



Department of Development and Environmental Services

Quarterly News

Letter from the Director

Dear DDES Customer:

The King County Comprehensive Plan guides growth and development in the unincorporated areas of King County and sets county policy on major issues such as land use, annexations, transportation, and the environment. The King County Comprehensive Plan was adopted under the State Growth Management Act in 1994. Technical changes to this plan can be made once a year. Substantive changes can be made every four years, during a major plan update. In 2008, King County will be conducting its third major update of the King County Comprehensive Plan since the State Growth Management Act was approved.



Stephanie Warden

The draft update has some new and innovative land use policies that will make King County a national leader in two areas. The County proposes to start integrating public health more extensively with land use decisions and begin evaluating climate change impacts during environmental review of larger development projects. The draft also updates and integrates our 30 year-old Shoreline Master Program into the Comprehensive Plan.

Please let us know if you have any comments or questions on the draft update.

Sincerely,

Stephanie Warden, Director
Department of Development and Environmental Services

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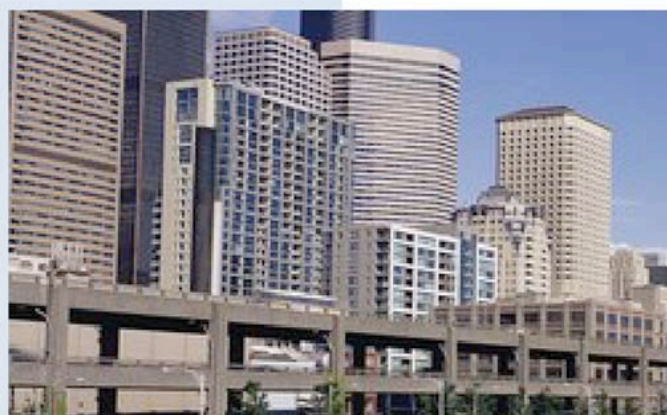
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Proposed policy changes

The county is considering the following changes to policies in the King County Comprehensive Plan:

County-wide

- Include the update of the Shoreline Master Program as an element of the King County Comprehensive Plan.
- Integrate public health more extensively with planning and land use decisions.
- Call for a regional commitment to planning for the impacts of climate change.
- Simplify and significantly modify the county's Transportation Concurrency Management Program.
- Support the use of carbon emission standards during environmental review of development projects.
- Better integrate county strategies for protection of land, air, and water.
- Emphasize implementation of salmon recovery plans and protection of Puget Sound.
- Reflect increased emphasis on climate change and biodiversity.



Rural areas and resource lands

- Enhance support for local food production and access to locally produced foods.
- Implement King County's Rural Economic Strategies.



Urban areas

- Increase support for sustainable and low-impact development.
- Allow on-site sewage disposal systems within the Urban Growth Area on a very limited basis.



> Proposed land use and zoning changes

The county is considering the following property owner requests for changes to land use and zoning in the King County Comprehensive Plan:

> North King County

Carnation– Reclassify 12 acres from rural to urban to replace developable land in the Rural City of Carnation Potential Annexation Area that was lost during the update of the FEMA floodway.

Cottage Lake– Add rural residential land near the northwest corner of NE Woodinville-Duvall Road and Avondale Road NE to the established rural neighborhood and designate the land for commercial development.

North Bend– Reclassify and rezone two areas totaling five acres to correct inconsistencies between the land use and zoning maps in the North Bend Rural City Urban Growth Area.

Sammamish– Reclassify the “rural island” at the intersection of 244th Avenue NE and NE 144th Street, the notch at SE Issaquah-Fall City Road and 270th Avenue SE, and properties within the Camden Park Division from rural to urban so Sammamish can annex the properties.

Snoqualmie– Reclassify 70 acres between the southern limit of the Snoqualmie Ridge development and the I-90 interchange from rural to urban to develop a hospital and for other institutional uses.

