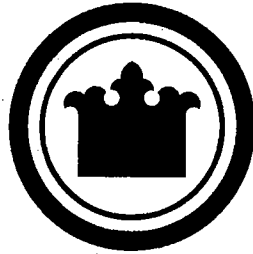


2004-114



King County

**KING COUNTY
COMPREHENSIVE PLAN 2004**

Area Zoning Studies

March 1, 2004

King County Department of Development and Environmental Services

900 Oakesdale Avenue Southwest

Renton, WA 98055-1219

<http://www.metrokc.gov/ddes/compplan/>

For Alternate Formats call 206-296-6600

410 4092

Area Zoning Studies

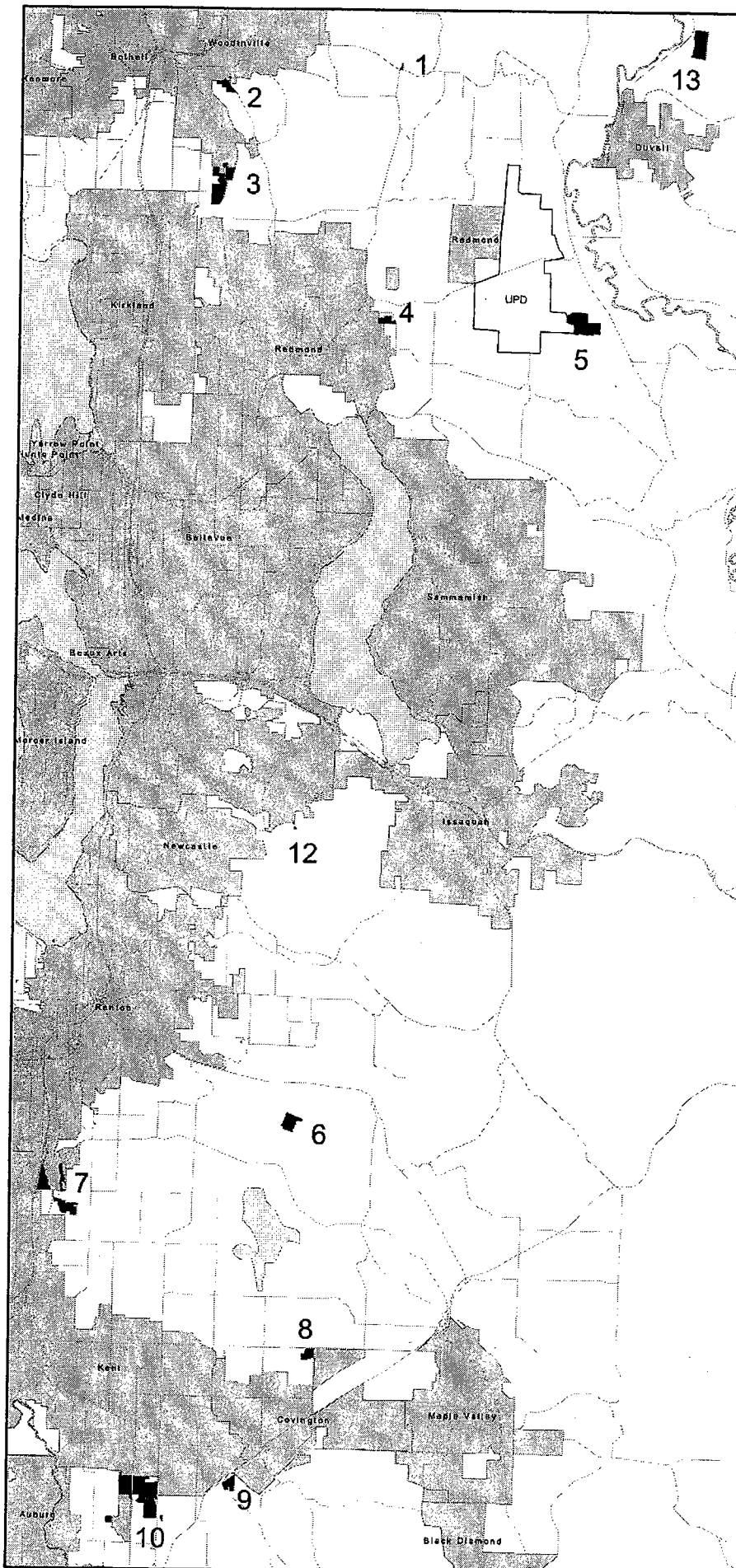
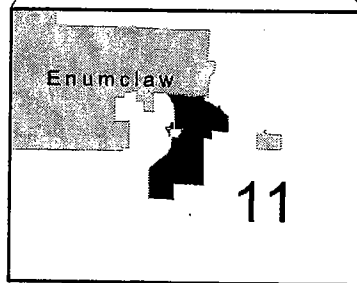
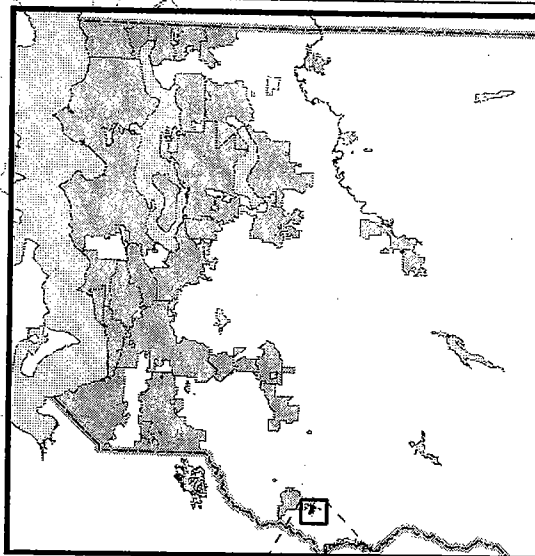
2004 King County Comprehensive Plan

1. Cottage Lake
2. Sammamish APD
3. Willows Road Subarea
4. Redmond Perrigo Park
5. Redmond Ridge Panhandle
6. East Fairwood/McGarvey Park
7. Urban Separator for Renton
8. Covington Park
9. Covington/Poppie
10. Urban Separator for Auburn
11. Enumclaw Golf Course
12. Cougar Mountain
13. Duvall Quarry



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AREA ZONING STUDIES

1. Cottage Lake

Report
Maps
List of Parcels & Development Conditions

2. Sammamish Agricultural Production District – Northeast Area

Report
Maps
List of Parcels & Development Conditions

3. Willows Road

Report
Maps
List of Parcels & Development Conditions

4. Redmond Perrigo Park

Report
Maps
List of Parcels & Development Conditions

5. Redmond Ridge Panhandle

Report
Maps
List of Parcels & Development Conditions

6. East Fairwood/McGarvey Park

Report
Maps
List of Parcels & Development Conditions

7. East Renton Urban Separator

Report
Maps
List of Parcels & Development Conditions

8. Covington Park

Report
Maps
List of Parcels & Development Conditions

9. Covington/Poppie

Report
Maps
List of Parcels & Development Conditions

10. Auburn Lea Hill Urban Separator

Report
Maps
List of Parcels & Development Conditions

11. Enumclaw Golf Course

Report
Maps
List of Parcels & Development Conditions

12. Cougar Mountain

Report
Maps
List of Parcels & Development Conditions

**13. Designated Mineral Resource Sites Subject to Comprehensive Plan Policy R-555
Evaluation**

Report

Maps

List of Parcels & Development Conditions

2004 King County Comprehensive Plan Update

Area Zoning Study

Department of Development and Environmental Services

Study Area: Cottage Lake

Summary

This subarea plan was carried out in response to docket requests to expand the boundaries of the Cottage Lake Rural Neighborhood. Rural Residential properties surrounding the Cottage Lake Rural Neighborhood were evaluated for possible inclusion in the Rural Neighborhood.

Properties adjacent to the Cottage Lake Rural Neighborhood are currently designated for Rural Residential use on the King County Comprehensive Plan Land Use Map. The existing zoning is RA-5-P, Rural Residential – one home per five acres.

The proposed land use designation for one parcel is Rural Neighborhood. The proposed zoning is Neighborhood Business, retaining the existing p-suffix development condition.

Background

This subarea plan focused on determining whether any parcels adjacent to the current Cottage Lake Rural Neighborhood are appropriate for re-designation to be part of the Rural Neighborhood. The Cottage Lake neighborhood is centered on the intersection of Avondale Road NE and NE Woodinville-Duvall Road in the rural area, with businesses catering to nearby rural residents.

Parcel 0726069001 stands out from other parcels adjacent to the rural neighborhood. The parcel is located at a major intersection where the properties at each of the other three corners are designated Rural Neighborhood, and zoned for Neighborhood Business development. There is an existing church at the site. The owners would like to develop the property in a way consistent with a rural neighborhood business area. However, the study area property is designated for Rural Residential use, which does not permit commercial development. More information about this parcel is attached.

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.

Analysis:

This subarea plan was conducted to determine whether expansion of the Cottage Lake Rural Neighborhood is warranted. Parcels at the southeast quadrant of the intersection were not feasible for inclusion within the neighborhood due to environmentally sensitive areas. Parcels at the southwest quadrant were developed with single-family residences beyond existing commercial uses, and are therefore not appropriate for redesignation to commercial.

One parcel at the northeast quadrant, currently developed with a church, appeared to be oriented toward the existing commercial development to the west, and appropriate for redesignation to Rural Neighborhood. Properties to the east of the church, developed with single-family residences, were noticeably "above grade" of the church and oriented away from the church, so they are not proposed for redesignation, and should not be negatively impacted by commercial use on the church property.

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

Conclusions:

This minor expansion of the Cottage Lake Rural Neighborhood will provide additional opportunities for services and convenience shopping for surrounding Rural neighborhoods without adverse land use impacts on adjacent properties.

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 Land Use Map designation for parcel 0726069001 from Rural Residential to Rural Neighborhood.

Amend the zoning designation for parcel 0726069001 from RA-5-P to NB-P, Neighborhood Business.

See the attached maps showing the recommended amendments.




Proposed Amendment 2004 King County Comprehensive Plan Update Cottage Lake - Avondale Road Land Use Amendment



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rn Rural Neighborhood

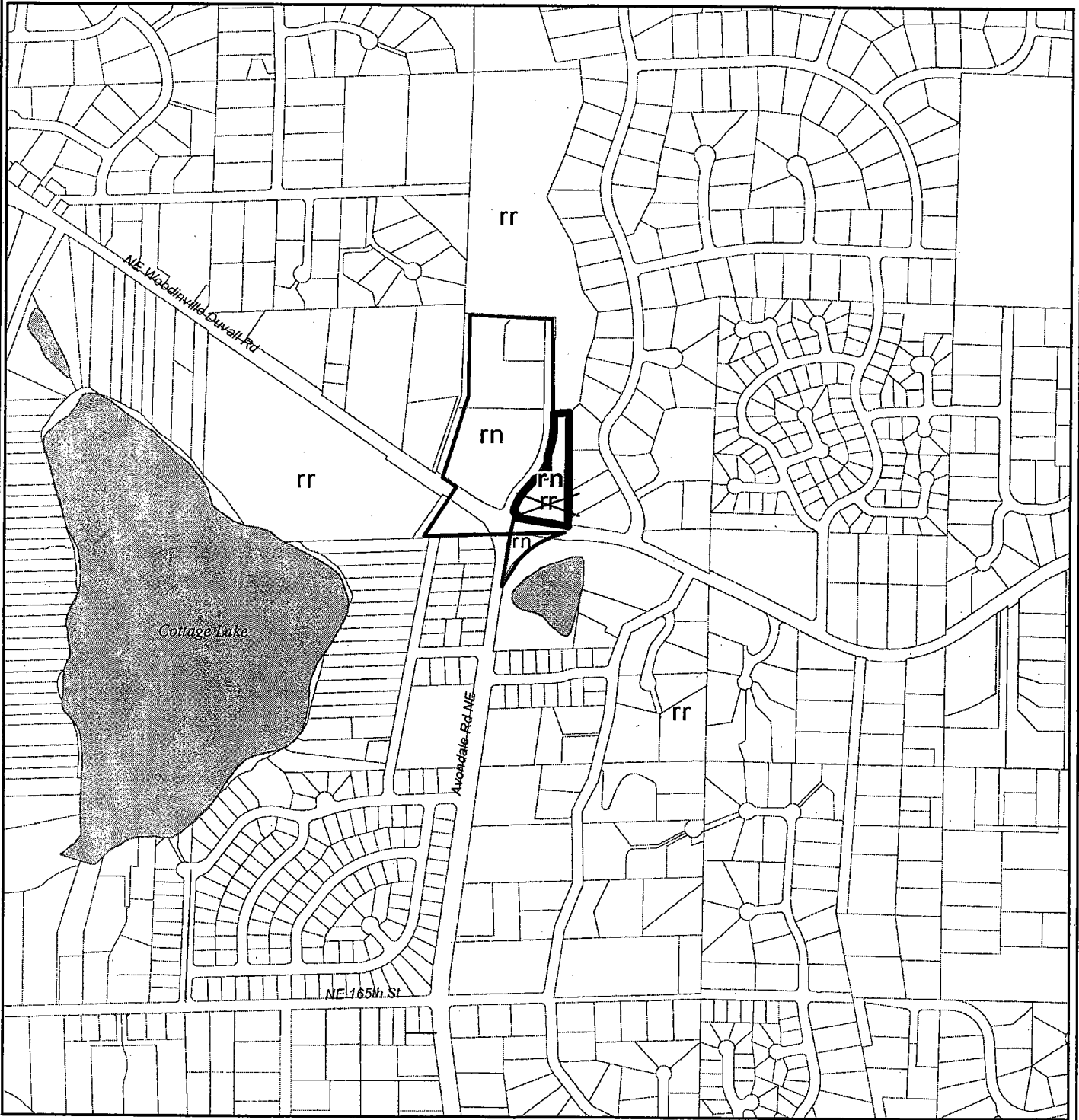
rr Rural Residential

 Change Area

 Incorporated Areas

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Proposed Amendment 2004 King County Comprehensive Plan Update Cottage Lake - Avondale Road Zoning Amendment




King County


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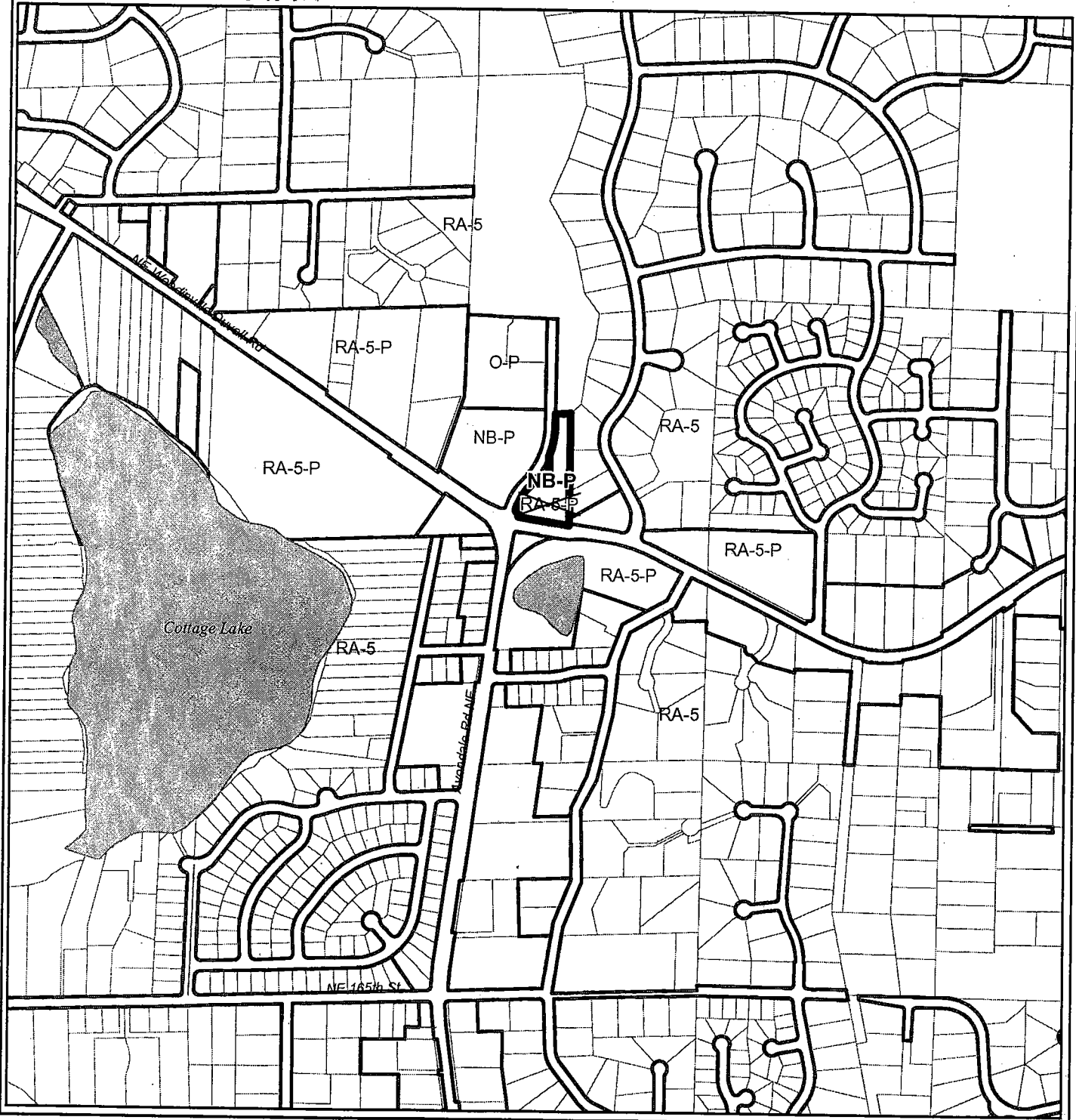


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NB Neighborhood Business
RA-5 Rural Area, one DU per 5 acres

 Change Area

 Incorporated Areas



Cottage Lake Parcel Information

Designated Use: Rural Residential

Zoning: RA-5-P

Parcel	Size (Acres)	Owner	Notes	Development Conditions
0726069001	2.43	Seventh Day Adventists Church	Church.	KCC-16.82.150C & D (Clearing Restrictions), BC-P2 (Road Corridor: Woodinville-Duvall), BC-P3 (Road Corridor: Avondale).

2004 King County Comprehensive Plan Update

Area Zoning Study

Department of Development and Environmental Services

Study Area: Sammamish Agricultural Production District – Northeast Area

Summary

This is an area of approximately 29 acres located in the Sammamish Agricultural Production District (Sammamish APD). The area is designated Rural Residential on the King County Comprehensive Plan Land Use Map. The zoning for the area is RA-2.5-SO, Rural Residential – one home per 2.5 acres within a Special District Overlay (SO). The area is within the Significant Trees SO and the Agricultural Buffer SO.

The purpose of this area zoning study is to review those properties within the northeast portion Sammamish APD that are currently zoned for Rural Residential use to determine whether or not the Rural Residential properties should remain within the APD.

Maps and a parcel-by-parcel list showing proposed amendments are attached.

Background

This subarea plan was carried out to determine the most appropriate land use designation and zoning for those properties zoned RA-2.5-SO within the Sammamish APD, as authorized by King County Council Motion 11697. Subsequent 2003 docket requests from private landowners in the study area requested that the properties be redesignated Urban and become part of the City of Woodinville's PAA, which borders the study area to the north.

Property owners within the study area pursued a site-specific land use redesignation, requesting an Urban designation. The King County Hearing Examiner conducted a hearing on this matter in December, 2003 and recommended denial. DDES also recommended denial of this proposal. Staff reports from the Hearing Examiner and DDES are included in the transmittal package for the Executive's Recommended 2004 Update of the King County Comprehensive Plan.

The study area includes 12 ½ parcels plus two roads and associated rights-of-way. The two northernmost parcels are not within the boundaries of the APD, and the boundary cuts across the parcel south of those ones. The northernmost parcel is also not included within the Agricultural Production Buffer SO. The ½ parcel is located at the southwest edge of the study area. It is a split zone parcel designated for Agriculture on the KCCP Land Use Map, with A-10-SO zoning on the western half.

Over half of the parcels are currently vacant. Uses on the others include single family homes, a church, a daycare/education center, and a small telephone utility equipment building. King County owns 2-1/2 vacant parcels in the study area. The other major owner in the area is the Woodinville Alliance Church, with an existing church on a large parcel and two adjacent vacant parcels.

Applicable King County Comprehensive Plan Policies:

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

R-547 Lands can be removed from the Agricultural Production Districts, except as provided in Policy 547a, only when it can be demonstrated that:

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

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

R- 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:

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

While outside the scope of this area zoning study, conversion of Rural-zoned land within the APD to Urban is inconsistent with KCCP policies and would bring severe development pressure to bear on other property within and adjacent to the APD.

King County Comprehensive Plan (KCCP) policy R-537 calls for areas within an APD to be zoned for Agricultural use, either A-10 or A-35. However, this policy acknowledges that there may be small parcels located within an APD that are not zoned for Agricultural use, so long as permitted uses on these parcels do not conflict with agriculture.

Removal of land from the APD is not consistent with the existing KCCP Policy R-547. No finding has been made that the land is not suitable for agriculture and no replacement land has been identified for the area proposed for removal from the APD.

Conclusions:

Removal of land from the Sammamish APD is not consistent with KCCP Policy R-547. It has not been demonstrated that removal of this study area from the APD will not diminish the productivity of prime agricultural soils or the effectiveness of farming within this APD. There has also been no finding that the land is not suitable for agriculture. No replacement land has been identified for the area under consideration for removal from the APD.

KCCP Policy R-537 acknowledges the presence of Rural Residential parcels in the APD. This policy does not require removal of rural-zoned properties from the APD. Policy R-537 calls for permitted nonresidential uses on these properties within the APD to not conflict with agriculture. Existing uses in the study area are not in conflict with nearby agricultural uses.

Executive Staff Recommendation:

No change recommended. Retain the existing APD boundaries, land use designations and zoning for the entire study area.



Proposed Amendment

2004 King County Comprehensive Plan Update

Sammamish Agricultural Production District (APD) - Land Use Amendment

No Change Proposed



King County

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Urban Growth Boundary



Incorporated Areas

ag

Agriculture

rr

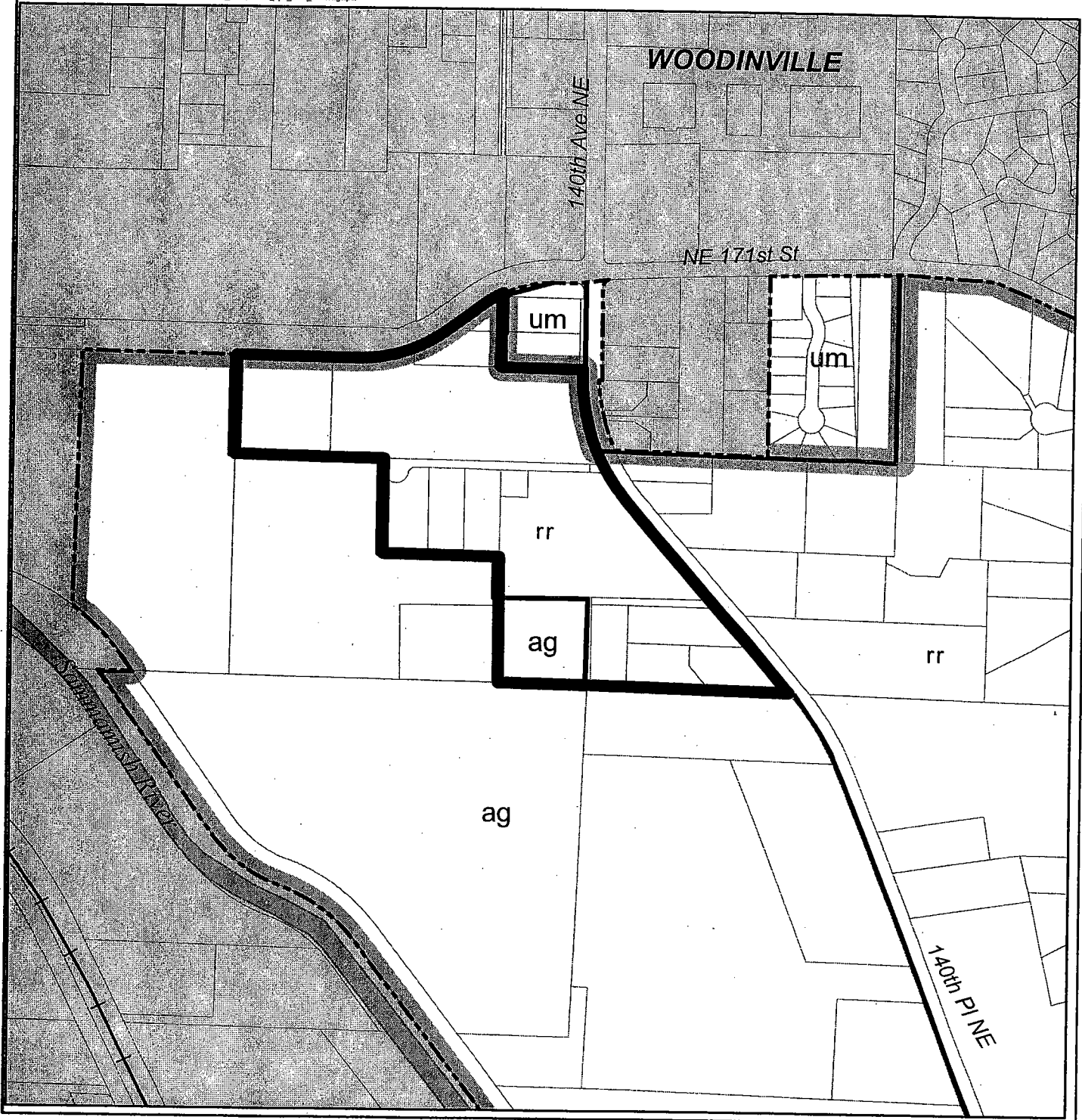
Rural Residential



Study Area

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Proposed Amendment

2004 King County Comprehensive Plan Update

Sammamish Agricultural Production District (APD) - Zoning Amendment - No Change Proposed



