

Area Zoning Studies

King County Comprehensive Plan 2008

Public Review Draft

Published September 2007

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King County

2008 King County Comprehensive Plan Update Carnation UGA Area Zoning Study

Public Review Draft

Department of Development and Environmental Services

Summary

This area zoning study was conducted in response to a request by the City of Carnation to adjust its Rural City Urban Growth Area. The reason for the adjustment is to replace developable land lost as a result of the most recent update of the Federal Emergency Management Agency (FEMA) floodway for the Snoqualmie River. The City of Carnation lost approximately 12 acres with a capacity of about 50 houses. Parcels in two different areas totaling approximately 80 acres were identified by the City of Carnation for addition to the Urban Growth Area. On September 5, 2007 an updated list of parcels totaling 21 acres was submitted by the City of Carnation.

Background

The Federal Emergency Management Agency (FEMA) initiated a revision to the effective Flood Insurance Rate Map for King County in 2002. Approximately 12 acres within the Potential Annexation Area (PAA) of the City of Carnation designated for residential development was included within the Snoqualmie River floodway. Washington State Law does not allow new residential development on properties within the FEMA floodway (RCW 86.16.041). The City of Carnation estimated the loss of residential capacity to be around 50 houses. Eight Rural Residential parcels totaling 21 acres were identified by the City of Carnation to supplement developable land lost in the Urban Growth Area (UGA).

The parcels proposed for redesignation is east of the of the City of Carnation's UGA on both sides of NE 45th Street/Tolt River Drive. The four parcels north of NE 45th Street (1525079025, -9023, -9029, and -9047) narrow to a point on the west. The City of Carnation's UGA is across NE 45th Street on the south.

Properties zoned Rural Residential with steep slope are on the north and east sides. The properties south of NE 45th Street (1525079037, -9027, -9051, -9026) are bordered by the City of Carnation's UGA on the west. The Tolt River runs along the southern edge. Part of the floodway and floodplain for the Tolt River extends onto the southern edge of these properties.

Applicable King County Comprehensive Plan Policies

- U-102** The Urban Growth Area designations shown on the official Land Use Map includes enough land to provide the capacity to accommodate growth expected over the period 2001-2022. These lands should include only those lands that meet the following criteria.
- a. Are characterized by urban development which can be efficiently and cost effectively served by roads, water, sanitary sewer and storm drainage, schools and other urban governmental services within the next 20 years;
 - b. Do not extend beyond natural boundaries, such as watersheds, which impede provision of urban services;
 - c. Respect topographical features which form a natural edge such as rivers and ridge lines;
 - d. Are sufficiently free of environmental constraints to be able to support urban growth without major environmental impacts unless such areas are designated as an urban separator by interlocal agreement between jurisdictions;
 - e. Are included within the Bear Creek Urban Planned Development (UPD) sites; and
 - f. Are not rural land or unincorporated agricultural or forestry lands designated through the Countywide Planning Policies Plan process.
- U-120** King County should apply minimum density requirements to all urban residential zones of four or more homes per acre, except under limited circumstances such as the:
- a. Presence of significant physical constraints, or
 - b. Implementation of standards applied to a property through a property specific development condition, special district overlay, or subarea plan.

Analysis

The adjustment of the Flood Insurance Rate Map resulted in 12 acres of the City of Carnation's Potential Annexation Area (PAA) being placed into the floodway. The City of Carnation estimated residential developable loss of 50 housing units as a result of the revision and Washington State law disallowing residences in the floodway. Rural Residential designated properties totaling around 21 acres were identified by the City of Carnation for inclusion into the PAA as replacement of lost developable land.

The parcels identified by the City of Carnation for developable land replacement is east of the incorporated area both north and south of NE 45th Street. The area surrounding both sections of parcels is either the UGA or environmentally constrained by the Tolt River or elevation. KCCP policy U-102 limits the UGA to areas that are free of environmental constraints and respect topographical features which form natural boundaries. An urban residential density of at least four homes per acre is consistent with KCCP policy U-120.

Conclusion

The properties along NE 45th Street identified by the City of Carnation for Urban Growth Area replacement are consistent with UGA lands as established by the King County Comprehensive Plan (KCCP). They are effectively serviced by a road, adjacent to the current UGA, and have the natural boundaries of the Tolt River and steep elevation. Designation of the properties in this area is consistent with the requirements of KCCP policy U-102. A portion of the floodway for the Tolt River extends beyond the southern edge of the area. Sufficient developable land outside the mapped floodway allows for clustered development that will achieve the mandated density of at least four homes per acre as established by KCCP policy U-120.

Executive Staff Recommendation

Amend King County Comprehensive Plan Land Use Map for properties 1525079037, 1525079027, 1525079051, 1525079026, 1525079025, 1525079023, 1525079029, 1525079047 from Rural Residential to Rural City Urban Growth Area. Rezone properties from RA-10 to Urban Reserve.

Add properties 1525079037, 1525079027, 1525079051, 1525079026, 1525079025, 1525079029, 1525079047 to the Rural City Urban Growth Area for the City of Carnation.



Carnation Rural City Urban Growth Area Study

Public Review Draft Land Use Map



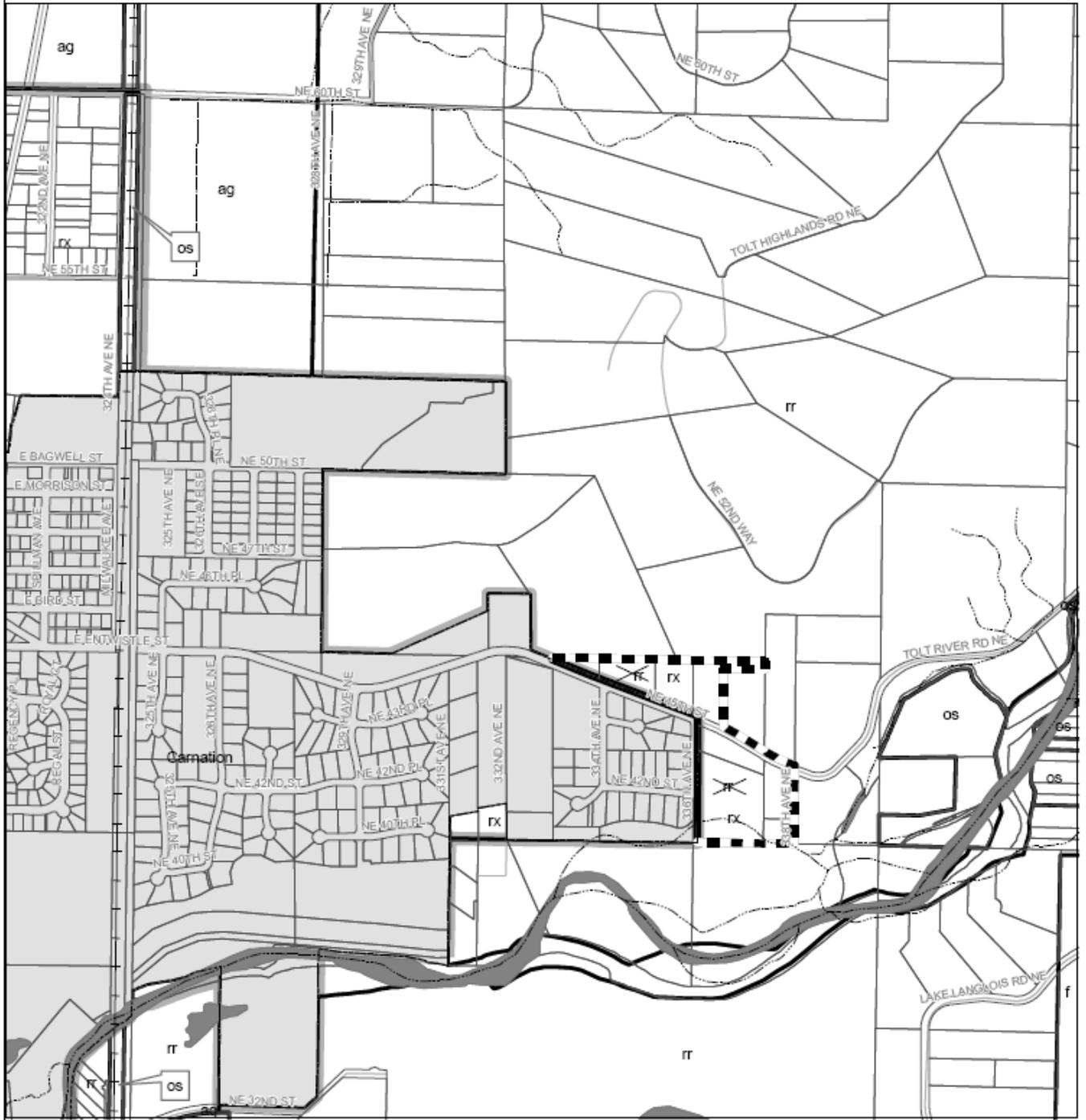
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- ag Agriculture
- rr Rural Residential
- rx Rural City UGA
- os Open Space/ Recreation

- Incorporated Areas
- Urban Growth Boundary
- Change Area
- Proposed Urban Growth Boundary



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Carnation UGA Parcels

Parcel	Comprehensive Plan Land Use Map Designation		Zoning		Size (Acres)	Owner	Notes	Development Conditions
	Current	Proposed	Current	Proposed				
1525079051	Rural Residential	Rural City UGA	RA-10	Urban Reserve	1.95	Tracy C and Laura L Bailey	Single family residential, rural clearing limits, seismic hazard, Class 2 aquifer recharge, Lower Tolt River Basin	none
1525079027	Rural Residential	Rural City UGA	RA-10	Urban Reserve	6.28	Douglas L and Kathy Falkenberg	Mobile home, rural clearing limits, 100-year flood plain, seismic hazard, Class 2 aquifer recharge, Lower Tolt River Basin	none
1525079026	Rural Residential	Rural City UGA	RA-10	Urban Reserve	1.84	Jack Perrigoue	Single family residential (2 units), rural clearing limits, seismic hazard, Class 2 aquifer recharge, Lower Tolt River Basin	none
1525079037	Rural Residential	Rural City UGA	RA-10	Urban Reserve	0.90	Harold Frederick Hopkins	Single family residential, rural clearing limits, 100-year flood plain, seismic hazard, Class 2 aquifer recharge, Lower Tolt River Basin	none
1525079029	Rural Residential	Rural City UGA	RA-10	Urban Reserve	0.69	Dennis C and Kristi Bergquist	Single family residential, rural clearing limits, Class 2 aquifer recharge, Lower Tolt River Basin	none
1525079047	Rural Residential	Rural City UGA	RA-10	Urban Reserve	1.47	Dennis Bergquist	Single family residential, rural clearing limits, erosion hazard, Class 2 aquifer recharge, Lower Tolt River Basin	none
1525079025	Rural Residential	Rural City UGA	RA-10	Urban Reserve	2.11	Dennis and Connie Bergquist	Single family residential, rural clearing limits, erosion and landslide hazard, Class 2 aquifer recharge, Lower Tolt River Basin	none
1525079023	Rural Residential	Rural City UGA	RA-10	Urban Reserve	5.77	Michael R Frank	Mobile home, rural clearing limits, erosion and landslide hazard, Class 2 aquifer recharge, Lower Tolt River Basin	none



King County

2008 King County Comprehensive Plan Update Cottage Lake Area Zoning Study

Public Review Draft

Department of Development and Environmental Services

Summary

This area zoning study was conducted in response to a docket request to expand the Cottage Lake Rural Neighborhood at the intersection of NE Woodinville-Duvall Road and Avondale Road NE. Currently six properties at the intersection and an additional property to the west comprise the Cottage Lake Rural Neighborhood. The proposed expansion would redesignate a Rural Residential property adjacent to the Safeway shopping center property.

Background

The Cottage Lake Rural Neighborhood is at the intersection of NE Woodinville-Duvall Road and Avondale Road NE, east of the City of Woodinville. Based on previous use and zoning the Bear Creek Community Plan recognized the area as a Neighborhood Business Center. The adoption of the Bear Creek Community Plan as a subarea plan within the King County Comprehensive Plan recognized the area as a Rural Neighborhood. In 2004 additional properties east of Avondale Road NE were added, expanding the Rural Neighborhood to its current size. A former Texaco gas station on a removed property west of the intersection is also designated as Rural Neighborhood.

The nearly two acre docket property (Tax Parcel Number 0726069023) proposed for inclusion in the Rural Neighborhood is currently designated as Rural Residential with RA-5-P, one home per five acre, zoning. The docket property is on the northwest edge of the Cottage Lake Rural Neighborhood. NE Woodinville-Duvall Road fronts the property on the south. A six acre shopping center featuring a Safeway grocery store is east of the docket property, separated only by road access for a 3.6 acre residential property behind it. The 5.5 acre Woodinville Unitarian Church property is on the western edge.

Across from NE Woodinville-Duvall Road is the twenty acre King County owned Cottage Lake Park. The remaining properties of the Cottage Lake Rural Neighborhood include the Zip Market, a realty office, and an unused church. North of the Rural Neighborhood are two properties designated as Rural Neighborhood and zoned Office. These properties are used for a fire station and cell phone towers. North of these is the Bear Creek Elementary School on a Rural Residential designated property.

The remaining Rural Neighborhood designated property is removed from the larger Cottage Lake Rural Neighborhood by residential properties. This less than one acre property is on NE Woodinville-Duvall Road west of the other Rural Neighborhood properties. The site is a former Texaco gas station that is no longer in service. The building is currently used as a small office facility. Between this property and the Cottage Lake Rural Neighborhood from the east is the docket property, a band of three narrow properties totaling 1.5 acres used for church parking, and a three acre Church of Latter-Day Saints property. All of these properties are designated Rural Residential with RA-5-P zoning.

North of these properties are single family residences on a higher elevation. A stream leading to Cottage Lake runs through the Woodinville Unitarian Church property and the single family residence behind the docketed property. Development on the Woodinville Unitarian Church property, including parking, has been done away from the stream. The docket property and the residential property behind it are predominately forest covered with minimal clearing and grading.

The King County Comprehensive Plan allows for expansion of Rural Neighborhoods through the subarea process.

Applicable King County Comprehensive Plan Policies

- R-221** Nonresidential uses in the Rural Area shall be limited to those that:
- a. Provide convenient local services for nearby residents;
 - b. Require location in a Rural Area;
 - c. Support natural resource-based industries;
 - d. Provide adaptive reuse of significant historic resources; or
 - e. Provide recreational opportunities that are compatible with the surrounding Rural Area.

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

- 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.

R-410 Rural neighborhoods should accommodate only small-scale retail, community and human services and personal service uses that provide convenience shopping and services to nearby Rural Area residents. If land suitable for residential development is included within the boundaries of a rural neighborhood, it should be zoned for rural residential development consistent with the residential development policies of this plan.

Analysis

The Cottage Lake Rural Neighborhood was recognized by the Bear Creek Community Plan and then the King County Comprehensive Plan (KCCP) based on previous County Council actions and usage. The original Rural Neighborhood was on both sides of NE Woodinville-Duvall Road at the intersection of Avondale Road NE. Properties on the east side of Avondale Road NE were later included. Only the abandoned church property on the northeast corner of the intersection is not in active use. Two additional properties zoned Office were recognized by the Bear Creek Plan and the KCCP. These properties are used for a fire station and cell phone towers.

The remaining Neighborhood Business property is removed by several Rural Residential properties. The designation of this site as Neighborhood Business recognized the historical nonresidential use of the property. The building that was originally the Texaco gas station was constructed in 1958.

The Rural Residential properties between the Safeway and the former Texaco gas station properties were maintained by both the Bear Creek Community Plan and the KCCP. Development on these properties has been single family residences and churches. North of these is a single family housing development on a slightly higher elevation.

KCCP policy R-221 limits nonresidential uses in the Rural Area to five specific categories. No evidence has been submitted indicating the current Rural Neighborhood is insufficient in providing the service demands of the area. Currently one of the Rural Neighborhood properties zoned for commercial use houses a vacant church and is undeveloped. The proximity of Cottage Lake Park ensures access to recreational activities. The docket property does not have historic nonresidential use or significant resources.

Conclusion

The property proposed for redesignation is currently zoned Rural Residential with RA-5-P, one home per five acre, zoning. The docket requested a change to a Neighborhood Business land use designation. The property is currently used as a single family residence.

The Cottage Lake Rural Neighborhood was recognized by the Bear Creek Community Plan and then the King County Comprehensive Plan (KCCP). In 2004 the Rural Neighborhood was expanded to the east

side of Avondale Road NE. One of these properties contains a vacant church and has yet to develop commercial use. No evidence has been submitted indicating the current size of the Rural Neighborhood is insufficient to meet the needs of the local area.

Churches constructed on the Woodinville Unitarian Church and the Church of Latter-Day Saints properties makes linking the Cottage Lake Rural Neighborhood with the former Texaco gas station property unlikely. Neither property owner has submitted a request to redesignate. The former gas station property will remain an outlier from the larger Cottage Lake Rural Neighborhood. This property had historical nonresidential use so the Rural Neighborhood designation did not result in conversion of the property. The King County owned Cottage Lake Park south of the study area means any redesignation of properties north of NE Woodinville-Duvall Road will result in strip commercial development, inconsistent with the development aims of the KCCP.

Commercial development on the Rural Residential properties could also negatively impact the stream that connects to Cottage Lake. Currently the stream is protected by the minimal development that has occurred on properties it passes through. Redesignation of the docket property will likely bring pressure to bear on the remaining single family residential property to request the same land use designation.

KCCP policy R-410 supports preservation of lands with available residential development in Rural Neighborhoods. A redesignation of the Rural Residential properties would not result in new commercial zoning under this policy. The unused developable space on properties with commercial zoning in the Cottage Lake Rural Neighborhood would further support maintaining residential properties in the area. The Rural Residential land use designation is more appropriate for residential zoning.

Executive Staff Recommendation

Make no adjustments to the King County Comprehensive Plan Land Use Map designation for the seven properties (Tax Parcel Numbers 0726069003, 0726069097, 0726069096, 0726069049, 0726069022, 0726069052, 0726069023) west of the Cottage Lake Rural Neighborhood along NE Woodinville-Duvall Road NE.

Maintain the current RA-5-P zoning for the seven properties west of the Cottage Lake Rural Neighborhood along NE Woodinville-Duvall Road NE.



Cottage Lake Subarea Plan

Existing Land Use Map

No Change Recommended



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- RR Rural Residential
- RN Rural neighborhood
- OS King County Owned Open Space/Recreation



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Cottage Lake Subarea Plan

Public Review Draft Zoning Map

No Change Recommended



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RA-5 Rural Area, one DU per 5 acres

NB Neighborhood Business

O Office



Cottage Lake Parcels

Parcel	Comprehensive Plan Land Use Map Designation		Zoning		Size (Acres)	Owner	Notes	Development Conditions
	Current	Proposed	Current	Proposed				
0726069058	Rural Neighborhood	Rural Neighborhood	NB-P	NB-P	0.76	Cottage Lake LLC	Service station (vacant), Class 2 aquifer recharge, Bear Creek Basin	BC-P2 (Road Corridor: Woodinville-Duvall)
0726069003	Rural Residential	Rural Residential	RA-5-P	RA-5-P	3.18	LDS Church Tax Admin	Church, rural clearing limits, Class 2 aquifer recharge, Bear Creek Basin	BC-P2 (Road Corridor: Woodinville-Duvall)
0726069097	Rural Residential	Rural Residential	RA-5-P	RA-5-P	0.92	Corp Presiding Bishop Church	Parking lot, rural clearing limits, Class 2 aquifer recharge, Bear Creek Basin	none
0726069096	Rural Residential	Rural Residential	RA-5-P	RA-5-P	0.32	Corp Presiding Bishop Church	Vacant, rural clearing limits, Class 2 aquifer recharge, Bear Creek Basin	none
0726069049	Rural Residential	Rural Residential	RA-5-P	RA-5-P	0.33	Corp Presiding Bishop Church	Vacant, rural clearing limits, Class 2 aquifer recharge, Bear Creek Basin	BC-P2 (Road Corridor: Woodinville-Duvall), BC-P22 (repealed)
0726069022	Rural Residential	Rural Residential	RA-5-P	RA-5-P	5.57	Woodinville Unitarian	Church, rural clearing limits, Class 2 aquifer recharge, Bear Creek Basin	BC-P2 (Road Corridor: Woodinville-Duvall), BC-P22 (repealed)
0726069052	Rural Residential	Rural Residential	RA-5-P	RA-5-P	3.66	Steve E Williams	Single family residential, rural clearing limits, Class 2 aquifer recharge, Bear Creek Basin	BC-P2 (Road Corridor: Woodinville-Duvall), BC-P22 (repealed)
0726069023	Rural Residential	Rural Neighborhood	RA-5-P	RA-5-P	1.82	Sherelyn D Gallagher	Single family residential, rural clearing limits, Class 2 aquifer recharge, Bear Creek Basin	BC-P2 (Road Corridor: Woodinville-Duvall), BC-P22 (repealed)
0726069092	Rural Neighborhood	Rural Neighborhood	O-P	O-P	1.35	Woodinville Fire	Fire station; erosion, landslide, and seismic hazards; Class 2 aquifer recharge, Bear Creek Basin	BC-P12 (Cottage Lake), BC-P22 (repealed)
0726069094	Rural Neighborhood	Rural Neighborhood	O-P	O-P	4.43	Casetta Lago	Cell phone tower site, erosion and seismic hazards, Class 2 aquifer recharge, Bear Creek Basin	BC-P12 (Cottage Lake), BC-P22 (repealed)
0726069051	Rural Neighborhood	Rural Neighborhood	NB-P	NB-P	6.00	Casetta Lago	Shopping Center (3 buildings), erosion hazard, Class 2 aquifer recharge, Bear Creek Basin	BC-P19 (115-85R), BC-P2 (Road Corridor: Woodinville-Duvall), BC-P9 (Commerical Area: NE Woodinville-Duvall)
0726069042	Rural Residential	Rural Residential	RA-5-P	RA-5-P	20.88	King County	Cottage Lake County Park, rural clearing limits, wetland, Class 2 aquifer recharge, Bear Creek Basin	BC-P2 (Road Corridor: Woodinville-Duvall), BC-P22 (repealed)
0726069019	Rural Neighborhood	Rural Neighborhood	NB-P	NB-P	1.33	Anmarco	ZIP market (2 buildings), Class 2 aquifer recharge, Bear Creek Basin	BC-P2 (Road Corridor: Woodinville-Duvall), BC-P20 (119-74P)



King County

2008 King County Comprehensive Plan Update North Bend Technical Corrections Area Zoning Study

Public Review Draft

Department of Development and Environmental Services

Summary

This area zoning study was conducted to make technical corrections to the land use and zoning maps for two areas within the Urban Growth Area (UGA) of the City of North Bend. The corrections are required to correct mapping errors and do not alter the acreage of the UGA.

Background and Analysis

The first area of four properties totaling two acres is located at southwest corner of I-90 and 436th Avenue SE. The properties are within the UGA for the City of North Bend but have a Rural Residential land use designation and RA-2.5, one home per 2.5 acres, zoning. This land use designation and zoning are not allowed in the Urban Area (see attached Land Use Designations and Zoning Classifications/Code table from the King County Comprehensive Plan, page 9-2).

The second area is eleven properties totaling three acres along SE 145th Street. The properties are located in the northeastern corner of the UGA for the City of North Bend but are zoned RA-2.5, one home per 2.5 acres. This zoning is inconsistent for parcels designated as Rural City UGA.

Conclusion

The corrections to the KCCP land use and zoning map within the UGA for the Rural City of North Bend are technical in nature. These adjustments do not alter the amount of land within the UGA.

Executive Staff Recommendation

Amend the King County Comprehensive Plan Land Use Maps for properties 1523089270, 1523089138,

1523089191, and 15233089075 from Rural Residential to Rural City Urban Growth Area. Rezone properties from RA-2.5 to Urban Reserve.

Rezone properties 7334600340, 7334600350, 7334600360, 7334600380, 7334600390, 7334600400, 7334600410, 7334600420, 7334600430, 7334600440, and 7334602110 from RA-2.5 to Urban Reserve.

No change to the King County Comprehensive Plan Land Use Map is required.

I. Land Use Designations and Zoning Classifications/Code

The application of zoning classifications on specific properties is the first step towards implementing the land use designations of the Comprehensive Plan. Boundaries between different zone classifications may follow property lines, natural features or other dividing lines such as roads. A land use designation is implemented by one or more specific zone classification, as indicated on the table below:

Comprehensive Plan Land Uses	Zoning *
Unincorporated Activity Center	R-12, R-18, R-24, R-48, RB (not allowed in White Center), NB, CB, O, I
Community Business Center	NB, CB, O, R-12, R-18, R-24, R-48
Neighborhood Business Center	NB, O, R-12, R-18, R-24, R-48
Commercial Outside of Centers	NB, CB, RB, O, I - this is the range of existing zoning in place when the Comprehensive Plan was adopted
Urban Planned Development	R-1, R-4, R-6, R-8, R-12, R-18, R-24, R-48, NB, CB, RB, O, I
Urban Residential, High	R-18, R-24, R-48
Urban Residential, Medium	R-4, R-6, R-8, R-12
Urban Residential, Low	R-1
Rural City Urban Growth Area	UR, I, RB - this is the range of existing zoning in place when the Comprehensive Plan was adopted
Rural Town	R-1, R-4, R-6, R-8, R-12, R-18, R-24, R-48, NB, CB, RB, O, I
Rural Neighborhood	NB
Rural Residential	RA-2.5, RA-5, RA-10, RA-20
Industrial	I
Forestry	F, M
Agriculture	A
Mining	M
Greenbelt/Urban Separator	UR, R-1
King County Owned Open Space/Recreation	All zones
Other Parks/Wilderness	All zones
<p>* This is the range of zoning that may be allowed within each Comprehensive Plan Land Use designations based on Comprehensive Plan and Subarea Plan policies. Actual zoning on a specific property is determined through the area-wide zoning process or through a quasi-judicial rezone application.</p> <p>Zoning Designations</p> <p>A Agricultural (10 or 35 acre minimum lot area)</p> <p>F Forest (80 acre minimum lot area)</p> <p>M Mineral</p> <p>RA Rural Area (2.5-acre, 5-acre, 10-acre or 20-acre minimum density)</p> <p>UR Urban Reserve</p> <p>R Urban Residential (base density in dwelling units per acre)</p> <p>NB Neighborhood Business</p> <p>CB Community Business</p> <p>RB Regional Business</p> <p>O Office</p> <p>I Industrial</p>	



North Bend Technical Corrections - East Section

Public Review Draft Land Use Map No Change Recommended



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- rr Rural residential
- rx Rural city UGA
- OS King County Owned Open Space/Recreation
-  Urban Growth Boundary

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North Bend Technical Corrections - West Section

Public Review Draft Land Use Map

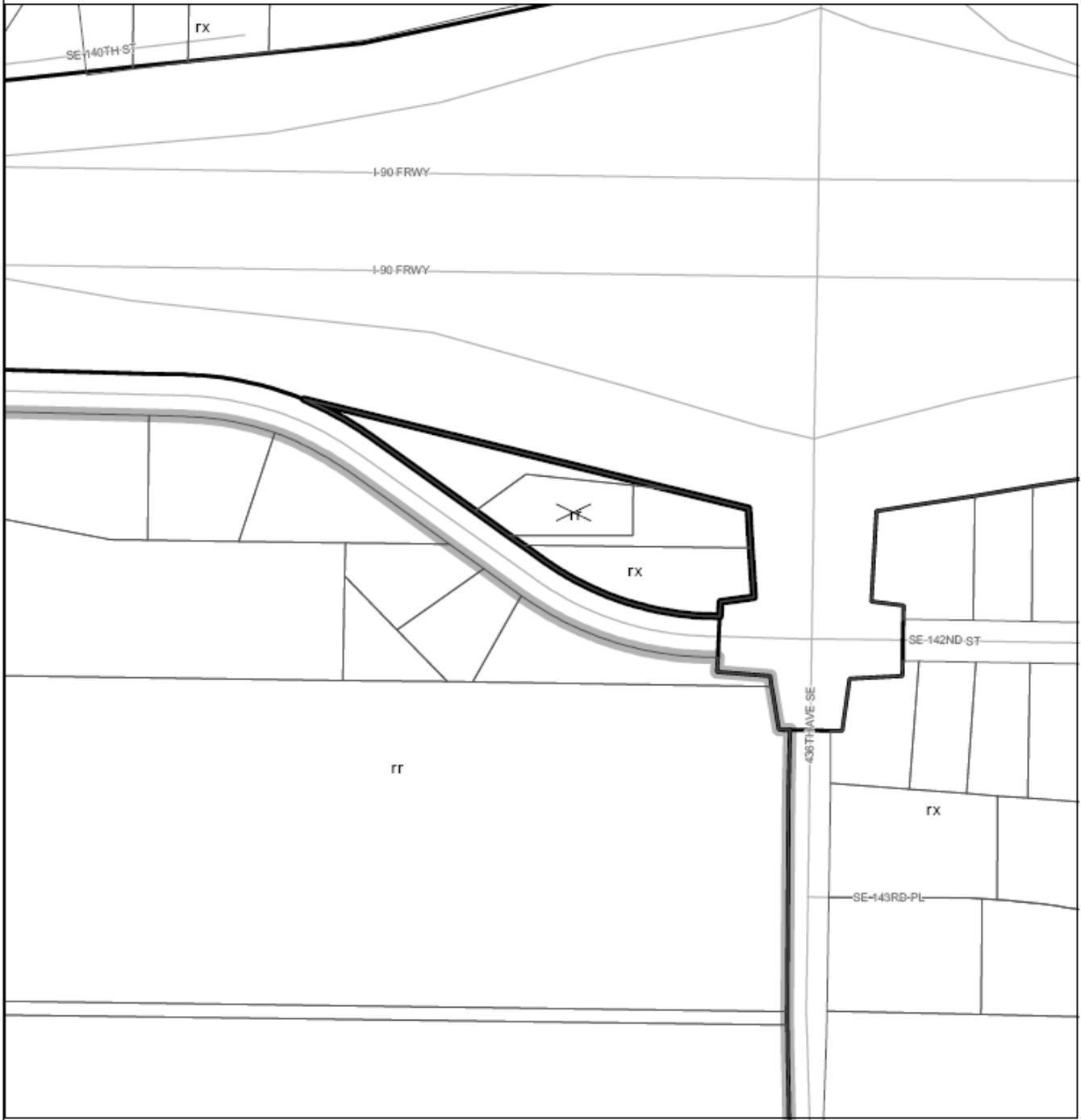


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- rr Rural residential
- rx Rural city UGA
-  Change Area
-  Urban Growth Boundary

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North Bend Technical Corrections Parcels

Parcel	Comprehensive Plan Land Use Map Designation		Zoning		Size (Acres)	Owner	Notes	Development Conditions
	Current	Proposed	Current	Proposed				
1523089270	Rural Residential	Rural City UGA	RA-2.5	UR	0.34	Warren W Gregory	Single family residence, rural clearing limits, seismic hazard, Class 2 aquifer recharge, South Fork Snoqualmie Basin	none
1523089138	Rural Residential	Rural City UGA	RA-2.5	UR	0.38	Warren W Gregory	Single family residence, rural clearing limits, seismic hazard, Class 2 aquifer recharge, South Fork Snoqualmie Basin	none
1523089191	Rural Residential	Rural City UGA	RA-2.5	UR	0.37	Warren W Gregory	Single family residence, rural clearing limits, seismic hazard, Class 2 aquifer recharge, South Fork Snoqualmie Basin	none
1523089075	Rural Residential	Rural City UGA	RA-2.5	UR	0.51	Roger W and Norma L Anderson	Single family residence, rural clearing limits, seismic hazard, Class 2 aquifer recharge, South Fork Snoqualmie Basin	none
7334600340	Rural City UGA	Rural City UGA	RA-2.5	UR	0.31	Edwin L and Carol J Morrison	Single family residence, rural clearing limits, seismic hazard, Class 2 aquifer recharge, South Fork Snoqualmie Basin	none
7334600350	Rural City UGA	Rural City UGA	RA-2.5	UR	0.25	Katherine M Elliott	Single family residence, rural clearing limits, seismic hazard, Class 2 aquifer recharge, South Fork Snoqualmie Basin	none
7334600360	Rural City UGA	Rural City UGA	RA-2.5	UR	0.41	Valerie Fogel	Single family residence, rural clearing limits, seismic hazard, Class 2 aquifer recharge, South Fork Snoqualmie Basin	none
7334600380	Rural City UGA	Rural City UGA	RA-2.5	UR	0.23	Stanley Adam and Volk Smolinski	Single family residence, rural clearing limits, seismic hazard, Class 2 aquifer recharge, South Fork Snoqualmie Basin	none
7334600390	Rural City UGA	Rural City UGA	RA-2.5	UR	0.24	Susan B and Risner David Scott Olds	Single family residence, rural clearing limits, seismic hazard, Class 2 aquifer recharge, South Fork Snoqualmie Basin	none
7334600400	Rural City UGA	Rural City UGA	RA-2.5	UR	0.25	Douglas K Witt	Single family residence, rural clearing limits, seismic hazard, Class 2 aquifer recharge, South Fork Snoqualmie Basin	none

North Bend Technical Corrections Parcels (continued)

Parcel	Comprehensive Plan Land Use Map Designation		Zoning		Size (Acres)	Owner	Notes	Development Conditions
	Current	Proposed	Current	Proposed				
7334600410	Rural City UGA	Rural City UGA	RA-2.5	UR	0.27	Jack Edward Chalfa	Single family residence, rural clearing limits, seismic hazard, Class 2 aquifer recharge, South Fork Snoqualmie Basin	none
7334600420	Rural City UGA	Rural City UGA	RA-2.5	UR	0.27	Valerie Fogel	Single family residence, rural clearing limits, seismic hazard, Class 2 aquifer recharge, South Fork Snoqualmie Basin	none
7334600430	Rural City UGA	Rural City UGA	RA-2.5	UR	0.27	Jane A and Cottringer W Scanlin	Single family residence, rural clearing limits, seismic hazard, Class 2 aquifer recharge, South Fork Snoqualmie Basin	none
7334600440	Rural City UGA	Rural City UGA	RA-2.5	UR	0.25	David J and Anna Y Straka	Single family residence, rural clearing limits, seismic hazard, Class 2 aquifer recharge, South Fork Snoqualmie Basin	none
7334602110	Rural City UGA	Rural City UGA	RA-2.5	UR	0.17	Riverbend Homesites Assn In	Vacant, rural clearing limits, seismic hazard, Class 2 aquifer recharge, South Fork Snoqualmie Basin	none



King County

2008 King County Comprehensive Plan Update Sammamish UGA Area Zoning Study

Public Review Draft

Department of Development and Environmental Services

Summary

This area zoning study was carried out to determine if three rural areas should be included within the Urban Growth Area (UGA) for the City of Sammamish. The Duthie Hill Road study area is a 'notch' of 20 properties totaling approximately 47 acres north of SE Duthie Hill Road that extends into the surrounding incorporated area. The Mystic Lake study area is a single 45 acre property east of 244th Avenue NE that is an island within the incorporated and Urban Growth areas of the City of Sammamish. The Camden Park study area is eight properties totaling approximately 20 acres that are part of the Camden Park housing development near the Patterson Creek Natural Area at the northeast edge of the city of Sammamish UGA.

Background

The Duthie Hill study area is a 'notch' of 20 properties totaling approximately 47 acres surrounded on three sides by the City of Sammamish incorporated area. SE Duthie Hill Road forms the southern border of the study area. Across the road are additional Rural Area properties, including the East Plateau Trail Site. The area is designated as Rural Residential and zoned RA-5, one home per five acres. This zoning has limited the development to single family residences with minimal grading and clearing. Three dead end roads provide the only access into the area. There are no access points beyond these southern entrances off SE Duthie Hill Road.

A pond is located on two properties (Tax Parcel Numbers 1224069075 and 1224069054) in the southwest corner of the study area. The pond extends into the incorporated area onto the City of Sammamish owned High Country open area and surface water detention property. A stream leads to the

pond from the south. The area around the pond is mapped as a wetland. An area of Potential Wetland influence extends outward to include an additional eight properties in the study area.

The Mystic Lake study area is an island surrounded by the City of Sammamish's incorporated and Urban Growth Area (UGA). This single 45 acre property is designated as Rural Residential with RA-10, one home per ten acres, zoning. Three single family residences have been developed on the property. 244th Avenue NE forms the eastern edge of the study area and provides the access point for the driveway that extends west into the property. East of 244th Avenue NE is the UGA for the City of Sammamish. Incorporated area with single family residences surrounds the other three sides.

The property is currently enrolled in the Current Use Taxation program as Agricultural Open Space. A Critical Areas Ordinance wetland covers over eleven acres in the northwest corner of the study area. An additional wetland reaches into a small portion of the southwest corner. The majority of the development on the property has occurred on the eastern portion and is related to the ranching activities that have historically occurred on the property.

The final study area is a portion of the Camden Park housing development. The UGA currently cuts through the development area, isolating six residential properties from the larger development. The properties are currently designated Rural Residential and zoned RA-5, one home per five acres. Additionally an undeveloped track (131103TRCT), a King County owned property (1311030520) serving as a drainage facility, and a vacant property owned by the Camden Park Homeowners Association are included within the study area. Each of these properties is split designated between Urban and Rural. The total Camden Park study area is nine properties totaling 26 acres.

West of the study area is a 40 acre Department of Natural Resources forested property and an undeveloped tract. The remainder of the Camden Park residential development is adjacent to the southern and western edges of the study area. Additional single family residential properties are to the south. North of the study area is a section of housing development and the Patterson Creek Natural Area. An area of Potential Wetland influence is on the western edge of the study area, predominately isolated to the drainage and undeveloped properties. The residential properties are within a landslide drainage hazard and are adjacent to the edge of a landslide hazard.

Applicable King County Comprehensive Plan Policies

RP-304 The four-year cycle shall consider proposed amendments that could be considered in the annual cycle and also those outside the scope of the annual cycle, proposed amendments relating to substantive changes to comprehensive plan policies and development regulations, and proposals to alter the Urban Growth Area Boundary in accordance with applicable provisions of Countywide Planning Policy FW-1.

- 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-102** The Urban Growth Area designations shown on the official Land Use Map includes enough land to provide the capacity to accommodate growth expected over the period 2001-2022. These lands should include only those lands that meet the following criteria.
- a. Are characterized by urban development which can be efficiently and cost effectively served by roads, water, sanitary sewer and storm drainage, schools and other urban governmental services within the next 20 years;
 - b. Do not extend beyond natural boundaries, such as watersheds, which impede provision of urban services;
 - c. Respect topographical features which form a natural edge such as rivers and ridge lines;
 - d. Are sufficiently free of environmental constraints to be able to support urban growth without major environmental impacts unless such areas are designated as an urban separator by interlocal agreement between jurisdictions;
 - e. Are included within the Bear Creek Urban Planned Development (UPD) sites; and
 - f. Are not rural land or unincorporated agricultural or forestry lands designated through the Countywide Planning Policies Plan process.
- U-117** King County should apply the urban residential, low land use designation: to protect floodplains, critical aquifer recharge areas, high function wetlands and unstable slopes from degradation, and link these environmental features into a network of open space, fish and wildlife habitat and urban separators. 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.
- U-134** Site planning tools, such as clustering, shall be permitted in order to allow preservation or utilization of unique nature features within a development.

Analysis

Three rural areas were studied for possible inclusion into the Urban Growth Area (UGA) for the City of Sammamish. Adjustments to the UGA are allowed during the four year update of the King County Comprehensive Plan (KCCP) in compliance with policy RP-304. The Rural Area is considered permanent unless adjusted as part of the KCCP update and under the requirements of the Countywide Planning Policy. The City of Sammamish did not submit evidence of insufficient capacity for future growth within the current UGA.

The Duthie Hill Road study area is a 'notch' of Rural Area adjacent on three sides by the City of Sammamish. All of the land to the south is Rural. The development that has occurred is rural in character at a low residential density. A pond and a surrounding larger wetland take up roughly one-quarter of the study area. KCCP policy U-102(d) calls for land in the UGA to be free of environmental constraints.

The single property of the Mystic Lake study area is a rural 'island' surrounded by the Urban Growth and incorporated areas of the City of Sammamish. Existing and planned development surrounding the study

area is urban in nature. The sizable wetland that extends through the northern portion of the study area will preclude development on this portion and within the required buffer. KCCP policy U-134 allows clustering of development as a mechanism to preserve unique natural features.

The six residential properties of the Camden Park study area are currently separated from the remaining Camden Park development by the UGA boundary for the City of Sammamish. The land use and zoning between these properties and those within the UGA and the housing development are similar. Further development to the east of the study area is limited by the slope's related landslide and erosion hazards and property's public ownership. KCCP policy U-117 applies the urban residential, low land use designation to protect unstable slopes. The residential properties in the study area are within a mapped landslide drainage hazard.

Conclusion

King County Comprehensive Plan (KCCP) policy U-102(a) that calls for lands within the UGA to be characterized by urban development. Development within the Duthie Hill Road study area is rural residential in nature with rural services, limited access, and low density. No property owner within the study area has submitted a docket request during the KCCP update to have the area redesignated as urban and zoned to a higher density. A redesignation to urban would require improvement in the road infrastructure and may impact the pond and mapped wetland. Nearly half of the study area is within the Potential Wetland Influence area. KCCP policy U-102(d) calls for UGA lands to be free of environmental constraints. The pond, stream, and wetland make redesignation of the study area to urban inconsistent with this policy. There are no service delivery issues created by maintaining the existing Rural Land use designation.

The development around the Mystic Lake study area is urban residential. Currently the single property within the study area is an island of Rural Area surround by the incorporated area and UGA of the City of Sammamish. Retaining this area as rural presents long-term service delivery issues for King County and the City of Sammamish. Redesignation of the property as urban would eliminate this isolated island of rural within the City of Sammamish. The sizable wetland on the property will restrict development within the required buffer. KCCP policy U-134 enables clustered development as a means to protect natural features. The large size of the single study area property is well suited for this type of development.

Redesignation of the Camden Park study area properties to urban will provide consistency with the remaining Camden Park housing development. Further expansion of the UGA to the east is limited in this area by the erosion and landslide hazards on the Department of Natural Resources owned property. KCCP policy U-117 calls for low density residential land use for properties within the UGA that have steep

slopes. A low density urban residential designation will be consistent with the development that has occurred on the properties. A redesignation to urban will remove the split-designation on the two undeveloped properties within the study area. Application of the Wildlife Corridor/Urban Separator P-suffix condition (ES-P20) on these properties will be consistent with the other Camden Park housing development properties.

Executive Staff Recommendation

Make no adjustments to the King County Comprehensive Plan (KCCP) Land Use Map and zoning for the Duthie Hill Road study area (Tax Parcel Numbers 1224069037, 1224069044, 1224069035, 1224069075, 1224069036, 1224069048, 1224069038, 1224069076, 1224069002, 1224069052, 1224069050, 1224069053, 1224069057, 1224069047, 1224069049, 1224069054, 1224069033, 1224069051, 1224069034, and 1224069046).

Amend KCCP Land Use Map for Mystic Lake study area (Tax Parcel Number 2725069022) from Rural Residential to Urban Residential, Medium Density, 4-12 units per acre. Rezone the property from RA-10 to R-4. Add property to the Potential Annexation Area (PAA) for the City of Sammamish.

Amend KCCP Land Use Map for Camden Park study area (Tax Parcel Numbers 1311040060, 1311040050, 1311040040, 1311040020, 1311040030, and 1311040010) from Rural Residential to Urban Residential, Low Density, 1-4 units per acre. Rezone properties from RA-5 to R-1-P. Add properties to the PAA for the City of Sammamish.

Amend KCCP Land Use Map for Camden Park study area (Tax Parcel Numbers 1311030510, 1311030520, and 131103TRCT) from the split-designation Rural Residential/Urban Residential, Low Density, 1-4 units per acre, to Urban Residential, Low Density, 1-4 units per acre. Rezone properties from split-RA-5/R-1-P to R-1-P. Add properties to the PAA for the City of Sammamish.



