas and RA2.5 properties. The proposed density of up to 3 homes per acre in the Rural area is inconsistent with policies R-206 through R-209, which establish densities of one home per 2.5, 5 and 10 acres in the Rural Area.
28	A request to amend the Urban Growth Area and the Potential Annexation Area for the City of Sammamish. <i>(Kameron Gurol, City of Sammamish)</i>	9	Executive staff will address this issue during the 2008 update of the King County Comprehensive Plan.
29	A request to allow property within an Urban Neighborhood Business Center to be developed at high residential density, not as part of a mixed use development. <i>(Mike Donahue)</i>	7	This request is not consistent with KCCP policy U-162, which requires residential development within an Urban Neighborhood Business Center to be part of a mixed use development. This policy also limits the residential density to 12 units per acre unless there is access to a principal arterial – then up to 18 units per acre is allowed. No change is recommended for the subject property.
30	A proposal to include a property designated Rural within the Cottage Lake Rural Neighborhood and rezoning the property from RA-5 to NB (Neighborhood Business). <i>(Maxine Keesling)</i>	3	This request is not consistent with policy R-409, which requires a subarea plan to consider whether or not to expand the boundaries of a Rural Neighborhood. Without a subarea plan, this request is not consistent with the KCCP.

Docket #	Docket Item (Last name)	Council District	Recommendation
31	A request to add 10 equestrian trails east of Enumclaw to the Equestrian Communities map in the KCCP. (Patricia A. Traub)	9	Executive staff will address this issue during the 2008 update of the King County Comprehensive Plan. It should be noted that policy R-112 calls for support of the equestrian communities in the Rural Area, and this proposal addresses trails in the Forest Production District.
32	A proposal to designate NE Lake Joy Road as a collector arterial. (David Kern, Lake Joy Comm. Club)	3	This proposal would require modification of the Arterial Classification Map in Technical Appendix C of the KCCP. Executive staff will address this issue during the 2008 update of the King County Comprehensive Plan.
33	A proposal to revise the headings of the permitted use tables in the King County Code, and a proposal for an editorial review of the KCCP document to insure consistent use of upper and lower case letters when referring to the Rural Area. (Richard E. Bonewits)	9	Executive staff will address these issues during the 2008 update of the King County Comprehensive Plan.
34	A proposal related to land use designations and regulation in the vicinity of Bandara and Skykomish airfields. (Kerri Woehler, WSDOT)	3	Executive staff will address this issue during the 2008 update of the King County Comprehensive Plan.
35	A proposal to use the Four to One Program for property adjacent to the City of Sammamish. (Jon Potter)	3	Consistent with King County Code Chapter 20.18.170(C), DDES will prepare a report for this proposal based on applicable codes and policies and transmit this report to the King County Council for consideration in the next update of the KCCP.



King County
Department of Development
and Environmental Services
900 Oakesdale Avenue Southwest
Renton, WA 98057-5212

October 6, 2006

Heather Stark
15101 210th Avenue NE
Woodinville, WA 98077

Dear Ms. Stark

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 that your property located at NE 150th street and 210th Avenue NE be redesignated from Rural to Urban Residential to allow further subdivision of your 4.45 acre parcel.

The following King County Comprehensive Plan policy is applicable to your request:

R- 103 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.

In 2003, King County and the cities within the county completed a detailed assessment of the development capacity within our Urban Growth Area, as envisioned by the Growth Management Act and the Countywide Planning Policies. This assessment, known as the "Buildable Lands Report," indicates there is sufficient development capacity within our Urban Growth Area to accommodate forecast growth for at least the next 10 years. Additionally, your property is located in the Rural Area and is not contiguous to the Urban Growth Area. For these reasons, there is no justification to redesignate your Rural property to Urban at this time.

Your request to redesignate Rural land to Urban is therefore not consistent with the King County Comprehensive Plan and not supported by this Department. If you wish to further pursue a land use redesignation for property you own, 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.metrokc.gov/ddes/compplan/amend.htm>.

Ms. Heather Stark

October 6, 2006

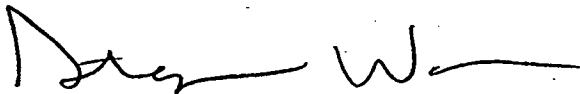
Page 2

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 may then consider the site-specific land use amendment during consideration of the next major update of the King County Comprehensive Plan in 2008.

In accordance with King County Code Title 20, a report of all docket items submitted to this Department by September 30, 2006 will be included in a report to be sent to the King County Council on December 1, 2006. If you have further questions or concerns, please contact Paul Reitenbach, Senior Policy Analyst at 206-296-6705.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Stephanie Warden', with a long horizontal flourish extending to the right.

Stephanie Warden
Director

cc: Paul Reitenbach, Senior Policy Analyst, Department of Development
and Environmental Services (DDES)



King County
Department of Development
and Environmental Services
900 Oakesdale Avenue Southwest
Renton, WA 98057-5212

October 6, 2006

Eileen E. and Alexander Uveric
4109 254th Avenue NE
Redmond, WA 98053

Dear Ms. And Mr. Uveric:

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 that your property located at 254th Avenue NE be redesignated from Rural to Urban Residential to allow the 5.15-acre parcel to be subdivided to create one additional lot.

The following King County Comprehensive Plan policy is applicable to your request:

R- 103 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.

In 2003, King County and the cities within the county completed a detailed assessment of the development capacity within our Urban Growth Area, as envisioned by the Growth Management Act and the Countywide Planning Policies. This assessment, known as the "Buildable Lands Report," indicates there is sufficient development capacity within our Urban Growth Area to accommodate forecast growth for at least the next 10 years. Additionally, your property is located in the Rural Area and is not contiguous to the Urban Growth Area. For these reasons, there is no justification to redesignate your Rural property to Urban at this time.

Your request to redesignate Rural land to Urban is therefore not consistent with the King County Comprehensive Plan and not supported by this Department. If you wish to further pursue a land use redesignation for property you own, 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.metrokc.gov/ddes/compplan/amend.htm>.

Ms. Eileen E. and Mr. Alexander Uveric

October 6, 2006

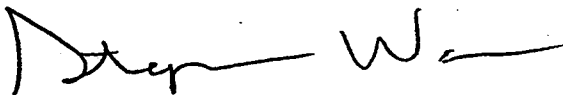
Page 2

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In accordance with King County Code Title 20, a report of all docket items submitted to this Department by September 30, 2006 will be included in a report to be sent to the King County Council on December 1, 2006. If you have further questions or concerns, please contact Paul Reitenbach, Senior Policy Analyst at 206-296-6705.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Stephanie Warden". The signature is fluid and cursive, with a long horizontal stroke at the end.

Stephanie Warden
Director

cc: Paul Reitenbach, Senior Policy Analyst, Department of Development
and Environmental Services (DDES)



**King County
Department of Development
and Environmental Services**

900 Oakesdale Avenue Southwest
Renton, WA 98057-5212

October 6, 2006

Earl M. Soushek
23020 SE 272nd Street
Maple Valley, WA 98038

Dear Mr. Soushek

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 that your 17.5-acre property located at 176th Avenue SE, parcel number 0121059017, be redesignated from Rural to Urban Residential.

The following King County Comprehensive Plan policy is applicable to your request:

R- 103 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.

In 2003, King County and the cities within the county completed a detailed assessment of the development capacity within our Urban Growth Area, as envisioned by the Growth Management Act and the Countywide Planning Policies. This assessment, known as the "Buildable Lands Report," indicates there is sufficient development capacity within our Urban Growth Area to accommodate forecast growth for at least the next 10 years. Additionally, your property is located in the Rural Area and is not contiguous to the Urban Growth Area. For these reasons, there is no justification to redesignate your Rural property to Urban at this time.

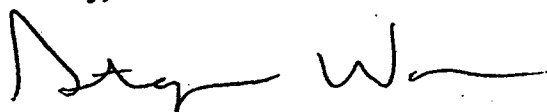
Your request to redesignate Rural land to Urban is therefore not consistent with the King County Comprehensive Plan and not supported by this Department. If you wish to further pursue a land use redesignation for property you own, you may file a Site Specific Land Use Amendment. The fee for this review is \$1,500.00. For information on this process, please visit our website at: <http://www.metrokc.gov/ddes/compplan/amend.htm>.

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 may then consider the site-specific land use amendment during consideration of the next major update of the King County Comprehensive Plan in 2008.

In accordance with King County Code Title 20, a report of all docket items submitted to this Department by September 30, 2006 will be included in a report to be sent to the King County Council on December 1, 2006. If you have further questions or concerns, please contact Paul Reitenbach, Senior Policy Analyst at 206-296-6705.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Stephanie Warden". The signature is fluid and cursive, with a long horizontal stroke at the end.

Stephanie Warden
Director

cc: Paul Reitenbach, Senior Policy Analyst, Department of Development
and Environmental Services (DDES)



King County
Department of Development
and Environmental Services
900 Oakesdale Avenue Southwest
Renton, WA 98057-5212

October 6, 2006

Kathy and Douglas Falkenberg
Post Office Box 411
Carnation, WA 98014

Dear Ms. and Mr. Falkenberg:

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 that your 6.2-acre property located at 4304 336th Avenue NE be redesignated from Rural to Urban and included within the potential annexation area of the City of Carnation.

The following King County Comprehensive Plan policy is applicable to your request:

R- 103 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.

The City of Carnation has requested that King County staff work with the City to evaluate whether or not additional land should be added to Carnation's urban growth area (UGA) and potential annexation area. I have asked my staff to work with Carnation on this issue in 2007, as part of the development of the 2008 update of the King County Comprehensive Plan. This does not insure that your property or any other property will be added to the urban growth area, but we will consider your property as we work on possible modifications to the UGA with Carnation.

If you wish to further pursue a land use redesignation for property you own, 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.metrokc.gov/ddes/compplan/amend.htm>.

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

Ms. Kathy and Mr. Douglas Falkenberg

October 6, 2006

Page 2

County Council. The Council may then consider the site-specific land use amendment during consideration of the next major update of the King County Comprehensive Plan in 2008.

In accordance with King County Code Title 20, a report of all docket items submitted to this Department by September 30, 2006 will be included in a report to be sent to the King County Council on December 1, 2006. If you have further questions or concerns, please contact Paul Reitenbach, Senior Policy Analyst at 206-296-6705.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Step W", with a long horizontal stroke extending to the right.

Stephanie Warden
Director

cc: Paul Reitenbach, Senior Policy Analyst, Department of Development
and Environmental Services (DDES)



King County
Department of Development
and Environmental Services
900 Oakesdale Avenue Southwest
Renton, WA 98057-5212

October 6, 2006

Linda Scott, Planning Director
City of Carnation
Post Office Box 1238
Carnation, WA 98014

Dear Ms. Scott:

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 that City of Carnation and King County staff work to find parcels of land that may be added to the rural city urban growth area (UGA) to assist the City in meeting its growth targets. Your request specified that parcels to be considered would be contiguous to the existing UGA, substantially unconstrained and can efficiently be provided with urban services.

The following King County Comprehensive Plan policy is applicable to your request:

R- 103 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.

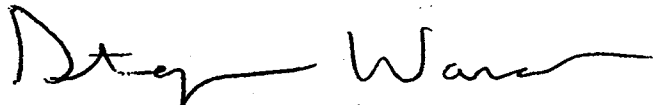
I have asked Paul Reitenbach of my staff to work with City of Carnation on this issue in 2007, as part of the development of the 2008 update of the King County Comprehensive Plan. Paul will contact you by the end of this year to begin this effort.