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Urban Growth Boundary

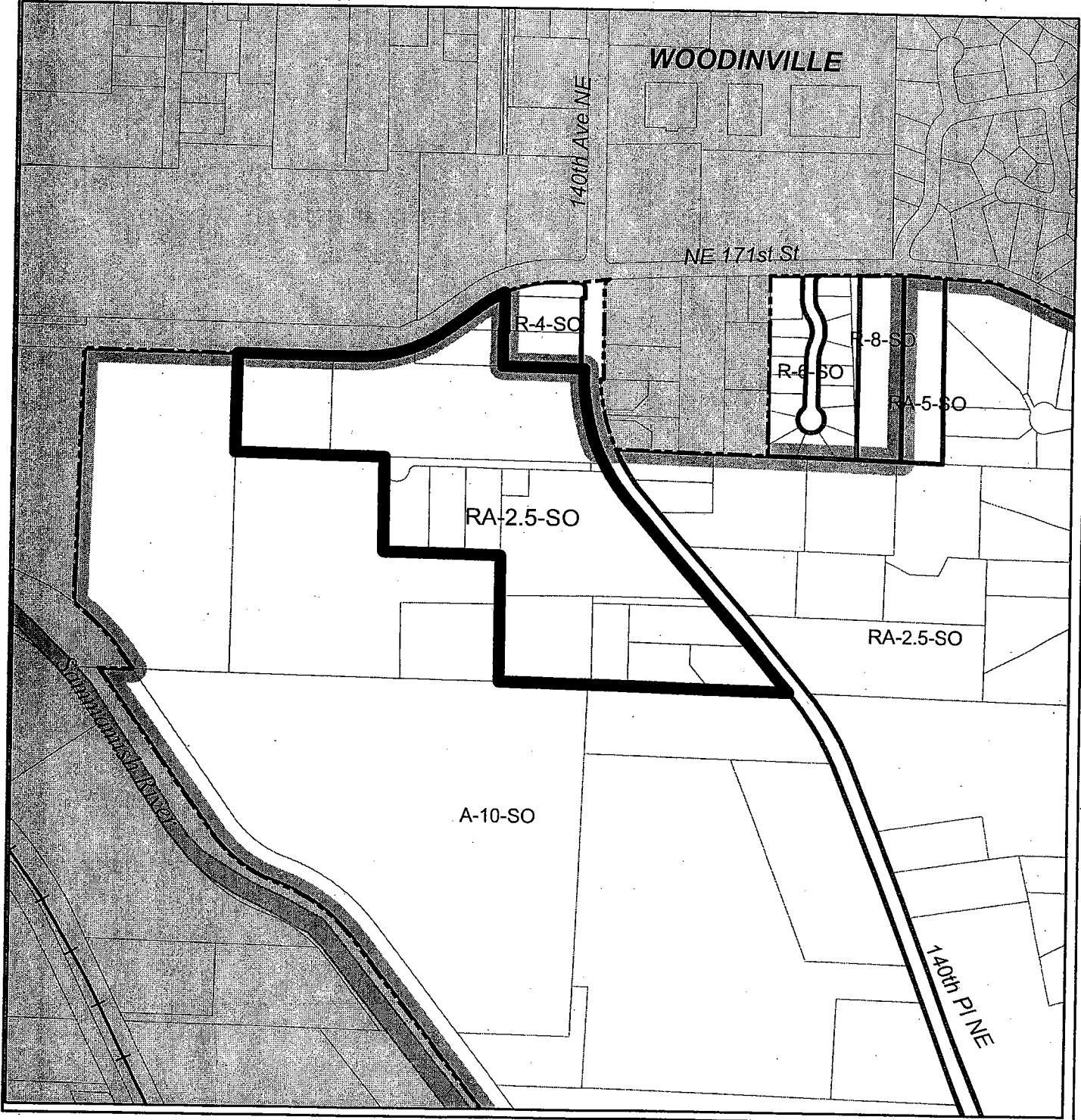
Incorporated Areas

A-10 Agricultural, one DU per 10 acres

RA-2.5 Rural Area, one DU per 5 acres

Study Area

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Sammamish Agricultural Production District - Northeast Area Parcels

Parcel	Land Use Designation	Zoning	Agricultural Production District	Size (Acres)	Owner	Notes	Development Conditions
1026059172	Rural Residential	RA-2.5-SO	Outside	0.37	King County	Vacant.	KCC-16.82.150D (Seasonal Clearing Restrictions), SO-220 (Significant Trees)
1026059090	Rural Residential	RA-2.5-SO	Outside	0.90	Frances Brown (Trust)	Single family residential house.	KCC-16.82.150D (Seasonal Clearing Restrictions), SO-120 (Agricultural Production Buffer), SO-220 (Significant Trees)
1026059173	Rural Residential	RA-2.5-SO	Inside	2.99	King County	Vacant.	Same as above.
1026059031	Rural Residential	RA-2.5-SO	Split	7.97	Stephen J Brown	Single family residential house. Includes mapped seismic hazards and wetlands.	Same as above.
1026057777	Rural Residential	RA-2.5-SO	Inside	0.94	-	2 parts. Rights of way for NE 168th St & NE 166th St.	-
1026056666 (Portion)	Rural Residential	RA-2.5-SO	Inside	+/- 0.04	-	Part of right of way for NE 168th St.	-
1026059170	Rural Residential	RA-2.5-SO	Inside	1.13	Mery Moore	Vacant. Includes mapped seismic hazards and wetlands.	KCC-16.82.150D (Seasonal Clearing Restrictions), SO-120 (Agricultural Production Buffer), SO-220 (Significant Trees)
1026059169	Rural Residential	RA-2.5-SO	Inside	0.99	Woodinville Alliance Church	Vacant. Includes mapped seismic hazards and wetlands.	Same as above.
1026059168	Rural Residential	RA-2.5-SO	Inside	1.01	Woodinville Alliance Church	Vacant. Includes mapped seismic hazards and wetlands.	Same as above.
1026059171	Rural Residential	RA-2.5-SO	Inside	0.23	Tax Department - General Telephone Co.	Telephone utility equipment building. Includes mapped wetlands.	Same as above.
1026059094	Rural Residential	RA-2.5-SO	Inside	6.02	Woodinville Alliance Church	Church. Includes mapped seismic hazards and wetlands. There have been several recent permit applications related to the church's phase 3 expansion and remodeling.	Same as above.
1026059167 (Portion)	Agriculture	RA-2.5-SO	Inside	2.48	King County	Vacant. Includes mapped seismic hazards and wetlands.	Same as above.
1026059166	Rural Residential	RA-2.5-SO	Inside	0.95	Woodinville Montessori	Daycare center. Includes mapped seismic hazards and wetlands.	Same as above.
1026059032	Rural Residential	RA-2.5-SO	Inside	1.27	Woodinville Montessori	Daycare center. Includes mapped seismic hazards and wetlands.	Same as above.
1026059158	Rural Residential	RA-2.5-SO	Inside	0.95	Alan & Marilyn Marsh	Vacant. Includes mapped seismic hazards and wetlands.	Same as above.
1026059099	Rural Residential	RA-2.5-SO	Inside	1.05	Alan & Marilyn Marsh	Single family residential house. Includes mapped seismic hazards.	Same as above.

2004 King County Comprehensive Plan Update

Area Zoning Study

Department of Development and Environmental Services

Study Area: Willows Road
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Summary

This subarea of approximately 128 acres is currently designated Rural Residential on the King County Comprehensive Plan Land Use Map. The predominant zoning is RA-2.5-SO, Rural Residential, one home per 2.5 acres within a special district overlay. The area is part of the Rural Area but is nearly surrounded by the Urban Growth Area.

The purpose of this subarea plan is to determine whether any or all of these Rural properties should be included in the Urban Growth Area. The intent of the existing Rural designation was to provide a buffer between the Urban area and the Sammamish Agricultural Production District to the east, but it is questionable whether it still serves that purpose.

It is proposed that the Urban Growth Area be amended to include this entire subarea. Maps and a list of parcels indicating the proposed amendments are attached.

Background

The 1981 Northshore Community Plan designated this subarea for lower residential density than the adjacent urban residential areas to the west. At that time it was generally believed that soon market forces were going to push urban development east from Lake Washington to the mountains. However, prime agricultural land occupied the Sammamish River Valley in between. In an effort to protect the agricultural land from encroachment and the negative environmental impacts of adjacent urban development, a buffer was created by applying low-density residential (R-1) zoning to the area approximately a half mile wide on both the west and east sides of the agricultural land. The Willows Road study area was the southern portion of the western buffer area.

By the time the Updated Northshore Community Plan was prepared in 1991, the northern two-thirds of the western buffer was rezoned urban low-density residential (RS-15000-P), and was incorporated with Woodinville in 1993. The Willows subarea was zoned AR-5-P.

With the passage of the Growth Management Act and the subsequent 1994 King County Comprehensive Plan, the Willows Road subarea retained its Rural land use designation and zoning. With the adoption of Title 21A, the new zoning code, the study area zoning became RA-2.5-SO and RA-5-SO. The Agricultural Production Buffer Special District Overlay was applied to all Rural land adjacent to Agricultural Production District.

Recently, however, property owners have requested that the area be redesignated Urban. This subarea plan was carried out to analyze the area for possible redesignation to Urban, as authorized by King County Council Motion 11697.

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.

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 1992-2012. 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 Are not rural land or unincorporated agricultural or forestry lands designated through the Countywide Planning Policies plan process.

U- 115 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.

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.

P-119 King County should actively pursue designating Urban Separators in the unincorporated area and work with the cities to establish permanent, Urban Separators within the incorporated area that link with and enhance King County's Urban Separator corridors.

Analysis:

This subarea was originally intended as a Rural buffer to protect the Sammamish Agricultural Production District from the impacts of urban development. However, since that time the rest of the western buffer has been eroded with the expansion of the industrial area to the southeast and the incorporation of the area to the north.

Today, the subarea is nearly entirely surrounded by urban land except a small portion of the eastern edge, which is a steep slope and a railroad right-of-way. This steep slope ensures that much of the eastern edge is precluded from development, but also that local infrastructure and services can only be efficiently provided from the west, through the Urban area. The southwestern part of the subarea in particular is oriented toward the nearby Urban area. Adjacent land uses include industrial and medium and high-density residential development.

The southwestern portion of the area has been studied for suitability as an urban residential area. While some property owners have requested an R-12 zoning, this would be a higher density zoning than most of the surrounding area. R-6 is more compatible with surrounding uses. The King County Code allows density bonuses up to 50% above the base density allowed by Urban zoning in return for certain public benefits.

The City of Kirkland planning staff has been consulted as part of this study, as this area is adjacent to the Kirkland Potential Annexation Area. Planners for the City of Kirkland agree if this area is redesignated Urban it should be included in the Kirkland PAA. Kirkland staff also indicated support for R-6 zoning for the southern portion of the study area given the topography and compatibility with residential zoning to the west.

The southeastern area was studied for industrial designation. However, there are concerns about access to that area. While the southwestern area is served by urban roads, to the southeast the road narrows considerably and connects to Willows Road NE in a hairpin turn with limited visibility requiring very low speeds. It is unlikely that the road could handle the increase in traffic associated with a commercial or industrial use at that location, and would be costly and difficult to expand to serve such traffic.

The northern part of the subarea retains a degree of rural character. Still, it is divided from the rural area by a combination of steep slopes, incorporated Urban land, and the railroad right-of-way. The existing pattern of low-density residential development is compatible with the R-1 zoning of a designated Urban Separator. Kirkland staff supports this proposed Urban Separator designation. A significant portion of the area is already designated permanent open space as a p-suffix development condition resulting from a "Four to One" subdivision.

The Agricultural Production Buffer Special District Overlay has been applied to Rural lands only, and should be eliminated for this subarea if it is redesignated Urban. The same result will be achieved instead through the proposed Urban Separator Designation and the existing P-suffix open space designation.

There is no justification for redesignating this study area as Urban based on growth and development needs. Studies such as the Buildable Lands Report indicate there is sufficient development capacity within the UGA to accommodate projected housing and employment needs.

In this case, however, redesignating this area to Urban will create a more logical Urban Growth Area and allow more cost-effective delivery of services.

The proposed amendment to the Urban Growth Area is expected to be brought to the Growth Management Planning Council in 2004, per Countywide Planning Policy FW-1 Step 9.

Conclusions:

This area was designated Rural as a buffer for Agricultural land to the east. However, the study area is no longer serving that purpose. The southwest part of the area is oriented toward the Urban area and can most efficiently be served through the Urban area. Low-density residential development and open space characterize the northern area. Designation of the northern part of the subarea as an Urban Separator is an effective replacement for the Rural buffer.

Designation of the northern portion of the subarea as an Urban Separator with zoning of R-1 is consistent with Policy U-115 and Policy P-118.

While redesignation to Urban is not necessary to meet growth and development targets, it is warranted in order to create logical boundaries and allow efficient provision of services. This amendment meets the intent of the Growth Management Act and Countywide Planning Policies, and is therefore consistent with King County Comprehensive Plan Policy R-103.

Executive Staff Recommendation:

Amend the Urban Growth Area to include this subarea.

Update the Interim Potential Annexation Areas Map to add this area to the City of Kirkland Potential Annexation Area.

Amend the Comprehensive Plan Land Use Map to redesignate the northern part of the subarea Greenbelt/Urban Separator and the southern portion Urban Residential, Medium Density (see attached chart).

Amend the zoning for the parcels in the area as shown in the attached chart, so that the northern section is zoned R-1-SO and R-1-P-SO, and the southern portion is zoned R-6-SO. Eliminate the Agricultural Production Buffer Special District Overlay, but retain the existing P-suffix development conditions and the Significant Trees Special District Overlay.

See attached maps and list of recommended amendments by parcel.



Proposed Amendment 2004 King County Comprehensive Plan Update Willows Road Subarea Plan - Land Use Amendment



King County

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Urban Growth Boundary



Proposed Urban Growth Boundary



Incorporated Areas

gb Greenbelt/Urban Separator

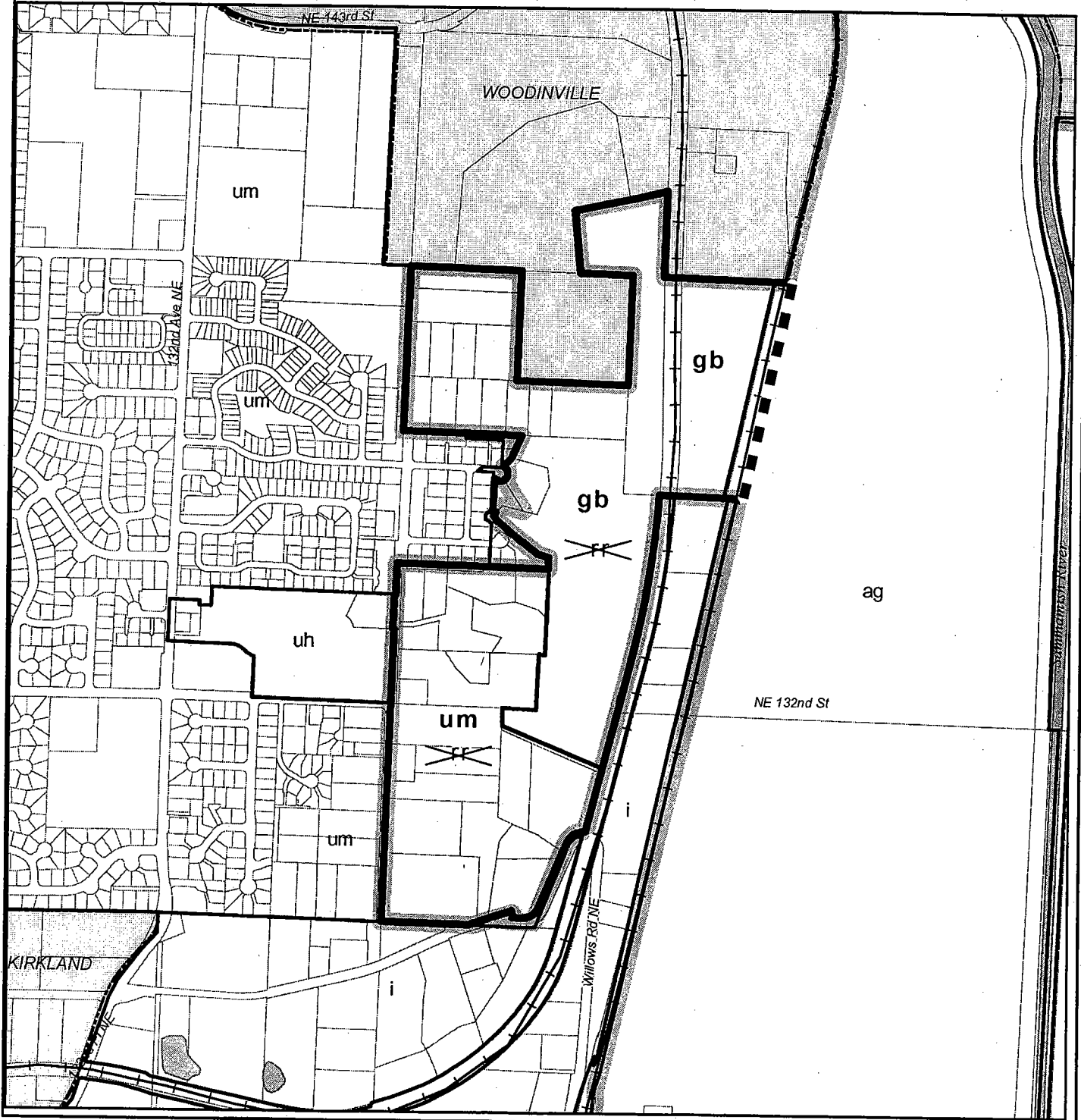
UM Urban residential, medium, 4-12 du/ac

rr Rural residential



Change Area

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Proposed Amendment

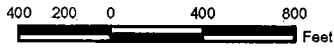
2004 King County Comprehensive Plan Update

Willows Road Subarea Plan - Zoning Amendment



King County

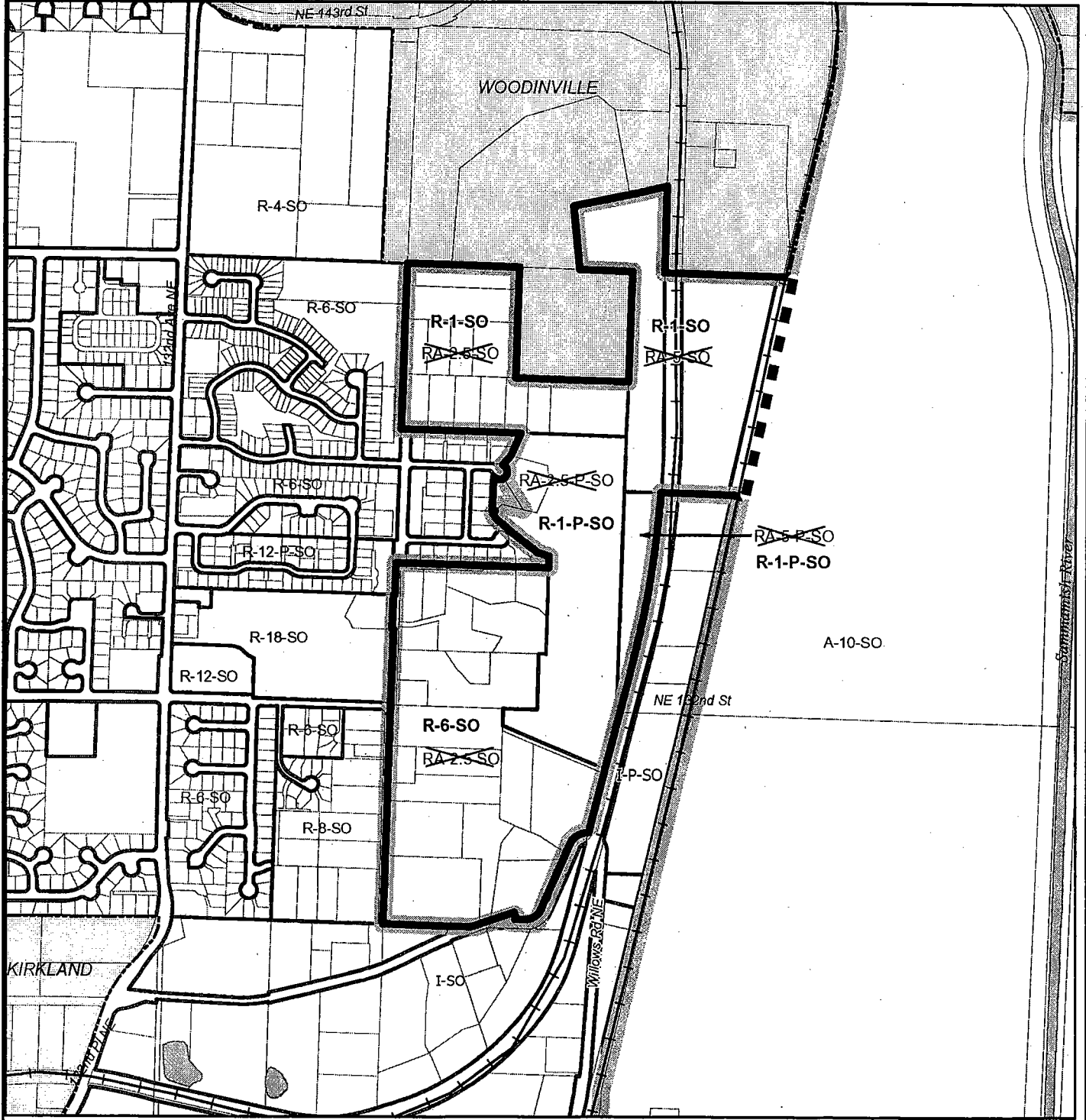
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- Urban Growth Boundary
- Proposed Urban Growth Boundary
- Incorporated Areas

- R-1 Residential, one DU per acre
- R-6 Residential, six DU per acre
- I Industrial
- RA-2.5 Rural Area, one DU per 5 acres
- Change Area

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Willows Road Parcels

Parcel	Comprehensive Plan Land Use Map Designation		Zoning		Size (Acres)	Owner	Notes	Development Conditions
	Current	Proposed	Current	Proposed				
2226059108	Rural Residential	Greenbelt/ Urban Separator	RA-5-SO	R-1-SO Retain SO-220, remove SO-120	24.69	US Bank	Vacant. Includes seismic, erosion, and landslide hazards.	KCC-16.82.150D (Seasonal Clearing Restrictions), SO-120 (Agricultural Production Buffer), SO-220 (Significant Trees)
2226059030 (Portion, 2 parts)	Western part: Rural Residential Eastern Part: None	Western part: Greenbelt/Urban Separator Eastern Part: None			+/- 6.5	BNSF Railway Co.	BNSF Rail Right-of-Way	KCC-16.82.150D (Seasonal Clearing Restrictions), SO-220 (Significant Trees)
2226059049	Rural Residential	Greenbelt/ Urban Separator	RA-2.5-SO	R-1-SO Retain SO-220, remove SO-120	1.99	Mahadeep S Virk.	Vacant. Includes landslide and erosion hazards.	KCC-16.82.150D (Seasonal Clearing Restrictions), SO-120 (Agricultural Production Buffer), SO-220 (Significant Trees), SR-15-4 (Repeated)
2226059056	Rural Residential	Greenbelt/ Urban Separator	RA-2.5-SO	R-1-SO Retain SO-220, remove SO-120	3.04	Bradford Alan Moravec	Vacant. Includes landslide and erosion hazards.	Same as above.
2226059089	Rural Residential	Greenbelt/ Urban Separator	RA-2.5-SO	R-1-SO Retain SO-220, remove SO-120	1.02	Romano	Vacant.	Same as above.
2226059090	Rural Residential	Greenbelt/ Urban Separator	RA-2.5-SO	R-1-SO Retain SO-220, remove SO-120	1.02	Mark A Hopwood	Vacant.	Same as above.
2226059091	Rural Residential	Greenbelt/ Urban Separator	RA-2.5-SO	R-1-SO Retain SO-220, remove SO-120	1.02	Eric L & Sharan L Moothart	Single-family house, Includes erosion hazards.	KCC-16.82.150D (Seasonal Clearing Restrictions), SO-120 (Agricultural Production Buffer), SO-220 (Significant Trees)
2226059079	Rural Residential	Greenbelt/ Urban Separator	RA-2.5-SO	R-1-SO Retain SO-220, remove SO-120	1.98	Betty M Cowan	Single-family house, Includes erosion hazards.	Same as above.

Willows Road Parcels (continued)

Parcel	Comprehensive Plan Land Use Map Designation		Zoning		Size (Acres)	Owner	Notes	Development Conditions
	Current	Proposed	Current	Proposed				
2226059069	Rural Residential	Greenbelt/ Urban Separator	RA-2.5-SO	R-1-SO Retain SO-220, remove SO-120	1.17	Carl George Abendroth - Trustee	Single-family house.	KCC-16.82.150D (Seasonal Clearing Restrictions), SO-120 (Agricultural Production Buffer), SO-220 (Significant Trees), SR-15-4 (Repeated)
2226059070	Rural Residential	Greenbelt/ Urban Separator	RA-2.5-SO	R-1-SO Retain SO-220, remove SO-120	1.16	Zhong Hong	Single-family house, includes erosion hazards.	KCC-16.82.150D (Seasonal Clearing Restrictions), SO-120 (Agricultural Production Buffer), SO-220 (Significant Trees)
2226059071	Rural Residential	Greenbelt/ Urban Separator	RA-2.5-SO	R-1-SO Retain SO-220, remove SO-120	1.15	Lance & Heidi Lashelle	Single-family house, includes landslide and erosion hazards.	Same as above.
2226059066	Rural Residential	Greenbelt/ Urban Separator	RA-2.5-SO	R-1-SO Retain SO-220, remove SO-120	1.16	Janusz L Sakowicz	Single-family house, includes landslide and erosion hazards.	Same as above.
2226059061	Rural Residential	Greenbelt/ Urban Separator	RA-2.5-SO	R-1-SO Retain SO-220, remove SO-120	1.00	Michael A & Alma A Lewis	Single-family house, includes landslide and erosion hazards.	Same as above.
2226059062	Rural Residential	Greenbelt/ Urban Separator	RA-2.5-SO	R-1-SO Retain SO-220, remove SO-120	1.02	Wayne Jones	Single-family house, includes landslide and erosion hazards.	Same as above.
2226059058	Rural Residential	Greenbelt/ Urban Separator	RA-2.5-SO	R-1-SO Retain SO-220, remove SO-120	3.44	Margaret E & Wayne R Jones	Single-family house, includes landslide and erosion hazards.	Same as above.
262173777 (Portion)	Rural Residential	Greenbelt/ Urban Separator	RA-2.5-P-SO (Portion) RA-5-P-SO (Portion)	R-1-P-SO Retain SO-220, remove SO-120	+/- 26.5		Permanent open space.	KCC-16.82.150D (Seasonal Clearing Restrictions), NS-P18 (Goldstar 4 to 1 Permanent Open Space), SO-120 (Agricultural Production Buffer), SO-220 (Significant Trees), SR-15-4

Willows Road Parcels (continued)

Parcel	Comprehensive Plan Land Use Map Designation		Zoning		Size (Acres)	Owner	Notes	Development Conditions
	Current	Proposed	Current	Proposed				
2621730340	Rural Residential	Greenbelt/ Urban Separator	RA-2.5-P-SO	R-1-P-SO Retain SO-220, remove SO-120	1.42	King County	Permanent open space.	KCC-16.82.150D (Seasonal Clearing Restrictions), NS-P18 (Goldstar 4 to 1 Permanent Open Space), SO-120 (Agricultural Production Buffer), SO-220 (Significant Trees)
2226057777 (Portion)	Rural Residential	Urban Residential, Medium	RA-2.5-SO	R-6-SO Retain SO-220, remove SO-120	+/- 0.4	-	Vacant right-of-way.	KCC-16.82.150D (Seasonal Clearing Restrictions), SO-120 (Agricultural Production Buffer), SO-220 (Significant Trees)
136th Ave NE Right-Of-Way	Rural Residential	Urban Residential, Medium	-	-	+/- 0.5	-	Right-Of-Way.	Same as above.
2226059097	Rural Residential	Urban Residential, Medium	RA-2.5-SO	R-6-SO Retain SO-220, remove SO-120	0.97	Larry G Anderson	Single-family house, includes landslide hazards.	Same as above.
2226059098	Rural Residential	Urban Residential, Medium	RA-2.5-SO	R-6-SO Retain SO-220, remove SO-120	0.88	Larry G Anderson	Vacant, includes landslide hazards.	Same as above.
2226059115	Rural Residential	Urban Residential, Medium	RA-2.5-SO	R-6-SO Retain SO-220, remove SO-120	1.58	J Mark & Norma L Calvert	Vacant, includes erosion and landslide hazards.	Same as above.
2226059116	Rural Residential	Urban Residential, Medium	RA-2.5-SO	R-6-SO Retain SO-220, remove SO-120	1.15	J Mark & Norma L Calvert	Vacant, includes erosion and landslide hazards.	Same as above.
2226059099	Rural Residential	Urban Residential, Medium	RA-2.5-SO	R-6-SO Retain SO-220, remove SO-120	2.09	J Mark & Norma L Calvert	Single-family house, includes landslide hazards.	Same as above.
2226059024	Rural Residential	Urban Residential, Medium	RA-2.5-SO	R-6-SO Retain SO-220, remove SO-120	0.80	Jamie H Harper	Single-family house.	Same as above.