Sammamish Urban Growth Area Study - North Section

Public Review Draft Land Use Map



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-  Incorporated Areas
-  Urban Growth Boundary
-  Change Area
-  Proposed Urban Growth Boundary

- rr Rural residential
- OS King County Owned Open Space/Recreation
- um Urban residential, Medium 4-12du/ac.
- ul Urban Residential, Low 1du/acre



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Sammamish Urban Growth Area Study - North Section

Public Review Draft Zoning Map



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-  Incorporated Areas
-  Urban Growth Boundary
-  Change Area
-  Proposed Urban Growth Boundary

- R-1 Residential, one DU per acre
- R-4 Residential, four DU per acre
- RA-2.5 Rural Area, one DU per 5 acres
- RA-5 Rural Area, one DU per 5 acres
- RA-10 Rural Area, one DU per 10 acres



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Sammamish Urban Growth Area Study - South Section



King County
Department of Development and
Environmental Services

Public Review Draft Zoning Map No Change Recommended

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-  Incorporated Areas
-  Urban Growth Boundary

RA-5 Rural Area, one DU per 5 acres

R-1 Residential, one DU per acre



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Sammamish UGA Parcels

Parcel	Comprehensive Plan Land Use Map Designation		Zoning		Size (Acres)	Owner	Notes	Development Conditions
	Current	Proposed	Current	Proposed				
1224069037	Rural Residential	Rural Residential	RA-5	RA-5	5.14	Tom Parker	Vacant, rural clearing limits, wetland, Patterson Creek Basin	SR-15-2 (repealed)
1224069044	Rural Residential	Rural Residential	RA-5	RA-5	0.82	Vince and Martha Learnard	Single family residence, rural clearing limits, Patterson Creek Basin	SR-15-2 (repealed)
1224069035	Rural Residential	Rural Residential	RA-5	RA-5	1.52	Robert E Braeutigam	Single family residence, rural clearing limits, Patterson Creek Basin	SR-15-2 (repealed)
1224069075	Rural Residential	Rural Residential	RA-5	RA-5	6.29	Dwayne Raefield	Single family residence, rural clearing limits, wetland, Patterson Creek Basin	SR-15-2 (repealed)
1224069036	Rural Residential	Rural Residential	RA-5	RA-5	3.70	Aysel K Sanderson	Single family residence, rural clearing limits, Patterson Creek Basin	SR-15-2 (repealed)
1224069048	Rural Residential	Rural Residential	RA-5	RA-5	1.50	Pavel and Magdaline Mihaiuc	Single family residence, rural clearing limits, Patterson Creek Basin	SR-15-2 (repealed)
1224069038	Rural Residential	Rural Residential	RA-5	RA-5	1.50	Franz G and Elke B Lewis	Single family residence, rural clearing limits, Patterson Creek Basin	SR-15-2 (repealed)
1224069076	Rural Residential	Rural Residential	RA-5	RA-5	0.62	John D Patterson	Vacant, rural clearing limits, Patterson Creek Basin	SR-15-2 (repealed)
1224069002	Rural Residential	Rural Residential	RA-5	RA-5	1.08	Dwayne Raefield	Single family residence (2), rural clearing limits, wetland, Patterson Creek Basin	SR-15-2 (repealed)
1224069052	Rural Residential	Rural Residential	RA-5	RA-5	5.14	Alan D and Barbara L Kaufer	Vacant, rural clearing limits, Patterson Creek Basin	SR-15-2 (repealed)
1224069050	Rural Residential	Rural Residential	RA-5	RA-5	1.00	John D Patterson	Single family residence, rural clearing limits, Patterson Creek Basin	SR-15-2 (repealed)
1224069053	Rural Residential	Rural Residential	RA-5	RA-5	5.00	Paul J Brenna	Single family residence, rural clearing limits, Patterson Creek Basin	SR-15-2 (repealed)
1224069057	Rural Residential	Rural Residential	RA-5	RA-5	1.00	Shawn and Monica Milton	Single family residence, rural clearing limits, Patterson Creek Basin	SR-15-2 (repealed)
1224069047	Rural Residential	Rural Residential	RA-5	RA-5	3.00	Alvin E and Elmerita Johnson	Single family residence, rural clearing limits, Patterson Creek Basin	SR-15-2 (repealed)
1224069049	Rural Residential	Rural Residential	RA-5	RA-5	1.50	Philip Anrig	Single family residence, rural clearing limits, Patterson Creek Basin	SR-15-2 (repealed)
1224069054	Rural Residential	Rural Residential	RA-5	RA-5	2.72	Aaron Chaussee	Single family residence, rural clearing limits, wetland, Patterson Creek Basin	SR-15-2 (repealed)
1224069033	Rural Residential	Rural Residential	RA-5	RA-5	0.94	Harry D Strouse III	Single family residence, rural clearing limits, Patterson Creek Basin	SR-15-2 (repealed)
1224069051	Rural Residential	Rural Residential	RA-5	RA-5	1.19	Hui Hokkan and Pou L Lei	Single family residence, rural clearing limits, wetland, Patterson Creek Basin	SR-15-2 (repealed)
1224069034	Rural Residential	Rural Residential	RA-5	RA-5	1.00	Susan C Brantley and Joan I Hehr	Single family residence, rural clearing limits, Patterson Creek Basin	SR-15-2 (repealed)

Sammamish UGA Parcels (continued)

Parcel	Comprehensive Plan Land Use Map Designation		Zoning		Size (Acres)	Owner	Notes	Development Conditions
	Current	Proposed	Current	Proposed				
1224069046	Rural Residential	Rural Residential	RA-5	RA-5	1.66	Daniel B Hernandez	Single family residence, rural clearing limits, Patterson Creek Basin	SR-15-2 (repealed)
2725069022	Rural Residential	Urban Medium	RA-10	R-4	44.55	Mystic Lake Partners	Single family residence (3), rural clearing limits, wetland, Evans Creek Basin	SR-15-2 (repealed)
1311030520	Rural Residential Urban Low	Urban Low	RA-5 R-1-P	R-1-P	2.66	King County	Camden Park Drainage, rural clearing limits, Evans and Patterson Creek Basin	None
1311040060	Rural Residential	Urban Low	RA-5	R-1-P	2.14	Daniel J and Laurie A Ivanoff	Single family residence, rural clearing limits, Class 2 aquifer recharge, Patterson Creek Basin	None
1311040050	Rural Residential	Urban Low	RA-5	R-1-P	3.16	Keith Davidson Langston and Alice Eisenstein	Single family residence, rural clearing limits, erosion and landslide hazard, Class 2 aquifer recharge, Patterson Creek Basin	None
1311040040	Rural Residential	Urban Low	RA-5	R-1-P	1.20	Scott H and Angela B Blackburn	Single family residence, rural clearing limits, erosion hazard, Class 2 aquifer recharge, Patterson Creek Basin	None
1311030510	Rural Residential Urban Low	Urban Low	RA-5 R-1-P	R-1-P	5.86	Camden Park HOA	Vacant, rural clearing limits, Evans and Patterson Creek Basins	
131103TRCT	Rural Residential Urban Low	Urban Low	RA-5 R-1-P	R-1-P	11.00		Vacant, rural clearing limits, Evans and Patterson Creek Basins	
1311040020	Rural Residential	Urban Low	RA-5	R-1-P	1.98	Shannon Moshier Rowe	Single family residence, rural clearing limits, erosion and landslide hazard, Class 2 aquifer recharge, Patterson Creek Basin	None
1311040030	Rural Residential	Urban Low	RA-5	R-1-P	1.41	William Kennedy	Single family residence, rural clearing limits, erosion and landslide hazard, Class 2 aquifer recharge, Patterson Creek Basin	None
1311040010	Rural Residential	Urban Low	RA-5	R-1-P	1.92	Christopher and Michele Heidorn	Single family residence, rural clearing limits, Class 2 aquifer recharge, Patterson Creek Basin	None



King County

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

Public Review Draft

Department of Development and Environmental Services

Summary

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

Background

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

Six properties east of Snoqualmie Parkway totaling approximately 73 acres have been proposed for the new Snoqualmie Hospital site. The only development on the properties is a Recreational Vehicle resort with access from Snoqualmie Parkway. The remaining properties are undeveloped and forest covered. The Snoqualmie Hospital has entered into agreement to purchase the properties within the study area owned by Puget Western, which submitted authorization of the docket request for its properties. As of the docket request submission, sale of the Leisure Time Resort RV park property was being negotiated by the Snoqualmie Hospital.

North of the study area is the Snoqualmie Ridge development and the incorporated area of the city of

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

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

Applicable King County Comprehensive Plan Policies

U-147 New facilities and businesses that draw from throughout the region, such as large retail uses, large public assembly facilities and institution of higher education should locate in the Urban Area.

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

Analysis

The unincorporated area between the City of Snoqualmie and Interstate 90 was identified as an area of future review by King County and the City of Snoqualmie in the Interlocal Agreement published in the Snoqualmie Valley Community Plan. The final land use and zoning for the area was left to be determined.

The docket properties are within this gateway area. Both dockets requested redesignation from the Rural Area to the Rural City Urban Growth Area for the City of Snoqualmie. The Mayor of the City of Snoqualmie submitted support for the new Snoqualmie Hospital development as part of the docket request. Locating the new hospital site in the gateway area would support conversion of the property to the UGA as consistent with KCCP policy U-147.

Conclusion

The SR-18/I-90 study area of 95 acres is located on both sides of Snoqualmie Parkway between the incorporated area of the City of Snoqualmie and I-90. Two docket requests were submitted to designate these properties from the Rural Area to the Urban Growth Area. The 73 acres on the east side of Snoqualmie Parkway have been proposed as the future site of the Snoqualmie Hospital.

The area between the SR-18/I-90 interchange and the City of the Snoqualmie was identified by the Snoqualmie Valley Community Plan as an area of future review. Redesignation of the properties along Snoqualmie Parkway will finalize the development of this area as required by Snoqualmie Valley Community Plan.

Intensive development on the properties north of I-90 at the intersection of SR-18 would have a negative impact on this intersection within the Mountains to Sound Greenway. The large amount of acres within the docket study area and size of the proposed development provides more options for protecting the view along I-90 than would individual, separate developments. As part of the docket request, the Mountains to Sound Greenway trust submitted support for the new Snoqualmie Hospital if designed to support the forested continuity of the Greenway.

The 95 acres within the study area is sufficient for development of the new Snoqualmie Hospital and any auxiliary or joint use as encouraged by KCCP policy F-205. Conversion of additional rural land east or west of the study area is not warranted.

Executive Staff Recommendation

Add properties 0223079046, 0223079063, 0223079075, 022307UNKN, 0223079007, 0223079049, 0223079064, 7462900120, 7462900130, and 7462900110 to the Urban Growth Area for the City of Snoqualmie. Amend the King County Comprehensive Plan Land Use Map for these properties from Rural Residential to Rural Cities Urban Growth Area. Rezone all of these properties from RA-5 to Urban Reserve.

This recommendation allows development after annexation by the City of Snoqualmie subject to the following conditions:

- A minimum of 150-200 foot buffer along I-90 shall be provided, consistent with the Mountains to Sound Greenway recommendation.
- The permitted uses shall be institutional / medical, including community college, hospital and medical campus. A limited amount of ancillary retail / hospitality uses reasonably related to the principally permitted uses may be allowed. A park and ride facility may be allowed.
- No highway oriented retail, large scale retail or neighborhood retail (shopping center) uses shall be allowed.
- King County and the City of Snoqualmie shall enter into an Interlocal Agreement prior to annexation to assure these conditions are followed after annexation.



Snoqualmie SR-18 / I-90 Subarea Plan

Public Review Draft Land Use Map



King County
Department of Development and
Environmental Services

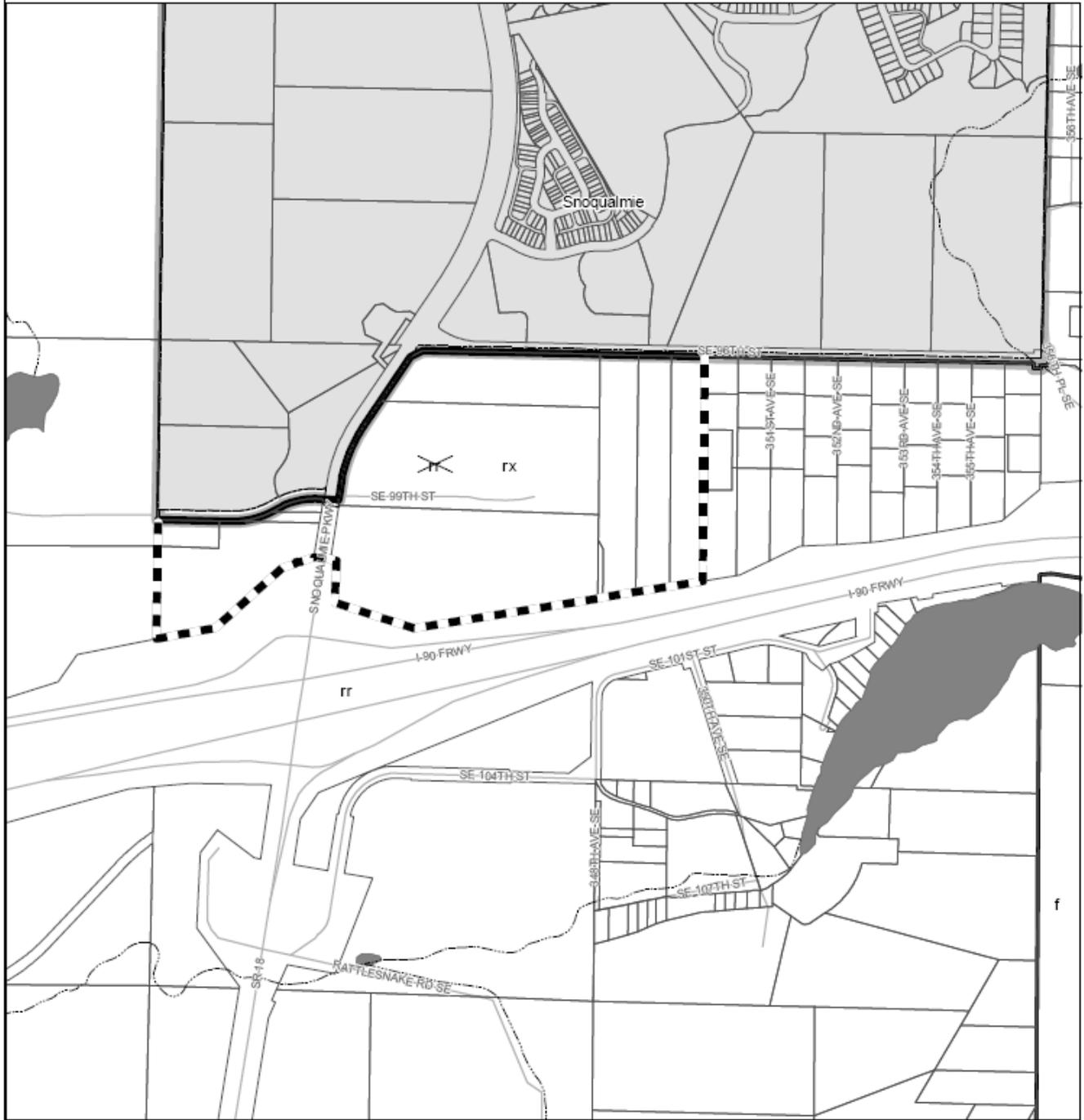
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- rr Rural residential
- f Forestry
- rx Rural Cities Urban Growth Area

- Incorporated Areas
- Urban Growth Boundary
- Proposed Urban Growth Boundary
- Change Area



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Snoqualmie SR-18 / I-90 Parcels

Parcel	Comprehensive Plan Land Use Map Designation		Zoning		Size (Acres)	Owner	Notes	Development Conditions
	Current	Proposed	Current	Proposed				
0223079046	Rural Residential	Rural Cities Urban Growth Area	RA-5	UR	1.40	Michael V Griffith	Vacant, rural clearing limits, erosion hazards, Raging River Basin	none
0223079063	Rural Residential	Rural Cities Urban Growth Area	RA-5	UR	9.62	Michael V Griffith	Vacant, rural clearing limits, erosion hazards, Raging River Basin	none
0223079075	Rural Residential	Rural Cities Urban Growth Area	RA-5	UR	0.51	Michael V Griffith	Vacant, rural clearing limits, erosion hazards, Raging River Basin	none
022307UNKN	Rural Residential	Rural Cities Urban Growth Area	RA-5	UR	0.30		Rural clearing limits, erosion hazard, Class 2 aquifer recharge, Raging River Basin	none
0223079007	Rural Residential	Rural Cities Urban Growth Area	RA-5	UR	8.73	Puget Western Inc	Vacant, rural clearing limits, erosion hazard, Raging River and Coal Creek Basin	none
0223079049	Rural Residential	Rural Cities Urban Growth Area	RA-5	UR	20.85	Leisure Time Resorts	Cascade Resort, four buildings, rural clearing limits, erosion hazard, Raging River Basin	none
0223079064	Rural Residential	Rural Cities Urban Growth Area	RA-5	UR	22.36	Puget Western Inc	Vacant, rural clearing limits, erosion hazard, Class 2 aquifer recharge, Raging River Basin	none
7462900120	Rural Residential	Rural Cities Urban Growth Area	RA-5	UR	6.43	Puget Western Inc	Vacant, rural clearing limits, erosion hazard, Class 2 aquifer recharge, Raging River and Coal Creek Basins	none
7462900130	Rural Residential	Rural Cities Urban Growth Area	RA-5	UR	7.38	Puget Western Inc	Vacant, rural clearing limits, erosion hazard, Class 2 aquifer recharge, Raging River and Coal Creek Basins	none
7462900110	Rural Residential	Rural Cities Urban Growth Area	RA-5	UR	6.27	Puget Western Inc	Vacant, rural clearing limits, erosion hazard, Class 2 aquifer recharge, Raging River and Coal Creek Basins	none



King County

2008 King County Comprehensive Plan Update Coal Creek Park Area Zoning Study

Public Review Draft

Department of Development and Environmental Services

Summary

This area zoning study was conducted in response to a docket requesting properties within the Coal Creek Park be included within the Urban Growth Area (UGA). The City of Bellevue is owner of the rural properties that extend into the surrounding incorporated area. The docket cited the Intergovernmental Land Transfer Agreement that obligates King County to pursue incorporation of the park into the UGA. The study area of seven properties is currently designated as Open Space with RA-5, one home per five acre, zoning. The largest property is currently split between the rural and incorporated area of the City of Newcastle. The portion already within the UGA and the City of Newcastle is not affected.

Background

The Coal Creek Park study area is 183 acres designated Rural between the Cities of Bellevue and Newcastle. Ownership of the park was transferred to the City of Bellevue as required in the Settlement Agreement in the Federal District Court matter of *Newport Yacht Club v. City of Bellevue*. The following Intergovernmental Land Transfer Agreement between King County and the City of Bellevue stipulated the County Executive pursue incorporation of Coal Creek Park into the Urban Growth Area through an amendment to the King County Comprehensive Plan no later than 2008. The properties are to be maintained as a park, recreation, or open space as required by Washington State law (RCW 36.89.050).

The Newcastle Golf Course within incorporated City of Newcastle is along the southern border of the study area across Newcastle Golf Club Road. Urban residential development within incorporated City of Bellevue is to the north. The southeastern corner of the study area is adjacent to the Cougar Mountain

Regional Wildlife Park. Coal Creek and its 100-year flood plain run through the center of the park.

Applicable Intergovernmental Land Transfer Agreement section

1. Conveyance of Title

- 1.3. The County Executive shall pursue incorporating Coal Creek Park in the Urban Growth Area through an amendment to the King County Comprehensive Plan, and shall act upon such a proposal at the earliest possible opportunity but no later than during its next four-year cycle Comprehensive Plan review in 2008. The parties will outline a plan for pursuing this incorporation in a separate agreement.

Applicable King County Comprehensive Plan Policies

- 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.

- P-129** In the Urban Area, King County shall work in partnership with other jurisdictions to facilitate annexation and transfer of local parks, trails and other open spaces to cities or other providers to ensure continued service to the community.

Analysis

The Intergovernmental Land Transfer Agreement between King County and the City of Bellevue stipulates incorporation of Coal Creek Park into the Urban Growth Area (UGA). Currently the City of Bellevue owned Coal Creek Park properties are designated as rural with RA-5-P zoning. The P-suffix condition is related to the Cougar Mountain Subarea Master Plan Development.

King County Comprehensive Plan (KCCP) policy U-104(c) allows former King County parks be designated to urban when maintained as a park in perpetuity. Revised Code of Washington 36.89.050 requires that a park transferred from a county to a city is used for the same purpose. KCCP policy P-129 supports annexation of local parks to cities.

Conclusion

Incorporation of the Coal Creek Park study area into the Urban Growth Area (UGA) is consistent with the Intergovernmental Land Transfer Agreement between King County and the City of Bellevue. Designation of the former King County Coal Creek Park to the City of Bellevue is allowed by King County Comprehensive Plan (KCCP) policy U-104(c). Annexation of local parks is further supported by KCCP policy P-129. The P-suffix condition for the Cougar Mountain Subarea Master Plan Development is not

required as the properties are not available for development as they are to be maintained as park, open space, or recreation as required by Washington State law.

Executive Staff Recommendation

Add properties 2724059002, 2724059078, 2624059018, 2624059055, 2624059057, 2424059056, and the rural portion of 2624059048 to the Potential Annexation Area for the City of Bellevue. Retain the Open Space land use designation for the properties. Rezone properties from RA-5 to R-4. Remove the P-suffix condition NC-P1 from the properties.



Coal Creek Park Public Review Draft Zoning Map

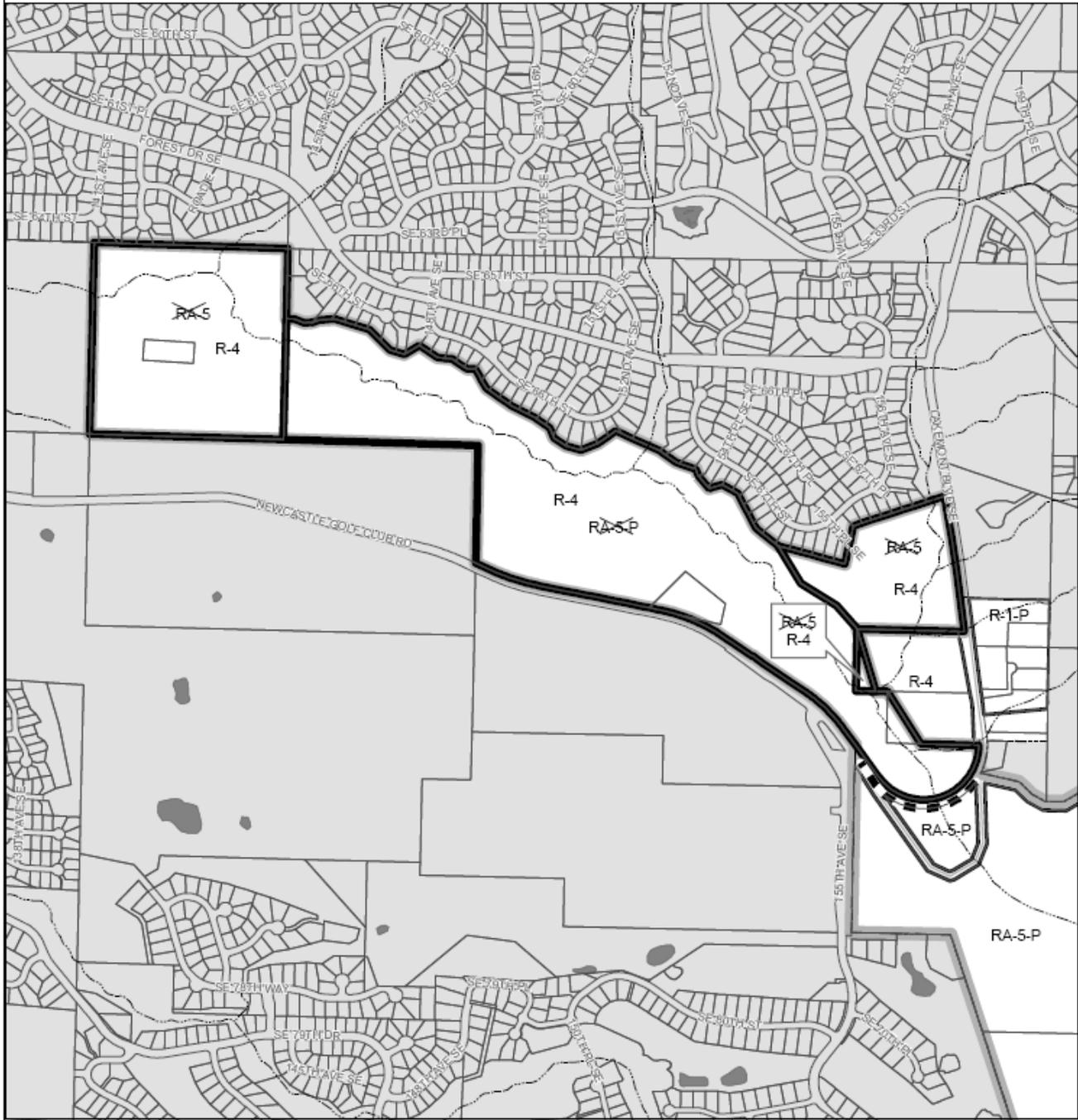


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http://www.kingcounty.gov/developmentandenvironmental/development/coalcreekpark_public_review_draft_zoning_map/20070611_CoalCreekPark_public_review_draft_zoning_map.pdf

-  Incorporated Areas
 -  Urban Growth Boundary
 -  Proposed Urban Growth Boundary
 -  Change Area
- R-4 Residential, four DU per acre
 - RA-5 Rural Area, one DU per 5 acres
 - R-1 Residential, one DU per acre



Coal Creek Park Parcels

Parcel	Comprehensive Plan Land Use Map Designation		Zoning		Size (Acres)	Owner	Notes	Development Conditions
	Current	Proposed	Current	Proposed				
2624059048	Incorporated City Open Space	Incorporated City Open Space	Incorporated City RA-5-P	Incorporated City R-4	123.00	City of Bellevue Parks	Coal Creek Park, rural clearing limits, 100-year flood plain, coal and erosion hazards, Coal Creek Basin	NC-P1 (Cougar Mountain Subarea Master Plan Development)
2724059002	Open Space	Open Space	RA-5	R-4	39.18	City of Bellevue Parks	Coal Creek Park, rural clearing limits, wetland, 100-year flood plain, coal and erosion hazards, Coal Creek Basin	none
2724059078	Open Space	Open Space	RA-5	R-4	0.99	City of Bellevue Parks	Coal Creek Park, rural clearing limits, coal and erosion hazards, Coal Creek Basin	none
2624059018	Open Space	Open Space	RA-5-P	R-4	2.25	City of Bellevue Parks	Coal Creek Park, rural clearing limits, coal mine hazard, Coal Creek Basin	NC-P1 (Cougar Mountain Subarea Master Plan Development)
2624059055	Open Space	Open Space	RA-5	R-4	16.20	City of Bellevue Parks	Coal Creek Park, rural clearing limits, coal and erosion hazards, Coal Creek Basin	none
2624059057	Open Space	Open Space	RA-5	R-4	0.65	City of Bellevue Parks	Coal Creek Park, rural clearing limits, coal and erosion hazards, Coal Creek Basin	NC-P1 (Cougar Mountain Subarea Master Plan Development)
2624059056	Open Space	Open Space	RA-5-P	R-4	0.95	City of Bellevue Parks	Coal Creek Park, rural clearing limits, coal and erosion hazards, Coal Creek Basin	NC-P1 (Cougar Mountain Subarea Master Plan Development)



King County

2008 King County Comprehensive Plan Update Duvall UGA Area Zoning Study

Public Review Draft

Department of Development and Environmental Services

Summary

This area zoning study was carried out in response to a docket request to add 40 acres of Rural Area land to the Rural City Urban Growth Area for the City of Duvall. The study area is south of the incorporated area of the City of Duvall, east of Carnation-Duvall Road NE at the edge of the Snoqualmie Agricultural Production District (APD). The docket identified the creation of a heritage park and commercial/light industrial development on the properties. The properties in the subject area are currently designated Rural Residential with RA-5, one home per five acres, zoning.

Background

The study area is four properties totaling 61 acres south of the incorporated area of the City of Duvall. Two of the properties have a split land use designation of Agriculture and Rural Residential with a split zoning of A-35, one home per 35 acres, and RA-5, one home per five acres. The other two properties are Rural Residential with RA-5, one home per five acres, zoning. The docket requested the land outside the Snoqualmie Agricultural Production District (APD) be redesignated into the Rural City Urban Growth Area (UGA) for the City of Duvall. The docket stated the purpose of the redesignation was to create a rural heritage park and for commercial/light industrial use. Approximately 40 acres would be added to the UGA with the other 21 acres remaining in the APD with Agriculture land use and A-35 zoning. We understand the portions of the properties that extend into the APD are not part of the docket and are not being proposed for an urban designation.

The northern portion of the study area is adjacent to the City of Duvall. The small Big Rock Park and a Safeway shopping complex are directly across NE 140th Street from the study area in the City of Duvall. Northeast of the study area are over 100 acres of single family residential properties zoned Urban Reserve

within the UGA. East and south of the study area is Rural Residential properties with single family residences. The Snoqualmie APD is to the west of the study area with a portion of two of the properties within the APD.

A Critical Areas Ordinance (CAO) stream passes through the Rural Residential portion of two of the properties. Fish and ditch work has also been done on these properties. Surrounding the stream is a CAO erosion hazard.

Applicable King County Comprehensive Plan Policies

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

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-401 The rural, incorporated cities and their Urban Growth Areas shall be considered part of the Urban Growth Area for purposes of planning land uses and facility needs. King County should work with rural cities to encourage the provision of affordable housing, to minimize the impacts of new development on the surrounding rural land and to plan for growth consistent with long-term protection of significant historic resources, the surrounding Rural Area and Natural Resource Lands.

R-221 Nonresidential uses in the Rural Area shall be limited to those that:

- a. Provide convenient local services for nearby residents;
- b. Require location in a Rural Area;
- c. Support natural resource-based industries;
- d. Provide adaptive reuse of significant historic resources; or
- e. Provide recreational opportunities that are compatible with the surrounding Rural Area.

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

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.

Analysis

The docket submitted designation of 40 acres of Rural Area land to the Rural City UGA for the City of Duvall for the purpose of creating a rural heritage park and for commercial/light industrial development.

The portion of the properties within the Snoqualmie Agricultural Production District (APD) was not proposed for redesignation. King County Comprehensive Plan (KCCP) policy R-512 does not support removal of the APD properties to the UGA.

KCCP policy R-103 considers the Rural Area to be permanent and can only be redesignated into the UGA if there is insufficient capacity according to the Buildable Lands Report. The City of Duvall did not submit

evidence that the current Rural City UGA is insufficient to accommodate the 20 year growth targets or for jobs or households established by the Countywide Planning Policies.

King County Code 21A.08.040 allows parks and museums on Rural Residential designated properties. The development of the rural heritage park does not inherently require a land use redesignation. The docket listed buildings and equipment on the property as the reason for the heritage park. KCCP policy R-221 supports nonresidential uses in the Rural Area that reuse historical resources and provide recreational opportunities that are compatible with the surrounding Rural Area.

Conclusion

The docket request for a redesignation of the study area to the Rural City Urban Growth Area (UGA) is not required for the development of the rural heritage park, which is allowed by the King County Code permitted use tables (King County Code 21A.08.040). The proposed park could be developed in unincorporated King County under existing zoning.

No evidence has been submitted by the city to indicate there is insufficient development capacity for new jobs within the existing Rural City UGA. The 2007 King County Buildable Lands report indicates there is sufficient capacity for estimated job growth within the current city limits, with additional land available within the Rural City UGA. Expansion of the UGA for additional commercial/industrial development is not warranted.

KCCP policy R-401 calls for lands within the Urban Growth Area to have minimized impacts on surrounding Natural Resource Lands such as the Snoqualmie Agricultural Production District (APD). Conversion of the study area properties to the UGA with related urban development would bring pressure on the ADP at the western border of the Rural Residential portion of the study area and impact the Critical Areas Ordinance stream on the properties. Redesignation would also result in split designation on two of the properties, inconsistent with KCCP policy U-103 that seeks to remove parcels split by the UGA.

Executive Staff Recommendation

Make no changes to the Land Use maps or zoning for properties 2426069007, 2426069009, 2426069010, and 2426069011.



Duvall UGA

Public Review Draft Zoning Map

No Change Recommended



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 Incorporated Areas

A-35 Agricultural, one DU per 35 acres

 Urban Growth Boundary

RA-5 Rural Area, one DU per 5 acres

UR Urban Reserve, one DU per 5 acres



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Duvall UGA Parcels

Parcel	Comprehensive Plan Land Use Map Designation		Zoning		Size (Acres)	Owner	Notes	Development Conditions
	Current	Proposed	Current	Proposed				
2426069007	Agriculture Rural Residential	Agriculture Rural Residential	A-35 RA-5	A-35 RA-5	10.99	Raymond C Burhen	Vacant, rural clearing limits, 100-year flood plain, erosion and landslide hazard, Class 2 aquifer recharge, Snoqualmie River Basin	None
2426069009	Rural Residential	Rural Residential	RA-5	RA-5	10.96	Raymond C Burhen	Vacant, rural clearing limits, Snoqualmie River Basin	None
2426069010	Rural Residential	Rural Residential	RA-5	RA-5	15.85	Raymond C Burhen	Mobile home, rural clearing limits, erosion hazard, Snoqualmie River Basin	None
2426069011	Agriculture Rural Residential	Agriculture Rural Residential	A-35 RA-5	A-35 RA-5	23.44	Raymond C Burhen	Single family residence, rural clearing limits, 100-year flood plain, erosion and seismic hazard, Class 2 aquifer recharge, Snoqualmie River Basin	None



King County

2008 King County Comprehensive Plan Update

Willow Road

Area Zoning Study

Public Review Draft

Department of Development and Environmental Services

Summary

This area zoning study was carried out in response to a docket request to apply the Office/Research Park Development Special District Overlay (SDO-060) to five parcels totaling 14 acres west of the Sammamish Agriculture Production District. The properties are designated as Industrial with Industrial zoning. The application of the Office/Research Park SDO increases development and usage options by allowing all permitted uses within the Industrial, Office, and Regional Businesses zonings.

Background

The Willows Road study area is five properties north of NE 124th Street along the western border of the Sammamish Agriculture Production District (APD). The five properties are in a series west of the train tracks at the current end of 141st Avenue NE. Four of the properties are vacant and the fifth has a single building from Juanita Hauling. All of the properties have a P-suffix condition remaining from the Northshore Community Plan that requires a windbreak of deciduous trees, a twenty-foot wide landscaping buffer, and no vehicular access from future expansions of Willows Road.

East of the study area are two Farmland Preservation Properties within the Sammamish APD. Vacant forested properties are to the west and north of the study area. The west properties are marked by steep elevation within mapped Critical Areas Ordinance landslide and erosion hazards. Southwest of the study area are Industrial designated properties along NE 124th Street that extend into the incorporated area of the City of Kirkland.

The Office/Research Park Development Special District Overlay (SDO-060) allows all permitted uses within the Regional Business, Office, and Industrial zones regardless which of the three the property is zoned. In

addition to the greater permitted uses the SDO requires several development standards.

Applicable King County Comprehensive Plan Policies

U-113 King County shall provide adequate land capacity for residential, commercial and industrial growth in the urban unincorporated area. This land capacity shall include both redevelopment opportunities as well as opportunities for development on vacant lands.

U-170 Within the UGA but outside unincorporated activity centers, properties with existing industrial uses shall be protected. The county may use tools such as special district overlays to identify them for property owners and residents of surrounding neighborhoods.

Analysis

The docket submitted for the study area requested the application of the Office/Research Park Development Special District Overlay (SDO-060). This SDO on Industrial, Regional Business, or Office zoned properties allows any use permitted within the other zonings. For the study area this would expand the permitted uses from Industrial only to include those for Regional Business and Office. Currently four of the five properties are vacant. The fifth has a building constructed for a hauling business. King County Comprehensive Plan (KCCP) policy U-113 supports retention of developable industrial land within the urban unincorporated area.

KCCP policy U-170 allows the use of special district overlays on industrial properties within the Urban Growth Area but outside of unincorporated activity centers. The application of the Office/Research Park Development SDO would be consistent with this policy. The increased permitted uses would encourage development of the currently under-utilized properties without a land use redesignation or a rezone. The current P-suffix condition requiring wind buffers and landscaping remains applicable and is compatible with the Office/Research Park Development SDO. The limitation in access from expansions to Willow Road does not apply as the properties are accessed from 141st Avenue NE.

Conclusion

The Office/Research Park Development SDO would provide more development opportunities for the strip of properties between the Sammamish APD to the east and the elevation change to the west. The allowed uses within the Industrial and Office zoning are consistent with the development and activities that has occurred on the other properties within the Industrial area along NE 124th Street between the APD and the City of Kirkland.

Some of the uses allowed by Regional Business zoning, especially commercial projects such as department stores, would be inconsistent with the surrounding Industrial properties. Regional Business related developments could have a negative impact on the surrounding industrial activities and bring pressure to redesignate these properties to like uses. Limiting the Office/Research Park SDO to uses

within the Industrial and Office zones would avoid these potential conflicts. Amending the Office/Research Park Development SDO would have a negative impact on other areas that are currently within the SDO. A P-suffix on the study area that disallows Regional Business zoning would not affect these other areas.

Executive Staff Recommendation

Amend the zoning designation for parcels 2726059002, 2226059027, 2226059042, 2226059053, and 2226059080 from I-P to I-P-SDO. Apply the Office/Research Park Development Special District Overlay (SDO-060) to the properties. Apply a P-suffix condition prohibiting Regional Business uses on all five properties. Maintain the NS-P7 P-suffix.

No change in Land Use designation is needed.



Willow Road

Public Review Draft Land Use Map

No Change Recommended

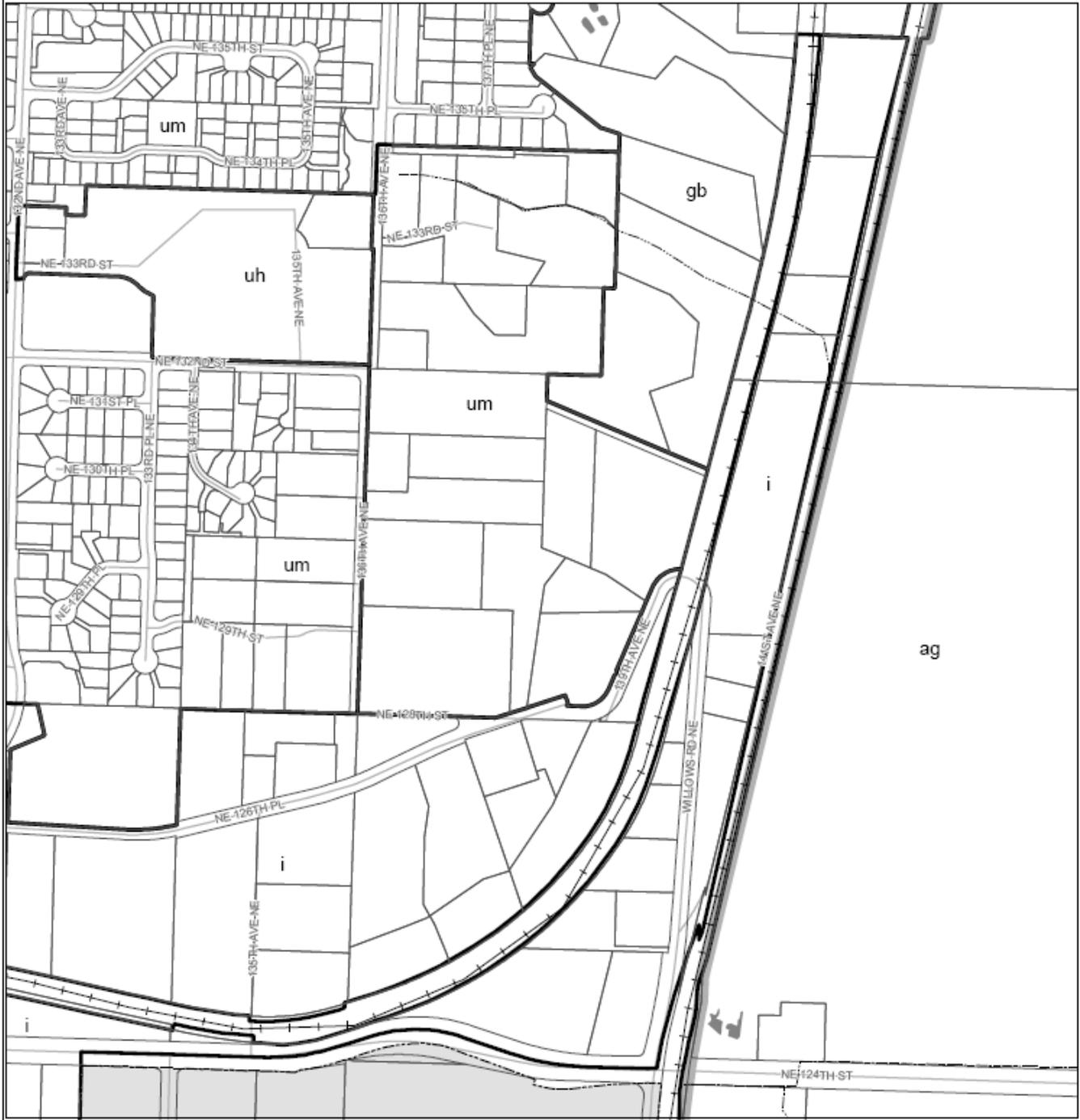


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- | | | | |
|----|---------------------------------------|----|---------------------------|
| | Incorporated Areas | gb | Greenbelt/Urban Separator |
| | Urban Growth Boundary | ag | Agriculture |
| uh | Urban residential, High >12du/acre | i | Industrial |
| um | Urban Residential, Medium 4-12du/acre | | |



Willow Road Parcels

Parcel	Comprehensive Plan Land Use Map Designation		Zoning		Size (Acres)	Owner	Notes	Development Conditions
	Current	Proposed	Current	Proposed				
2726059002	Industrial	Industrial	I-P	I-P-SDO	6.11	Nicholas and S O Leclercq	Vacant, erosion and seismic hazard, Sammamish River Basin	NS-P7 (windbreak and landscaping buffer requirement), SO-220 (repealed)
2226059027	Industrial	Industrial	I-P	I-P-SDO	1.12	Nicholas and S O Leclercq	Vacant, erosion and seismic hazard, Sammamish River Basin	NS-P7 (windbreak and landscaping buffer requirement), SO-220 (repealed)
2226059042	Industrial	Industrial	I-P	I-P-SDO	1.35	Nicholas and S O Leclercq	Vacant, erosion and seismic hazard, Sammamish River Basin	NS-P7 (windbreak and landscaping buffer requirement), SO-220 (repealed)
2226059053	Industrial	Industrial	I-P	I-P-SDO	2.62	Nicholas and S O Leclercq	Vacant, erosion and seismic hazard, Sammamish River Basin	NS-P7 (windbreak and landscaping buffer requirement), SO-220 (repealed)
2226059080	Industrial	Industrial	I-P	I-P-SDO	3.10	Nicholas and S O Leclercq	Light industrial, erosion and landslide hazard, Sammamish River Basin	NS-P7 (windbreak and landscaping buffer requirement), SO-220 (repealed)



King County

2008 King County Comprehensive Plan Update King County Fairgrounds / Enumclaw Exposition Center Area Zoning Study

Public Review Draft

Department of Development and Environmental Services

Summary

This area zoning study was conducted to determine if the Enumclaw Exposition Center (Tax Parcel Number 3020079006) and neighboring properties should be included in the Enumclaw Rural City Urban Growth Area (UGA). Ownership of the former King County Fairgrounds was transferred to the City of Enumclaw in 2006.

Eight additional properties would also be included to avoid the creation of a Rural Area 'island' within a new Enumclaw UGA. One of these additional properties (3020079106) houses the clubhouse for the Enumclaw Golf Course. Six of the properties (3020079069, -9077, -9065, -9064, -9063, and -9007) contain single family residences. The remaining property (3020079101) is vacant.

All studied properties are designated as Rural Residential with RA-10, one home per ten acres, zoning.

It is proposed that the Urban Growth Area and Enumclaw's Potential Annexation Area be amended to include the study area of nine properties. It is proposed that the area be designated Rural City Urban Growth Area and zoned UR, Urban Reserve – one dwelling unit per five acres.

Background

In 2006 King County transferred ownership of the King County Fairgrounds to the City of Enumclaw. This followed the recent transfer of the ownership of the Enumclaw Pool facility and Enumclaw Golf Course from King County to the City of Enumclaw. An adjustment of Enumclaw's UGA was made so the city could annex these properties.

Along the southwest portion of the Enumclaw Exposition Center is the boarder of the Enumclaw Agriculture Production District (APD). The northern and northwestern edge of the property is boarded by Enumclaw's current UGA. The eastern edge is formed by the Enumclaw Golf Course and the eight residential properties also studied for redesignation.

The Enumclaw Exposition Center's premier event is the King County Fair. This yearly event first occurred in 1863, moving to the Enumclaw location after World War II. The Fieldhouse, constructed in the late 1930s, was a Federal Works Progress Administration (WPA) building and has been designated a King County Historic site. Among the 10 buildings on the property are the Fieldhouse, exhibit hall, activity hall, rodeo and covered arenas. Tennis courts, picnic areas, and a summer wading pool are also on the property. The City of Enumclaw intends to build an equestrian facility as part of its tourism plan. Aside from the yearly King County Fair, the Enumclaw Exposition Center is also the home of the Scottish Highland Games, the Olympic Kennel Club Dog Show, and the Less Schwab Classic Car show among other events.