In accordance with King County Code Title 20, a report of all docket items submitted to this Department by September 30, 2006 will be included in a report to be sent to the King County Council on December 1, 2006. If you have further questions or concerns, please contact Paul Reitenbach, Senior Policy Analyst at 206-296-6705.

Ms. Linda Scott
October 6, 2006
Page 2

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

Sincerely,

A handwritten signature in black ink, appearing to read "Stephanie Warden". The signature is fluid and cursive, with a long horizontal stroke at the end.

Stephanie Warden
Director

cc: Paul Reitenbach, Senior Policy Analyst, Department of Development
and Environmental Services (DDES)



King County
Department of Development
and Environmental Services
900 Oakesdale Avenue Southwest
Renton, WA 98057-5212

October 6, 2006

Mr. Larry Guck
Interwest Development Inc.
1425 22nd Street NW, Suite E
Auburn, WA 98001

Dear Mr. Guck

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 that property owned by Interwest Development Inc. located at 35000 Enumclaw-Franklin Road be designated Mining and be rezoned from RA- 10 to M.

The following King County Comprehensive Plan text and policy is applicable to your request:

Mining is an intense operation that may continue for many years. Mining operations can significantly change the land being mined and have impacts on the environment and on nearby properties. King County requires comprehensive review, including environmental analysis, prior to approving a Land Use Map and zoning change. Site specific environmental review will also be required for a grading permit or any other permit that is necessary for a mining operation. Therefore, a comprehensive site-specific study is required prior to any such approval.

R-557 King County may designate additional sites on the Comprehensive Plan Land Use Map as mining only following a site-specific rezone to Mineral zoning. Upon approval of a rezone to Mineral zoning, the Comprehensive Plan Land Use Map shall be amended to designate the site as mining during the next comprehensive plan amendment cycle. King County should approve applications for site-specific rezones to Mineral zoning and applications for permits that would authorize mineral extraction and processing only following site-specific environmental study, early and continuous public notice and comment opportunities, when:

Larry Guck
October 6, 2006
Page 2

- a. **The proposed site contains rock, sand, gravel, coal, oil, gas or other mineral resources;**
- b. **The proposed site is large enough to confine or mitigate all operational impacts;**
- c. **The proposal will allow operation with limited conflicts with adjacent land uses when mitigating measures are applied;**
- d. **The proposal has been evaluated under the State Environmental Policy Act so that the county may approve, condition or deny applications consistent with the county's substantive SEPA authority, and in order to mitigate significant adverse environmental impacts.**
- e. **Roads or rail facilities serving or proposed to serve the site can safely and adequately handle transport of products and are in close proximity to the site.**

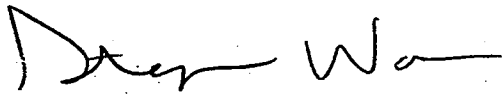
This means that to pursue a mining designation you must first file an application to rezone the property. Detailed information on the rezone process is at this location on our web site:

<http://www.metrokc.gov/ddes/perminfo/index.htm#Rezone>

In accordance with King County Code Title 20, a report of all docket items submitted to this Department by September 30, 2006 will be included in a report to be sent to the King County Council on December 1, 2006. If you have further questions or concerns, please contact Paul Reitenbach, Senior Policy Analyst at 206-296-6705.

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

Sincerely,



Stephanie Warden
Director

cc: Paul Reitenbach, Senior Policy Analyst, Department of Development
and Environmental Services (DDES)



King County
Department of Development
and Environmental Services
900 Oakesdale Avenue Southwest
Renton, WA 98057-5212

October 9, 2006

Mr. Glenn Feuerborn
12310 SE 203rd Street
Kent, WA 98031

Dear Mr. Feuerborn:

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 that your property (Tax Parcel Number 0422059007 and 0422059140) be rezoned from R-1, urban residential, one home per acre, to R-6 or R-8, urban residential, six or eight homes per acre. This property and adjacent properties to the north and west are designated Greenbelt/Urban Separator on the King County Comprehensive Plan Land Use Map.

The following King County Comprehensive Plan policies are applicable to your request:

U-179 Urban Separators are corridors of land that define community or municipal identities and boundaries, provide visual breaks in the urban landscape, and link parks and open space within and outside the Urban Growth Area. These urban corridors should include and link parks and other lands that contain significant environmentally sensitive features, provide wildlife habitat or critical resource protection, contain defining physical features, or contain historic resources. The residential density for land so designated should be maintained at one unit per acre, provided that lands that are sending sites under the Transfer of Density Program may transfer density at a rate of at least four units per acre.

King County policy requires that designated Urban Separators be maintained at a residential density of one residence per acre. Therefore, your request is not consistent with the King County Comprehensive Plan and not supported by this Department.

If you wish to pursue this further, 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.metrokc.gov/ddes/compplan/amend.htm>.

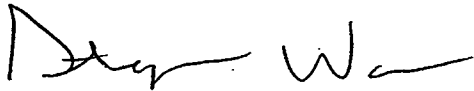
Mr. Glenn Feuerborn
October 9, 2006
Page 2

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 may then consider the site-specific land use amendment during consideration of the next major update of the King County Comprehensive Plan in 2008.

In accordance with King County Code Title 20, a report of all docket items submitted to this Department by September 30, 2006 will be included in a report to be sent to the King County Council on December 1, 2006. If you have further questions or concerns, please contact Paul Reitenbach, Senior Policy Analyst at (206) 296-6705.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Step Warden", written in a cursive style.

Stephanie Warden
Director

cc: Paul Reitenbach, Senior Policy Analyst, Department of Development
and Environmental Services (DDES)



**King County
Department of Development
and Environmental Services**

900 Oakesdale Avenue Southwest
Renton, WA 98055-1219

October 9, 2006

Rashpal Buttar
4501 NE Fourth Street
Renton, WA 98059

Dear Ms. Buttar

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). At your request, we have carried forward this docket request that you submitted last year. Our assessment of this docket item, stated below, remains the same.

In your docket you requested that four parcels owned by Ramdas Investments LLC, which I understand you own, be redesignated from Rural to Urban. Parcel number 1079610050 is designated Rural Residential and is zoned RA-5. Parcels 1079610020, -30, and -40 are designated Rural Neighborhood and zoned CB (Community Business).

The following King County Comprehensive Plan policy is applicable to your request:

R- 103 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.

In 2003, King County and the cities within the county completed a detailed assessment of the development capacity within our Urban Growth Area, as envisioned by the Growth Management Act and the Countywide Planning Policies. This assessment, known as the "Buildable Lands Report," indicates there is sufficient development capacity within our Urban Growth Area to accommodate forecast growth for at least the next 10 years. Additionally, King County Code Chapter 20.18.030 specifies that annual updates of the King County Comprehensive Plan (KCCP) should address issues that are technical in nature. Proposals to amend the Urban Growth Area are to be considered in the comprehensive updates of the KCCP, which occur every four years. The next comprehensive update of the KCCP will take place in 2008. For these reasons, there is no justification to redesignate your Rural property to Urban at this time.

Ms. Rashpal Buttar
October 9, 2006
Page 2

Your request to redesignate Rural land to Urban is therefore not consistent with the King County Comprehensive Plan and not supported by this Department. If you wish to further pursue a land use redesignation for property you own, 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.metrokc.gov/ddes/compplan/amend.htm>.

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 may then consider the site-specific land use amendment during consideration of the next major update of the King County Comprehensive Plan in 2008.

In accordance with King County Code Title 20, a report of all docket items submitted to this Department by September 30, 2006 will be included in a report to be sent to the King County Council on December 1, 2006. If you have further questions or concerns, please contact Paul Reitenbach, Senior Policy Analyst at 206-296-6705.

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

Sincerely,



Stephanie Warden
Director

cc: Paul Reitenbach, Senior Policy Analyst, Department of Development
and Environmental Services (DDES)



**King County
Department of Development
and Environmental Services**

900 Oakesdale Avenue Southwest
Renton, WA 98055-1219

October 9, 2006

Barry Anderson Jr.
BranBar LLC.
PO Box 7157
Covington, WA 98042

Dear Mr. Anderson:

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). At your request, we have carried forward this docket request that you submitted last year. Our assessment of this docket item, stated below, remains the same.

In your docket you requested that property owned by BranBar LLC (parcel 1922069200) be designated Urban. This docket also requests that additional parcels owned by H-C Enterprises (parcels 1922069014, -9199, -9201, -9202, and -9203) also be designated Urban. All of these parcels are currently designated Rural by the King County Comprehensive Plan.

The following King County Comprehensive Plan policy is applicable to your request:

R- 103 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.

In 2003, King County and the cities within the county completed a detailed assessment of the development capacity within our Urban Growth Area, as envisioned by the Growth Management Act and the Countywide Planning Policies. This assessment, known as the "Buildable Lands Report," indicates there is sufficient development capacity within our Urban Growth Area to accommodate forecast growth for at least the next 10 years. Additionally, King County Code Chapter 20.18.030 specifies that annual updates of the King County Comprehensive Plan (KCCP) should address issues that are technical in nature. Proposals to amend the Urban Growth Area are to be considered in the comprehensive updates of the KCCP, which occur every four years. The next comprehensive update of the KCCP will take

Mr. Barry Anderson Jr.
October 9, 2006
Page 2

place in 2008. For these reasons, there is no justification to redesignate your Rural property to Urban at this time.

Your request to redesignate Rural land to Urban is therefore not consistent with the King County Comprehensive Plan and not supported by this Department. If you wish to further pursue a land use redesignation for property you own, 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.metrokc.gov/ddes/compplan/amend.htm>.

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 may then consider the site-specific land use amendment during consideration of the next major update of the King County Comprehensive Plan in 2008.

In accordance with King County Code Title 20, a report of all docket items submitted to this Department by September 30, 2006 will be included in a report to be sent to the King County Council on December 1, 2006. If you have further questions or concerns, please contact Paul Reitenbach, Senior Policy Analyst at 206-296-6705.

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

Sincerely,



Stephanie Warden
Director

cc: Paul Reitenbach, Senior Policy Analyst, Department of Development
and Environmental Services (DDES)



King County
Department of Development
and Environmental Services
900 Oakesdale Avenue Southwest
Renton, WA 98057-5212

October 9, 2006

R and R Development LLC
272 SW 43rd Street
Renton, WA 98055

Dear Sir or Madam:

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 that your property (Tax Parcel Number 0422059125) be rezoned from R-1, urban residential, one home per acre, to R-6, urban residential, six homes per acre. This property and adjacent properties to the north and east are designated Greenbelt/Urban Separator on the King County Comprehensive Plan Land Use Map.

The following King County Comprehensive Plan policies are applicable to your request:

U-179 Urban Separators are corridors of land that define community or municipal identities and boundaries, provide visual breaks in the urban landscape, and link parks and open space within and outside the Urban Growth Area. These urban corridors should include and link parks and other lands that contain significant environmentally sensitive features, provide wildlife habitat or critical resource protection, contain defining physical features, or contain historic resources. The residential density for land so designated should be maintained at one unit per acre, provided that lands that are sending sites under the Transfer of Density Program may transfer density at a rate of at least four units per acre.

King County policy requires that designated Urban Separators be maintained at a residential density of one residence per acre. Therefore, your request is not consistent with the King County Comprehensive Plan and not supported by this Department.

If you wish to pursue this further, 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.metrokc.gov/ddes/compplan/amend.htm>.

R and R Development LLC

October 9, 2006

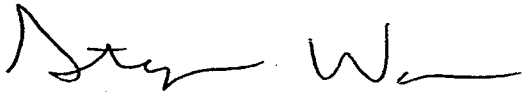
Page 2

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 may then consider the site-specific land use amendment during consideration of the next major update of the King County Comprehensive Plan in 2008.