Willows Road Parcels (continued)

Parcel	Comprehensive Plan Land Use Map Designation		Zoning		Size (Acres)	Owner	Notes	Development Conditions
	Current	Proposed	Current	Proposed				
2226059117	Rural Residential	Urban Residential, Medium	RA-2.5-SO	R-6-SO Retain SO-220, remove SO-120	2.59	J Mark & Norma L Calvert	Vacant, includes erosion and landslide hazards.	KCC-16.82.150D (Seasonal Clearing Restrictions), SO-120 (Agricultural Production Buffer), SO-220 (Significant Trees) Same as above.
2226059040	Rural Residential	Urban Residential, Medium	RA-2.5-SO	R-6-SO Retain SO-220, remove SO-120	4.85	Robert E & Betty I Lightfeldt	Vacant, includes erosion hazards.	Same as above.
2226059057	Rural Residential	Urban Residential, Medium	RA-2.5-SO	R-6-SO Retain SO-220, remove SO-120	0.63	J Mark & Norma L Calvert	Single-family house.	Same as above.
2226059060	Rural Residential	Urban Residential, Medium	RA-2.5-SO	R-6-SO Retain SO-220, remove SO-120	0.88	Robert E & Betty I Lightfeldt	Single-family house.	Same as above.
2726059030	Rural Residential	Urban Residential, Medium	RA-2.5-SO	R-6-SO Retain SO-220, remove SO-120	3.76	George A Ogilvie	Single-family house, includes erosion hazards.	Same as above.
2726059083	Rural Residential	Urban Residential, Medium	RA-2.5-SO	R-6-SO Retain SO-220, remove SO-120	0.81	Ellis Moore	Single-family house.	Same as above.
2726059032	Rural Residential	Urban Residential, Medium	RA-2.5-SO	R-6-SO Retain SO-220, remove SO-120	1.91	Ellis Moore	Vacant, includes erosion hazards.	Same as above.
Small Vacant Right-Of-Way	Rural Residential	Urban Residential, Medium	RA-2.5-SO	R-6-SO Retain SO-220, remove SO-120	0.39			Same as above.
2726059073	Rural Residential	Urban Residential, Medium	RA-2.5-SO	R-6-SO Retain SO-220, remove SO-120	2.26	William & Patricia Lantzy	Vacant, includes erosion hazards.	Same as above.

Willows Road Parcels (continued)

Parcel	Comprehensive Plan Land Use Map Designation		Zoning		Size (Acres)	Owner	Notes	Development Conditions
	Current	Proposed	Current	Proposed				
2726059034	Rural Residential	Urban Residential, Medium	RA-2.5-SO	R-6-SO Retain SO-220, remove SO-120	4.15	Arthur Jacobovitz	Vacant, includes erosion hazards.	KCC-16.82.150D (Seasonal Clearing Restrictions), SO-120 (Agricultural Production Buffer), SO-220 (Significant Trees) Same as above.
2726059038	Rural Residential	Urban Residential, Medium	RA-2.5-SO	R-6-SO Retain SO-220, remove SO-120	2.32	Ellis Moore	Vacant, includes erosion hazards.	Same as above.
2726059029	Rural Residential	Urban Residential, Medium	RA-2.5-SO	R-6-SO Retain SO-220, remove SO-120	3.38	Ellis Moore	Single-family house, includes erosion hazards.	Same as above.
2726059028	Rural Residential	Urban Residential, Medium	RA-2.5-SO	R-6-SO Retain SO-220, remove SO-120	2.56	Jack H Jr & Susanne R Stanton	Single-family house, includes erosion hazards.	Same as above.
2726059066	Rural Residential	Urban Residential, Medium	RA-2.5-SO	R-6-SO Retain SO-220, remove SO-120	1.20	Matthew J & Tammie K Bechtel	Single-family house, includes erosion hazards.	Same as above.
2726059033	Rural Residential	Urban Residential, Medium	RA-2.5-SO	R-6-SO Retain SO-220, remove SO-120	5.34	Margeurite McLallin	Single-family house, includes landslide and erosion hazards.	Same as above.
2726059042	Rural Residential	Urban Residential, Medium	RA-2.5-SO	R-6-SO Retain SO-220, remove SO-120	2.81	Ellis Moore	Single-family house, includes erosion hazards.	Same as above.

2004 King County Comprehensive Plan Update

Area Zoning Study

Department of Development and Environmental Services

Study Area: Redmond Perrigo Park
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Summary

This area of approximately 25 acres is currently designated for Rural Residential use on the King County Comprehensive Plan Land Use Map. Existing zoning is RA-5, Rural Residential – one home per five acres.

The proposed land use designation is Other Parks/Wilderness. The proposed zoning is UR, Urban Reserve – one home per five acres. It is proposed that the Urban Growth Area and Redmond's Potential Annexation Area be amended to include this study area.

Background

The City of Redmond owns the parcels in the study area. Redmond staff indicated the City owned this property prior to the 1994 adoption of the Urban Growth Area in the King County Comprehensive Plan. A portion of Perrigo Park is within Redmond; however the park site is split by the UGA boundary. The City plans to create a community park including active recreation facilities on the land to serve the local residents, and has obtained permits to begin this project. The City would like to annex the unincorporated portion of the park property. This would allow the city to extend sewer service to the property. The attached list of parcels provides property specific details.

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** King County should work with the cities to focus countywide growth within their boundaries and should support annexations within the Urban Growth Area when consistent with the King County Comprehensive Plan and Countywide Planning Policies. An annexation proposal is consistent with the King County Comprehensive Plan when:
- a. The proposed annexation area is: 1) wholly within the Urban Growth Area and 2) within the city's designated Potential Annexation Area;
 - b. The city is planning for urban densities and efficient land use patterns consistent with the Countywide Planning Policies;
 - c. Adopted Countywide goals and policies for urban services, environmental and cultural resource protection will be supported; and long-term protection of King County-designated Urban Separators is ensured.

R-103 King County's Rural Area is considered to be permanent and shall not be redesignated to an Urban Growth Area until reviewed pursuant to the Growth Management Act (RCW 36.70A.130(3) and Countywide Planning Policy FW-1.

The following proposed KCCP policy is also applicable:

- U-103a** Rural properties that are adjacent to a city and are owned by that city for purposes of establishing a park may be redesignated to urban only when:
- a. The property to be redesignated is no more than 30 acres; and
 - b. The property was acquired by the city prior to 1994; or
 - c. The property is a King County park and is being transferred to the city through a park transfer agreement.

Analysis:

The City intends to create a local park in this area to serve the residents of east Redmond, and has obtained permits for the project through King County DDES. This park will include active recreational facilities; a public service needed in the Redmond area to foster a healthy community. Designating this land Urban and adding it to Redmond's Potential Annexation Area will allow Redmond to annex the area so that it can provide the infrastructure services necessary to support an active recreational facility. Countywide Planning Policy CC-11 directs the County to support the City's effort to provide parks for its residents.

There is no justification for redesignating this study area to Urban based on the need for additional growth capacity. In this case, there will be no added development capacity as a result of this amendment.

A public benefit – a new fully served community park - will result by adding this study area to the Urban Growth Area.

The proposed amendment to the Urban Growth Boundary is expected to be brought to the Growth Management Planning Council in 2004, as required by Countywide Planning Policy FW-1 Step 9.

Conclusions:

The proposed amendment is consistent with Countywide Planning Policy CC-11, supporting Redmond in providing parks for its residents.

The proposed amendment is consistent with King County Comprehensive Plan Policy U-101, as it will support the development of recreational facilities within the Urban area, promoting a healthy community.

The proposed amendment will add the study area to Redmond's Potential Annexation Area, allowing the area to be annexed consistent with King County Comprehensive Plan Policy U-201.

This minor Urban Growth Area amendment would serve a valid public purpose by providing additional land for a community park, without adding development capacity. This amendment meets the intent of the Growth Management Act and Countywide Planning Policies, and is therefore consistent with King County Comprehensive Plan Policy R-103.

The subject property is less than 30 acres in size and was acquired by the City of Redmond prior to the adoption of the 1994 King County Comprehensive Plan, therefore this proposed amendment is consistent with proposed policy U-103a.

Executive Staff Recommendation:

Amend the Urban Growth Area to include the study area.

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

Amend the King County Comprehensive Plan Land Use Map designation for the study area to Other Park/Wilderness.

Amend the zoning for the study area to UR, Urban Reserve.

See the attached maps showing the recommended amendments.



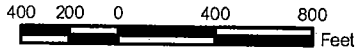
Proposed Amendment 2004 King County Comprehensive Plan Update






King County

City of Redmond Perrigo Community Park Site -Land Use Amendment

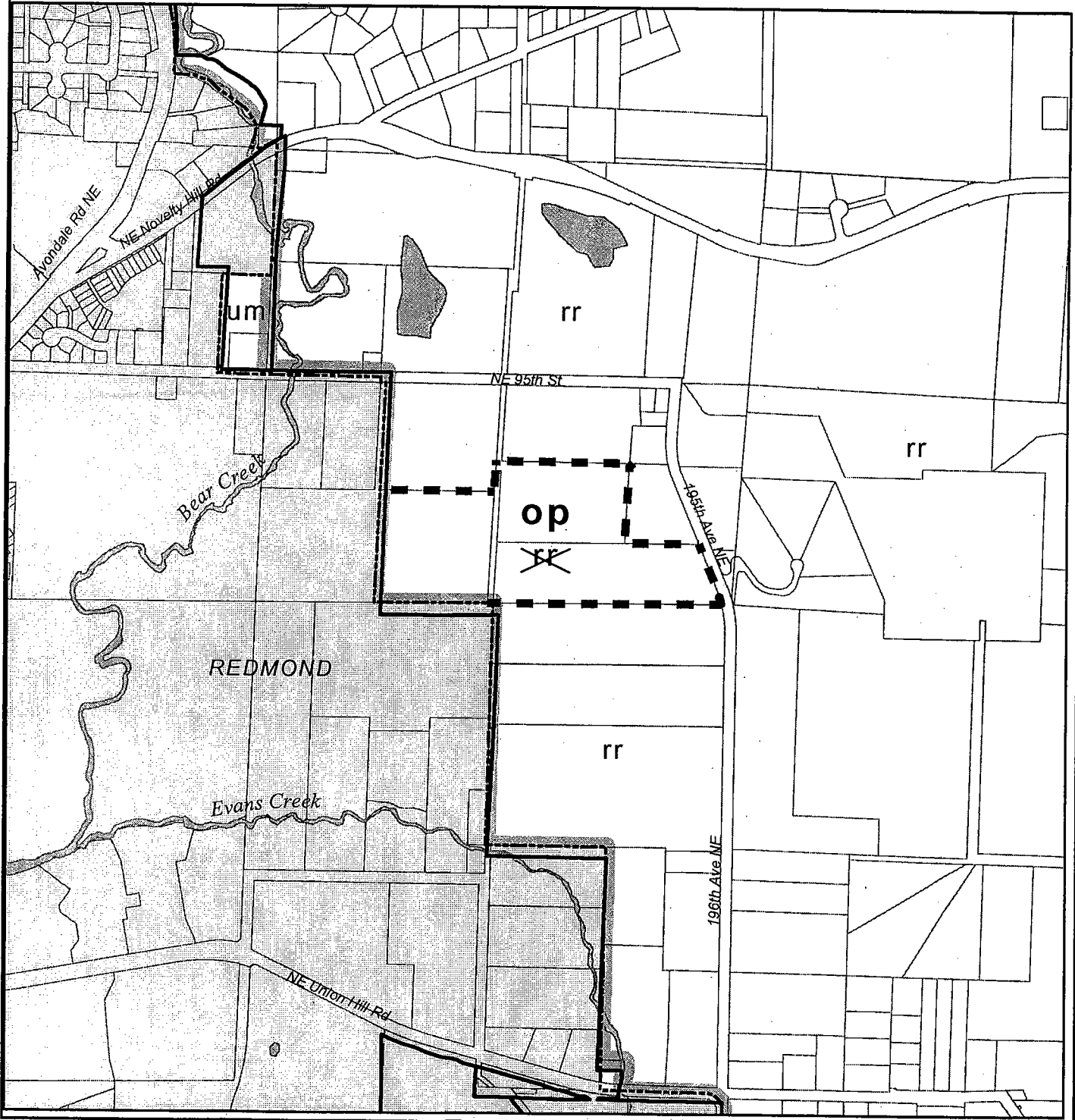
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-  Urban Growth Boundary
-  Proposed Urban Growth Boundary
-  Incorporated Areas

- op Other Parks / Wilderness
- rr Rural Residential

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Proposed Amendment

2004 King County Comprehensive Plan Update

City of Redmond Perrigo Community Park Site - Zoning Amendment



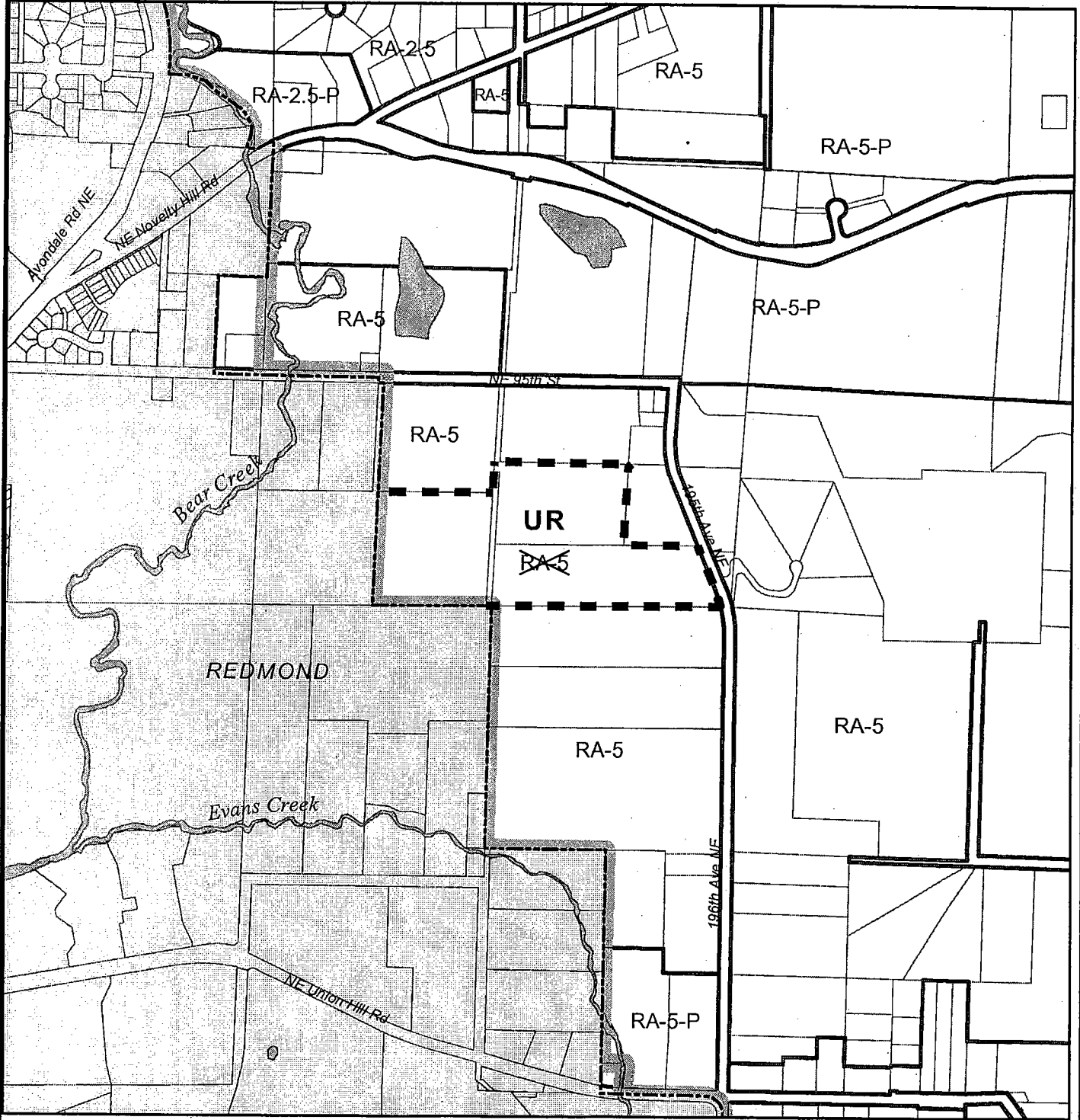
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- Urban Growth Boundary UR Urban Reserve, one DU per 5 acres
- Proposed Urban Growth Boundary RA-5 Rural Area, one DU per 5 acres
- Incorporated Areas

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Redmond Perrigo Park Parcels

Designated Use: Rural Residential

Zoning: RA-5

<u>Parcel</u>	<u>Size (Acres)</u>	<u>Owner</u>	<u>Notes</u>	<u>Development Conditions</u>
0625069065	8.78	City of Redmond	Vacant, permit B01C0069 issued 2/3/03 to develop park.	KCC 16.82.150C & D (Clearing Restrictions)
0625069078	0.50	City of Redmond	Vacant, permit B01C0069 issued 2/3/03 to develop park.	Same as above.
0625069103 (Portion)	+/- 7.0	City of Redmond	Vacant, permit B01C0069 issued 2/3/03 to develop park.	Same as above.
0625069030	9.35	City of Redmond	Vacant, permit B01C0069 issued 2/3/03 to develop park.	Same as above.

2004 King County Comprehensive Plan Update

Area Zoning Study

Department of Development and Environmental Services

Study Area: Redmond Ridge Panhandle

Summary

This 123-acre area is currently part of the Urban Planned Development (UPD) known as Redmond Ridge as designated on the King County Comprehensive Plan Land Use Map. The existing zoning is UR-P-SO, Urban Reserve with a p-suffix development condition and within a special district overlay.

The proposed land use designation is Rural Residential. The proposed zoning is RA-5, Rural Residential – one home per five acres. This will require an amendment to remove the area from the Urban Growth Area. The attached maps show the proposed amendments.

Background

The Bear Creek Community Plan, adopted as part of the King County Comprehensive Plan, states that if an area of this UPD cannot or will not be developed, that area will revert to Rural. The developer is not planning to develop the study area and has agreed to cooperate with the County in seeking to redesignate it as Rural. The attached list of parcels provides property-specific details.

Applicable King County Comprehensive Plan Policies:

CP-102 with revisions proposed in the 2004 Update:

- CP-102** Urban planned development will be permitted in the Novelty Hill subarea only when the following planning policies are met:
- i. To protect existing wetlands, streams and wildlife habitat, urban planned development shall be consistent with the intent of King County ordinances, King County Comprehensive Plan policies and sensitive areas regulations. The design of the proposed development shall protect and preserve existing wetlands, streams and wildlife habitat by several methods including (but not limited to) minimizing alterations to the natural drainage features, maintaining water quality, preserving storage capacity, providing undisturbed unique/outstanding wetlands and undisturbed or enhanced buffers, restricting the number of stream crossings, and minimizing erosion and sedimentation. To achieve the intent of this policy it may be necessary to exceed the requirements of the King County wetland guidelines.
 - j. A master drainage plan for the Novelty Hill subarea shall be approved by King County.

- k. New development adjacent to a unique/outstanding or significant wetland should preserve or enhance the wetland and provide an undisturbed buffer around the wetland adequate to protect its natural functions. Encroachments into significant wetlands may be allowed when no feasible alternative exists and enhancements are provided to replace the lost wetland functions; and
- l. Ground water recharge areas should be identified and protected to ensure that ground water resources are protected from potential pollution.
- m. To ensure that the existing road system in both King County and Redmond is not adversely affected, on-site and off-site traffic impacts shall be mitigated consistent with ~~((adopted county road adequacy standards))~~ the Integrated Transportation Program (KCC 14.65).
- n. A project environmental impact statement (EIS) shall be required for all property proposed for urban planned development within the UPD development area. The project EIS shall address the full range of public services necessary to serve urban development on Novelty Hill. The EIS shall include the cost of these services, the financial responsibility of the developer(s) and affected jurisdictions, and the method of phasing development to coincide with availability of these public services.
- o. Since the remainder of residential land in Bear Creek will either be recognized as existing one-acre neighborhoods or designated as rural areas, all improvements to public facilities, including but not limited to road construction and sewers, shall be financed by the UPD developers provided the impacts are the result of UPD developments or according to a fair-share formula agreed to by affected parties.

Paragraph H was deleted in 1995 by Ordinance 11954.

- i. A full range of housing densities, types and prices including housing for low-, moderate-, and medium-income groups shall be included in the UPD. The mix of single family and multifamily housing in the UPDs shall approximate the existing county housing stock mix.
- j. Urban planned development shall maintain and keep open for public use identified major equestrian and hiking trails.
- k. Urban planned development shall provide active recreation facilities that adequately serve the needs of future residents and employees.
- l. Urban planned development shall provide a minimum of 25% open space in addition to the preservation of all surveyed wetlands.
- m. The Novelty Hill urban planned development area shall contain an urban activity center, which includes a commercial center to provide for the everyday shopping needs of the planned UPD population.
- n. The activity center shall also contain a business park of sufficient size to provide a diversity of employment opportunities and a balance of jobs and households for the UPD area.

- o. In order to preserve opportunities for a variety of employment types in the business park areas, retail development in freestanding buildings should be excluded. Up to 10% of gross floor area in business park buildings may be planned for retail uses, such as restaurants and business services, to serve business park employees.
- p. Development conditions for the shopping and business park areas should encourage high quality development and site design.

The area will revert to rural if UPD development is denied or not pursued. If the UPD area reverts to rural, the zoning shall be RA-5. ~~((RA-5-P, except those areas designated natural resource protection areas shall be RA-20-P. The P-suffix for the RA-5-P areas requires site plan review for assignment of appropriate environmental conditions. The P-suffix for the RA-20-P areas shall prohibit all development within designated natural resource protection areas in order to protect the unique environmentally sensitive wetland system and its buffers)).(BC-4)~~

Applicable Agreement

From the Agreement for Bear Creek Conservation and Recreation Partnership between King County, The Quadrant Corporation, Trilogy at Redmond Ridge LLC, Cascade Land Conservancy, and Lake Washington Youth Soccer Association, executed January 3, 2003:

1.4 Quadrant's Application to Reclassify the Remainder of Panhandle Property as Rural. Quadrant agrees to cooperate with the County in seeking (a) the redesignation of the easterly +/- 120 acres of the Panhandle Property (i.e., the area covered by the Large Lot Panhandle Plat) from Urban to Rural in a KCCP update; (b) the elimination of the Fully Contained Community planning overlay thereon, and (c) the concurrent zoning reclassification (downzoning) of such property from UR-SO-P to an RA zoning designation. It is anticipated that such actions will be undertaken either by County adoption in 2004 of a subarea plan that so provides or by adoption of ordinances in 2003 or 2004 to resolve an appeal to the Growth Management Hearings Board as permitted by RCW 36.70A.130(2)(b).

Analysis:

Policy CP-102 is clear in directing that land within the UPD shall revert to Rural if it is not going to be developed as part of the UPD, and be rezoned RA-5. The property owners agree not to include this area in the UPD as evidenced by the Agreement mentioned above. The property owners further support its re-designation as Rural. This area is not currently served by sewer and is not connected to the main UPD property by a direct road. The adjacent Rural Area is zoned primarily RA-5.

Conclusions:

The proposed land use map and zoning amendments are consistent with applicable King County Comprehensive Plan Policies and the Agreement for Bear Creek Conservation and Recreation Partnership, to which King County is a party. A redesignation to Rural is appropriate since the property is not being considered for Urban development as part of the UPD and the property does not have Urban services.

Executive Staff Recommendation:

Amend the Urban Growth Area to remove the study area from the Urban Area.

Amend the land use designation for the study area from UPD to Rural Residential.

Amend the zoning for the area from UR-P-SO to RA-5, Rural Residential, one home per five acres, and eliminate the p-suffix condition and special district overlay.

See the attached maps showing the recommended amendments.



