Attachment F

Map Amendments

1. **Cottage Lake**
   Amendment to the Comprehensive Plan Land Use Map
   Amendment to the Zoning Atlas

2. **Duvall Rock Quarry**
   Amendment to the Comprehensive Plan Land Use Map
   Amendment to the Zoning Atlas

3. **Dale Frank**
   Amendment to the Comprehensive Plan Land Use Map
   Amendment to the Zoning Atlas

4. **Willows Road**
   Amendment to the Comprehensive Plan Land Use Map
   Amendment to the Zoning Atlas

5. **Redmond Perrigo Park**
   Amendment to the Comprehensive Plan Land Use Map
   Amendment to the Zoning Atlas

6. **Redmond Ridge Panhandle**
   Amendment to the Comprehensive Plan Land Use Map
   Amendment to the Zoning Atlas

7. **Cougar Mountain**
   Amendment to the Comprehensive Plan Land Use Map
   Amendment to the Zoning Atlas

8. **East Renton Urban Separator**
   Amendment to the Comprehensive Plan Land Use Map
   Amendment to the Zoning Atlas

9. **Enumclaw Golf Course**
   Amendment to the Comprehensive Plan Land Use Map
   Amendment to the Zoning Atlas

10. **Renton Christian Center**
    Amendment to the Comprehensive Plan Land Use Map
    Amendment to the Zoning Atlas

11. **Covington Park**
    Amendment to the Comprehensive Plan Land Use Map
    Amendment to the Zoning Atlas

12. **Issaquah SPAR Road**
    Amendment to the Comprehensive Plan Land Use Map
    Amendment to the Zoning Atlas

13. **Jackson Properties**
    Amendment to the Comprehensive Plan Land Use Map
    Amendment to the Zoning Atlas

Adopted
September 27, 2004

Map Amendment 1

Cottage Lake

AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE MAP

Amend Map # 17, Section 7, Township 26, Range 6 as follows:

Redesignate the following parcels from Rural Residential to Rural Neighborhood:

0726069001
0726069058
1628700126
1628700127

Effect: The proposed land use map amendment would add four parcels to the Cottage Lake Rural Neighborhood.

Proposed Amendment
2004 King County Comprehensive Plan Update
Cottage Lake Rural Neighborhood - Land Use Amendment

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N

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7-20-04 MKCC GMUAC

Study Area

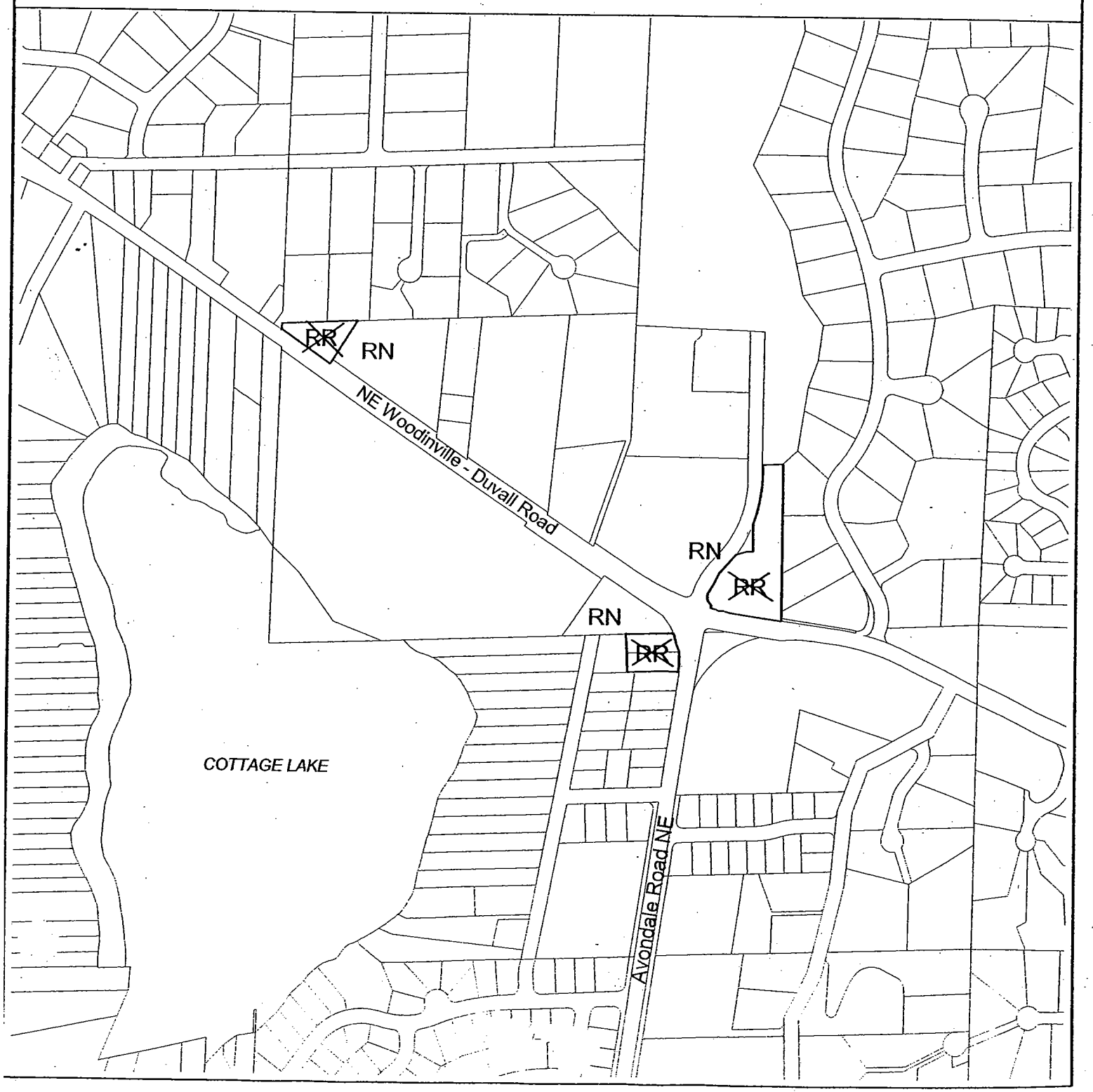
Incorporated Areas

Urban Growth Boundary

Proposed Urban Growth Boundary

RR Rural Residential

RN Rural Neighborhood



Map Amendment 1

Cottage Lake

AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – Zoning Atlas

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Amend Map # 17, Section 7, Township 26, Range 6 as follows:

Reclassify the following parcels from RA-5 and RA-5-P to NB and NB-P:

0726069001 (RA-5 to NB-P)
0726069058 (RA-5 to NB-P)
1628700126 (RA-5-P to NB-P)
1628700127 (RA-5 to NB)

Effect: This amendment applies the Neighborhood Business zone classification to four parcels proposed to be included within the Cottage Lake Rural Neighborhood. Existing P Suffix condition BC-P2 is retained on three of the parcels, and BC-P3 on one of the parcels. No change is proposed through this amendment to the clearing restrictions enumerated in King County Code Chapter 16.82.150 C and D that already apply to the subject properties.

Proposed Amendment
2004 King County Comprehensive Plan Update
Cottage Lake Rural Neighborhood - Zoning Amendment

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7-20-04 MKCC GMUAC

Study Area

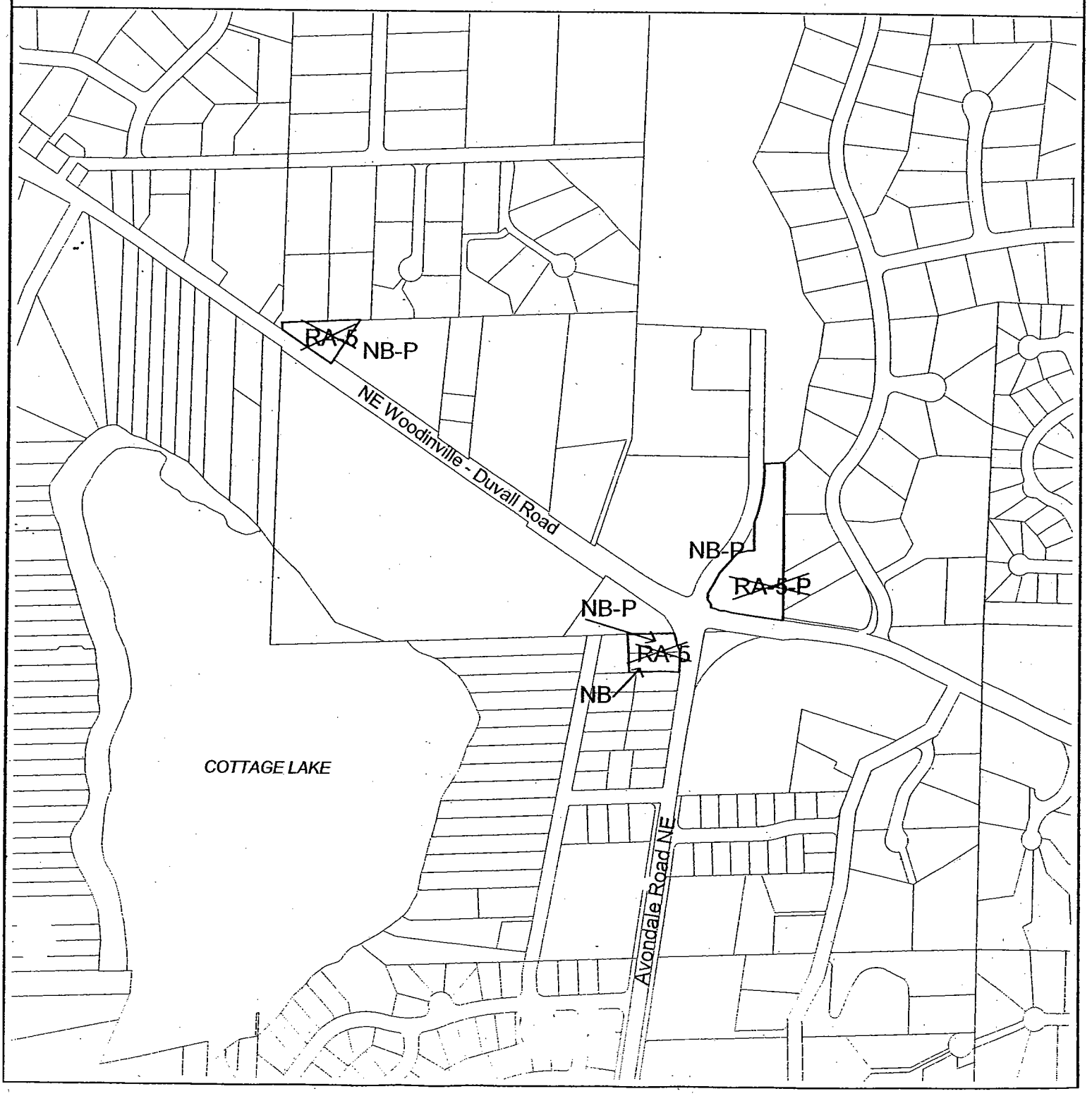
Incorporated Areas

Urban Growth Boundary

Proposed Urban Growth Boundary

RA-5 Rural Area, 1 DU per 5 acres

NB Neighborhood Business



Map Amendment 2

Duvall Rock Quarry

AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE MAP

Amend Map #24, Section 6, Township 26, Range 7 as follows:

Redesignate the following parcel from Mining to Rural Residential:

0626079032

Amend the Mineral Resources Map to redesignate the parcel from Designated Mineral Resource Site to Potential Surface Mineral Resource Site.