In accordance with King County Code Title 20, a report of all docket items submitted to this Department by September 30, 2006 will be included in a report to be sent to the King County Council on December 1, 2006. If you have further questions or concerns, please contact Paul Reitenbach, Senior Policy Analyst at (206) 296-6705.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Stephanie Warden". The signature is fluid and cursive, with the first name "Stephanie" written in a larger, more prominent script than the last name "Warden".

Stephanie Warden
Director

cc: Paul Reitenbach, Senior Policy Analyst, Department of Development
and Environmental Services (DDES)



King County
Department of Development
and Environmental Services
900 Oakesdale Avenue Southwest
Renton, WA 98057-5212

October 18, 2006

Mr. Stephen L. Peck and Ms. Anne G. Peck
Post Office Box 2929
Vashon, WA 98070.

Dear Mr. Peck and Ms. Peck

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 that your property located at 16726 Vashon Highway SW be designated for office development. This property is currently designated Rural and zoned RA-5 - Rural, one home per five acres. The property is, however, adjacent to the Town of Vashon, which has been designated a Rural Town by the King County Comprehensive Plan.

The following King County Comprehensive Plan policy guides proposed expansion of a Rural Town and is applicable to your request:

R-403 King County hereby designates the Rural Towns of Fall City, Snoqualmie Pass and the Town of Vashon as unincorporated Rural Towns. These historical settlements in unincorporated King County should provide services and a range of housing choices for Rural Area residents. The boundaries of the designated Rural Towns are shown on the Comprehensive Plan Land Use Map. Adjustments to these boundaries shall only occur through a subarea planning process, and shall not allow significant increases in development potential or environmental impacts. No new Rural Towns are needed to serve the Rural Area.

Based on this policy, a subarea plan is necessary to adjust the boundaries of the Town of Vashon to include your property. We do not have the resources to conduct a subarea plan to address your issue, and you may want to pursue this matter with the King County Council. Without a subarea plan, your request to redesignate Rural land to Office is not consistent with the King County Comprehensive Plan and not supported by this Department.

Stephen L. Peck and Anne G. Peck

October 18, 2006

Page 2

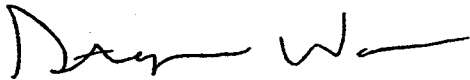
If you wish to further pursue a land use redesignation for property you own, you may file a Site Specific Land Use Amendment. The fee for this review is \$1,500.00. For information on this process, please visit our website at: <http://www.metrokc.gov/ddes/compplan/amend.htm>.

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 may then consider the site-specific land use amendment during consideration of the next major update of the King County Comprehensive Plan in 2008.

In accordance with King County Code Title 20, a report of all docket items submitted to this Department by September 30, 2006 will be included in a report to be sent to the King County Council on December 1, 2006. If you have further questions or concerns, please contact Paul Reitenbach, Senior Policy Analyst at 206-296-6705.

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

Sincerely,



Stephanie Warden
Director

cc: Paul Reitenbach, Senior Policy Analyst, Department of Development
and Environmental Services (DDES)



King County
Department of Development
and Environmental Services
900 Oakesdale Avenue Southwest
Renton, WA 98055-1219

October 18, 2006

Marsha Martin
9720 NE 120th Place, Suite 100
Kirkland, WA 98034

Dear Ms. Martin:

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 that 44.5 acres of land owned by Mystic Lake Partners LP, which you represent, be redesignated from Rural to Urban. This property is surrounded by land that is designated Urban and is adjacent on three sides to the City of Sammamish.

The following King County Comprehensive Plan policy is applicable to your request:

R- 103 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.

As a Rural "island" surrounded by Urban land, this property presents unique challenges in terms of service delivery and future governance. The City of Sammamish has also submitted a docket request to include this property within its potential annexation area should the decision be made to designate the property Urban. We will address the land use designation of this 44.5 acre property as part of the 2008 update of the King County Comprehensive Plan.

If you wish to further pursue a land use redesignation for this property on your own, 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.metrokc.gov/ddes/compplan/amend.htm>.

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

Ms. Marsha Martin
October 18, 2006
Page 2

County Council. The Council may then consider the site-specific land use amendment during consideration of the next major update of the King County Comprehensive Plan in 2008.

In accordance with King County Code Title 20, a report of all docket items submitted to this Department by September 30, 2006 will be included in a report to be sent to the King County Council on December 1, 2006. If you have further questions or concerns, please contact Paul Reitenbach, Senior Policy Analyst at 206-296-6705.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Stephanie Warden", with a long horizontal flourish extending to the right.

Stephanie Warden
Director

cc: Paul Reitenbach, Senior Policy Analyst, Department of Development
and Environmental Services (DDES)



King County
Department of Development
and Environmental Services
900 Oakesdale Avenue Southwest
Renton, WA 98055-1219

October 19, 2006

George Moorhead
2018 156th Avenue NE
Bellevue, WA 98007

Dear Mr. Moorhead:

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 that two parcels (2225069023 and 1525069096) owned by the Banks-Buckles Trust, which you represent, be included in the subarea plan that was conducted to consider expansion of the adjacent or nearby Rural Neighborhood. The purpose of this request is to have these parcels included in the Rural Neighborhood and designated for commercial development.

The following King County Comprehensive Plan policy is applicable to your request:

R-409 The rural neighborhoods 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 neighborhoods are needed to serve the Rural Area. Expansion of the boundaries of the existing rural neighborhoods shall not be permitted except through the subarea plan process.

A subarea plan was conducted by my staff and transmitted to the King County Council on December 30, 2005. This subarea plan concluded that no expansion of the existing Rural Neighborhood is justified under the policies of the King County Comprehensive Plan. Your request to redesignate Rural land to be included within this Rural Neighborhood is therefore not consistent with the King County Comprehensive Plan and not supported by this Department. If you wish to further pursue a land use redesignation for property you own, 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.metrokc.gov/ddes/compplan/amend.htm>.

Mr. George Moorhead

October 19, 2006

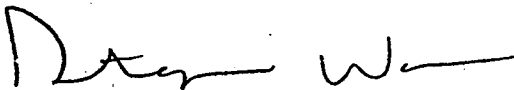
Page 2

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 may then consider the site-specific land use amendment during consideration of the next major update of the King County Comprehensive Plan in 2008.

In accordance with King County Code Title 20, a report of all docket items submitted to this Department by September 30, 2006 will be included in a report to be sent to the King County Council on December 1, 2006. If you have further questions or concerns, please contact Paul Reitenbach, Senior Policy Analyst at 206-296-6705.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Stephanie Warden". The signature is fluid and cursive, with a long horizontal stroke at the end.

Stephanie Warden
Director

cc: Paul Reitenbach, Senior Policy Analyst, Department of Development
and Environmental Services (DDES)



King County
Department of Development
and Environmental Services
900 Oakesdale Avenue Southwest
Renton, WA 98055-1219

October 18, 2006

Bob Thompson
23316 Redmond-Fall City Road, # 647
Redmond, WA 98053

Dear Mr. Thompson:

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 that four parcels that you own (1525069020, 2225069022, -9019, and -9024), be included in the subarea plan that was conducted to consider expansion of the Rural Neighborhood to the west. The purpose of this request is to have these parcels included in the Rural Neighborhood and designated for commercial development.

The following King County Comprehensive Plan policy is applicable to your request:

R-409 The rural neighborhoods 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 neighborhoods are needed to serve the Rural Area. Expansion of the boundaries of the existing rural neighborhoods shall not be permitted except through the subarea plan process.

A subarea plan was conducted by my staff and transmitted to the King County Council on December 30, 2005. This subarea plan concluded that no expansion of the existing Rural Neighborhood is justified under the policies of the King County Comprehensive Plan. Your request to redesignate Rural land to be included within this Rural Neighborhood is therefore not consistent with the King County Comprehensive Plan and not supported by this Department. If you wish to further pursue a land use redesignation for property you own, 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.metrokc.gov/dces/compplan/amend.htm>.

Mr. Bob Thompson

October 18, 2006

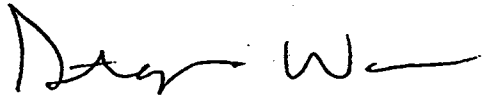
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Please be aware that Site Specific Land Use Amendments must be reviewed by the King County Hearing Examiner, who must hold a hearing and produce a written report to the King County Council. The Council may then consider the site-specific land use amendment during consideration of the next major update of the King County Comprehensive Plan in 2008.

In accordance with King County Code Title 20, a report of all docket items submitted to this Department by September 30, 2006 will be included in a report to be sent to the King County Council on December 1, 2006. If you have further questions or concerns, please contact Paul Reitenbach, Senior Policy Analyst at 206-296-6705.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Stephanie Warden". The signature is fluid and cursive, with a long horizontal stroke at the end.

Stephanie Warden
Director

cc: Paul Reitenbach, Senior Policy Analyst, Department of Development
and Environmental Services (DDES)



King County
Department of Development
and Environmental Services
900 Oakesdale Avenue Southwest
Renton, WA 98055-1219

October 18, 2006

Jennifer Lee
R.W. Thorpe and Associates
705 2nd Avenue, Suite 710
Seattle, WA 98104

Dear Ms. Lee:

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 that 1.04 acres of land (tax parcel number 0622079051) owned by Warren Iverson, who you represent, be redesignated from Rural to Rural Neighborhood. This would allow expansion of the Hobart Market. I understand this property was potentially zoned for commercial use by the Tahoma-Raven Heights Community Plan and Area Zoning, but the potential zone was removed in 1994.

The following King County Comprehensive Plan policy is applicable to your request:

R-409 The rural neighborhoods 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 neighborhoods are needed to serve the Rural Area. Expansion of the boundaries of the existing rural neighborhoods shall not be permitted except through the subarea plan process.

We will conduct the required the necessary subarea plan to address the land use designation and zoning of this property as part of the 2008 update of the King County Comprehensive Plan.

If you wish to further pursue a land use redesignation for this property on your own, 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.metrokc.gov/ddes/compplan/amend.htm>.

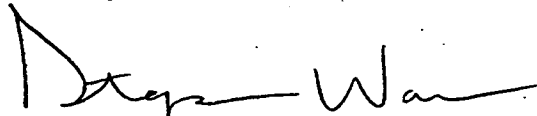
Ms. Jennifer Lee
October 18, 2006
Page 2

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 may then consider the site-specific land use amendment during consideration of the next major update of the King County Comprehensive Plan in 2008.

In accordance with King County Code Title 20, a report of all docket items submitted to this Department by September 30, 2006 will be included in a report to be sent to the King County Council on December 1, 2006. If you have further questions or concerns, please contact Paul Reitenbach, Senior Policy Analyst at 206-296-6705.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Stephanie Warden". The signature is fluid and cursive, with a long horizontal stroke at the end.

Stephanie Warden
Director

cc: Paul Reitenbach, Senior Policy Analyst, Department of Development
and Environmental Services (DDES)



King County
Department of Development
and Environmental Services
900 Oakesdale Avenue Southwest
Renton, WA 98055-1219

October 18, 2006

Martin Durkan Jr.
330 SW 43rd Street, # 357
Renton, WA 98055

Dear Mr. Durkan:

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 that 25.3 acres of land owned by Goodnight Properties Inc., which you represent, be redesignated from Rural to Industrial.

The following King County Comprehensive Plan policies and text are applicable to your request:

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.

In order to preserve rural character and protect sensitive natural features, new rural industrial development needs to be of a scale and nature that is distinct from urban industrial development. The scale and intensity and many of the uses allowed in urban industrial development are not appropriate for rural industrial areas. The following policy applies to all new industrial development in the Rural Area.