Also proposed for redesignation and inclusion in the City of Enumclaw's UGA are an 'island' of eight properties encompassed by the Enumclaw Golf Course and the Exposition Center. Currently designated as Rural Residential with RA-10 zoning, six of the properties contain single family residences. Of the two remaining properties, one is vacant and the other contains the Enumclaw Golf Course clubhouse in a 1972 building.

Applicable Countywide Planning Policies

FW-1

STEP 9 Amendments to the Countywide Planning Policies may be developed by the Growth Management Planning Council or its successor, or by the Metropolitan King County Council, as provided in this policy. Amendments to the Countywide Planning Policies, not including amendments to the Urban Growth Area pursuant to Step 7 and 8 b and c above, shall be subject to ratification by at least 30 percent of the city and County governments representing 70 percent of the population in King County. Adoption and ratification of this policy shall constitute an amendment to the May 27, 1992 interlocal agreement among King County, the City of Seattle, and the suburban cities and towns in King County for the Growth Management Planning Council of King County.

CC-11 All jurisdictions shall work cooperatively to ensure parks and open spaces are provided as development and redevelopment occur.

Applicable King County Comprehensive Plan Policies

U-101 Development within the Urban Growth Area should create and maintain safe, healthy and diverse communities. These communities should contain a range of affordable housing and employment opportunities, school and recreational facilities and should be designed to protect the natural environment and significant cultural resources.

U-201 In order to meet the Growth Management Act and the regionally adopted Countywide Planning Policies goal of becoming a regional service provider for all county residents and a local service provider in rural areas, King County shall encourage annexation of the remaining urban unincorporated area. The county may also act as a contract service provider where mutually beneficial.

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.

Analysis

Transferring the former King County Fairgrounds to the City of Enumclaw was recommended by the Fairgrounds Board, a panel established in 2003 to advise the Park and Recreation Division on matters related to the fairgrounds. The Executive entered into an agreement with the City of Enumclaw and the King County Council unanimously agreed to the transfer, which included the property and two million dollars for improvements and operation. The fairgrounds were renamed the Enumclaw Exposition Center and included in the City's Rural Economic Development Plan. Countywide Planning Policy CC-11 directs the County to support the City's plan to provide recreational opportunities for its residents and maintain the viability of the fairgrounds.

The other eight studied properties are completely enclosed by the golf course and the Enumclaw Exposition Center. Designating this 'island' of residential properties Urban and adding it to Enumclaw's Potential Annexation Area will allow Enumclaw to annex them and provide necessary services.

Further urban expansion in the area will be limited by the Agriculture Production District on the western edge of the Enumclaw Exposition Center and the Forest Production District on the eastern edge of the Enumclaw Golf Course.

There is no justification for redesignating this study area as Urban based on growth and development needs. There is sufficient development capacity within the existing Urban Growth Area. In this case, however, a public benefit will result by adding the study area to the Urban Area. There will be no added development capacity as a result of this amendment.

Conclusion

The ownership of the former King County Fairgrounds, now named the Enumclaw Exposition Center, was transferred to the City of Enumclaw and is included in its Rural Economic Development Plan. A redesignation of the property from Rural to Urban Reserve within Enumclaw's Urban Growth Area (UGA) would be consistent with the ownership and management of the fairgrounds.

Surrounded by the Enumclaw Exposition Center and the Enumclaw Golf Course are eight properties that

are designated Rural Residential with RA-10, one home per ten acres, zoning. The future annexation of the Enumclaw Exposition Center by the City of Enumclaw would create an 'island' of these Rural properties. Redesignation of these properties to Urban Reserve would avoid creating this Rural Area 'island' and allow the City of Enumclaw to annex them.

Executive Staff Recommendation

Amend the Urban Growth Area to include study area of the Enumclaw Exposition Center and eight additional properties.

Update the Interim Potential Annexation Area Map to include the study area in the City of Enumclaw's Potential Annexation Area.

Amend the King County Comprehensive Plan Land Use Map for properties 3020079069, 3020079106, 3020079077, 3020079065, 3020079064, and 3020079063 from Rural Residential to Rural City Urban Growth Area. Amend the Land Use Map for property 3020079006 from Rural Residential/Open Space to Rural City Urban Growth Area.

Amend the zoning of the study area from RA-10 to Urban Reserve (UR).



Enumclaw Fairgrounds Rural City

Public Review Draft Land Use Map

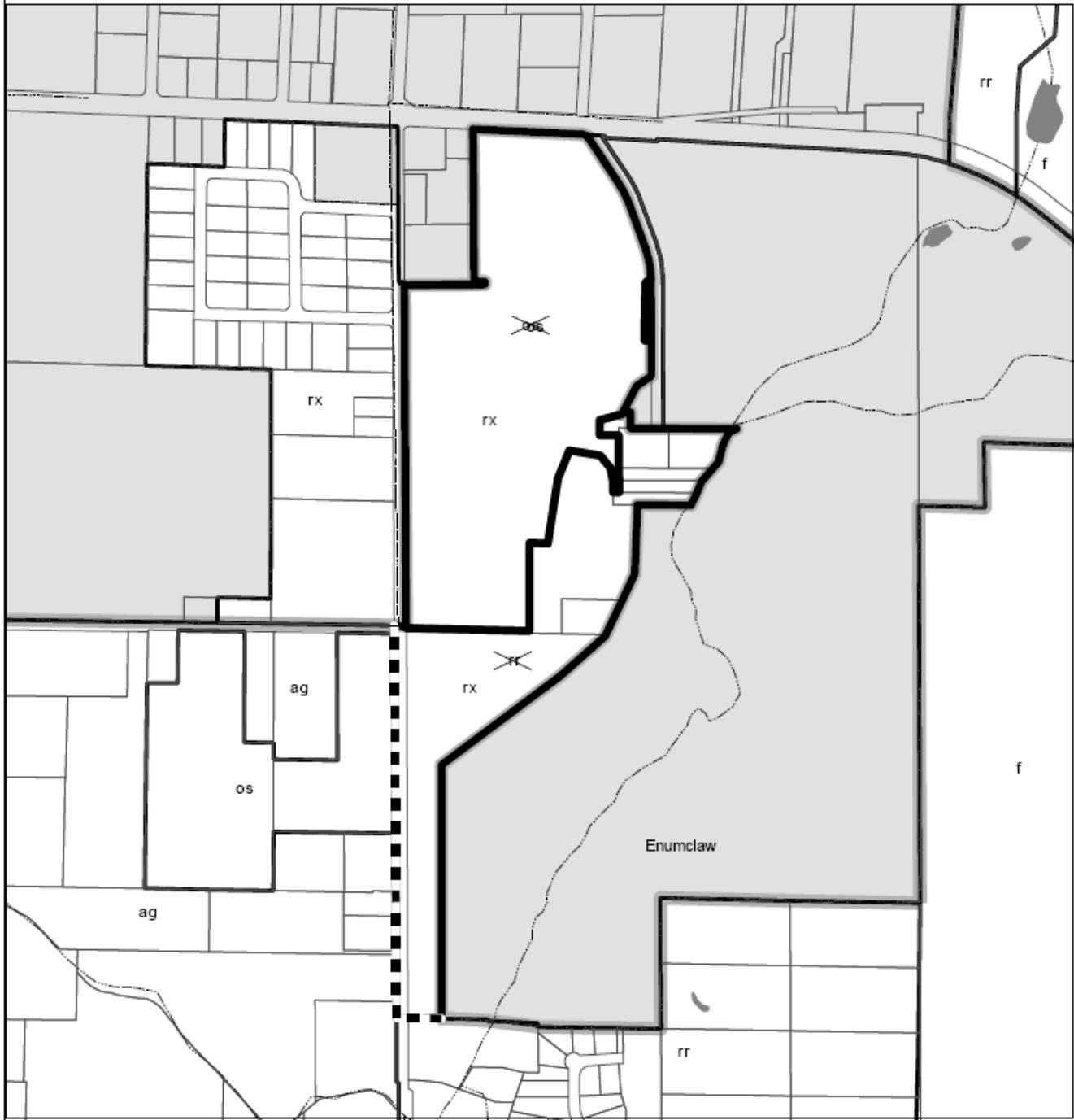


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- rr Rural Residential
- rx Rural City UGA
- ag Agriculture
- f Forestry
- OS King County Owned Open Space/Recreation
- Change Area
- Incorporated Areas
- Proposed Urban Growth Boundary
- Urban Growth Boundary





Enumclaw Fairgrounds Rural City

Public Review Draft Zoning Map



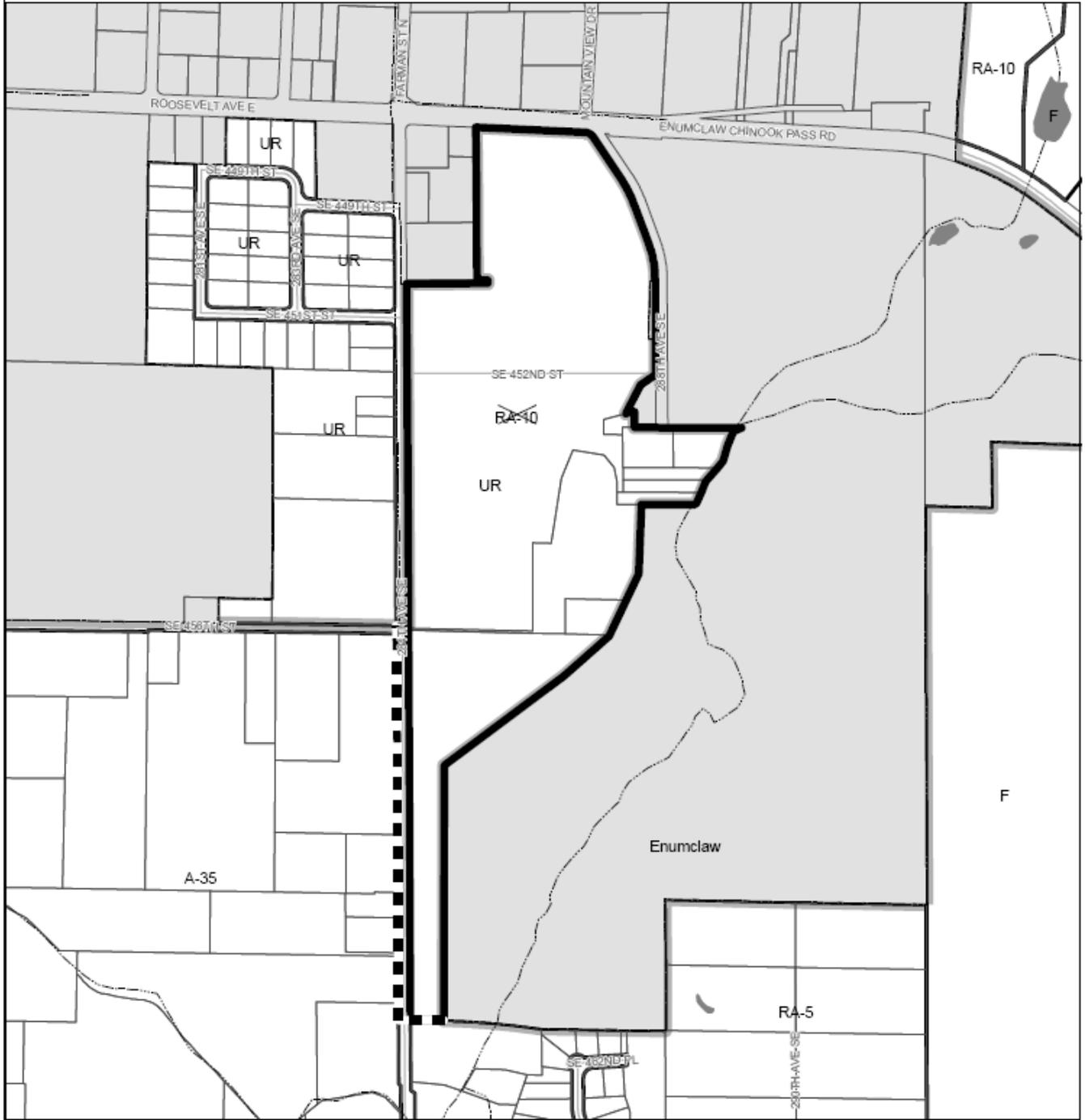
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- RA-5 Rural Area, one DU per 5 acres
- RA-10 Rural Area, one DU per 10 acres
- UR Urban Reserve, one DU per 5 acres
- A-35 Agricultural, one DU per 35 acres

- Change Area
- Incorporated Areas
- Proposed Urban Growth Boundary
- Urban Growth Boundary



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King County Fairgrounds / Enumclaw Exposition Center Parcels

Parcel	Comprehensive Plan Land Use Map Designation		Zoning		Size (Acres)	Owner	Notes	Development Conditions
	Current	Proposed	Current	Proposed				
3020079006	Rural Residential / Open Space	Urban	RA-10	Urban Reserve	63.58	King County	Enumclaw Fairgrounds, 10 buildings, Rural clearing limits, Wetland rating 4, 100 year flood plain, Class 2 Aquifer recharge, Mud Mountain and Newaukum Creek Basin	none
3020079069	Rural Residential	Urban	RA-10	Urban Reserve	1.15	Richard T and Kathleen Corella	Single family residential, Rural clearing limits, Mud Mountain and Newaukum Creek Basin	none
3020079106	Rural Residential	Urban	RA-10	Urban Reserve	0.29	Enumclaw Men's Golf Club	Enumclaw Golf Course, Rural clearing limits, Newaukum Creek Basin	none
3020079077	Rural Residential	Urban	RA-10	Urban Reserve	1.21	Joseph P Mihelich	Single family residential, Rural clearing limits, 100-year flood plain, Mud Mountain Basin	none
3020079065	Rural Residential	Urban	RA-10	Urban Reserve	0.60	Glenn Allan and Diana Bremer	Single family residential, Rural clearing limits, 100-year flood plain, Mud Mountain Basin	none
3020079064	Rural Residential	Urban	RA-10	Urban Reserve	0.55	Jean Strom	Single family residential, Rural clearing limits, 100-year flood plain, Mud Mountain Basin	none
3020079063	Rural Residential	Urban	RA-10	Urban Reserve	0.55	Lydia G Strange	Single family residential, Rural clearing limits, 100-year flood plain, Mud Mountain Basin	none
3020079007	Rural Residential	Urban	RA-10	Urban Reserve	7.49	Walter Bruhn	Single family residential, Rural clearing limits, 100-year flood plain, Class 2 Aquifer recharge, Mud Mountain and Newaukum Creek Basin	none
3020079101	Rural Residential	Urban	RA-10	Urban Reserve	1.06	Robert H and Jacqueline N Bruhn	Vacant single family residential, Rural clearing limits, 100-year flood plain, Mud Mountain and Newaukum Creek Basin	none



King County

2008 King County Comprehensive Plan Update Goodnight Properties Area Zoning Study

Public Review Draft

Department of Development and Environmental Services

Summary

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

Background

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

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

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

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

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

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

Applicable King County Comprehensive Plan Policies

- R-412** New industrial uses in the Rural Area shall be permitted only in Rural Towns and in the designated industrial area adjacent to the Rural Neighborhood of Preston.

- R-414** Existing industrial uses in the Rural Area outside of Rural Towns or the designated industrial area adjacent to the Rural Neighborhood of Preston shall be zoned rural residential but may continue if they qualify as legal, nonconforming uses.

- R-221** Nonresidential uses in the Rural Area shall be limited to those that:
 - a. Provide convenient local services for nearby residents;
 - b. Require location in a Rural Area;
 - c. Support natural resource-based industries;
 - d. Provide adaptive reuse of significant historic resources; or
 - e. Provide recreational opportunities that are compatible with the surrounding Rural Area.

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

Analysis

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

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

Conclusion

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

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

Executive Staff Recommendation

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

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



Goodnight Properties

Public Review Draft Land Use Map

No Change Recommended



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Incorporated Areas



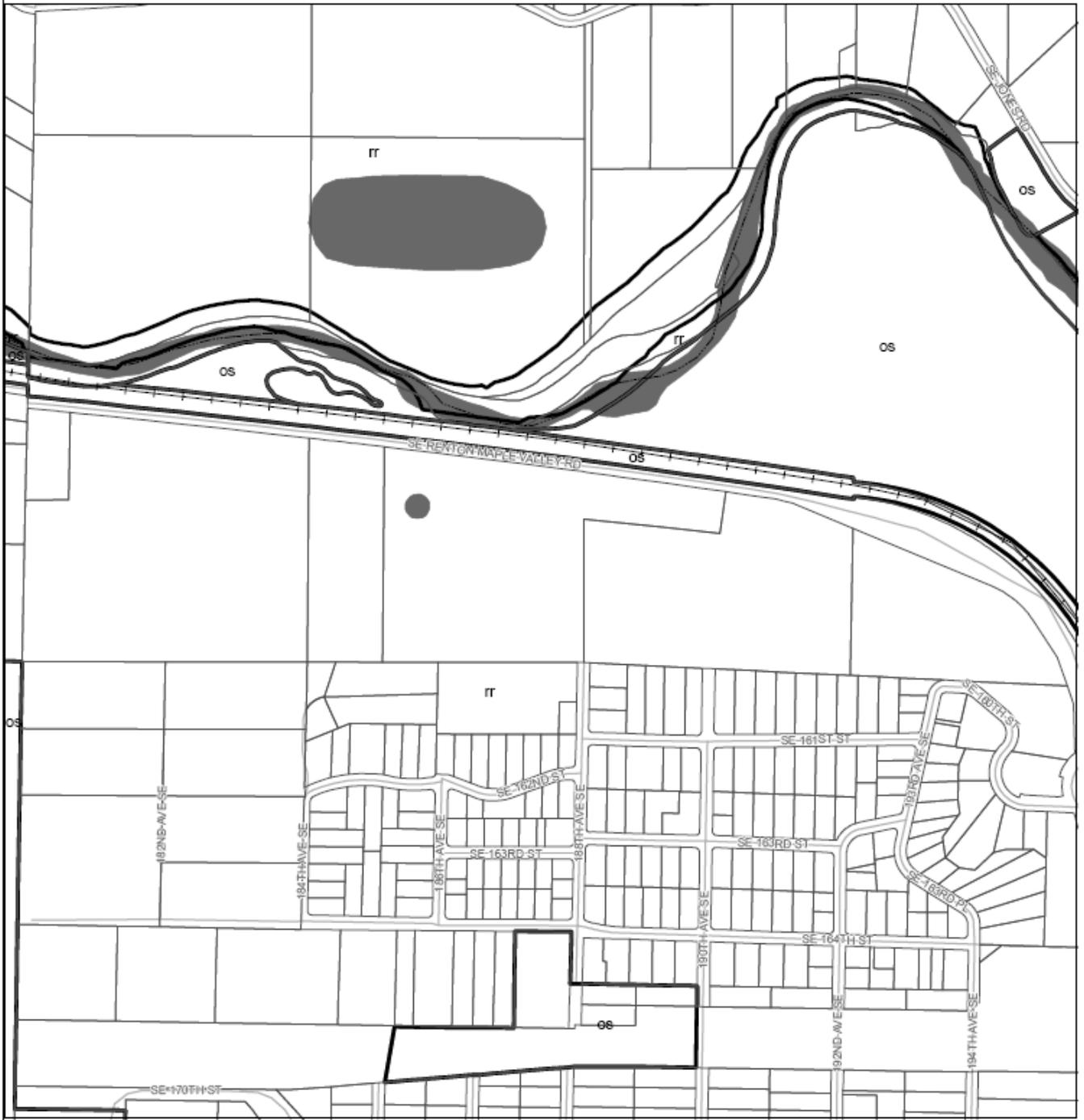
Rural Residential 1du/2.5-10acres



Urban Growth Boundary



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Goodnight Properties Parcel

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



King County

2008 King County Comprehensive Plan Update Hobart Rural Neighborhood Area Zoning Study

Public Review Draft

Department of Development and Environmental Services

Summary

This area zoning study was carried out in response to a docket request to expand the boundary of the Hobart Rural Neighborhood. The approximately 1 acre property (Tax Parcel Number 0622079051) to be included in the Rural Neighborhood is currently designated Rural Residential with RA-5 zoning, one home per five acres. This vacant property is adjacent to three Rural Neighborhood parcels, one of which is the Hobart Food Market.

This property and other nearby properties were studied to determine if they should be redesignated to Neighborhood Business to allow for an expansion of the Hobart Food Market.

Background

The Hobart Food Market is a rural store and gas station at the corner of 276th Avenue SE and SE 204th Street in Eastern King County, south of State Highway 18. The Hobart Post Office is also located at the site. The building that houses the market and post office was originally built in 1946 and is the sole building on the property.

The studied property was originally designated as Rural Neighborhood in the 1984 Tahoma/Raven Heights plan. During the 1994 King County Comprehensive Plan the designation was changed to Rural Residential with RA-5, one home per five acre, zoning.

The two properties to the east are also designated as Neighborhood Business and are vacant. The remaining surrounding properties are zoned RA-5, including the property that is the focus of this area zoning study. The Hobart Food Market is the only store and gas station in the area.

The owner would like to move the gas pumps from the front of the store (facing 276th Avenue SE) to the south, onto the studied property. An espresso stand would also be built on the property. Currently this property is unused.

Applicable King County Comprehensive Plan Policies

- 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.
- R-410** Rural neighborhoods should accommodate only small-scale retail, community and human services and personal service uses that provide convenience shopping and services to nearby Rural Area residents. If land suitable for residential development is included within the boundaries of a rural neighborhood, it should be zoned for rural residential development consistent with the residential development policies of this plan.
- R-411** King County should adopt commercial development standards for rural neighborhoods that facilitate economic reuse of existing structures, minimize increases in impervious surfaces and encourage retention of historic character and scale. Urban-level parking, landscaping and street improvement standards are not appropriate for Rural Neighborhoods.

Analysis

This subarea plan was conducted to determine if a change from Rural Residential to Neighborhood Business is appropriate. The reason for the redesignation is to accommodate an expansion of the Hobart Food Market. The area targeted for expansion is on the corner of the intersection of 276th Avenue SE and SE 204th Street. Roads bordering Neighborhood Business zoned parcels isolate the property from other RA-5 properties on three sides. The property's location at the corner of an intersection and adjacent to the Hobart Food Market makes it unlikely to be developed as residential. Currently the property is vacant and unused.

The building that houses the Hobart Food Market and Hobart Post Office has existed since 1946. It functions as the sole source of groceries and gasoline for the immediate rural area. An expansion of the Hobart Food Market could ensure the continued operation of this historical neighborhood business.

The 1984 Tahoma/Raven Heights plan designated the property as part of the Hobart Rural Neighborhood. During the 1994 King County Comprehensive Plan the land use designation was changed to Rural Residential with RA-5 zoning, one house per five acre. There are no records that indicate why this change was made. Due to the flat, treeless composition of the property, expansion of the Hobart Food Market could occur with minimal interruption to the neighboring properties. This expansion would also take advantage of the intersection of 276th Avenue SE and SE 204th Street by providing additional points of access. For these reasons the studied property remains the most appropriate for expansion of the Rural

Neighborhood.

King County Comprehensive Plan policies allow for expansion of Rural Neighborhoods for small-scale commercial uses through the subarea plan process.

Conclusion

The expansion of the Hobart Food Market will provide additional opportunities for services and convenient shopping for the surrounding Rural Area without adverse impacts on the adjacent properties. This expansion will increase the economic vitality of this historic market. The property's location makes it unlikely to be developed as residential. Redesignation to Neighborhood Business represents the best use of the property and location for the expansion of the Hobart Food Market. The most logical parcel for expansion of this Rural Neighborhood is the parcel adjacent to the existing grocery store. No further expansion of the Hobart Rural Neighborhood is warranted at this time.

Therefore, the proposed Land Use Map and zoning amendments are consistent with applicable King County Comprehensive Plan policies and appropriate given the existing natural features and development pattern of the study area.

Executive Staff Recommendation

Amend the King County Comprehensive Plan Land Use Map designation for parcel 0622079051 from Rural Residential to Rural Neighborhood.

Amend the zoning designation for parcel 0622079051 from RA-5, one home per five acres, to NB, Neighborhood Business.



Hobart Subarea Plan

Public Review Draft Zoning Map



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RA-5 Rural Area, one DU per 5 acres

NB Neighborhood Business

 Change Area



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Hobart Rural Neighborhood Parcel

Parcel	Comprehensive Plan Land Use Map Designation		Zoning		Size (Acres)	Owner	Notes	Development Conditions
	Current	Proposed	Current	Proposed				
622079051	Rural Residential	Rural Neighborhood	RA-5	NB	1.07	Iverson Family Trust	Commercial vacant, rural clearing limits, Issaquah Creek Basin	KCC-21A.12.03B.19 (Maximum Impervious Surface Area), SR-15-1 (Repealed)



King County

2008 King County Comprehensive Plan Update Jenkins Creek Notch Area Zoning Study

Public Review Draft

Department of Development and Environmental Services

Summary

The Jenkins Creek Notch is a 272 acre Rural Residential designated area outside of the City of Covington's incorporated area. The 105 properties within the study area are currently zoned RA-5, one home per five acres. The Jenkins Creek Notch was included as a study area in the approved scope of work for the King County Comprehensive Plan (KCCP) update. A docket was also filed for approximately 70 acres within the study area that proposed a redesignation to commercial use. The City of Covington identified the Jenkins Creek Notch as a Potential Annexation Area even though the notch is designated Rural by the KCCP.

Background

The Jenkins Creek Notch study area of 105 properties is located in the "Northern Notch" outside the City of Covington. Currently the area is zoned RA-5, one home per acre. The outer edge of the incorporated area of the City of Covington surrounds the study area on three sides with Rural Residential designated properties on the remaining eastern edge of the notch. State Route 18 and SE Wax Road comprise the southern and northern boundaries. 180th Avenue SE runs along the western boundary.

The Jenkins Creek Notch was first created by the Soos Creek Basin Plan in 1990. Recommendation BW1 called for a density of one home per five acres near streams in Locally Significant Resource areas (LSRA). The portion of Jenkins Creek near Covington was specifically addressed by Soos Creek Basin Plan recommendation AS9. Implementing this recommendation for rural densities along stream corridors, the Revised Tahoma/Raven Heights Communities Plan established AR-5 zoning to maintain the one home per five acre density. The 1994 King County Comprehensive Plan continued this density by designating the area Rural Residential with RA-5 zoning.

A new interchange for SR-18 at SE 256th Street was completed within the Jenkins Creek Notch in 2002. This project included mitigation for Jenkins Creek, which was determined to be a salmonid supporting stream with significant wetland habitat (*SR 18: 180th Ave SE to Maple Valley (MP 12.57 to MP 16.55)(Wetland KA) Mitigation Site c6008*). Since completion of the interchange the Washington State Department of Transportation is in the fourth year of a ten year wetland assessment monitoring program. Three of the properties within the notch are owned by the WDOT and another by the Department of Natural Resources. The new interchange did not create any additional access points for the notch from the City of Covington. King County staff did not notice considerable alterations to the neighborhood aside from the interchange itself.

The *Habitat Limiting Factors and Reconnaissance Assessment Report* for WRIA 9 (King County, King Conservation District, 2000) lists Coho, cutthroat and steelhead (recently listed as “Threatened” under the Endangered Species Act) as Present – First Hand Information within the Notch portion of Jenkins Creek. Additionally Chinook are listed as Should Be Present due to the “suitable habitat conditions, presence in adjacent waters, and absence of known barriers” of Jenkins Creek.

The Little Soos Creek Wetlands Natural Area is in the southwestern corner of the notch on a King County owned property. This natural area is part of the King County managed Ecological Lands system.

The six properties proposed for rezoning to Commercial in the docket request are along SR-18, near the new interchange. The remaining properties in the notch are either residential or vacant.

Applicable Soos Creek Basin Plan recommendations

JENKINS PORTION OF URBAN ACTIVITY CENTER (“COVINGTON CENTER”) (AS9) The provisions of AS5 (see Little Soos section) would apply in the Jenkins Creek portion of the Covington Urban Activity Center. Implementing Documents: Soos Creek Community Plan, King County Surface Water and Design Manual and appendices.

The Master Drainage Plan Alternative (AS5) allows flow and fisheries impacts to be studied and mitigated on a comprehensive rather than project-by-project basis. Approval of new permits in about 570 acres in the Little Soos Creek Basin would be delayed until approval of a master drainage plan. This more comprehensive mitigation requires that future flow increases can be mitigated to 1985 levels. However, all adverse effects of urbanization cannot be mitigated and thus some habitat damage will occur.

- BW1** Stream Corridor Management. Undeveloped property within ¼ mile of the ordinary high water mark (OHW) of Class 1, 2, and 3 streams in LSRAs should be zoned for densities of one unit/five acres or less. The location of this stream-corridor boundary should be set at exactly ¼ mile from the OHW, unless a more detailed assessment conducted during Area Zoning adjusts the boundary according to the following criteria:
- Low-density corridor is not applied where affected property is developed to urban densities by virtue of pre-existing urban lot sizes and sewer service on the site.
 - If ¼ –mile boundary falls on a Class III Landslide Hazard Area or Erosion Hazard Area as defined in the Sensitive Areas Ordinance, boundary should be moved to include all parts

- of the sensitive area within ½ mile of the OHW.
- If a portion of the ¼-mile corridor extends outside of the Soos Creek Basin or outside of locally significant subcatchments, that portion should be excluded from the density controls (except as provided by Recommendations AS10 and AS15). If this reduces the corridor to 1/8-mile or less, stream buffers greater than those in Recommendation CW1 may be required.

Applicable Countywide Planning Policy

LU-7 Designated Rural Areas are 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 policy FW-1. Future growth should be accommodated to the maximum extent feasible by efficient use of existing urban land within the Urban Growth Area. Annexation of Rural Areas to cities shall be prohibited. When annexation of Rural Areas is necessary to link two Urban Areas, that intervening Rural Area shall be designated as permanent urban separator at low rural densities.

Applicable King County Comprehensive Plan Policies

U-102 The Urban Growth Area designations shown on the official Land Use Map includes enough land to provide the capacity to accommodate growth expected over the period 2001-2022. These lands should include only those lands that meet the following criteria.

- a. Are characterized by urban development which can be efficiently and cost effectively served by roads, water, sanitary sewer and storm drainage, schools and other urban governmental services within the next 20 years;
- b. Do not extend beyond natural boundaries, such as watersheds, which impede provision of urban services; 2-3 September 2004
- c. Respect topographical features which form a natural edge such as rivers and ridge lines;
- d. Are sufficiently free of environmental constraints to be able to support urban growth without major environmental impacts unless such areas are designated as an urban separator by interlocal agreement between jurisdictions;
- e. Are included within the Bear Creek Urban Planned Development (UPD) sites; and
- f. Are not rural land or unincorporated agricultural or forestry lands designated through the Countywide Planning Policies Plan process.

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.

Applicable City of Covington Comprehensive Plan Policies

LNP 1.1 Plan for a fair share of King County growth by accommodating urban development while limiting the conversion of undeveloped land into low-density sprawling development.

LNP 1.2 Direct growth as follows: a) first, to areas with existing infrastructure capacity; b) second, to areas where infrastructure improvements can be easily extended; c) last, to areas requiring major infrastructure improvements.

LNP 1.6 Designate a Downtown Subarea that concentrates employment, multifamily residential, mixed-use, infrastructure, and transit improvements.

Analysis

This area zoning study was conducted as part of the approved scope of work for the King County Comprehensive Plan (KCCP) update. The City of Covington has identified the notch as a Potential Annexation Area (PAA). Additionally a docket request proposed a redesignation of about 70 acres within

the notch as Commercial for big box retail. Currently the area is designated Rural Residential with RA-5, one home per five acres, zoning. The proposed Urban designation for the notch would include Commercial and Residential zoning.

The 70 acres of properties proposed for commercial zoning are along SR-18 and are vacant. Currently these properties are reached by a short dead-end road off of SE 256th Street near the SR-18 interchange. Properties within the notch are also reachable by cul-de-sacs or 188th Avenue SE, which also is a dead-end road.

The docket request also proposed 70 out of the notch's 272 acres to serve as a stream conservancy for Jenkins Creek. As Jenkins Creek passes through only three of the proposed commercial properties and adjacent to a fourth, the majority of the proposed stream buffer would come from the remaining residential properties. The buffer as proposed within the docket would be 400 feet for the length of Jenkins Creek through the notch. No evidence was presented at how much development has already occurred within this range or the buffer's ability to protect the environment from the impacts of commercial and higher density development.

The remaining 132 acres would be designated as Urban Residential according to the docket proposal. No other docket requests proposing this land use redesignation have been submitted. No other property owners have submitted support for the creation of a stream conservancy on their properties. Of the properties over ten acres in the RA-5 zoned notch, no permits to enable subdivision have been requested.

Revised Code of Washington (RCW) 36.70A.110 directs cities and counties to develop Urban Growth Areas based on population projections provided by the Office of Financial Management. The 2002 Buildable Lands Report indicated there was 64.33 net acres of vacant and redevelopable land which could be used for commercial and industrial land supply. That is enough to support 1,245 jobs, considerably beyond the City of Covington's job target. In addition, there are 774 net vacant and redevelopable land acres for residential development within the City of Covington's UGA. The City of Covington Comprehensive Plan LNP 1.6 directs employment to a designated Downtown Subarea. Further, the City of Covington has not presented evidence that the land supply as determined by the Buildable Lands Report is insufficient to contain the twenty-year population projection as directed by the Growth Management Act.

Conclusion

The area of the Jenkins Creek Notch was originally created by the Soos Creek Basin Plan to protect the

creek from the urban development that was occurring in the nearby City of Covington and return it to 1985 level flows. In the Bear Creek Basin Current Future Conditions Analysis, areas of the Soos Creek Basin were expected to have stream flows 3.5 times this level. Rural density of one home per five acres was established to protect the streams within the Soos Creek Basin and the Jenkins Creek near Covington specifically. Consistent with the Soos Creek Basin Plan, the Jenkins Creek Notch was first established by the 1991 Revised Tahoma/Raven Heights Community Plan Area Zoning and then by the 1994 King County Comprehensive Plan (KCCP).

The docket request proposed a 400 foot buffer to protect the stream as part of the redesignation and development of the notch. Most of the properties along the stream are not owned by the docket requester and no evidence of support by other property owners has been submitted. No evidence has been given that this buffer would provide sufficient stream protection from the proposed commercial and higher density residential development.

The *Habitat Limiting Factors and Reconnaissance Assessment Report* done by King County and King Conservation District for WRIA 9 lists the Notch portion of Jenkins Creek as Present – First Hand for Coho, cutthroat and steelhead (recently listed as “Threatened” under the Endangered Species Act). Additionally Chinook was determined as Should Be Present. A separate study conducted for the Washington State Department of Trade determined that Jenkins Creek was a salmonid supporting stream with significant wetland habitat. The presence of salmon in the Notch portion of Jenkins Creek supports the continued use of the Rural Residential designation as a way to protect the stream and surrounding wetland.

Expanding the Urban Growth Area into the Rural Area would mean extension of costly urban services. For example, urban density development would require the need for improvements of the roads servicing the area. The Soos Creek Water and Sewer District (SCWSD) would also have to amend their comprehensive sewer plan to reflect service to the entire 272 acre notch, as sewers are required in Urban Areas. Currently, residences in the notch are serviced by private septic systems. Further, allowing big box commercial on 70 acres in the notch will bring pressure to bear on the remaining 200 acres to seek similar land use and zoning.

Additional areas of commercial development may be in conflict with City of Covington Comprehensive Plan policy LNP 1.2, which directs growth primarily to areas with existing infrastructure. The introduction to section 4.3 of the Downtown Element chapter of the City of Covington Comprehensive Plan identified the presence of “risks and costs associated with providing an over-supply of commercially zoned land.” Redirection of capital improvement funds may have a negative impact on the continued development of a

downtown center, especially on the vehicle and pedestrian improvements identified as priorities in the Downtown Element chapter.

The 2002 Buildable Lands Report determined that the City of Covington had 774 net residential acres, plus 64.33 net acres with commercial and industrial zoning. No evidence has been submitted that this land supply is insufficient for the 20 year population growth projection as determined by the Office of Financial Management. Without evidence of insufficient land supply, King County Comprehensive Plan R-103 and City of Covington Comprehensive Plan Policy LNP 1.1 do not support expansion of the Urban Area. The designation of a new Potential Annexation Area for the City of Covington in the Rural Area is not supported by the Growth Management Act, Countywide Planning Policies, or the King County Comprehensive Plan.

Executive Staff Recommendation

Make no adjustments to the King County Comprehensive Plan Land Use Map designation for the Jenkins Creek Notch.

Maintain the current zoning designation for the properties within the Jenkins Creek Notch subarea study at RA-5, one home per five acres.

Jenkins Creek "Notch" Parcels

Parcel	Comprehensive Plan Land Use Map Designation		Zoning		Size (Acres)	Owner	Notes	Development Conditions
	Current	Proposed	Current	Proposed				
1922069039	Rural Residential	Rural Residential	RA-5	RA-5	8.00	Branbar LLC	Vacant residential, Class 2 aquifer recharge, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
1922069014	Rural Residential	Rural Residential	RA-5	RA-5	19.05	Branbar LLC	Vacant residential, Class 2 aquifer recharge, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
1922069199	Rural Residential	Rural Residential	RA-5	RA-5	10.17	Branbar LLC	Vacant residential, wetland, Class 2 aquifer recharge, Rural Clearing limits, Jenkins Creek Basin	none
1922069200	Rural Residential	Rural Residential	RA-5	RA-5	18.39	Branbar LLC	Vacant residential, wetland, Class 2 aquifer recharge, Rural Clearing limits, Jenkins Creek Basin	none
1922069203	Rural Residential	Rural Residential	RA-5	RA-5	0.51	Branbar LLC	Vacant residential, Class 2 aquifer recharge, Rural Clearing limits, Jenkins Creek Basin	none
1922069202	Rural Residential	Rural Residential	RA-5	RA-5	0.79	Branbar LLC	Vacant residential, wetland, Rural Clearing limits, Jenkins Creek Basin	none
1922069201	Rural Residential	Rural Residential	RA-5	RA-5	2.39	Branbar LLC	Vacant residential, wetland, Class 2 aquifer recharge, Rural Clearing limits, Jenkins Creek Basin	none
1922069103	Rural Residential	Rural Residential	RA-5	RA-5	0.45	Felipe C and Vicki Jo Ramos	Single family residential, Rural Clearing limits, Jenkins Creek Basin	SO-220 (Repealed), TR-P44 (Repealed)
1922069120	Rural Residential	Rural Residential	RA-5	RA-5	0.40	Wayne O and Mary E Loron	Single family residential, Rural Clearing limits, Jenkins Creek Basin	SO-220 (Repealed), TR-P44 (Repealed)
1922069107	Rural Residential	Rural Residential	RA-5	RA-5	0.45	Donald J R and Shannon M Hyde	Single family residential, Rural Clearing limits, Jenkins Creek Basin	SO-220 (Repealed), TR-P44 (Repealed)
1922069026	Rural Residential	Rural Residential	RA-5	RA-5	2.54	William S and Ann M Hawkins	Single family residential, Class 2 aquifer recharge, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
1922069077	Rural Residential	Rural Residential	RA-5	RA-5	3.84	Chris Ratigan	Mobile home, Rural Clearing limits, Jenkins Creek Basin	SO-220 (Repealed), TR-P44 (Repealed)
3022069051	Rural Residential	Rural Residential	RA-5	RA-5	2.53	Warren L Neuroth	Single family residential, Class 2 aquifer recharge, Rural Clearing limits, Jenkins Creek Basin	SO-220 (Repealed), TR-P44 (Repealed)
3022069073	Rural Residential	Rural Residential	RA-5	RA-5	0.79	Paul J and Jackie W Cunningham	Vacant residential, Rural Clearing limits, Jenkins Creek Basin	SO-220 (Repealed), TR-P44 (Repealed)
3022069041	Rural Residential	Rural Residential	RA-5	RA-5	1.05	James A and Susan M B King Jr.	Single family residential, Class 2 aquifer recharge, Rural Clearing limits, Jenkins Creek Basin	SO-220 (Repealed), TR-P44 (Repealed)

Jenkins Creek "Notch" Parcels (continued)

Parcel	Comprehensive Plan Land Use Map Designation		Zoning		Size (Acres)	Owner	Notes	Development Conditions
	Current	Proposed	Current	Proposed				
3022069080	Rural Residential	Rural Residential	RA-5	RA-5	0.93	Don and Teresa Kramer	Single family residential, Class 2 aquifer recharge, Rural Clearing limits, Jenkins Creek Basin	SO-220 (Repealed), TR-P44 (Repealed)
3022069006	Rural Residential	Rural Residential	RA-5	RA-5	7.54	King County	Vacant residential, wetland, Class 2 aquifer recharge, Rural Clearing limits, Jenkins Creek Basin	SO-220 (Repealed), TR-P44 (Repealed)
3022069079	Rural Residential	Rural Residential	RA-5	RA-5	0.93	James and Susan King	Single family residential, Class 2 aquifer recharge, Rural Clearing limits, Jenkins Creek Basin	SO-220 (Repealed), TR-P44 (Repealed)
3022069060	Rural Residential	Rural Residential	RA-5	RA-5	0.96	Paul J and Jackie W Cunningham	Single family residential, Class 2 aquifer recharge, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
3022069033	Rural Residential	Rural Residential	RA-5	RA-5	0.93	Gary K and Beverly A Borsheim	Single family residential, Class 2 aquifer recharge, Rural Clearing limits, Jenkins Creek Basin	SO-220 (Repealed), TR-P44 (Repealed)
3022069081	Rural Residential	Rural Residential	RA-5	RA-5	0.91	Bradley Lamb	Mobile home, Class 2 aquifer recharge, Rural Clearing limits, Jenkins Creek Basin	SO-220 (Repealed), TR-P44 (Repealed)
7457700060	Rural Residential	Rural Residential	RA-5	RA-5	0.32	Terence Blaine	Single family residential, Rural Clearing limits, Jenkins Creek Basin	SO-220 (Repealed), TR-P44 (Repealed)
7457700050	Rural Residential	Rural Residential	RA-5	RA-5	0.25	Richard N and Jane C Blair	Single family residential, Rural Clearing limits, Jenkins Creek Basin	SO-220 (Repealed), TR-P44 (Repealed)
7457700090	Rural Residential	Rural Residential	RA-5	RA-5	0.22	Toni Prudden	Single family residential, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
7457700070	Rural Residential	Rural Residential	RA-5	RA-5	0.26	Dale L Roberts	Single family residential, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
7457700080	Rural Residential	Rural Residential	RA-5	RA-5	0.22	Randy D and Rhonda B Hubert	Single family residential, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
7457700020	Rural Residential	Rural Residential	RA-5	RA-5	0.25	Steven R and Jeanne L Pettigrew	Single family residential, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
1922069011	Rural Residential	Rural Residential	RA-5	RA-5	5.10	Marvin and Lavonne Milosevich	Vacant residential, Class 2 aquifer recharge, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
1922069143	Rural Residential	Rural Residential	RA-5	RA-5	3.31	Fred and Patricia Lanctot	Single family residential, Class 2 aquifer recharge, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
1922069063	Rural Residential	Rural Residential	RA-5	RA-5	5.55	Marvin and Lavonne Milosevich	Vacant residential, Class 2 aquifer recharge, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)

Jenkins Creek "Notch" Parcels (continued)

Parcel	Comprehensive Plan Land Use Map Designation		Zoning		Size (Acres)	Owner	Notes	Development Conditions
	Current	Proposed	Current	Proposed				
1922069147	Rural Residential	Rural Residential	RA-5	RA-5	1.21	Marvin and Lavonne Milosevich	Single family residential, Class 2 aquifer recharge, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
1922069082	Rural Residential	Rural Residential	RA-5	RA-5	3.85	Wesley C Hamilton	Single family residential, Class 2 aquifer recharge, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
1922069144	Rural Residential	Rural Residential	RA-5	RA-5	5.15	John H Ball	Single family residential, Class 2 aquifer recharge, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
7457700130	Rural Residential	Rural Residential	RA-5	RA-5	0.28	Dick A Waldon	Single family residential, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
7457700200	Rural Residential	Rural Residential	RA-5	RA-5	0.25	Patricia J Dyer	Single family residential, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
7457700160	Rural Residential	Rural Residential	RA-5	RA-5	0.39	Charles L and Virginia Kaufman	Single family residential, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
7457700110	Rural Residential	Rural Residential	RA-5	RA-5	0.22	Stephen R and Denise L Talcott	Single family residential, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
7457700220	Rural Residential	Rural Residential	RA-5	RA-5	0.21	Stephanie A and James A Decker	Single family residential, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
7457700150	Rural Residential	Rural Residential	RA-5	RA-5	0.25	Eric S and Rondi K Kilbury	Single family residential, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
7457700120	Rural Residential	Rural Residential	RA-5	RA-5	0.23	Harvey J and Hilda J Pierce	Single family residential, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
7457700140	Rural Residential	Rural Residential	RA-5	RA-5	0.25	Carol J Oie	Single family residential, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
7457700100	Rural Residential	Rural Residential	RA-5	RA-5	0.22	Benjamin R Kenn and Waggoner Me	Single family residential, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
7457700030	Rural Residential	Rural Residential	RA-5	RA-5	0.22	Darren P and Toni M Fry	Single family residential, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
7457700040	Rural Residential	Rural Residential	RA-5	RA-5	0.19	Christopher M Paulsen	Single family residential, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
7457700010	Rural Residential	Rural Residential	RA-5	RA-5	0.23	Mary J Spangler	Single family residential, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
7457700210	Rural Residential	Rural Residential	RA-5	RA-5	0.21	Todd A and Leslie A Knoyle	Single family residential, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
7457700230	Rural Residential	Rural Residential	RA-5	RA-5	0.24	Mark S Elliot	Single family residential, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
3022069005	Rural Residential	Rural Residential	RA-5	RA-5	7.24	Bradley J Wilson	Single family residential, wetland, Class 2 aquifer recharge, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)