Effect: The Duvall Rock Quarry land use amendment redesignates an 80-acre Designated Mineral Resource Site to Rural Residential. The designation for the site was re-evaluated in accordance with King County policy, and it was determined that the existing mineral resource designation is not appropriate given environmental constraints on the site. Approval of this amendment will designate the site Potential Surface Mineral Resource Site on the Mineral Resources Map pursuant to King County Comprehensive Plan policy R-555, and change the land use designation to Rural Residential consistent with the surrounding area.

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

King County

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rr Rural Residential

m Mining

Change Area

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AWC \ldes710\GIS-M\maps\200308\awc_2004107_duvall_rock_quarry_lubw.pdf

Map Amendment 2

Duvall Rock Quarry

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Map #24, Section 6, Township 26, Range 7 as follows:

Reclassify the following parcel from M-P to RA-10:

0626079032

Eliminate the P-suffix development condition, SV-P24.

SV-P24: Tax Lot # 062607-9032-00, located in Section 6, Township 26, Range 7E (Source: Ordinance 11653, Amendment 90; Effective Date: 2/2/95)

An environmental study for the Mineral Resources zoning or project-specific proposal per the Mineral Resources zoning shall be commenced within two years of the effective date of this zoning action or the zoning shall revert to RA-10 (Potential Mineral Resource).

Reclassify the following parcel from RA-10 Potential M to RA-10, eliminating the Potential Mineral zoning for the parcel:

0626079034

<u>Effect:</u> The Duvall Rock Quarry zoning amendment applies Rural Residential zoning to an 80-acre that is currently zoned Mineral. The zoning for the site was re-evaluated in accordance with King County policy, and it was determined that the existing Mineral zoning is not appropriate given environmental constraints on the site. Approval of this amendment will designate the site Rural Residential consistent with the surrounding area, and eliminate Potential Mineral zoning on an adjacent parcel. The P-suffix development condition for the site no longer applies and will be eliminated.

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

King County

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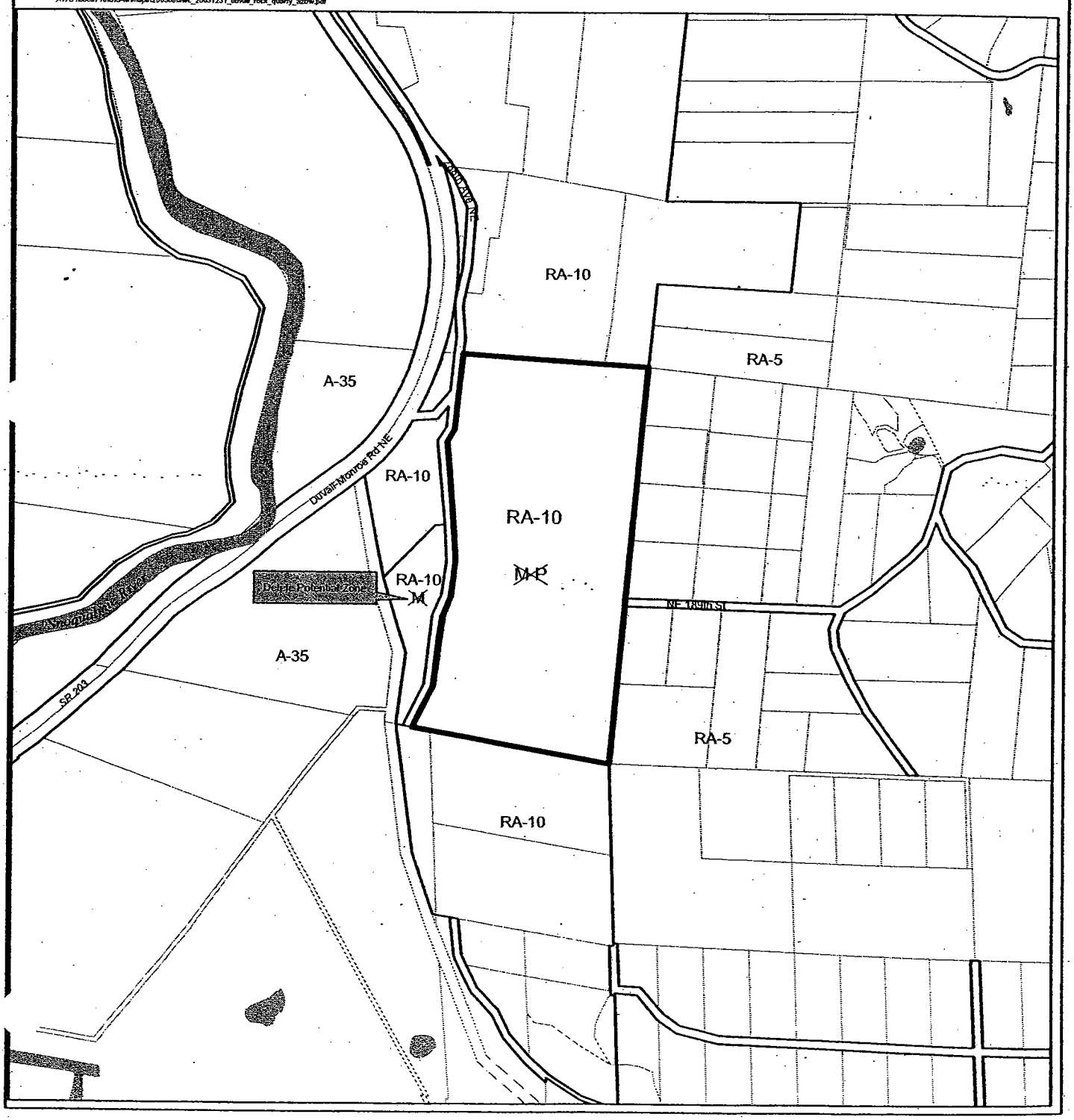
RA-10 Rural Area, one DU per 10 acres

M Mineral

Change Area



Map Amendment 3

Dale Frank Property

AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE MAP

Amend Map #11, Section 27, Township 26, Range 6 as follows:

Redesignate the following parcel from Industrial to Urban Residential, Medium:

2726059018

Effect: The Dale Frank land use amendment redesignates one parcel inside the Urban Growth Area from Industrial to Urban Residential, Medium. This change recognizes that the topography of this undeveloped parcel is oriented toward the adjacent residential properties to the north rather than the adjacent industrial properties.

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

King County

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375 187.5 0 375 750 Feet

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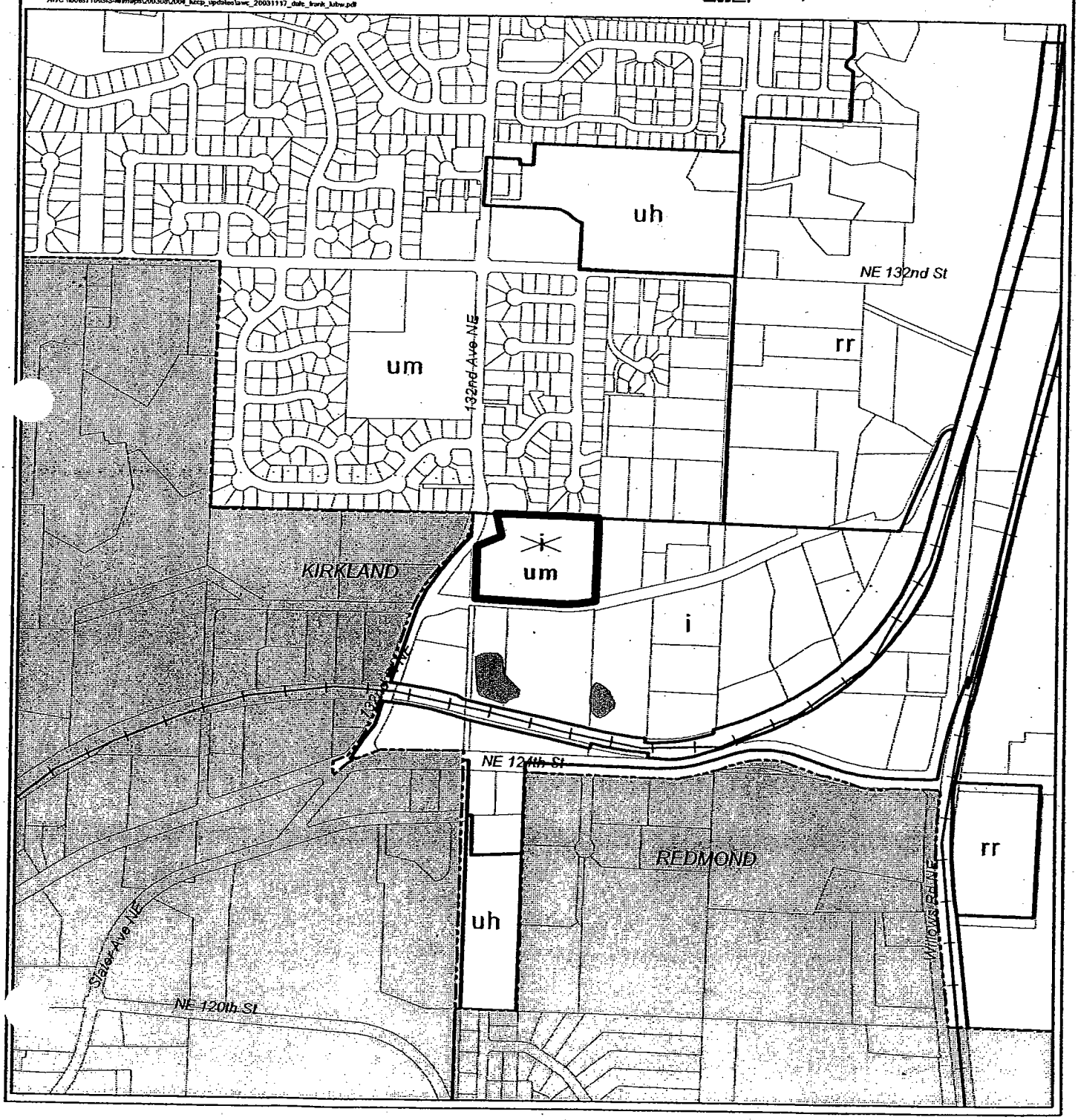
AWC \\ddes710\GIS-M\maps\200308\2004_kccp_updates\awc_20031117_dale_frank_lubw.pdf

i Industrial

um Urban Residential medium, 4-12 du/ac

Change Area

Incorporated Areas



Map Amendment 3

Dale Frank Property

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Map #11, Section 27, Township 26, Range 5 as follows:

Reclassify the following parcel from I-SO to I-SO Potential R-12-SO:

2726059018

Retain the existing SO-220, Significant Trees Special District Overlay set forth in KCC 21A.38.230.