Proposed Amendment 2004 King County Comprehensive Plan Update Redmond Ridge - Land Use Amendment



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Urban Growth Boundary

Proposed Urban Growth Boundary

rr

Rural Residential

upd

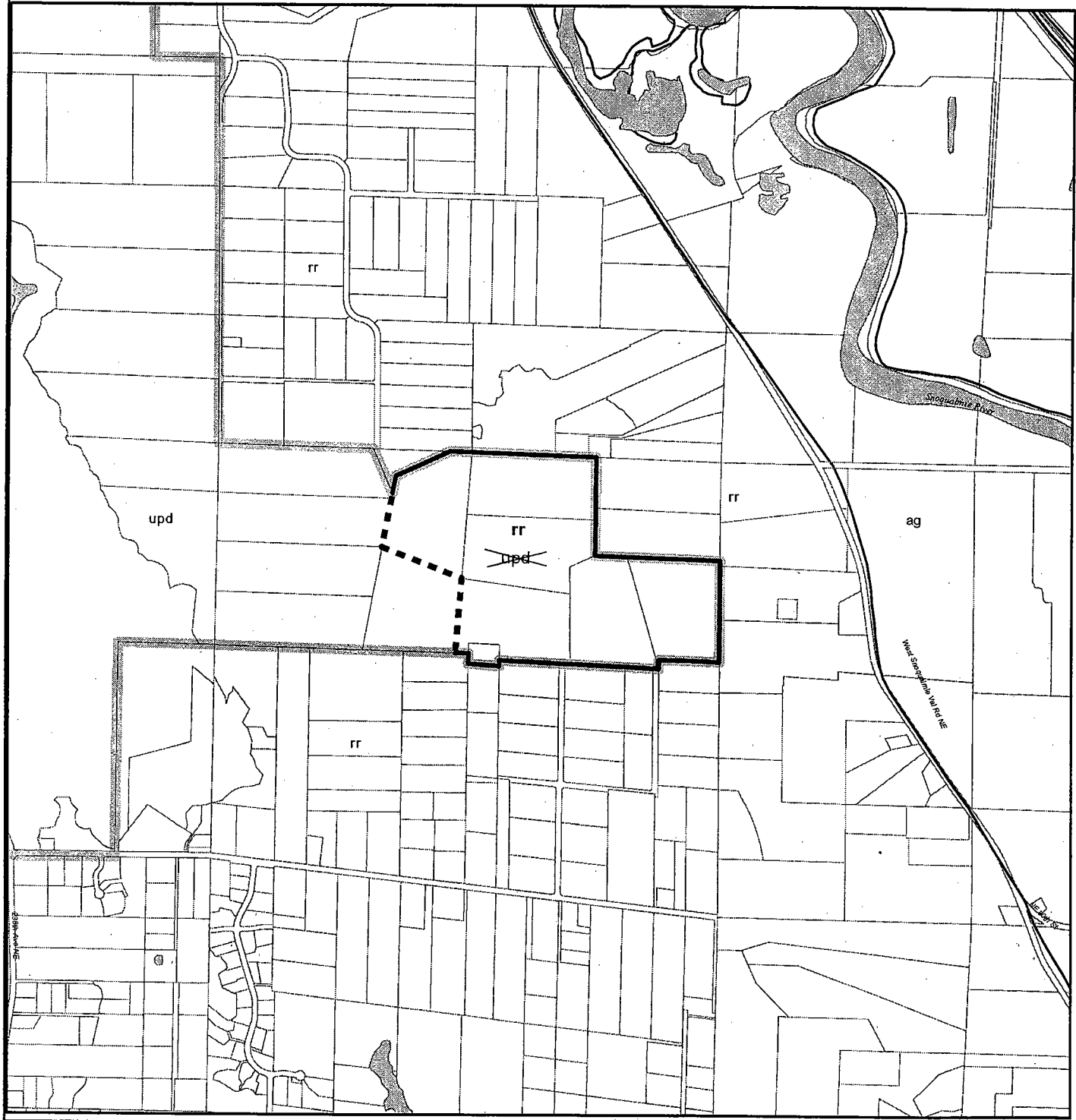
Urban Planned Development



Change Area

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Proposed Amendment 2004 King County Comprehensive Plan Update Redmond Ridge - Zoning Amendment



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Urban Growth Boundary

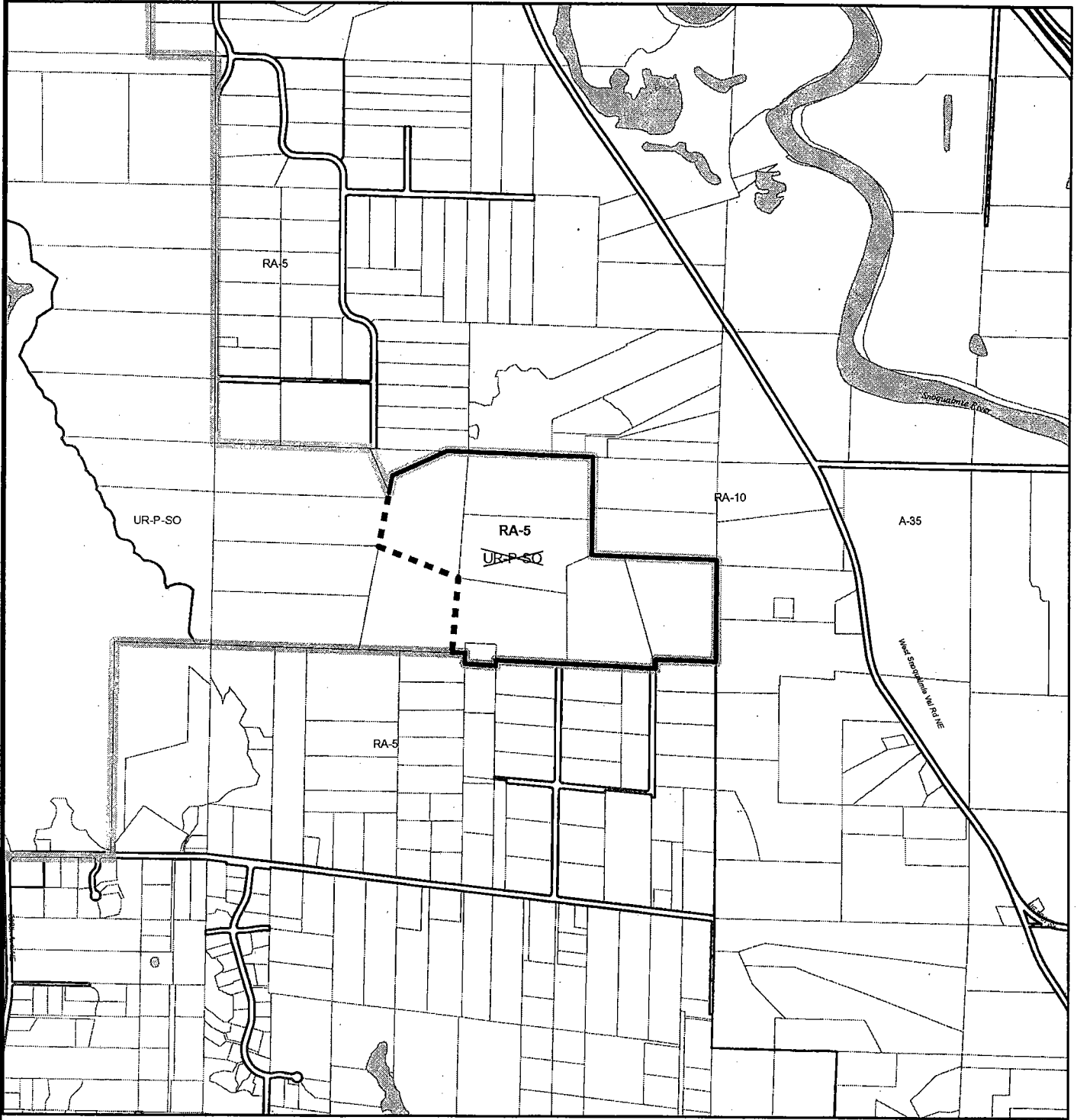
Proposed Urban Growth Boundary

RA-5 Rural Area, one DU per 5 acres

UR Urban Reserve, one DU per 5 acres

Change Area

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Redmond Ridge Panhandle Parcels

Designated Use: UPD

Zoning: UR-P-SO

Parcel	Size (Acres)	Owner	Notes	Development Conditions
0225069080	20.01	Quadrant Corp.	Vacant.	KCC-16.82.150D (Seasonal Clearing Restrictions), BC-P21 (Novelty Hill Master Planned Developments/UPD P-suffix conditions), SO-070 (Urban Planned Development), SO-110 (Fully Contained Community)
0225069081	20.00	Quadrant Corp.	Vacant.	Same as above.
0225069082	21.19	Quadrant Corp.	Vacant.	Same as above.
0225069083	20.29	Quadrant Corp.	Vacant.	Same as above.
0225069088	1.67	James and Elizabeth Sorlien	Vacant.	Same as above.
0225069084	20.00	Quadrant Corp.	Vacant.	Same as above.
0225069002	20.08	Quadrant Corp.	Vacant.	KCC-16.82.150D (Seasonal Clearing Restrictions), BC-P21 (Novelty Hill Master Planned Developments/UPD P-suffix conditions), BC-P22 (Repealed), SO-070 (Urban Planned Development), SO-110 (Fully Contained Community)

2004 King County Comprehensive Plan Update

Area Zoning Study

Department of Development and Environmental Services

Study Area: East Fairwood/McGarvey Park

Summary

This area of approximately 53 acres is currently designated a Rural Residential area in the King County Comprehensive Plan Land Use Map and zoned RA-2.5-SO, Rural Residential – one home per 2.5 acres within a special district overlay.

This area was studied for possible redesignation to Urban.

It is recommended that the land use designation for the area not be changed, that it remain Rural Residential, with the existing zoning of RA-2.5-SO.

Background

Formerly a Nike missile facility, land use in the study area is restricted to education purposes in accordance with agreements made at the time the area was transferred from Federal ownership. The study area is composed of three parcels, as shown in the attached maps and parcel list. The bulk of the area consists of a large parcel containing abandoned missile silos, which is proposed for development to expand a private school existing on the adjacent parcel in the northeast part of the study area. Another parcel, located in the northwest part of the study area, is being acquired from Kent School District and would also be included in the school expansion project. The development envisioned by property owners would require that the area be redesignated Urban.

The study area is adjacent to the Woodside neighborhood, and is surrounded on three sides by permanent open space created by a “Four to One” subdivision.

When this proposal was brought up for public comment, there was considerable protest by homeowners in the new Woodside at McGarvey Park development located immediately west of the study area. The primary concern of neighbors is that as new homebuyers they believed that the area east of their development was designated as permanent open space. They fear that urban development in the study area would impact the natural beauty and resources of the area and possibly reduce property values and quality of life for Woodside residents.

Neighbors are also concerned that new urban development in the study area would overburden the infrastructure in the Woodside area. They believe that when Woodside infrastructure was planned, it was assumed that the study area would remain rural. In particular, residents worry that traffic on the neighborhood streets would become congested, as they would provide the most convenient access to the study area.

Applicable Countywide Planning Policies:

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 1992-2012. 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.

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:

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

In addition, there are significant concerns regarding road access to the study area. There are three options to provide access, and all three are problematic. Currently, access is by a private road through the designated open space and Rural Area that would not support Urban traffic. Property owners along this private road who attended our public meeting indicated they opposed use of the private road for expanded school access. The most likely route would be through the Woodside neighborhood, which residents believe would adversely affect their community. The only other option appears to be to build a new road through dedicated open space, which is inconsistent with County policy.

The study area is adjacent to the Potential Annexation Area (PAA) for the City of Renton. If the study area was redesignated Urban, it would also be included within Renton's PAA. No evidence has been submitted to indicate the City of Renton supports expansion of their PAA in this area.

Conclusion:

The land use map and zoning amendments requested in the study area are not consistent with Countywide Planning Policy LU-7 and King County Comprehensive Plan Policy R-103 because there already exists sufficient capacity within the Urban Area to support growth targets.

The requested amendments are inconsistent with King County Comprehensive Plan Policy R-102, because the area is not characterized by urban development and cannot be efficiently served by urban services.

A private road and a Rural level of public services adequately serve the existing uses in the study area.

Urban development in this study area would adversely affect surrounding Rural land and open space, as well as the Urban neighborhood to the west.

For these reasons, there is no justification to redesignate these Rural properties to Urban.

Executive Staff Recommendation:

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




Proposed Amendment 2004 King County Comprehensive Plan Update East Fairwood/McGarvey Park Land Use Amendment (No Change Proposed)



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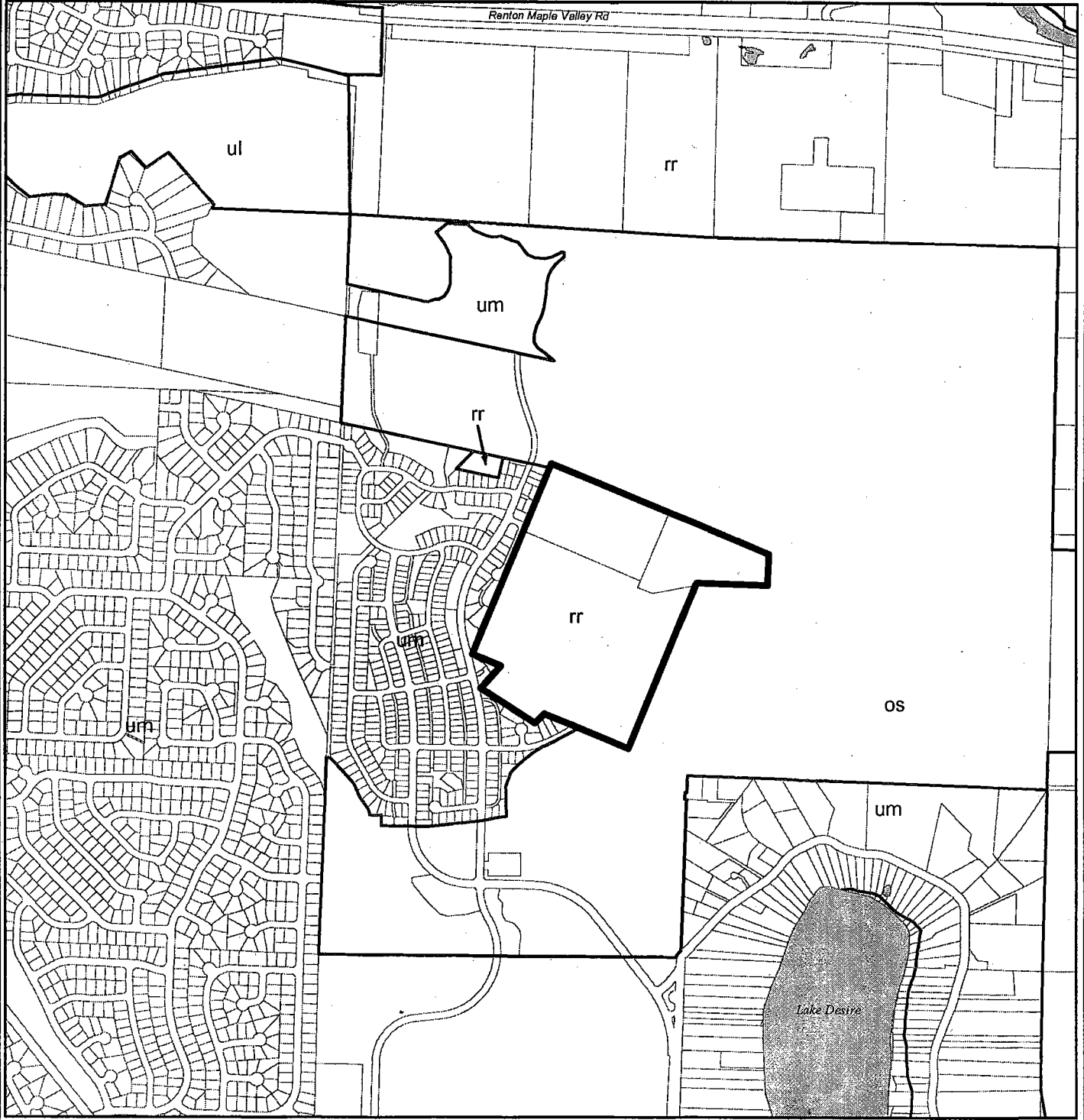


rr Rural Residential

 Study Area

 Incorporated Areas

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Proposed Amendment

2004 King County Comprehensive Plan Update

East Fairwood/McGarvey Park Zoning Amendment (No Change Proposed)



King County

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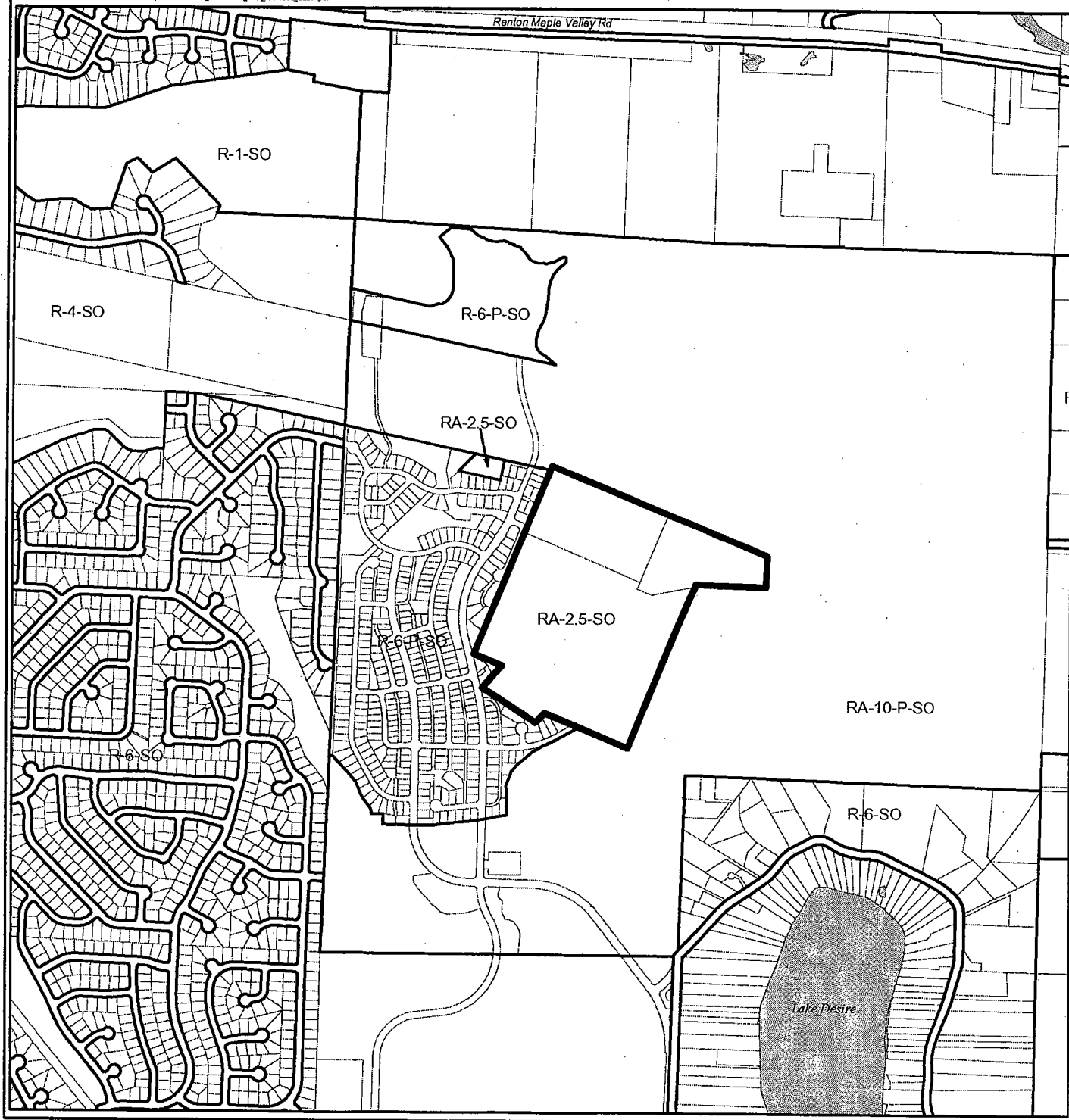


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RA-2.5 Rural Area, one DU per 5 acres

Study Area

Incorporated Areas



East Fairwood/McGarvey Park Parcels

Designated Use: Rural Residential

Zoning: RA-2.5-SO

Parcel	Size (Acres)	Owner	Notes	Development Conditions
2523059028	11.20	Kent School District #415	Rented by Rainier Christian Schools. Lake Desire Center workshops and lodge located on site. Includes mapped landslide and coal mine hazard areas.	KCC-16.82.150D (Seasonal Clearing Restrictions), SC-P3 (Repealed), SO-180 (Wetlands Management Area), SO-220 (Significant Trees)
2523059050	8.09	Maple Valley Christian School/Rainier Christian Schools	Private School operated by Rainier Christian Schools. Includes mapped coal mine hazards. On 8/13/03, occupancy inspection report issued for existing buildings transferred from Kent School District (B0310218).	KCC-16.82.150D (Seasonal Clearing Restrictions), SC-P3 (Repealed), SO-180 (Wetlands Management Area), SO-220 (Significant Trees), SR-15-7 (Repealed)
2523059086	34.45	Transferred from Kent School District #415 to Christian Enterprises dba Rainier Christian Schools through Quit Claim Deed, 6/27/02	Unused, includes abandoned missile silos, mapped coal mine hazards. Use restricted to educational uses until 2032.	Same as above.

2004 King County Comprehensive Plan Update

Area Zoning Study

Department of Development and Environmental Services

Study Area: East Renton Urban Separator

Summary

This 76-acre area is designated Urban Separator on the King County Comprehensive Plan Land Use Map. The existing zoning is R-1 SO, Urban Residential – one home per acre within a special overlay district.

The proposed land use designation is Urban, 4-12 dwelling units per acre. The proposed zoning is R-6 SO – Urban Residential, six homes per acre. The special overlay district designation is not proposed to be changed.

Background

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.

The study area is within the City of Renton Potential Annexation Area (PAA). Renton objected to the Urban Separator designation, believing this area was suitable for higher residential density. This issue arose at the Growth Management Planning Council as the Countywide Urban Separator map was proposed to be included to the Countywide Planning Policies. GMPC directed staff from both jurisdictions to develop a mutually acceptable solution.

In October 2002, GMPC approved a modification to the Urban Separator map in the Countywide Planning Policies deleting the 76-acre study area from the Urban Separator and adding 119 acres within the City of Renton to the Urban Separator.

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:

- P-118** 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
- P-119** King County should actively pursue designating Urban Separators in the unincorporated area and work with the cities to establish permanent, Urban Separators within the incorporated area that link with and enhance King County's Urban Separator corridors.

Analysis:

The 76-acre study area is no longer designated an Urban Separator in the Countywide Planning Policies. The city of Renton has agreed to designate a larger area as Urban Separator within the nearby city limits. This new Urban Separator has also been designated in the Countywide Planning Policies. The result is a larger and more effective Urban Separator, with the additional benefit of increased residential development potential on 76 acres of Urban unincorporated King County. Elimination of a potential land use disagreement between Renton and King County should facilitate development and eventual annexation of this area.

Conclusion:

The proposed land use map and zoning amendments are consistent with applicable Countywide Planning Policies, King County Comprehensive Plan Policies, and the City of Renton Comprehensive Plan.

Executive Staff Recommendation:

Amend the land use designation for the study area from Greenbelt/Urban Separator to Urban Residential 4-12 homes per acre.

Amend the zoning designation for the study area from R-1, Urban Residential, one home per acre to Urban Residential, six homes per acre. Continue to include this property group within a special overlay district



Proposed Amendment 2004 King County Comprehensive Plan Update East Renton Urban Separator Land Use Amendment



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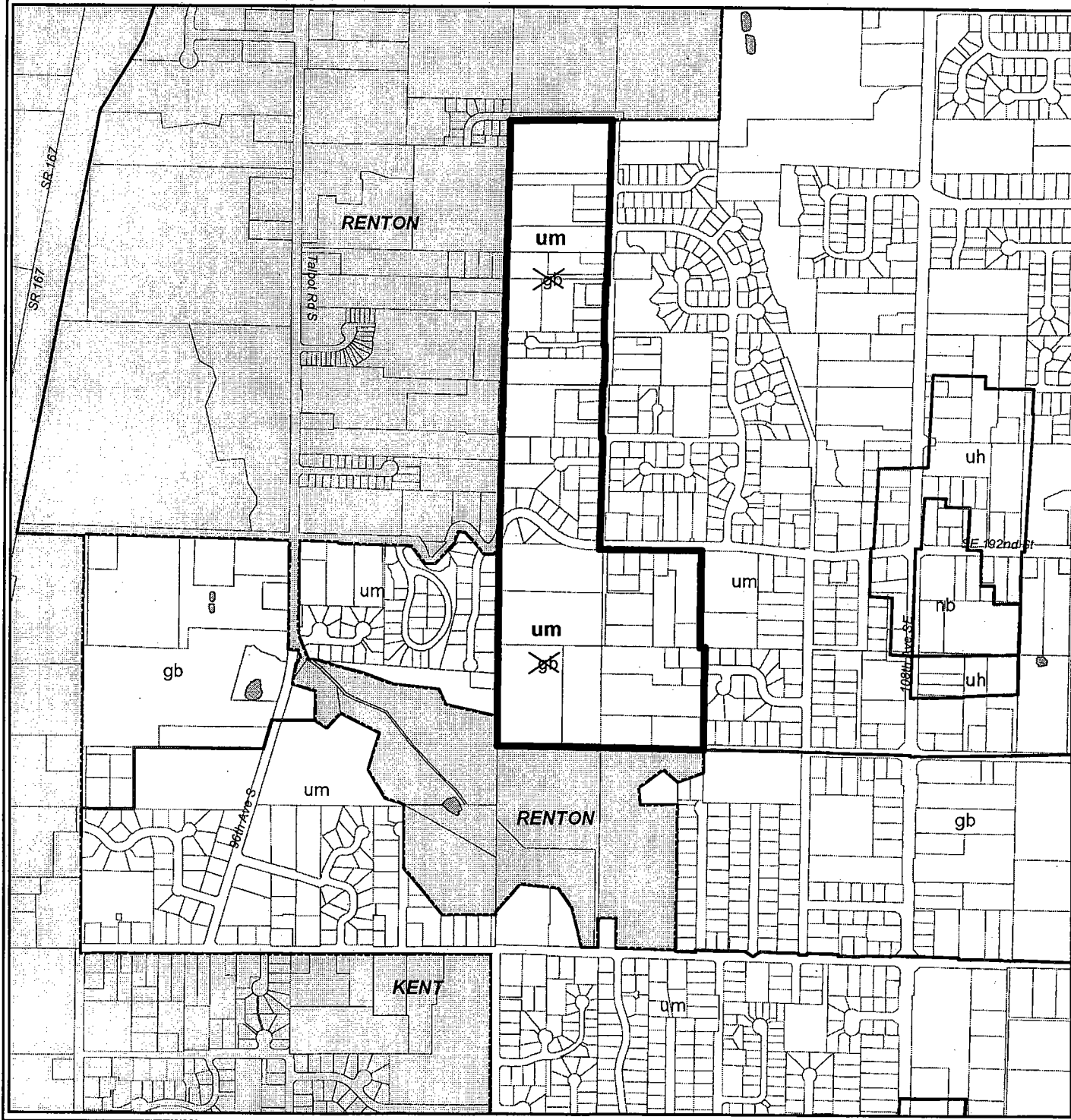
um Urban Residential, medium, 4-12 du/ac

gb Greenbelt/Urban Separator

 Change Area

 Incorporated Areas

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Proposed Amendment 2004 King County Comprehensive Plan Update East Renton Urban Separator Zoning Amendment




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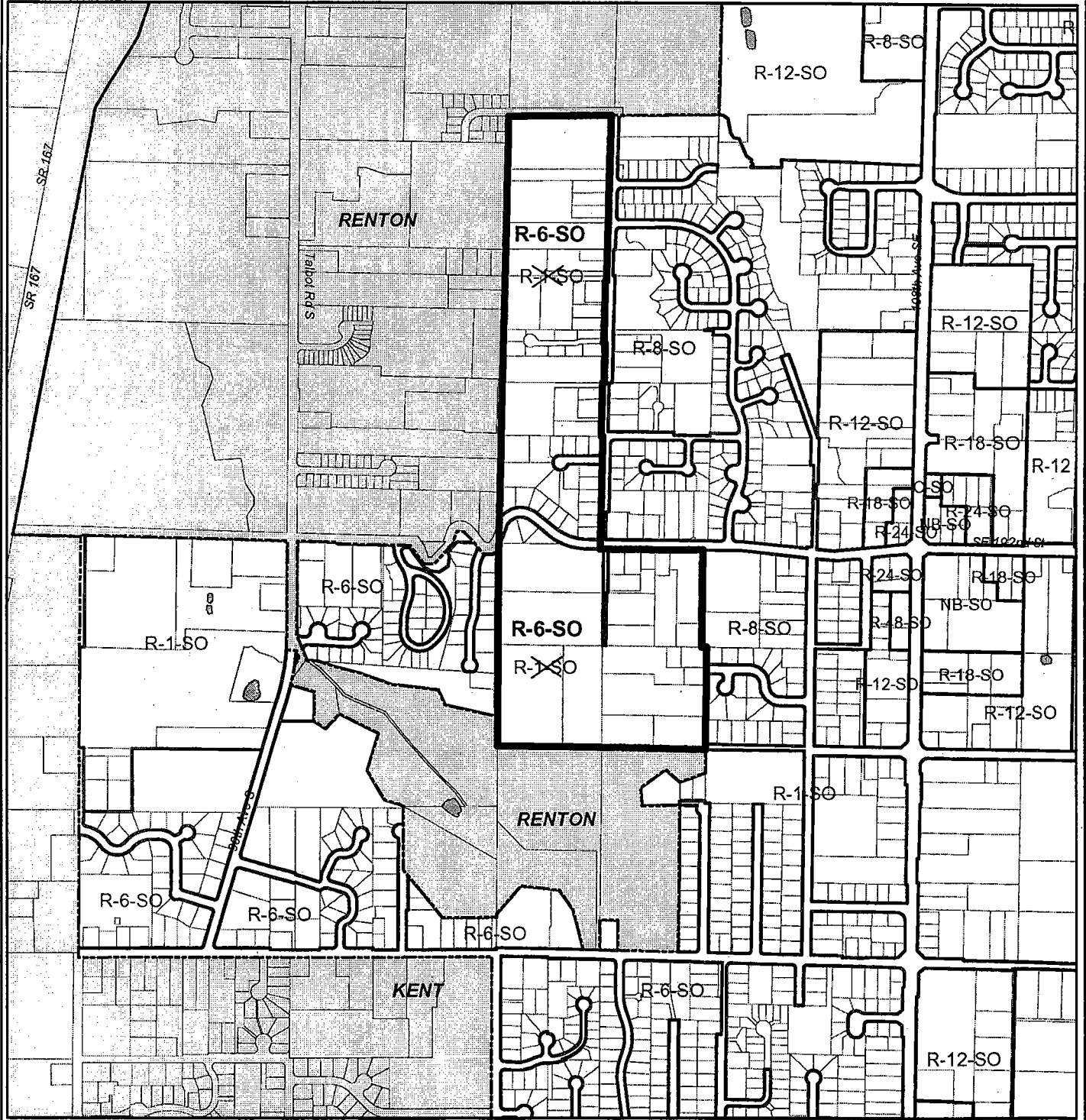
R-6 Residential, six DU per acre