R-413 Development regulations for nonvested industrial development in the Rural Area shall require the following:

- a. Greater setbacks, and reduced building height, floor/lot ratios, and maximum impervious surface percentage standards in comparison to standards for urban industrial development.
- b. Maximum protection of sensitive natural features, especially salmonid habitat and water quality.
- c. Building and landscape design that respects the aesthetic qualities and

character of the Rural Area, and provides substantial buffering from the adjoining uses and scenic vistas.

- d. Building colors and materials that are muted, signs that are not internally illuminated, and site and building lighting that is held to the minimum necessary for safety.
- e. Heavier industrial uses, nonvested industrial uses producing substantial waste byproducts or wastewater discharge, or nonvested paper, chemical and allied products manufacturing uses in the urban industrial zone shall be prohibited.
- f. Industrial uses requiring substantial investments in infrastructure such as water, sewers or transportation facilities shall be scaled to avoid the need for public funding of the infrastructure.

The intent of this policy is to preclude expansion of the industrial area beyond the identified boundaries and to ensure that new development (not previously constructed or vested) in the industrial area meets rural character standards. Site design, landscaping, design and construction of internal and access roads and building scale should reinforce the set boundaries and rural nature of the industrial area to further discourage future industrial expansion beyond the industrial boundary.

We will address the land use designation of this property as part of the 2008 update of the King County Comprehensive Plan. We will also consider amending the King County Code to address the issue of materials processing in the Rural Area, subject to conditions.

If you wish to further pursue a land use redesignation for this property on your own, 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.metrokc.gov/ddes/compplan/amend.htm>.

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 may then consider the site-specific land use amendment during consideration of the next major update of the King County Comprehensive Plan in 2008.

In accordance with King County Code Title 20, a report of all docket items submitted to this Department by September 30, 2006 will be included in a report to be sent to the King County Council on December 1, 2006. If you have further questions or concerns, please contact Paul Reitenbach, Senior Policy Analyst at 206-296-6705.

Mr. Martin Durkan Jr.

October 18, 2006

Page 3

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

Sincerely,

A handwritten signature in black ink, appearing to read "Stephanie Warden". The signature is fluid and cursive, with a long horizontal stroke at the end.

Stephanie Warden
Director

cc: Paul Reitenbach, Senior Policy Analyst, Department of Development
and Environmental Services (DDES)



King County
Department of Development
and Environmental Services
900 Oakesdale Avenue Southwest
Renton, WA 98057-5212

October 19, 2006

Bill Poppie
Post Office Box 7570,
Covington, WA 98042

Dear Mr. Poppie:

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 that the 7.9-acre property (tax parcel number 3522059085) owned by Frontier Construction Company located at Kent-Black Diamond Road and SE 283rd Place be redesignated from Rural to Urban with an Industrial land use designation. The docket included several other parcels that are not owned by you or Frontier Construction.

King County Code Chapter 20.18.050 requires a docket request from the property owner to initiate a site-specific land use request. The property owners of tax parcels 3522059038, -9216, -9090, -9014, and -9124 have not indicated you are authorized to represent them on a docket request for a land use redesignation. Therefore, those parcels will not be included in our 2006 report to the King County Council. These property owners or their authorized representative may submit a docket request for their property by September 30, 2007 for consideration in the 2007 docket report. This will be in time for consideration in the 2008 update of the King County Comprehensive Plan – the next opportunity to make substantive policy or land use changes.

This land use request was previously analyzed through the attached area zoning study conducted during the 2004 update of the King County Comprehensive Plan. This area zoning study cited the policies below and concluded that the Rural Area designation was appropriate for the subject property because it is contiguous to other Rural properties, is not needed to accommodate growth targets, and contains or is adjacent to areas with significant environmental constraints.

- R- 102** The Rural Area designations shown on the King County Comprehensive Plan Land Use Map include areas that are rural in character and meet one or more of the following criteria:
- a. Opportunities exist for significant commercial or non-commercial farming and forestry (large-scale farms and forest lands are designated as Natural Resource Lands);
 - b. The area will help buffer nearby Natural Resource Lands from conflicting urban uses;
 - c. The area is contiguous to other lands in the Rural Area, Natural Resource Lands or large, predominantly environmentally sensitive areas;
 - d. There are major physical barriers to providing urban services at reasonable cost, or such areas will help foster more logical boundaries for urban public services and infrastructure;
 - e. The area is not needed for the foreseeable future that is, well beyond the 20-year forecast period to provide capacity for population or employment growth;
 - f. The area has outstanding scenic, historic, environmental, resource or aesthetic values that can best be protected by a Rural Area designation; or
 - g. Significant environmental constraints make the area generally unsuitable for intensive urban development.
- R- 103** 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.
- 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.

In 2003, King County and the cities within the county completed a detailed assessment of the development capacity within our Urban Growth Area, as envisioned by the Growth Management Act and the Countywide Planning Policies. This assessment, known as the "Buildable Lands Report," indicates there is sufficient development capacity within our Urban Growth Area to accommodate forecast growth for at least the next 10 years. Additionally, your property is located in the Rural Area and is not contiguous to the Urban Growth Area due to Highway 18 on the west and environmentally constrained land to the north. For these reasons, there continues to be no justification to redesignate your Rural property to Urban.

Your request to redesignate Rural land to Urban is therefore not consistent with the King County Comprehensive Plan and not supported by this Department. If you wish to further pursue a land use redesignation for property you own, 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.metrokc.gov/ddes/compplan/amend.htm>.

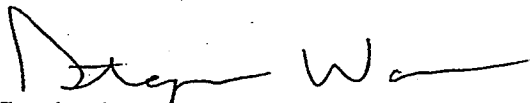
Mr. Bill Poppie
October 19, 2006
Page 3

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 may then consider the site-specific land use amendment during consideration of the next major update of the King County Comprehensive Plan in 2008.

In accordance with King County Code Title 20, a report of all docket items submitted to this Department by September 30, 2006 will be included in a report to be sent to the King County Council on December 1, 2006. If you have further questions or concerns, please contact Paul Reitenbach, Senior Policy Analyst at 206-296-6705.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Stephanie Warden". The signature is fluid and cursive, with a long horizontal stroke at the end.

Stephanie Warden
Director

Attachment

cc: Paul Reitenbach, Senior Policy Analyst, Department of Development
and Environmental Services (DDES)

2004 King County Comprehensive Plan Update

Area Zoning Study

Department of Development and Environmental Services

Study Area: Covington/Poppie
--

Summary

This area of approximately 31 acres is currently designated for Rural Residential use in the King County Comprehensive Plan Land Use Map. The zoning is RA-5-SO, Rural Residential – one home per five acres within a special district overlay.

This study was in response to a request that the area be redesignated Urban and zoned Industrial.

It is recommended that the land-use designation and zoning remain unchanged.

Background

The study area is comprised of eight parcels, as detailed in the attached list of parcels. The properties are mostly vacant or developed with single-family residences. Staff observed a construction of a storage building on parcel 3522059038 (Building permit number B03M1116).

One parcel in the area, parcel 3522059085, contained several non-residential uses, including business offices and heavy construction equipment parked on site. There are two pending code enforcement actions involving this property, for operating a business in a zone where it is not allowed (E02G0320), and for clearing and grading within a sensitive area (E0200786). Subsequent to the complaints, the owner applied for a permit for clearing and grading for construction of a construction storage yard (A02PM060), also pending.

The study area includes mapped streams and Class 1 wetlands. Big Soos Creek, a chinook salmon distribution stream, runs through the adjacent property to the east.

The study area has only one small point of adjacency to the Urban Growth Area and the City of Covington at the northeast tip of the area. The owner of the parcel that includes that point of adjacency has written to object to the redesignation of study area to Urban.

Applicable King County Comprehensive Plan Policies:

- R- 102** The Rural Area designations shown on the King County Comprehensive Plan Land Use Map include areas that are rural in character and meet one or more of the following criteria:
- a. Opportunities exist for significant commercial or non-commercial farming and forestry (large-scale farms and forest lands are designated as Natural Resource Lands);
 - b. The area will help buffer nearby Natural Resource Lands from conflicting urban uses;
 - c. The area is contiguous to other lands in the Rural Area, Natural Resource Lands or large, predominantly environmentally sensitive areas;

- d. There are major physical barriers to providing urban services at reasonable cost, or such areas will help foster more logical boundaries for urban public services and infrastructure;
- e. The area is not needed for the foreseeable future that is, well beyond the 20-year forecast period to provide capacity for population or employment growth;
- f. The area has outstanding scenic, historic, environmental, resource or aesthetic values that can best be protected by a Rural Area designation; or
- g. Significant environmental constraints make the area generally unsuitable for intensive urban development.

R- 103 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.

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.

Analysis:

Recently, King County and the cities within the county completed a detailed assessment of the development capacity within our Urban Growth Area, as envisioned by the Growth Management Act and the Countywide Planning Policies. This assessment, known as the "Buildable Lands Report," indicates there is sufficient development capacity within our Urban Growth Area to accommodate forecast growth for at least the next 10 years. The study area is located in the Rural Area and is not characterized by urban development. In addition, a significant part of the study area includes streams and wetlands and associated buffers that would preclude development at Urban densities, and which the Rural designation helps to protect.

Policy R-414, states that where there is existing industrial/commercial use in a Rural area, the appropriate zoning is Rural Residential, but that use can continue provided that it qualifies as a legal, non-conforming use.

Conclusions:

The Rural Area designation for this property is appropriate because the study area is contiguous to Rural properties, is not needed to accommodate growth and development targets, and contains or is adjacent to areas with significant environmental constraints, consistent with policy R-102.

The land use map and zoning amendments requested in the study area are not consistent with policy R-103 because there already exists sufficient capacity within the Urban Area to support growth targets.

The existing land use designation and zoning is consistent with policy R-414.

Therefore there is no justification to redesignate the Rural properties to Urban at this time.

Executive Staff Recommendation:

No proposed changes to the Rural land use designation or zoning in the study area.