Jenkins Creek "Notch" Parcels (continued)

Parcel	Comprehensive Plan Land Use Map Designation		Zoning		Size (Acres)	Owner	Notes	Development Conditions
	Current	Proposed	Current	Proposed				
7457700180	Rural Residential	Rural Residential	RA-5	RA-5	0.20	Cheri A Bell and Patrick J Brzu	Single family residential, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
7457700170	Rural Residential	Rural Residential	RA-5	RA-5	0.36	Calvin E Wood	Single family residential, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
7457700190	Rural Residential	Rural Residential	RA-5	RA-5	0.28	Saul Aranda	Single family residential, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
7457700240	Rural Residential	Rural Residential	RA-5	RA-5	0.24	Brian and Stephanie Smith	Single family residential, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
1922069043	Rural Residential	Rural Residential	RA-5	RA-5	3.94	Department of Transportation	Vacant residential, Class 2 aquifer recharge, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
1922069030	Rural Residential	Rural Residential	RA-5	RA-5	3.02	Robert J Hallstrom	Single family residential, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
1922069145	Rural Residential	Rural Residential	RA-5	RA-5	5.15	John H Ball Trustee	Vacant residential, Class 2 aquifer recharge, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
1922069012	Rural Residential	Rural Residential	RA-5	RA-5	4.58	WA State Dept of Transportation	Vacant residential, Class 2 aquifer recharge, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
1922069096	Rural Residential	Rural Residential	RA-5	RA-5	0.26	Joseph Davis	Single family residential, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
1922069028	Rural Residential	Rural Residential	RA-5	RA-5	1.28	Fred and Patricia Lanctot	Single family residential, Class 2 aquifer recharge, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
1922069123	Rural Residential	Rural Residential	RA-5	RA-5	0.22	Elizabeth Storm	Single family residential, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
1922069132	Rural Residential	Rural Residential	RA-5	RA-5	0.36	Todd W Petchnick	Single family residential, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
1922069194	Rural Residential	Rural Residential	RA-5	RA-5	0.69	Vasyl Dmytriv	Vacant residential, Class 2 aquifer recharge, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
1922069207	Rural Residential	Rural Residential	RA-5	RA-5	2.51	State of Washington	Vacant residential, Class 2 aquifer recharge, Rural Clearing limits, Jenkins Creek Basin	
7457700250	Rural Residential	Rural Residential	RA-5	RA-5	0.22	Daniel J Manary	Single family residential, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
1922069022	Rural Residential	Rural Residential	RA-5	RA-5	12.05	Philip H Leeds	Single family residential, Class 2 aquifer recharge, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)

Jenkins Creek "Notch" Parcels (continued)

Parcel	Comprehensive Plan Land Use Map Designation		Zoning		Size (Acres)	Owner	Notes	Development Conditions
	Current	Proposed	Current	Proposed				
1922069017	Rural Residential	Rural Residential	RA-5	RA-5	2.09	Harold N Jones Living Trust	Mobile home, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
1922069115	Rural Residential	Rural Residential	RA-5	RA-5	0.97	Mark W Petty	Single family residential, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
1922069009	Rural Residential	Rural Residential	RA-5	RA-5	10.53	Stephen L Lisenby	Single family residential, Class 2 aquifer recharge, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
1922069130	Rural Residential	Rural Residential	RA-5	RA-5	2.46	Michael David Evans	Single family residential, Class 2 aquifer recharge, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
1922069062	Rural Residential	Rural Residential	RA-5	RA-5	1.42	Terry L Stanton	Vacant residential, wetland, Class 2 aquifer recharge, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
1922069189	Rural Residential	Rural Residential	RA-5	RA-5	0.89	David and Elizabeth Kelly	Mobile home, Class 2 aquifer recharge, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
1922069166	Rural Residential	Rural Residential	RA-5	RA-5	1.41	Martin Brett	Single family residential, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
1922069187	Rural Residential	Rural Residential	RA-5	RA-5	1.82	David and Helen Bailie	Single family residential, Class 2 aquifer recharge, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
1922069188	Rural Residential	Rural Residential	RA-5	RA-5	1.15	Bruce Ward	Mobile home, Class 2 aquifer recharge, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
1922069058	Rural Residential	Rural Residential	RA-5	RA-5	0.55	Joel L and Annie H Hathaway	Single family residential, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
1922069133	Rural Residential	Rural Residential	RA-5	RA-5	0.82	Paul E Hansen	Single family residential, Class 2 aquifer recharge, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
1922069155	Rural Residential	Rural Residential	RA-5	RA-5	3.70	D D Phelps and B J Lambertson	Mobile home, wetland, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
1922069061	Rural Residential	Rural Residential	RA-5	RA-5	12.52	Thomas H Larson Sr	Single family residential, wetland, Class 2 aquifer recharge	TR-P44 (Repealed)
1922069071	Rural Residential	Rural Residential	RA-5	RA-5	6.71	Mark J and Audrey Torrey	Single family residential, wetland, Class 2 aquifer recharge, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
1922069040	Rural Residential	Rural Residential	RA-5	RA-5	6.08	Marilyn Bradley	Mobile home, wetland, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)

Jenkins Creek "Notch" Parcels (continued)

Parcel	Comprehensive Plan Land Use Map Designation		Zoning		Size (Acres)	Owner	Notes	Development Conditions
	Current	Proposed	Current	Proposed				
1922069045	Rural Residential	Rural Residential	RA-5	RA-5	11.68	Kenneth Burnsed	Mobile home, wetland, Class 2 aquifer recharge, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
1922069154	Rural Residential	Rural Residential	RA-5	RA-5	3.64	Wayne Fontenberry	Single family residential, wetland, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
1922069134	Rural Residential	Rural Residential	RA-5	RA-5	0.33	Richard R and Pamela M Johnson	Mobile home, Class 2 aquifer recharge, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
1922069160	Rural Residential	Rural Residential	RA-5	RA-5	0.59	George S and Coleen K Albert	Single family residential, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
7942100290	Rural Residential	Rural Residential	RA-5	RA-5	0.23	William V Payne	Single family residential, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
7942100310	Rural Residential	Rural Residential	RA-5	RA-5	0.26	Kristina Schnarr	Single family residential, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
7942100320	Rural Residential	Rural Residential	RA-5	RA-5	0.31	Jason C and Theresa D Murbach	Single family residential, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
7942100350	Rural Residential	Rural Residential	RA-5	RA-5	0.21	Raymond E and Cyndie J Sapp	Single family residential, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
7942100330	Rural Residential	Rural Residential	RA-5	RA-5	0.23	Steven E and Lorraine R McBride	Single family residential, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
7942100340	Rural Residential	Rural Residential	RA-5	RA-5	0.23	Larry L Matteoni	Single family residential, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
7942100300	Rural Residential	Rural Residential	RA-5	RA-5	0.23	Richard K Hale	Single family residential, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
1922069124	Rural Residential	Rural Residential	RA-5	RA-5	0.31	Duncan R and Nicole M Bagley	Single family residential, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
7942100280	Rural Residential	Rural Residential	RA-5	RA-5	0.27	Timothy A and Renee E La Viers	Single family residential, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
1922069097	Rural Residential	Rural Residential	RA-5	RA-5	0.97	Gordon Johnson	Vacant residential, wetland, Class 2 aquifer recharge, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
1922069023	Rural Residential	Rural Residential	RA-5	RA-5	2.73	Dept of Natural Resources	Vacant residential, wetland, Class 2 aquifer recharge, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
1922069044	Rural Residential	Rural Residential	RA-5	RA-5	4.30	Dept of Transportation	Vacant residential, wetland, Class 2 aquifer recharge, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)

Jenkins Creek "Notch" Parcels (continued)

Parcel	Comprehensive Plan Land Use Map Designation		Zoning		Size (Acres)	Owner	Notes	Development Conditions
	Current	Proposed	Current	Proposed				
1922069013	Rural Residential	Rural Residential	RA-5	RA-5	2.99	Lawrence Brewer	Single family residential, wetland, Class 2 aquifer recharge, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
1922069146	Rural Residential	Rural Residential	RA-5	RA-5	3.99	David L Simpson	Single family residential, wetland, Class 2 aquifer recharge, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
1922069035	Rural Residential	Rural Residential	RA-5	RA-5	27.90	Dept of Natural Resources	Single family residential, Class 2 aquifer recharge, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
1922069001	Rural Residential	Rural Residential	RA-5	RA-5	0.25	Patrick J Donnelly	Single family residential, Rural Clearing limits, Jenkins Creek Basin	SC-P3 (Repealed), SO-210 (Repealed), SO-220 (Repealed), SR-15-6 (Repealed), TR-P44 (Repealed)
1922069051	Rural Residential	Rural Residential	RA-5	RA-5	0.97	Igor and Lyudmila Lesko	Single family residential, Class 2 aquifer recharge, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
1922069089	Rural Residential	Rural Residential	RA-5	RA-5	1.28	Terry and Jennifer Markus	Single family residential, Class 2 aquifer recharge, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
1922069181	Rural Residential	Rural Residential	RA-5	RA-5	0.40	Casey C Canale	Mobile home, Class 2 aquifer recharge, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
1922069049	Rural Residential	Rural Residential	RA-5	RA-5	0.93	James T Malama	Single family residential, Class 2 aquifer recharge, Rural Clearing limits, Jenkins Creek Basin	SO-220 (Repealed), TR-P44 (Repealed)
1922069180	Rural Residential	Rural Residential	RA-5	RA-5	0.36	Georgia L Wardall	Mobile home, Class 2 aquifer recharge, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)
1922069179	Rural Residential	Rural Residential	RA-5	RA-5	0.37	Carol L Crouse	Mobile home, Class 2 aquifer recharge, Rural Clearing limits, Jenkins Creek Basin	TR-P44 (Repealed)



King County

2008 King County Comprehensive Plan Update Lake Desire Urban Separator Area Zoning Study

Public Review Draft

Department of Development and Environmental Services

Summary

This 193-acre area around Lake Desire is designated Urban with R-6, six homes per acre, zoning. Several of the properties also have a Special District Overlay (SO) overlay that requires wetland management. The reason for the study was a Docket request during the 2008 King County Comprehensive Plan update that proposed a redesignation of the area to Urban Separator with R-1, one home per acre, zoning.

Background

The study area of over 200 properties is located within the City of Renton's Potential Annexation Area (PAA) at the eastern edge of its Urban Growth Area (UGA). Currently the study area is zoned R-6, six homes per acre. Some of the properties have a Special District Overlay for wetland management. The 80 acre Lake Desire is at the center of the study area and roughly half of the properties are on its shoreline. The other properties are adjacent or one property removed from East Lake Desire Drive SE on the north or adjacent to West Lake Desire Drive SE on the south.

King County owned parks border the entire length of the eastern and northern edges of the study area and roughly three-fourths of the western edge. The remaining portion of the western and the entire southern edge are adjacent to the Trovitsky Park and Cambridge at the Park residential housing developments. These two areas are also zoned R-6 and have been developed at a greater density than the study area. The Northwood Middle School of the Kent School district is located off the southwest corner of the study area. A Washington State Department of Fish and Wildlife public fishing area is located at the northern end of Lake Desire. East of this state property is the Lake Desire 2 Natural Area made up of two King County owned properties separated by a single privately owned property.

Roughly half of the eastern properties of the study area are mapped for either landslide or landslide drainage hazards. The properties in this area are on a steep slope that extends down to the Lake Desire shoreline. Many of the properties on the eastern side of Lake Desire have steeply sloped driveways. On the southern half of this landslide hazard area and extending further south is an erosion hazard.

A narrow band of Critical Areas Ordinance wetland extends through the northern portion of the study area to the shoreline of Lake Desire. The King County Lake Desire 2 Natural Area properties are within this band that goes into the McCarvey Park Open Space. A coalmine hazard covers the northeastern portion of the study area. A Wildlife Network passes through the northeastern area and along the eastern edge in Spring Lake/Lake Desire Park, before merging just outside the northeastern corner of the study area. The Docket request included photos of wildlife cited as taken inside the study area. Wildlife was also witnessed by King County staff during a site visit to the study area. In 1996 the Lake Desire management plan was implemented to restore water quality with a goal of 50 percent phosphorous removal.

Of the 200 properties in the study area, the majority have been platted to less than one acre in size. Only 13 properties are larger than two acres, with about half of these adjacent to each other in the northeast corner of the study area. The properties along Lake Desire's shoreline are predominately narrow and tightly grouped around the lake with little undeveloped area.

The Countywide Planning Policies call for King County and cities to implement Urban Separators. Different from the Rural Area and Natural Resource Lands, Urban Separators are low-density areas within the Urban Growth Area that create open space corridors, provide a visual contrast to continuous development, and reinforce the unique identities of communities. Urban Separators can play a significant role in preserving environmentally sensitive areas and in providing habitat for fish and wildlife. They also provide recreational benefits, such as parks and trails, and meet the Growth Management Act's requirement for greenbelts and open space in the Urban Growth Area.

Applicable Countywide Planning Policy

LU-27 Urban separators are low-density areas or areas of little development within the Urban Growth Area. Urban separators shall be defined as permanent low-density lands which protect adjacent resource lands, Rural Areas, and environmentally sensitive areas and create open space corridors within and between Urban Areas which provide environmental, visual, recreational and wildlife benefits. Designated urban separators shall not be redesignated in the future (in the 20-year planning cycle) to other urban uses or higher densities. The maintenance of these urban separators is a regional as well as a local concern. Therefore, no modifications should be made to the development regulations governing these areas without King County review and concurrence.

Applicable King County Comprehensive Plan Policies

- U-117** King County should apply the urban residential, low land use designation: to protect floodplains, critical aquifer recharge areas, high function wetlands and unstable slopes from degradation, and link these environmental features into a network of open space, fish and wildlife habitat and urban separators. 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.
- 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.

Analysis

This area zoning study was conducted in response to a Docket request to designate the 193 acre area around Lake Desire as an Urban Separator with R-1, one home per acre, zoning. Currently the over 200 properties in the study area are zoned either R-6, six homes per acre, or R-6-SO, six homes per acre with a wetland management overlay. A redesignation would restrict any future higher density development within this portion of the Potential Annexation Area (PAA) of the City of Renton.

Countywide Planning Policy LU-27 directs King County to establish Urban Separators on lands which are adjacent to environmentally sensitive areas or open space corridors. Surrounding on three sides of the study area are Trovitsky Park, McGarvey Park Open Space, and Spring Lake/Lake Desire Park. A portion of the Spring Lake/Lake Desire Park extends into the study area. These King County owned properties encompass roughly three fourths of the study area's border. Additionally, the two properties that comprise the Lake Desire 2 Natural Area are within the study area at the north end of Lake Desire.

The environmental protections and open space linkages of Urban Separators are created through low density, clustered development with one-half of the parcel dedicated as permanent open space. To be successful this requires a series of larger parcels that are adjacent to each other. Of the properties in the Lake Desire study area, only 13 are two acres or larger (see attached Lake Desire map). Only six of these properties are connected, combining for less than 22 acres. The impact from the creation of an Urban Separator would be limited to this area due to the existing pattern of lots under two acres in size.

The majority of the study area has already been plotted to parcels that are less than one acre. A redesignation to Urban Separator would have minimal or no impact in establishing open space on these small properties. King County Comprehensive Plan policies U-117 and U-179 support redesignation to

an Urban Separator but the platting that has already occurred in the study area is inconsistent with the aims of these policies.

Conclusion

The development that has occurred within the study area has been at a density that would greatly limit the impact of a redesignation to Urban Separator. Of the 200 properties in the area, only around thirteen are large enough to create open space from such a redesignation. Only six of these properties are adjacent to each other. Clustered development in the Urban Separator would be limited to these parcels.

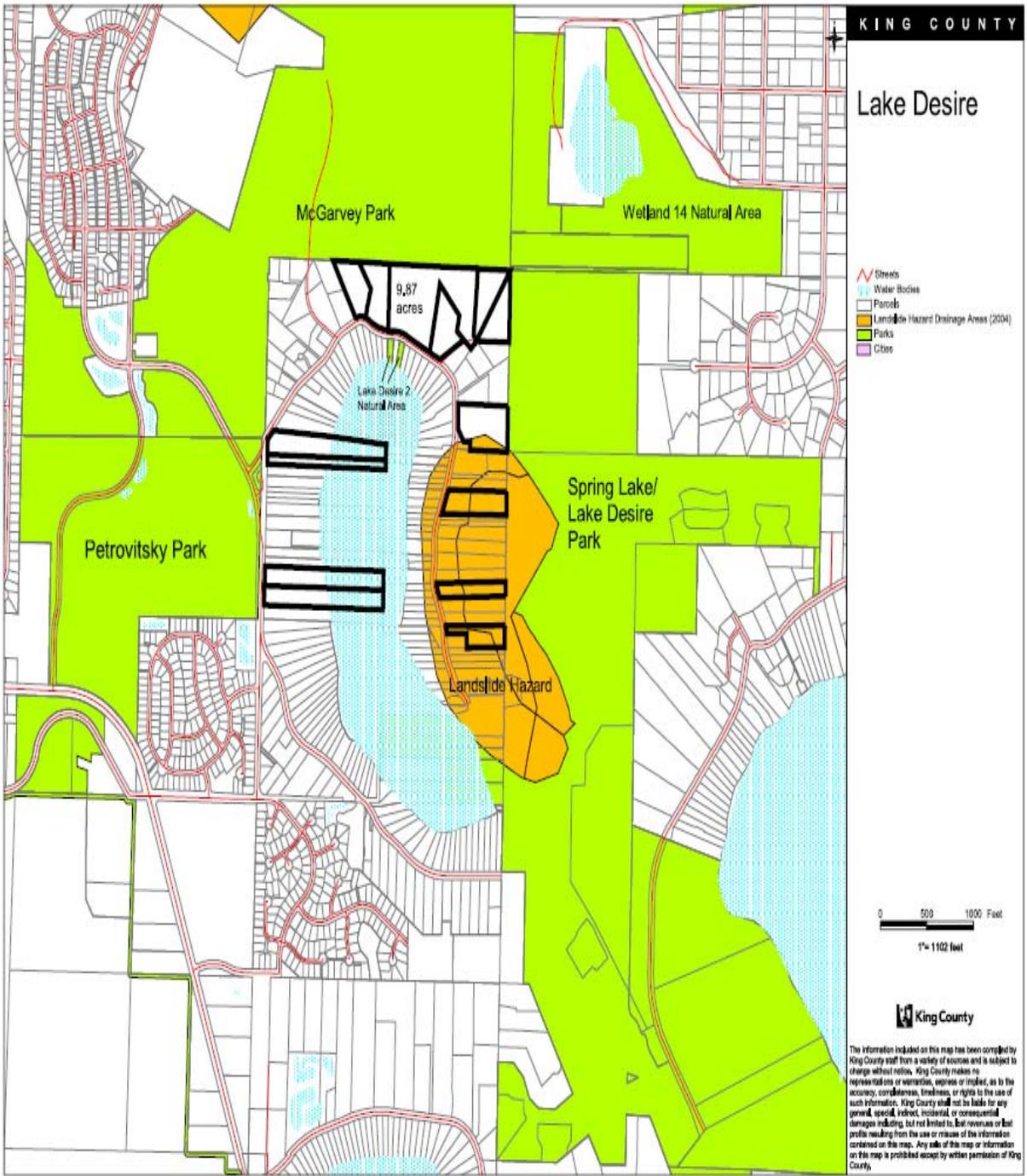
Due to the subdivision that has already occurred around Lake Desire, a reduction in zoning from R-6 to R-1 zoning would have negligible impact on limiting density and creating significant new open space. The majority of the properties are under one acre and unlikely to have significant further subdivision even under the current R-6 zoning. While the environmentally sensitive areas are a concern, the Special District Overlay and Critical Areas Ordinances should provide protection for the habitat and wildlife near Lake Desire. The creation of an Urban Separator would provide little enhancement to the established limitations in development that exists on these properties.

Executive Staff Recommendation

Make no adjustments to the King County Comprehensive Plan Land Use Map designation for the Lake Desire study area.

Maintain the current zoning designation for the properties within the Lake Desire subarea study at R-6, six homes per acre.

Lake Desire Urban Separator study area: Properties 2 acres or larger





Lake Desire Subarea Plan

Public Review Draft Zoning Map

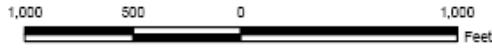
No Changes Recommended



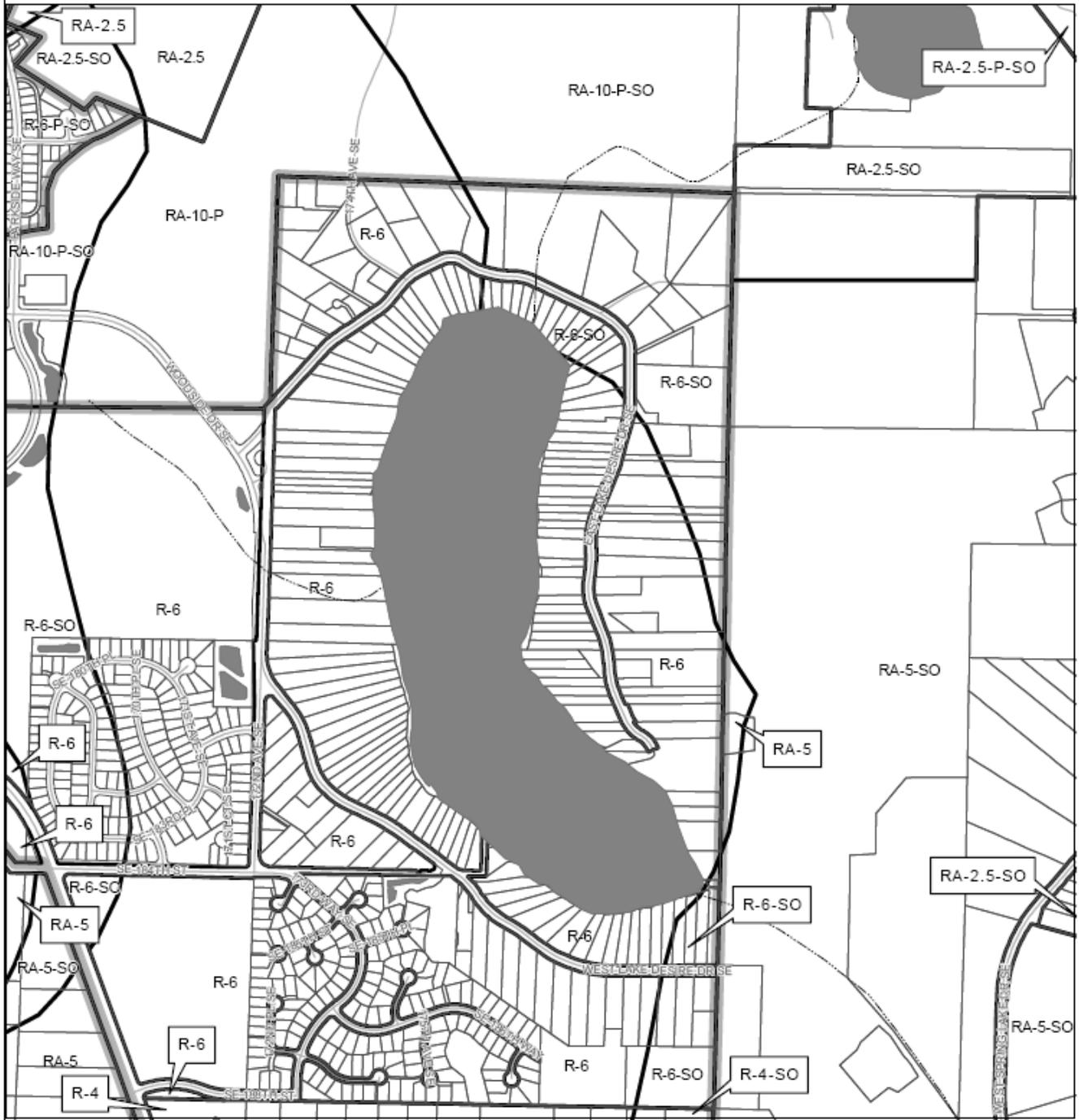
The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This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

 Urban Growth Boundary

- RA-2.5 Rural Area, one DU per 5 acres
- RA-5 Rural Area, one DU per 5 acres
- RA-10 Rural Area, one DU per 10 acres
- R-4 Residential, four DU per acre
- R-6 Residential, six DU per acre



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Lake Desire Urban Separator Parcels

Parcel	Comprehensive Plan Land Use Map Designation		Zoning		Size (Acres)	Owner	Notes	Development Conditions
	Current	Proposed	Current	Proposed				
4008400525	Urban Residential	Urban Residential	R-6 R-6-SO	R-6 R-6-SO	0.26	King County	Vacant, wetland, coal mine hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-180 (Wetland Management), SO-220 (repealed), SR-15-7 (repealed)
4008400275	Urban Residential	Urban Residential	R-6	R-6	0.39	J L Walker	Vacant, wetland, coal mine, Lower Cedar River Basin	SC-P3 (Repealed), SO-180 (Wetland Management), SO-220 (repealed), SR-15-7 (repealed)
4008400310	Urban Residential	Urban Residential	R-6 R-6-SO	R-6 R-6-SO	0.32	Jeff Wright	Vacant, wetland, Lower Cedar River Basin	SC-P3 (Repealed), SO-180 (Wetland Management), SO-220 (repealed), SR-15-7 (repealed)
4008400345	Urban Residential	Urban Residential	R-6 R-6-SO	R-6 R-6-SO	0.42	Robert David Mead	Single family residence, Lower Cedar River Basin	SC-P3 (Repealed), SO-180 (Wetland Management), SO-220 (repealed), SR-15-7 (repealed)
4008400280	Urban Residential	Urban Residential	R-6	R-6	0.34	J L Walker	Vacant, wetland, coal mine hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-180 (Wetland Management), SO-220 (repealed), SR-15-7 (repealed)
4008400285	Urban Residential	Urban Residential	R-6 R-6-SO	R-6 R-6-SO	0.26	Paul B and Lori Kay Fawthrop	Vacant, wetland, coal mine hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-180 (Wetland Management), SO-220 (repealed), SR-15-7 (repealed)
4008400255	Urban Residential	Urban Residential	R-6	R-6	0.42	Darryl L and Susan R Rogers	Single family residence, coal mine hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400270	Urban Residential	Urban Residential	R-6	R-6	0.40	Diane Nichols	Single family residence, wetland, coal mine hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400305	Urban Residential	Urban Residential	R-6 R-6-SO	R-6 R-6-SO	0.27	King County	Vacant, wetland, Lower Cedar River Basin	SC-P3 (Repealed), SO-180 (Wetland Management), SO-220 (repealed), SR-15-7 (repealed)
4008400315	Urban Residential	Urban Residential	R-6 R-6-SO	R-6 R-6-SO	0.35	Margaret C Murtha	Vacant, wetland, Lower Cedar River Basin	SC-P3 (Repealed), SO-180 (Wetland Management), SO-220 (repealed), SR-15-7 (repealed)

Lake Desire Urban Separator Parcels (continued)

Parcel	Comprehensive Plan Land Use Map Designation		Zoning		Size (Acres)	Owner	Notes	Development Conditions
	Current	Proposed	Current	Proposed				
4008400290	Urban Residential	Urban Residential	R-6 R-6-SO	R-6 R-6-SO	0.24	Paul B and Lori Kay Fawthrop	Vacant, wetland, coal mine, Lower Cedar River Basin	SC-P3 (Repealed), SO-180 (Wetland Management), SO-220 (repealed), SR-15-7 (repealed)
4008400295	Urban Residential	Urban Residential	R-6 R-6-SO	R-6 R-6-SO	0.25	Paul B and Lori Kay Fawthrop	Vacant, wetland, coal mine hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-180 (Wetland Management), SO-220 (repealed), SR-15-7 (repealed)
4008400235	Urban Residential	Urban Residential	R-6	R-6	0.54	Lin Shie Jen	Single family residential, coal mine hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400245	Urban Residential	Urban Residential	R-6	R-6	0.39	Marcia Hansen	Single family residential, coal mine hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400325	Urban Residential	Urban Residential	R-6 R-6-SO	R-6 R-6-SO	0.43	Connie Hooper	Vacant, wetland, Lower Cedar River Basin	SC-P3 (Repealed), SO-180 (Wetland Management), SO-220 (repealed), SR-15-7 (repealed)
4008400225	Urban Residential	Urban Residential	R-6	R-6	1.11	Andris Vosk	Single family residential, coal mine hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400260	Urban Residential	Urban Residential	R-6	R-6	0.82	Department of Fish and Wildlife	Vacant, coal mine hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400240	Urban Residential	Urban Residential	R-6	R-6	0.48	Gary Lewndowski and Kristin Vickery	Single family residential, coal mine hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400250	Urban Residential	Urban Residential	R-6	R-6	0.37	Patricia A Phelps	Single family residential, coal mine hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400320	Urban Residential	Urban Residential	R-6 R-6-SO	R-6 R-6-SO	0.40	Junior Akimoto	Vacant, wetland, Lower Cedar River Basin	SC-P3 (Repealed), SO-180 (Wetland Management), SO-220 (repealed), SR-15-7 (repealed)
4008400330	Urban Residential	Urban Residential	R-6 R-6-SO	R-6 R-6-SO	0.40	Connie Hooper	Vacant, Lower Cedar River Basin	SC-P3 (Repealed), SO-180 (Wetland Management), SO-220 (repealed), SR-15-7 (repealed)

Lake Desire Urban Separator Parcels (continued)

Parcel	Comprehensive Plan Land Use Map Designation		Zoning		Size (Acres)	Owner	Notes	Development Conditions
	Current	Proposed	Current	Proposed				
4008400340	Urban Residential	Urban Residential	R-6 R-6-SO	R-6 R-6-SO	0.49	Kyon C Brundage	Vacant, Lower Cedar River Basin	SC-P3 (Repealed), SO-180 (Wetland Management), SO-220 (repealed), SR-15-7 (repealed)
4008400335	Urban Residential	Urban Residential	R-6 R-6-SO	R-6 R-6-SO	0.47	Albert L and Lucille Moody	Vacant, Lower Cedar River Basin	SC-P3 (Repealed), SO-180 (Wetland Management), SO-220 (repealed), SR-15-7 (repealed)
4008400300	Urban Residential	Urban Residential	R-6 R-6-SO	R-6 R-6-SO	0.26	Ruth E Pontier	Vacant, wetland, coal mine hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-180 (Wetland Management), SO-220 (repealed), SR-15-7 (repealed)
4008400360	Urban Residential	Urban Residential	R-6 R-6-SO	R-6 R-6-SO	0.77	Eugene D and Jean E Thom	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-180 (Wetland Management), SO-220 (repealed), SR-15-7 (repealed)
4008400230	Urban Residential	Urban Residential	R-6	R-6	0.27	Andris Vosk	Single family residential, coal mine hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400350	Urban Residential	Urban Residential	R-6 R-6-SO	R-6 R-6-SO	0.78	Robert W Gillett and Suzanne Smith	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-180 (Wetland Management), SO-220 (repealed), SR-15-7 (repealed)
2523059019	Urban Residential	Urban Residential	R-6-SO	R-6-SO	2.50	Alva and Dorothy Goller	Single family residential, wetland, Lower Cedar River Basin	SC-P3 (Repealed), SO-180 (Wetland Management), SO-220 (repealed), SR-15-7 (repealed)
2523059032	Urban Residential	Urban Residential	R-6	R-6	2.32	Gunta and Valdis Zarins	Single family residential, coal mine hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
2523059039	Urban Residential	Urban Residential	R-6	R-6	0.74	Ronald V Jacobson	Single family residential, coal mine hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
2523059046	Urban Residential	Urban Residential	R-6	R-6	0.22	Anthony Vincent	Vacant, coal mine hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
2523059058	Urban Residential	Urban Residential	R-6-SO	R-6-SO	0.82	Clyde H and Karen M Akiyama	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-180 (Wetland Management), SO-220 (repealed), SR-15-7 (repealed)

Lake Desire Urban Separator Parcels (continued)

Parcel	Comprehensive Plan Land Use Map Designation		Zoning		Size (Acres)	Owner	Notes	Development Conditions
	Current	Proposed	Current	Proposed				
2523059025	Urban Residential	Urban Residential	R-6	R-6	0.29	Henry L and Karen L Kelsey	Single family residential, coal mine hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
2523059027	Urban Residential	Urban Residential	R-6-SO	R-6-SO	3.83	Constance F Gowin	Single family residential (2 buildings), landslide hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-180 (Wetland Management), SO-220 (repealed), SR-15-7 (repealed)
2523059043	Urban Residential	Urban Residential	R-6	R-6	0.56	Henry L and Karen L Kelsey	Single family residential, coal mine hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
2523059061	Urban Residential	Urban Residential	R-6-SO	R-6-SO	2.10	Andrea E Dexter	Single family residential, coal mine hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-180 (Wetland Management), SO-220 (repealed), SR-15-7 (repealed)
2523059024	Urban Residential	Urban Residential	R-6	R-6	1.72	Darrell W and Violet L Anderson	Single family residential, coal mine hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
2523059026	Urban Residential	Urban Residential	RA-10-P R-6	RA-10-P R-6	0.44	David and Gerry Minaker	Single family residential, coal mine hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
2523059042	Urban Residential	Urban Residential	R-6	R-6	1.47	James P and Heather L Smith	Single family residential, coal mine hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
2523059044	Urban Residential	Urban Residential	R-6	R-6	0.81	Jay G Hill and Dori Wysocki	Single family residential, coal mine hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
2523059016	Urban Residential	Urban Residential	R-6-SO	R-6-SO	0.88	Dean L and Wanda M Renick	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-180 (Wetland Management), SO-220 (repealed), SR-15-7 (repealed)
2523059018	Urban Residential	Urban Residential	R-6	R-6	1.53	Mark and Kathy Wetherbee	Single family residential, coal mine hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
2523059034	Urban Residential	Urban Residential	R-6	R-6	0.67	H R Schroeder	Mobile home, coal mine hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
2523059037	Urban Residential	Urban Residential	R-6-SO	R-6-SO	1.00	Jodi Madden	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-180 (Wetland Management), SO-220 (repealed), SR-15-7 (repealed)

Lake Desire Urban Separator Parcels (continued)

Parcel	Comprehensive Plan Land Use Map Designation		Zoning		Size (Acres)	Owner	Notes	Development Conditions
	Current	Proposed	Current	Proposed				
2523059052	Urban Residential	Urban Residential	R-6	R-6	0.73	Kenneth R and Cindy A Baccetti	Single family residential, coal mine hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
2523059053	Urban Residential	Urban Residential	R-6-SO	R-6-SO	1.64	Kimberly Reeves	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-180 (Wetland Management), SO-220 (repealed), SR-15-7 (repealed)
2523059015	Urban Residential	Urban Residential	R-6 R-6-SO	R-6 R-6-SO	2.80	Sonja Kairis	Single family residential, coal mine hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-180 (Wetland Management), SO-220 (repealed), SR-15-7 (repealed)
2523059035	Urban Residential	Urban Residential	R-6	R-6	0.30	Nancy R Bordelon	Single family residential, coal mine hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
2523059036	Urban Residential	Urban Residential	R-6	R-6	0.91	Alexander Danilyuk	Single family residential, coal mine hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
2523059022	Urban Residential	Urban Residential	R-6	R-6	0.32	Cheryl K Rice	Vacant, coal mine hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
2523059029	Urban Residential	Urban Residential	R-6	R-6	1.05	Aldis and Marilyn J Vanders	Single family residential, coal mine hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
2523059041	Urban Residential	Urban Residential	R-6	R-6	0.55	Gunter Erbenich	Single family residential, coal mine hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
2523059048	Urban Residential	Urban Residential	R-6	R-6	0.22	Diane L Dohanish	Single family residential, coal mine hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
2523059056	Urban Residential	Urban Residential	R-6-SO	R-6-SO	9.87	Charles J Delaurenti II	Single family residential, wetland, coal mine hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-180 (Wetland Management), SO-220 (repealed), SR-15-7 (repealed)
2523059060	Urban Residential	Urban Residential	R-6-SO	R-6-SO	0.99	Patrick Shea	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-180 (Wetland Management), SO-220 (repealed), SR-15-7 (repealed)
2523059062	Urban Residential	Urban Residential	R-6	R-6	0.51	Richard M Coleman	Single family residential, coal mine hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)

Lake Desire Urban Separator Parcels (continued)

Parcel	Comprehensive Plan Land Use Map Designation		Zoning		Size (Acres)	Owner	Notes	Development Conditions
	Current	Proposed	Current	Proposed				
2523059030	Urban Residential	Urban Residential	R-6	R-6	1.10	Shawn and Michele Bettinger	Single family residential, coal mine hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
2523059033	Urban Residential	Urban Residential	R-6	R-6	1.31	Edward W Chamberlain	Vacant, coal mine hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
2523059038	Urban Residential	Urban Residential	R-6	R-6	1.05	Craig J Muth	Single family residential, coal mine hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
2523059040	Urban Residential	Urban Residential	R-6	R-6	1.05	Gunter Erbenich	Vacant, coal mine hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
2523059021	Urban Residential	Urban Residential	R-6	R-6	0.32	Debra and Barry Lee	Single family residential, coal mine hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
2523059023	Urban Residential	Urban Residential	R-6	R-6	0.48	Matthew J and Allison J H Byers	Mobile home, coal mine hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
2523059047	Urban Residential	Urban Residential	R-6	R-6	0.48	Anthony Vincent	Single family residential, coal mine hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
2523059049	Urban Residential	Urban Residential	R-6	R-6	0.48	Victoria M Veazey	Single family residential, coal mine hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
2523059055	Urban Residential	Urban Residential	R-6	R-6	0.57	Diana Keene	Single family residential, coal mine hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
2523059057	Urban Residential	Urban Residential	R-6-SO	R-6-SO	2.30	John D and Deborah A Coates	Single family residential, coal mine hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-180 (Wetland Management), SO-220 (repealed), SR-15-7 (repealed)
2523059059	Urban Residential	Urban Residential	R-6-SO	R-6-SO	0.95	Michael D and Susan T Jones	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-180 (Wetland Management), SO-220 (repealed), SR-15-7 (repealed)
3623059025	Urban Residential	Urban Residential	R-6	R-6	0.54	Roger W and Adelina V Danneman	Vacant, landslide hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)

Lake Desire Urban Separator Parcels (continued)

Parcel	Comprehensive Plan Land Use Map Designation		Zoning		Size (Acres)	Owner	Notes	Development Conditions
	Current	Proposed	Current	Proposed				
3623059027	Urban Residential	Urban Residential	R-6	R-6	0.63	Vision Property Management	Single family residential, landslide hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
3623059070	Urban Residential	Urban Residential	R-6-SO R-6	R-6-SO R-6	2.80	J D I Northwest Holdings	Single family residential, landslide hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-180 (Wetland Management), SO-220 (repealed), SR-15-7 (repealed)
3623059074	Urban Residential	Urban Residential	R-6-SO R-6	R-6-SO R-6	1.19	Nancy E Winship and Thomas Fish	Single family residential, landslide hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-180 (Wetland Management), SO-220 (repealed), SR-15-7 (repealed)
3623059117	Urban Residential	Urban Residential	R-6-SO R-6	R-6-SO R-6	4.13	Douglas W Kosten	Vacant, erosion and landslide hazard, Lower Cedar River Basin	none
3623059066	Urban Residential	Urban Residential	R-6-SO R-6	R-6-SO R-6	1.70	J Pavo McDonald	Single family residential, erosion and landslide hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-180 (Wetland Management), SO-220 (repealed), SR-15-7 (repealed)
3623059035	Urban Residential	Urban Residential	R-6-SO R-6	R-6-SO R-6	1.70	Thomas W Stafford	Single family residential, landslide hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-180 (Wetland Management), SO-220 (repealed), SR-15-7 (repealed)
3623059036	Urban Residential	Urban Residential	R-6-SO R-6	R-6-SO R-6	0.69	Dennis Chitwood	Vacant, landslide hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-180 (Wetland Management), SO-220 (repealed), SR-15-7 (repealed)
3623059043	Urban Residential	Urban Residential	R-6-SO R-6	R-6-SO R-6	0.71	Dennis Chitwood	Vacant, landslide hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-180 (Wetland Management), SO-220 (repealed), SR-15-7 (repealed)
3623059086	Urban Residential	Urban Residential	R-6	R-6	0.54	Douglas W Kosten	Vacant, erosion and landslide hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-180 (Wetland Management), SO-220 (repealed), SR-15-7 (repealed)
3623059087	Urban Residential	Urban Residential	R-6	R-6	1.37	Jimmy D and Catherine Wiseman	Single family residential, landslide hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
3623059118	Urban Residential	Urban Residential	R-6	R-6	0.62	Douglas W Kosten	Vacant, landslide hazard, Lower Cedar River Basin	none

Lake Desire Urban Separator Parcels (continued)

Parcel	Comprehensive Plan Land Use Map Designation		Zoning		Size (Acres)	Owner	Notes	Development Conditions
	Current	Proposed	Current	Proposed				
3623059088	Urban Residential	Urban Residential	R-6-SO R-6	R-6-SO R-6	1.29	William F and Kathleen Shivitz	Single family residential, landslide hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-180 (Wetland Management), SO-220 (repealed), SR-15-7 (repealed)
3623059033	Urban Residential	Urban Residential	R-6-SO R-6	R-6-SO R-6	1.37	Eric C and Julie A Berquist	Single family residential, landslide hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-180 (Wetland Management), SO-220 (repealed), SR-15-7 (repealed)
3623059068	Urban Residential	Urban Residential	R-6-SO R-6	R-6-SO R-6	1.89	Roger L and Patricia Burgess	Single family residential, erosion and landslide hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-180 (Wetland Management), SO-220 (repealed), SR-15-7 (repealed)
3623059101	Urban Residential	Urban Residential	R-6	R-6	0.63	Howard H II and Christina K Teschendorf	Single family residential, landslide hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400410	Urban Residential	Urban Residential	R-6	R-6	0.32	Mark T Taylor	Vacant, landslide hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400375	Urban Residential	Urban Residential	R-6	R-6	0.43	Jeffery and Teresa Agnew	Single family residential (2 buildings), landslide hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400380	Urban Residential	Urban Residential	R-6	R-6	0.41	Tammie J Cook	Vacant, landslide hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400455	Urban Residential	Urban Residential	R-6	R-6	0.38	John K Emerson	Single family residential, landslide hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400440	Urban Residential	Urban Residential	R-6	R-6	0.29	Ed and Min Merrill	Single family residential, landslide hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400450	Urban Residential	Urban Residential	R-6	R-6	0.36	Thomas J Van Nostrand	Single family residential, landslide hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400370	Urban Residential	Urban Residential	R-6	R-6	0.57	Kenneth R Adams and Chery Danza	Vacant, Lower Cedar River Basin	SC-P3 (Repealed), SO-180 (Wetland Management), SO-220 (repealed), SR-15-7 (repealed)
4008400385	Urban Residential	Urban Residential	R-6	R-6	0.39	Tammie J Cook	Single family residential, landslide hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)

Lake Desire Urban Separator Parcels (continued)