Effect: The Dale Frank Property site-specific zoning amendment applies a potential zoning of R-12-SO to the property currently zoned Industrial. Approval of this amendment will allow the property owner to apply for a rezone to R-12, and eventually develop the property as a residential property consistent with the pattern of development north of the property, toward which it is topographically oriented.

Proposed Site-Specific Land Use Amendment
2004 King County Comprehensive Plan Update
Dale Frank Property Zoning Amendment

King County

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375 187.5 0 375 750 Feet

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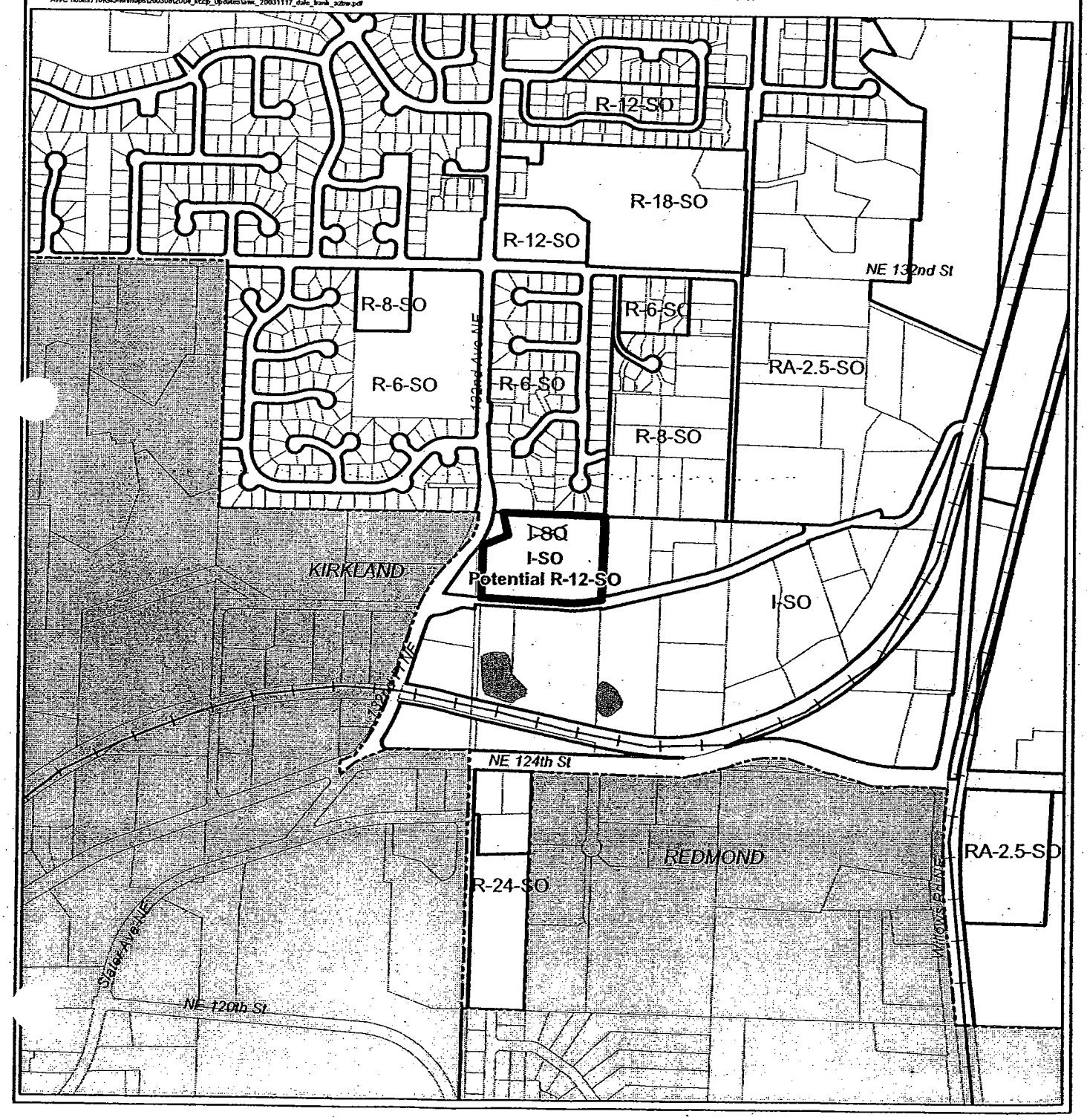
I Industrial

R-12 Residential, 12 DU per acre

Change Area

Incorporated Areas



Map Amendment 4

Willows Road

AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE MAP

Amend Map #11, Sections 22 and 27, Township 26, Range 5 as follows:

Redesignate the following parcels from Rural Residential to Greenbelt/Urban Separator and add them to the Urban Growth Area:

2226059108	2226059030 (portion)
2226059049	2226059056
2226059089	2226059090
2226059091	2226059079
2226059069	2226059070
2226059071	2226059066
2226059061	2226059062
2226059058	2621737777 (portion)
2621730340	

Redesignate the following parcels from Rural Residential to Urban Residential, Medium and add them to the Urban Growth Area:

2226057777 (portion)	2226059097
2226059098	2226059115
2226059116	2226059099
2226059024	2226059117
2226059040	2226059057
2226059060	2726059030
2726059083	2726059032
2726059073	2726059034
2726059038	2726059029
2726059028	2726059066
2726059033	2726059042

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

Amend all other KCCP and Technical Appendix maps which include the Urban Growth Area to be consistent with this change.

Effect: The Willows Road land use amendment adds approximately 128 acres to the Urban Growth Area. Approval of this amendment will remove an isolated portion of the Rural Area and add it to the Kirkland Potential Annexation Area, creating a logical UGA boundary, and promoting efficient service delivery. The Urban Residential designation in the southern portion of the area will be consistent with the existing pattern of development to the west. An Urban Separator will be created where Woodinville, the Kirkland PAA, and the Sammamish APD meet.

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

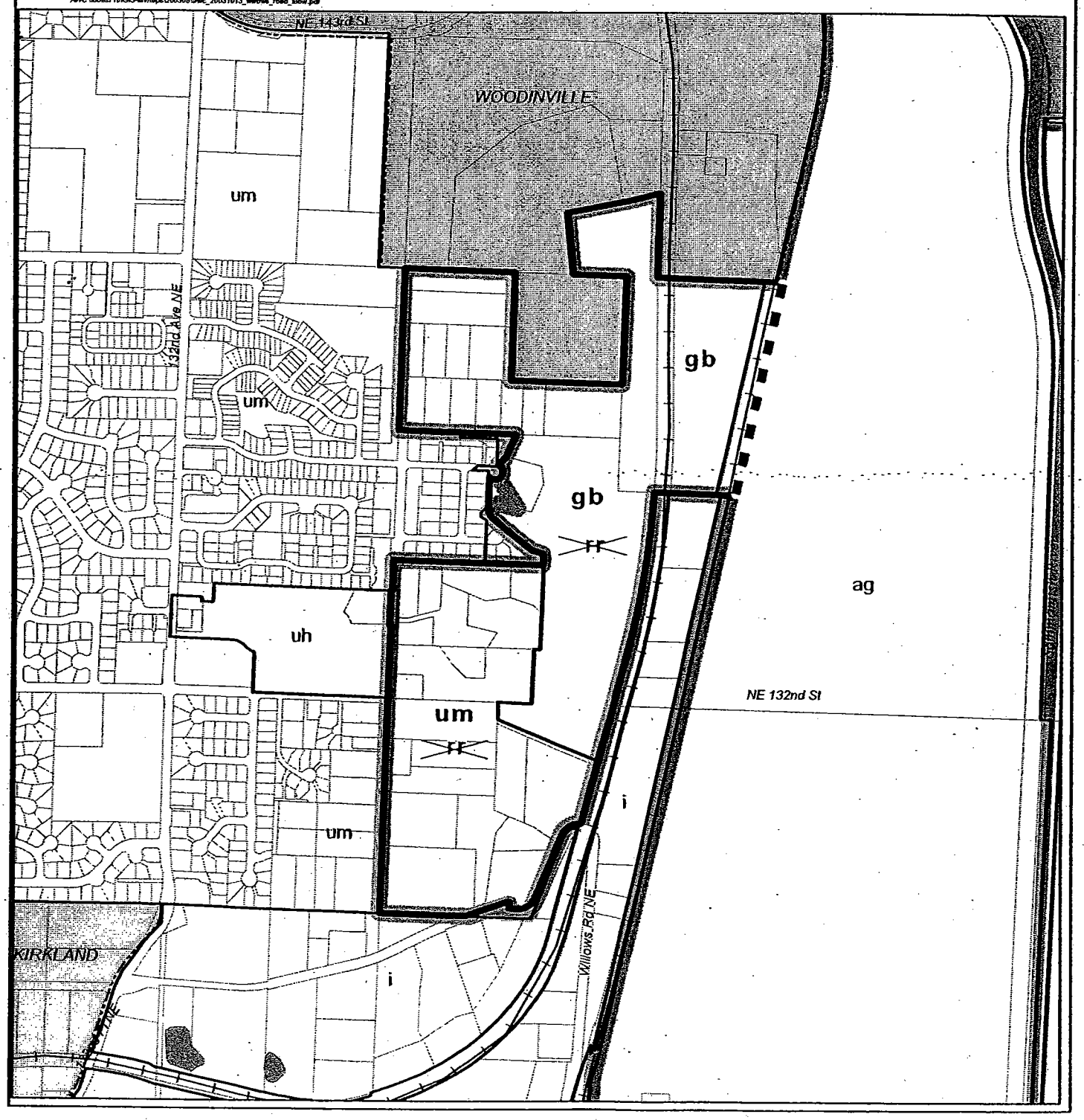
Incorporated Areas

gb Greenbelt/Urban Separator

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

rr Rural residential

Change Area



Map Amendment 4

Willows Road

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Map #11, Sections 22 and 27, Township 26, Range 5 as follows:

Reclassify the following parcel from RA-5-SO to R-1-SO:

2226059108

Reclassify the following parcels from RA-2.5-SO to R-1-SO:

2226059049	2226059056
2226059089	2226059090
2226059091	2226059079
2226059069	2226059070
2226059071	2226059066
2226059061	2226059062
2226059058	

Reclassify the following parcels from RA-2.5-P-SO and RA-5-P-SO to R-1-P-SO and retain the existing NS-P18 P-suffix development condition:

2621737777 (portion)
2621730340

NS-P18: Goldstar 4 to 1 (Source: 1995 King County Comprehensive Plan Amendment Package: Ordinance 12061, Amendment 4-1-F)

1. This property is within the 4 to 1 Program and shall comply with 4 to 1 Program Countywide Planning Policies FW-1, Step 7 and King County Comprehensive Plan Policies I-204 and I-205.

2. This property was approved under the King County 4 to 1 Program with a 3.5:1 ratio as an affordable housing incentive and shall be consistent with UPD standards for affordable housing specified in KCC Title 21A.39.060. King County Housing and Community Development staff shall coordinate preliminary plat conditions to achieve the required 30% affordable housing.

Reclassify the following parcels from RA-2.5-SO to R-6-SO:

2226057777 (portion)	2226059097
2226059098	2226059115
2226059116	2226059099
2226059024	2226059117
2226059040	2226059057
2226059060	2726059030
2726059083	2726059032
2726059073	2726059034
2726059038	2726059029
2726059028	2726059066
2726059033	2726059042

Eliminate the SO-120, Agricultural Production Buffer Special District Overlay designation, set forth in KCC 21A.38.130, for all of the above parcels.

Retain the existing SO-220, Significant Trees Special District Overlay designation, set forth in KCC 21A.38.230, for all of the above parcels.

Effect: The Willows Road zoning amendment applies urban zoning to approximately 128 acres of land that currently has Rural Residential zoning. Approval of this amendment will remove an isolated portion of the Rural Area and add it to the Kirkland Potential Annexation Area, creating a logical UGA boundary, and promoting efficient service delivery. The Urban Residential designation in the southern portion of the area will be consistent with the existing pattern of development to the west. An Urban Separator will be created where Woodinville, the Kirkland PAA, and the Sammamish APD meet. A segment of this new Urban Separator has already been set-aside as permanent open space as part of the 4 to 1 program. The Goldstar 4 to 1 P-suffix development condition will be retained for those properties where it exists. The Agricultural Production Buffer Special District Overlay only applies to Rural property, so it will be eliminated, while the Significant Trees Special District Overlay will be retained.

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

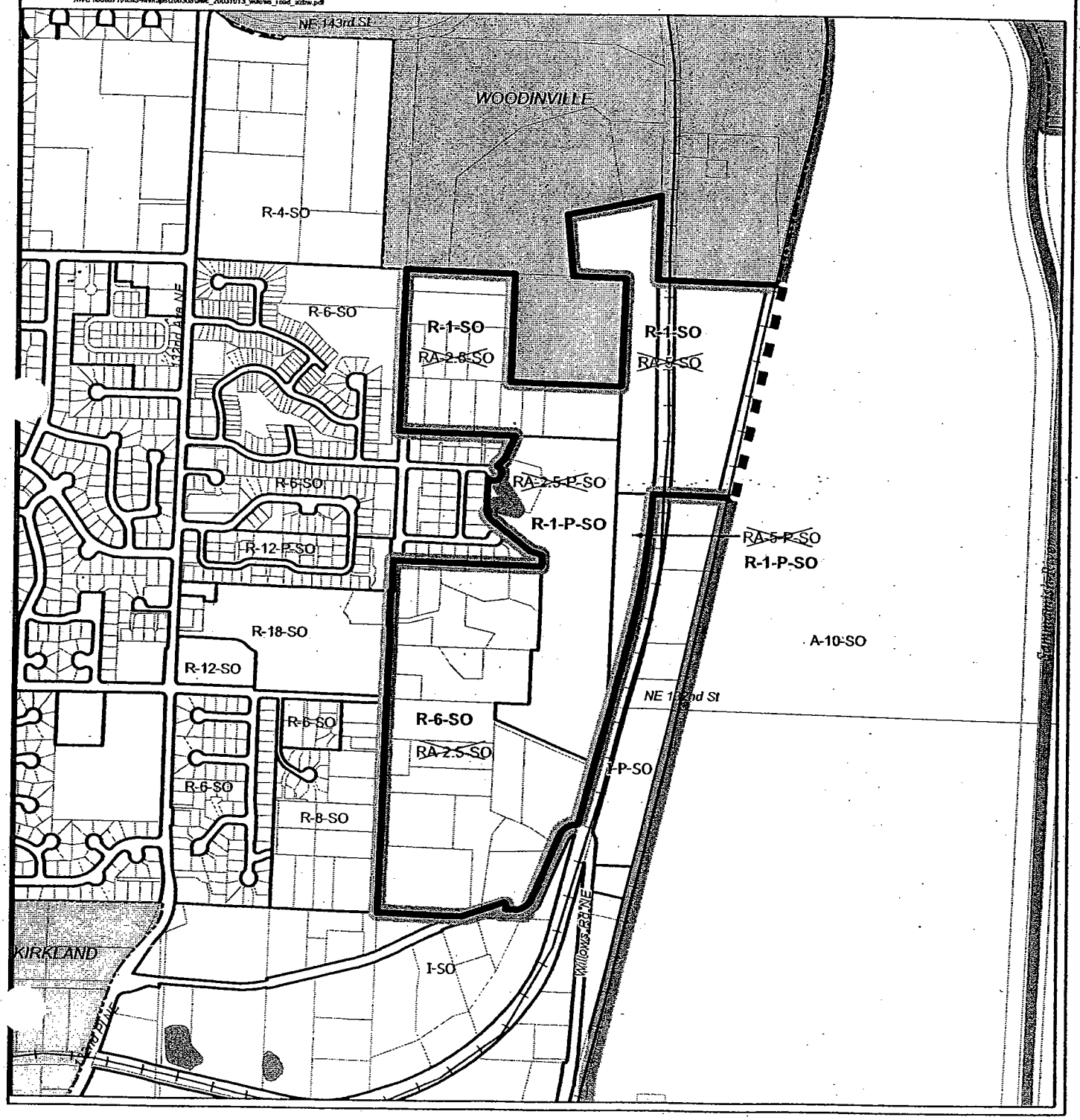
R-1 Residential, one DU per acre

R-6 Residential, six DU per acre

I Industrial

RA-2.5 Rural Area, one DU per 5 acres

Change Area



Map Amendment 5

Redmond Perrigo Park

AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE MAP

Amend Map #18, Section 6, Township 25, Range 6 as follows:

Redesignate the following parcels from Rural Residential to Other Parks/Wilderness and add them to the Urban Growth Area:

0625069065
0625069078
0625069103 (portion)
0625069030

Update the Interim Potential Annexation Area Map to include the subject parcels in the City of Redmond Potential Annexation Area.

Amend all other KCCP and Technical Appendix maps which include the Urban Growth Area to be consistent with this change.

Effect: The Redmond Perrigo Park land use amendment adds approximately 25 acres to the Urban Growth Area. The City of Redmond owns the property and is developing a park. Approval of this amendment will designate the property for use as parkland and add it to Redmond's Potential Annexation Area so that Redmond will be able to annex the area and provide urban services at the park. This will not increase development capacity within the Urban Growth Area.

Proposed Amendment
2004 King County Comprehensive Plan Update
City of Redmond Perrigo Community Park Site -Land Use Amendment

King County

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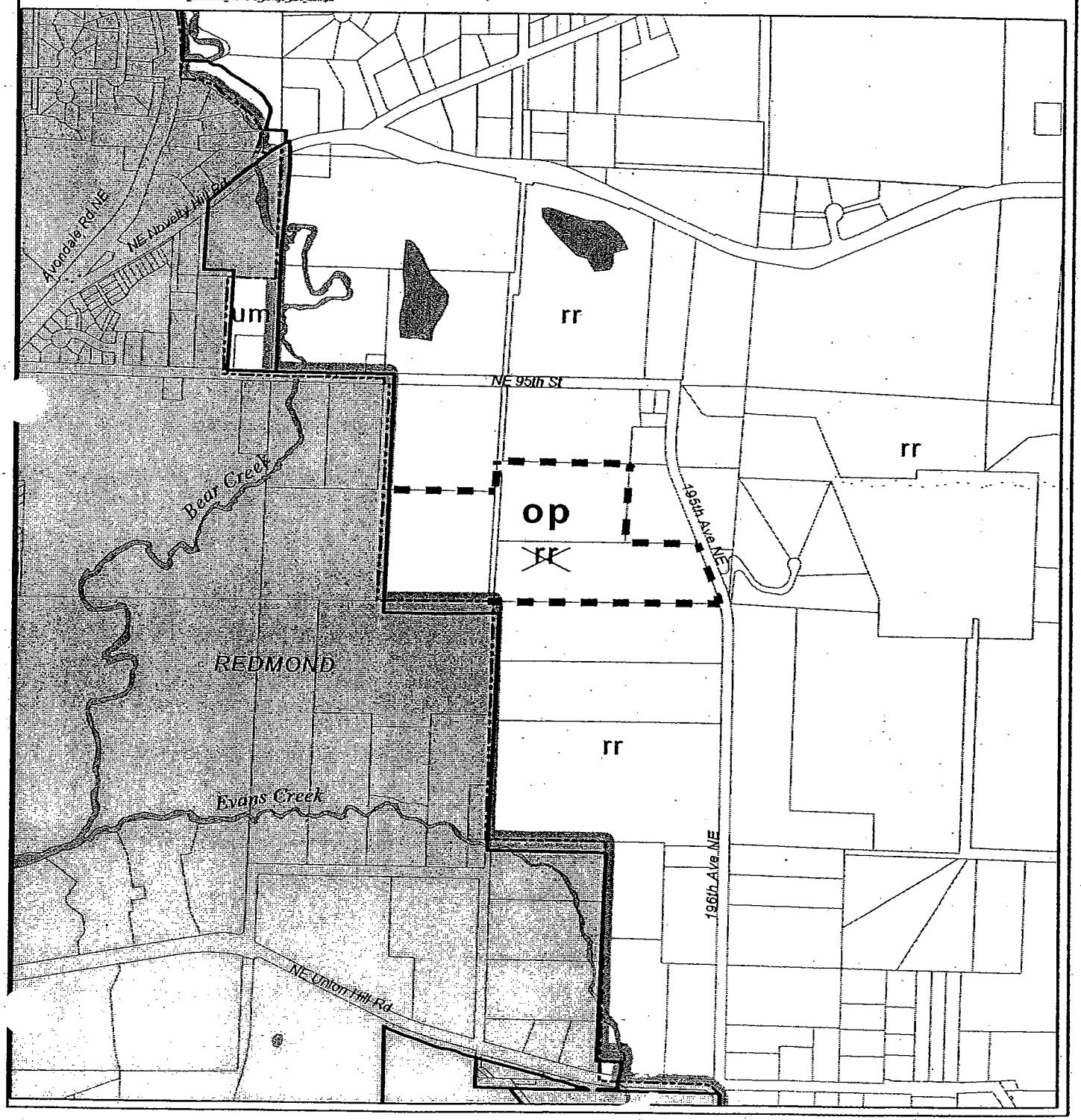
Urban Growth Boundary