R-1 Residential, one DU per acre

 Change Area

 Incorporated Areas

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East Renton Urban Separator Parcels

Designated Use: Greenbelt/Urban Separator

Zoning: R-1-SO

Parcel	Size (Acres)	Owner	Notes	Development Conditions
3223059022	4.91	Nina E Falk	Single-family house, part of Falk area being annexed by Renton.	KCC 16.82.150D (Clearing Restrictions), SC-P3 (Repealed), SO-220 (Significant Trees)
3223059096	1.05	Fred E & Debra O Gustafson	Vacant, part of Falk area being annexed by Renton.	Same as above.
3223059171	2.61	Joseph MacKenzie	Single-family house.	Same as above.
3223059170	0.41	L Loño	Single-family house.	Same as above.
3223059176	0.41	Cynthia L Kelly	Single-family house.	Same as above.
3223059162	0.41	Reid H & Megan J McNair	Single-family house.	Same as above.
3223059097	2.45	Sol Avzaradel	Single-family house.	Same as above.
3223059163	1.25	Martin R & Irene M Steckler	Single-family house.	Same as above.
3223059100	0.91	Robert D & Kathryn L McIntosh	Single-family house.	Same as above.
3223059214	0.29	Robert D & Kathryn L McIntosh	Single-family house.	Same as above.
3223059274	1.73	Mark G Baker	Single-family house.	Same as above.
3223059124	1.68	Andrew H K Lo	Single-family house.	KCC 16.82.150D (Clearing Restrictions), SO-220 (Significant Trees)
3223059325	0.34	H Donald & Mary H McClellan	Single-family house.	KCC 16.82.150D (Clearing Restrictions), SC-P3 (Repealed), SO-220 (Significant Trees)
3223059267	0.39	Thomas Malphrus	Single-family house.	Same as above.
3223059326	0.36	Clark L Olson	Single-family house.	Same as above.
3223059023	0.36	Mark L Tallmadge	Single-family house.	Same as above.
3223059340	0.23	Blaine & Joan Matkin	Single-family house.	Same as above.
3223059339	0.23	Stephen M & Nancy Evankovich	Single-family house.	Same as above.
3223059338	0.21	Frank Raymond Snyder	Single-family house.	Same as above.
3223059117	0.21	Robert E & Lucille Moore	Single-family house.	Same as above.
3223057777 (Portion)	+/- 0.5		SE 188th St right-of-way.	
3223059343	0.29	Igor Ivanchuk	Single-family house.	KCC 16.82.150D (Clearing Restrictions), SC-P3 (Repealed), SO-220 (Significant Trees)
3223059342	0.20	Sevigny family trust	Single-family house.	Same as above.
3223059341	0.16	Richard Krog	Single-family house.	Same as above.
3223059311	0.17	Cornelius P & Florence Fagan	Single-family house.	Same as above.
3223059139	0.26	Aleksei Parv	Single-family house.	Same as above.
3223059027	2.45	Ivan D & Allison C Martz	Single-family house.	Same as above.
3223059307	2.73	Robert M & Mary Ann Thomas	Single-family house.	Same as above.
3223059028	0.78	Federal National Mortgage Association	Single-family house.	Same as above.
3223059336	0.26	Glen L & Patricia A Childs	Single-family house.	Same as above.
3223059285	0.40	David H Dunbar	Single-family house.	Same as above.
3223059310	0.63	Mary D Church	Vacant.	Same as above.

East Renton Urban Separator Parcels (continued)

Parcel	Size (Acres)	Owner	Notes	Development Conditions
3388320050	0.69	Scott & Lynda Monton	Single-family house.	KCC 16.82.150D (Clearing Restrictions), SC-P3 (Repealed), SO-220 (Significant Trees)
3388320049	0.51	Clyde Addington	Present use unknown, no assessed improvement value.	KCC 16.82.150D (Clearing Restrictions), SO-220 (Significant Trees)
3388320040	0.24	James R & Marilea A Peterson	Single-family house.	KCC 16.82.150D (Clearing Restrictions), SC-P3 (Repealed), SO-220 (Significant Trees)
3388320030	0.22	Delmar K Ritchie	Single-family house.	Same as above.
3388320020	0.22	Michael David McCall	Single-family house.	Same as above.
3388320010	0.22	Daniel & Kerry Sikora	Single-family house.	Same as above.
SE 190th St right-of-way	+/- 0.5			
3388320060	1.03	Clyde Medlock & Nancy Purce	Vacant.	KCC 16.82.150D (Clearing Restrictions), SC-P3 (Repealed), SO-220 (Significant Trees)
3388320070	0.46	Robert L Vance	Single-family house.	Same as above.
3388320080	0.48	Darell Hoog & Candese Rae O'Brien	Single-family house.	Same as above.
3388320090	0.34	Ray H Rister	Single-family house.	Same as above.
3388320100	0.24	Gary Odren	Single-family house.	Same as above.
3388320110	0.24	James A & Kathleen Doman	Single-family house.	Same as above.
3388320120	0.24	Kenneth M & Martha T Maker	Single-family house.	Same as above.
3388320130	0.24	Julia A Simpson	Single-family house.	Same as above.
3388320140	0.23	Michael A & Vithus C Connell	Single-family house.	Same as above.
3388320150	0.22	James H & Syliva A Dailey	Single-family house.	Same as above.
3388320160	0.27	Michael W & Arlene L McKee	Single-family house.	Same as above.
3388320170	0.22	Gregory A Warzecha	Single-family house.	Same as above.
3388320180	0.22	Wesley G & Dorothy M Smith	Single-family house.	Same as above.
3388320190	0.24	The Arven Koopmans Family Revocable Living Trust	Single-family house.	Same as above.
3388320200	0.24	Clyde Medlock & Nancy Purce	Single-family house.	Same as above.
3388320210	0.36	Clyde Medlock & Nancy Purce	Single-family house.	Same as above.
SE 192nd St right-of-way	+/- 1			
3388320220	0.33	John L Allen & Sherilyn Cook	Single-family house.	KCC 16.82.150D (Clearing Restrictions), SC-P3 (Repealed), SO-220 (Significant Trees)
3388320230	0.28	Wilbert E Sr & Celia Square	Single-family house.	Same as above.
3388320240	0.27	Roger M McDonald	Single-family house.	Same as above.
0522059045	4.36	Sarah Sheehan	Vacant.	Same as above.
0522059077	5.06	Harchand Singh & Angrej Laur	Single-family house.	Same as above.

East Renton Urban Separator Parcels (continued)

Parcel	Size (Acres)	Owner	Notes	Development Conditions
102nd Ave SE right-of- way 0522059305	+/- 0.3 0.38	Mark L Tullis	Single-family house.	KCC 16.82.150D (Clearing Restrictions), SC-P3 (Repealed), SO-220 (Significant Trees)
0522059323	0.37	Mark L Tullis	Single-family house.	Same as above.
0522059332	0.25	Patrick L & Pamela Kelso	Single-family house.	Same as above.
0522059339	0.48	Jerome J & Martha J Schmelzer	Single-family house.	Same as above.
0522059043	0.39	Wayne & Jane Uyeta	Single-family house.	Same as above.
0522059136	1.41	Ollie J Burton	Vacant.	Same as above.
0522059137	0.94	Robert E Burton	Single-family house.	Same as above.
0522059127	0.34	John D Hicks et al	Single-family house.	Same as above.
0522059135	1.79	David A Yomitsu	Single-family house.	Same as above.
0522059306	1.48	A J Brenner	Single-family house.	Same as above.
0522059233	0.55	George W Needham	Single-family house.	Same as above.
0522059085	5.99	Harchand Singh et al	Vacant, includes erosion and landslide hazards.	Same as above.
0522059046	3.56	Hod Otani	Commercial nursery/greenhouse, includes erosion and landslide hazards.	Same as above.
0522059240	2.03	John W Ruth	Single-family house.	Same as above.
0522059331	0.27	R J Marcotte	Single-family house.	Same as above.
0522059243	0.47	Terry Randall & Deborah Virgo	Single-family house.	Same as above.
0522059234	0.34	Michael T & Suzette M Wilmore	Single-family house.	Same as above.
0522059269	3.46	Jan H Visser	Single-family house, includes erosion hazards.	Same as above.
0522059042	1.51	Kenneth J Wright	Single-family house, includes erosion and landslide hazards.	Same as above.
0522059007	1.51	Phirat & Brenda J Supasatit	Single-family house, includes erosion and landslide hazards.	Same as above.

2004 King County Comprehensive Plan Update Area Zoning Study

Department of Development and Environmental Services

Study Area: Covington Park
--

Summary

This area of approximately 29.7 acres is currently designated for Rural Residential use on the King County Comprehensive Plan Land Use Map. Existing zoning is RA-5-SO, Rural Residential – one home per five acres within a special district overlay.

Background

The City of Covington purchased the subject property after the adoption of the 1994 King County Comprehensive Plan, which designated the study area Rural. The City plans to create a community park on the land to serve the local residents. The City would like to annex the property. This would allow the city to extend sewer service to the property. The attached list of parcels provides property-specific details.

Applicable King County Comprehensive Plan Policies:

R-103 King County's Rural Area is considered to be permanent and shall not be redesignated to an Urban Growth Area until reviewed pursuant to the Growth Management Act (RCW 36.70A.130(3) and Countywide Planning Policy FW-1.

The following proposed KCCP policy is also applicable:

U-103a Rural properties that are adjacent to a city and are owned by that city for purposes of establishing a park may be redesignated to urban only when:

- a. The property to be redesignated is no more than 30 acres; and
- b. The property was acquired by the city prior to 1994; or
- c. The property is a King County park and is being transferred to the city through a park transfer agreement.

Analysis:

The study area is entirely within the Rural area. Covington acquired the study area after it was designated Rural by King County in 1994.

Park development is allowed in the RA-5 (Rural) zoning, subject to Rural development standards. Annexation of Rural areas is inconsistent with the Growth Management Act and the King County Comprehensive Plan.

Conclusions:

The study area was designated Rural prior to being purchased by the City of Covington, therefore the proposed redesignation of the study area from Rural to Urban does not meet the criteria in proposed policy U-103a.

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 UGA to accommodate future growth.

Covington may develop this site as a park under existing King County regulations and Rural development standards.

Executive Staff Recommendation:

No change in land use designation or zoning is recommended.



Proposed Amendment

2004 King County Comprehensive Plan Update

Covington Park Site - Land Use Amendment

No Change Proposed



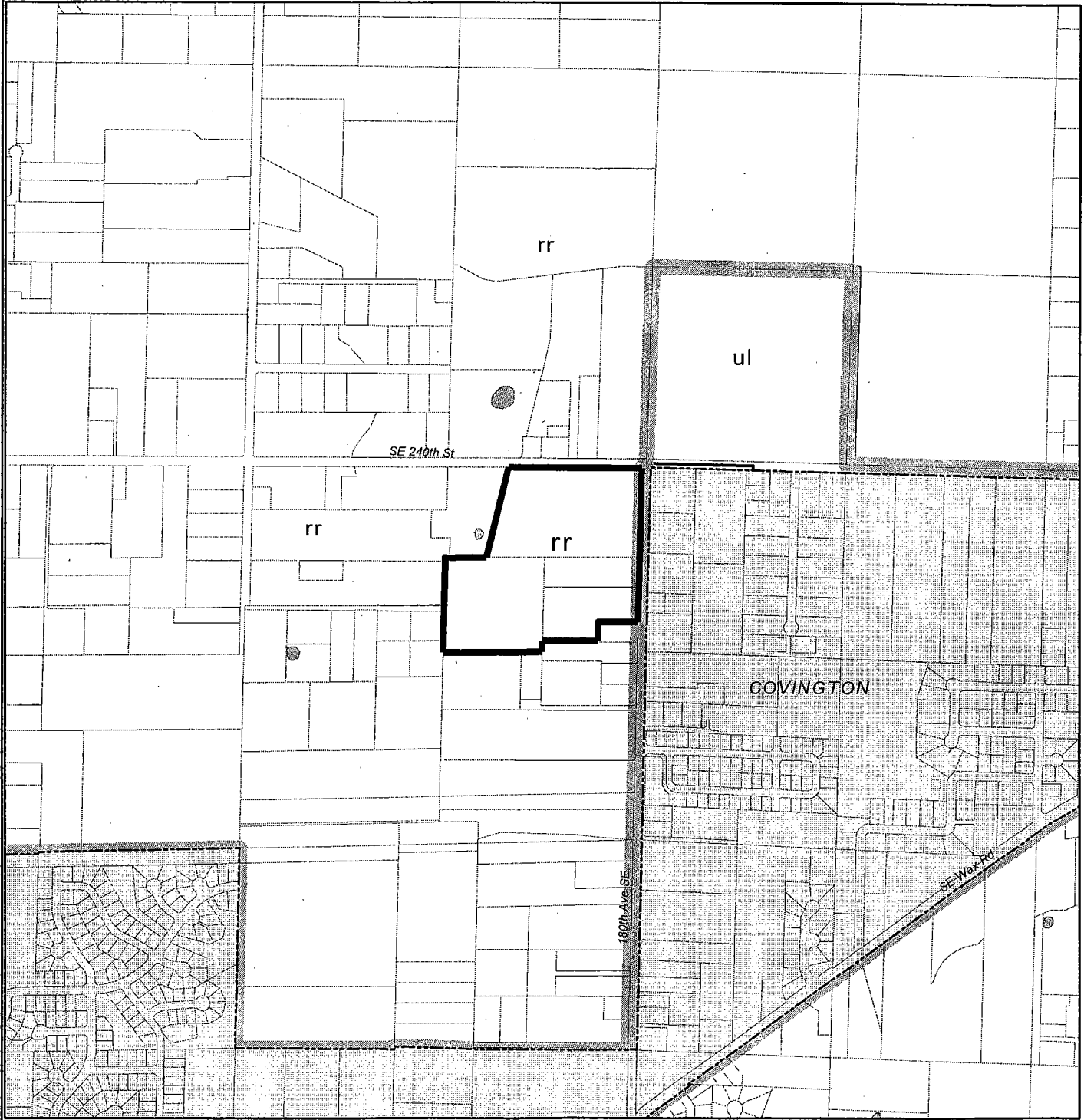
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- rr Rural Residential
- Urban Growth Boundary
- Study Area
- Incorporated Areas





Proposed Amendment

2004 King County Comprehensive Plan Update

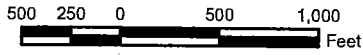
Covington Park Site - Zoning Amendment

No Change Proposed



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RA-5 Rural Area, one DU per 5 acres



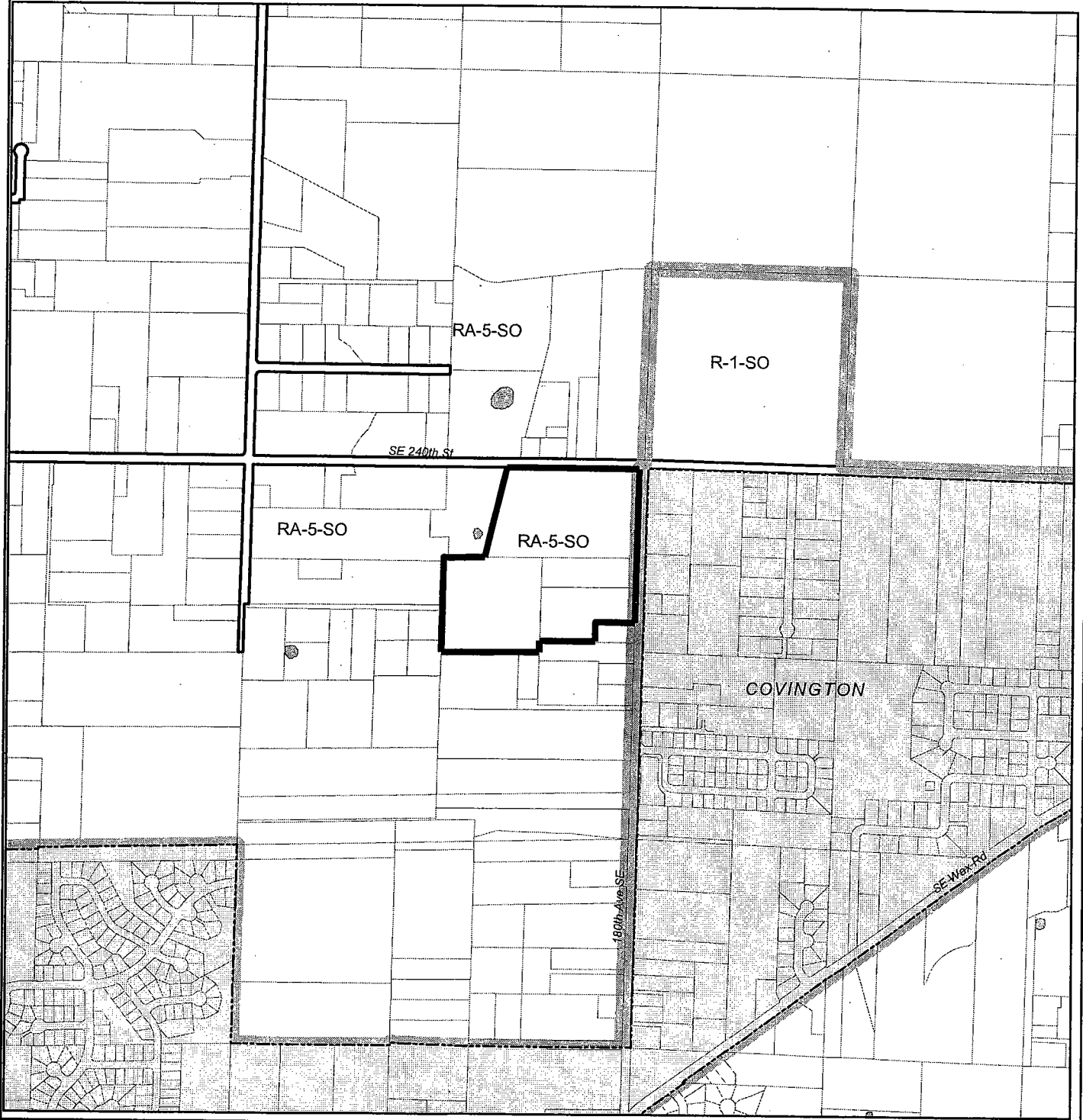
Study Area



Urban Growth Boundary



Incorporated Areas



Covington Park Parcels

Designated Use: Rural Residential

Zoning: RA-5-SO

Parcel	Size (Acres)	Owner	Notes	Development Conditions
2422059182	13.00	City of Covington	Vacant.	KCC-16.82.150C & D (Clearing restrictions), SC-P3 (Repealed), SO-220 (Significant Trees)
2422059001	4.41	City of Covington	Mobile Home.	Same as above.
2422059085	2.86	City of Covington	Vacant. Purchased by Covington in 2003.	Same as above.
2422059020	9.58	City of Covington.	Vacant. Purchased by Covington in December 2002.	Same as above.

2004 King County Comprehensive Plan Update Area Zoning Study

Department of Development and Environmental Services

Study Area: Covington/Poppie
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Summary

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

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

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

Background

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

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

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

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

Applicable King County Comprehensive Plan Policies:

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

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

R- 103 King County's Rural Area is considered to be permanent and shall not be redesignated to an Urban Growth Area until reviewed pursuant to the Growth Management Act (RCW 36.70A.130(3) and Countywide Planning Policy FW-1.

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

Analysis:

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

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

Conclusions:

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

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

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

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

Executive Staff Recommendation:

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



Proposed Amendment 2004 King County Comprehensive Plan Update Covington/Poppie Land Use Amendment (No Change Proposed)




King County

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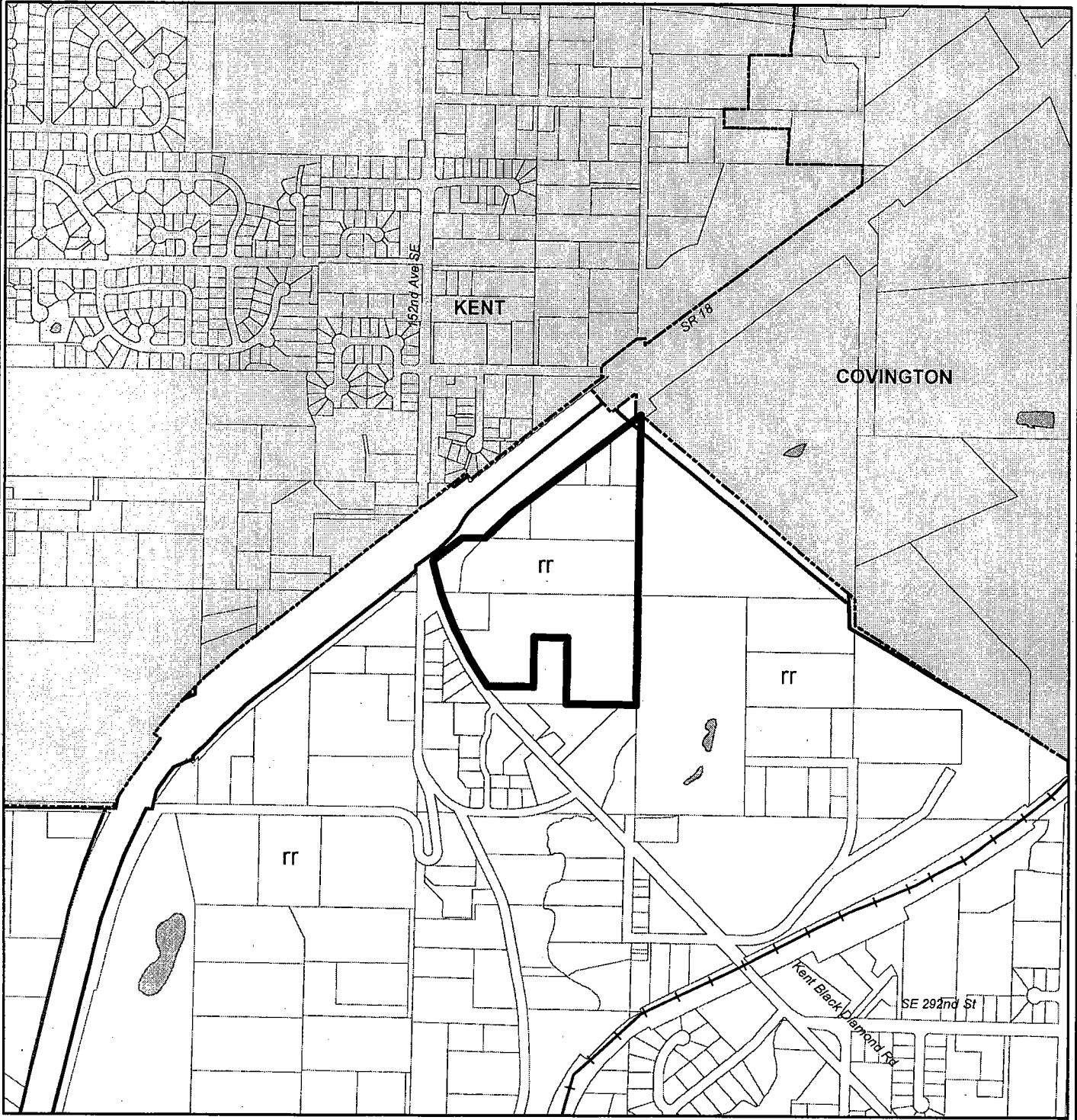


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rr Rural Residential

 Study Area

 Incorporated Areas





Proposed Amendment

2004 King County Comprehensive Plan Update

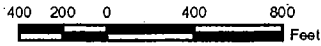
Covington/Poppie Zoning Amendment

(No Change Proposed)




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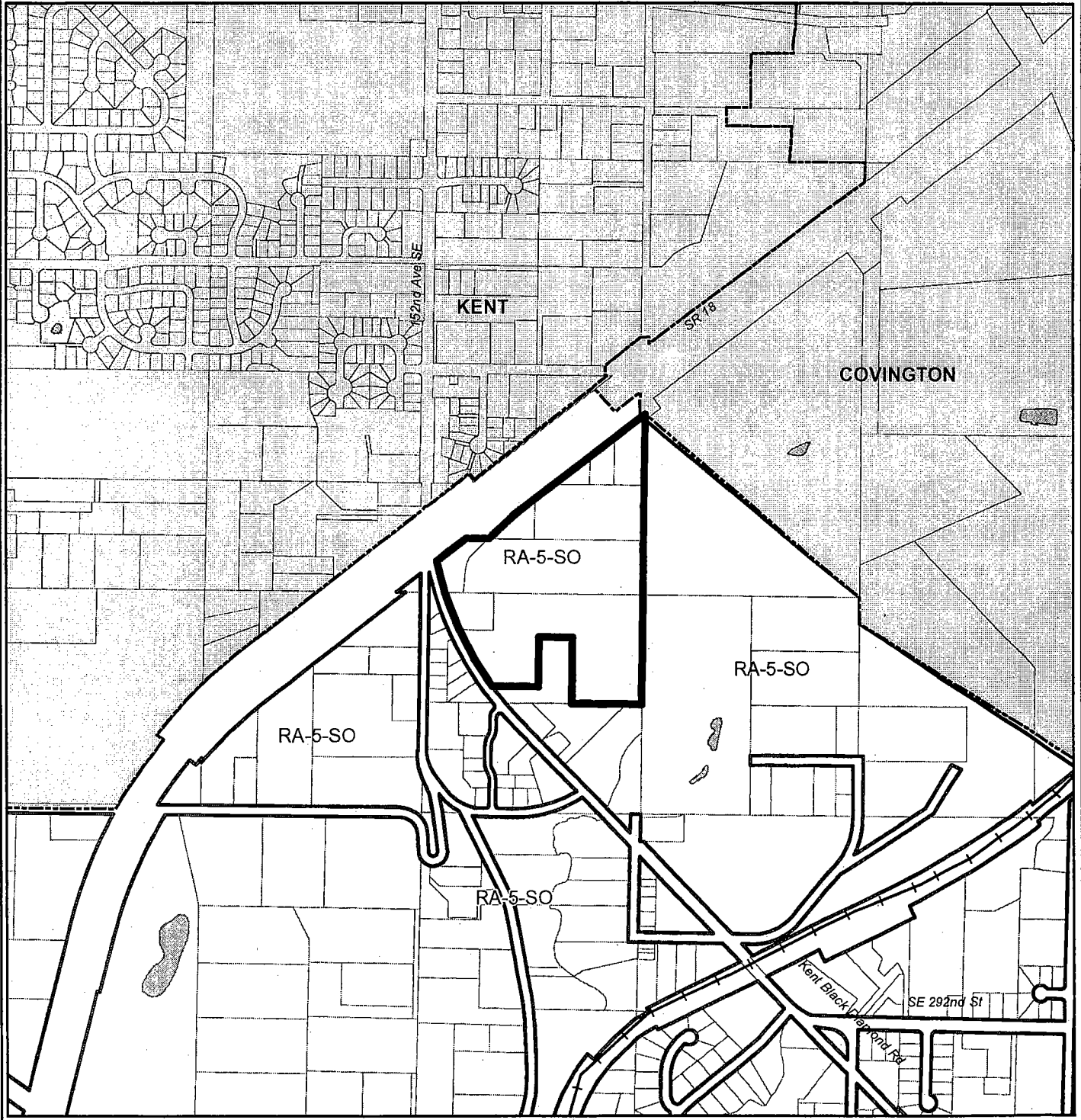


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RA-5 Rural Area, one DU per 5 acres

 Study Area

 Incorporated Areas



Covington/Poppie Parcels

Designated Use: Rural Residential

Zoning: RA-5-SO

Parcel	Size (Acres)	Owner	Notes	Development Conditions
3522059063	1.63	Jasbinder & Kulvinder Aujja	Vacant. Includes mapped Class 1 wetlands, seismic hazards.	KCC-16.82.150C & D (Clearing Limits), SC-P3 (Repealed), SO-220 (Significant Trees)
3522059191	0.77	Jasbinder & Kulvinder Aujja	Vacant.	Same as above.
3522059090	0.42	Robert C Moate	Single-family residence.	Same as above.
3522059038	4.09	Robert C Moate	Vacant. Includes mapped Class 1 wetlands, seismic hazards. Permit B03M1116 issued 7/28/03 for construction of 4608 sq ft storage building.	Same as above.
3522059216	0.80	Robert C Moate	Vacant.	Same as above.
3522059085	7.98	Frontier Corporation	Single-family residence. Includes mapped Class 1 wetlands, seismic hazards. Permit application A02PM060 filed 9/13/02 for clearing and grading for construction of construction storage yard, decision pending. That followed the 7/18/02 filing of two pending code enforcement complaints related to clearing and grading within a sensitive area (E02G0320) and operating a business in a zone where it is not allowed (E0200786).	Same as above.
Part of Right-Of-Way	+/- 1.0			
3522059124	1.32	Joe B Mays	Single-family residence. There is an extended permit for already-built accessory buildings, issued in 1993 (B93A2404).	KCC-16.82.150C & D (Clearing Limits), SC-P3 (Repealed), SO-220 (Significant Trees)
3522059014	12.10	Russ E Morris	Single-family residence. Includes mapped Class 1 wetlands, seismic hazards.	Same as above.