Parcel	Comprehensive Plan Land Use Map Designation		Zoning		Size (Acres)	Owner	Notes	Development Conditions
	Current	Proposed	Current	Proposed				
4008400445	Urban Residential	Urban Residential	R-6	R-6	0.29	James F and Maxine Van Nostrand	Vacant, landslide hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400415	Urban Residential	Urban Residential	R-6	R-6	0.30	Mark T Taylor	Vacant, landslide hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400425	Urban Residential	Urban Residential	R-6	R-6	0.27	Anton J and Melody M Sieger	Single family residential, landslide hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400420	Urban Residential	Urban Residential	R-6	R-6	0.28	Jack Hutson	Vacant, landslide hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400430	Urban Residential	Urban Residential	R-6	R-6	0.32	Anton J and Melody M Sieger	Vacant, landslide hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400395	Urban Residential	Urban Residential	R-6	R-6	0.56	John T Taylor	Vacant, landslide hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400435	Urban Residential	Urban Residential	R-6	R-6	0.29	Ed and Min Merrill	Vacant, landslide hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400365	Urban Residential	Urban Residential	R-6 R-6-SO	R-6 R-6-SO	0.65	Ken Adams and Cheryl A Danza	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-180 (Wetland Management), SO-220 (repealed), SR-15-7 (repealed)
4008400390	Urban Residential	Urban Residential	R-6	R-6	0.43	John Stewart	Vacant, landslide hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400400	Urban Residential	Urban Residential	R-6	R-6	0.51	John T Taylor	Single family residential, landslide hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
2523059045	Urban Residential	Urban Residential	R-6-SO R-6	R-6-SO R-6	0.25	J William Bennett	Single family residential, landslide hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-180 (Wetland Management), SO-220 (repealed), SR-15-7 (repealed)
3623059078	Urban Residential	Urban Residential	R-6	R-6	1.18	Richard and Ping Schmidt	Vacant, erosion and landslide hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)

Lake Desire Urban Separator Parcels (continued)

Parcel	Comprehensive Plan Land Use Map Designation		Zoning		Size (Acres)	Owner	Notes	Development Conditions
	Current	Proposed	Current	Proposed				
3623059023	Urban Residential	Urban Residential	R-6	R-6	2.57	King County	Vacant, erosion and landslide hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
3623059032	Urban Residential	Urban Residential	R-6	R-6	0.36	Jeremy and Kristin Stendera	Vacant, landslide hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
3623059116	Urban Residential	Urban Residential	R-6	R-6	2.27	Douglas W Kosten	Vacant, erosion and landslide hazard, Lower Cedar River Basin	none
3623059080	Urban Residential	Urban Residential	R-6	R-6	0.67	William Craig Wallace	Vacant, erosion and landslide hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
3623059090	Urban Residential	Urban Residential	R-6-SO R-6	R-6-SO R-6	1.49	Michael C and Karen L Wakler	Single family residential, erosion and landslide hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-180 (Wetland Management), SO-220 (repealed), SR-15-7 (repealed)
3623059018	Urban Residential	Urban Residential	R-6	R-6	1.02	Dorothy Paun	Vacant, erosion and landslide hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
3623059079	Urban Residential	Urban Residential	R-6	R-6	0.65	William Craig Wallace	Vacant, erosion and landslide hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
3623059081	Urban Residential	Urban Residential	R-6	R-6	0.23	Douglas W Kosten	Vacant, erosion and landslide hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
3623059092	Urban Residential	Urban Residential	R-6	R-6	2.58	King County	Vacant, erosion and landslide hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
3623059004	Urban Residential	Urban Residential	R-6	R-6	2.56	John B and Genevieve Bannecker	Vacant, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
3623059071	Urban Residential	Urban Residential	R-6	R-6	0.52	Gabriel and Nancy L Gonzalez	Single family residential, erosion and landslide hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-180 (Wetland Management), SO-220 (repealed), SR-15-7 (repealed)
3623059112	Urban Residential	Urban Residential	R-6	R-6	0.31	Dorothy Paun	Vacant, erosion and landslide hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
3623059045	Urban Residential	Urban Residential	R-6	R-6	3.17	King County	Vacant, erosion and landslide hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)

Lake Desire Urban Separator Parcels (continued)

Parcel	Comprehensive Plan Land Use Map Designation		Zoning		Size (Acres)	Owner	Notes	Development Conditions
	Current	Proposed	Current	Proposed				
3623059113	Urban Residential	Urban Residential	R-6	R-6	1.03	King County	Vacant, erosion and landslide hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-180 (Wetland Management), SO-220 (repealed), SR-15-7 (repealed)
4008400515	Urban Residential	Urban Residential	R-6	R-6	0.64	Steven G Iddings	Single family residential, erosion and landslide hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400470	Urban Residential	Urban Residential	R-6	R-6	0.48	William Craig Wallace	Vacant, landslide hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400475	Urban Residential	Urban Residential	R-6	R-6	0.48	Jeremy and Kristin Stendera	Vacant, landslide hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400480	Urban Residential	Urban Residential	R-6	R-6	0.55	Ronald R Lampard	Single family residential, landslide hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400490	Urban Residential	Urban Residential	R-6	R-6	0.46	Nicholas and Vacca Marichu	Single family residential (2 buildings), landslide hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400460	Urban Residential	Urban Residential	R-6	R-6	0.42	W C Wallace	Single family residential, landslide hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400465	Urban Residential	Urban Residential	R-6	R-6	0.45	Kimberly M Snell	Single family residential, landslide hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400476	Urban Residential	Urban Residential	R-6	R-6	0.34	Jeremy and Kristin Stendera	Single family residential, landslide hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400495	Urban Residential	Urban Residential	R-6	R-6	0.44	Nick A Vacca	Vacant, landslide hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400505	Urban Residential	Urban Residential	R-6	R-6	0.67	Albin A Tingvall	Single family residential, landslide hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400485	Urban Residential	Urban Residential	R-6	R-6	0.48	Paul Garner	Single family residential, landslide hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400510	Urban Residential	Urban Residential	R-6	R-6	0.34	Clara E Cunningham	Single family residential, landslide hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)

Lake Desire Urban Separator Parcels (continued)

Parcel	Comprehensive Plan Land Use Map Designation		Zoning		Size (Acres)	Owner	Notes	Development Conditions
	Current	Proposed	Current	Proposed				
4008400520	Urban Residential	Urban Residential	R-6	R-6	0.44	Dorothy Paun	Single family residential, erosion and landslide hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
3623059021	Urban Residential	Urban Residential	R-6 R-6-SO	R-6 R-6-SO	2.59	King County	Vacant, erosion hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-180 (Wetland Management), SO-220 (repealed), SR-15-7 (repealed)
3623059077	Urban Residential	Urban Residential	R-6	R-6	0.32	Gary G and Malinda Dagan	Single family residential, Lower Cedar River Basin	none
3623059031	Urban Residential	Urban Residential	R-6	R-6	0.26	Paul and Clariss Stephens	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4010800065	Urban Residential	Urban Residential	R-6	R-6	0.47	Deborah Callahan	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-180 (Wetland Management), SO-220 (repealed), SR-15-7 (repealed)
4010800075	Urban Residential	Urban Residential	R-6 R-6-SO	R-6 R-6-SO	0.53	Jay W and Judy L Likness	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-180 (Wetland Management), SO-220 (repealed), SR-15-7 (repealed)
4010800135	Urban Residential	Urban Residential	R-6	R-6	1.00	H D Shertz	Vacant, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4010800145	Urban Residential	Urban Residential	R-6	R-6	0.69	Rick R and Lori M Degagne	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-180 (Wetland Management), SO-220 (repealed), SR-15-7 (repealed)
4010800035	Urban Residential	Urban Residential	R-6	R-6	0.71	Jerald L and Tsui-Fung Seimears	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4010800055	Urban Residential	Urban Residential	R-6	R-6	0.32	John W and Patricia J Wall	Vacant, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4010800090	Urban Residential	Urban Residential	R-6 R-6-SO	R-6 R-6-SO	0.62	Dorlene E Bressan	Vacant, erosion hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-180 (Wetland Management), SO-220 (repealed), SR-15-7 (repealed)

Lake Desire Urban Separator Parcels (continued)

Parcel	Comprehensive Plan Land Use Map Designation		Zoning		Size (Acres)	Owner	Notes	Development Conditions
	Current	Proposed	Current	Proposed				
4010800155	Urban Residential	Urban Residential	R-6 R-6-SO	R-6 R-6-SO	0.92	Christopher E Moore	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-180 (Wetland Management), SO-220 (repealed), SR-15-7 (repealed)
4010800172	Urban Residential	Urban Residential	R-6-SO	R-6-SO	0.60	Phyllis Miller	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4010800010	Urban Residential	Urban Residential	R-6	R-6	0.39	Thomas W Rohm	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4010800015	Urban Residential	Urban Residential	R-6	R-6	0.37	Jack E Hutton	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4010800060	Urban Residential	Urban Residential	R-6	R-6	0.33	Patti Wall	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4010800070	Urban Residential	Urban Residential	R-6	R-6	0.50	Donald R and Barbara Carpenter	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-180 (Wetland Management), SO-220 (repealed), SR-15-7 (repealed)
4010800140	Urban Residential	Urban Residential	R-6	R-6	0.92	H D Shertz	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4010800150	Urban Residential	Urban Residential	R-6	R-6	0.92	James M Fortier	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-180 (Wetland Management), SO-220 (repealed), SR-15-7 (repealed)
4010800045	Urban Residential	Urban Residential	R-6	R-6	0.33	Raymond D and Crystal L Kolke	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4010800080	Urban Residential	Urban Residential	R-6 R-6-SO	R-6 R-6-SO	0.56	Murakami Takaaki	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-180 (Wetland Management), SO-220 (repealed), SR-15-7 (repealed)
4010800130	Urban Residential	Urban Residential	R-6	R-6	1.00	Brown Toussaint Trust	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)

Lake Desire Urban Separator Parcels (continued)

Parcel	Comprehensive Plan Land Use Map Designation		Zoning		Size (Acres)	Owner	Notes	Development Conditions
	Current	Proposed	Current	Proposed				
4010800165	Urban Residential	Urban Residential	R-6-SO	R-6-SO	0.92	Brent J and Janet M Simpson	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-180 (Wetland Management), SO-220 (repealed), SR-15-7 (repealed)
4010800021	Urban Residential	Urban Residential	R-6	R-6	0.73	Rehon Rebviashvili Family Heritage Trust	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4010800027	Urban Residential	Urban Residential	R-6	R-6	0.48	Rehon Rebviashvili Family Heritage Trust	Vacant, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4010800085	Urban Residential	Urban Residential	R-6 R-6-SO	R-6 R-6-SO	0.59	John A A Rehon	Vacant, erosion hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-180 (Wetland Management), SO-220 (repealed), SR-15-7 (repealed)
4010800095	Urban Residential	Urban Residential	R-6 R-6-SO	R-6 R-6-SO	0.67	Dorlene E Bressan	Vacant, erosion hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-180 (Wetland Management), SO-220 (repealed), SR-15-7 (repealed)
4010800125	Urban Residential	Urban Residential	R-6	R-6	0.94	Daniel and Kelly Finkbeiner	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4010800040	Urban Residential	Urban Residential	R-6	R-6	0.33	Sylvia B Strahan	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4010800050	Urban Residential	Urban Residential	R-6	R-6	0.34	Joseph J Hawley	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4010800160	Urban Residential	Urban Residential	R-6 R-6-SO	R-6 R-6-SO	0.92	Craig S and Elizabeth Wetzel	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4010800170	Urban Residential	Urban Residential	R-6-SO	R-6-SO	0.60	Rober S Vanderford	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
1310430680	Urban Residential	Urban Residential	R-6	R-6	0.86	King County	Vacant, Lower Cedar River Basin	none
4010800005	Urban Residential	Urban Residential	R-6	R-6	0.47	Gary G and Malinda Dagan	Vacant, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)

Lake Desire Urban Separator Parcels (continued)

Parcel	Comprehensive Plan Land Use Map Designation		Zoning		Size (Acres)	Owner	Notes	Development Conditions
	Current	Proposed	Current	Proposed				
4010800120	Urban Residential	Urban Residential	R-6	R-6	0.95	Christopher J Burmeister	Vacant, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4010800101	Urban Residential	Urban Residential	R-6	R-6	0.25	Larisa Reznikova	Vacant, Lower Cedar River Basin	none
4010800105	Urban Residential	Urban Residential	R-6	R-6	0.84	Greg Denney	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400130	Urban Residential	Urban Residential	R-6	R-6	0.30	Rogelio F Morales	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400110	Urban Residential	Urban Residential	R-6	R-6	0.31	Terry R and Peggy L Waldron	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400120	Urban Residential	Urban Residential	R-6	R-6	0.31	Tom Sill	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400125	Urban Residential	Urban Residential	R-6	R-6	0.28	Kirby and Adelle Drawbaugh	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400191	Urban Residential	Urban Residential	R-6	R-6	0.44	Duane M Schilling Sr and Michelle Dawn	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400115	Urban Residential	Urban Residential	R-6	R-6	0.31	Hans and Kathryn Bertlesen	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4010800100	Urban Residential	Urban Residential	R-6	R-6	0.59	Vladimir and Yelena Piatnitsky	Mobile home, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4010800110	Urban Residential	Urban Residential	R-6	R-6	0.84	Frank Wilson	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4010800115	Urban Residential	Urban Residential	R-6	R-6	0.88	Garry W and Susan M Baldwin	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
131043TRCT	Urban Residential	Urban Residential	R-6	R-6			Lower Cedar River Basin	
401080TR-C	Urban Residential	Urban Residential	R-6	R-6			Lower Cedar River Basin	

Lake Desire Urban Separator Parcels (continued)

Parcel	Comprehensive Plan Land Use Map Designation		Zoning		Size (Acres)	Owner	Notes	Development Conditions
	Current	Proposed	Current	Proposed				
401080TR-B	Urban Residential	Urban Residential	R-6	R-6			Lower Cedar River Basin	
401080TR-A	Urban Residential	Urban Residential	R-6	R-6			Lower Cedar River Basin	
4008400035	Urban Residential	Urban Residential	R-6	R-6	0.92	Mark C Roberts	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400030	Urban Residential	Urban Residential	R-6	R-6	0.91	Shawn and Pamela McConville	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400065	Urban Residential	Urban Residential	R-6	R-6	0.59	Scott D and Patricia S Hobbs	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400105	Urban Residential	Urban Residential	R-6	R-6	0.31	Karen Selden	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400153	Urban Residential	Urban Residential	R-6	R-6	0.18	Jerry E and Gail S Willingham	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400172	Urban Residential	Urban Residential	R-6	R-6	0.56	David J and Lori S Brooks	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400040	Urban Residential	Urban Residential	R-6	R-6	0.86	Ted Michael Hendry	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400135	Urban Residential	Urban Residential	R-6	R-6	0.35	Lake Desire Community Club	Vacant, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400185	Urban Residential	Urban Residential	R-6	R-6	0.85	Robbie A and Chree L Donaldson	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400100	Urban Residential	Urban Residential	R-6	R-6	0.30	Jack A Thomas	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400145	Urban Residential	Urban Residential	R-6	R-6	0.73	Steven V McDaniel	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400152	Urban Residential	Urban Residential	R-6	R-6	0.02	David J and Lori S Brooks	Vacant, Lower Cedar River Basin	none

Lake Desire Urban Separator Parcels (continued)

Parcel	Comprehensive Plan Land Use Map Designation		Zoning		Size (Acres)	Owner	Notes	Development Conditions
	Current	Proposed	Current	Proposed				
4008400045	Urban Residential	Urban Residential	R-6	R-6	0.78	Dell Adams	Vacant, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400050	Urban Residential	Urban Residential	R-6	R-6	0.67	Kimberly M Snell	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400140	Urban Residential	Urban Residential	R-6	R-6	0.58	Lake Desire Community Club	Vacant, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400156	Urban Residential	Urban Residential	R-6	R-6	0.62	David J and Lori S Brooks	Vacant, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400020	Urban Residential	Urban Residential	R-6	R-6	1.08	Kanwaljit Singh and Ravi Sahota	Vacant, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400055	Urban Residential	Urban Residential	R-6	R-6	0.70	Charla Marie Pereira	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400150	Urban Residential	Urban Residential	R-6	R-6	0.98	Raymond J and Diane E Jensen	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400158	Urban Residential	Urban Residential	R-6	R-6	0.23	Ronnie L Ashlock	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400080	Urban Residential	Urban Residential	R-6	R-6	0.38	Cambridge Homes Inc	Vacant, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400095	Urban Residential	Urban Residential	R-6	R-6	0.59	Jan F Falkenhagen	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400155	Urban Residential	Urban Residential	R-6	R-6	0.26	Kimberly Walden and Tammi Chick	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400157	Urban Residential	Urban Residential	R-6	R-6	0.85	Jesse Leroy Sr and Gladys Leep	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400015	Urban Residential	Urban Residential	R-6	R-6	1.20	Tan Chun	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)

Lake Desire Urban Separator Parcels (continued)

Parcel	Comprehensive Plan Land Use Map Designation		Zoning		Size (Acres)	Owner	Notes	Development Conditions
	Current	Proposed	Current	Proposed				
4008400025	Urban Residential	Urban Residential	R-6	R-6	0.96	Gary L and Jennifer S Samson	Vacant, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400060	Urban Residential	Urban Residential	R-6	R-6	0.59	Steven P and Aurea G Eng	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400071	Urban Residential	Urban Residential	R-6	R-6	0.36	Robert F and Carolyn Trautmann	Vacant, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400170	Urban Residential	Urban Residential	R-6	R-6	0.62	Steven C Bartlett	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400175	Urban Residential	Urban Residential	R-6	R-6	1.78	Kwon Johnason and Soon Ok	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
400840TRCT	Urban Residential	Urban Residential	R-6	R-6			Lower Cedar River Basin	
3623059002	Urban Residential	Urban Residential	R-6	R-6	1.39	Kevin and Linda Thomaier	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
3623059034	Urban Residential	Urban Residential	R-6	R-6	0.95	Anton J and Melody M Sieger	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
3623059020	Urban Residential	Urban Residential	R-6	R-6	2.00	Jeffery M and Karol P Whitmore	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
3623059022	Urban Residential	Urban Residential	R-6	R-6	2.13	Roger R and Suzette L Walsh	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
3623059001	Urban Residential	Urban Residential	R-6	R-6	0.96	Dewey C Hill	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
3623059024	Urban Residential	Urban Residential	R-6	R-6	1.59	Richard and Ping Schmidt	Single family residential (2 buildings), Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
3623059026	Urban Residential	Urban Residential	R-6	R-6	0.97	Lawrence E Undis	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)

Lake Desire Urban Separator Parcels (continued)

Parcel	Comprehensive Plan Land Use Map Designation		Zoning		Size (Acres)	Owner	Notes	Development Conditions
	Current	Proposed	Current	Proposed				
3623059089	Urban Residential	Urban Residential	R-6	R-6	0.78	Miles in Sun	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
3623059099	Urban Residential	Urban Residential	R-6	R-6	1.17	William B and Linda Hemphill	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400010	Urban Residential	Urban Residential	R-6	R-6	1.18	Howard G and Florence Kimura	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400005	Urban Residential	Urban Residential	R-6	R-6	1.26	Willibald Neubauer	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400220	Urban Residential	Urban Residential	R-6	R-6	0.63	Othen N and Shirley G Carlos	Vacant, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
3623059019	Urban Residential	Urban Residential	R-6	R-6	1.20	Jim Jameson	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
3623059029	Urban Residential	Urban Residential	R-6	R-6	4.42	Kirk A and Donna Snure	Single family residential (2 buildings), coal mine hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
3623059069	Urban Residential	Urban Residential	R-6	R-6	2.06	Jim Jameson	Vacant, coal mine hazard, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400215	Urban Residential	Urban Residential	R-6	R-6	0.63	Othen N and Shirley G Carlos	Mobile home, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400200	Urban Residential	Urban Residential	R-6	R-6	1.07	Troy S and Lynn M Glessner	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)
4008400210	Urban Residential	Urban Residential	R-6	R-6	0.63	Othen N and Shirley G Carlos	Single family residential, Lower Cedar River Basin	SC-P3 (Repealed), SO-220 (repealed), SR-15-7 (repealed)



King County

2008 King County Comprehensive Plan Update Maple Valley Summit Pit Area Zoning Study

Public Review Draft

Department of Development and Environmental Services

Summary

This area zoning study was carried out in response to a docket request to redesignate a property owned by King County Department of Transportation's (DOT) Road Services Division (Tax Parcel Number 3422069006) from Rural Area to Urban. Currently the property is designated as Rural Residential with RA-5, one home per five acres, zoning. The property is used by the Road Services Division as a regional maintenance facility and contains nine holes of the Elk Run Golf Course. King County has determined the site is surplus to the land inventory needs of the county and the maintenance facility should be relocated.

Background

The 156 acre Maple Valley Summit Pit property is owned by the King County Department of Transportation (DOT) Road Services Division. The unincorporated property is often referred to as the 'doughnut hole' due to it being surrounded entirely by the incorporated area of the City of Maple Valley. SE 280th Street forms the southern border of the site, which extends to SE 272nd Street in the north. The western edge is formed by 228th Avenue SE to approximately 236th Avenue SE in the east.

The King County DOT Road Services Division uses the site as a regional maintenance facility. Current uses at the property include materials processing, Vector Waste Receiving, sand and gravel extraction, Coordinate Reduction of Waste (CROW), Street Waste Alternative Program (SWAP), a fueling station, 24 hour emergency and storm response, and road maintenance material storage. The entrance to the site is off 228th Avenue SE near SE 272nd Street. Nine holes of the Elk Run Golf course are also on the site. Properties designated Urban Residential, Medium Density, 4-12 homes per acre with single family

housing development surrounds the Summit Pit property on all sides. An additional King County DOT Road Services Division owned property is adjacent to the eastern edge. This extension of the Summit Pit site is within the City of Maple Valley. South of this property, separated by single family homes, is the Glacier Elementary School of the Tahoma School District. The other nonresidential neighboring use is nine holes of the Elk Run Golf Course and clubhouse.

Applicable King County Comprehensive Plan Policies

- U-174** Sites for potential Urban Planned Developments (UPDs) may be designated within the established Urban Growth Area to realize mutual benefits for the public and the property owner. Two UPD areas have been designated by the county: the Bear Creek UPD area, comprised of Redmond Ridge (formerly known as Northridge) UPD, Trilogy at Redmond Ridge (formerly known as Blakely Ridge) UPD, and the proposed Redmond Ridge East UPD; and Cougar Mountain Village UPD. Future UPD sites in the Urban Growth Area shall be designated through a subarea planning process, or through a comprehensive plan amendment initiated by the property owner.
- U-175** The creation of Urban Planned Developments (UPDs) is intended to serve as a model for achieving a mix of uses, appropriate development patterns, and high quality design as well as providing for public benefits which shall include:
- a. Open space and critical areas protection;
 - b. Diversity in housing types and affordability;
 - c. Quality site design; and
 - d. Transit and nonmotorized transportation opportunities.
- U-116** King County shall seek to achieve through future planning efforts over the next twenty years, an average zoning density of at least seven to eight homes per acre in the Urban Growth Area through a mix of densities and housing types. A lower density zone may be used to recognize existing subdivisions with little or no opportunity for infill or redevelopment.

Analysis

The King County Department of Transportation (DOT) Road Services Division is planning to relocate the facilities at the Maple Valley Summit Pit. As owner and operator of the site, King County has determined the property will be surplus to the land inventory needs of the county once the DOT ceases to use the site. It is likely that King County will sell this surplus property, making it available for private development.

Development of the property under the existing Rural land use designation and zoning is problematic from both a land use and a service delivery perspective. Developing the Maple Valley Summit Pit at the residential density of one home per five acres required by the existing Rural zoning would create an island of new low density Rural Residential development that would be surrounded by existing Urban neighborhoods. The island of rural land must be served by on-site waste disposal systems in an area surrounded by existing Urban development on sewers.

The current Rural land use designation of the site would result in King County being the service provider

to any new development. The site's location, surrounded by incorporated City of Maple Valley, makes the provision of these services by King County inefficient and costly

The King County Comprehensive Plan policy R-175 recognizes that development of large properties may offer the public and the property owner opportunities to realize mutual benefits when development is coordinated as an Urban Planned Development (UPD). It should be noted that King County Code Chapter 21A.38.080 establishes a minimum site size of 200 acres for UPD designation.

Conclusion

The Maple Valley Summit Pit is a Rural Residential designated property surrounded by the City of Maple Valley's incorporated area. The King County Department of Transportation (DOT) Road Services Division's ownership and long-term use of the site as a maintenance facility has continued as the surrounding area has incorporated and been developed with Urban uses and services.

Relocation of the King County maintenance facility and a change in ownership requires a reevaluation of the land use designation and zoning of the property. Retention of the Rural land use designation and the requirement that future development be at Rural density and service levels would create an inefficient land use pattern that requires King County to continue to provide costly public services to an area surrounded by an incorporated city.

Designation as Urban Area would allow for future annexation and service delivery by the City of Maple Valley. An Urban designation would allow a full range of Urban services, including sewers, to be provided. This would be consistent with the services provided to the existing surrounding neighborhoods.

The area surrounding the Summit Pit property is predominately single family residential land use. A land use redesignation from Rural to Urban Residential, Medium Density, 4-12 homes per acre, would provide consistency with the surrounding properties. R-8 zoning would be consistent with King County Comprehensive Plan (KCCP) policy U-116.

The size of the single property provides an opportunity for development consistent with the planning goals of retaining open space, housing diversity, and non-motorized transit opportunities. The Urban Planned Development (UPD) designation requires this type of development according to KCCP policy U-175. Consistent with KCCP policy U-174, a site may be designated as a UPD through the subarea planning process. Currently the minimum size eligible for a UPD is 200 acres. Designation of the 156 acre Maple Valley Summit Pit property as a UPD would require an amendment to King County Code 21A.38.080 to lower this minimum size requirement.

Executive Staff Recommendation

Amend King County Code 21A.28.080 to allow Urban Planned Development designation on sites with a minimum size of 100 acres.

Include parcel 3422069006 in the Urban Growth Area and the City of Maple Valley's Potential Annexation Area.

Amend the King County Comprehensive Plan Land use Map designation for parcel 3422069006 from Rural Residential to Urban Planned Development.

Amend the zoning designation for parcel 0622079051 from RA-5, Rural Area, one home per five acres, to R-8, Urban Residential, eight homes per acre.



Maple Valley - Summit Pit

Public Review Draft Zoning Map



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 Incorporated Areas

 Urban Growth Boundary

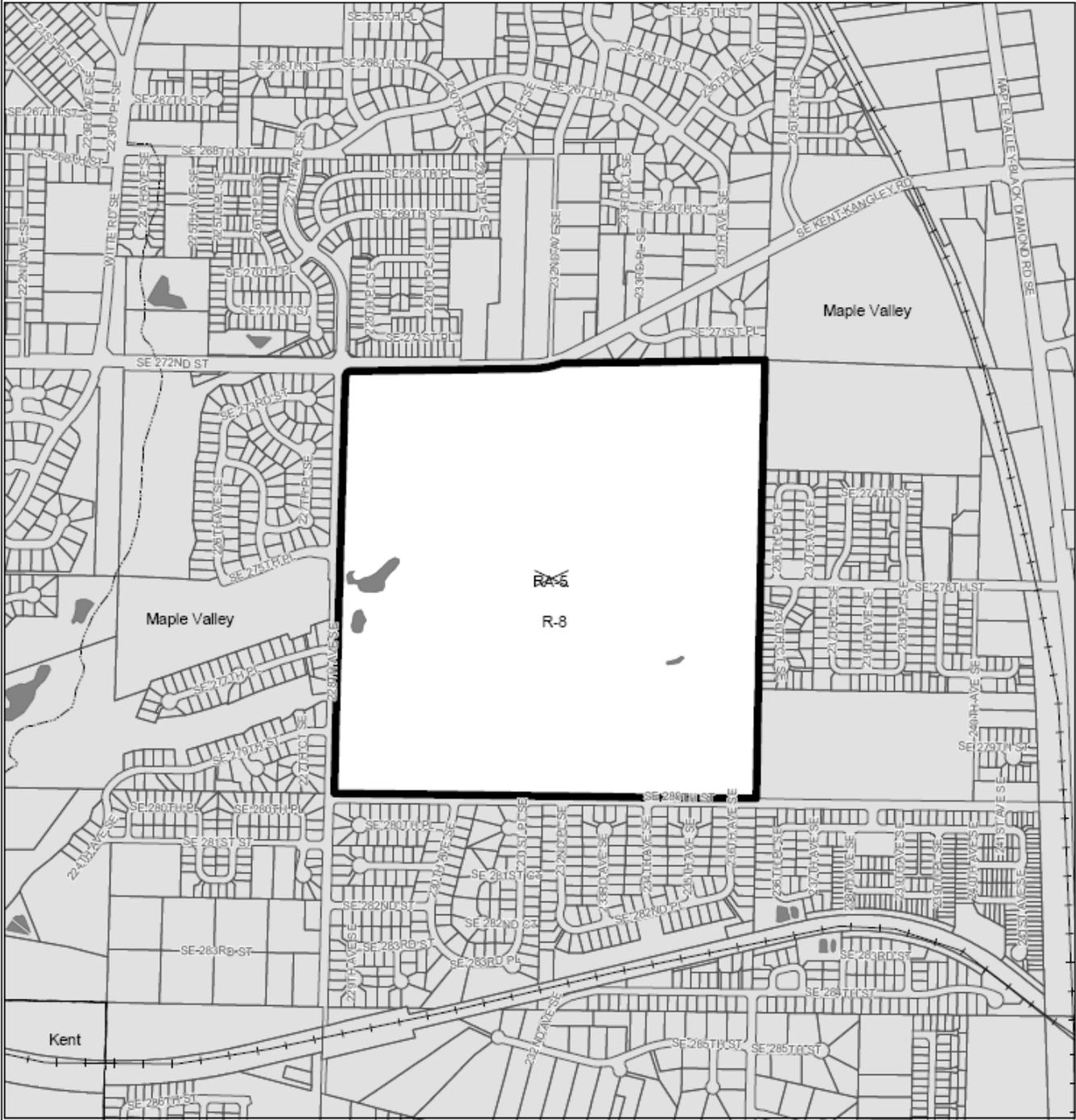
 Change Area

RA-5 Rural Area, one DU per 5 acres

R-8 Residential, eight DU per acre



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Maple Valley Summit Pit Parcel

Parcel	Comprehensive Plan Land Use Map Designation		Zoning		Size (Acres)	Owner	Notes	Development Conditions
	Current	Proposed	Current	Proposed				
3422069006	Rural Residential	Urban Planned Development	RA-5	R-8	156.48	King County	Elk Run Golf Course, DOT shop (4 buildings), Class 1 aquifer recharge, Jenkins and Covington Creek Basin	TR-P44 (Repealed)



King County

2008 King County Comprehensive Plan Update Maple Valley Food Bank Area Zoning Study

Public Review Draft

Department of Development and Environmental Services

Summary

This area zoning study was carried out in response to a docket request to expand the boundary of the Maple Valley Rural Neighborhood. The nearly one acre property (Tax Parcel Number 2752200006) proposed for inclusion in the Rural Neighborhood is currently designated Rural Residential with RA-5 zoning, one home per five acres.

The Maple Valley Rural Neighborhood was studied to determine if this property should be redesignated to Neighborhood Business.

Background

The Maple Valley Rural Neighborhood was established by the King County Comprehensive Plan based on the Neighborhood-Scale Center originally designated by the Tahoma/Raven Heights Community Plan. Rural Neighborhood designated properties front Renton-Maple Valley Road SE on both sides of the State Route 18 overpass in southeastern King County.

Within the Maple Valley Rural Neighborhood, the nearly one acre Food Bank property is boarded on two sides by Rural Neighborhood designated properties and on a third by Renton-Maple Valley Road SE. The property to the west is Rural Residential with RA-5, one home per five acre, zoning. Currently the property houses the Maple Valley Food Bank and Emergency Services. The Food Bank services the Tahoma School district and the cities of Maple Valley, Covington and Black Diamond. The building was originally built in 1933 as a community center and is listed as a historic site by the King County Historic Preservation Program. The Maple Valley Food Bank bought the property in 1992.

The property south of the Food Bank is shared between an auto parts store and a dentistry clinic in a multiuse building constructed in 1971. The vacant property to the north and west is split designated as Rural Neighborhood and Rural Residential. The other businesses in the Maple Valley Neighborhood on Neighborhood Business zoned properties are a real estate office, auto repair and towing, convenience store and car wash, grocery store, beauty salon, and retail. Within the series of consecutive properties along Renton-Maple Valley Road SE that comprises the Maple Valley Rural Neighborhood, the Food Bank is the only property not designated Rural Neighborhood.

A change in designation from Rural Residential with RA-5 zoning to Rural Neighborhood with Neighborhood Business zoning is proposed in order to more accurately reflect the historical and current usage of the property and provide a consistent series of properties within the Maple Valley Rural Neighborhood.

Applicable King County Comprehensive Plan Policies

- 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.
- R-410** Rural neighborhoods should accommodate only small-scale retail, community and human services and personal service uses that provide convenience shopping and services to nearby Rural Area residents. If land suitable for residential development is included within the boundaries of a rural neighborhood, it should be zoned for rural residential development consistent with the residential development policies of this plan.
- R-411** King County should adopt commercial development standards for rural neighborhoods that facilitate economic reuse of existing structures, minimize increases in impervious surfaces and encourage retention of historic character and scale. Urban-level parking, landscaping and street improvement standards are not appropriate for Rural Neighborhoods.

Analysis

This area zoning study was conducted to determine if a change from Rural Residential to Neighborhood Business for the Maple Valley Food Bank is appropriate. The reason for the proposed redesignation is to more accurately reflect the historical and current use of the property. The redesignation would also provide a consistent series of Neighborhood Business zoned properties along Renton-Maple Valley Road SE in the Maple Valley Rural Neighborhood.

The property is fronted by Renton-Maple Valley Road SE and is near the State Route 18 overpass, separated by one property that houses an auto parts store and dentist's office. The property's location among the series of Neighborhood Business zoned properties of the Maple Valley Rural Neighborhood

makes it unlikely to be developed as residential. The King County Historic Preservation Program has designated the former Maple Valley Community Club as a historical site (Historical Resource Inventory #1375). No concerns were expressed by the Historic Preservation Program regarding the Maple Valley Food Bank's use of the building.

Of the series of properties that front Renton-Maple Valley Road SE in the Maple Valley Rural Neighborhood, only the Food Bank property is not designated as Rural Neighborhood. A redesignation of this property would remove this gap in the Maple Valley Rural Neighborhood and create a consistent series of Neighborhood Business zoned properties.

King County Comprehensive Plan policies allow for expansion of Rural Neighborhoods for small-scale commercial uses through the subarea plan process.

Conclusion

The Food Bank property has been used for non-residential purposes since the auditorium/assembly building was constructed in 1933. A redesignation would not require any further clearing or grading to maintain its current use as a food bank. The current Rural Residential designation with RA-5 zoning constitutes a gap in the series of Rural Neighborhood properties that comprises the Maple Valley Rural Neighborhood. A redesignation to Rural Neighborhood would be consistent with the surrounding properties and its historical and current use.

Therefore, the proposed land use map and zoning amendments are consistent with applicable King County Comprehensive Plan policies and appropriate given the existing natural features and development pattern of the study area.

Executive Staff Recommendation

Amend the King County Comprehensive Plan Land Use Map designation for parcel 2752200006 from Rural Residential to Rural Neighborhood.

Amend the zoning designation for parcel 2752200006 from RA-5, one home per five acres, to NB, Neighborhood Business.



Maple Valley Food Bank Subarea Plan

Public Review Draft Land Use Map



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- rr Rural residential
- rn Rural neighborhood
- OS King County Owned Open Space/Recreation
-  Change Area



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Maple Valley Food Bank Subarea Plan

Public Review Draft Zoning Map

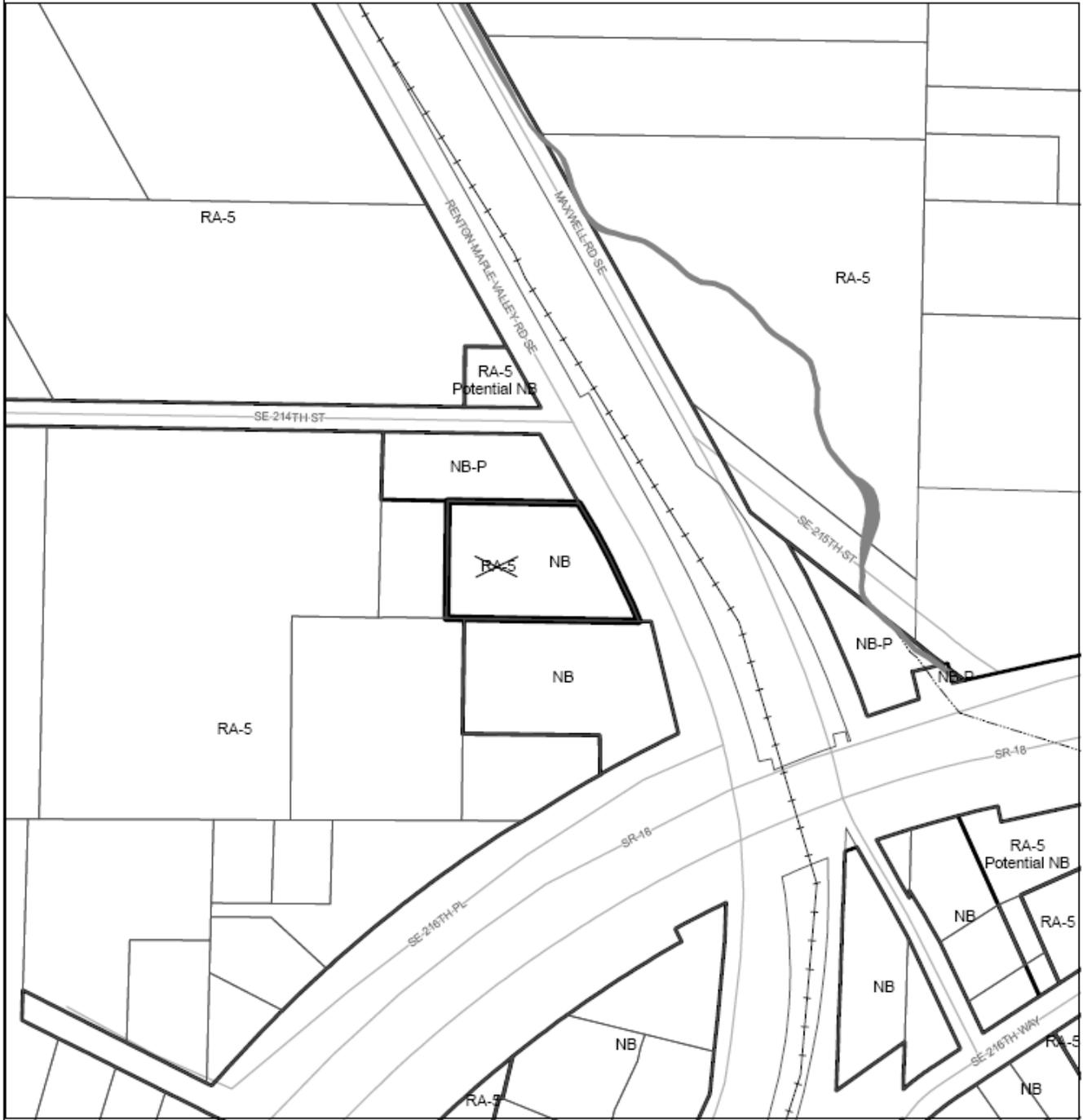


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- RA-5 Rural Area, one DU per 5 acres
- NB Neighborhood Business
-  Change Area



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Maple Valley Food Bank Parcel

Parcel	Comprehensive Plan Land Use Map Designation		Zoning		Size (Acres)	Owner	Notes	Development Conditions
	Current	Proposed	Current	Proposed				
2752200006	Rural Residential	Rural Neighborhood	RA-5	NB	0.98	Maple Valley Food Bank and Emergency Services	Auditorium/Assembly building, historic site, seismic hazard, Class 2 aquifer recharge	None



King County

2008 King County Comprehensive Plan Update

SR 169 – Kummer Area Zoning Study

Public Review Draft

Department of Development and Environmental Services

Summary

This area zoning study was carried out in response to multiple docket requests for an expansion of the Rural Neighborhood at the intersection of SR 169 and SE Green Valley Road in southeastern King County. The proposed expansion would include a redesignation of the Rural Residential portion of the Robb property (Tax Parcel Number 2421069031) that is split between Rural Neighborhood and Rural Residential. Additionally, the Big Dipper Farm property (Tax Parcel Number 2421069011), currently designated as Rural Residential, was also proposed for inclusion as it is across SR 169 to the west of the existing Rural Neighborhood.

Background

The commercial land use designation on the Robb property (2421069031) at the intersection of SR 169 and SE Green Valley Road was established by the Tahoma/Raven Heights Community Plan. The single property that makes up the Rural Neighborhood was adopted as split zoned Neighborhood Business and single family rural. The King County Comprehensive Plan (KCCP) designated the 5.1 acre property as Rural Neighborhood and Rural Residential, with split zoning of Neighborhood Business and RA-5, one home per five acres. At the time of the Tahoma/Raven Heights Community Plan's adoption the property was used for a tavern in a 1937 building. Currently this building is unused. An office and a garage have been built on the Rural Neighborhood portion of the property. The Rural Residential portion proposed for redesignation is vacant.

The 11.62 acre Big Dipper Farm property (2421069011) proposed for inclusion in an expanded Rural Neighborhood is currently designated as Rural Residential with RA-5, one home per acre, zoning. The

property is currently used as a nursery. A mobile home is also on the property.

More than half of the Big Dipper Farm property has a Critical Areas Ordinance (CAO) wetland and buffer. The wetland and buffer extends to adjacent properties, including the Robb property across SR 169. The Big Dipper Farm property also contains a pond on the corner closest to the intersection of SR 169 and SE Green Valley Road. A coal mine hazard and a leaking underground storage tank from Flinstone Sand and Gravel have also been mapped on the property.

Two active Cadman mineral extraction sites are adjacent to both properties. One is located across SE Green Valley Road from the Big Dipper Farm property. The other site is next to the Robb property. Heavy trucks use both SR 169 and the portion of SE Green Valley Road that passes the Big Dipper Farm property.

RA-5 zoning exists on the remaining properties adjacent to both the Robb and Big Dipper Farm properties. The two properties to the west of the Big Dipper Farm property are currently vacant.

An expansion of the Rural Neighborhood at the intersection of SR-169 and SE Green Valley Road is proposed. This expansion would remove the split designation on the current Rural Neighborhood property and redesignate the Big Dipper Farm property from Rural Residential to Rural Neighborhood.

Applicable King County Comprehensive Plan Policies

- 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.
- R-410** Rural neighborhoods should accommodate only small-scale retail, community and human services and personal service uses that provide convenience shopping and services to nearby Rural Area residents. If land suitable for residential development is included within the boundaries of a rural neighborhood, it should be zoned for rural residential development consistent with the residential development policies of this plan.
- R-411** King County should adopt commercial development standards for rural neighborhoods that facilitate economic reuse of existing structures, minimize increases in impervious surfaces and encourage retention of historic character and scale. Urban-level parking, landscaping and street improvement standards are not appropriate for Rural Neighborhoods.
- R-563** King County should prevent or minimize conflicts with mining when planning land uses adjacent to Designated and Potential Mineral Resource Sites. Subarea plans may indicate areas where mining is an inappropriate land use. Designated and Potential Mineral Resource Sites and nonconforming sites should be shown on Mineral Resources Map and subarea plan maps in order to notify nearby property owners and residents of existing and prospective mining activities.

Analysis

This area zoning study was conducted to determine if an expansion of the current Rural Neighborhood at the intersection of SR 169 and SE Green Valley Road is appropriate. The reason for the expansion is to remove a split designation on the current Rural Neighborhood property and to recognize and allow possible expansion of the current use of the Big Dipper Farm property.

The current Rural Neighborhood on the Robb property was established as a split designated Neighborhood Business and Rural by the Tahoma/Raven Heights Community Plan on a single property that contained a tavern. The split designation was maintained by the King County Comprehensive Plan as Rural Neighborhood and Rural Residential. The Rural Residential portion of the property is vacant and undeveloped. The 1934 building that housed the tavern is unused. An office building and a garage constructed on the Neighborhood Business zoned portion are used, but an expansion of the Rural Neighborhood would provide greater viability for the property.

The Big Dipper Farm is a nearly 12 acre property with roughly more than half of it containing a Critical Areas Ordinance wetland and buffer. A pond is located in the southeastern corner of the property. The nursery and the related buildings are on the western portion, adjacent to vacant Rural Residential designated properties. Currently the nursery cannot be seen from SR 169 due to vegetation. A small sign has been placed at the intersection of SR 169 directing traffic to the nursery's entrance on SE Green Valley Road.

Heavy trucks frequently use the portion of SE Green Valley Road that passes the Big Dipper Farm before reaching the Cadman gravel mine's entrance. The noise and frequency of the trucks would have a negative impact on any residential use of the property. Another mineral extraction site exists on the east side of SR 169, adjacent to the Robb property.

An expansion of the Rural Neighborhood would remove the split designation on the Robb property and allow for limited growth of the Big Dipper Farm nursery. Non-residential development would also be allowed on the vacant portion of the Robb property. As the nearby city of Black Diamond grows an expanded Rural Neighborhood would provide services for area residents.