Proposed Urban Growth Boundary

Incorporated Areas

op Other Parks / Wilderness

rr Rural Residential



Map Amendment 5

Redmond Perrigo Park

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Map #18, Section 6, Township 25, Range 6 as follows:

Reclassify the following parcels from RA-5 to UR:

0625069065
0625069078
0625069103 (portion)
0625069030

Effect: The Redmond Perrigo Park zoning amendment applies Urban Reserve zoning to approximately 25 acres of land currently zoned Rural Residential. The City of Redmond owns the property and is developing a park. Approval of this amendment will restrict other possible uses for the property in the period before it is annexed

Proposed Amendment
2004 King County Comprehensive Plan Update
City of Redmond Perrigo Community Park Site - Zoning Amendment

King County

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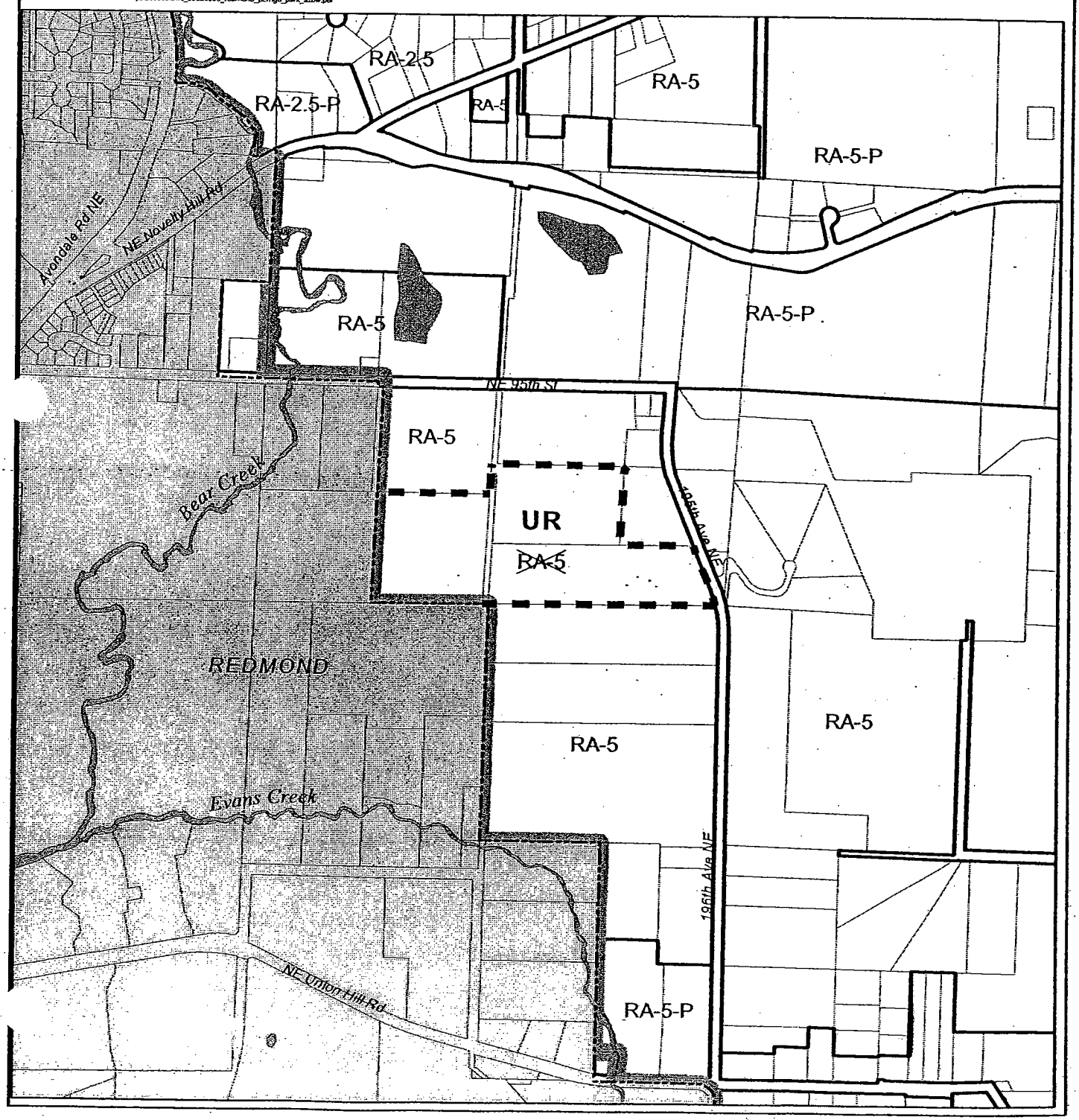
Urban Growth Boundary

Proposed Urban Growth Boundary

Incorporated Areas

UR Urban Reserve, one DU per 5 acres

RA-5 Rural Area, one DU per 5 acres



Map Amendment 6

Redmond Ridge Panhandle

AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE MAP

Amend Map #18, Section 2, Township 25, Range 6 as follows:

Redesignate the following parcels from Urban Planned Development to Rural Residential and remove them from the Urban Growth Area:

0225069080	0225069081
0225069082	0225069083
0225069088	0225069084
0225069002	

Amend all other KCCP and Technical Appendix maps which include the Urban Growth Area to be consistent with this change.

Effect: The Redmond Ridge Panhandle land use amendment removes approximately 123 acres from the Urban Growth Area. Existing KCCP policy states that Redmond Ridge Urban Planned Development (UPD) property shall revert to Rural if it is not planned for development as part of the UPD. The property owners have formally agreed to support redesignation to Rural for the subject property. Approval of this amendment fulfills the policy and restricts development on the property to Rural densities.

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

King County

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750 375 0 750 1,500 Feet

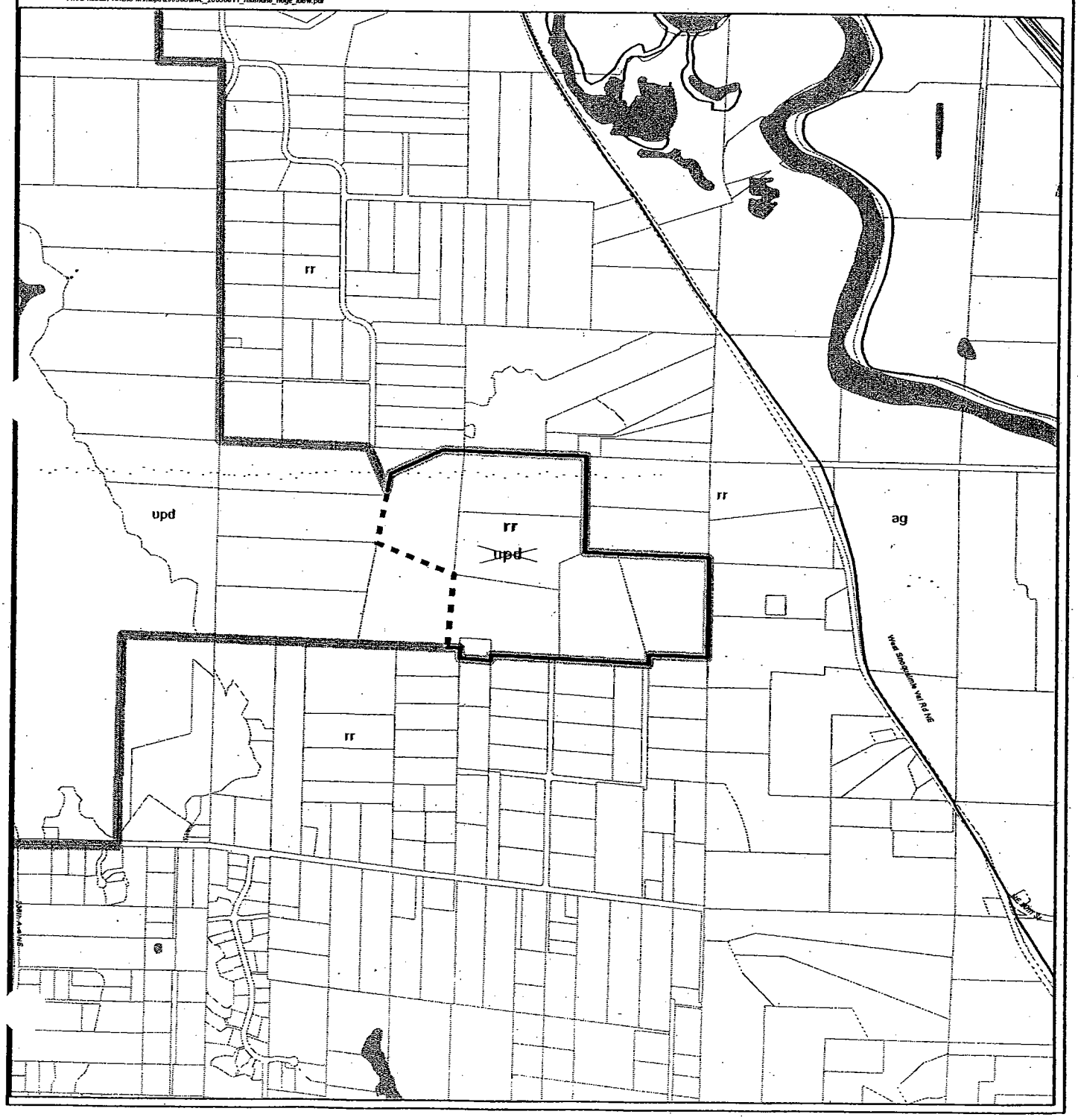
Urban Growth Boundary

Proposed Urban Growth Boundary

rr Rural Residential

upd Urban Planned Development

Change Area



Map Amendment 6

Redmond Ridge Panhandle

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Map #18, Section 2, Township 25, Range 6 as follows:

Reclassify the following parcels from UR-P-SO to RA-5:

0225069080	0225069081
0225069082	0225069083
0225069088	0225069084
0225069002	

Eliminate the P-suffix development condition for the parcels, BC-P21.