2004 King County Comprehensive Plan Update Area Zoning Study

Department of Development and Environmental Services

Study Area: Auburn Lea Hill Urban Separator

Summary

This 164-acre area is designated Urban Separator on the King County Comprehensive Plan Land Use Map. The existing zoning is R-1, Urban Residential – one home per acre. The purpose of this study is to determine whether or not the study area should be redesignated from Urban Separator to Urban Residential, (4-12 homes per acre).

Background

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.

The study area is within the City of Auburn Potential Annexation Area (PAA). Auburn objected to the Urban Separator designation for 164 acres, believing this area was suitable for higher residential density. There are about 700 other acres of land designated as Urban Separator on Lea Hill that Auburn supports. Since the study area is within Auburn's PAA, it is in both jurisdictions' interest to discuss differences in land use plan designations prior to annexation.

A public meeting was held at Lea Hill elementary school in late 2003 to discuss this potential land use change with area residents and property owners. Strong citizen support was expressed for retaining the existing Urban Separator designation. Citizens also were concerned about the impending sale and future use of a large property owned by the City of Kent that is adjacent to the Urban Separator.

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, and 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:

- P-118** 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
- P-119** King County should actively pursue designating Urban Separators in the unincorporated area and work with the cities to establish permanent, Urban Separators within the incorporated area that link with and enhance King County's Urban Separator corridors.

Analysis:

The 164-acre study area is designated as an Urban Separator in the Countywide Planning Policies, with the notation that it is an area for further discussion with the City of Auburn.

Local residents point out that wildlife, numerous unrated wetlands and streams are present within the Urban Separator. About 50 citizens nearly unanimously pointed out at a community meeting that these features of the area are worth preserving. They made it clear they placed a higher value on preserving the existing Urban Separator than on increasing the development potential of their own properties.

The City of Kent is selling the adjacent large property and is in the process of preparing a land use plan for this site. Kent staff indicates at least one alternative under consideration is to designate a portion of that property as an Urban Separator.

The City of Auburn has not committed to a time frame for future annexation of the remainder of their Lea Hill PAA.

Conclusions:

The study area is consistent with the description and serves the functions of an Urban Separator as defined by the Countywide Planning Policies and the King County Comprehensive Plan.

The *possibility* exists that the existing Urban Separator may be expanded, based on the outcome of the City of Kent planning process. It is not known at this time whether King County and Auburn will reach agreement on further modifications to the Lea Hill Urban Separator. Unless a proposal can be developed that is both mutually acceptable to affected jurisdictions and affected property owners, no further changes to the Lea Hill Urban Separator are warranted.

Executive Staff Recommendation:

No change is recommended. Retain the existing land use designation and zoning.



Proposed Amendment

2004 King County Comprehensive Plan Update

Auburn/Lea Hill Urban Separator Land Use Amendment

No Change Proposed




King County

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um Urban Residential, medium, 4-12 du/ac

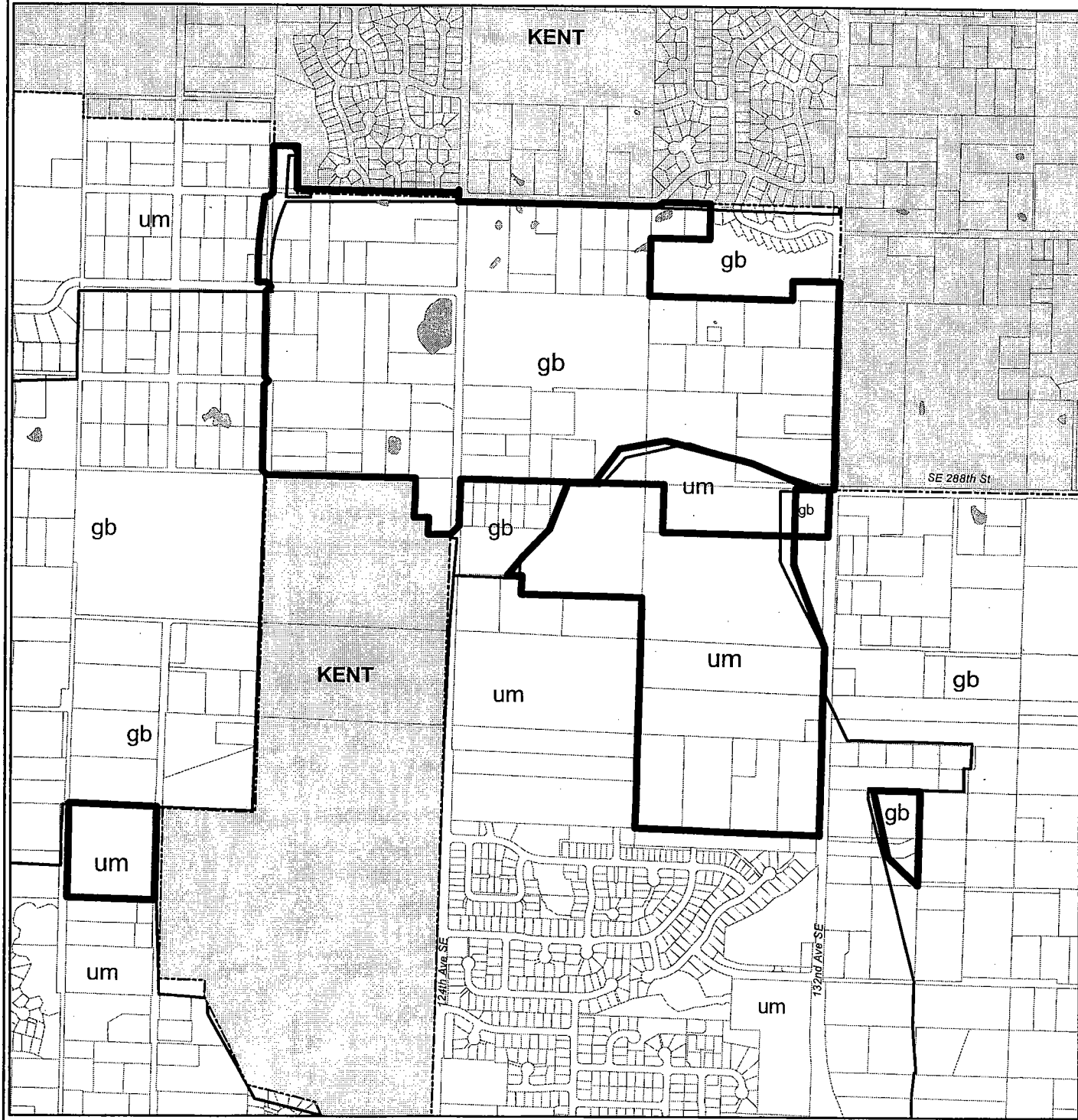
gb Greenbelt/Urban Separator

 Study Area

 Incorporated Areas

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Proposed Amendment

2004 King County Comprehensive Plan Update

Auburn/Lea Hill Urban Separator Zoning Amendment


No Change Proposed



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R-4 Residential, four DU per acre

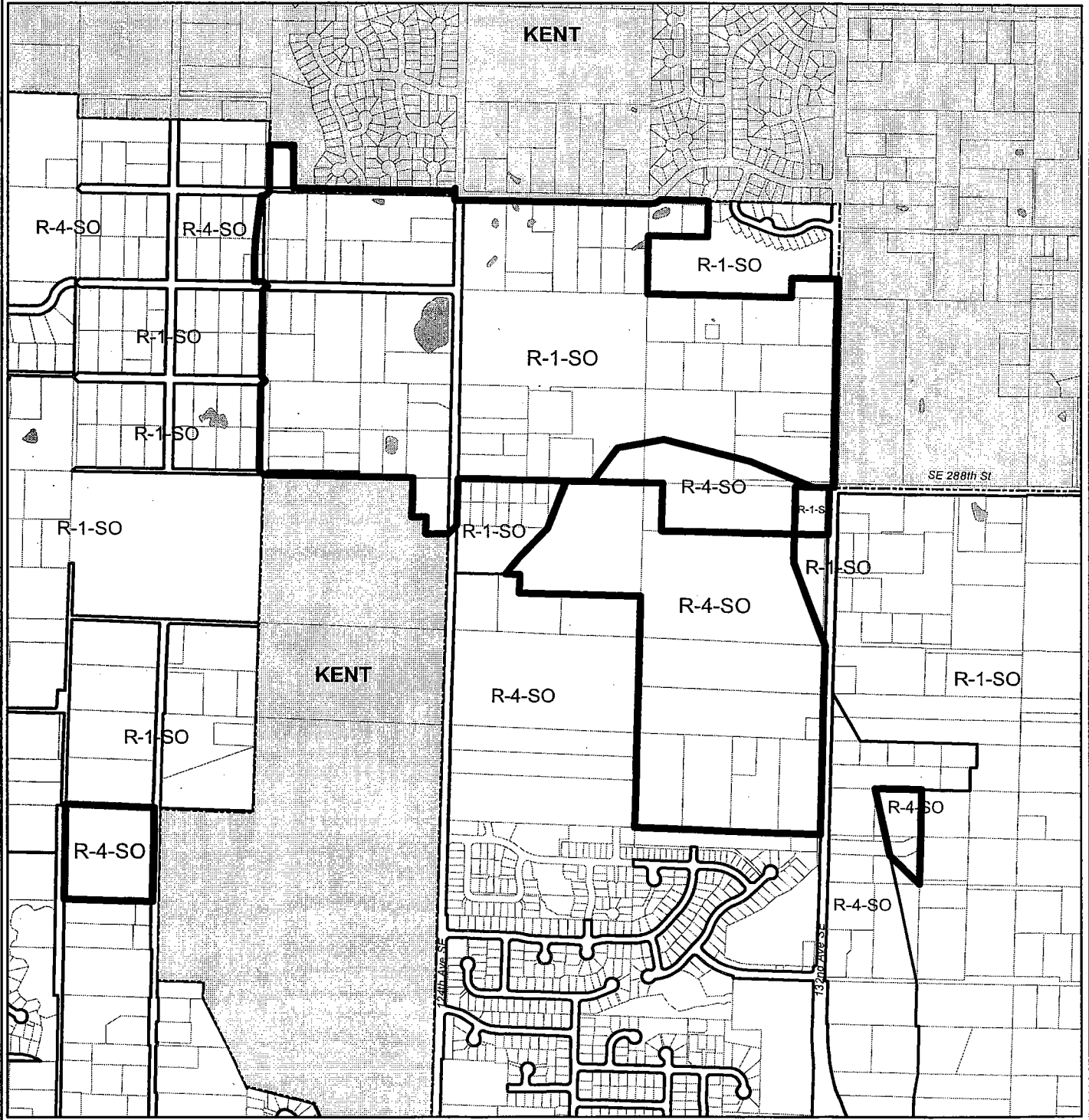
R-1 Residential, one DU per acre

 Study Area

 Incorporated Areas

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Auburn/Lea Hill Urban Separator Parcels

Parcel	Land Use Designation	Zoning	Size (Acres)	Owner	Notes	Development Conditions
7867000020	Urban Residential, Medium	R-4-SO	9.21	City of Auburn	Vacant, includes erosion hazards.	KCC 16.82.150D (Seasonal Clearing Restrictions), SC-P3 (Repealed), SO-220 (Significant Trees)
3322059090	Greenbelt/Urban Separator	R-1-SO	1.13	Marilyce J Osness	Single-family house, includes mapped wetland.	KCC 16.82.150D (Seasonal Clearing Restrictions), SC-P3 (Repealed), SO-210 (Urban Stream Protection Area), SO-220 (Significant Trees)
SE 282nd St right-of-way	Urban Residential, Medium		+/- 0.15			
3322059093	Greenbelt/Urban Separator	R-1-SO	1.99	Charles Lee Thomas	Single-family house.	KCC 16.82.150D (Seasonal Clearing Restrictions), SC-P3 (Repealed), SO-210 (Urban Stream Protection Area), SO-220 (Significant Trees), SR-15-6 (Repealed)
3322059092	Greenbelt/Urban Separator	R-1-SO	1.90	Gregory Wilson	Single-family house, includes mapped wetland.	Same as above.
3322059011	Greenbelt/Urban Separator	R-1-SO	5.68	Jeffrey & Doris Harwood	Single-family house, includes mapped wetland.	Same as above.
3322059094	Greenbelt/Urban Separator	R-1-SO	1.06	Jeffery A & Leslie D Benson	Single-family house.	Same as above.
3322059164	Greenbelt/Urban Separator	R-1-SO	0.90	Robert W Cochran	Single-family house.	Same as above.
3322059091	Greenbelt/Urban Separator	R-1-SO	0.90	William H & Anita M Lyons	Single-family house.	Same as above.
3322059026	Greenbelt/Urban Separator	R-1-SO	0.74	Daniel S & Hollyann Williams	Single-family house.	Same as above.
3322059155	Greenbelt/Urban Separator	R-1-SO	1.08	Daniel S & Hollyann Williams	Single-family house.	Same as above.

Auburn/Lea Hill Urban Separator Parcels (continued)

Parcel	Land Use Designation	Zoning	Size (Acres)	Owner	Notes	Development Conditions
3322059039	Greenbelt/Urban Separator	R-1-SO	4.31	Samuel E Cain	Single-family house.	KCC 16.82.150D (Seasonal Clearing Restrictions), SC-P3 (Repealed), SO-210 (Urban Stream Protection Area), SO-220 (Significant Trees), SR-15-6 (Repealed)
SE 284th St right-of-way	Greenbelt/Urban Separator	-	+/- 1.75	-	-	-
124th Ave SE right-of-way	Greenbelt/Urban Separator	-	+/- 2.50	-	-	-
1888000080	Greenbelt/Urban Separator	R-1-SO	4.32	Ronald C Kipling Sr	Single-family house, includes erosion hazards. Extended 1991 permit for med. hardship mobile home on site (R9101638).	KCC 16.82.150D (Seasonal Clearing Restrictions), SC-P3 (Repealed), SO-210 (Urban Stream Protection Area), SO-220 (Significant Trees), SR-15-6 (Repealed)
1888000071	Greenbelt/Urban Separator	R-1-SO	3.04	Barbara Ann Colla	Vacant, includes erosion hazards.	Same as above.
1888000072	Greenbelt/Urban Separator	R-1-SO	0.72	Barbara Ann Colla	Single-family house.	Same as above.
1888000062	Greenbelt/Urban Separator	R-1-SO	2.38	James E & Louise Lea	Single-family house, includes erosion hazards.	Same as above.
1888000064	Greenbelt/Urban Separator	R-1-SO	1.18	Arnold E Engelhard	Single-family house.	Same as above.
1888000051	Greenbelt/Urban Separator	R-1-SO	1.18	Edgar M Blechen	Single-family house.	Same as above.
1888000052	Greenbelt/Urban Separator	R-1-SO	1.19	Dane I Webber	Single-family house.	Same as above.
8133507777 (Portion)	Greenbelt/Urban Separator (Portion) Urban Residential, Medium (Portion)	R-1-SO	+/- 1.5	-	Tract includes wetlands.	KCC 16.82.150D (Seasonal Clearing Restrictions), SO-210 (Urban Stream Protection Area), SO-220 (Significant Trees), SR-15-6 (Repealed)

Auburn/Lea Hill Urban Separator Parcels (continued)

Parcel	Land Use Designation	Zoning	Size (Acres)	Owner	Notes	Development Conditions
3322059186	Greenbelt/Urban Separator	R-1-SO	0.88	Richard W Staples	Single-family house, includes wetlands.	KCC 16.82.150D (Seasonal Clearing Restrictions), SC-P3 (Repealed), SO-210 (Urban Stream Protection Area), SO-220 (Significant Trees), SR-15-6 (Repealed)
1888000070	Greenbelt/Urban Separator	R-1-SO	0.99	Barbara Ann Colla	Vacant, includes erosion hazards.	Same as above.
1888000060	Greenbelt/Urban Separator	R-1-SO	1.18	Arnold E Engelhard	Vacant, includes erosion hazards.	Same as above.
1888000050	Greenbelt/Urban Separator	R-1-SO	1.19	Arnold E Engelhard	Vacant, includes erosion hazards.	Same as above.
1888000049	Greenbelt/Urban Separator	R-1-SO	1.19	Dane I Webber	Vacant, includes erosion hazards.	Same as above.
3322059129	Greenbelt/Urban Separator	R-1-SO	1.13	Gerald W Taylor	Single-family house.	Same as above.
3322059128	Greenbelt/Urban Separator	R-1-SO	1.13	Jude H & Linda L Restis	Single-family house.	Same as above.
3322059133	Greenbelt/Urban Separator	R-1-SO	2.48	Joseph & Elizabeth Griffin	Single-family house.	Same as above.
3322059119	Greenbelt/Urban Separator	R-1-SO	4.74	Catherine Hunter	Single-family house.	Same as above.
3322059156	Greenbelt/Urban Separator	R-1-SO	2.38	Cecil W & Kathleen Montgomery	Single-family house.	Same as above.
3322059190	Greenbelt/Urban Separator	R-1-SO	4.37	Dietrich E Riemer	Single-family house, includes wetlands and erosion hazards.	Same as above.
3322059014	Greenbelt/Urban Separator	R-1-SO	2.31	John E Banks	Vacant, includes wetlands and erosion hazards.	Same as above.
3322059115	Greenbelt/Urban Separator	R-1-SO	20.75	Kent School District #415	Vacant, includes erosion hazards.	Same as above.
3322059194	Greenbelt/Urban Separator	R-1-SO	2.50	Paul D & Debbie L Cederwall	Single-family house, includes erosion hazards.	Same as above.

Auburn/Lea Hill Urban Separator Parcels (continued)

Parcel	Land Use Designation	Zoning	Size (Acres)	Owner	Notes	Development Conditions
3322059163	Greenbelt/Urban Separator	R-1-SO	2.00	Peter B & Carol S Dakan	Single-family house, includes erosion hazards.	KCC 16.82.150D (Seasonal Clearing Restrictions), SC-P3 (Repeated), SO-210 (Urban Stream Protection Area), SO-220 (Significant Trees), SR-15-6 (Repeated)
3322059165	Greenbelt/Urban Separator	R-1-SO	2.28	Tom Sawyer	Vacant, includes erosion hazards.	Same as above.
3322059172	Greenbelt/Urban Separator	R-1-SO	0.22	Tom Sawyer	Single-family house, includes erosion hazards.	Same as above.
3322059169	Greenbelt/Urban Separator	R-1-SO	2.00	Ford W Kiene	Single-family house, includes erosion hazards.	Same as above.
3322059166	Greenbelt/Urban Separator	R-1-SO	2.00	Celeste T B Harmish	Single-family house, includes erosion hazards.	Same as above.
3322059024	Greenbelt/Urban Separator	R-1-SO	3.00	James L Knipp	Single-family house, includes wetlands and erosion hazards.	Same as above.
3322059087	Greenbelt/Urban Separator	R-1-SO	0.94	Kevin R Cunningham & Kathleen M Lisac	Single-family house, includes mapped wetlands.	Same as above.
3322059036	Greenbelt/Urban Separator	R-1-SO	1.85	G Otto Speck	Single-family house, includes mapped wetlands.	Same as above.
3322059018	Greenbelt/Urban Separator	R-1-SO	3.85	James L Knipp	Vacant, includes erosion hazards.	Same as above.
120th Ave SE right-of-way	Greenbelt/Urban Separator		+/- 0.75			
3322059189	Greenbelt/Urban Separator	R-1-SO	4.74	Gerald L & Myrna J Lehr	Single-family house.	KCC 16.82.150D (Seasonal Clearing Restrictions), SC-P3 (Repeated), SO-210 (Urban Stream Protection Area), SO-220 (Significant Trees), SR-15-6 (Repeated)

Auburn/Lea Hill Urban Separator Parcels (continued)

Parcel	Land Use Designation	Zoning	Size (Acres)	Owner	Notes	Development Conditions
3322059197	Greenbelt/Urban Separator	R-1-SO	1.13	James E D'Agosto	Single-family house.	KCC 16.82.150D (Seasonal Clearing Restrictions), SC-P3 (Repealed), SO-210 (Urban Stream Protection Area), SO-220 (Significant Trees), SR-15-6 (Repealed)
3322059120	Greenbelt/Urban Separator	R-1-SO	1.55	John B & Patricia A McHugh	Single-family house.	Same as above.
3322059195	Greenbelt/Urban Separator	R-1-SO	0.87	Leodegaria H Schmidtke	Single-family house.	Same as above.
3322059196	Greenbelt/Urban Separator	R-1-SO	0.77	Neal B Wanner	Single-family house.	Same as above.
SE 288th St right-of-way	Greenbelt/Urban Separator		+/- 0.5			
3322059160	Greenbelt/Urban Separator	R-1-SO	2.47	Brian E Atkerson	Single-family house.	KCC 16.82.150D (Seasonal Clearing Restrictions), SC-P3 (Repealed), SO-210 (Urban Stream Protection Area), SO-220 (Significant Trees), SR-15-6 (Repealed)
3322059167	Greenbelt/Urban Separator	R-1-SO	1.24	Ronald K & Burglinde Kjerland	Vacant.	Same as above.
3322059158	Greenbelt/Urban Separator	R-1-SO	1.24	Ronald K & Burglinde Kjerland	Single-family house.	Same as above.
3322059168	Greenbelt/Urban Separator	R-1-SO	0.96	John E Banks	Single-family house, includes erosion hazards.	Same as above.
3322059191	Greenbelt/Urban Separator	R-1-SO	1.29	John E Banks	Vacant, includes erosion hazards.	Same as above.
3322059149	Greenbelt/Urban Separator	R-1-SO	2.38	Stephen D & Catherine Hennefer	Single-family house, includes erosion hazards.	Same as above.
0421059005	Greenbelt/Urban Separator	R-1-SO	2.00	Michael D & Deana L McCauley	Single-family house.	Same as above.
3322059017	Greenbelt/Urban Separator	R-1-SO	2.51	Sacha Marag LLC	Church, includes erosion hazards.	Same as above.

Auburn/Lea Hill Urban Separator Parcels (continued)

Parcel	Land Use Designation	Zoning	Size (Acres)	Owner	Notes	Development Conditions
3322059029	Greenbelt/Urban Separator	R-1-SO	1.18	Thomas L & Mary A Williams	Single-family house, includes erosion hazards.	KCC 16.82.150D (Seasonal Clearing Restrictions), SC-P3 (Repealed), SO-210 (Urban Stream Protection Area), SO-220 (Significant Trees), SR-15-6 (Repealed)
3322059027	Greenbelt/Urban Separator	R-1-SO	1.04	Kirby L Soike	Single-family house.	Same as above.
3322059088	Greenbelt/Urban Separator	R-1-SO	0.58	Thomas L & Mary A Williams	Vacant.	Same as above.
3322059037	Greenbelt/Urban Separator	R-1-SO	1.88	Patricia R Horn	Single-family house.	Same as above.
3322059177	Greenbelt/Urban Separator	R-1-SO	2.08	City of Kent	Vacant.	Same as above.
3322059154	Greenbelt/Urban Separator	R-1-SO	2.07	Kent School District #415	Vacant.	Same as above.
3322059103	Greenbelt/ Urban Separator (Portion) Urban Residential, Medium (Portion)	R-1-SO (Portion) R-4-SO (Portion)	6.88	Kent School District #415	Mobile home.	Same as above.
3322059034	Greenbelt/ Urban Separator (Portion) Urban Residential, Medium (Portion)	R-1-SO (Portion) R-4-SO (Portion)	10.00	Kent School District	Vacant, includes erosion hazards.	Same as above.
3322059033	Greenbelt/Urban Separator	R-1-SO	3.86	Harriet Enid Burns	Vacant, includes erosion hazards.	Same as above.
3322059132	Greenbelt/Urban Separator	R-1-SO	0.98	Harriet Enid Burns	Single-family house, includes erosion hazards.	Same as above.
3322059106	Greenbelt/ Urban Separator (Portion) Urban Residential, Medium (Portion)	R-1-SO (Portion) R-4-SO (Portion)	4.84	Bruce E Burns	Single-family house, includes erosion hazards.	Same as above.