King County Comprehensive Plan policies allow for expansion of Rural Neighborhoods for small-scale commercial uses through the subarea plan process.

Conclusion

Expansion of the Rural Neighborhood would increase its vitality and use. Additional service options for

the area would increase the utilization of the existing buildings with development only on the vacant, Rural Residential portion of the Robb property. The split designation would also be removed.

Currently the Big Dipper Farm property is used as a nursery. Expanding the Rural Neighborhood to include this property would recognize its current use as a nursery and stimulate greater usage of the Rural Neighborhood. Future development on the property should be limited to activities that enhance the nursery. Based on input from the land owner these activities could include: a U-pick farm, farmers market, landscape/pondscape yard, flower shop, bed and breakfast, restaurant, feed store, and private event rental. Any development not related to the property's function as a nursery should not be allowed.

The Critical Areas Ordinance wetland and buffer that comprises roughly more than half of the property will limit development to outside the buffer or to current legal permanent structures that may already exist within the buffer. A site-specific CAO wetland review has not been conducted on the property so the actual location of the wetland and the width of this buffer is unknown. Temporary structures that are potentially within the buffer are not considered vested for purposes of development by the CAO.

The two mineral extraction sites at the intersection limit the desirability for residential development in the area. Rural Neighborhood designation would be more consistent with King County Comprehensive Plan policy R-563 as an adjacent land use that provides minimal conflict with mining.

Further expansion of the Rural Neighborhood south of the SR 169 and SE Green Valley Road intersection is not warranted.

Therefore, the proposed land use map and zoning amendments are consistent with applicable King County Comprehensive Plan policies and appropriate given the existing natural features and development pattern of the study area.

Executive Staff Recommendation

Amend the King County Comprehensive Plan Land Use Map for parcel 2421069031 from Rural Neighborhood/Rural Residential to Rural Neighborhood. Rezone property from Neighborhood Business/RA-5 to Neighborhood Business.

Amend the Land Use Map for parcel 2421069011 from Rural Residential to Rural Neighborhood. Rezone property from RA-5, one house per five acres, to Neighborhood Business. Apply a P-suffix condition that limits future uses on the site to the nursery and operator residence, as well as a U-pick farm, farmers market, landscape/pondscape yard, classes, flower shop, bed and breakfast, restaurant, feed store, and rental facilities for conferences and weddings.



SR 169 / Green Valley Road Subarea Plan

Public Review Land Use Map



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- rr Rural residential
- rn Rural neighborhood
- m Mining

 Change Area



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SR 169 / Green Valley Road Subarea Plan

Public Review Zoning Map

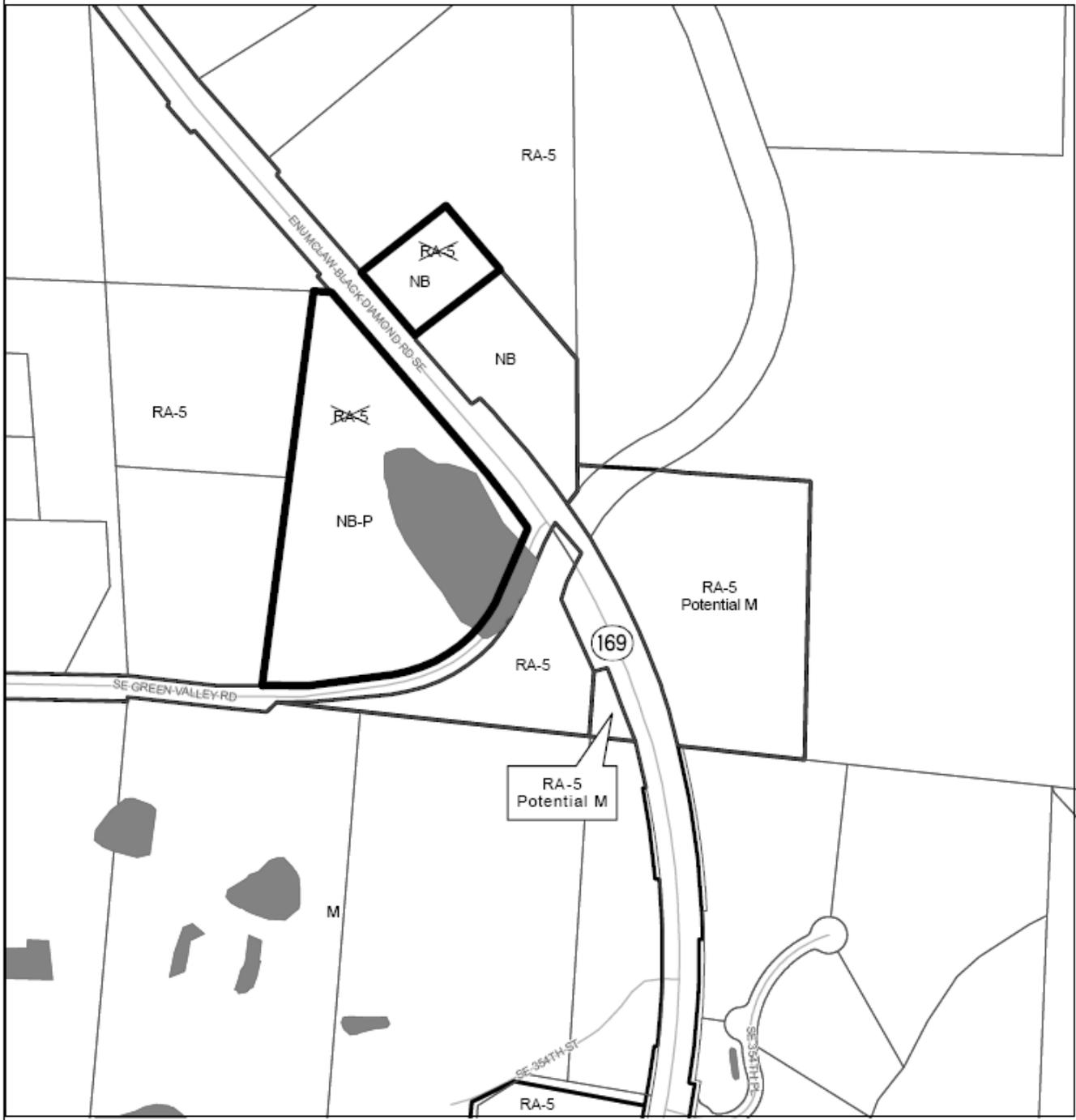


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- RA-5 Rural Area, one DU per 5 acres
- NB Neighborhood Business
- M Mineral



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SR 169 / Green Valley Road Parcels

Parcel	Comprehensive Plan Land Use Map Designation		Zoning		Size (Acres)	Owner	Notes	Development Conditions
	Current	Proposed	Current	Proposed				
2421069031	Rural Residential / Rural Neighborhood	Rural Neighborhood	RA-5 / Neighborhood Business	Neighborhood Business	5.10	Eric William Robb	Commercial buildings, 3 buildings (unused tavern, service garage, office), Middle Green Basin, wetland	none
2421069011	Rural Residential	Rural Neighborhood	RA-5	Neighborhood Business	11.62	Diedra A Finely	Big Dipper Farm, nursery, greenhouses, gift shop, mobile home, Middle Green River Basin, wetland, coal mine hazard	none



King County

2008 King County Comprehensive Plan Update SR 900 and S 129th St Area Zoning Study

Public Review Draft

Department of Development and Environmental Services

Summary

The 62 acre study area is comprised of 24 properties south of Martin Luther Jr. Way S in unincorporated King County adjacent to the incorporated area of the Cities of Renton and Tukwila. Industrial properties zoned with a Special District Overlay for an office/research park cover the majority of the area. The remainder is zoned a mix of Urban Residential, High and Medium, and two Commercial Business properties.

Background

The study area of 24 properties is located within unincorporated King County at the edge of the Cities of Renton and Tukwila. A band of elevation change bisects the area from the northeast to the southwest corners. From Martin Luther King Jr. Way S on its northern edge, the 63 acre study area drops roughly 100 feet to Beacon Coal Mine Road S. The upper portion of the developable area is on the northwestern portion near the intersection of Martin Luther King Jr. Way S and S 129th Street. The lower developable area is on the southeastern portion extending west along Beacon Coal Mine Road S from the intersection of 68th Avenue S.

A Special District Overlay (SDO) designation was placed on the 19 Industrial zoned properties in the study area as part of the West Hill Community Plan. The intent of the SDO designation was to establish an office/research park that would incorporate clustered, campus development. The remaining properties are zoned Community Business and mix of Urban Residential. Two of the properties are split zoned Industrial and Urban Residential.

The northwestern portion of the study area is part of a Neighborhood Business Center that is located on

Martin Luther King Jr. Way S between 60th Avenue S and 64th Avenue S. Two properties of this Neighborhood Business Center are located within the study area. They are used for a gasoline station, market, and restaurant on less than one total acre.

A four acre mobile home park is in the northwestern portion of the study area below the 200 foot elevation level. A second mobile home park is above the 200 foot elevation level on a separate eight acre property. The remainder of this property is steeply sloped and forest covered. A vacant, forested three acre property separates the two mobile home parks.

East of these are several Washington Wrecking properties totaling nearly 20 acres with the developable area predominately at the upper level. The most severe elevation change within the study area occurs on these properties, all of which are either in a Landslide or Landslide drainage area. At the steepest the change in elevation is about 100 feet over a distance of 200 feet. The upper level development adjacent to Martin Luther King Jr. Way S is used for a mix of materials processing, wrecking, and storage. Additional wrecking and storage occurs on the lower elevation.

The remaining property in the study area accessible from Martin Luther King Jr. Way S at the upper elevation is owned by the Department of Natural Resources and Parks. The 1.5 acre property is currently vacant.

Two ten acre industrial properties exist on the eastern portion of the study area. An additional four acre property has begun the permitting process for Commercial/Industrial development. A commercial and a residential property of a little over one acre each are on the southeastern corner.

Applicable West Hill Community Plan Policy

WH#18 The office/research park area south of Martin Luther King Jr. Way should be developed in a manner which maintains the stability and scenic value of the steep slopes and enhances the entrance to Renton's business park.

Applicable Countywide Planning Policy

FW-15 Within the Urban Growth Area, the Countywide Planning Policies shall assure the creation of a number of locally determined Manufacturing/Industrial Centers which meet specific criteria. The Manufacturing/Industrial Centers shall be characterized by the following:

- a. Clearly defined geographic boundaries;
- b. Intensity/density of land uses sufficient to support manufacturing, industrial and advanced technology uses;
- c. Reasonable access to the regional highway, rail, air and/or waterway system for the movement of goods;
- d. Provisions to discourage large office and retail development; and
- e. Fast-track project permitting.

Applicable King County Comprehensive Plan Policies

U-170 Within the UGA but outside unincorporated activity centers, properties with existing industrial uses shall be protected. The county may use tools such as special district overlays to identify them for property owners and residents of surrounding neighborhoods.

U-118 Multifamily housing in the Urban Growth Area should be sited as follows:

- a. In or next to unincorporated activity centers or next to community or neighborhood business centers;
- b. In mixed-use developments in centers and activity areas; and
- c. On small, scattered parcels integrated into existing urban residential areas.
New multifamily housing should be built to the scale and design of the existing community or neighborhood, while contributing to an area-wide density that supports transit and allows for a range of housing choices. Over time, zoning should encourage a larger proportion of multifamily housing to be located on small scattered sites rather than on larger sites.

E-165 Avalanche or Landslide Hazard Areas should not be developed unless the risks and adverse impacts associated with such development can be reduced to a nonsignificant level. Development proposed in or adjacent to avalanche or landslide hazard areas shall be adequately reviewed and mitigated to ensure development does not increase landslide or erosion hazards that would adversely impact downstream properties or natural resources.

Analysis

The 62 acre study area of 24 properties is adjacent to Martin Luther King Jr. Way S between S 129th Street and 68th Avenue S in unincorporated King County. The edge of the Cities of Tukwila and Renton is along the study area's southern boundary across from Beacon Coal Mine Road S. The properties are predominately zoned a mix of Urban Residential and Industrial with a Special District Overlay (SDO) designation. This SDO designation was created during the 1994 West Hill Community Plan to create a campus office/research park on 19 properties within the study area. The SDO designation as established allows all uses within Regional Business (RB), Office (O) and Industrial (I) zones regardless of the property's zoning. Possible amendments to the SO-060 designation are being considered separately from this area zoning study during the 2008 King County Comprehensive Plan (KCCP) update.

West Hill Community Plan policy WH#18's discussion determined that "site constraints appear to have severely limited development to meet the goals of the Economic Development Plan." The intention of the SDO designation was to provide greater flexibility in overcoming the steep slope constraints. The SDO designation calls for a campus setting that uses integrated building designs, generous landscaping and buffering, and coordinated auto and pedestrian circulation.

Of the properties in the study area with the SDO designation, only two have industrial/manufacturing buildings on them. Both of these were in operation before the establishment of the SDO designation. The remaining properties with the designation are used for materials processing, wrecking and storage, or commercial. None of these properties have been developed according to the aims of the designation,

especially in regards to pedestrian circulation plans. No sidewalks have been implemented along any of the surrounding streets, forcing pedestrians to use the shoulder. This is of particular concern with the heavy truck use on the Washington Wrecking properties and the speed of traffic on Martin Luther King Jr. Way S.

Additional properties with the SO-060 Office/Research Park designation exist outside the study area along Martin Luther King Jr. Way S and in Issaquah near Lake Sammamish State Park. The properties along Martin Luther King Jr. Way S are undeveloped. The properties in Issaquah are developed with several campus buildings and vegetative landscaping with walking trails that connect to Lake Sammamish State Park.

King County Comprehensive Plan (KCCP) policy E-165 establishes development restrictions for properties in a landslide hazard area, which includes the majority of the properties in the study area. Only five properties are outside either the landslide or landslide drainage hazard areas. An additional three properties have a portion in one of the hazard areas. Development on these properties requires review and mitigation to ensure no adverse impact on other properties. Previous excavation may have reduced the developable area on some of the properties in the study area.

KCCP policy U-170 requires the protection of existing Industrial uses within the Urban Growth Area (UGA) but outside of unincorporated activity centers. Policy U-118(a) directs multifamily housing in the UGA to be sited near Neighborhood Businesses Centers.

Conclusion

Citing challenges posed by the steep terrain, the West Hill Community Plan established the Special District Overlay (SDO) designation on 19 of the properties in the study area. The intent of the SDO designation was to encourage campus office/research park development. Additional properties in the study area were zoned Commercial and a mix of Medium and High Urban Residential. The 62 acre study area is comprised of 24 properties along Martin Luther King Jr. Way S on the north and the limits of the Cities of Tukwila and Renton on the south in unincorporated King County.

No development consistent with the aims of the SDO designation has occurred within the study area. The two industrial properties were developed previous to the designation's implementation. An additional property proposed for industrial development has been hindered by the requirements of the designation. In approving the appeal to vacate the parking requirements, the King County Hearing Examiner determined that "an office/research park area, in a pedestrian orientated, campus-type setting, cannot reasonably be developed" and that it created a hardship by precluding industrial development.

Of the properties with the SDO designation, the majority are in either a landslide or landslide drainage hazard area. This geography limits the amount of the property that can be developed. While intended as means to overcome the development challenges posed by the steep terrain that bisects the study area, the landscaping and parking requirements of the SDO designation limit the development that can occur on these properties.

The SO-060 designation was also placed on a group of properties in Issaquah near the Lake Sammamish State Park at the intersection of East Lake Sammamish Parkway SE and SE 56th Street. The development that has occurred on these properties is consistent with the aims of the SDO designation as they feature campus development with vegetation and walking trails that link to the State Park. Unlike the study area where the SDO designation has failed to create this type of development, the Issaquah area with SO-060 designation is flat and does not have landslide hazards.

The requirements of the SDO designation are inconsistent with the geography of the study area. Removal of the designation in the study area will remove the requirements that have hindered industrial development.

The geography further limits the number of properties appropriate for industrial zoning. Properties with developable space above the 200 foot elevation level are not appropriate for industrial development as it is inconsistent with the neighboring multifamily land use and is limited by developable space. King County Comprehensive Plan (KCCP) policy U-118 directs multi-family housing in the unincorporated area next to Community Businesses Centers, such as the one located at the intersection of Martin Luther King Jr. Way S and S 19th Street. Two properties of this Neighborhood Business Center are located within the study area. An expansion of multifamily housing would better utilize these and other Commercial properties in the area.

Redesignation of the properties in the study area fronted by Martin Luther King Jr. Way S to Urban Residential, High, would be consistent with the adjacent properties that are zoned a mix of Medium and High Urban Residential. Limiting the industrial properties to the lower developable space within the study area will utilize the elevation difference as a buffer from the residential properties along Martin Luther King Jr. Way S, consistent with Countywide Planning Policy FW-15(a and b).

The reduction in Industrial zoned properties is in conflict with the intention of West Hill policy 18 to develop an office/research park south of Martin Luther King Jr. Way S, but is consistent with the neighboring residential development and KCCP policy U-118(a). The SDO designation's allowance of Residential Business, Office, and Industrial land uses on the study area's Industrial zoned properties has

resulted in development counter to campus office/research parks and may have negatively impacted the stability of the slope. A redesignation to Urban Residential would meet the intention of West Hill policy 18 to maintain the scenic value of the area and enhancement of the entrance into Renton. Retaining the Industrial zoning on the lower elevation properties in the study area is consistent with KCCP U-170.

While R-24, 24 homes per acre, zoning is recommended for the residential properties in the study area, realization of this density is dependent upon the amount of developable space above the slope. This density may be further limited if the stability of the slope has been impaired by previous development, excavation, or other land uses.

Executive Staff Recommendation

Remove the Office/Research Park Development Special District Overlay (SO-060) from properties 0001400035, 0001400018, 0001400023, 0001400036, 3779200241, and 3779200237.

Amend King County Comprehensive Plan Land Use Map for properties 2172000451 and 217200605 from Urban Residential, Medium, to Urban Residential, High, 18 to 48 units per acre. Rezone properties from R-12 to R-24.

Amend Land Use Map for property 217200612 from Industrial/Urban Residential, High and Medium, to Urban Residential, High, 18 to 48 units per acre. Rezone property from I-SO/R-24 and 12 to R-24.

Amend Land Use Map for property 2172000515 from Industrial/Urban Residential, High, to Urban Residential, High, 18 to 48 units per acre. Rezone property from I-SO/R-24 to R-24.

Amend Land Use Map for property 217200563 from Industrial/Urban Residential, Medium, to Urban Residential, High, 18 to 48 units per acre. Rezone property from I-SO/R-12 to R-24.

Amend Land Use Map for properties 2172000518, 217200560, 217200551, 2172000545, 217200540, 1423049048, 0001400017, 0001400007, 0001400041, and 0001400008 from Industrial to Urban Residential, High, 18 to 48 units per acre. Rezone properties from I-SO to R-24.



SR900 and S 129th St Public Review Draft Zoning Map



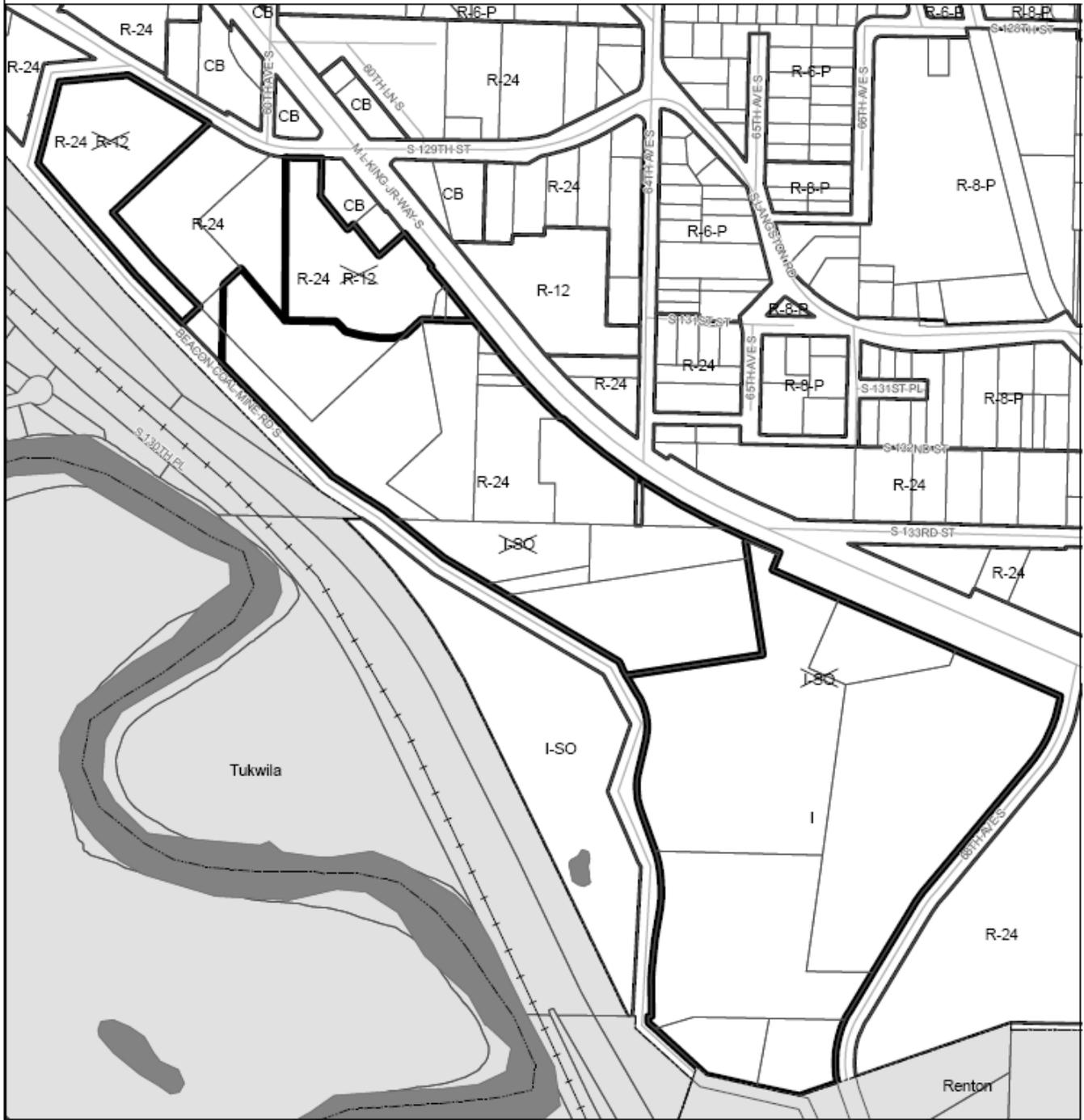
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-  Incorporated Areas
-  Urban Growth Boundary
-  Change Area
-  Industrial

- R-6 Residential, six DU per acre
- R-8 Residential, eight DU per acre
- R-12 Residential, 12 DU per acre
- R-24 Residential, 24 DU per acre
- CB Community Business



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SR 900 and S 129th St Parcels

Parcel	Comprehensive Plan Land Use Map Designation		Zoning		Size (Acres)	Owner	Notes	Development Conditions
	Current	Proposed	Current	Proposed				
2172000451	Urban Residential, Medium	Urban Residential, High	R-12	R-24	4.03	Manufactured Housing Community Preservationists	Empire View mobile home park, Duwamish River Basin	none
2172000470	Urban Residential, High	Urban Residential, High	R-24	R-24	2.89	Empire Way Associates	Vacant, Duwamish River Basin	none
2172000612	Industrial Urban Residential, High Urban Residential, Medium	Urban Residential, High	I-SO R-24 R-12	R-24	7.96	Manufactured Housing Community Preservationists	Vue mobile home park, landslide, Duwamish River Basin	SO-060 (Office/Research Park Development SDO)
2172000616	Commercial Outside of Center	Commerical Outside of Center	Community Business	Community Business	0.53	Suncor Holdings	76 Gas and Mini Mart, Duwamish River Basin	none
2172000611	Commercial Outside of Center	Commerical Outside of Center	Community Business	Community Business	0.30	Yi Sung Kyu	Line Retail and Market, Duwamish River Basin	none
2172000515	Industrial Urban Residential High	Urban Residential, High	I-SO R-24	R-24	4.07	Joseph B Anderson	Washington Wrecking, landslide, Duwamish River Basin	SO-060 (Office/Research Park Development SDO)
2172000605	Urban Residential, Medium	Urban Residential, High	R-12	R-24	0.06	Joseph B Anderson	Vacant, Duwamish River Basin	SO-060 (Office/Research Park Development SDO)
2172000563	Industrial Urban Residential, Medium	Urban Residential, High	I-SO R-12	R-24	0.15	Joseph B Anderson	Parcel split in by two parcel 2172000518, Washington Wrecking, Duwamish River Basin	SO-060 (Office/Research Park Development SDO)
2172000518	Industrial	Urban Residential, High	I-SO	R-24	2.33	Joseph B Anderson	Washington Wrecking, vacant, landslide, Duwamish River Basin	SO-060 (Office/Research Park Development SDO)
2172000560	Industrial	Urban Residential, High	I-SO	R-24	0.14	Joseph B Anderson	Washington Wrecking, vacant, Duwamish River Basin	SO-060 (Office/Research Park Development SDO)
2172000551	Industrial	Urban Residential, High	I-SO	R-24	0.11	Joseph B Anderson	Washington Wrecking, vacant, Duwamish River Basin	SO-060 (Office/Research Park Development SDO)

SR 900 and S 129th St Parcels (continued)

Parcel	Comprehensive Plan Land Use Map Designation		Zoning		Size (Acres)	Owner	Notes	Development Conditions
	Current	Proposed	Current	Proposed				
2172000545	Industrial	Urban Residential, High	I-SO	R-24	2.11	Joseph B Anderson	Washington Wrecking, vacant, landslide, Duwamish River Basin	SO-060 (Office/Research Park Development SDO)
2172000540	Industrial	Urban Residential, High	I-SO	R-24	1.66	Sunco Recoveries	Service building used for storage, landslide, Duwamish River Basin	SO-060 (Office/Research Park Development SDO)
1423049048	Industrial	Urban Residential, High	I-SO	R-24	0.39	Frances North (Agent)	Vacant, Duwamish River Basin	SO-060 (Office/Research Park Development SDO)
0001400017	Industrial	Urban Residential, High	I-SO	R-24	1.88	Calvin Anderson	Vacant, Landslide, Duwamish River Basin	SO-060 (Office/Research Park Development SDO)
0001400007	Industrial	Urban Residential, High	I-SO	R-24	0.34	Sunco Recoveries	Vacant, Landslide, Duwamish River Basin	SO-060 (Office/Research Park Development SDO)
0001400041	Industrial	Urban Residential, High	I-SO	R-24	1.58	Joseph B Anderson	Vacant, Landslide, Duwamish River Basin	SO-060 (Office/Research Park Development SDO)
0001400008	Industrial	Urban Residential, High	I-SO	R-24	4.05	Joseph B Anderson	Vacant, wetland, landslide, Duwamish River Basin	SO-060 (Office/Research Park Development SDO)
0001400035	Industrial	Industrial	I-SO	I	9.73	Holcam Sales Inc	Industrial light manufacturing (2 buildings), landslide, Duwamish River Basin	SO-060 (Office/Research Park Development SDO)
0001400018	Industrial	Industrial	I-SO	I	1.59	Department of Natural Resources	Vacant, Landslide, Duwamish River Basin	SO-060 (Office/Research Park Development SDO)
0001400023	Industrial	Industrial	I-SO	I	10.49	Engineered Polymer Solution	Valspar, storage (2 buildings), light manufacturing, landslide, Duwamish River Basin	SO-060 (Office/Research Park Development SDO)
0001400036	Industrial	Industrial	I-SO	I	4.12	Reinhard Biermanski	Single family residential (2 buildings), wetland, landslide, Duwamish River Basin	SO-060 (Office/Research Park Development SDO)
3779200241	Industrial	Industrial	I-SO	I	1.15	William C and Mary F Bardon	Statewide Rent-A-Fence, Duwamish River Basin	SO-060 (Office/Research Park Development SDO)
3779200237	Industrial	Industrial	I-SO	I	1.19	Lincoln Development	Residential, landslide, Duwamish River Basin	SO-060 (Office/Research Park Development SDO)



King County

2008 King County Comprehensive Plan Update Vashon Highway SW – SW 204th Street Area Zoning Study

Public Review Draft

Department of Development and Environmental Services

Summary

This area zoning study was conducted in response to a docket request to grandfather, or legalize, several housing units on a property (Tax Parcel Number 0622039130) located in a Rural Neighborhood on Vashon Highway SW, north of SW 204th Street. The 1.6 acre property is currently designated as Rural Residential and zoned RA-10-SO, one home per ten acres. The Special District Overlay is for ground water protection. Currently, there are four dwelling units on the subject property.

Background

The subject property is a 1.6 acre Rural Residential designated property within the Rural Neighborhood located at Vashon Highway SW and SW 204th Street. The docket requested a rezone to legalize the multiple housing units on the property, which are inconsistent with the amount allowed within the current land use and zoning. Under the property's RA-10 zoning one main and one accessory dwelling unit are allowed. Any units beyond this amount would not be allowed.

North of the subject property is the Vashon Gas and Propane on two Industrial designated and zoned properties. South of the subject property is the Beil Country Store and Farm on a Neighborhood Business zoned property. Further south of the subject property, additional properties in the Rural Neighborhood are Sound Foods, Auto Works, a vacant Neighborhood Business property, and a King County Park and Ride on an Industrial designated property. Within the series of Industrial and Rural Neighborhood properties along Vashon Highway SW north of SW 204th Street, the subject property is the only property designated as Rural Residential.

West of the subject property is a Rural Residential property that is currently enrolled in the Agricultural Open Space program. Across Vashon Highway SW to the east is the Vashon owned Vashon Commons.

Applicable King County Comprehensive Plan Policies

- R-207** For Vashon-Maury Island, a residential density of one home per 10 acres:
- a. Shall be maintained on areas zoned RA-10 as of 1994 to help protect community character and reduce adverse impacts on the island’s infrastructure; and
 - b. Shall be applied to areas with a predominant lot size of 10 acres or greater and mapped as category I Critical Aquifer Recharge Areas.
- R-210** Accessory dwelling units in structures detached from the primary dwelling shall be counted as a separate dwelling unit for the purpose of lot calculations under the zoning in place at the time of a proposed subdivision.
- 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.
- R-410** Rural neighborhoods should accommodate only small-scale retail, community and human services and personal service uses that provide convenience shopping and services to nearby Rural Area residents. If land suitable for residential development is included within the boundaries of a rural neighborhood, it should be zoned for rural residential development consistent with the residential development policies of this plan.

Analysis

The subject property is currently located between a property designated Industrial and Rural Neighborhood on Vashon Highway SW north of SW 204th Street. Currently five properties in the study area are designated as Rural Neighborhood with Neighborhood Business zoning and three are designated as Industrial with Industrial zoning. A redesignation of the docket property to Rural Neighborhood would be consistent with the other properties in the study area. King County Comprehensive Plan (KCCP) policy R-410 allows for residential usage within Rural Neighborhoods.

The subject property apparently has two dwelling units beyond the amount allowed under the current land use of Rural Residential and zoning of RA-10, one home per ten acres. The property owner submitted a docket request to legalize the buildings and usage through a rezone. For the subject property the dwelling units allowed would be one main and one accessory dwelling unit. KCCP policy R-210 considers detached accessory dwelling unit as a separate unit for calculating allowances under zoning. If part of a mixed-use development, a stand alone townhouse, in addition to the main and accessory dwelling unit, is permitted in Neighborhood Business zoning.

KCCP policy R-207 calls for RA-10 zoning on Vashon and Maury Island for properties previously zoned

RA-10 or that are at least ten acres with a Class I Aquifer Recharge Area. The docket property is 1.6 acres with a Class 3 aquifer recharge. A land use redesignation or rezone is not limited by this policy.

Conclusion

Approval of the docket request to legalize the multiple dwelling units is not consistent with KCCP policy. The 1.6 acre size of the property does not allow for further subdivision under any RA zoning. Under the current land use and zoning one main and one accessory dwelling unit are allowed on the property. Any additional dwelling units are not permitted.

Currently the property is the only Rural Residential property within the series of Rural Neighborhood and Industrial properties along Vashon Highway SW north of SW 204th Street. A redesignation of the property to Rural Neighborhood with Neighborhood Business zoning would be consistent with the adjacent properties.

This proposed redesignation and rezone of the subject property, consistent with property designated Rural Neighborhood, is not intended to legalize or grandfather the existing residences. If approved, the Rural Neighborhood land use designation and rezone to Neighborhood Business would allow a townhouse in addition to one home and one accessory dwelling unit if part of a mixed-use development (King County Code 21A.08.030).

A further expansion of the Rural Neighborhood at the intersection of Vashon Highway SW and SW 204th Street beyond the subject property is not recommended.

Executive Staff Recommendation

Amend the King County Comprehensive Plan Land Use Map for property 0622039130 from Rural Residential to Rural Neighborhood. Rezone property from RA-10 to Neighborhood Business (NB). Maintain the SO-140 Ground Water Protection SDO special district overlay.



Vashon Highway SW - SW 204th St

Public Review Land Use Map

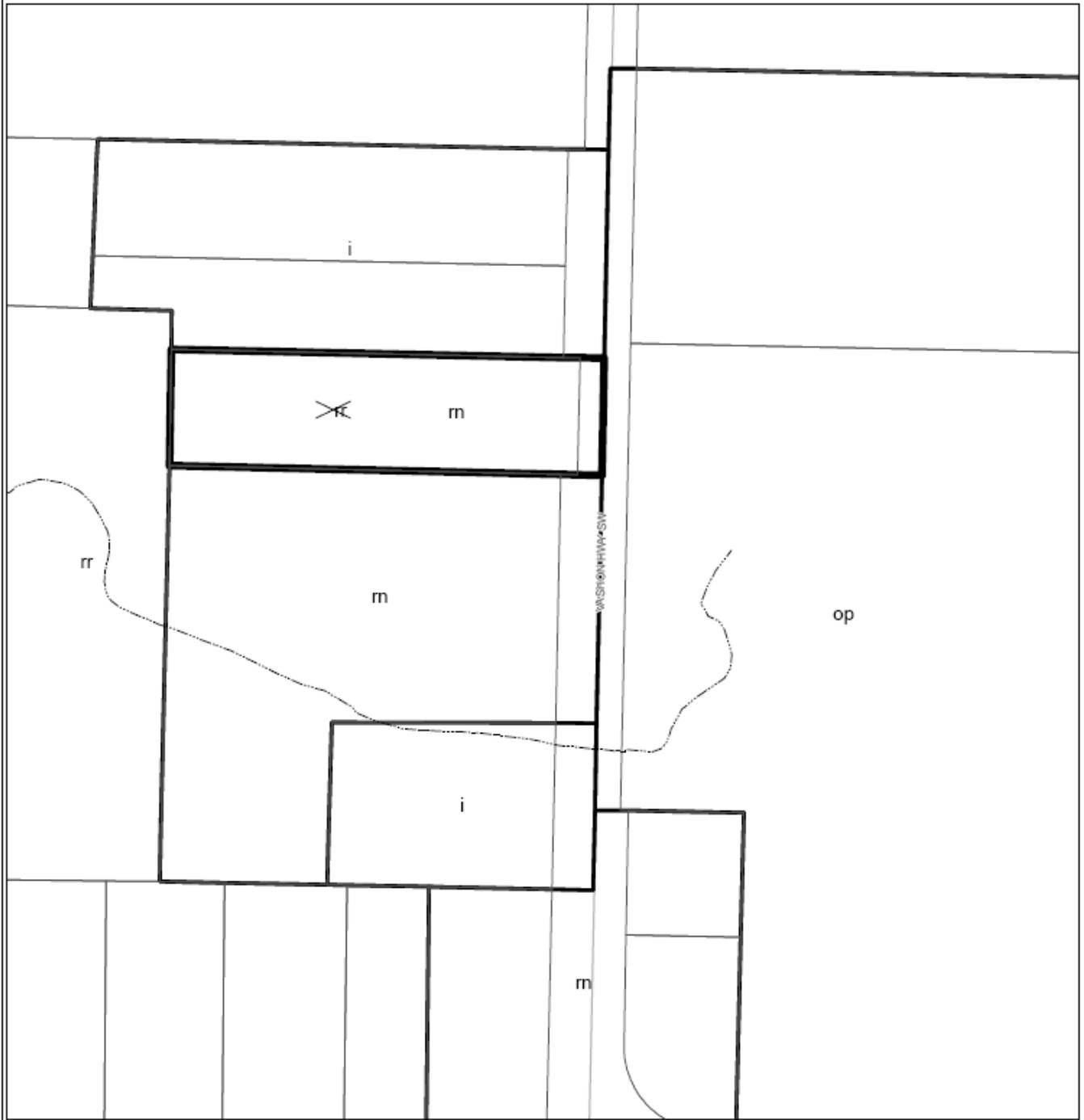


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-  Incorporated Areas
-  Urban Growth Boundary
-  Rural Residential 1du/2.5-10acres
-  Change Area
-  Rural Neighborhood
-  Industrial
-  Other Parks



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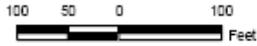
Vashon Highway SW - SW 204th St Public Review Zoning Map



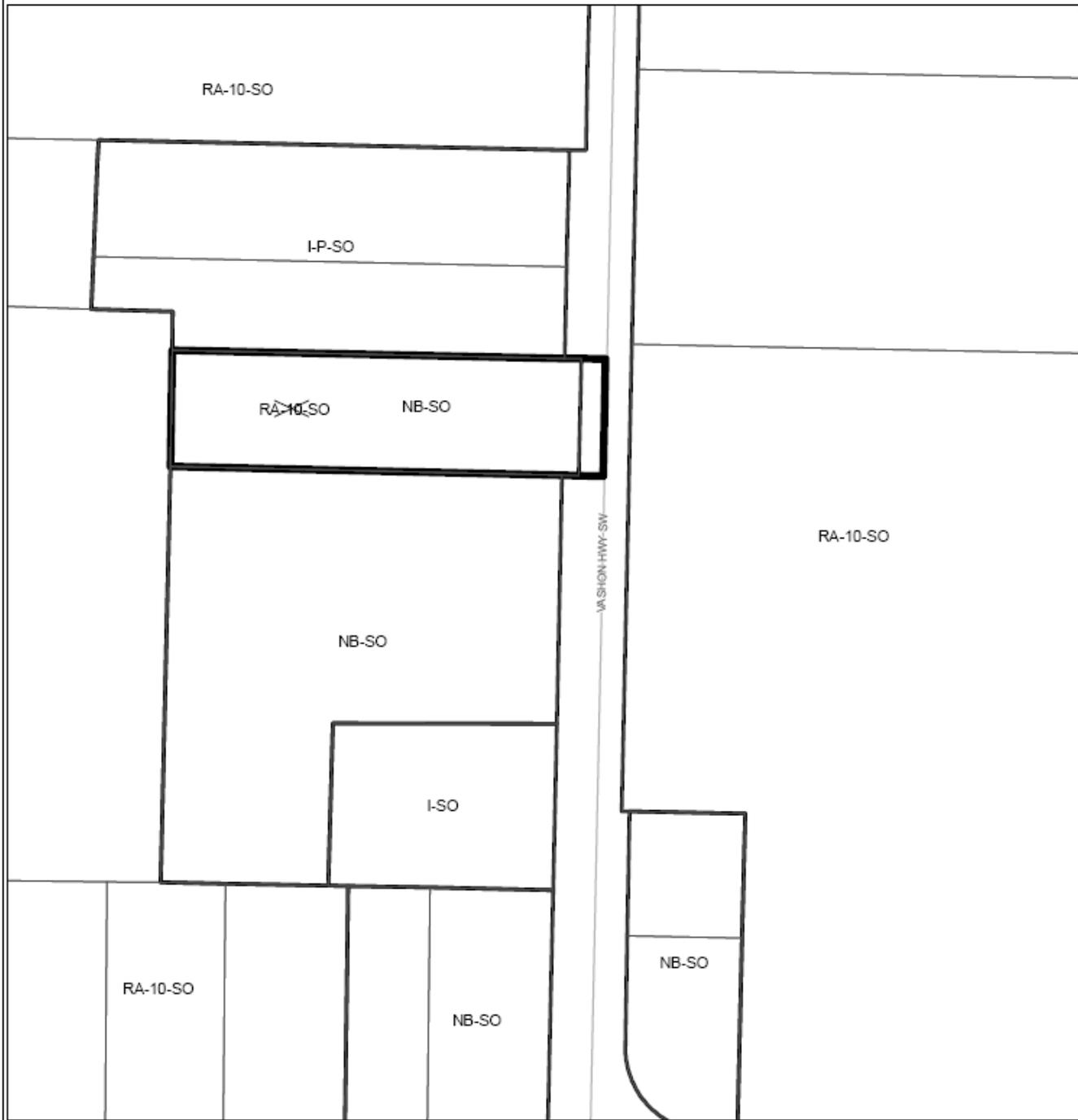
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-  Incorporated Areas
-  Urban Growth Boundary
-  Change Area

- NB Neighborhood Business
- I Industrial
- RA-10 Rural Area, one DU per 10 acres



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Vashon Highway SW - SW 204th St Parcels

Parcel	Comprehensive Plan Land Use Map Designation		Zoning		Size (Acres)	Owner	Notes	Development Conditions
	Current	Proposed	Current	Proposed				
0622039165	Industrial	Industrial	I-P-SO	I-P-SO	1.86	T M Dinsmore	Vacant, Class 3 aquifer recharge, Judd Creek Basin	SO-140 (Ground Water Protection SDO), VS-P11 (103-80R (5984))
0622039054	Industrial	Industrial	I-P-SO	I-P-SO	1.17	T M Dinsmore	Vashon Gas, Class 3 aquifer recharge, Judd Creed Basin	SO-140 (Ground Water Protection SDO), VS-P11 (103-80R (5984))
0622039130	Rural Residential	Rural Neighborhood	RA-10-SO	NB-SO	1.61	Gene Carroll Amondson	Residential (3 buildings), rural clearing limits, Class 3 aquifer recharge, Judd Creek Basin	SO-140 (Ground Water Protection SDO)
0622039128	Rural Neighborhood	Rural Neighborhood	NB-SO	NB-SO	5.64	Vyone H Biel	DET residential garage, rural clearing limits, Class 3 aquifer recharge, Judd Creek Basin	SO-140 (Ground Water Protection SDO)
0622039097	Industrial	Industrial	I-SO	I-SO	1.27	King County	Park and Ride, wetland, Class 3 aquifer recharge, Judd Creek Basin	SO-140 (Ground Water Protection SDO)
0622039074	Rural Neighborhood	Rural Neighborhood	NB-SO	NB-SO	0.99	Porterfield Investment LLC	Dave's and Zane's Auto Works (2 buildings), wetland, Class 3 aquifer recharge, East Vashon and Judd Creek Basin	SO-140 (Ground Water Protection SDO)
0522039030	Rural Neighborhood	Rural Neighborhood	NB-SO	NB-SO	0.70	Rice Properties LLC	Sound Food, Class 3 aquifer recharge, East Vashon Basin	SO-140 (Ground Water Protection SDO)
0522039100	Rural Neighborhood	Rural Neighborhood	NB-SO	NB-SO	0.48	Rice Properties LLC	Warehouse, wetland, Class 3 aquifer recharge, East Vashon and Judd Creek Basin	SO-140 (Ground Water Protection SDO)
0522039095	Open Space	Open Space	RA-10-SO	RA-10-SO	12.67	Vashon Island	Vashon Commons (2 buildings), rural clearing limits, wetland, Class 3 aquifer recharge, East Vashon and Judd Creek Basin	SO-140 (Ground Water Protection SDO)
0522039078	Open Space	Open Space	RA-10-SO	RA-10-SO	4.82	Vashon Island	Vashon Commons, rural clearing limits, Class 3 aquifer recharge, East Vashon and Judd Creek Basin	SO-140 (Ground Water Protection SDO)



King County

2008 King County Comprehensive Plan Update

Vashon K-2

Area Zoning Study

Public Review Draft

Department of Development and Environmental Services

Summary

This area zoning study was conducted as part of the County Council approved scope of work motion for the 2008 King County Comprehensive Plan update. The study area is in the southern portion of the Rural Town of Vashon, west of Vashon Highway SW. The properties within the study area have a Rural Town land use designation and Industrial zoning.

Background and Analysis

The 17 parcels in the study area are located east of Vashon Highway SW between SW 188th Street in the north and SW Cemetery Road in the south. The properties all have a Rural Town land use designation, with some of the properties also split designated as Rural Residential. The area zoning study focuses on the Industrial zoned land on the properties.