Bellevue– Reclassify the Coal Creek Park from rural to urban so Bellevue can annex the property.

Duvall– Reclassify 40 acres along Carnation-Duvall Road NE south of NE 140th Street from rural to urban for commercial and park use and annexation by the City of Duvall.

Willows Road– Establish a Special District Overlay for campus research buildings on properties near Willows Road NE and 129th Avenue NE.

> South King County

Enumclaw– Reclassify the Enumclaw Fairgrounds/Expo Center and eight adjacent residential properties as urban so Enumclaw can annex the properties.

Goodnight Properties– Reclassify 25 acres from rural to industrial for natural resource materials processing.

Hobart Rural Neighborhood– Add residential rural land on the northeast corner of 276th Avenue SE and SE 204th Street to the established rural neighborhood commercial area and designate it for commercial development.

Covington– Reclassify the 272-acre “northern notch” near Jenkins Creek from rural to urban so Covington can annex the property.

Lake Desire– Reclassify 193 acres around Lake Desire from urban residential, medium density to urban separator.

Maple Valley– Reclassify the 156-acre Maple Valley Summit Pit from rural to urban. This is an unincorporated rural “island” surrounded by the city of Maple Valley.

Maple Valley Rural Neighborhood– Add the Maple Valley food bank property on the southwest corner of Renton-Maple Valley Road SE and SE 244th Street to the established rural neighborhood commercial area.

SR-169 / Green Valley Road Rural Neighborhood– Add residential rural land on the northwest and southwest corners of Enumclaw-Black Diamond Road SE and SE Green Valley Road to the established rural neighborhood commercial area.

West Hill– Reclassify properties along Martin Luther King Jr. Way S. between S. 129th Street and 68th Avenue S. from industrial to multifamily.

Vashon Rural Neighborhood– Add residential rural land on the northwest corner of Vashon Highway SW north of SW 204th Street to the established rural neighborhood commercial area.

Town of Vashon– Evaluate future land use options for the K-2 properties within the rural town of Vashon.

DNRP Natural Resource Lands– Remove the Crow Marsh Natural Area from the Urban Growth Area of Black Diamond, remove the Rock Creek and Dorre Don natural areas from the Urban Growth Area of Maple Valley, and remove the Kathryn Taylor Equestrian Park from the Bear Creek Urban Planned Development.

SE 208th Street and Benson Highway– Reclassify the 10-acre Panther Lake Elementary property from urban residential to commercial.

White Center– Establish commercial business zoning with a Special District Overlay to encourage mixed-use and pedestrian development along SW 98th Street between 12th Avenue SE and 16th Avenue SE.

Black Diamond– Revise the Urban Growth Area of Black Diamond as a technical amendment as anticipated by the East Annexation Area agreement.



Review Process

Where we've been:

- County planners identified possible changes to the King County Comprehensive Plan through a review of comments and docket requests submitted by residents and local governments over the past two years.
- King County Executive Ron Sims incorporated these proposals into a recommended Scope of Work Motion, which he submitted to the King County Council.
- County staff solicited input on the scope of work at presentations made to unincorporated area councils in the spring of 2007.
- The Scope of Work Motion was adopted by the King County Council on April 9, 2007.
- The public review draft was released and public meetings were held.



Ron Sims
King County Executive

- King County Executive Ron Sims will submit a final Recommended 2008 Update to the King County Council on March 1, 2008.
- The Council will review the update, and is expected to adopt it in late 2008.