Proposed Amendment

2004 King County Comprehensive Plan Update

Covington/Poppie Land Use Amendment (No Change Proposed)



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

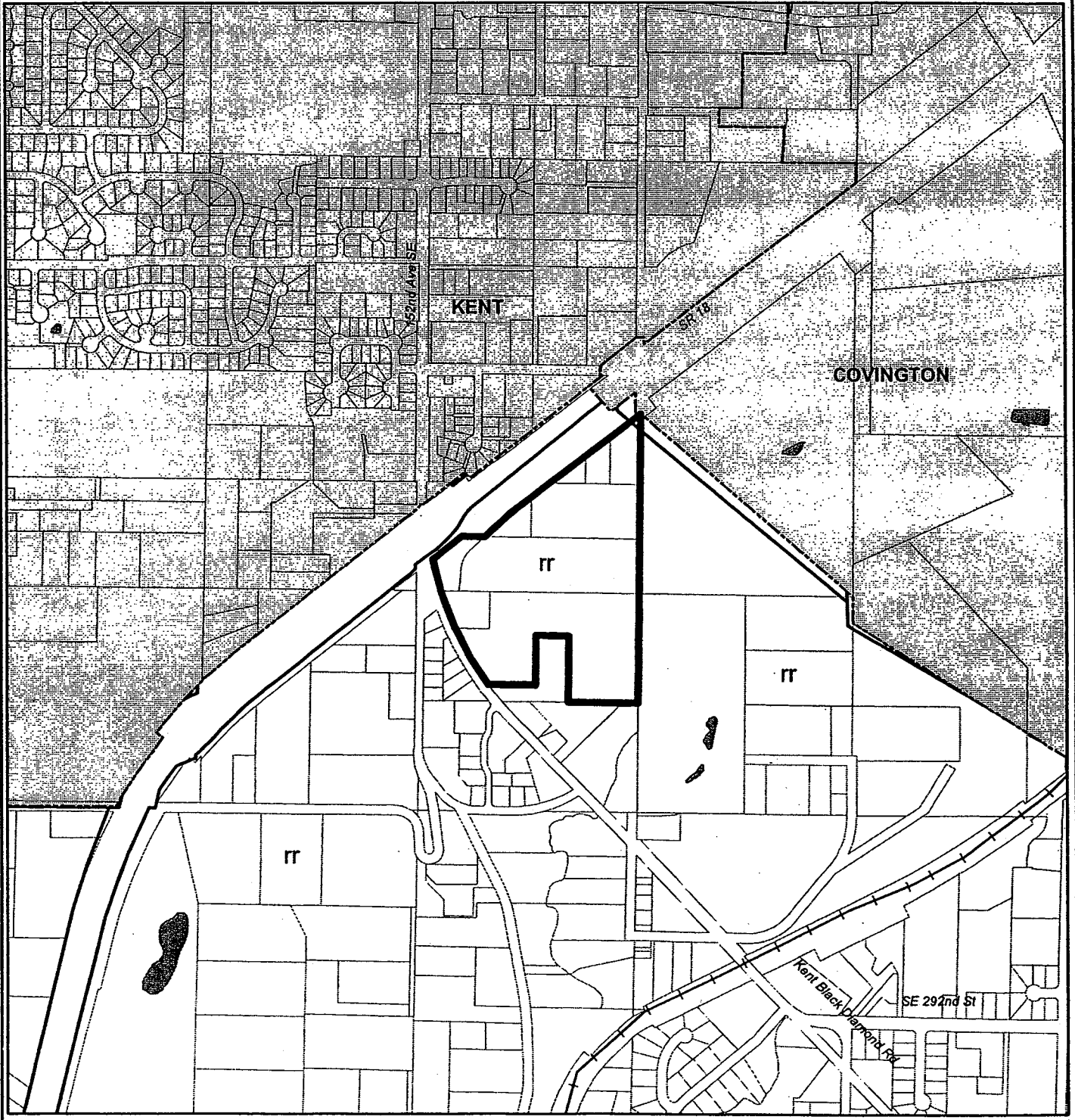


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RR Rural Residential

Study Area

Incorporated Areas





Proposed Amendment

2004 King County Comprehensive Plan Update

Covington/Poppie Zoning Amendment (No Change Proposed)



King County

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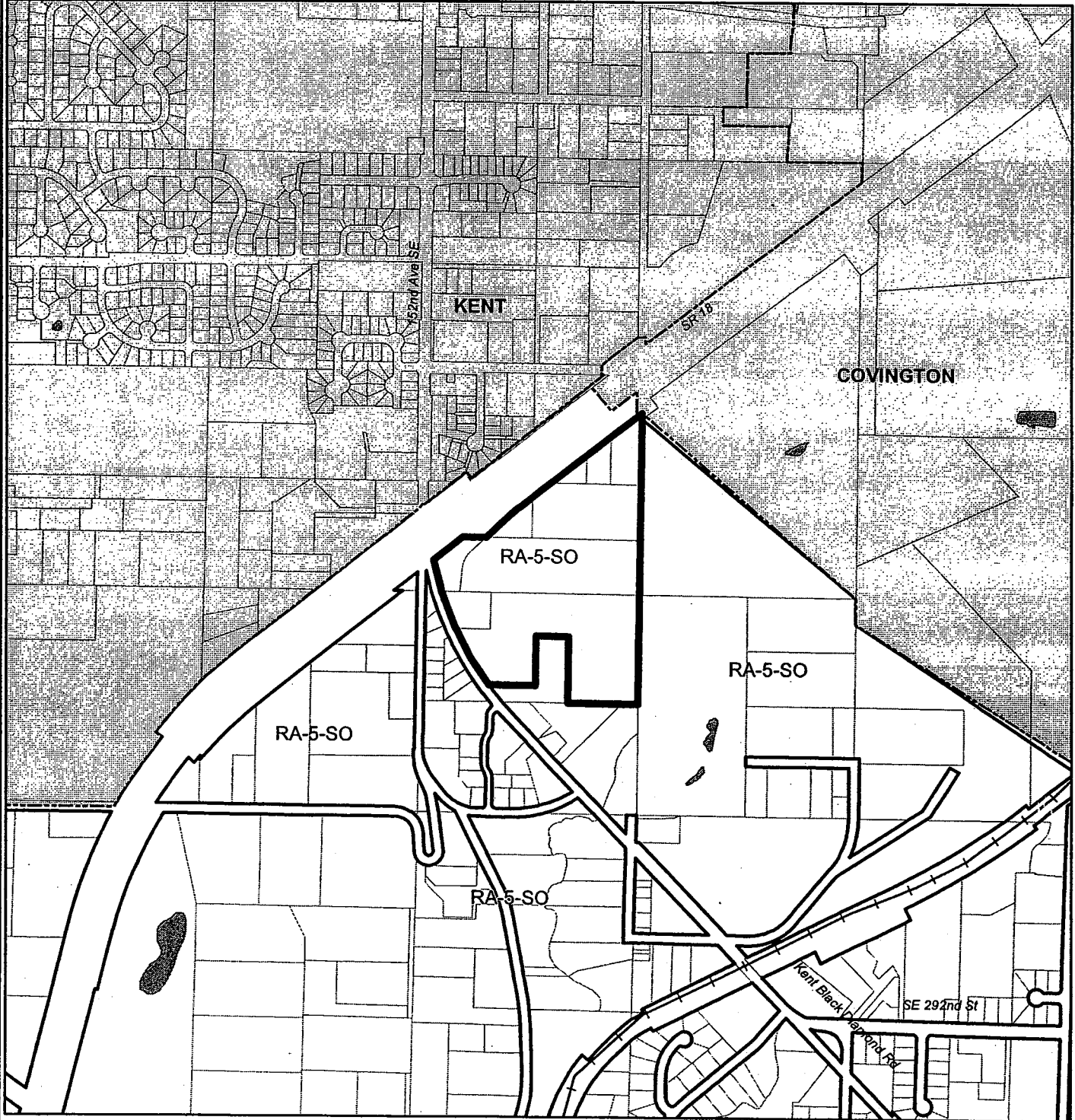


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RA-5 Rural Area, one DU per 5 acres

Study Area

Incorporated Areas





King County
Department of Development
and Environmental Services
900 Oakesdale Avenue Southwest
Renton, WA 98057-5212
206-296-6700

October 19, 2006

Roger Powell
CDK Construction Company
Post Office Box 1767
Duvall, WA 98019

Dear Mr. Powell:

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).

Your proposal is to remove about 13 acres of land from the Snoqualmie Valley Agricultural Production District west of the City of Duvall and designate that land Rural for the purpose of developing a golf driving range. The 13 acre area is part of a 47 acre farm (tax parcels 1326069007 and -9009).

The following King County Comprehensive Plan policies apply to a proposal to remove land from an Agricultural Production District:

R- 537 All parcels within the boundaries of an APD should be zoned Agricultural, either A-10 or A-35. If small parcels in the APD are not zoned for Agriculture, permitted nonresidential uses must not conflict with agricultural uses in the APD.

R- 512 Designated Forest and Agricultural Production District lands shall not be annexed by cities.

R- 547 Lands can be removed from the Agricultural Production Districts 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.

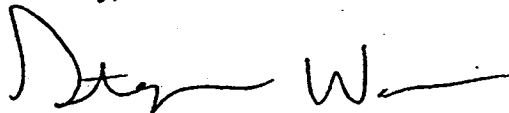
Mr. Roger Powell
October 19, 2006
Page 2

Your request to redesignate land within the APD to Rural is not consistent with the King County Comprehensive Plan and not supported by this Department. If you wish to pursue this further, 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.metrokc.gov/ddes/compplan/amend.htm>.

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 may then consider the site-specific land use amendment during consideration of the next major update of the King County Comprehensive Plan in 2008.

In accordance with King County Code Title 20, a report of all docket items submitted to this Department by September 30, 2006 will be included in a report to be sent to the King County Council on December 1, 2006. If you have further questions or concerns, please contact Paul Reitenbach, Senior Policy Analyst at 206-296-6705.

Sincerely,

A handwritten signature in black ink, appearing to read 'Stephanie Warden', with a long horizontal flourish extending to the right.

Stephanie Warden
Director

cc: Paul Reitenbach, Senior Policy Analyst, Department of Development
and Environmental Services (DDES)



King County
Department of Development
and Environmental Services
900 Oakesdale Avenue Southwest
Renton, WA 98055-1219

November 1, 2006

Steven King
Post Office Box 1328
Maple Valley, WA 98038

Dear Mr. King:

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 request, you suggest two changes in Department of Development and Environmental Services (DDES) policy with regard to code enforcement. Your first suggestion is that code enforcement officers should be able to use photographs submitted by citizens as evidence in code enforcement cases. You also suggested that code enforcement officers should be able to enter property even when the property is posted "no trespassing".

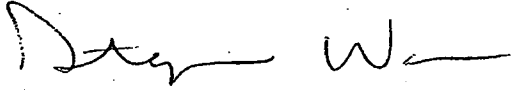
DDES policy requires code enforcement officers to make site inspections and take their own photographs as needed to investigate complaints. However, our staff will also use photographs submitted by citizens during the investigation phase of a code enforcement complaint. Citizens who take their own photographs may submit them as exhibits should the case go to the Hearing Examiner. Your second suggestion raises basic property rights issues. The DDES policy is that code enforcement officers may only enter property posted "no trespassing" to go to the front door to request permission to access the property. If no one is at home or permission is denied, the code enforcement officer leaves a business card and immediately exits the property. I believe this is a sound approach and do not support changing this policy.

In accordance with King County Code Title 20, a report of all docket items submitted to this Department by September 30, 2006 will be included in a report to be sent to the King County Council on December 1, 2006. If you have further questions or concerns, please contact Paul Reitenbach, Senior Policy Analyst at 206-296-6705.

Mr. Steven King
November 1, 2006
Page 2

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

Sincerely,

A handwritten signature in black ink, appearing to read "Stephanie Warden". The signature is fluid and cursive, with a long horizontal stroke at the end.

Stephanie Warden
Director

cc: Paul Reitenbach, Senior Policy Analyst, Department of Development
and Environmental Services (DDES)



King County
Department of Development
and Environmental Services
900 Oakesdale Avenue Southwest
Renton, WA 98055-1219

October 18, 2006

David Slay
Post Office Box 2723
Vashon, WA 98070

Dear Mr. Slay:

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 request, you asked several questions about your home occupation in the Rural Area of King County. You will be pleased to learn that the King County Council has recently approved amendments to the King County Code that affect home occupations. These amendments go into effect on Friday, October 20, 2006.

In summary, these code amendments allow an auto repair or painting business in a garage. There is no limit to the amount of garage or storage building space that can be used for home occupation activities in the Rural Area. The garage and storage building space is also not factored in to the 20% of space allowed in the residence for the home occupation. The text of these code amendments are located at this location on the King County Council web site (you need to scroll to page 74, Section 19 of the ordinance):

<http://www.metrokc.gov/mkcc/compplan/downloads/2006-0113.3.pdf>

In accordance with King County Code Title 20, a report of all docket items submitted to this Department by September 30, 2006 will be included in a report to be sent to the King County Council on December 1, 2006. If you have further questions or concerns, please contact Paul Reitenbach, Senior Policy Analyst at 206-296-6705.