Auburn/Lea Hill Urban Separator Parcels (continued)

Parcel	Land Use Designation	Zoning	Size (Acres)	Owner	Notes	Development Conditions
0421059027	Greenbelt/ Urban Separator (Portion) Urban Residential, Medium (Portion)	R-1-SO (Portion) R-4-SO (Portion)	8.76	Martin A & Charlotte J Potter	Single-family house, includes erosion hazards.	KCC 16.82.150D (Seasonal Clearing Restrictions), SC-P3 (Repealed), SO-210 (Urban Stream Protection Area), SO-220 (Significant Trees), SR-15-6 (Repealed)
0421059051 (Portion)	Urban Residential, Medium	R-4-SO	+/- 13.0	Auburn School District #408	Single-family house. Permit issued 8/29/03 to build High School #4.	KCC 16.82.150D (Seasonal Clearing Restrictions), SC-P3 (Repealed), SO-220 (Significant Trees)
0421059065	Urban Residential, Medium	R-4-SO	1.01	Martin A & Charlotte J Potter	Single-family house.	Same as above.
0421059070 (Portion)	Urban Residential, Medium	R-4-SO	+/- 20.0	Auburn School District #408	Single-family house.	Same as above.
0421059057	Urban Residential, Medium	R-4-SO	10.02	King County	Single-family house.	Same as above.
0421059085	Urban Residential, Medium	R-4-SO	9.13	King County	Vacant.	KCC 16.82.150D (Seasonal Clearing Restrictions), SO-220 (Significant Trees)
0421059018	Urban Residential, Medium	R-4-SO	0.41	D L Franklin	Single-family house.	KCC 16.82.150D (Seasonal Clearing Restrictions), SC-P3 (Repealed), SO-220 (Significant Trees)
0421059062	Urban Residential, Medium	R-4-SO	4.99	King County	Vacant, includes mapped wetlands. Grading permit issued 10/18/02 to remove/replace fill under BPA powerlines for pipeline #5 installation.	Same as above.
0421059061	Urban Residential, Medium	R-4-SO	5.00	Auburn School District #408	Single-family house, includes mapped wetlands.	Same as above.
0421059060	Urban Residential, Medium	R-4-SO	1.00	Auburn School District #408	Single-family house.	Same as above.

Auburn/Lea Hill Urban Separator Parcels (continued)

Parcel	Land Use Designation	Zoning	Size (Acres)	Owner	Notes	Development Conditions
0421059071	Urban Residential, Medium	R-4-SO	4.00	Auburn School District #408	Vacant.	KCC 16.82.150D (Seasonal Clearing Restrictions), SC-P3 (Repealed), SO-220 (Significant Trees)
0421059004	Urban Residential, Medium	R-4-SO	4.54	King County	Vacant.	Same as above.
0321059080 (Portion)	Greenbelt/Urban Separator	R-1-SO	+/- 2.0	Marien F Doran	Single-family house.	Same as above.
0321059070 (Portion)	Greenbelt/Urban Separator	R-1-SO	+/- 0.5	John A Laudenglos	Single-family house, includes erosion hazards.	KCC 16.82.150D (Seasonal Clearing Restrictions), SC-P3 (Repealed), SO-210 (Urban Stream Protection Area), SO-220 (Significant Trees), SR-15-6 (Repealed)
0321059155 (Portion)	Greenbelt/Urban Separator	R-1-SO	+/- 0.5	Tacoma Public Utilities - WD.	Vacant.	Same as above.

2004 King County Comprehensive Plan Update Area Zoning Study

Department of Development and Environmental Services

Study Area: Enumclaw Golf Course
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Summary

This study area of approximately 200 acres is the Enumclaw Golf Course property. Ownership of the Enumclaw Golf Course property has recently been transferred to the City of Enumclaw. The Urban Growth Boundary needs to be amended to include the golf course within the Urban Area so that it can be annexed by the City of Enumclaw.

The property currently borders the Urban Growth Area on its north side. It is designated Rural Residential in the King County Comprehensive Plan Land Use Map, and zoned RA-10, Rural Residential – one home per ten acres.

It is proposed that the Urban Growth Area and Enumclaw's Potential Annexation Area be amended to include the study area. 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 2002, King County endeavored to transfer ownership and operation of local County parks and recreational facilities within or bordering cities to those jurisdictions. As part of this process, King County negotiated an interlocal agreement for the City of Enumclaw to take ownership of the Enumclaw Pool facility and the Enumclaw Golf Course, approved by the King County Council with the passage of Ordinance 14590. This agreement calls for an amendment of the Urban Growth Area to include the Enumclaw Golf Course property. Enumclaw intends to annex the study area.

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** King County should work with the cities to focus countywide growth within their boundaries and should support annexations within the Urban Growth Area when consistent with the King County Comprehensive Plan and Countywide Planning Policies. An annexation proposal is consistent with the King County Comprehensive Plan when:
- a. The proposed annexation area is: 1) wholly within the Urban Growth Area and 2) within the city's designated Potential Annexation Area;
 - b. The city is planning for urban densities and efficient land use patterns consistent with the Countywide Planning Policies;
 - c. Adopted Countywide goals and policies for urban services, environmental and cultural resource protection will be supported; and
 - d. Long-term protection of King County-designated Urban Separators is ensured.
- R-103** King County's Rural Area is considered to be permanent and shall not be redesignated to an Urban Growth Area until reviewed pursuant to the Growth Management Act (RCW 36.70A.130(3) and Countywide Planning Policy FW-1.

The following proposed KCCP policy is also applicable:

- U-103a** Rural properties that are adjacent to a city and are owned by that city for purposes of establishing a park may be redesignated to urban only when:
- a. The property to be redesignated is no more than 30 acres; and
 - b. The property was acquired by the city prior to 1994; or
 - c. The property is a King County park and is being transferred to the city through a park transfer agreement.

Applicable Agreement:

From the Intergovernmental Land Transfer Agreement Between King County and the City of Enumclaw:

- 3.1** The King County Executive's proposed 2004 Comprehensive Land Use Plan Amendments will include a proposal to modify the City's urban growth boundary so that it will encompass the golf course property in a manner that will enable the City at its discretion to annex the Property into its municipal boundary.

Analysis:

Transferring the Enumclaw Pool and Golf Course to the City of Enumclaw was necessary to ensure that active recreation facilities remain available to residents of Enumclaw and the surrounding area, promoting a healthy community. Designating this land Urban and adding it to Enumclaw's Potential Annexation Area will allow Enumclaw to annex the area so that it can provide necessary services. Countywide Planning Policy CC-11 directs the County to support

the City's effort to provide parks for its residents. The interlocal agreement for transferring the Enumclaw Pool calls for the Urban Growth Area to be amended to include 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.

The proposed amendment to the Urban Growth Area will be brought to the Growth Management Planning Council in 2004, as required by Countywide Planning Policy FW-1 Step 9.

A portion of parcel 2920079020, a 60-acre parcel owned by Weyerhaeuser, includes the third hole of the golf course. The area is zoned RA-10 but is designated Forestry and included within the boundaries of the Forest Production District (FPD). It will be necessary to make an amendment to the FPD boundary in order to redesignate this area Urban. This is a technical amendment to correct the FPD boundary at this location. The area is not zoned Forest, has historically been part of the golf course, and is not contiguous to any other part of the FPD, as it is separated from the rest of the parcel by the Enumclaw-Chinook Pass Road right-of-way. There will be no reduction in forestland as a result of this amendment.

Conclusions:

The proposed amendment is consistent with Countywide Planning Policy CC-11, supporting Enumclaw in providing recreational opportunities for its residents.

The proposed amendment is consistent with King County Comprehensive Plan Policy U-101, as it will support recreation within the Urban area, promoting a healthy community.

The proposed amendment will add the study area to Enumclaw's Potential Annexation Area, allowing the area to be annexed consistent with King County Comprehensive Plan Policy U-201.

This minor Urban Growth Area amendment would serve a valid public purpose without adding development capacity. This amendment meets the intent of the Growth Management Act and Countywide Planning Policies, and is therefore consistent with King County Comprehensive Plan Policy R-103.

The amendment fulfills section 3.1 of the interlocal agreement with the City of Enumclaw for transferring the Enumclaw Pool and also complies with proposed KCCP policy U-103a.

The FPD boundary should be amended to remove a portion of parcel 2920079020 that is part of the golf course.

Executive Staff Recommendation:

Amend the Urban Growth Area to include the study area inside Enumclaw's Rural City Urban Growth Area.

Amend the Forest Production District boundary to remove a portion of parcel 2920079020 that is part of the golf course.

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

Amend the land use designation of the study area to Rural City Urban Growth Area.

Amend the zoning of the study area to UR.

See the attached maps showing the recommended amendments.



Proposed Amendment 2004 King County Comprehensive Plan Update Enumclaw Golf Course - Land Use Amendment







King County

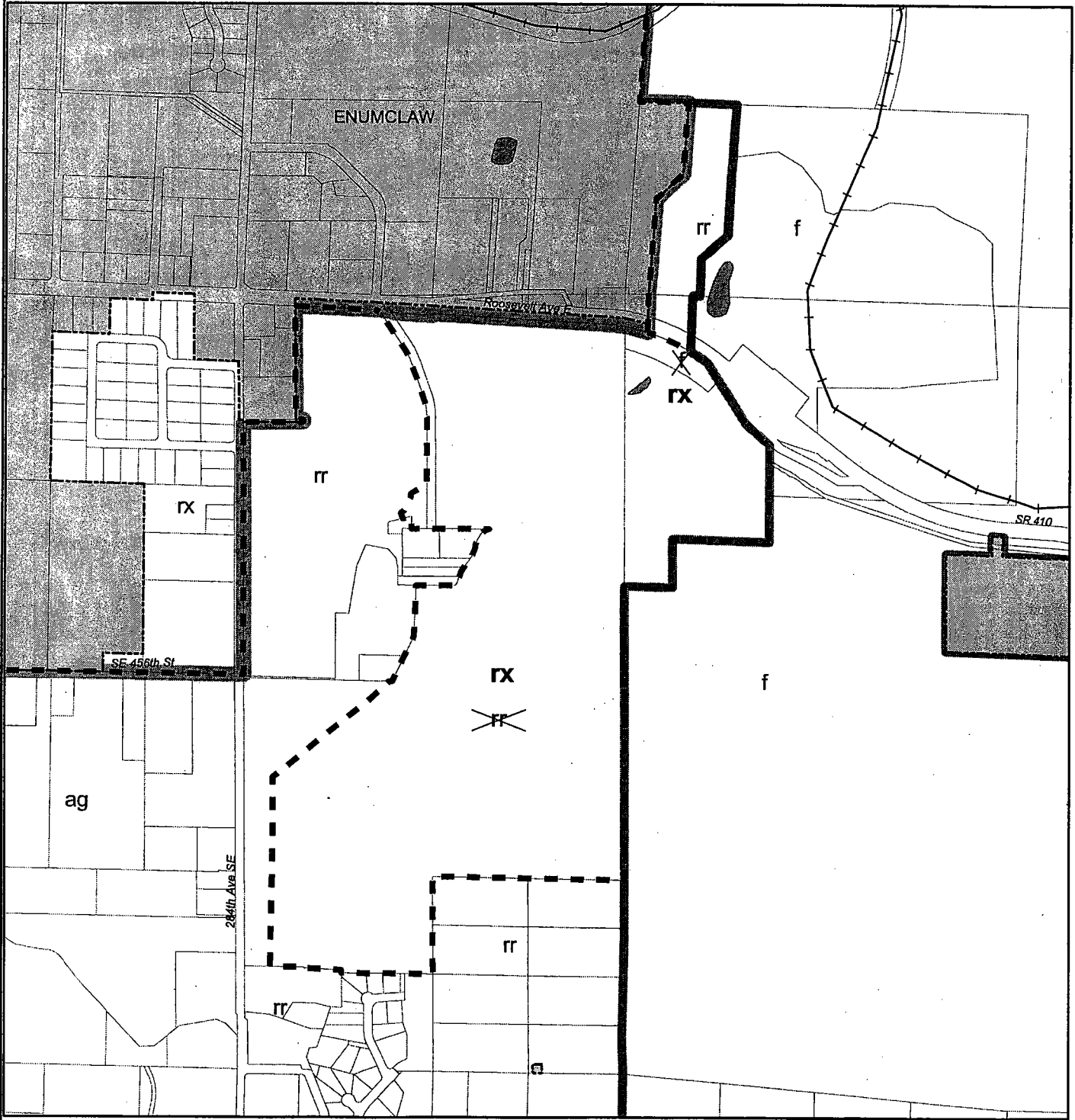
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-  Urban Growth Boundary
-  Proposed Urban Growth Boundary
-  Proposed Forest Production District Boundary
-  Incorporated Areas

- rx** Rural City UGA
- rr** Rural Residential
- f** Forest





Proposed Amendment 2004 King County Comprehensive Plan Update Enumclaw Golf Course - Zoning Amendment



King County

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Urban Growth Boundary



Proposed Urban Growth Boundary



Incorporated Areas

UR

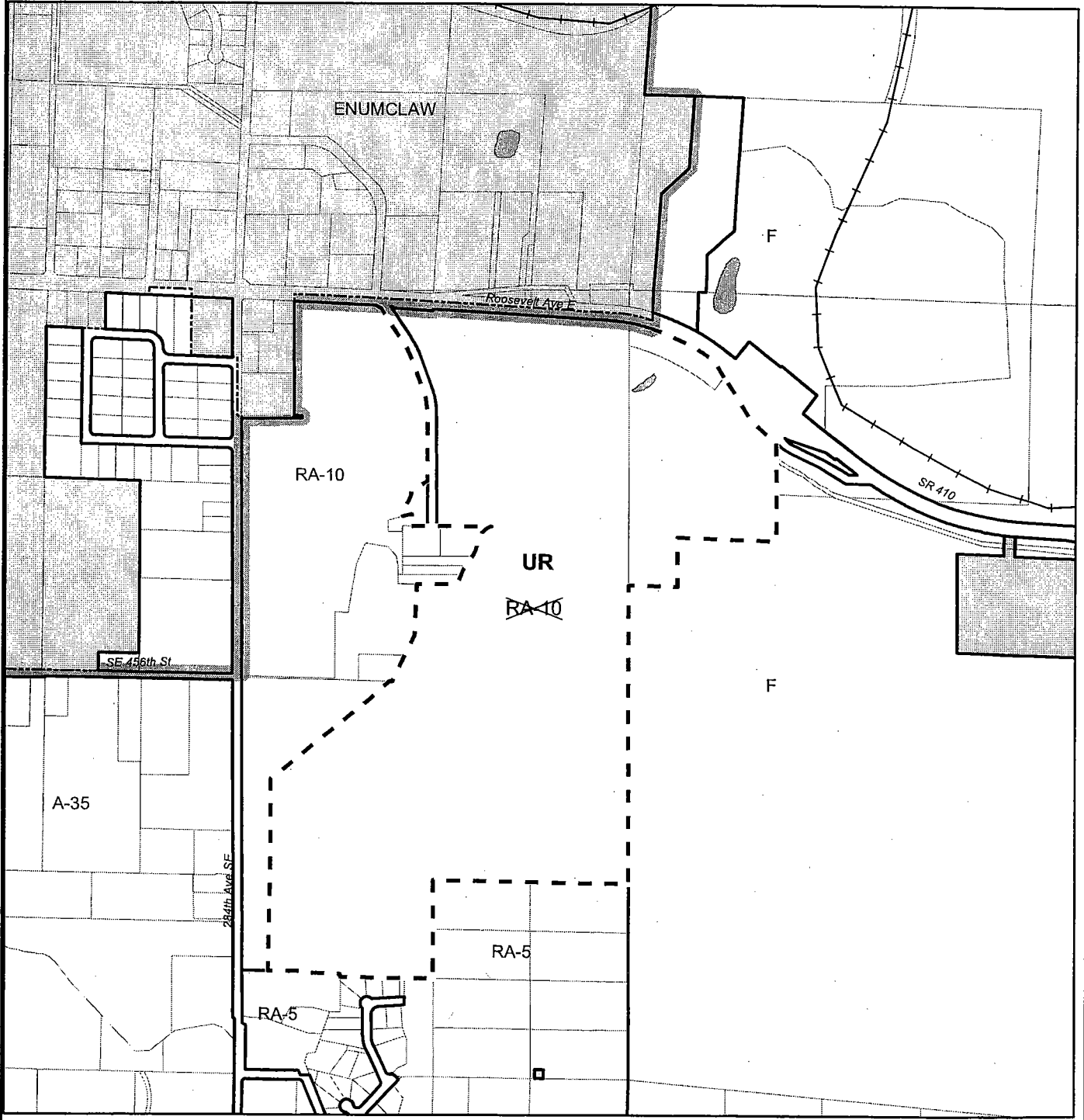
Urban Reserve, one DU per 5 acres

RA-10

Rural Area, one DU per 10 acres

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Feet

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Enumclaw Golf Course Parcels

Parcel	Land Use Designation	Zoning	Size (Acres)	Owner	Notes	Development Conditions
3020079006 (Portion)	Rural Residential	RA-10	+/- 175	King County transferring to City of Enumclaw	Golf Course, includes wetlands, erosion hazards, and within 100-yr floodplain. This will be separated from the rest of the Fairgrounds into a new parcel.	None.
2920079019	Rural Residential	RA-10	28.70	King County transferring to City of Enumclaw	Part of Golf Course, includes erosion hazards, within 100-yr floodplain.	None.
2920079020 (Portion)	Forestry	RA-10	+/- 2.5	Weyerhaeuser Company transferring to City of Enumclaw	Hole 3 is located on this property. It is within the FPD, but separated from other FPD land by the Enumclaw-Chinook Pass right-of-way.	None.

2004 King County Comprehensive Plan Update Area Zoning Study

Department of Development and Environmental Services

Study Area: Cougar Mountain

Summary

The subject property is an area of approximately 0.6 acres currently King County Owned Open Space/Recreation and zoned RA-5-P.

It is proposed that the subject property be redesignated Urban Residential, Low and zoned R-1 and added to the Urban Growth Area and Bellevue's Potential Annexation Area..

Background

The County is in the process of swapping ownership of the subject property and an adjacent parcel within the City of Bellevue for a 1.32 acre parcel, 2524059178, that is contiguous to the Cougar Mountain Regional Wildland Park. The purpose is to allow more efficient service delivery. This study was carried out to determine the appropriate land use and zoning designations for the properties involved in support of the goal of efficient service delivery.

Applicable King County Comprehensive Plan Policies:

- 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.
- P- 101** King County shall be a leader in identifying and linking park and open space lands to conserve the County's natural systems, create continuous open space and wildlife corridors, separate urban from rural areas, sustain forestry and provide recreational opportunities.

Analysis:

The property exchange improves the continuity and functionality of the open space in the area consistent with King County Comprehensive Plan policy P-101.

While there is no need for development capacity as shown by the Buildable Lands Report, adding 0.6 acres to the Urban Area at R-1 zoning adds little development capacity, while improving the efficiency of service delivery in the area. There is a portion of 166th Way SE which provides access to properties within the Urban Area. Therefore it is logical that this right-of-way be added to the Urban Growth Area.

The Urban Residential, Low designation and R-1 zoning is consistent with adjacent properties in the unincorporated area and within the City of Bellevue.

Conclusions:

The proposed amendment will improve service delivery without adding significant development capacity, and should therefore be approved.

Executive Staff Recommendation:

Amend the King County Comprehensive Plan Land Use Map designation for a portion of parcel 2524059003 to Urban Residential, Low. Amend the zoning for the property to R-1.

Amend the Urban Growth Boundary to include the subject property and a portion of the 166th Way SE right-of-way adjacent to the subject property and parcel 2524059178.

Update the Interim Potential Annexation Area map to add the subject property to the City of Bellevue's Potential Annexation Area.

See the attached maps showing the recommended amendment.



Proposed Site-Specific Land Use Amendment 2004 King County Comprehensive Plan Update



King County

Cougar Mountain - Land Use Amendment

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Urban Growth Boundary

Proposed Urban
Growth Boundary

rr

Rural Residential

ul

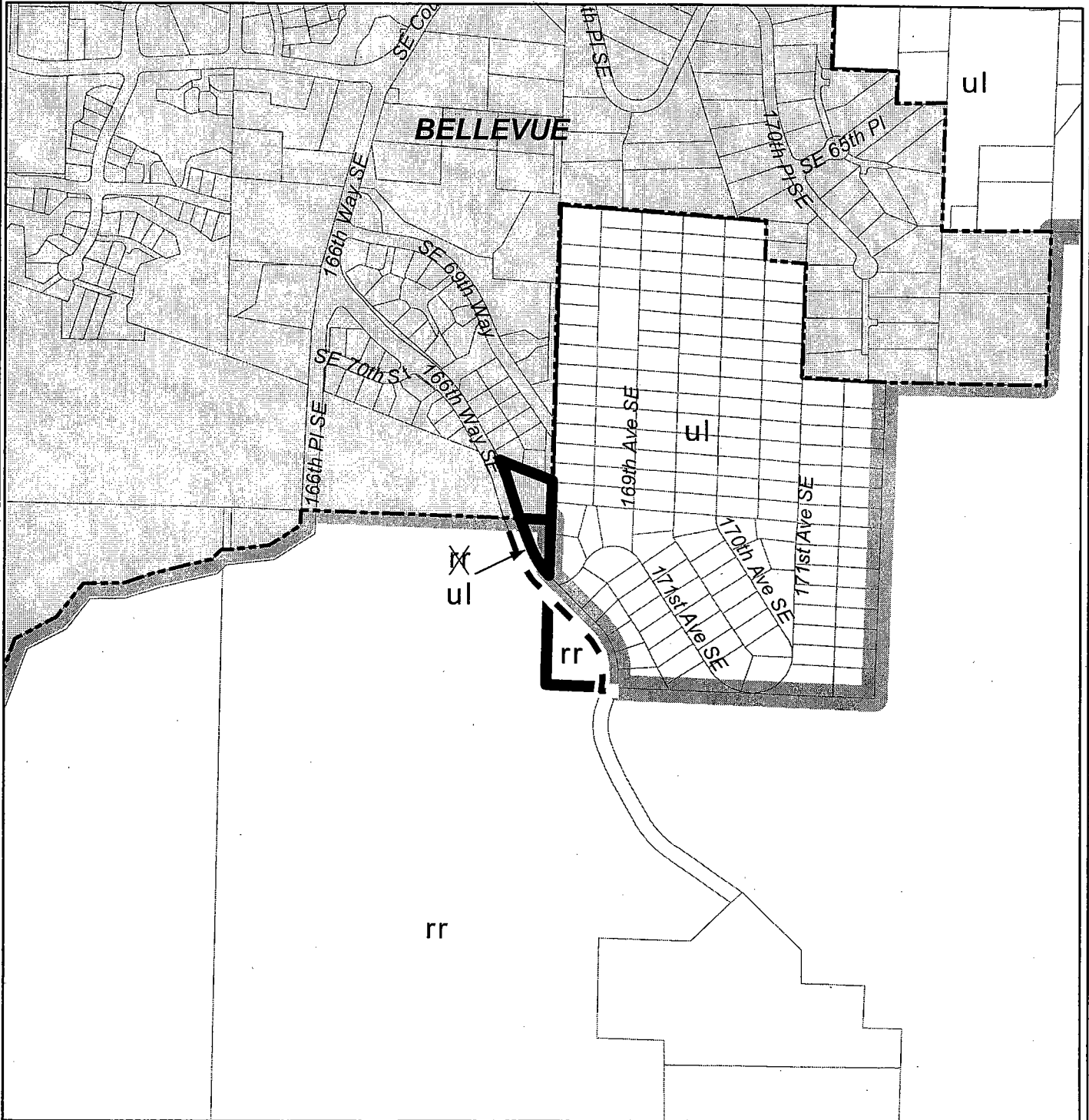
Urban Residential, low, 1 du/ac



Study Area

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Feet

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Proposed Site-Specific Land Use Amendment 2004 King County Comprehensive Plan Update



King County

Cougar Mountain - Zoning Amendment

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Urban Growth Boundary

Proposed Urban Growth Boundary

R-1

Residential, one DU per acre

RA-5

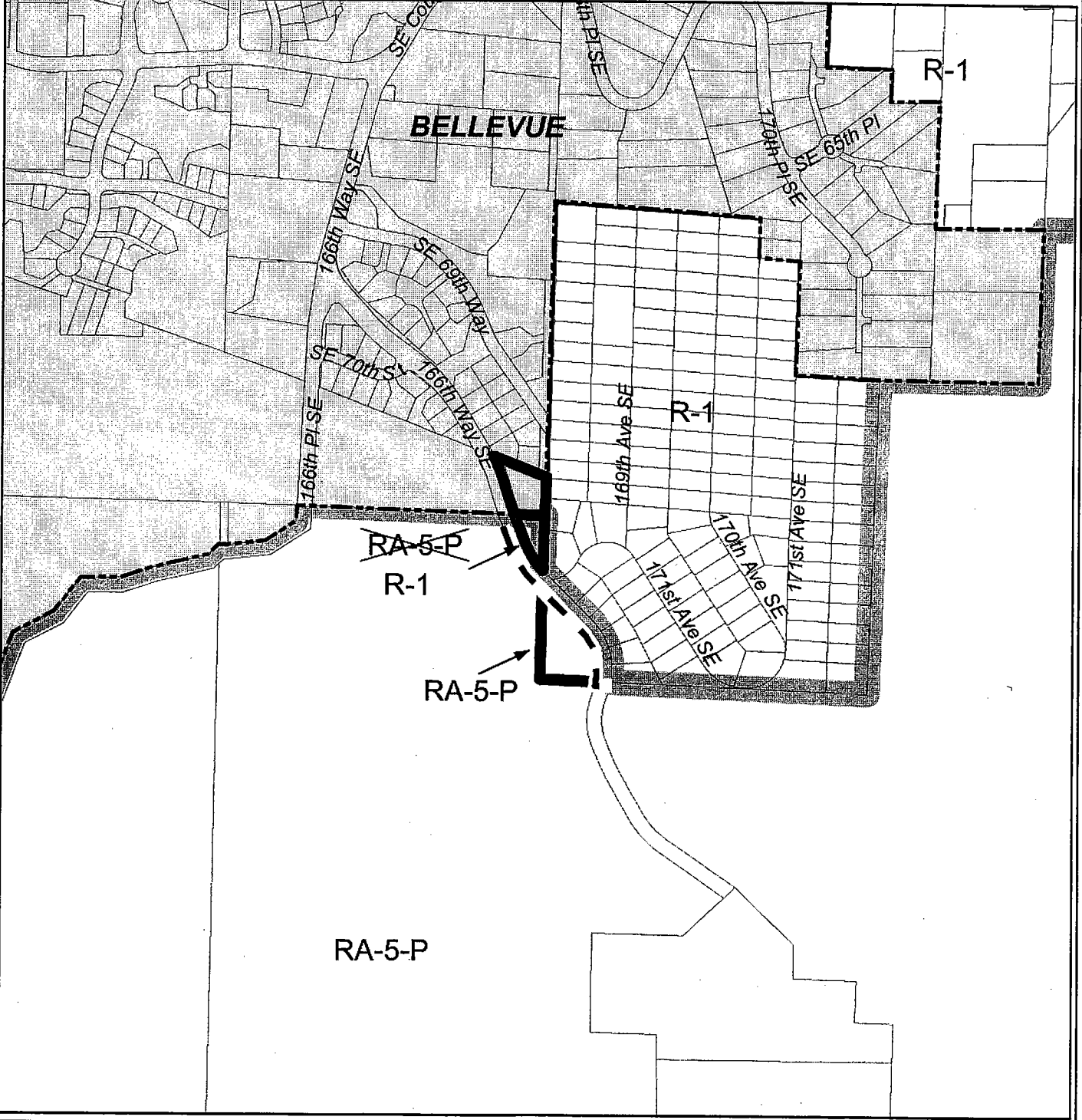
Rural Area, one DU per 5 acres



Study Area



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Cougar Mountain Parcels

Parcel	Land Use Designation	Zoning	Size (Acres)	Owner	Notes	Development Conditions
2524059207	Single-Family, Low-Density	R-1.8	0.74	King County. Property being swapped for property owned by C & R Investors that is contiguous to the Cougar Mountain Regional Wildland Park.	Located in City of Bellevue. Currently part of Cougar Mountain Regional Wildland Park. Property is separated from the rest of the park by 166th Way SE.	
2524059003 (Portion)	Rural Residential	RA-5-P	+/- 0.6	King County. Property being swapped for property owned by C & R Investors that is contiguous to the Cougar Mountain Regional Wildland Park.	Currently part of Cougar Mountain Regional Wildland Park. The Urban Growth Boundary runs along the north and east boundaries of this property. Property is separated from the rest of the park by 166th Way SE.	NC-P1 (Cougar Mountain Subarea Master Plan Development)
166th Way SE Right-of-way	Rural Residential		+/- 1.0			
2524059178	Rural Residential	RA-5-P	1.32	C & R Investors. Property being swapped for property owned by King County that is contiguous to the Urban Growth Area.	Vacant. This property is adjacent to Cougar Mountain Regional Wildland Park.	NC-P1 (Cougar Mountain Subarea Master Plan Development)

2004 King County Comprehensive Plan Update

Area Zoning Study

Department of Development and Environmental Services

Study Area:	Designated Mineral Resource Sites Subject to Comprehensive Plan Policy R-555 Evaluation
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Summary

King County Comprehensive Plan Policy R-555 requires the County to re-evaluate whether the designation of a property as a Designated Mineral Resource Site is appropriate when a permit to extract mineral resources is denied. Policy R-555 was adopted in 2001 as part of the 2000 annual Comprehensive Plan review cycle, which was a review and evaluation of the Comprehensive Plan as called for in RCW 36.70A.130(4) and (6).