BC-P21: Novelty Hill Master Plan Developments/ Urban Planned Developments Area P-suffix Conditions (Northridge)

1. Process

The review process for the Mater Plan Developments/Urban Planned Developments shall include:

A. A project-level Environmental Impact Statement;

B. Participation by the public, agencies, and other jurisdictions through EIS comments, meetings, and through public hearings held before a Hearing Examiner;

C. Permit processing fees paid by the applicant;

D. Final action by the King County Council;

A recorded development agreement which contains final conditions of approval.

2. Environmental Resource Protection

The Master Plan Developments/Urban Planned Developments shall include:

A. Establishment of a natural resource protection area (NRPA) to protect wetlands, surface water quality, groundwater recharge, groundwater quality, wildlife, and aquatic resources.

B. A Master Drainage Plan (MDP) consistent with king County Surface Water Design Manual requirements to be prepared by the applicant. The MDP shall include a post-development monitoring program.

3. Housing

The Master Plan Developments/Urban Planned Developments shall provide the following:

A. A range of housing types including lot sizes, attached and detached single-family and multi-family housing units and densities;

B. Of the total residential units, 10% shall be affordable to low-income households (income level below 80% of the median-income for King County); 10% shall be affordable to moderate-income households (income levels between 80 and 100% of the median income for King County); and 10% shall be affordable to median-income households (income levels between 100 and 120% of the median income for King County). No low-income housing will be required unless publicly funded programs for such housing is available, provided that the developer sets aside sufficient land for a period of up to 5 years.

C. A post-development monitoring program for affordable housing.

4. Retail/Commercial and Business Park Development

The Novelty Hill Master Plan Developments/Urban Planned Developments shall provide sufficient area to accommodate retail/commercial and business park uses to serve the needs and provide employment for future residents and employees.

5. Public Services

The Master Plan Developments/Urban Planned Developments shall ensure that provisions for the following public services are provided to adequately mitigate the impacts of these proposals on the following:

A. Fire and police protection;

B. Public water and sewer systems;

C. School facilities. Northridge shall provide for adequate school sites consistent with the Lake Washington School District standards and requirements. Such sites shall be provided with utility connections and shall be dedicated to the Lake Washington School District.

6. Transportation

The Master Plan Developments/Urban Planned Developments shall include:

A. A transportation plan which provides for compliance with King County concurrency standards, level-of-service standards, safety and operation standards, and

which identifies on and off-site transportation improvements, methods of funding, and a post-development monitoring program.

B. On-site design shall promote the use of alternative modes of transportation including, but not limited to, transit, carpool, bicycle, pedestrian, and equestrian trail facilities.

C. Private developer participation in City of Redmond and state projects is governed by Title 14 of the King County Code. Private developer significant adverse impact and mitigation share will be determined through application of the Intersection Standards in KCC 14.80, unless modified through an interlocal agreement.

7. Parks, Trails and Open Space

The Master Plan Developments/Urban Planned Developments shall provide the following:

A. A variety of parks and recreational facilities designed to meet the needs of future residents and employees.

B. A pedestrian, bicycle, and equestrian trail system which provides circulation throughout the project and which provides linkage to off-site regional trails.

C. Perimeter buffers to screen adjacent rural lands.

Eliminate the Special District Overlay designations, SO-070, Urban Planned Development set forth in KCC 21A.38.070, and SO-110, Fully Contained Community set forth in KCC 21A.38.110.

Effect: The Redmond Ridge Panhandle zoning amendment applies Rural Residential zoning to approximately 123 acres currently zoned Urban Reserve as part of the Redmond Ridge UPD. KCCP policy states that Redmond Ridge Urban Planned Development (UPD) property shall revert to Rural Residential zoning if it is not planned for development as part of the UPD. The property owners have formally agreed to support this rezone for the subject property. Approval of this amendment fulfills the policy and restricts development on the property to Rural densities. It eliminates all of the P-suffix development conditions and Special District Overlays, which are specific to the UPD development.

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

King County

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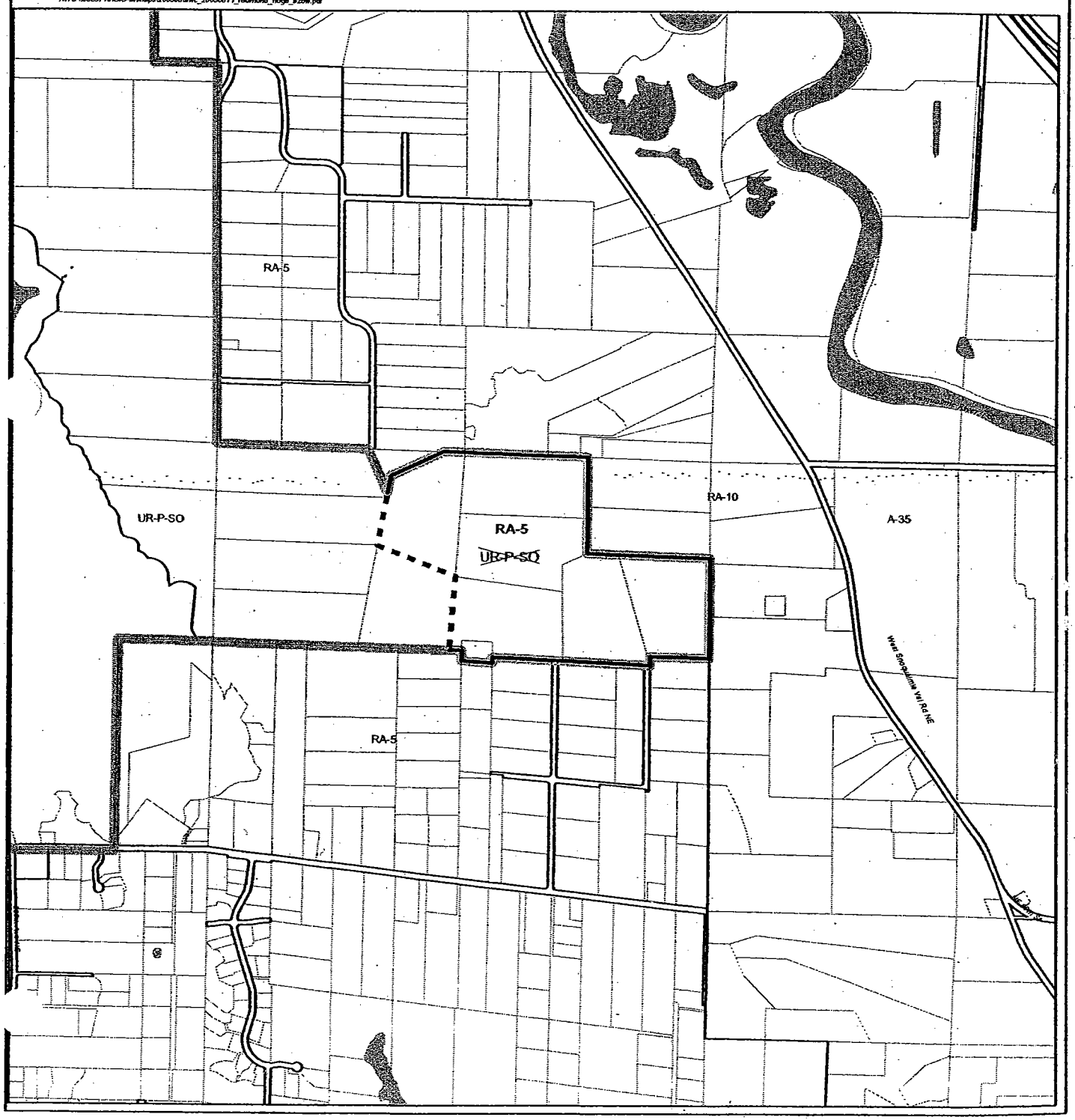
Urban Growth Boundary

Proposed Urban Growth Boundary

RA-5 Rural Area, one DU per 5 acres

UR Urban Reserve, one DU per 5 acres

Change Area



Map Amendment 7

Cougar Mountain

AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE MAP

Amend Map #13, Section 25, Township 24, Range 5 as follows:

Redesignate the following parcel from Rural Residential to Urban Residential, Low and add it to the Urban Growth Area:

2524059003 (portion)

Update the Interim Potential Annexation Area Map to include the subject parcel in the City of Bellevue Potential Annexation Area.

Amend all other KCCP and Technical Appendix maps which include the Urban Growth Area to be consistent with this change.

Effect: The Cougar Mountain land use amendment adds approximately 0.6 acres to the Urban Growth Area. King County is transferring ownership of the property in exchange for another Rural Residential property contiguous to the Cougar Mountain Regional Wildland Park. Approval of this amendment will designate the property for Urban Residential, Low density development consistent with adjacent parcels and add it to Bellevue's Potential Annexation Area. The goal is to create a more logical boundary for the park and the Urban Area so that services can be delivered more efficiently.