Mr. David Slay
October 18, 2006
Page 2

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

Sincerely,

A handwritten signature in black ink, appearing to read "Stephanie Warden". The signature is fluid and cursive, with a long horizontal stroke at the end.

Stephanie Warden
Director

cc: Paul Reitenbach, Senior Policy Analyst, Department of Development
and Environmental Services (DDES)



King County
Department of Development
and Environmental Services
900 Oakesdale Avenue Southwest
Renton, WA 98055-1219

October 19, 2006

Ryan Kohlmann and David McDuff
Yarrow Bay Associates
825 Fifth Avenue, Suite 202
Kirkland, WA 98033

Dear Mr. Kohlmann and Mr. McDuff:

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).

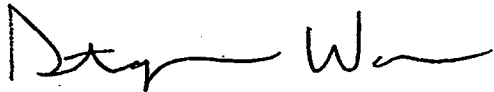
In your docket request, you pointed out a technical amendment to the Urban Growth Area (UGA) may be necessary to implement the intent of the Black Diamond Urban Growth Area agreement and King County Ordinances 12533 and 12534. My staff has spoken with representatives of Yarrow Bay Associates and Palmer Coking Coal, the current property owner, to understand that this docket is intended to alert King County that an adjustment to the UGA may be necessary to achieve the intent of the agreement between King County, Black Diamond and the property owners. In addition, information will be provided to supplement this docket request should it be determined that an amendment to the UGA is needed.

In accordance with King County Code Title 20, a report of all docket items submitted to this Department by September 30, 2006 will be included in a report to be sent to the King County Council on December 1, 2006. If you have further questions or concerns, please contact Paul Reitenbach, Senior Policy Analyst at 206-296-6705.

Mr. Ryan Kohlmann and Mr. David McDuff
October 19, 2006
Page 2

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

Sincerely,

A handwritten signature in black ink, appearing to read "Stephanie Warden". The signature is fluid and cursive, with a long horizontal stroke at the end.

Stephanie Warden
Director

cc: Paul Reitenbach, Senior Policy Analyst, Department of Development
and Environmental Services (DDES)



King County
Department of Development
and Environmental Services
900 Oakesdale Avenue Southwest
Renton, WA 98057-5212

October 17, 2006

Michael Griffith
13419 NE37th Place
Bellevue, WA 98005

Dear Mr. Griffith:

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 that your 9.6-acre property located at the north side of the intersection of Interstate 90 and State Route 18 be redesignated from Rural to Rural City Urban Growth Area and included within the potential annexation area of the City of Snoqualmie. I understand you have met with my staff to discuss this matter.

The following King County Comprehensive Plan policy is applicable to your request:

R- 103 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.

In 2003, King County and the cities within the county completed a detailed assessment of the development capacity within our Urban Growth Area (UGA), as envisioned by the Growth Management Act and the Countywide Planning Policies. This assessment, known as the "Buildable Lands Report," indicates there is sufficient development capacity within our Urban Growth Area to accommodate forecast growth for at least the next 10 years.

To my knowledge, the City of Snoqualmie has not requested that King County consider expansion of their Rural City Urban Growth Area to include this property. While King County is open to discuss this matter with the city and affected property owners, it will be difficult to justify a change to the UGA based on the findings of the Buildable Lands Analysis described above.

Mr. Michael Griffith
October 17, 2006
Page 2

Based on King County Code Chapter 20.18, proposals to amend the Urban Growth Area are to be considered in the comprehensive updates of the KCCP, which occur every four years. The next comprehensive update of the KCCP will take place in 2008.

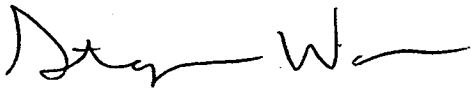
If you wish to further pursue a land use redesignation for property you own, you may file a Site Specific Land Use Amendment. The fee for this review is \$1,500.00. For information on this process, please visit our website at: <http://www.metrokc.gov/ddes/compplan/amend.htm>.

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 may then consider the site-specific land use amendment during consideration of the next major update of the King County Comprehensive Plan in 2008.

In accordance with King County Code Title 20, a report of all docket items submitted to this Department by September 30, 2006 will be included in a report to be sent to the King County Council on December 1, 2006. If you have further questions or concerns, please contact Paul Reitenbach, Senior Policy Analyst at 206-296-6705.

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

Sincerely,



Stephanie Warden
Director

cc: Paul Reitenbach, Senior Policy Analyst, Department of Development
and Environmental Services (DDES)



King County
Department of Development
and Environmental Services
900 Oakesdale Avenue Southwest
Renton, WA 98057-5212

October 17, 2006

Gust M. Erikson
Puget Western Inc.
19515 North Creek Parkway, Suite 310
Bothell, WA 98011

Dear Mr. Ericson:

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 that five parcels owned by Puget Western Inc. located at the north side of the intersection of Interstate 90 and State Route 18 be redesignated from Rural to Rural City Urban Growth Area and included within the potential annexation area of the City of Snoqualmie.

The following King County Comprehensive Plan policy is applicable to your request:

R- 103 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.

In 2003, King County and the cities within the county completed a detailed assessment of the development capacity within our Urban Growth Area (UGA), as envisioned by the Growth Management Act and the Countywide Planning Policies. This assessment, known as the "Buildable Lands Report," indicates there is sufficient development capacity within our Urban Growth Area to accommodate forecast growth for at least the next 10 years.

To my knowledge, the City of Snoqualmie has not requested that King County consider expansion of their Rural City Urban Growth Area to include this property. While King County is open to discuss this matter with the city and affected property owners, it will be difficult to justify a change to the UGA based on the findings of the Buildable Lands Analysis described above.

Mr. Gust M. Erikson
October 17, 2006
Page 2

Based on King County Code Chapter 20.18, proposals to amend the Urban Growth Area are to be considered in the comprehensive updates of the KCCP, which occur every four years. The next comprehensive update of the KCCP will take place in 2008.

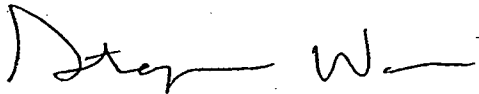
If you wish to further pursue a land use redesignation for property you own, you may file a Site Specific Land Use Amendment. The fee for this review is \$1,500.00. For information on this process, please visit our website at: <http://www.metrokc.gov/ddes/compplan/amend.htm>.

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 may then consider the site-specific land use amendment during consideration of the next major update of the King County Comprehensive Plan in 2008.

In accordance with King County Code Title 20, a report of all docket items submitted to this Department by September 30, 2006 will be included in a report to be sent to the King County Council on December 1, 2006. If you have further questions or concerns, please contact Paul Reitenbach, Senior Policy Analyst at 206-296-6705.

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

Sincerely,



Stephanie Warden
Director

cc: Paul Reitenbach, Senior Policy Analyst, Department of Development
and Environmental Services (DDES)



King County
Department of Development
and Environmental Services
900 Oakesdale Avenue Southwest
Renton, WA 98055-1219

October 17, 2006

Eric Harris
19508 Lake Francis Road
Maple Valley, WA 98038

Dear Mr. Harris:

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

In your docket, you requested that the King County Code regulations dealing with signs and signage be reasonably amended to be consistent with rural character. You point out that certain sign regulations appear to be intended to guide urban areas and are not applicable to rural areas. Specifically, you mentioned that mural-type signs are not allowed on barns contrary to efforts to preserve barns in King County.

I believe you have raised issues that should be addressed by King County. I have asked my staff to consider amendments to the King County Code to address your concerns as part of the 2008 update of the King County Comprehensive Plan. This comprehensive plan update will be developed in 2007 and transmitted to the King County Council by March 1, 2008.

In accordance with King County Code Title 20, a report of all docket items submitted to this Department by September 30, 2006 will be included in a report to be sent to the King County Council on December 1, 2006. If you have further questions or concerns, please contact Paul Reitenbach, Senior Policy Analyst at 206-296-6705.

Mr. Eric Harris
October 17, 2006
Page 2

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

Sincerely,

A handwritten signature in black ink, appearing to read "Stephanie Warden". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Stephanie Warden
Director

cc: Paul Reitenbach, Senior Policy Analyst, Department of Development
and Environmental Services (DDES)



King County
Department of Development
and Environmental Services
900 Oakesdale Avenue Southwest
Renton, WA 98055-1219

October 18, 2006

Brian Snure
612 South 227th Street
Des Moines, WA 98198

Dear Mr. Snure:

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) and the King County Code.

In your docket, you requested Technical Appendix A of the King County Comprehensive Plan and King County Code Chapter 20.12 be amended to reflect adoption of the Capital Facility Level of Service Plan of King County Fire Protection District No. 37. You proposed specific language to accomplish this.

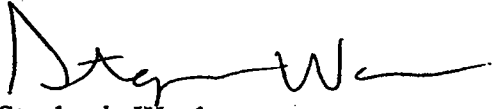
I believe you have raised issues that should be addressed by King County. It is possible that a new King County Comprehensive Plan policy will also be needed to address this issue. I have asked my staff to consider such a policy, plus amendments to Technical Appendix A and the King County Code to address your concerns as part of the 2008 update of the King County Comprehensive Plan. This comprehensive plan update will be developed in 2007 and transmitted to the King County Council by March 1, 2008.

In accordance with King County Code Title 20, a report of all docket items submitted to this Department by September 30, 2006 will be included in a report to be sent to the King County Council on December 1, 2006. If you have further questions or concerns, please contact Paul Reitenbach, Senior Policy Analyst at 206-296-6705.

Mr. Brian Snure
October 18, 2006
Page 2

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Stephanie Warden', with a long horizontal flourish extending to the right.

Stephanie Warden
Director

cc: Paul Reitenbach, Senior Policy Analyst, Department of Development
and Environmental Services (DDES)



King County
Department of Development
and Environmental Services
900 Oakesdale Avenue Southwest
Renton, WA 98055-1219

October 18, 2006

Hal Nourse
Kent School District
12033 SE 256th Street
Kent, WA 98030

Dear Mr. Nourse:

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

In your docket, you requested that the King County Code regulations dealing with signs be amended to allow an electronic message board at Kentridge High School. This amendment would allow replacing an existing manual reader board sign with a programmable electronic sign.

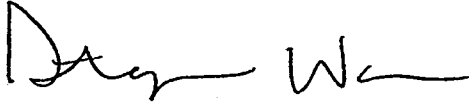
I believe you have raised issues that should be addressed by King County. I have asked my staff to consider an amendment to the King County Code to address your concerns. I expect this amendment to be prepared and transmitted to the King County Council by early 2007.

In accordance with King County Code Title 20, a report of all docket items submitted to this Department by September 30, 2006 will be included in a report to be sent to the King County Council on December 1, 2006. If you have further questions or concerns, please contact Paul Reitenbach, Senior Policy Analyst at 206-296-6705.

Mr. Hal Nourse
October 18, 2006
Page 2

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

Sincerely,

A handwritten signature in black ink, appearing to read "Stephanie Warden". The signature is fluid and cursive, with a long horizontal stroke at the end.

Stephanie Warden
Director

cc: Paul Reitenbach, Senior Policy Analyst, Department of Development
and Environmental Services (DDES)



King County
Department of Development
and Environmental Services
900 Oakesdale Avenue Southwest
Renton, WA 98055-1219

October 17, 2006

Katherine Orni
Yarrow Bay Group
825 5th Avenue
Kirkland, WA 98033

Dear Ms. Orni:

Thank you for participating in this year's docketing process. We appreciate hearing from you on your two proposed changes to the King County Code.