For the first time since the adoption of Policy R-555, a permit to extract mineral resources has been denied for a Designated Mineral Resource Site. A grading permit for the Duvall Rock Quarry was denied in October 2003.¹ An examination of permit decisions shows that no other such permit applications were denied during this period. As a result, no other Designated Mineral Resource Sites are subject to re-evaluation during the 2004 Update of the Comprehensive Plan.

This parcel of approximately 80 acres is currently designated as Mining on the King County Comprehensive Plan Land Use Map. The existing zoning is M-P, Mineral with a p-suffix development condition. The parcel is a Designated Mineral Resource Site.

The proposed land use designation is Rural Residential. The proposed zoning is RA-10, Rural Residential – one dwelling unit per ten acres. The p-suffix development condition is to be eliminated. Additionally, it is proposed that the site be redesignated Potential Surface Mineral Resource Site on the Mineral Resources Map.

West of the subject parcel there is an associated smaller parcel also owned by Rock Quarry, LLC that currently has a zoning of RA-10 Potential M. It is proposed that the potential zoning be eliminated for that property.

Background

This study was performed in accordance with King County Comprehensive Plan policy R-555. That policy states that when a permit for a mineral resource activity is denied for a project on a Designated Mineral Resource Site, the County shall re-evaluate the property to determine whether the mineral resource designation is appropriate, taking into account all relevant information gathered during the permit review process. On October 16, 2003, King County Department of Development and Environmental Services (DDES) denied the application for a grading permit for mineral extraction on the subject property. Re-evaluation of the Mineral

¹ The application for the Duvall Rock Quarry was denied pursuant to K.C.C. 20.20.100(A)(1)(b), which explains that failure by an applicant to meet a deadline for the submittal of corrections, studies or other information “shall be cause for the department to cancel/deny the application.”

Resource Site designation was then undertaken so that any recommended changes resulting from this study could be incorporated into the 2004 Update to the King County Comprehensive Plan. The subject property is the Duvall Rock Quarry parcel, a 79.7-acre undeveloped parcel that is located just east of State Route 203 about two miles north of Duvall. The area is known as Cherry Valley. The property is currently zoned Mineral, and surrounded by Rural Residential property, with RA-10 zoning to the north, west, and south, and RA-5 zoning to the east. The western third of the parcel includes the eastern wall of the Snoqualmie Valley, while the eastern two-thirds of the parcel slopes gradually upward to the northeast. There is a creek that flows from the east across the middle of the property, and a waterfall where the creek flows over the valley wall.

Edward W. Hayes purchased the property in 1963. In 1973, the zoning for the property was changed to recognize the planned mineral extraction. The Snoqualmie Community Plan Profile, published in 1982, shows zoning for the property as Suburban Estate (S-E) with Potential Quarry-Mining (Q-M). The Snoqualmie Valley Community Plan Area Zoning, adopted in 1989, applied zoning of AR-10 Potential QM, Rural Residential – 10 acre minimum lot size with potential Quarry and Mining. At that time, the site was reflected on the Mineral Deposits map as a Potentially Zoned Quarry or Mine Site.

In November 1994, the property owner scheduled a pre-application meeting for a rezone to QM, that request was subsequently withdrawn. The rezone instead was submitted as an amendment during the 1994 Comprehensive Plan process at the King County Council. The current zoning of M-P was approved effective February 2, 1995 with the p-suffix development condition requiring that an environmental study or project-specific proposal per the Mineral Resources zoning be commenced within two years of the effective date of the zoning, or the zoning would revert to RA-10. The parcel was also listed as a Designated Mineral Resource Site on the Comprehensive Plan Mineral Resource Map, and was designated as Mining on the Comprehensive Plan Land Use Map.

A pre-application meeting for a grading permit was held October 9, 1995. On July 27, 1998, the owner applied for a grading permit for a hard rock quarry, DDES project number L98G0148. The SEPA required Environmental Impact Study (EIS) for the project commenced on January 5, 2000. In 2003, DDES worked with the applicants to set specific milestones in the process of completing the EIS. On October 16, 2003 the grading permit application was denied due to the applicant's inactivity on the permit.

More information about the parcel is attached.

Applicable King County Comprehensive Plan Policies:

R-206 A residential density of one home per 10 acres shall be applied in the Rural Area where:

- a. The lands are adjacent to or within one-quarter mile of designated Agricultural Production Districts, the Forest Production District or legally approved long-term mineral resource extraction sites; or
- b. The lands contain significant environmentally constrained areas as defined by County ordinance, policy or federal or state law, or regionally significant resource areas or substantial critical habitat as determined by legislatively-approved Basin Plans or Watershed Resource Inventory Area Plans; and
- c. The predominant lot size is greater than or equal to 10 acres but less than 20 acres in size.

R-552 King County shall identify existing and potential mining sites on the Mineral Resources Map in order to conserve mineral resources, promote compatibility with nearby land uses, protect environmental quality, maintain and enhance mineral resource industries and serve to notify property owners of the potential for mining activities. The County shall identify:

- a. Sites with existing Mineral zoning as Designated Mineral Resource Sites;
- b. Sites where the landowner or operator has indicated an interest in mining, sites that as of the date of adoption of the 1994 Comprehensive Plan had potential Quarrying/Mining zoning, or sites that the County determines might support future mining as Potential Mineral Resource Sites;
- c. Sites where mining operations pre-date zoning regulations but without zoning or other land use approvals as Non-Conforming Mineral Resource Sites; and
- d. Owner-Identified Potential Sub-Surface Coal Sites.

R-555 King County should remove the Mining land use designation on the Comprehensive Plan Land Use Map and associated Potential Mineral zone or Mineral zoning for any sites that have been denied a rezone to Mineral.

If a grading or other permit necessary for the extraction of mineral resources is denied on a Designated Mineral Resource Site, the County shall evaluate whether such mineral resource designation is appropriate. The re-evaluation process may occur during the annual Comprehensive Plan amendment cycle and information produced during the permit review process shall be used to evaluate the appropriateness of changing the existing designation. If the County determines that the site should not be designated as mineral resource land of long term commercial significance as defined in the Growth Management Act, the site shall be redesignated to a Potential Surface Mineral Resource Site on the Mineral Resources Map and to a land use designation and zoning classification compatible with the surrounding properties.

R-559 In order to comprehensively assess the environmental impacts associated with a zoning change, conditional use or operating approval for a mining proposal, the range of environmental impacts, including short-term and long-term effects arising or existing over the lifetime of the proposal, shall be assessed at the earliest possible stage. This should include the potential for future proposals for structures and operations related to mining, such as asphalt and concrete batch plants.

Analysis:

King County Comprehensive Plan policy R-555 is the basis for this analysis, although other policies also apply. Following is a brief discussion of applicable policies followed by a site-specific analysis pursuant to policy R-555.

R-206 is provided here to explain why surrounding properties in this area are zoned RA-10. Policy R-555 is clear in directing that, if the Mineral Resource Site designation is removed, the property should be rezoned to match that of the surrounding area. Furthermore, the p-suffix development condition also supported RA-10 zoning for the property if rezoned from Mineral. Policy R-555 directs the County to re-evaluate the Mineral Resource Site designation for any site where a permit necessary for extraction is denied, and to rezone the property to match the surrounding area, if the Mineral Resource Site designation is found not to be appropriate for the

property. It also stipulates that information gathered in the permit process should be used in evaluating the Mineral Resource Site designation.

Policy R-559 directs that the environmental impacts of mining uses should be studied at the earliest time possible. This policy is supported by the p-suffix development condition applied to this property, requiring that an environmental study or project proposal be commenced for the property within two years of the application of the M-P zoning on the property.

Site-Specific Analysis

The following analysis is based on the information produced as part of the application and review process for the grading permit and associated permits for resource extraction at the Duvall Rock Quarry site (DDES project number L98G0148).

In an application submitted in 1998, Duvall Quarry, LLC proposed to mine some 60 million tons of andesite at the Cherry Valley site over a period of 50 to 70 years. Andesite is used in construction, particularly for roads projects. As originally proposed, in the first five years, 100,000 to 300,000 tons of rock would be extracted each year. In the following five years, 500,000 tons of rock would be extracted each year. After year 10, it was proposed that between 750,000 and 1.5 million tons of rock would be extracted each year, depending on market conditions.

The subject property is the Duvall Rock Quarry parcel, a 79.7-acre undeveloped parcel that is located just east of State Route 203 about two miles north of Duvall. The property is currently zoned Mineral, and surrounded by Rural Residential property, with RA-10 zoning to the north, west, and south, and RA-5 zoning to the east. The property is roughly rectangular in shape. The western edge of the parcel is formed by an old dirt road, John McGee Road No. 978. The sharp face that forms the east wall of the Snoqualmie Valley and the Cherry Valley rises up east of the road. The wall rises from a level of below 100 feet above Mean Sea Level (MSL) at the road, steeply to 400 feet MSL, and then nearly vertically to a height of 500 feet MSL at the ridgetop. This wall runs from the north end of the property to the south end of the property, with the ridge about one-third of the way across the property from the western boundary. East of the ridge, the property slopes gradually upward to the east and north, becoming nearly flat near the eastern boundary, where the elevation ranges from 520 feet MSL at the southeast corner to 740 feet MSL at the northeast corner.

There is a stream known as Hanstead Creek running east to west that roughly bisects the property. Where this drainage meets the valley wall, there is a waterfall known as McCauley Falls. Hanstead Creek is a Class 2 Perennial stream. Off-site, Cherry Creek, a salmon-bearing stream, runs near the western property boundary south of Hanstead Creek. It runs through a large Class 1 wetlands known as Cherry Creek 50 which borders the property and extends south. Hanstead Creek feeds into Cherry Creek west of the subject property, which in turn feeds into the Snoqualmie River.

The habitat on most of the site is upland deciduous-closed canopy forest, with several small wetland areas near the eastern edge of the property. Vegetation is mainly second-growth forest, big-leaf maples are the dominant tree and red alders are numerous, with residual douglas fir and red cedar near the cliffs. The understory includes sword fern, Oregon grape, youth-on-age, and trailing blackberry. There are numerous small wetland areas near the eastern edge of the property. Wildlife species observed on or near the site include bald eagle, great blue heron,

pileated woodpecker, red-tailed hawk, various songbirds, black-tailed deer, coyote, and beaver. Other species likely to use the site include black bear, cougars, raccoons, various small mammals, various bats, various frogs, garter snakes, and various salamanders. Cherry Creek is a mapped salmon-bearing creek with migratory and resident fish species including chinook, coho, winter steelhead, and chum salmon. A young coho salmon was found in Hanstead Creek immediately west of the subject property during a 1997 study by Pentec Environmental using electroshocking equipment.

In the environmental checklist submitted with their application, the applicants claimed that Hanstead Creek had been miss-classified as a Class 2 stream, and that it should be reclassified as a Class 3 stream, one which is intermittent and does not support salmonids. The mining operation as proposed could proceed only if it was allowed to divert the stream around the mining site. Per KCC 21A.24.370(H), a class 2 stream cannot be diverted in this manner. This is a significant environmental obstacle to mineral resource extraction on the site. As a result, a Reasonable Use Exception would be required in order for mining to be approved on the site. It is highly unlikely that the property would qualify for such an exception because residential use is a viable development alternative for the property. The applicant endeavored to prove that the stream should be reclassified, and stream monitoring studies were initiated to demonstrate that the stream should be reclassified, in a process approved by King County environmental scientists.

Observations by King County specialists and results of studies performed by consultants for the applicant confirmed that there is flow year-round in the stream above the falls. Though no official determination was made, the findings to date support the Class 2P designation for the stream.

In early 2003, the applicant began sketching an alternative operation plan in case it would not be allowed to relocate the stream. This would call for excavating east from the southwest corner, then up behind the valley wall until reaching the southern stream buffer, then excavating east from the northwest corner and south behind the valley wall until reaching the northern stream buffer. This would leave behind an aqueduct-like spit of land in the middle of the property sticking out westward from the new valley wall near the east edge of the property. Little or no environmental study was performed to evaluate this alternative proposal. It is not clear whether this proposal would be more acceptable than the original proposal or that it would eliminate impacts to Hanstead Creek or off-site salmon bearing streams. It would definitely reduce the total amount of quarry rock that could be mined and sold.

Changes to the code that may result if a new Critical Areas Ordinance is passed would change the way streams are classified by King County, to mirror the State DNR ratings. It is unclear exactly how this would affect the classification of Hanstead Creek. However, it is unlikely that any environmental regulations affecting mineral extraction permitting at the site would be relaxed in the near future.

There are a number of possible environmental obstacles to mining the property in addition to the significant issue regarding Hanstead Creek classification and relocation. As a result, a Determination of Significance was issued by DDES in February 2000 requiring a SEPA EIS for the project. That determination noted that an EIS would be required, that a Reasonable Use Exception would be required for relocation of the stream, and that issues to be addressed included impacts to wildlife, noise, transportation, visible natural beauty, and impacts to City of Duvall.

The Seattle Audubon Society owns a 10 acre nature preserve nearby to the east of the site. They expressed concerns about impacts to the bird habitat in the area. Bald eagles, great blue heron, and red-tailed hawk are among the bird species that have been observed near the site in recent years, and there is a bird-viewing area just west of the property. Washington Trout, an association devoted to protecting fish species, worried that chinook salmon and bull trout, both endangered species, could be harmed by the operation's impacts to Cherry Creek.

Studies of noise from blasting were never carried out in such a way that County reviewers could determine compliance with the King County Noise Code. However, DDES environmental health specialists noted that initial testing showed noise levels exceeding allowable limits in some areas.

Washington State Department of Transportation expressed concerns regarding the impact of truck and employee traffic from the site on SR 203. Further study would be necessary before development at the site could proceed. Expected impacts would include reduced level of service on SR-203, reduced air quality, increased noise, increased dust, possible impact to the road itself, and adverse impacts on downtown Duvall as a result of regular truck traffic. Expected necessary improvements by the time of full operation at the site as originally proposed include additional lanes in both directions of SR-203 between the site and Duvall, and construction of a truck by-pass around downtown Duvall. The City of Duvall expressed concern about impacts to Woodinville-Duvall Road as well.

Because of the long delays in progress on the EIS between 2000 and 2003, a schedule for accomplishing specific milestones in progressing toward completing the EIS was established by DDES with Duvall Rock Quarry, LLC. Between May and June 2003, most of the tasks were completed on schedule. However, the critical task of geotechnical explorations was not completed. Subsequent deadlines were missed. In early September 2003, DDES was informed that the property owner was going to sell the property. As it was clear that further progress would be delayed indefinitely, the application was denied by DDES on October 16, 2003.

Parcel 0626079034 is adjacent to the subject property to the west. It is also owned by Duvall Quarry, LLC. The zoning on the site is RA-10 Potential M. The site is occupied by a Class 1 wetlands and cannot be mined, which is the reason it was not rezoned M along with the subject parcel. Due to the environmental constraints, this parcel should have the Potential M zoning removed.

Conclusions:

RA-10 is the appropriate zoning for the property based on property size and characteristics and the surrounding zoning, consistent with policy R-206.

The Mineral Resource Site designation, the Mining designation on the Comprehensive Plan Land Use Map, and the Mineral zoning were adopted in 1995 with the caveat through the P-suffix condition, that the zoning would revert to RA-10 if an environmental study for Mineral Resource use was not commenced within two years. This evidenced serious concerns about the environmental constraints on the property, and a recognition that if the landowners did not demonstrate through an environmental review that mining was appropriate, the land should be zoned RA-10. Almost nine years later, the required environmental study has not been completed. The environmental review done to date, however, indicates that the property is not suitable for mining.

The re-evaluation required by policy R-555 based on the information garnered by the grading permit application has shown that the property should no longer be designated a Mineral Resource Site. A mineral resource extraction operation could not be commercially viable on the site without irreparably impacting the environment.

Designating the property as a Potential Surface Mineral Resource Site on the Mineral Resources Map is consistent with Policy R-552, which calls for sites that were zoned potential Quarrying/Mining prior to adoption of the 1994 Comprehensive Plan to be designated Potential Surface Mineral Resource Sites.

Changing the designations and zoning for the property will not interfere with King County's responsibility to designate and conserve mineral resource lands that have long term commercial significance for the extraction of minerals. Under WAC 365-190-060, environmental factors are one of the primary criteria for determining when to designate mineral resource lands. The environmental constraints on the property prevent such designation. Further, this change will have a negligible impact on the supply of mineral resources in King County, as this property is but one of many in King County, including the entire Forest Zone, that are available for mining.

As directed by policy R-555, the property should therefore be re-designated Rural Residential, and zoned RA-10, consistent with the surrounding properties. The Mineral Resources Map should be updated, with this property designated a Potential Surface Mineral Resource Site.

The Potential M zoning for the associated parcel 0626079034 should be eliminated because this site is similarly constrained by sensitive areas.

Executive Staff Recommendation:

Amend the King County Comprehensive Land Use Map designation for parcel 0626079032 from Mining to Rural Residential.

Amend the zoning designation for parcel 0626079032 from M-P to RA-10, rural residential – one home per ten acres.

Amend the Mineral Resources Map, redesignating this parcel Potential Surface Mineral Resource Site.

Amend the zoning for parcel 0626079034 from RA-10 Potential M to RA-10, eliminating potential zoning for the property.

See the attached maps showing the recommended amendments.




Proposed Amendment 2004 King County Comprehensive Plan Update Duvall Rock Quarry - Land Use Amendment



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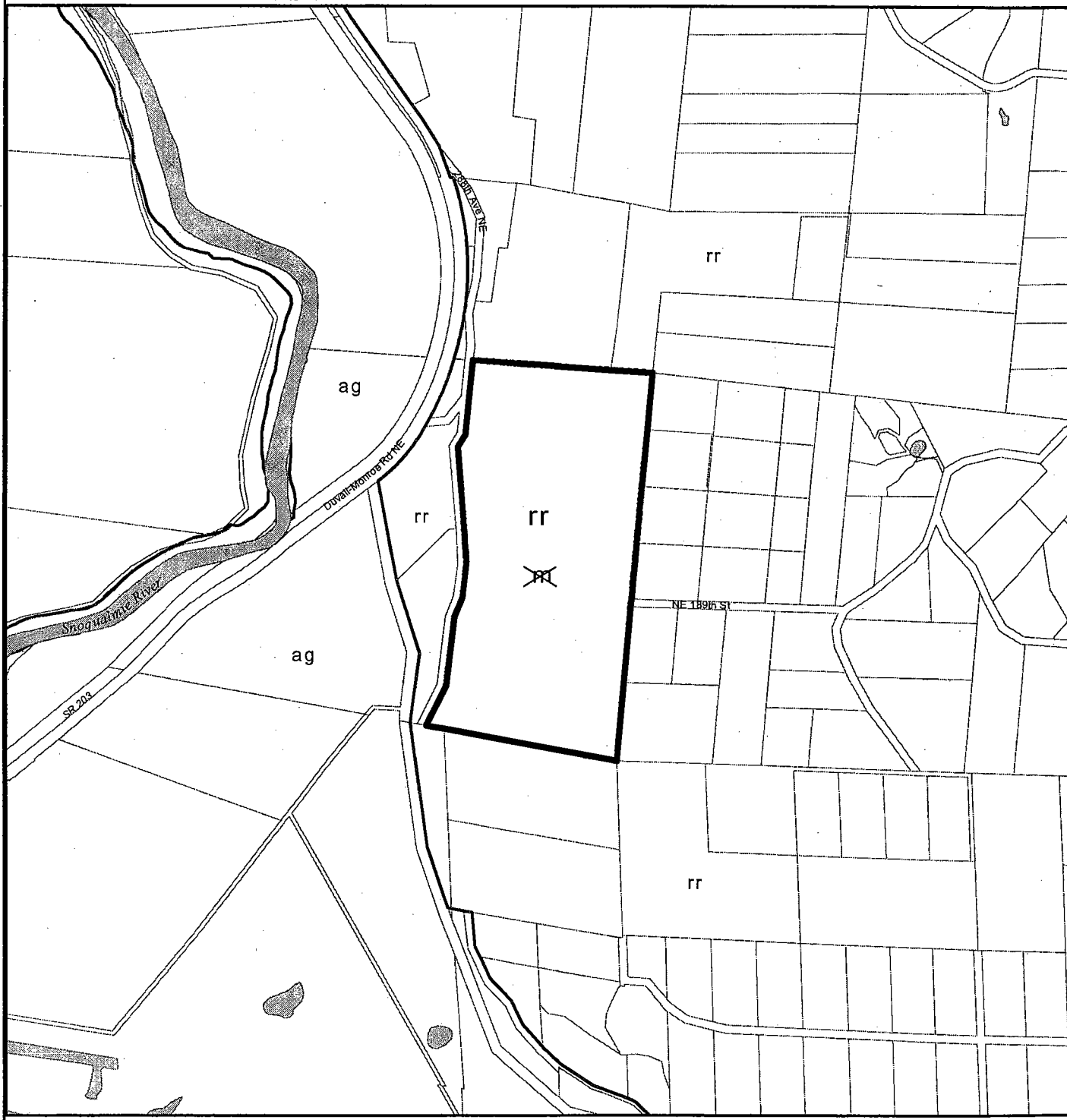
rr Rural Residential

m Mining

 Change Area

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Proposed Amendment 2004 King County Comprehensive Plan Update Duvall Rock Quarry - Zoning Amendment



King County


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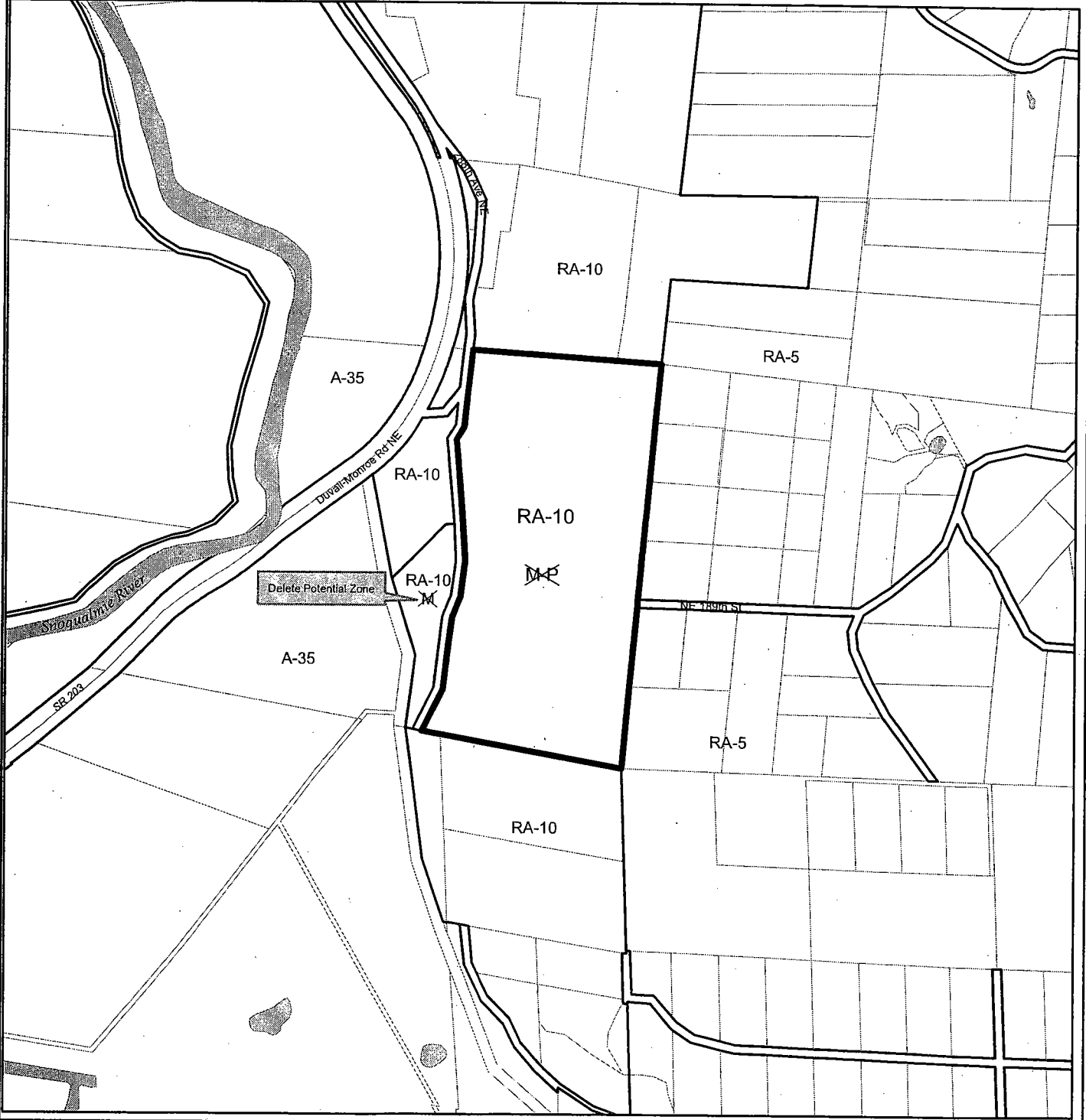


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RA-10 Rural Area, one DU per 10 acres

M Mineral

 Change Area



Duvall Rock Quarry Parcels

Parcel	Land Use Designation	Zoning	Size (Acres)	Owner	Notes	Development Conditions
0626079032	Mining	M-P	79.70	Duvall Quarry, LLC	Designated Mineral Resource Site. L98G0148, permit for grading for hard rock quarry, canceled 10/16/03. Associated permits canceled 11/5/03. Site includes wetlands, seismic hazards, erosion hazards, is in 100-yr floodplain.	SV-P24 - Requires environmental study for Mineral Resource use or project-specific proposal or parcel zoning reverts to RA-10. Pre-conversion equivalent condition SQP-P13 required commencement of study within 2 years of effective date, February 2, 1995.
0626079034	Rural Residential	RA-10 Potential M	8.3	Duvall Quarry, LLC	Vacant. Includes Class 1 wetlands, seismic hazards, erosion hazards, is in 100-yr floodplain.	None.