The King County Comprehensive Plan (KCCP) Land Use Designations and Zoning Classifications/Code allows multiple zonings in the Rural Town land use designation. Including Industrial, the other possible zonings are: Residential from 1 to 48 units per acre, Neighborhood Business, Commercial Business, Regional Business, and Office. These possible zoning changes do not require an amendment to the KCCP Land Use map.

The Vashon-Maury Island Community Council empowered a Vashon Land Use Committee to examine the study area. The Vashon Land Use Committee expressed a desire to examine the issue beyond the timeline allowed by the King County Comprehensive Plan update during a May 16, 2007 meeting with Department of Development and Environmental Services staff. The Vashon Land Use Committee also

expressed interest in reporting directly to the King County Council. The ability to rezone the properties without requiring a Land Use amendment allows any zoning recommendations by the Vashon Land Use Committee to be implemented outside the KCCP update. A rezone request by any of the property owners within the study area could also be processed outside of the KCCP update.

Conclusion

The Vashon Land Use Committee is currently examining the study area of properties in the southern end of the Rural Town of Vashon. In the May 16, 2007 meeting with Department of Development and Environmental Services staff, the committee indicated their examination of possible rezoning and uses of the properties would take longer than allowed by the KCCP update. The Rural Town land use designation allows multiple zonings that do not require an amendment to the Land Use maps and can occur outside of the KCCP update.

Executive Staff Recommendation

Make no changes to Land Use and Zoning for the parcels in the study area. Allow the Vashon Land Use Committee to finish their study and report their recommendations.



Vashon K-2 Subarea Plan

Public Review Draft Land Use Map

No Change Recommended

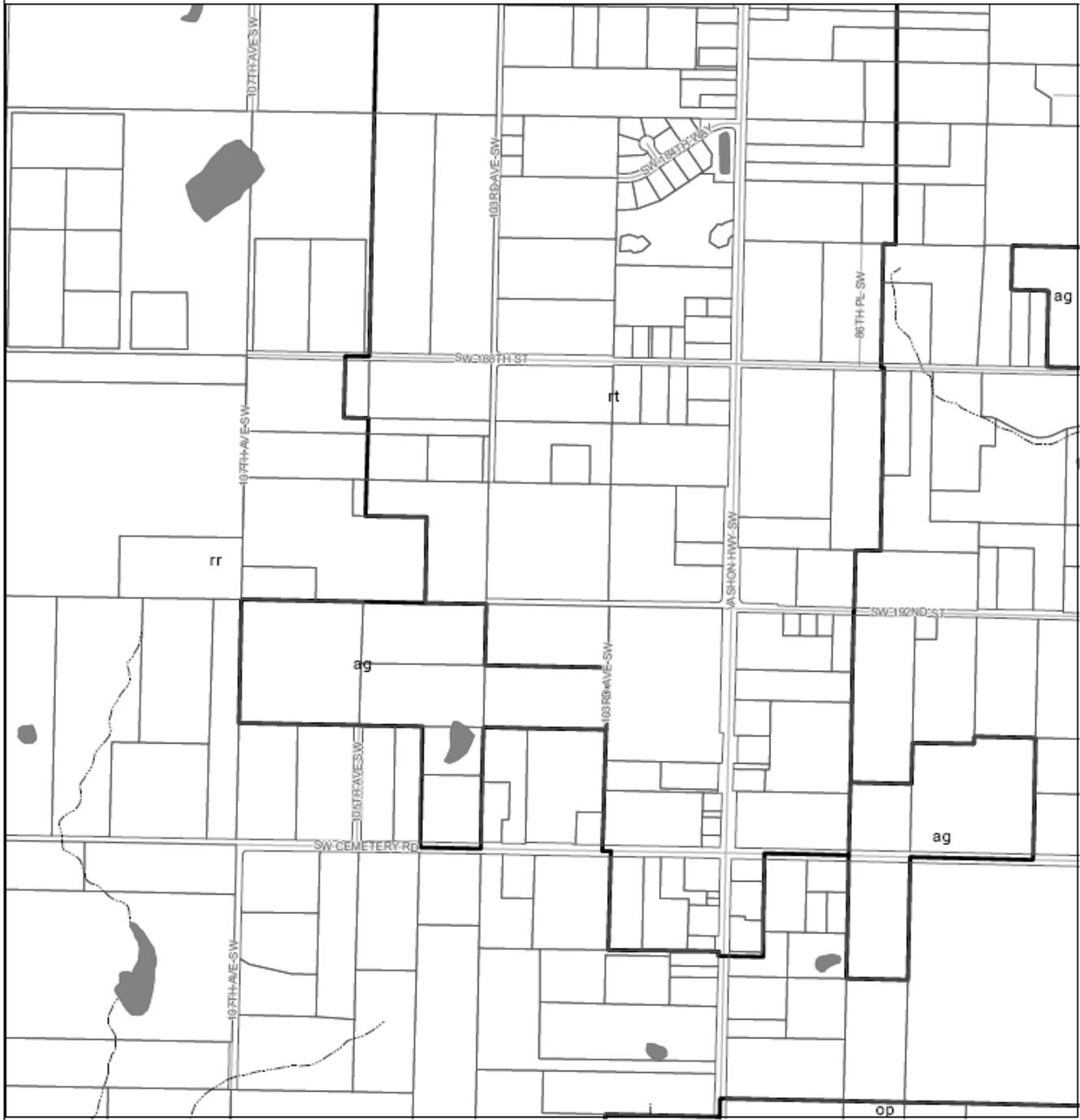


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- rr Rural residential
- rt Rural Town
- op Other Parks and Wilderness
- ag Agriculture



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Vashon K-2 Parcels

Parcel	Comprehensive Plan Land Use Map Designation		Zoning		Size (Acres)	Owner	Notes	Development Conditions
	Current	Proposed	Current	Proposed				
3123039058	Rural Town	Rural Town	I-P-SO	I-P-SO	4.73	Verizon Wireless	Cell tower/equipment building, Class 3 aquifer recharge, Judd Creek Basin	SO-140 (Ground water protection), VS-P30 (Restricted uses for I Zoned properties)
3123039046	Rural Town	Rural Town	I-P-SO	I-P-SO	0.93	King County	Vacant, Class 3 aquifer recharge, East Vashon and Judd Creek	SO-140 (Ground water protection), VS-P30 (Restricted uses for I Zoned properties)
3123039157	Rural Town	Rural Town	I-P-SO	I-P-SO	4.34	Pacific Research Labs Inc	Manufacturing (2 buildings), Class 3 aquifer recharge, East Vashon Basin	SO-140 (Ground water protection), VS-P30 (Restricted uses for I Zoned properties)
3123039031	Rural Town	Rural Town	I-P-SO CB-P-SO	I-P-SO CB-P-SO	4.70	Lisa Defaccio	Medical/massage office office, Class 3 aquifer recharge, East Vashon Basin	SO-140 (Ground water protection), VS-P29 (Restricted uses for CB Zoned properties), VS-P30 (Restricted uses for I Zoned properties)
3123039154	Rural Town	Rural Town	I-P-SO	I-P-SO	1.69	Water Dist 19	Water district storage tanks, Class 3 aquifer recharge, Judd Creek Basin	SO-140 (Ground water protection), VS-P30 (Restricted uses for I Zoned properties)
3123039111	Rural Town	Rural Town	I-P-SO	I-P-SO	9.59	EAU LLC	Warehouse (3 buildings), Class 3 aquifer recharge, East Vashon and Judd Creek	SO-140 (Ground water protection), VS-P30 (Restricted uses for I Zoned properties)
3123039060	Rural Town	Rural Town	I-P-SO	I-P-SO	1.00	Island Spring Inc	Tofu factory, Class 3 aquifer recharge, East Vashon Basin	SO-140 (Ground water protection), VS-P30 (Restricted uses for I Zoned properties)
3123039082	Rural Town Rural Residential	Rural Town Rural Residential	RA-10-SO A-10-SO I-P-SO	RA-10-SO A-10-SO I-P-SO	6.28	Marshall and Lorraine Rosenberg	Single family residence, rural clearing limits, Class 3 aquifer recharge, East Vashon and Judd Creek Basin	SO-140 (Ground water protection), VS-P30 (Restricted uses for I Zoned properties)
3123039161	Rural Town	Rural Town	I-P-SO	I-P-SO	6.37	K2 Corp	Vacant, Class 3 aquifer recharge, East Vashon and Judd Creek	SO-140 (Ground water protection), VS-P30 (Restricted uses for I Zoned properties)

Vashon K-2 Parcels (continued)

Parcel	Comprehensive Plan Land Use Map Designation		Zoning		Size (Acres)	Owner	Notes	Development Conditions
	Current	Proposed	Current	Proposed				
3123039183	Rural Town	Rural Town	I-P-SO	I-P-SO	3.78	JTSIP Inc	Office/warehouse, Class 3 aquifer recharge, East Vashon and Judd Creek Basin	SO-140 (Ground water protection), VS-P30 (Restricted uses for I Zoned properties)
3123039050	Rural Town Rural Residential	Rural Town Rural Residential	I-P-SO RA-5-SO	RA-10-SO A-10-SO I-P-SO	6.81	Tobey Fitch	Single family residence, rural clearing limits, Class 3 aquifer recharge, Judd Creek Basin	SO-140 (Ground water protection), VS-P30 (Restricted uses for I Zoned properties)
3123039052	Rural Town Rural Residential	Rural Town Rural Residential	RA-10-SO A-10-SO I-P-SO	RA-10-SO A-10-SO I-P-SO	5.64	Steven Ellison	Single family residence, rural clearing limits, Class 3 aquifer recharge, Judd Creek Basin	SO-140 (Ground water protection), VS-P30 (Restricted uses for I Zoned properties)
0622039002	Rural Town	Rural Town	I-P-SO	I-P-SO	5.00	Matsuda Trust	Single family residential, Class 3 aquifer recharge, Judd Creek Basin	SO-140 (Ground water protection), VS-P30 (Restricted uses for I Zoned properties)
0622039100	Rural Town	Rural Town	I-P-SO	I-P-SO	11.60	K2 Corp	Office and manufacturing (4 buildings), Class 3 aquifer recharge, East Vashon and Judd Creek	SO-140 (Ground water protection), VS-P30 (Restricted uses for I Zoned properties)
0622039004	Rural Town	Rural Town	I-P-SO CB-P-SO	I-P-SO CB-P-SO	1.26	Central Storage LLC	Mini-storage (4 buildings), Class 3 aquifer recharge, Judd Creek Basin	SO-140 (Ground water protection), VS-P30 (Restricted uses for I Zoned properties)
0622039092	Rural Town	Rural Town	I-P-SO	I-P-SO	3.65	Sean M and Lucy R M Crotty	Vacant, Class 3 aquifer recharge, Judd Creek Basin	SO-140 (Ground water protection), VS-P30 (Restricted uses for I Zoned properties)
0622039148	Rural Town	Rural Town	I-P-SO CB-P-SO	I-P-SO CB-P-SO	1.05	Williams Holding Co	Garage/Service repair, Class 3 aquifer recharge, Judd Creek Basin	SO-140 (Ground water protection), VS-P29 (Restricted uses for CB Zoned properties), VS-P30 (Restricted uses for I Zoned properties)



King County

2008 King County Comprehensive Plan Update DNRP Natural Resource Lands Area Zoning Study

Public Review Draft

Department of Development and Environmental Services

Summary

This area zoning study was conducted for the King County Department of Natural Resources and Parks (DNRP) on three Natural Resource Areas and one equestrian park. All of the study areas require adjustments to Urban Growth Area (UGA) boundaries and amendments to the Land Use designations of the studied properties. DNRP has determined that the King County owned properties in the study areas are to be owned in perpetuity by King County and are unavailable for development.

Background

Rock Creek Natural Area

Purchased as part of the Waterways 2000 program, the Rock Creek Natural Area is adjacent to the eastern edge of the incorporated area of the City of Maple Valley. The Urban Growth Area (UGA) for Maple Valley bisects the 57 acre studied property (2322069021), creating a five acre section of PAA in the southwest corner. The remainder of the property is designated Rural with RA-5, one home per five acres, zoning. Single family residences and the remainder of the Rock Creek Natural Area surround the Urban portion of the property proposed for redesignation. The five acre Urban portion of the study area is the only unincorporated property in this section of the Maple Valley UGA.

Crow Marsh Natural Area

The Crow Marsh Natural Area consists of three parcels owned in fee by King County and two Cascade Land Conservancy owned properties held in conservation easement by King County. The 28 acres owned in fee by King County (Tax Parcel Numbers 0721079008, 0721079034, 0721079045) are currently within the City of Black Diamond's Potential Annexation Area (PAA) and are currently zoned UR-P, Urban

Reserve. The P-suffix condition limits annexation of this area according to the requirements established by the 1996 Interlocal Agreement (ILA) formed between King County, Black Diamond, Palmer Coking Coal Company, and Plum Creek Timber Company.

The Crow Marsh study area is bordered by the remainder of the Crow Marsh Natural Area on the north and east. Privately owned residences, Lake 12, and a Washington Department of Fish and Wildlife (WDFW) property border the eastern edge. SE Green River Gorge Road runs along the southern edge. An easement road through a King County owned property connects the WDFW property to SE Green River Gorge Road. The WDFW property has a dock for non-motorized boating access to Lake 12.

Dorre Don Reach

The study area within the Dorre Don Reach Natural Area includes three King County owned properties totaling nearly 56 acres (1522069011, 7330300330, and 7330300310) and a single privately owned four acre property (7330300290). All four are bisected by the City of Maple Valley UGA and have split-designation and zoning. An additional King County owned property of less than one-tenth of an acre (7330300320) is entirely within the PAA. The King County owned properties are part of the Dorre Don Reach Natural Area. The privately owned property is completely surrounded by Natural Resource Lands. Access to the property is provided by an easement through a King County property.

A mix of established and developing single family residences is on the southwestern edge of the study area. The western edge is bordered by incorporated Maple Valley. The remainder of the Dorre Don Reach Natural Area and the Cedar River border on the east.

Kathryn Taylor Equestrian Park

The study area is part of the Trilogy at Redmond Ridge within the Bear Creek Urban Planned Development (UPD). The Kathryn Taylor Equestrian Park is six King County owned properties totaling over 23 acres. The majority of the park is comprised by parcel 8682211420 which is nearly 21 acres. The other five parcels (-1810, -1800, -1780, -1790, and -1670) are about one half acre each. The park was created as a condition of approval of the Trilogy at Redmond Ridge residential development and was dedicated specifically for equestrian use to serve the surrounding rural area.

The study area is surrounded by Rural Residential properties on three sides. Residential development within the Bear Creek UPD is separated from the study area on the south by the Tolt Pipeline Trail.

Applicable Countywide Planning Policy

- LU-24** Low-density Urban Areas meeting the criteria of LU-23(g) may be redesignated rural and zoned for rural residential densities. Legally created existing lots within the Rural Area are legal building sites as authorized in the King County Code.
- LU-23** Rural Areas designated by King County shall remain rural. Additional Rural Areas shall be designated by King County through adoption of a land use map authorized by the Growth Management Planning Council. These additional areas meet at least one of the following criteria:
- a. Opportunities exist for small-scale farming and forestry which do not qualify for resource land designation;
 - b. The rural designation serves as a buffer for designated resource lands or sensitive areas;
 - c. Significant environmental constraints make the area generally unsuitable for intensive urban development;
 - d. Major physical barriers exist to providing urban services at reasonable cost;
 - e. The area is contiguous to other designated Rural Areas, resource areas or sensitive areas;
 - f. The area has outstanding scenic, historic, and/or aesthetic value that can best be protected by rural land uses and densities; and
 - g. The area has limited public services, extension of full services is not planned, and infill at higher densities is not feasible or necessary to meet regional goals.

Applicable King County Comprehensive Plan Policies

- U-102** The Urban Growth Area designations shown on the official Land Use Map includes enough land to provide the capacity to accommodate growth expected over the period 2001-2022. These lands should include only those lands that meet the following criteria.
- a. Are characterized by urban development which can be efficiently and cost effectively served by roads, water, sanitary sewer and storm drainage, schools and other urban governmental services within the next 20 years;
 - b. Do not extend beyond natural boundaries, such as watersheds, which impede provision of urban services; 2-3 September 2004
 - c. Respect topographical features which form a natural edge such as rivers and ridge lines;
 - d. Are sufficiently free of environmental constraints to be able to support urban growth without major environmental impacts unless such areas are designated as an urban separator by interlocal agreement between jurisdictions;
 - e. Are included within the Bear Creek Urban Planned Development (UPD) sites; and
 - f. Are not rural land or unincorporated agricultural or forestry lands designated through the Countywide Planning Policies Plan process.

Analysis

This area zoning study was conducted for the King County Department of Natural Resources and Parks (DNRP) for three Natural Resource Areas and one equestrian park. The proposed changes would remove properties from the Urban Growth Area (UGA) for the Bear Creek Urban Planning Development (UPD) and the Cities of Maple Valley and Black Diamond. Countywide Planning Policies LU-23 and LU-24 allow for removal of property from a city's UGA if land is environmentally constrained or if the property is continuous to sensitive areas. The policies also support redesignation to Rural if it is more appropriate to preserving the scenic and aesthetic value of the land.

King County Comprehensive Plan (KCCP) policy U-102(d) directs that lands included within a city's UGA

should be free of environmental constraints that would limit growth. The King County owned properties in the Rock Creek, Dorre Don, and Crow Marsh Natural Areas are managed for their ecological value with appropriate public use that does not harm the resources on these sites.

Conclusion

The Department of Natural Resources and Parks (DNRP) has established that the King County owned properties within the studied Natural Areas are to be owned by King County in perpetuity. Annexation of these properties by the Cities of Maple Valley or Black Diamond would not increase the amount of land available for urban development as King County will maintain the properties as Ecological Lands.

The properties proposed for removal are limited in size and will have a minimal impact on the total acreage within the Urban Growth Area (UGA). Less than 28 acres in the Crow Marsh Natural Area will be removed from the City of Black Diamond's UGA. Five acres in the Rock Creek Natural Area and 30 acres in the Dorre Don Reach Natural Area will result in around 35 acres removed from the City of Maple Valley UGA. Around 23 acres will be removed from the Bear Creek UPD by the redesignation of the Kathryn Taylor Equestrian Park.

The properties are unable to support Urban growth and are inconsistent with the requirements for UGA lands as established by King County Comprehensive Plan (KCC) policy U-102(d). Removal of these properties from the UGA is consistent with Countywide Planning Policies LU-24 and LU-23 and recognizes the current and long term future use of the properties. Developable land inventory within the Potential Annexation Areas of the Cities of Maple Valley and Black Diamond will not be affected by the removal of these lands.

The privately owned parcel that is bisected by the Maple Valley UGA is also included for redesignation. Future development on this undeveloped property will be limited by the environmental constraints and its location as an "island" within the Dorre Don Reach Natural Area. Only around one-quarter of the four acre property is within the UGA and potentially available for Urban Residential development. Redesignation of the entire property to Rural Residential will remove the split-designation and create consistency with the land use of the surrounding properties.

A small portion of Dorre Don Creek parcel 7330800130 was originally used as an easement from SE 243rd Street. It is located within the urban housing developments along SE 243rd Street and SE Daybreak Place. This portion of 7330800130 should remain in the UGA to avoid creating a 'piano key' of Rural in the series of Urban properties.

The Forest Production District boundary should be adjusted to include all of the split designated Cascade Land Conservancy property on which King County owns a conservation easement and the remaining King County properties of the Crow Marsh Natural Area once they are removed from the UGA. Forestry designated properties include the majority of the Cascade Land Conservancy property and the surrounding area on three sides. Extending the Forest Production District boundary to include the remaining portions of the Crow Marsh Natural Area will provide consistency in designation for the entire Natural Area.

The adjusted UGA for the Bear Creek UPD should also remove the portion of the Tolt Pipeline Trail that currently bisects the UGA south of the Kathryn Taylor Equestrian Park. Along with the Park, the Tolt Pipeline Trail is unavailable for Urban Development and extends into the Rural Area on both sides of the current UGA boundary. Adjusting the UGA south of this trail will be more consistent with the actual available developable land inventory.

Executive Staff Recommendation

Rock Creek Natural Area

Remove the 5 acre portion of parcel 2322069021 from the Rural City UGA and PAA of the City of Maple Valley.

Rezone parcel 2322069021 from R-6 /RA-5 to RA-5.

Crow Marsh Natural Area

Remove parcels 0721079008, 0721079034, 0721079045 from the Rural City Urban Growth Area and Potential Annexation Area of Black Diamond.

Amend the King County Comprehensive Plan (KCCP) Land Use Maps for parcel 0721079049 from Rural Residential/Forest to Forest. Rezone property from RA-10/F to F.

Amend the KCCP Land Use maps for 0721079008, 0721079034, and 0721079045 from Rural Residential to Forest. Amend zoning for parcels from UR to F.

Include the parcels 0721079008, 0721079034, 0721079045 and the current Rural Residential portion of 0721079049 within the Forest Production District (FPD).

Dorre Don Reach Natural Area

Remove the 20 acre portion of parcel 1522069011, 10 acre portion of parcel 7330300330, 7 acre portion

of parcel 7330300310, and 1 acre portion of parcel 7330300290 from the Rural City UGA and PAA of the City of Maple Valley. Remove all of parcel 7330300320 from the Rural City UGA and PAA of the City of Maple Valley.

Retain the small 'piano key' portion of parcel 7330300310 within the housing developments along SE 243rd St and SE Daybreak Place in the Rural City UGA and PAA of the City of Maple Valley.

Amend the KCCP Land Use Maps for parcels 7330300310, 7330300330, and 7330300290 from Urban Medium, 4-12 units per acre/Rural Residential to Rural Residential. Amend the Land Use Maps for parcel 7330300320 Urban Medium, 4-12 units per acre, to Rural Residential.

Rezone parcels 1522069011, 7330300330, 7330300310 (excluding the 'piano key'), and 7330300290 as from R-4-P, four homes per acre/RA-5-P, one home per five acres to RA-5-P, one home per five acres. Retain the R-4-P zoning on the 'piano key' portion of parcel 7330300310.

Kathryn Taylor Equestrian Park

Remove parcels 8682211420, 8682211810, 8682211800, 8682211780, 8682211790, 8682211670, and the adjacent portion of the Tolt Pipeline Trail from the Urban Growth Area.

Rezone parcels 8682211420, 8682211810, 8682211800, 8682211780, 8682211790, and 8682211670 from UR-P-SO, Urban Reserve, to RA-5, one home per five acres.



1st DNRP - Rock Creek Natural Area

Public Review Draft Land Use Map



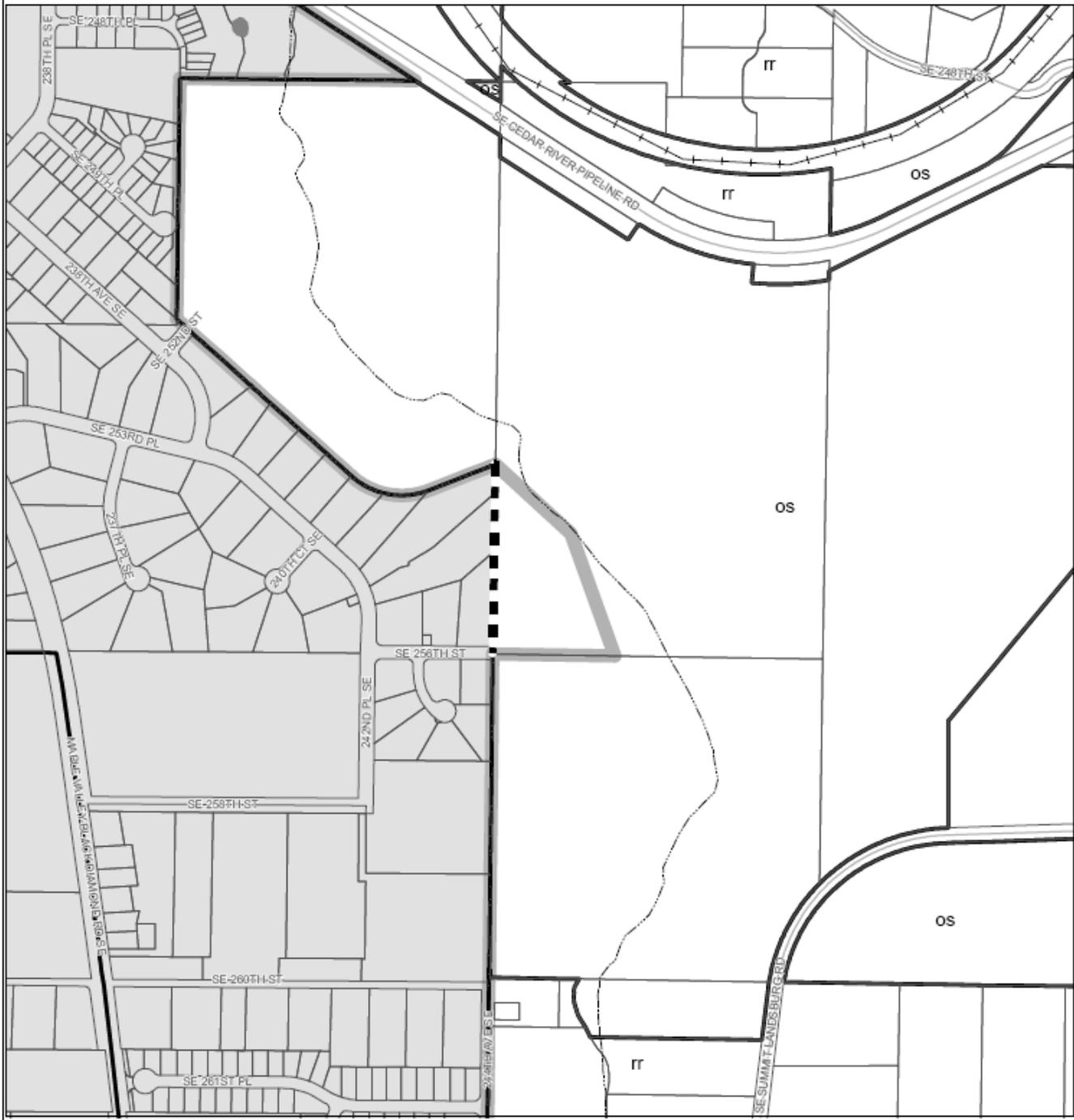
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-  Incorporated Areas
-  Urban Growth Boundary
-  Proposed Urban Growth Boundary

- RR Rural Residential 1du/2.5-10acres
- OS Open Space/ Recreation



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1st DNRP - Rock Creek Natural Area

Public Review Draft Zoning Map



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 Incorporated Areas

 Urban Growth Boundary

 Change Area

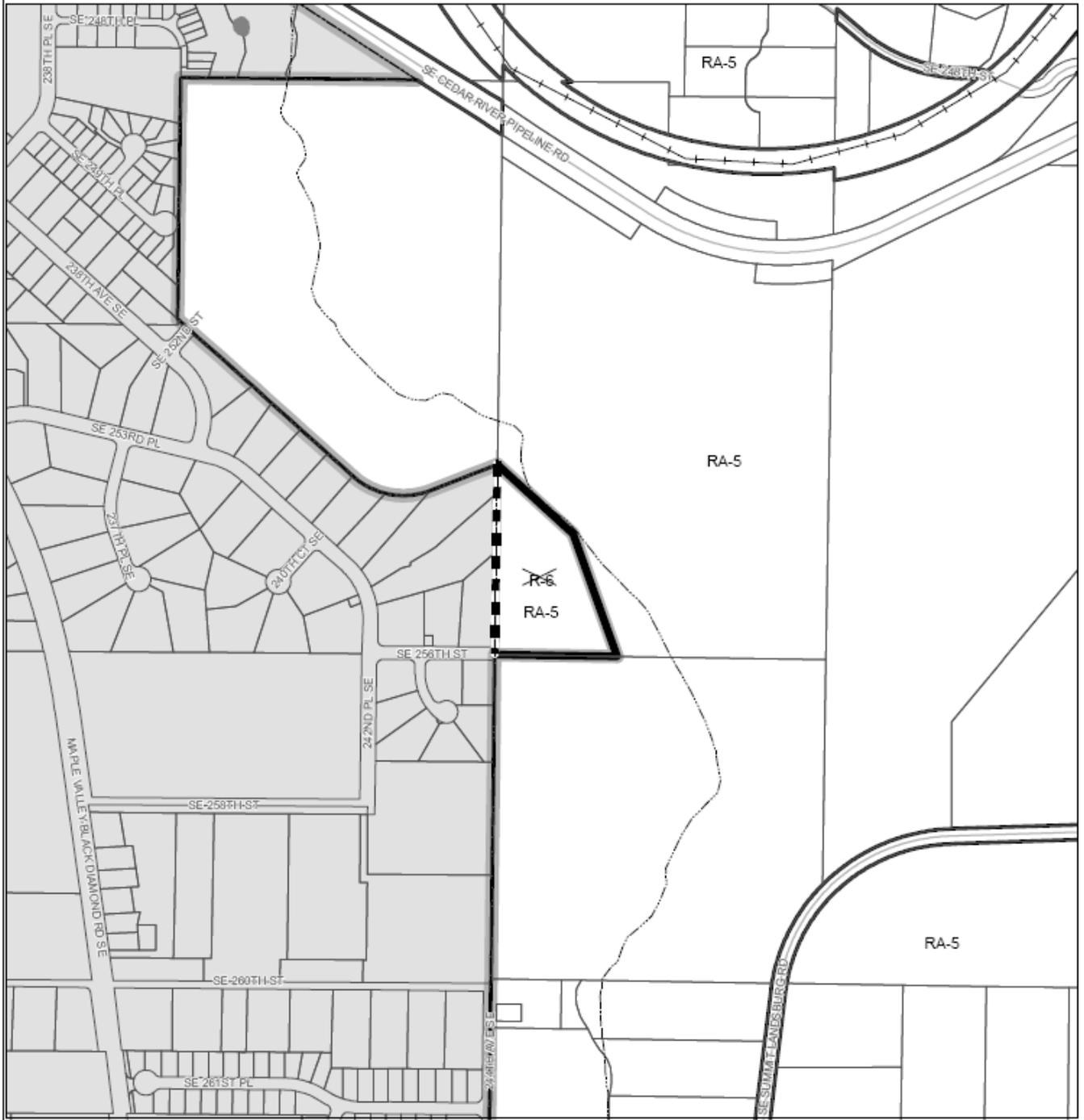
R-6 Residential, six DU per acre

RA-5 Rural Area, one DU per 5 acres

 Proposed Urban Growth Boundary



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2nd DNRP - Crow Marsh Natural Area

Public Review Draft Land Use Map



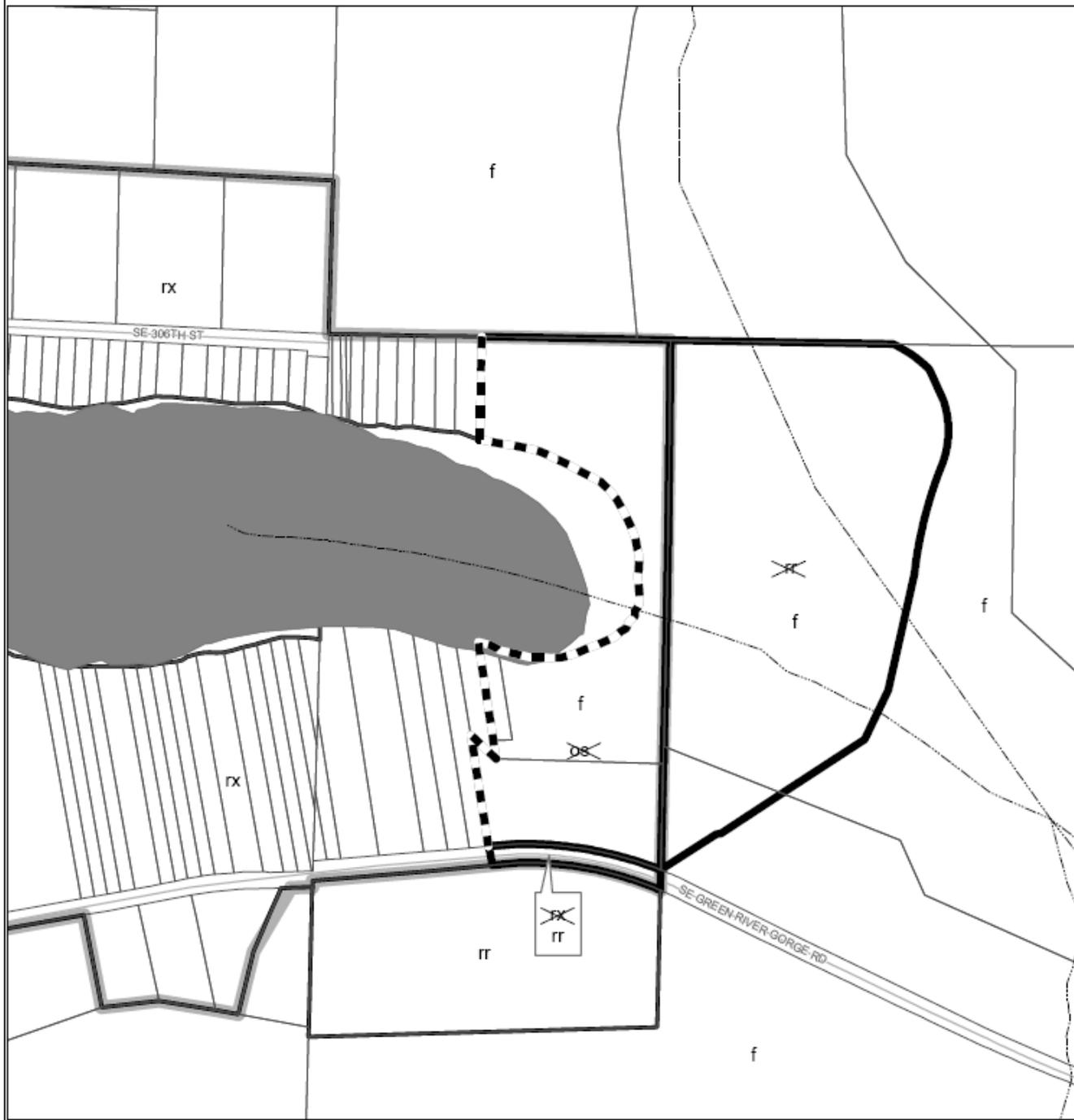
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- Incorporated Areas
- Urban Growth Boundary
- Proposed Urban Growth Boundary
- Change Area

- RX Rural Cities Urban Growth Area
- OS Open Space/ Recreation
- f Forestry
- RR Rural Residential 1du/2.5-10acres





2nd DNRP - Crow Marsh Natural Area

Public Review Draft Zoning Map



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Incorporated Areas

Urban Growth Boundary

Proposed Urban Growth Boundary

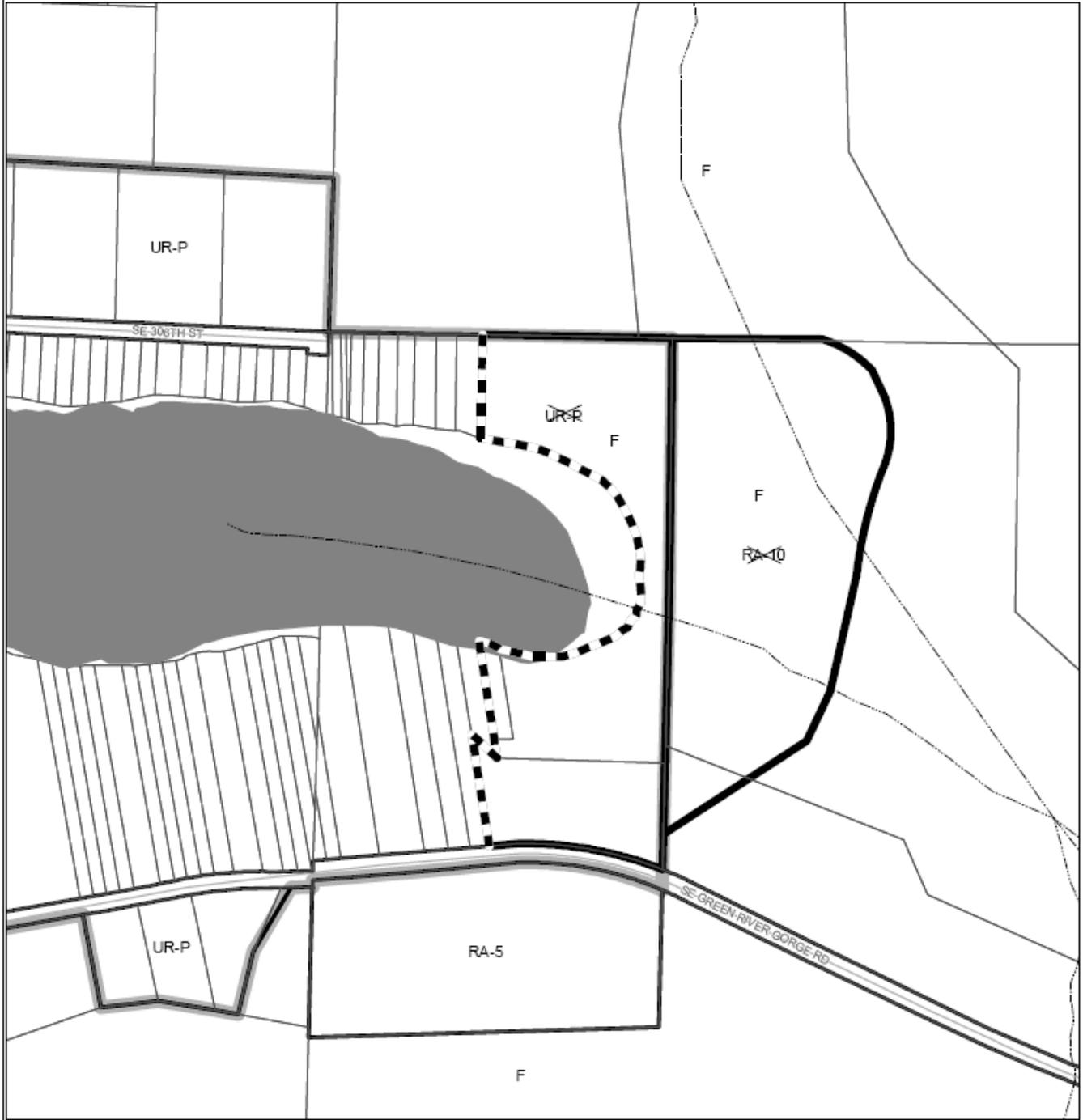
Change Area

RA-10 Rural Area, one DU per 10 acres

UR Urban Reserve, one DU per 5 acres

F Forest

RA-5 Rural Area, one DU per 5 acres





3rd DNRP - Dorre Don Reach Natural Area

Public Review Draft Land Use Map

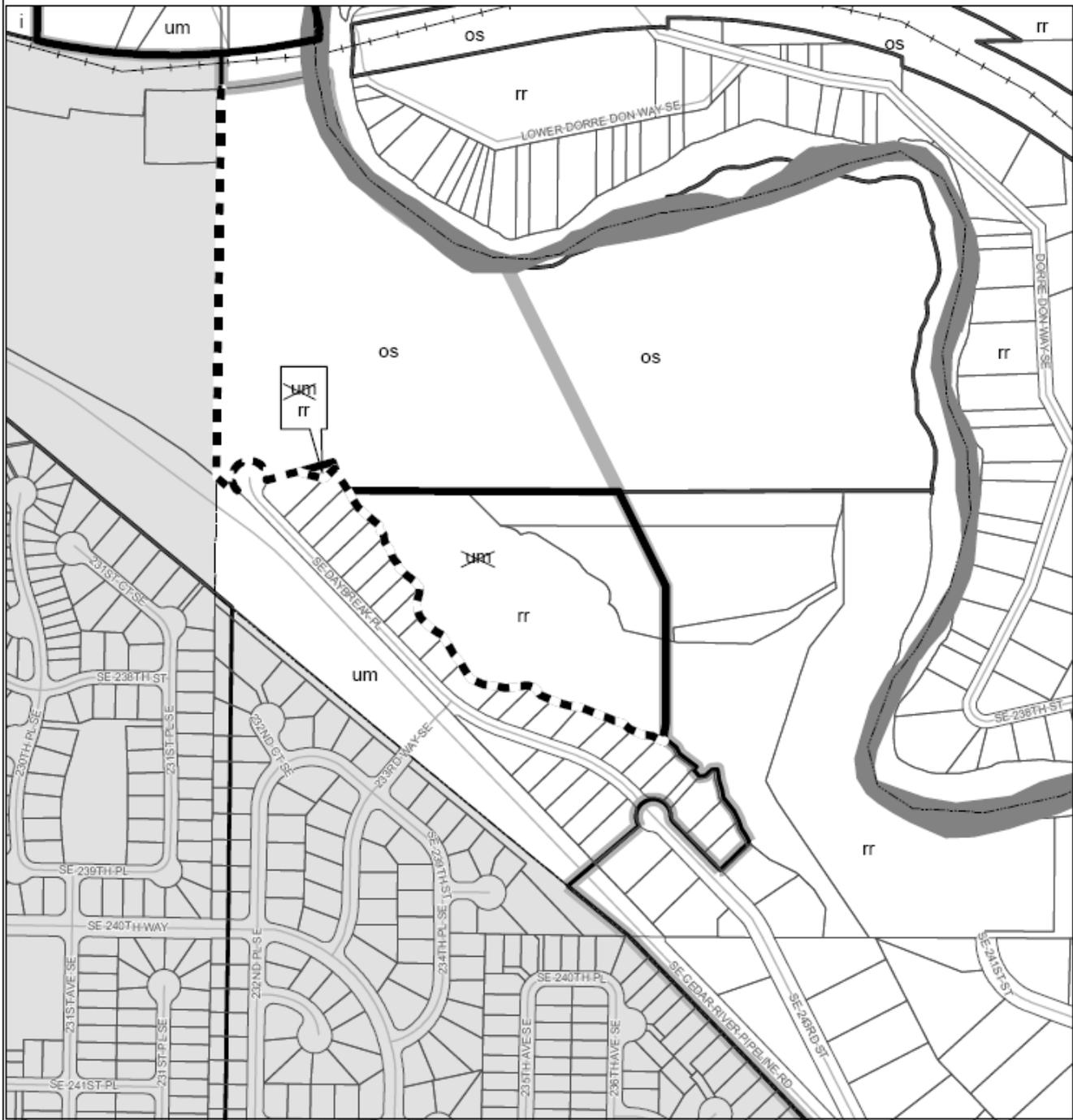


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- | | | | |
|--|--------------------------------|----|------------------------------------|
| | Incorporated Areas | UM | Urban Residential, Low 4-12du/acre |
| | Urban Growth Boundary | OS | Open Space/ Recreation |
| | Proposed Urban Growth Boundary | i | Industrial |
| | Change Area | RR | Rural Residential 1du/2.5-10acres |