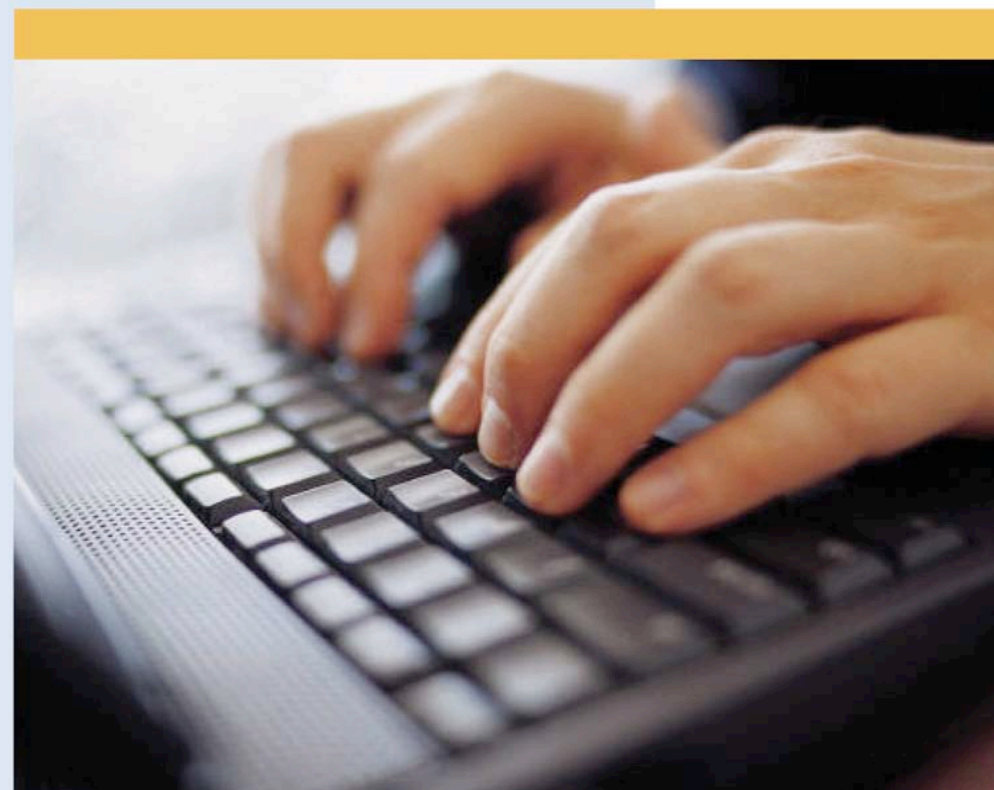


What happens next:

Comments on the draft update will be accepted until December 28, 2007. To tell us what you think about the draft update, either:

- Use the online comment form.
- Send an e-mail message to compplan@kingcounty.gov.
- Mail written comments to:

Dept. of Development & Environmental Services
ATTN: Paul Reitenbach
900 Oakesdale Avenue SW
Renton, WA 98057-5212.



Questions? Just ask us

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CUSTOMER SERVICE NUMBERS

- DDES Customer Information Line206-296-6600
- Permit Application Appointments206-296-6797
- DDES Billing Hot Line206-296-6659
- DDES Records Center206-296-6696
- Code Enforcement206-296-6680

Erosion and sediment control measures

Each Fall DDES publishes information on erosion and sediment control (site runoff) requirements for construction sites in unincorporated King County. This information has been compiled to inform the building industry of current regulations, practices and restrictions during the wet season, which runs between October 1 and April 30 each year. In addition to providing revised and updated information on Best Management Practices (BMPs) for residential and small construction sites, DDES staff will emphasize code restrictions on clearing and grading work. This information can be found on the DDES web site at <http://www.metrokc.gov/ddes/lusd/erosion.htm>. This web page also outlines erosion and sediment control requirements at construction sites as well as final site stabilization requirements.

DDES is committed to an effective erosion and sediment control program to protect our streams, lakes, wetlands and the aquatic species that inhabit them. Additional technical assistance for erosion control on project sites is available. DDES inspection staff is also available to offer suggestions to help builders and developers stay in compliance with County Code and permit conditions. At the same time, it is a builder's responsibility to implement and maintain controls on the job site. We look forward to working with our customers to meet this goal.

For additional details, please contact Bernard Moore, DDES Building Inspections Supervisor, at (206) 296-6762.