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

Cougar Mountain - Land Use Amendment

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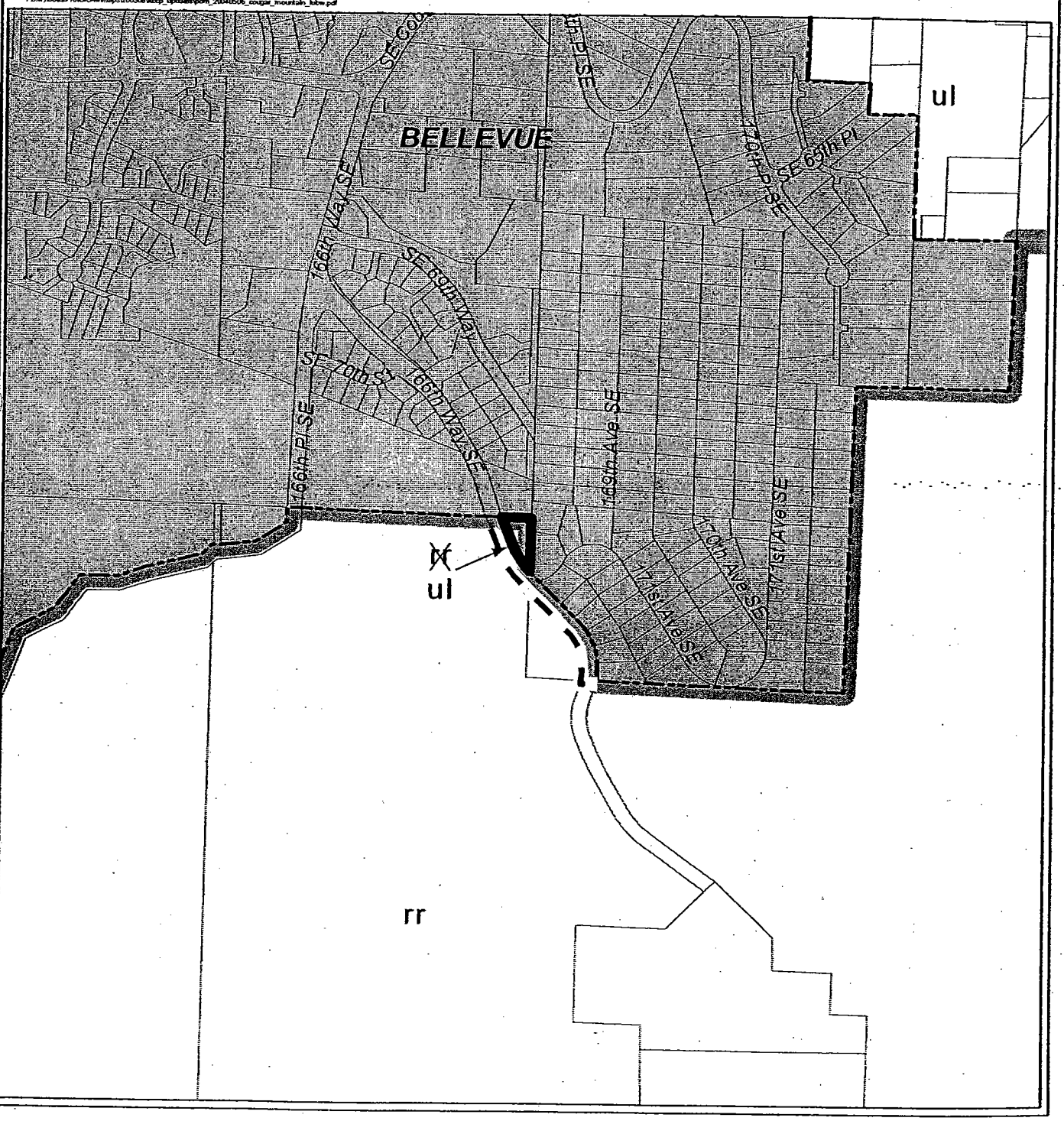

Map Amendment 7

Cougar Mountain

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Map #13, Section 25, Township 24, Range 5 as follows:

Reclassify the following parcel from RA-5-P to R-1:

2524059003 (portion)

Eliminate the P-suffix development condition for the subject property, NC-P1, suffix conditions for the Cougar Mountain Subarea Master Plan Development. The text for this P-suffix development condition is 14 pages long and has been omitted from this map amendment. The text can be found by searching for the development condition code NC-P1 at the following webpage: http://www.metrokc.gov/ddes/gis/dev_cond.htm

Effect: The Cougar Mountain zoning amendment applies Urban Residential zoning to approximately 0.6 acres of land currently zoned Rural Residential. King County is transferring ownership of the property in exchange for another Rural Residential property contiguous to the Cougar Mountain Regional Wildland Park. Approval of this amendment will apply zoning consistent with adjacent parcels inside the Urban Growth Area. It eliminates the P-suffix development condition which is not applicable inside the Urban Growth Area.

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

Cougar Mountain - Zoning Amendment

King County

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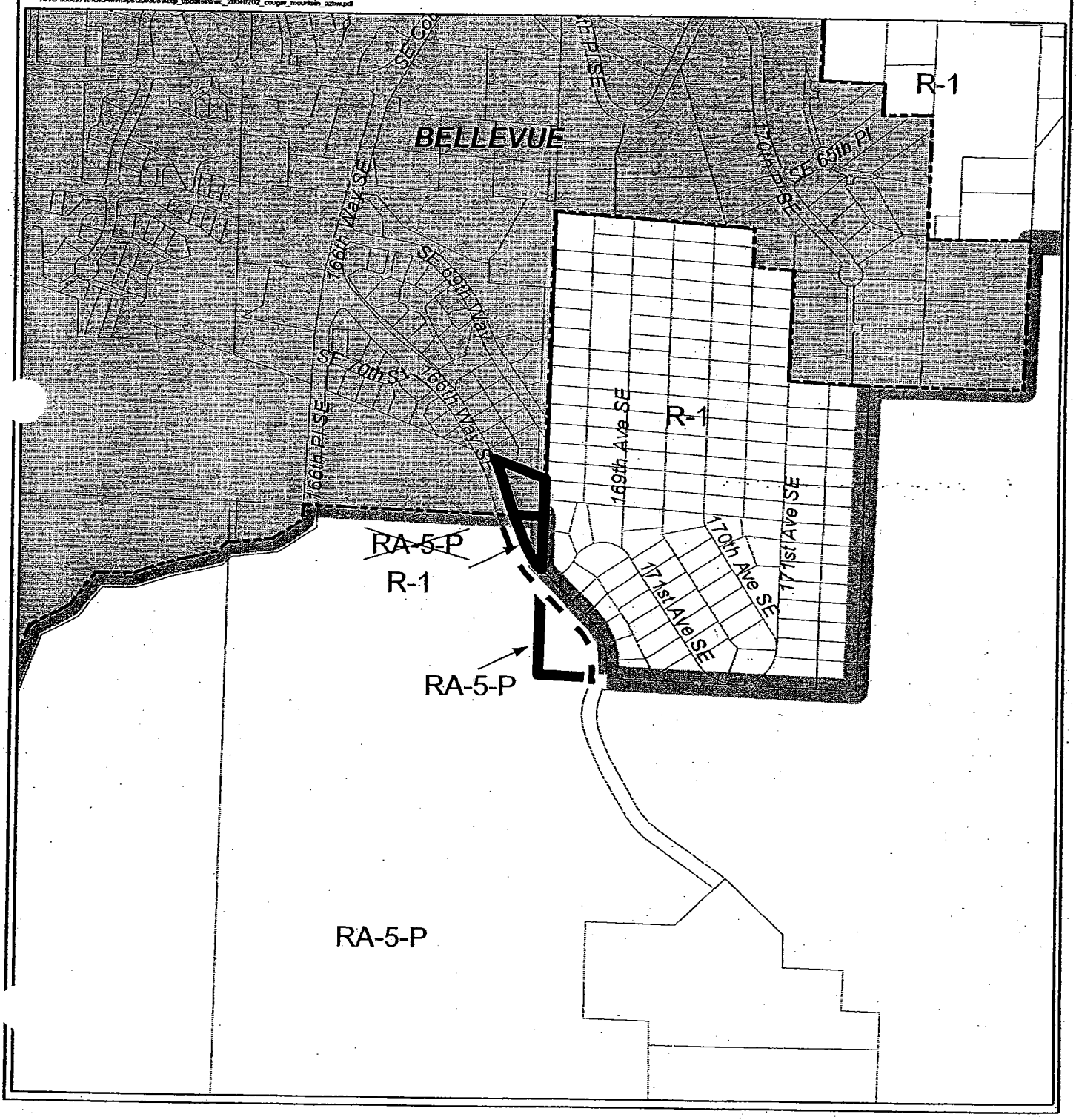
Urban Growth Boundary

Proposed Urban Growth Boundary

R-1 Residential, one DU per acre

RA-5 Rural Area, one DU per 5 acres

Study Area



Map Amendment 8

East Renton Urban Separator

AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE MAP

Amend Maps 14 and 15, Section 32, Township 23, Range 5 and Section 5, Township 22, Range 5 as follows:

Redesignate the following parcels from Greenbelt/Urban Separator to Urban Residential, Medium:

3223059022	3223059096	3226059171
3223059170	3223059176	3223059162
3223059097	3223059163	3223059100
3223059214	3223059274	3223059124
3223059325	3223059267	3223059326
3223059023	3223059340	3223059339
3223059338	3223059117	3223057777 (portion)
3223059343	3223059342	3223059341
3223059311	3223059139	3223059027
3223059307	3223059028	3223059336
3223059285	3223059310	3388320050
3388830049	3388320040	3388320030
3388320020	3388320010	3388320060
3388320070	3388320080	3388320090
3388320100	3388320110	3388320120
3388320130	3388320140	3388320150
3388320160	3388320170	3388320180
3388320190	3388320200	3388320210
3388320220	3388320230	3388320240
0522059045	0522059077	0522059305
0522059323	0522059332	0522059339
0522059043	0522059136	0522059137
0522059127	0522059135	0522059306
0522059233	0522059085	0522059046
0522059240	0522059331	0522059243
0522059234	0522059269	0522059042
0522059007		

Effect: The East Renton Urban Separator land use amendment redesignates a 76-acre Urban Separator to Urban Residential, Medium density use. This Urban Separator has already been redesignated in the Countywide Planning Policies (CPPs) and replaced with land in Renton. Approval of this amendment will make the KCCP land use designation consistent with the CPPs and increase residential development potential in the unincorporated Urban Area.