3rd DNRP - Dorre Don Reach Natural Area

Public Review Draft Zoning Map



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Incorporated Areas

Urban Growth Boundary

Proposed Urban Growth Boundary

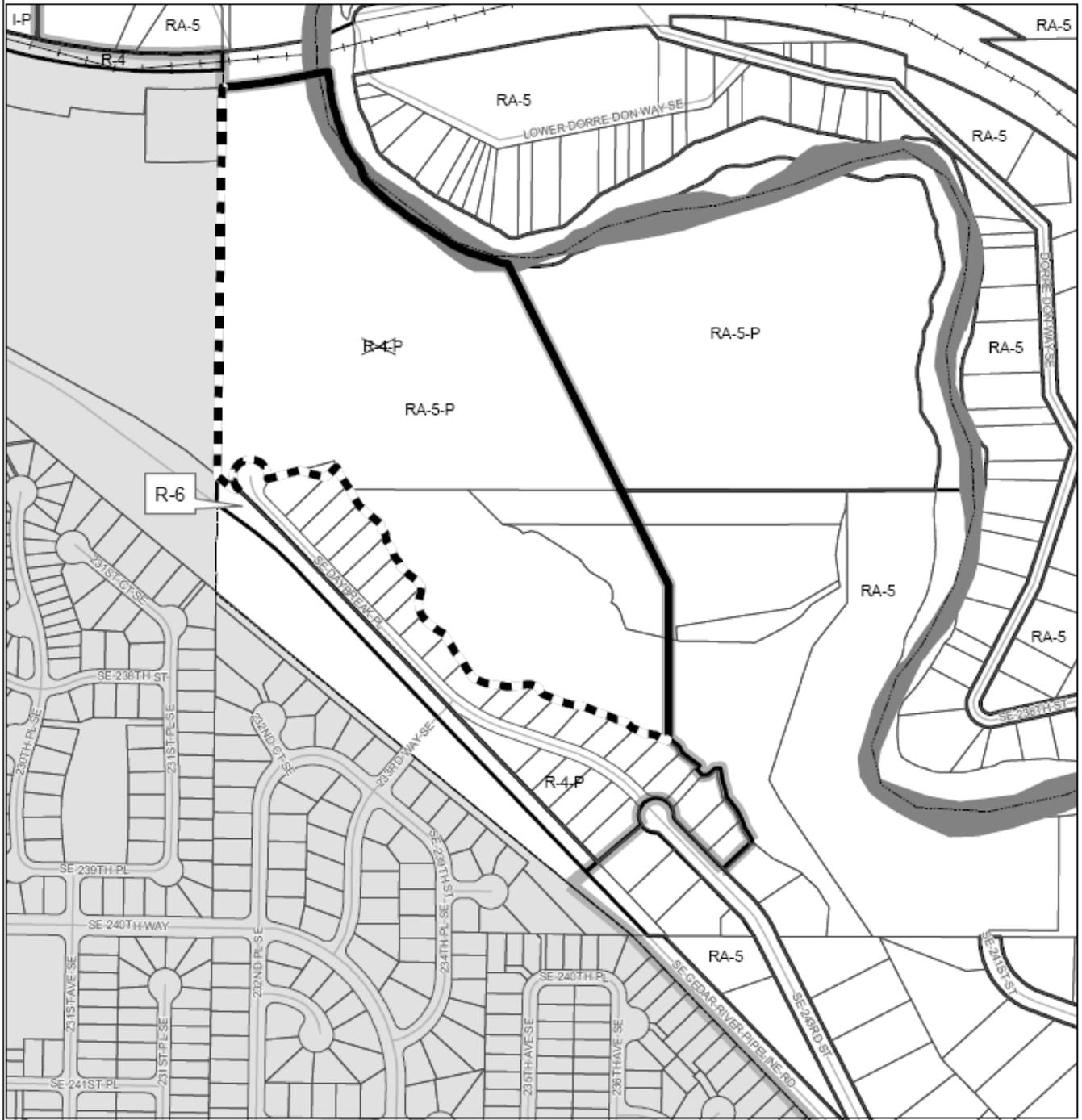
Change Area

R-6 Residential, six DU per acre

I Industrial

RA-5 Rural Area, one DU per 5 acres

R4 Residential, four DU per acre





4th DNRP Public Review Draft Land Use Map



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|---|--------------------------------|-----|-----------------------------------|
|  | Incorporated Areas | OS | Open Space/ Recreation |
|  | Urban Growth Boundary | upd | Urban Planned Development |
|  | Change Area | rr | Rural Residential 1du/2.5-10acres |
|  | Proposed Urban Growth Boundary | | |



Crow Marsh Natural Area Parcels

Parcel	Comprehensive Plan Land Use Map Designation		Zoning		Size (Acres)	Owner	Notes	Development Conditions
	Current	Proposed	Current	Proposed				
0721079008	King County Owned Open Space	Forestry	Urban Reserve	Forest	20.63	King County	Rural Clearing limits, wetland, erosion hazard, Lower Cedar River Basin	TR-P43 (Black Diamond)
0721079034	King County Owned Open Space	Forestry	Urban Reserve	Forest	0.58	King County	Lower Cedar River Basin	TR-P43 (Black Diamond)
0721079045	King County Owned Open Space	Forestry	Urban Reserve	Forest	6.55	King County	Wetland, Lower Cedar River Basin	none
0721079049	Rural Residential Forestry	Forestry	Forest / RA-10	Forest	68.49	Cascade Land Conservancy	Wetland, Class 2 aquifer recharge, Lower Cedar River Basin	none

Doore Don Reach Natural Area Parcels

Parcel	Comprehensive Plan Land Use Map Designation		Zoning		Size (Acres)	Owner	Notes	Development Conditions
	Current	Proposed	Current	Proposed				
1522069011	Urban Medium King County Owned Open Space	Rural Residential King County Owned Open Space	R-4-P RA-5-P	RA-5-P	41.17	King County	Rural Clearing limits, wetland, 100-year flood plain, erosion, seismic, Class 1 and 2 aquifer recharge, Lower Cedar River Basin	TR-P14 (Spoerer/Watkins)
7330300310	Urban Medium Rural Residential	Rural Residential	R-4-P RA-5-P	RA-5-P	12.30	King County	Rural Clearing limits, 100-year flood plain, erosion, landslide, seismic, Class 1 and 2 aquifer recharge, Lower Cedar River Basin	TR-P14 (Spoerer/Watkins)
7330300330	Urban Medium Rural Residential	Rural Residential	R-4-P RA-5-P RA-5	RA-5-P	2.37	King County	Rural Clearing limits, 100-year flood plain, seismic, Class 1 and 2 aquifer recharge, Lower Cedar River Basin	TR-P14 (Spoerer/Watkins)
7330300320	Urban Medium	Rural Residential	R-4-P	RA-5-P	0.05	King County	Erosion hazard, Class 1 aquifer recharge, Lower Cedar River Basin	TR-P14 (Spoerer/Watkins)
7330300290	Urban Medium Rural Residential	Rural Residential	R-4-P RA-5	RA-5-P	4.43	Lakeridge Development	Rural Clearing limits, 100-year flood plain, erosion, seismic, Class 1 and 2 aquifer recharge, Lower Cedar River	TR-P14 (Spoerer/Watkins)

Kathryn Taylor Equestrian Park Parcels

Parcel	Comprehensive Plan Land Use Map Designation		Zoning		Size (Acres)	Owner	Notes	Development Conditions
	Current	Proposed	Current	Proposed				
8682211420	Open Space	King County Owned Open Space	UR-P-SO	RA-5	20.92	King County	Bear Creek Basin	SO-070 (UPD purpose and designation), SO-100 (Fully Contained Community)
8682211810	Open Space	King County Owned Open Space	UR-P-SO	RA-5	0.46	King County	Bear Creek Basin	SO-070 (UPD purpose and designation), SO-100 (Fully Contained Community)
8682211800	Open Space	King County Owned Open Space	UR-P-SO	RA-5	0.46	King County	Bear Creek Basin	SO-070 (UPD purpose and designation), SO-100 (Fully Contained Community)
8682211780	Open Space	King County Owned Open Space	UR-P-SO	RA-5	0.52	King County	Bear Creek Basin	SO-070 (UPD purpose and designation), SO-100 (Fully Contained Community)
8682211790	Open Space	King County Owned Open Space	UR-P-SO	RA-5	0.52	King County	Bear Creek Basin	SO-070 (UPD purpose and designation), SO-100 (Fully Contained Community)
8682211670	Open Space	King County Owned Open Space	UR-P-SO	RA-5	0.52	King County	Bear Creek Basin	SO-070 (UPD purpose and designation), SO-100 (Fully Contained Community)

Rock Creek Natural Area Parcel

Parcel	Comprehensive Plan Land Use Map Designation		Zoning		Size (Acres)	Owner	Notes	Development Conditions
	Current	Proposed	Current	Proposed				
2322069021	King County Owned Open Space	King County Owned Open Space	RA-5 R-6	RA-5	57.72	King County	Rural Clearing limits, erosion, seismic, Class 1 aquifer recharge, Lower Cedar River Basin	none



King County

2008 King County Comprehensive Plan Update SE 208th St and Benson Highway Area Zoning Study

Public Review Draft

Department of Development and Environmental Services

Summary

This area zoning study was conducted in response to a docket request by the Kent School District to rezone the Panther Lake Elementary School property (Tax Parcel Number 0822059005). The docket proposed a redesignation of the property owned by the Kent School District from Urban Residential to Commercial Business. The property is part of a Community Business Center in unincorporated King County at the intersection of SE 208th Street and the Benson Highway/108th Avenue SE and is included in the Potential Annexation Area for the City of Kent.

Background

The Panther Lake Elementary school is at the intersection of SE 208th Street and 108th Avenue SE in unincorporated King County within the Potential Annexation Area (PAA) of the City of Kent. The original school at the current site was built in 1906 with an expansion in 1910. The Works Progress Administration built the current five classroom building and the former school was sold. In 1954 the seven acres west of the school was purchased, creating the present 10.5 acre site. Following this an additional eight classrooms and a covered play area were constructed. The buildings are concentrated on the eastern third of the property. The remainder of the property is parking, ball fields, and undeveloped space. The property is designated as Urban Residential, Medium, with R-6, six homes per acre, zoning. The Kent School District is replacing the site for the 2009 school year.

South of the property are five Commercial Business zoned properties. The remaining southern and the entire western edge of the property are surrounded by single family residences.

The southeastern corner of the intersection is anchored by a Safeway grocery store and smaller retail

stores. East of these Community Business Center properties is High and Medium Urban Residential zoned properties.

North of these properties are additional Community Business Center and Urban Residential properties. The largest retailer is an Albertson's grocery store. Two shopping centers, a medical/dental office, and a fast food restaurant are the remaining current commercial uses in this area. Two Commercial Business zoned properties have single family residences and one is vacant.

On the northwest corner of the intersection are two more additional Commercial Business zoned properties containing retail and a gas station. North of these is a property zoned R-24 and a property zoned R-12. Three R-6 zoned properties have Community Business Center land use designations and contain single family residences.

Applicable King County Comprehensive Plan Policies

U-127 King County supports mixed-use developments in community and neighborhood business centers, the White Center Unincorporated Activity Center, and in areas designated commercial outside of centers.

U-157 Community business centers in the urban areas should provide primarily shopping and personal services for nearby residents. Offices and multifamily housing are also encouraged. Industrial and heavy commercial uses should be excluded. Community business centers should include the following mix of uses:

- a. Retail stores and services;
- b. Professional offices;
- c. Community and human services; and
- d. Multifamily housing as part of a mixed-use development, with residential densities of 12 to 48 units per acre when well served by transit.

U-158 Designated community business centers are shown on the Comprehensive Plan Land Use Map. Expansion of existing or designation of new community business centers shall be permitted only through a subarea planning process. Redevelopment of existing community business centers is encouraged.

Analysis

The Commercial Business Center at the intersection of SE 208th Street and 108th Avenue SE is a mix of retail, grocery stores, gas stations, and other uses. Over twenty properties are zoned for Commercial Business and several have available space for further commercial development. The surrounding commercial properties predominately consist of a larger building on the back of the property fronted by a parking lot and small building near the street. Around these properties is a mix of High and Medium Urban Residential. The Panther Lake Elementary School property is on the southwest corner of the intersection and is the only property on the corner that does not have commercial usage.

The majority of the higher density Urban Residential is to the east of the Community Business Center. Immediately west of the Panther Lake Elementary School property and other Commercial Business zoned properties along 108th Avenue SE are single family residences. The development within these areas is predominately centered on cul-de-sacs.

King County Comprehensive Plan (KCCP) policy U-127 supports mixed-use development in Community Business Centers. Shopping and personal services for nearby residences of multifamily housing is encouraged within these centers by KCCP policy U-157.

Conclusion

The study area is within the City of Kent's Potential Annexation Area (PAA) at the intersection of SE 208th Street and 108th Avenue SE in unincorporated King County. The majority of properties at the intersection are designated on the King County Comprehensive Plan Land Use map as Community Business Center with Commercial Business zoning. The Panther Lake Elementary School property is the only property of the four at the intersection that is not currently used commercially.

KCCP policy U-158 encourages redevelopment of existing community business centers. Within the study area over twenty properties have Community Business Center land use designations. Expansion of commercial development is available in the study area on the vacant and single family residential properties zoned Commercial Business and three additional properties with the Community Business Center land use designation that are zoned Urban Residential.

While sufficient commercial land exists within the study area, the residential zoning for the portion of the Panther Lake Elementary school at the intersection of SE 208th Street and 108th Avenue SE is inconsistent with the adjacent properties. A redesignation of the property from Urban Residential, Medium, to Community Business Center would allow for a rezone of this four acre portion to Commercial Business.

West of the intersection of SE 208th Street and 106th Place SE the Panther Lake Elementary School property is surrounded by single family residential properties. Extending the Commercial Business zoning would be in conflict with this neighboring land use. KCCP policy U-157 encourages multifamily housing as part of a mixed development within a Community Business Center. Urban Residential, Medium, would provide consistency with the neighboring land use and place more housing within walking distance of the stores and services

Executive Staff Recommendation

Amend the King County Comprehensive Plan Land Use Map for parcel 0822059005 from Urban Residential, Medium, to Community Business Center on the eastern four acres of the property between 108th Avenue SE and 106th Place SE and Urban Residential, Medium, on the western 6.5 acres.

Amend the zoning designation for parcel 0822059005 from R-6 to Commercial Business on the eastern four acres of the property between 108th Avenue SE and 106th Place SE and R-12, 12 units per acre, on the western 6.5 acres.



SE 208th St and Benson Highway

Public Review Draft Land Use Map



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 Incorporated Areas

 Urban Growth Boundary

 Change Area

cb Community Business Center

uh Urban residential, High >12du/acre

um Urban Residential, Medium 4-12du/acre



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SE 208th St and Benson Highway Parcel

Parcel	Comprehensive Plan Land Use Map Designation		Zoning		Size (Acres)	Owner	Notes	Development Conditions
	Current	Proposed	Current	Proposed				
822059005	Urban Medium	Community Business Center	R-6	Commercial Business / R-12	10.51	Ken School District	Black River Basin	none



King County

2008 King County Comprehensive Plan Update SW 98th Street Corridor Area Zoning Study

Public Review Draft

Department of Development and Environmental Services

Summary

This area zoning study was conducted to examine ways to encourage walking, biking, and transit use along SW 98th Street corridor between 12th Avenue SE and 16th Avenue SE and the adjacent parcels in the White Center Urban Activity Center (UAC). Based on King County Comprehensive Plan and White Center Community Action Plan policies, this subarea plan focuses on promoting mixed use development, non-motorized travel modes, and transit access on the SW 98th Street corridor through a series of policy, zoning, and code amendments.

Background

The Greenbridge Hope VI housing project adjacent to the eastern edge of the study area has no direct pedestrian connection to downtown White Center. Greenbridge is expected to house approximately 3,500 residents, making a pedestrian connection between downtown and Greenbridge necessary. A direct connection from the center of Greenbridge, along SW 98th Street, to the center of downtown White Center on SW 98th Street and SW 16th Avenue will shorten the walking distance by nearly half from 0.6 of a mile to 0.37 of a mile. A pedestrian corridor could encourage people to choose healthy, non-motorized mobility options and to utilize public transportation while reducing health and environmental impacts.

Currently the entire corridor along SW 98th Street from SW 12th Avenue to SW 16th Avenue is zoned Community Business (CB) with a small section on the eastern edge zoned residential at 24 units per acre (R-24). The CB zoned parcels along this corridor are also covered by a Special District Overlay (SDO) titled Economic Redevelopment. (King County Code 21A.38.090.) The CB zoning allows for land uses that support office and retail development while allowing mixed use of the property. Mixed use allows for

residential units to be placed on separate stories above office and retail units. The Economic Redevelopment overlay that exists over the parcels zoned CB along SW 98th Street provides incentives, in the form of waivers of certain development standards, for property owners to modify, replace, and develop new properties. The purpose of the included waivers is to reduce construction costs, while sacrificing certain code requirements that provide public amenities and structural design requirements.

A public workshop was held in the fall of 2006 to work with the public and property owners to develop a concept for the corridor. Another public meeting in the spring of 2007 was held to unveil the concept plans to the public. Additionally, King County joined the White Center community Development Association in the summer of 2007 for a community block party to share ideas and receive feedback on concepts developed for the SW 98th Street corridor. There will be another public open house held in October 2007 as part of the public process for the Public Review Draft.

Applicable White Center Community Action Plan Policies

- ECD-1** Commercial, office and industrial areas should be compact rather than extending in strip developments along arterials. The boundaries of these areas are defined by the land use planning map and area zoning. Rezoning lands outside of the boundaries for additional commercial, office or industrial uses is inconsistent with the intent of this plan. Existing commercial, office and industrial uses outside of the designated business area boundaries, are recognized by this plan and may continue, consistent with the area zoning.
- ECD-9** King County should encourage non-motorized travel within neighborhoods and between residential areas and schools, recreational facilities and shopping areas. County right-of-way not currently developed with a roadway should be used, where needed, to further these non-motorized connections. King County should work with nearby residents to ensure that such connections are designed and maintained to be safe, convenient and attractive.

Applicable King County Comprehensive Plan Policies

- U-107** King County supports land use and zoning actions that promote public health by increasing opportunities for every resident to be more physically active. Land use and zoning actions include: concentrating growth into the Urban Area, promoting urban centers, allowing mixed use developments, and adding pedestrian linkages.
- U-127** King County supports mixed-use developments in community and neighborhood business centers, the White Center Unincorporated Activity Center, and in areas designated commercial outside of centers.
- U-156** In the White Center Unincorporated Activity Center, new major residential developments should include low-impact design features and should promote public health by increasing opportunities for physical activity in daily life. The development should include: safe walkways and bicycle lanes with access to commercial areas, schools, and community facilities; trails; and pocket parks.
- T-120** King County should work with the cities and other affected agencies to develop a regional parking strategy. This strategy should be consistent with regional and local transportation plans. King County should encourage shared parking facilities in areas where high-density,

mixed-use development is planned and where walking is convenient for short trips. This strategy should include establishing minimum and maximum parking ratios.

Analysis

Currently the entire SW 98th Street corridor from SW 12th Avenue to SW 16th Avenue is zoned Community Business (CB) with a small section on the eastern edge zoned for residential at 24 units to the acre (R-24.) The CB zoned parcels along this corridor are also covered by a Special District Overlay (SDO) titled Economic Redevelopment in the King County Code (21A.38.090). The CB zoning allows for land uses that support office and retail development while allowing mixed use of the property. Mixed use allows for residential units to be placed on separate stories above office and retail units. The Economic Redevelopment overlay that exists over the parcels zoned CB along SW 98th Street provides incentives, in the form of waivers, for property owners to modify, replace, and develop new properties. The purpose of the included waivers is to reduce construction costs, while sacrificing certain code requirements that provide public amenities and structural design requirements.

King County Comprehensive Plan (KCCP) policy U-107 recognizes the need to improve public health by using tools such as land use and zoning actions that increase the opportunities for every resident to be more physically active. This policy further identifies that mixed-use development and pedestrian linkages are key components to providing healthy opportunities for physical activity and should be established to ensure that the public has healthy mobility options. This is supported by policy U-127 that specifically designates that mixed use development should be supported in the White Center Urban Activity Center (UAC), and policy U-156 in daily life by requiring developments to include safe walkways and bicycle lanes accessing commercial areas, schools, and community facilities. Currently the SW 98th Street corridor between Greenbridge and Downtown White Center has no mixed use development.

An Economic Redevelopment Special District Overlay (SDO) was developed in 1994 and applied only to the White Center urban village. Today, it is still the only area within unincorporated King County that utilizes this SDO. The SDO in its current form was developed to reduce many of the restrictions on new and existing development to promote opportunities for economic improvement. Yet this provision has not yielded the desired result. Additionally, the maximum height and density allowed for mixed use development is considered low, which is believed to be a deterrent to developers who would be willing to make large investments in the area.

KCCP policy T-120 calls for King County to encourage shared parking facilities in areas where high-density, mixed-use development is planned and where walking is convenient for short trips. The King County Code specifies a development's minimum number of parking spaces, but not a maximum. Therefore developers typically utilize large, less costly surface area parking lots that discourage

pedestrian activity.

White Center Community Action Plan policy ECD-1 promotes concentrated development into a specific “urban village” designated area. This policy, however, limits rezoning lands outside of the “urban village” for additional commercial, office, or industrial use. This includes residential parcels located along SW 98th Street. Since this plan was developed in 1994, the characteristics of White Center have changed greatly. Greenbridge is bringing 3,500 residents to the community in a mixed-income housing development. The King County Housing Authority, owners and operators of Greenbridge, seek to provide a pedestrian connection between their new housing development and Downtown White Center, however securing a full mixed-use development corridor along SW 98th Street is inconsistent under policy ECD-1. Since the policy and “urban village” boundaries were developed at a time before the Greenbridge public use development site existed, no future need was foreseen to allow commercial or mixed use development outside the boundaries. To rezone the residential parcels on SW 98th Street to allow mixed-use development will require amending the White Center Community Action Plan policy ECD-1 to allow commercial, office, or industrial use outside of the “urban village.”

White Center Community Action Plan Policy ECD-9 supports KCCP policy U-107 to improve public health by promoting physical activity. ECD-9 is a policy specific to the White Center UAC, stating that King County should encourage non-motorized travel within neighborhoods; between residential areas and schools, recreational facilities, and shopping areas. This policy recognizes that King County has identified the White Center UAC as an area in which actions should be taken to promote non-motorized activity to improve public health.

Conclusion

Currently the Greenbridge Hope VI housing project adjacent to the eastern edge of this study area has no direct pedestrian connection to Downtown White Center on the western edge of the study area. Since Greenbridge is expected to house approximately 3,500 residents a pedestrian connection between Downtown and Greenbridge is needed. Establishing SW 98th Street as a pedestrian corridor will encourage people to choose healthy, non-motorized mobility options and to utilize public transportation while reducing health and environmental impacts.

To better support development that encourages non-motorized travel modes, the existing Economic Redevelopment Special District overlay should be amended regarding parking, landscaping, setbacks, pedestrian circulation, impervious surface, building orientation, height, and density bonuses. All residential parcels adjacent to SW 98th Street between 16th Ave SW and 12th Ave SW should be rezoned to Community Business and included in the Economic Redevelopment District Overlay (CB-SO). The

White Center Community Action plan should amend all Community business parcels adjacent to SW 98th Street between 16th Ave SW and 12th to be designated as part of the pedestrian commercial subarea. In order to provide an environment that private developers will choose to build mixed-use developments, the King County Code must be amended. It must allow those developers who chose to develop mixed use structures on parcels zoned Community Business (CB) to be allowed maximum heights of 65 feet if incentives or TDR is used; and increase the base density from 18 to 48 units per acre, with up to a maximum density of 72 units per acre with incentives and TDR (21A.12.040).

To provide a consistent pedestrian corridor along SW 98th Street in which the parcels currently zoned R-24 can be rezoned to Community Business, White Center Community Action Plan policy ECD-1 must be amended

Executive Staff Recommendation

1. *Change Zoning from Residential to Commercial*

Rezone parcels 2195100105, 1591000045, 1591000060, 2195100215, 1591000050, and 1591000055 from R-24 to CB-SO along SW 98th Street between 12th Avenue SW and 14th Avenue SW. No amendment to the land use designation is required because the land use designation is Activity Center which allows residential and commercial zoning.

2. *Broaden Application Area of Economic Redevelopment SDO (21A.38.090)*

Include parcels 2195100105, 1591000045, 1591000060, 2195100215, 1591000050, and 1591000055 in the Economic Redevelopment Special District Overlay (SDO-090).

3. *Amend Economic Redevelopment SDO (21A.38.090)*

- a. Amend subsection 2 of King County Code 21A.38.090. C. to include that new developments receive a 50 percent reduction in parking requirements if they provide a minimum of two stories of residential above ground-floor level commercial. Amend as follows:

2. The minimum parking requirements of this title shall be reduced as follows, ~~provided that such reductions do not apply to new construction on vacant property or the vacant portions of partially developed property where that construction is not an enlargement or replacement of an existing building:~~

AND

2. b. the parking stall requirements are reduced 50 percent provided that:

(1) the square footage of any enlargement or replacement of an existing building in total exceeds 125 percent of the square footage of the existing building;

(2). any new mixed use development provides a minimum of two stories of residential above ground-floor level commercial;

~~(23)~~ the height of the enlarged or replacement building does not exceed the base height of the zone in which it is located;

~~(34)~~ the building fronts on an existing roadway improved to urban standards or a roadway programmed to be improved as a capital improvement project, that accommodates on-street parking; and

~~(45)~~ there is no net decrease in existing off-street parking spaces, unless it exceeds the minimum requirements of subsection C.2.b.

- b. Remove subsections 3, 4, 8, and 9 of King County Code 21A.38.090. C. Amend as follows:

~~3. The landscaping requirements of this title shall be waived, provided that:~~

~~a. street trees, installed and maintained by the adjacent property owner, shall be substituted in lieu of landscaping; and~~

~~b. any portion of the overlay district that directly abuts properties outside of the district shall provide, along said portions, a landscape buffer area no less than 50 percent of that required by this title.~~

~~4. The setback requirements of this title shall be waived, provided that:~~

~~a. setback widths along any street forming a boundary of the overlay district shall comply with this title, and~~

~~b. any portion of the overlay district that directly abuts properties outside of the district shall provide, along said portions, a setback no less than 50 percent of that required by this title.~~

~~53.~~ The building height limits of this title shall be waived, provided that the height limit within 50 feet of the perimeter of the overlay district shall be 30 feet.

~~64.~~ Signage shall be limited to that allowed within the CB zone.

~~75.~~ The roadway improvements of the King County code shall be waived, provided a no-protest agreement to participate in future road improvement districts (RID) is signed by an applicant and recorded with the county.

~~8. The pedestrian circulation requirements of this title shall be waived.~~

~~9. The impervious surface and lot coverage requirements of this title shall be waived.~~

~~406.~~ On I zoned lands that are designated in the comprehensive plan as unincorporated activity centers, conditional use permits shall not be issued where the resulting impacts such as noise, smoke, odor and glare would be inconsistent with the maintenance of nearby viable commercial and residential areas.

- c. Amend subsection 1 of King County Code 21A.38.090. D. to require that building facades must be orientated to face all pedestrian streets when adjacent to multiple pedestrian designated streets and provide entrances on each facing. Amend as follows:

1. main building entrances shall be oriented to the pedestrian street, and when adjacent to multiple pedestrian streets, must provide similar entrances on each pedestrian adjacent facade;

4. Change Density and Dimensions Standards for Community Business Zones (21A.12.040)

- a. Amend table in subsection A. of King County Code 21A.12.040 to add a maximum height of 65 feet to community business zones. The new height must meet the conditions of new subsection 21A.12.040. B. 15. Amend 21A.12.040 as follows:

A. Densities and dimensions - resource and commercial/industrial zones.

	COMMUNITY BUSINESS
Base Height (10)	35 ft 60 ft (6) <u>65 ft (15)</u>

B. 15. This increase is only allowed for mixed-use developments through the application of residential density incentives or transfer of development rights.

- b. Amend table in subsection A. of King County Code 21A.12.040 to change the base density of community business zones to 48 dwelling units per acre, and the maximum density to 72 dwelling units per acre. The maximum density can only be achieved if the development meets the conditions of the subsection 21A.12.040. B. 15 created above. Amend 21A.12.040 as follows:

A. Densities and dimensions - resource and commercial/industrial zones.

	COMMUNITY BUSINESS
Base Density: Dwelling Unit/Acre	18 du/ac (2) <u>48 du/ac</u>

Maximum	24 du/ac
Density:	(3)
Dwelling	<u>72 du/ac</u>
Unit/Acre	<u>(15)</u>

5. Change Policies in White Center Community Action Plan

- a. Amend policy ECD-1 as follows:

ECD-1. Commercial, office and industrial areas should be compact rather than extending in strip developments along arterials. The boundaries of these areas are defined by the land use planning map and area zoning. Rezoning lands outside of the boundaries for additional commercial, office or industrial uses is inconsistent with the intent of this plan except in areas where high density, new development is developed adjacent to the urban village boundary. Rezoning the parcels to commercial, office, or industrial will be allowed to connect such areas to downtown White Center when consistent with King County Comprehensive Plan and White Center Community Action Plan Policies. Existing commercial, office and industrial uses outside of the designated business area boundaries, are recognized by this plan and may continue, consistent with the area zoning.

- b. Designate parcels 3203800148, 3203800035, 2195100090, 2195100105, 1591000045, 1591000060, 3203800210, 3203800225, 2195100205, 2195100215, 1591000050, 1591000055 as part of the 16th Ave SW Pedestrian Commercial Subarea in the White Center Special District Overlay and –P Site Development Condition Areas map.



98th Street Subarea Plan

Public Review Draft Land Use Map

No Change Recommended



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ac Unincorporated Activity Center

um Urban Residential, Low 4-12du/acre

 Incorporated Areas

 Urban Growth Boundary



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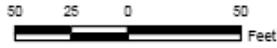




98th Street Subarea Plan Public Review Draft Zoning Map



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- R-24 Residential, 24 DU per acre
- CB Community Business
- I Industrial
- R-6 Residential, six DU per acre

- Change Area
- Incorporated Areas
- Proposed Urban Growth Boundary
- Urban Growth Boundary



98th Street Corridor Parcels

Parcel	Comprehensive Plan Land Use Map Designation		Zoning		Size (Acres)	Owner	Notes	Development Conditions
	Current	Proposed	Current	Proposed				
2195100105	Unincorporated Activity Center	Unincorporated Activity Center	R-24	CB-SO	0.16	Juan M and Enedina G Castilla	Single family residence, Salmon Creek Basin	None
1591000045	Unincorporated Activity Center	Unincorporated Activity Center	R-24	CB-SO	0.17	Futsum H and Tirhas M Okunamlak	Single family residence, Salmon Creek Basin	None
1591000060	Unincorporated Activity Center	Unincorporated Activity Center	R-24	CB-SO	0.18	Connie H and Cruz H Galindo	Single family residence, Class 2 aquifer recharge, Salmon Creek Basin	None
2195100215	Unincorporated Activity Center	Unincorporated Activity Center	R-24	CB-SO	0.30	Cleora G Emerson	Single family residence, Salmon Creek Basin	None
1591000050	Unincorporated Activity Center	Unincorporated Activity Center	R-24	CB-SO	0.15	Lorene D and Robert S O'Hara	Single family residence, Salmon Creek Basin	None
1591000055	Unincorporated Activity Center	Unincorporated Activity Center	R-24	CB-SO	0.17	Thomasson	Single family residence, Class 2 aquifer recharge, Salmon Creek Basin	None



King County

2008 King County Comprehensive Plan Update Black Diamond Technical Change Area Zoning Study

Public Review Draft

Department of Development and Environmental Services

Summary

This area zoning study was conducted to make a technical adjustment to the Urban Growth Area (UGA) of the Rural City of Black Diamond. The adjustment is required to correct an error created by mapping limitations during the implementation of the East Annexation Area agreement. The adjustment does not alter the acreage of the UGA for the Rural City of Black Diamond.

Background and Analysis

The Interlocal Agreement between King County, Black Diamond, Palmer Coking Coal Company, and Plum Creek Timber Company created two annexation areas. The East Annexation Area was added to the Urban Growth Area Agreement in December of 1996. The specific location of the east boundary of the East Annexation Area was unknown at the time so an estimated boundary was drawn on the King County Comprehensive Plan (KCCP) land use map. At the time the interested parties agreed the exact border would be determined later and the maps would be revised to reflect additional study of developable area. The exact border of the East Annexation Area has now been agreed upon by all interested parties. An adjustment to the KCCP land use map is required to reflect the revised Urban Growth Area boundary. This technical adjustment does not alter the terms of the Black Diamond Urban Growth Area Agreement or the amount of land within the East Annexation Area.

Conclusion

The amendment to the KCCP land use map for the Urban Growth Area and the Rural City of Black Diamond's East Annexation Area are technical in nature. This adjustment does not alter the terms of the Black Diamond Urban Growth Area Agreement or the amount of land within the East Annexation Area.

Executive Staff Recommendation

Amend the King County Comprehensive Plan Land Use Map to reflect the updated East Annexation Area.



Black Diamond Technical Change Public Review Draft Land Use Map



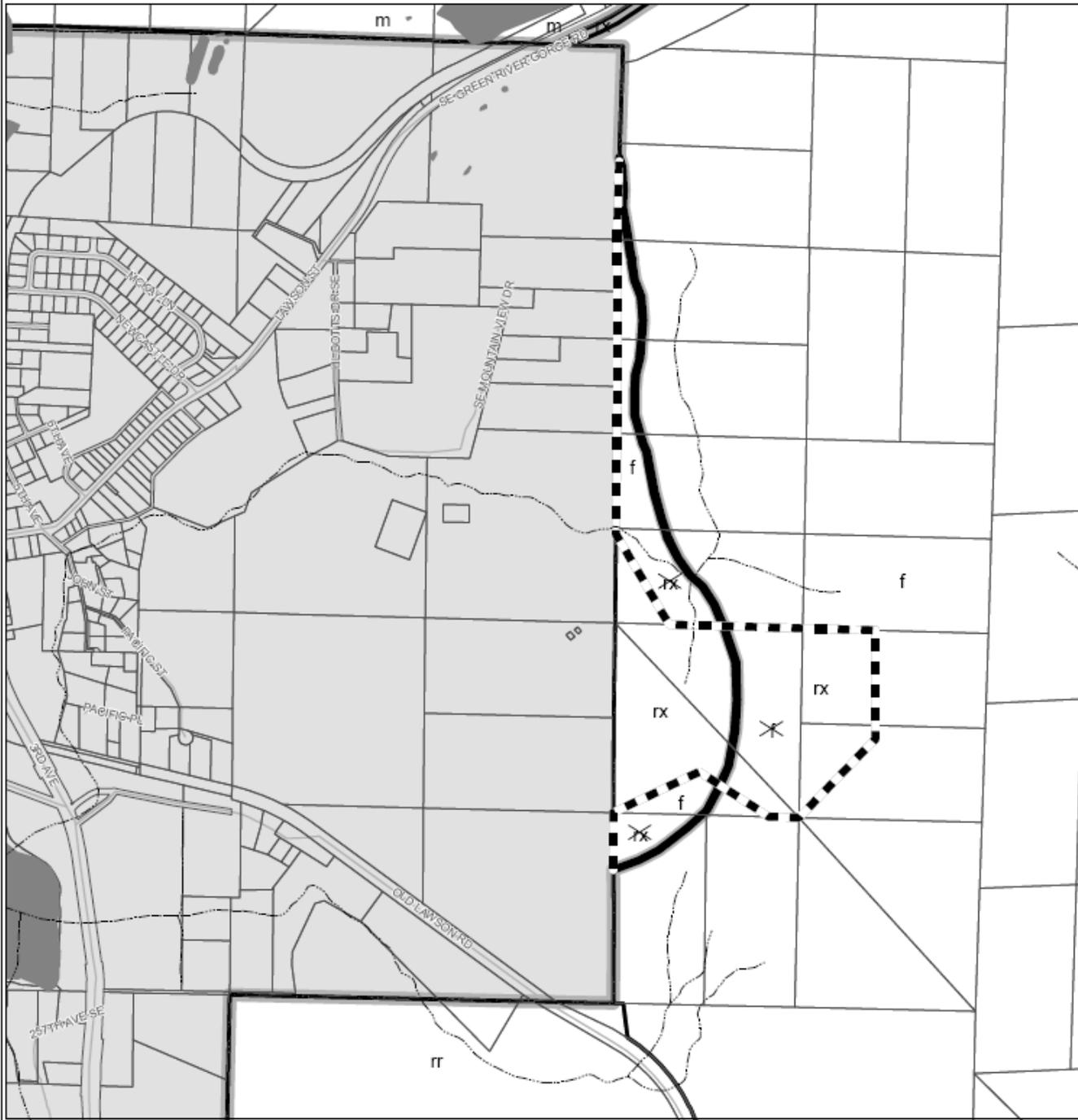
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-  Incorporated Areas
-  Urban Growth Boundary
-  Proposed Urban Growth Boundary
-  Change Area

- M Mining
- f Forestry
- rr Rural Residential 1du/2.5-10acres
- RX Rural Cities Urban Growth Area



Black Diamond Technical Change Parcels

Parcel	Comprehensive Plan Land Use Map Designation		Zoning		Size (Acres)	Owner	Notes	Development Conditions
	Current	Proposed	Current	Proposed				
1321069056	Rural Cities UGA Forestry	Forestry	UR-P F	F	19.00	Palmer Coking Coal Co	Vacant, Erosion hazard, Covington Creek Basin	TR-P43 (Black Diamond), TR P44 (repealed)
1321069014	Rural Cities UGA Forestry	Rural Cities UGA Forestry	UR-P F	UR-P F	19.50	Palmer Coking Coal Co	Vacant, Middle Green River and Covington Creek Basin	TR-P43 (Black Diamond), TR P44 (repealed)
1321069057	Rural Cities UGA Forestry	Rural Cities UGA	UR-P F	F	19.70	Palmer Coking Coal Co	Vacant, Middle Green River and Covington Creek Basin	TR-P43 (Black Diamond), TR P44 (repealed)
1321069003	Rural Cities UGA Forestry	Rural Cities UGA Forestry	UR-P F	UR-P F	19.50	Palmer Coking Coal Co	Vacant, Covington Creek Basin	TR-P43 (Black Diamond), TR P44 (repealed)
1321069058	Rural Cities UGA Forestry	Forestry	UR-P F	F	19.80	Diamond Star Developmnt LLC	Vacant, coal mine hazard, Covington Creek Basin	TR-P43 (Black Diamond), TR P44 (repealed)
1321069002	Rural Cities UGA Forestry	Forestry	UR-P F	F	20.00	McKay Hill Management LLC	Vacant, coal mine hazard, Covington Creek Basin	TR-P43 (Black Diamond), TR P44 (repealed)
1321069059	Rural Cities UGA Forestry	Forestry	UR-P F	F	20.80	Palmer Coking Coal Co	Vacant, coal mine hazard, Covington Creek Basin	TR-P43 (Black Diamond), TR P44 (repealed)
1221069015	Rural Cities UGA Forestry	Forestry	UR-P F	F	20.50	McKay Hill Management LLC	Vacant, coal mine hazard, Covington Creek Basin	TR-P43 (Black Diamond), TR P44 (repealed)



King County

2008 King County Comprehensive Plan Update Maple Valley Technical Correction Area Zoning Study

Public Review Draft

Department of Development and Environmental Services

Summary

This area zoning study was conducted to make a technical adjustment to correct errors on the Land Use Map for properties in the Rural Area outside the Rural City of Maple Valley. The properties are outside the Urban Growth Area and zoned RA-5 but erroneously designated as Urban Residential, Medium Density, on the Land Use Map.

Background and Analysis

The Maple Valley Technical Correction study area is adjacent to the northern edge of the Urban Growth Area for the City of Maple Valley. The 22 properties are in the Rural Area but erroneously designated as Urban Residential, Medium Density. This land use designation is inappropriate for properties outside of the Urban Growth Area. The zoning of RA-5, one home per five acres, is appropriate for the Rural Area.

The 2003 archived version of the Land Use map shows the properties designated as Rural Residential. On the 2004 version the properties were designated as Urban Residential, Medium Density. No ordinance authorizing the land use redesignation was passed during the period between the 2003 and 2004 archived version of the Land Use maps.

Conclusion

The amendment to the King County Comprehensive Plan Land Use map for the Maple Valley Technical Correction study area is technical in nature and corrects a mapping error done in 2004. The Urban Residential, Medium Density, designation is inappropriate outside the Urban Growth Area. Redesignating these properties to Rural Residential will correct for this mapping error.

Executive Staff Recommendation

Amend King County Comprehensive Plan Land Use Map for properties 1622069050, 1522069102, 1522069101, 1522069007, 1522069038, 1522069083, 1522069086, 1522069087, 1522069088, 1522069009, 1522069029, 1522069033, 1522069025, 1522069026, 1522069027, 1522069045, 1522069047, 1522069108, 1522069024, 1522069032, 1522069061, and 1522069028 from Urban Residential, Medium Density, to Rural Residential. Make no changes to the zoning for these properties.

Maple Valley Technical Correction Parcels

Parcel	Comprehensive Plan Land Use Map Designation		Zoning		Size (Acres)	Owner	Notes	Development Conditions
	Current	Proposed	Current	Proposed				
1622069050	Urban Medium	Rural Residential	RA-5	RA-5	5.96	City of Seattle	Pipeline right-of-way, rural clearing limits, erosion hazard, Class 2 and Class 1 aquifer recharge, Lower Cedar River Basin	none
1522069102	Urban Medium	Rural Residential	RA-5	RA-5	5.45	Kerry Mayhall	Single family residence, rural clearing limits, 100-year flood plain, erosion and seismic hazards, Class 2 and Class 1 critical aquifer recharge, Lower Cedar River Basin	none
1522069101	Urban Medium	Rural Residential	RA-5	RA-5	1.90	Jeffrey and Tamara Norton	Single family residence, rural clearing limits, 100-year flood plain, erosion and seismic hazards, Class 1 aquifer recharge, Lower Cedar River Basin	none
1522069007	Urban Medium	Rural Residential	RA-5	RA-5	1.30	Miles D and Donna L Langdahl	Single family residence, rural clearing limits, 100-year flood plain, seismic hazard, Class 1 aquifer recharge, Lower Cedar River Basin	none
1522069038	Urban Medium	Rural Residential	RA-5	RA-5	0.35	Charles E Peck Jr.	Mobile home, rural clearing limits, 100-year flood plain, seismic hazard, Class 1 aquifer recharge, Lower Cedar River Basin	none
1522069083	Urban Medium	Rural Residential	RA-5	RA-5	1.22	Linda R Davison	Single family residence, rural clearing limits, 100-year flood plain, seismic hazard, Class 1 aquifer recharge, Lower Cedar River Basin	none
1522069086	Urban Medium	Rural Residential	RA-5	RA-5	1.01	Linda R Davison	Mobile home, rural clearing limits, 100-year flood plain, seismic hazard, Class 1 aquifer recharge, Lower Cedar River Basin	none
1522069087	Urban Medium	Rural Residential	RA-5	RA-5	0.74	Linda R Davison	Single family residence, rural clearing limits, seismic hazard, Class 1 aquifer recharge, Lower Cedar River Basin	none
1522069088	Urban Medium	Rural Residential	RA-5	RA-5	1.03	Philip S and Lorrie E Stout	Mobile home, rural clearing limits, 100-year flood plain, seismic hazard, Class 1 aquifer recharge, Lower Cedar River Basin	none
1522069009	Urban Medium	Rural Residential	RA-5	RA-5	1.96	Johanna M Moose	Single family residence, rural clearing limits, seismic hazard, Class 1 aquifer recharge, Lower Cedar River Basin	none

Maple Valley Technical Correction Parcels (continued)

Parcel	Comprehensive Plan Land Use Map Designation		Zoning		Size (Acres)	Owner	Notes	Development Conditions
	Current	Proposed	Current	Proposed				
1522069029	Urban Medium	Rural Residential	RA-5	RA-5	0.57	Earl M, Ena, and Earl A Soushek	Vacant industrial, rural clearing limits, seismic hazard, Class 1 aquifer recharge, Lower Cedar River Basin	none
1522069033	Urban Medium	Rural Residential	RA-5	RA-5	0.97	Daniel Billington	Vacant residential, rural clearing limits, seismic hazard, Class 1 aquifer recharge, Lower Cedar River Basin	none
1522069025	Urban Medium	Rural Residential	RA-5	RA-5	3.93	David B McCauley	Single family residence, rural clearing limits, 100-year flood plain, seismic hazard, Class 1 aquifer recharge, Lower Cedar River Basin	none
1522069026	Urban Medium	Rural Residential	RA-5	RA-5	6.43	King County	Vacant, rural clearing limits, 100-year flood plain, seismic hazard, Class 1 aquifer recharge, Lower Cedar River Basin	none
1522069027	Urban Medium	Rural Residential	RA-5	RA-5	2.65	Wyane W and Samantha R Whitney	Single family residence, rural clearing limits, 100-year flood plain, seismic hazard, Class 1 aquifer recharge, Lower Cedar River Basin	none
1522069045	Urban Medium	Rural Residential	RA-5	RA-5	0.65	Robert M Bogue Jr	Single family residence (2), rural clearing limits, seismic hazard, Class 1 aquifer recharge, Lower Cedar River Basin	none
1522069047	Urban Medium	Rural Residential	RA-5	RA-5	1.88	Patricia L Milam	Single family residence, rural clearing limits, seismic hazard, Class 1 aquifer recharge, Lower Cedar River Basin	none
1522069108	Urban Medium	Rural Residential	RA-5	RA-5	1.50	Roland L and Verla R Hoke	Mobile home, rural clearing limits, seismic hazards, Class 1 aquifer recharge, Lower Cedar River Basin	none
1522069024	Urban Medium	Rural Residential	RA-5	RA-5	0.72	Frank Andrich	Single family residence (2), rural clearing limits, seismic hazard, Class 1 aquifer recharge, Lower Cedar River Basin	none
1522069032	Urban Medium	Rural Residential	RA-5	RA-5	0.78	Harvey E and Starlene McEwen	Single family residence, rural clearing limits, seismic hazard, Class 1 aquifer recharge, Lower Cedar River Basin	none
1522069061	Urban Medium	Rural Residential	RA-5	RA-5	0.70	King County	Vacant residential, rural clearing limits, seismic hazard, Class 1 aquifer recharge, Lower Cedar River Basin	none

Maple Valley Technical Correction Parcels (continued)

Parcel	Comprehensive Plan Land Use Map Designation		Zoning		Size (Acres)	Owner	Notes	Development Conditions
	Current	Proposed	Current	Proposed				
1522069028	Urban Medium	Rural Residential	RA-5	RA-5	0.91	Clyde J Elkinton	Single family residence, rural clearing limits, 100-year flood plain, seismic hazard, Class 1 aquifer recharge, Lower Cedar River Basin	none