In your docket, you requested that the King County Code be amended to allow a public agency or utility office and a public agency or utility yard as permitted uses in the Mineral (M) zone. You also requested the King County Code be amended to allow Rural-zoned parcels (RA-2.5 and RA-5) to be receiving sites for transfer of development credits, so these Rural properties may be developed at residential densities up to 3 homes per acre.

The Growth Management Act and the King County Comprehensive Plan support conservation of mineral resources and the assurance that other land uses not interfere with mining activities. Therefore, this Department can not support your proposal to add additional permitted uses that are not directly related to mining to the Mineral (M) zone.

The following King County Comprehensive Plan Policy applies to your proposal to allow transfer of development credits to Rural lands:

R-213 The top priority of the voluntary Transfer of Development Rights Program is to reduce development in the Rural Area by encouraging the transfer of development rights from private rural lands into the Urban Growth Area. Transfers may also be made to rural sites that have RA 2.5 zoning.

With the exception of allowing transfer of development credit to a property zoned RA 2.5 to allow achievement of a density of one home per 2.5 acres, the King County Comprehensive Plan does not support transferring residential density to the Rural Area. Your proposal to allow

Ms. Katherine Orni

October 17, 2006

Page 2

density transfers to the Rural Area that would achieve the Urban residential density is not consistent with KCCP and not supported by this department.

In accordance with King County Code Title 20, a report of all docket items submitted to this Department by September 30, 2006 will be included in a report to be sent to the King County Council on December 1, 2006. If you have further questions or concerns, please contact Paul Reitenbach, Senior Policy Analyst at 206-296-6705.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Stephanie Warden". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Stephanie Warden
Director

cc: Paul Reitenbach, Senior Policy Analyst, Department of Development
and Environmental Services (DDES)



King County
Department of Development
and Environmental Services
900 Oakesdale Avenue Southwest
Renton, WA 98057-5212

October 19, 2006

Kameron Gurol, Community Development Director
City of Sammamish
801 228th Avenue SE
Sammamish, WA 98075-9509

Dear Mr. Gurol:

Thank you for participating in this year's docketing process. We appreciate hearing from you on your proposed changes to the King County Comprehensive Plan (KCCP). In your docket on behalf of the City of Sammamish, amendments to the Potential Annexation Area (PAA) map and the Urban Growth Area are requested.

Potential Annexation Area Amendments

You request the Aldarra Farm area near Duthie Hill, the unincorporated Urban area east of NE 244th Avenue, and the Ravenhill subdivision near Main Street be added to the PAA of the City of Sammamish. The following Countywide Planning Policy is applicable to your request:

LU-31 In collaboration with adjacent counties and cities and King County, and in consultation with residential groups in affected areas, each city shall designate a potential annexation area. Each potential annexation area shall be specific to each city. Potential annexation areas shall not overlap. Within the potential annexation area the city shall adopt criteria for annexation, including conformance with Countywide Planning Policies, and a schedule for providing urban services and facilities within the potential annexation area. This process shall ensure that unincorporated urban islands of King County are not created between cities and strive to eliminate existing islands between cities.

This Department supports including all of the unincorporated Urban areas described above within the PAA of the City of Sammamish. The parcel lists you provided are helpful, however we use the official land use map of King County to determine exactly which areas are included within your PAA (My staff noticed there were some open space and drainage tracts within the UGA near Aldarra Farm that were not on your list).

Amendments to the Urban Growth Area

You requested several amendments to the UGA described below. The following King County Comprehensive plan policies and text are applicable:

R- 103 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.

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.

Some cities that border the Urban Growth Area operate parks in the Rural Area. These parks may have been acquired by the city through a direct purchase or through a transfer agreement with King County. Cities can continue to operate parks in the Rural Area consistent with rural development standards. In specific circumstances, cities can request that these parks be redesignated to urban to allow future annexation by the city.

U-104 Rural properties that are immediately adjacent to a city and are planned or designated for park purposes by that city may be redesignated to urban when the city has committed to designate the property in perpetuity in a form satisfactory to the King County Council for park purposes and:

- a. The property is no more than 30 acres in size and was acquired by the city prior to 1994; or**
- b. The property is no more than 30 acres in size and receives county support through a park or recreation facility transfer agreement between King County and a city; or**
- c. The property is or was formerly a King County park and is being or has been transferred to a city.**

This Department supports including the Wallace property within the UGA and the City of Sammamish PAA. This Rural island was created years ago at the request of the property owner. The current property owner supports the proposal to include this property in the UGA and has filed a docket request to that effect. From a service delivery perspective, it is extremely difficult and inefficient for King County to continue to provide local services to a 44-acre island surrounded by Urban land and the City of Sammamish.

My staff recommends a site visit with you and your staff to look at the parcels you identify as split by the UGA boundary, and the portion of the Camden Park neighborhood that is outside the UGA to determine if there are service delivery or other issues that may support adding those areas to the UGA.

Mr. Kameron Gurol
October 19, 2006
Page 3

We can only support inclusion of the 29.9 acre Soaring Eagle Park area within the UGA and the City of Sammamish PAA when the provisions of policy U-104 are met. It does not appear that the Evans Creek Reserve can meet the provisions of policy U-104, so this Department does not support including that property within the UGA.

In 2003, King County and the cities within the county completed a detailed assessment of the development capacity within our Urban Growth Area (UGA), as envisioned by the Growth Management Act and the Countywide Planning Policies. This assessment, known as the "Buildable Lands Report," indicates there is sufficient development capacity within our Urban Growth Area to accommodate forecast growth for at least the next 10 years. While King County is open to discuss your other proposed addition to the UGA (the "notch") with the city and affected property owners, it will be difficult to justify changes to the UGA based on the findings of the Buildable Lands Analysis.

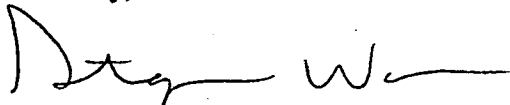
Finally, you requested that two parcels be deleted from the UGA. Parcel 2125069042 is owned by King County. Parcel 2125069050 is owned by the NE Sammamish Water and Sewer District. I do not believe they were associated with the Four to One Program as you suspect because King County ownership goes back over 20 years on both parcels – one was sold to the sewer district by King County. Due to their small size, 1.2 acres and .8 acres, and orientation to Sahalee Way, they appear to be more related to the adjacent Urban area.

Based on King County Code Chapter 20.18, proposals to amend the Urban Growth Area are to be considered in the comprehensive updates of the KCCP, which occur every four years. The next comprehensive update of the KCCP will take place in 2008.

In accordance with King County Code Title 20, a report of all docket items submitted to this Department by September 30, 2006 will be included in a report to be sent to the King County Council on December 1, 2006. If you have further questions or concerns, please contact Paul Reitenbach, Senior Policy Analyst at 206-296-6705. I have asked Paul to work with you on all of the issues discussed in your docket request.

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

Sincerely,



Stephanie Warden
Director

cc: Paul Reitenbach, Senior Policy Analyst, Department of Development
and Environmental Services (DDES)



King County
Department of Development
and Environmental Services
900 Oakesdale Avenue Southwest
Renton, WA 98057-5212

October 18, 2006

Mr. Mike Donahue
35406 21st Avenue SW
Federal Way, WA 98023

Dear Mr. Donahue:

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 that property you own in partnership with David Litowitz located at South 288th Street and 51st Avenue South be rezoned to allow development of high density affordable housing. This property is designated as an Urban Neighborhood Business Center and is currently zoned NB (Neighborhood Business).

The following King County Comprehensive Plan policies are applicable to your request:

U-162 Neighborhood business centers in urban areas should include primarily retail stores and offices designed to provide convenient shopping and other services for nearby residents. Industrial and heavy commercial uses should be excluded. Neighborhood business centers should include the following mix of uses:

- a. Retail stores and services;**
- b. Professional offices; and**
- c. Multifamily housing as part of a mixed-use development with residential densities up to 12 units per acre when convenient to a minor arterial. Higher densities of 12 to 18 units per acre are appropriate when the center is convenient to a principal arterial.**

U-164 Within neighborhood business centers, the following zoning is appropriate: Neighborhood Business and Office.

These KCCP policies support multifamily residential development within an Urban Neighborhood Business Center as part of a mixed use development. Such development is

Mike Donahue
October 18, 2006
Page 2

allowed by the existing NB zoning. So no rezone is necessary to develop this property with residential densities described in policy U-162.

In our electronic response to your docket request, my staff pointed out that the chart in the implementation chapter of the KCCP listed several zones allowed in an Urban Neighborhood Business Center, including R-18, R-24, and R-48. This chart is not consistent with adopted policies U-162 and U-164, which only allow NB and O zoning in an Urban Neighborhood Business Center. We will correct this inconsistency in the 2008 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 September 30, 2006 will be included in a report to be sent to the King County Council on December 1, 2006. If you have further questions or concerns, please contact Paul Reitenbach, Senior Policy Analyst at 206-296-6705.

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

Sincerely,



Stephanie Warden
Director

cc: Paul Reitenbach, Senior Policy Analyst, Department of Development
and Environmental Services (DDES)



King County
Department of Development
and Environmental Services
900 Oakesdale Avenue Southwest
Renton, WA 98057-5212

October 18, 2006

Maxine Keesling
15241 NE 153rd Street
Woodinville, WA 98072

Dear Ms. Keesling:

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 that parcel 0726069023 owned by your daughter Sherelyn Ernst be redesignated from Rural to Rural Neighborhood and rezoned from RA2.5 to Neighborhood Business (NB). This property is adjacent to an existing Rural Neighborhood.

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

R-409 The rural neighborhoods 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 neighborhoods are needed to serve the Rural Area. Expansion of the boundaries of the existing rural neighborhoods shall not be permitted except through the subarea plan process.

In your docket you accurately point out that King County conducted an area zoning study in 2004 as part of the King County Comprehensive Plan update which resulted in the land use redesignation and rezoning of property at the Cottage Lake Rural Neighborhood. You also point out that a parcel adjacent to a Rural Neighborhood along the Maple Valley Highway was redesignated and rezoned during the 2006 KCCP update. This land use amendment and rezone was recommended by an area zoning study prepared by the staff of the King County Council.

In this case, an area zoning study is also required to consider expansion of the Cottage Lake Rural Neighborhood to include the subject property of this docket request. This Department does not have the resources to conduct this study and does not support further expansion of the Cottage Lake Rural Neighborhood. For this reason, your docket request is not consistent with King County Comprehensive Plan policy R-409 and is not supported by this Department.

Ms. Maxine Keesling
October 18, 2006
Page 2

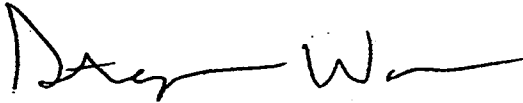
If you wish to further pursue a land use redesignation for property you own, you may file a Site Specific Land Use Amendment. I do not recommend this option due to the prerequisite subarea plan. The fee for this review is \$1,500.00. For information on this process, please visit our website at: <http://www.metrokc.gov/ddes/compplan/amend.htm>.

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, which will be sent to the King County Council for consideration in the next 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 September 30, 2006 will be included in a report to be sent to the King County Council on December 1, 2006. If you have further questions or concerns, please contact Paul Reitenbach, Senior Policy Analyst at 206-296-6705.

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

Sincerely,



Stephanie Warden
Director

cc: Paul Reitenbach, Senior Policy Analyst, Department of Development
and Environmental Services (DDES)



King County
Department of Development
and Environmental Services
900 Oakesdale Avenue Southwest
Renton, WA 98057-5212

October 18, 2006

Patricia Traub
26911 SE 456th Street
Enumclaw, WA 98022

Dear Ms. Traub:

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). I understand my staff met with you to discuss equestrian issues and your proposed modifications to the KCCP.

In your docket you requested that the Equestrian Communities map in the KCCP be modified to reflect 10 additional trails east of the City of Enumclaw.

The following King County Comprehensive Plan text and policy is applicable to your request:

The equestrian community designation in the Non-Motorized Transportation Plan is based on the presence of some or all these factors in portions of King County's Rural Areas:

- a. Proximity to a regional-level trail, designated by the State of Washington, King County or a city, that is accessible to horses;*
- b. Tracts of land on which horseback riding is formally sanctioned or to which equestrian access traditionally has been granted;*
- c. Concentrations of residential lots or acreage on which horses are kept;*
- d. Commercial or noncommercial stables, riding schools and arenas;*
- e. Supporting industries including but not limited to tack shops, feed stores or veterinarians;*
and
- f. Riding or homeowner associations that promote equestrian activities.*

While equestrian uses are permitted throughout the Rural Area, the Equestrian Communities Map identifies those areas where continued equestrian uses are particularly supported and provides a way for rural communities and the county to coordinate various actions to help equestrian activities remain sustainable in King County.

Ms. Patricia Traub

October 18, 2006

Page 2

R-112 King County should support the identified equestrian communities in the Rural Area by providing facilities on King County rights-of-way where not in conflict with the terms of utility easements to accommodate horse travel, by maintaining equestrian links, including multiple-use trails, where appropriate, and by adoption of supportive land use regulations for use of these areas for horsekeeping. King County will work with local communities to identify and protect multiple use trails and other public trails in the identified Equestrian Communities that support horse travel within the Rural Area.

It should be noted that the policy and text above refer to equestrian communities designation within the Rural Area of King County. It appears that the trails and the area you are interested in are predominantly within the Forest Production District (FPD). In any case, I have asked my staff to work with you and other citizens to address this issue during the development of the 2008 update of the King County Comprehensive Plan. I can not say at this time whether the Department will support designating portions of the FPD as equestrian communities.

In accordance with King County Code Title 20, a report of all docket items submitted to this Department by September 30, 2006 will be included in a report to be sent to the King County Council on December 1, 2006. If you have further questions or concerns, please contact Paul Reitenbach, Senior Policy Analyst at 206-296-6705.

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

Sincerely,



Stephanie Warden
Director

cc: Paul Reitenbach, Senior Policy Analyst, Department of Development
and Environmental Services (DDES)



King County
Department of Development
and Environmental Services
900 Oakesdale Avenue Southwest
Renton, WA 98057-5212

October 18, 2006

David Kern
Lake Joy Community Club
11224 W. Lake Joy Drive
Carnation, WA 98014

Dear Mr. Kern:

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 that NE Lake Joy Road be designated as a collector arterial. This road is currently classified as a local access road. This proposal would require an amendment of the Arterial Functional Classification Map in Technical Appendix C of the KCCP.

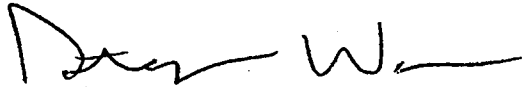
My staff has discussed this issue with King County Department of Transportation staff and passed along your docket request and attached materials to them for consideration during the 2008 update of KCCP.

In accordance with King County Code Title 20, a report of all docket items submitted to this Department by September 30, 2006 will be included in a report to be sent to the King County Council on December 1, 2006. If you have further questions or concerns, please contact Paul Reitenbach, Senior Policy Analyst at 206-296-6705.

Mr. David Kern
October 18, 2006
Page 2

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

Sincerely,

A handwritten signature in black ink, appearing to read "Stephanie Warden". The signature is fluid and cursive, with a long horizontal stroke at the end.

Stephanie Warden
Director

cc: Paul Reitenbach, Senior Policy Analyst, Department of Development
and Environmental Services (DDES)



**King County
Department of Development
and Environmental Services**

900 Oakesdale Avenue Southwest
Renton, WA 98057-5212

October 18, 2006

Richard Bonewits, Chair
Greater Maple Valley Area Council
Post Office Box 101
Maple Valley, WA 98038

Dear Mr. Bonewits:

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

In your first docket item you requested that all of the permitted use tables in Chapter 21A.08 of the King County Code be revised to remove headings "commercial / industrial", and "residential". You argue these headings are ambiguous and, if properly explained, the subheadings corresponding to the individual zone classifications are explicit enough. You also call for permitted use table headings to be repeated when the table continues to a following page of the code.

My staff will discuss the first suggestion with the Clerk of the Council and the Prosecuting Attorney's Office. There are implications of removing the residential heading from the Rural (RA) zone that go beyond an editorial or technical correction. As you know, some people argue the RA zones are residential, while others argue the RA zones allow so many non-residential uses it is not accurate to refer to them as residential. I would like my staff to work on this issue and develop a recommendation. I agree with your second suggestion and have asked my staff to work with the Clerk of Council to make the technical amendment you suggest so that headings are carried forward when the table continues to another page.

Your second docket item calls for editorial revisions to the text of the KCCP. You requested a complete editorial review of KCCP to ensure consistent use of upper and lower case letters when referring to the Rural Area. You also called for three specific edits in chapter 3 of the KCCP and adding a new paragraph reinforcing and clarifying the fact that the "Rural Area" refers to the area officially designated Rural by the KCCP, and the lower case "rural area" should be a more general reference to all areas outside of the Urban Growth Area. I have asked

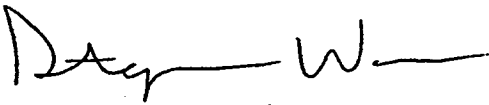
Mr. Richard Bonewits
October 18, 2006
Page 2

Paul Reitenbach of my staff to work directly with you to address your concerns as the 2008 update of the KCCP is developed next year.

In accordance with King County Code Title 20, a report of all docket items submitted to this Department by September 30, 2006 will be included in a report to be sent to the King County Council on December 1, 2006. If you have further questions or concerns, please contact Paul Reitenbach, Senior Policy Analyst at 206-296-6705.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Stephanie Warden", with a long horizontal flourish extending to the right.

Stephanie Warden
Director

cc: Paul Reitenbach, Senior Policy Analyst, Department of Development
and Environmental Services (DDES)



King County
Department of Development
and Environmental Services
900 Oakesdale Avenue Southwest
Renton, WA 98057-5212

October 27, 2006

Kerri Woehler
WSDOT Aviation
Post Office Box 3367
Arlington, WA 98223

Dear Ms. Woehler:

Thank you for participating in this year's docketing process. We appreciate hearing from you on your requested amendments to the King County Comprehensive Plan (KCCP), the transportation inventory and development regulations.

I have asked Paul Reitenbach of my staff to work with you on the issues you have raised in 2007, as part of the development of the 2008 update of the King County Comprehensive Plan. Paul will contact you by the end of this year to begin this effort. We will include King County Department of Transportation staff in these discussions and also invite staff from Puget Sound Regional Council. I believe these discussions are needed to better understand your concerns and how they can be addressed in the KCCP, and to communicate what we believe we can accomplish given our limited staff resources.

In accordance with King County Code Title 20, a report of all docket items submitted to this Department by September 30, 2006 will be included in a report to be sent to the King County Council on December 1, 2006. If you have further questions or concerns, please contact Paul Reitenbach, Senior Policy Analyst at 206-296-6705.

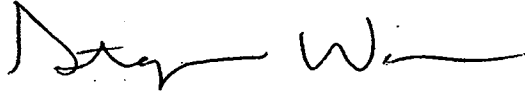
Ms. Kerri Woehler

October 27, 2006

Page 2

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

Sincerely,

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Stephanie Warden

Director

cc: Paul Reitenbach, Senior Policy Analyst, Department of Development
and Environmental Services (DDES)



King County
Department of Development
and Environmental Services
900 Oakesdale Avenue Southwest
Renton, WA 98057-5212

October 27, 2006

Jon Potter
Northwest Planning and Development Services
3611 29th Avenue West
Seattle, WA 98199

Dear Mr. Potter:

Thank you for participating in this year's docketing process. We appreciate hearing from you on your proposed amendment to the Urban Growth Area by means of the Four to One Program.

The following King County Comprehensive Plan policy is applicable to your request:

U-182 King County shall actively pursue dedication of open space north and south along the Urban Growth Area line through the Four-to-One Program. Through this program, one acre of Rural Area land may be added to the Urban Growth Area in exchange for a dedication to King County of four acres of permanent open space.

U-183 King County shall evaluate Four-to-One proposals for both quality of open space and feasibility of urban development. The highest-quality proposals shall be recommended for adoption as amendments to the Urban Growth Area. Lands preserved as open space shall retain their rural area designations and should generally be configured in such a way as to connect with open space on adjacent properties.

U-184 King County shall use the following criteria for evaluating open space in Four-to-One proposals:

- a. Quality of fish and wildlife habitat areas;**
- b. Connections to regional open space systems;**
- c. Protection of wetlands, stream corridors, ground water and water bodies;**
- d. Unique natural, biological, cultural, historical, or archeological features; and**
- e. Size of proposed open space dedication and connection to other open space dedications along the Urban Growth Area line.**

- U-185 King County shall preserve the open space acquired through this program primarily as natural areas, passive recreation sites or resource lands for farming or forestry. King County may allow the following additional uses only if located on a small portion of the open space, provided that these uses are found to be compatible with the site's natural open space values and functions such as those listed in the preceding policy;**
- a. Trails;**
 - b. Natural-appearing stormwater facilities;**
 - c. Compensatory mitigation of wetland losses on the urban designated portion of the project, consistent with the King County Comprehensive Plan and the Sensitive Area Ordinance; and**
 - d. Active recreation uses not to exceed five percent of the total open space area. Support services and facilities for the active recreation uses may locate within the active recreation area only, and shall not exceed five percent of the active recreation area. An active recreation area shall not be used to satisfy the active recreation requirements for the urban designated portion of the project as required by K.C.C. Title 21A.**

U-186 Land added to the Urban Growth Area under this policy shall meet the density requirements, shall be physically contiguous to the existing Urban Growth Area and shall be able to be served by sewers and other efficient urban services and facilities. In some cases, lands must meet affordable housing requirements under this program. The total area added to the Urban Growth Area as a result of this policy shall not exceed 4,000 acres.

U-187 King County shall amend the Urban Growth Area to add rural lands to the UGA consistent with Policy U-182 during the annual comprehensive plan amendment process. Open space dedication shall occur at final formal plat recording. If the applicant decides not to pursue urban development or fails to record the final plat prior to expiration of preliminary plat approval, the urban properties shall be restored to a rural designation during the next annual review of the King County Comprehensive Plan.

Under King County Code Chapter 20.18.170 (C), Four to One proposals are to be processed as land use amendments to the King County Comprehensive Plan. DDES will prepare a report and recommendation for this proposal, based on applicable King County Codes and policies. This report will be transmitted to the King County Council for consideration in the next 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 September 30, 2006 will be included in a report to be sent to the King County Council on December 1, 2006. If you have further questions or concerns, please contact Paul Reitenbach, Senior Policy Analyst at 206-296-6705.

Mr. Jon Potter
October 27, 2006
Page 3

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

Sincerely,

A handwritten signature in black ink, appearing to read "Stephanie Warden". The signature is fluid and cursive, with a long horizontal stroke at the end.

Stephanie Warden
Director

cc: Paul Reitenbach, Senior Policy Analyst, Department of Development
and Environmental Services (DDES)