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

King County

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

gb Greenbelt/Urban Separator

Change Area

Incorporated Areas

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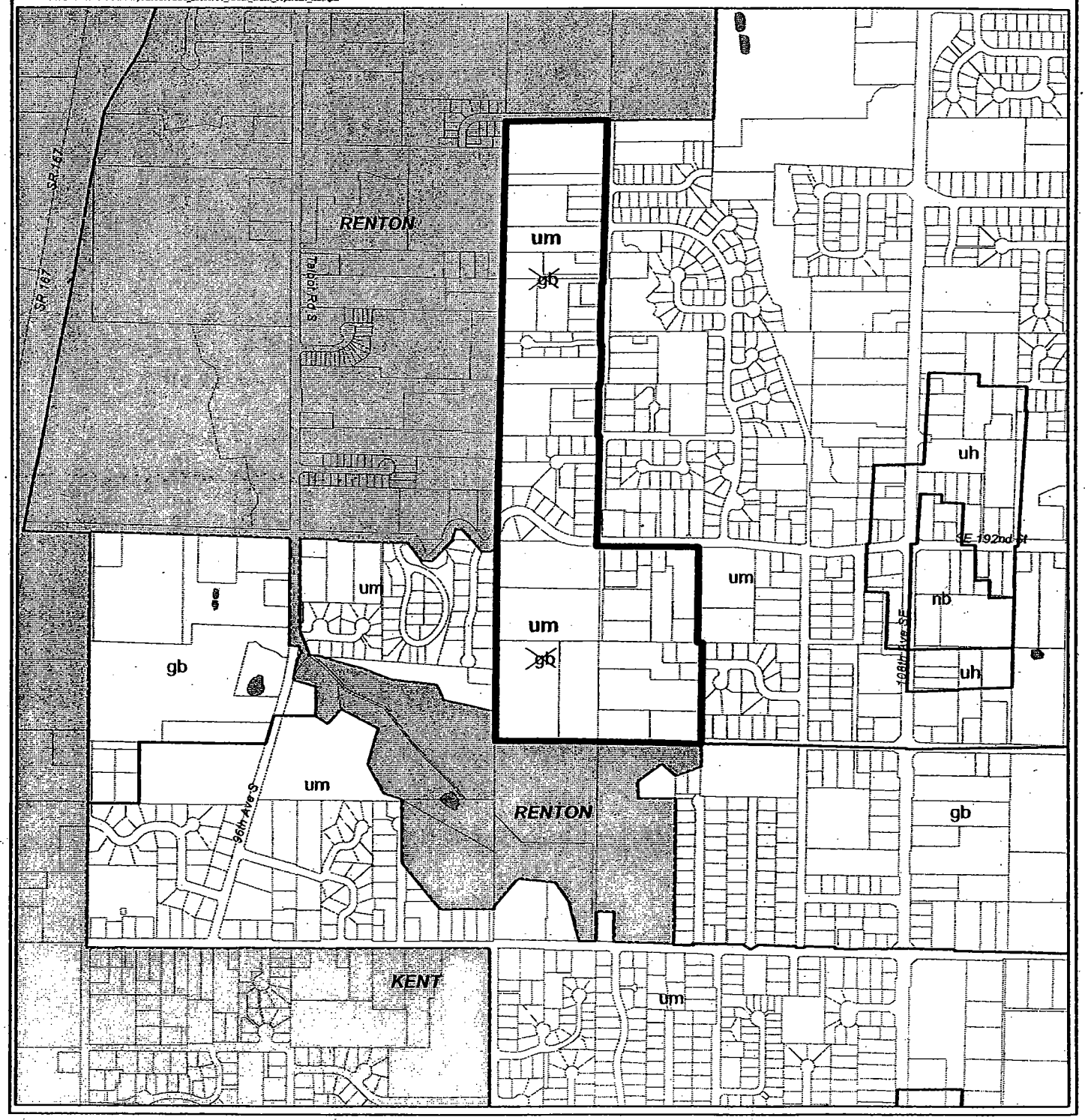

Map Amendment 8

East Renton Urban Separator

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Maps 14 and 15, Section 32, Township 23, Range 5 and Section 5, Township 22, Range 5 as follows:

Reclassify the following parcels from R-1-SO to R-6-SO:

3223059022	3223059096	3226059171
3223059170	3223059176	3223059162
3223059097	3223059163	3223059100
3223059214	3223059274	3223059124
3223059325	3223059267	3223059326
3223059023	3223059340	3223059339
3223059338	3223059117	3223057777 (portion)
3223059343	3223059342	3223059341
3223059311	3223059139	3223059027
3223059307	3223059028	3223059336
3223059285	3223059310	3388320050
3388830049	3388320040	3388320030
3388320020	3388320010	3388320060
3388320070	3388320080	3388320090
3388320100	3388320110	3388320120
3388320130	3388320140	3388320150
3388320160	3388320170	3388320180
3388320190	3388320200	3388320210
3388320220	3388320230	3388320240
0522059045	0522059077	0522059305
0522059323	0522059332	0522059339
0522059043	0522059136	0522059137
0522059127	0522059135	0522059306
0522059233	0522059085	0522059046
0522059240	0522059331	0522059243
0522059234	0522059269	0522059042
0522059007		

Retain the existing SO-220, Significant Trees Special District Overlay designation, set forth in KCC 21A.38.230, for all of the above parcels.

Effect: The East Renton Urban Separator zoning amendment applies R-6, Urban Residential medium density zoning to 76 acres currently zoned R-1, Urban Residential low density. This Urban Separator has already been redesignated in the Countywide Planning Policies (CPPs) and replaced with land in Renton. Approval of this amendment will apply an Urban Residential zoning consistent with the surrounding area and increase residential development potential in the unincorporated Urban Area. It will retain the existing Significant Trees Special District Overlay.

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

King County

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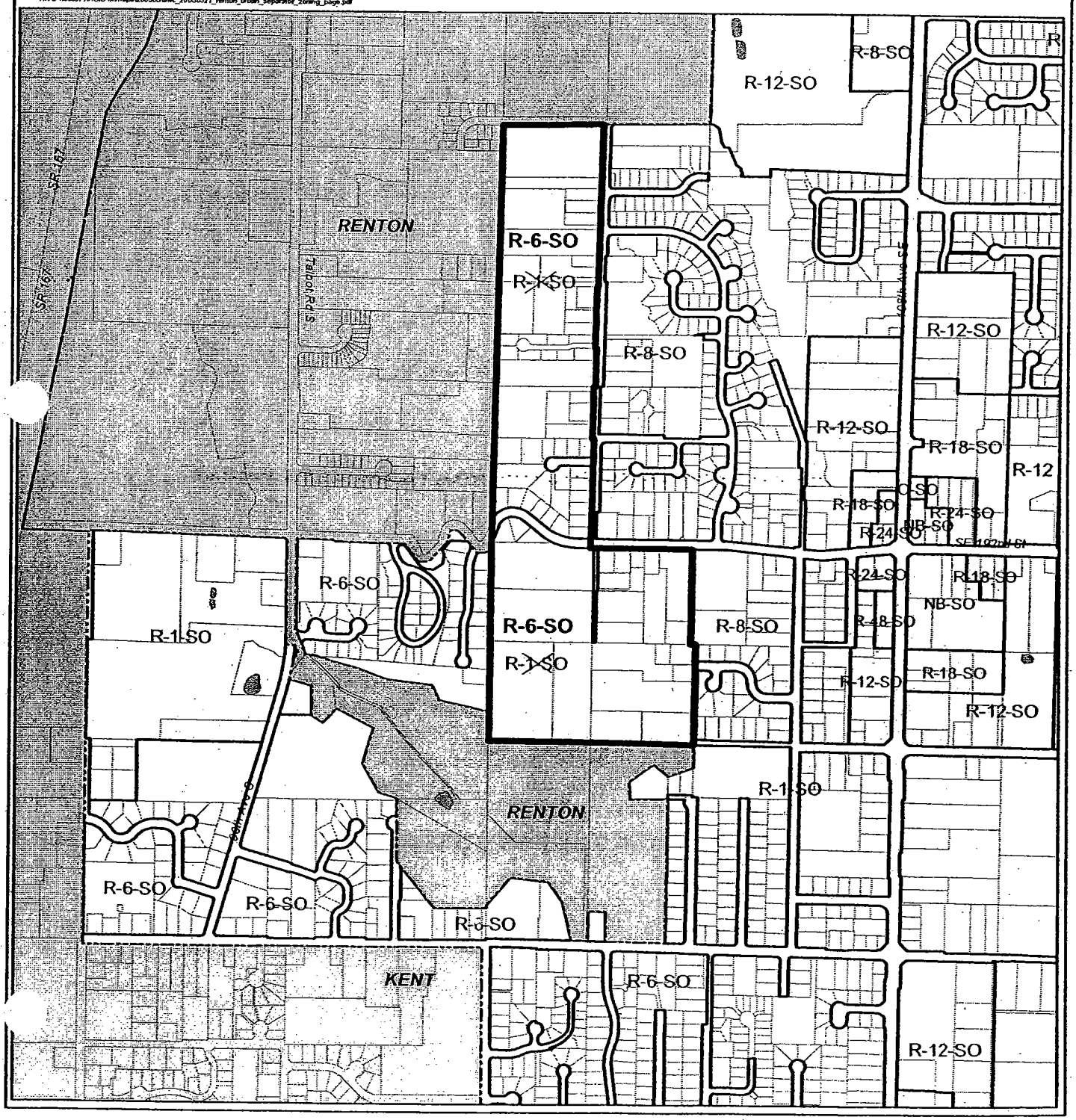
R-6 Residential, six DU per acre

R-1 Residential, one DU per acre

Change Area

Incorporated Areas



Map Amendment 9

Enumclaw Golf Course

AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE MAP

Amend Map #30, Sections 29 and 30, Township 20, Range 7 as follows:

Redesignate the following parcels from Rural Residential to Rural City Urban Growth Area and add them to the Urban Growth Area:

3020079006 (portion)
2920079019
2920079020 (portion)

Remove the following parcel from the Forest Production District:

2920079020 (portion)

Update the Interim Potential Annexation Area Map to include the subject parcels in the City of Enumclaw Potential Annexation Area.

Amend all other KCCP and Technical Appendix maps which include the Urban Growth Area to be consistent with this change.

Effect: The Enumclaw Golf Course land use amendment adds approximately 200 acres to the Urban Growth Area. The property is being transferred from King County to the City of Enumclaw as part of the Enumclaw Pool transfer. Approval of this amendment will designate the property Urban and add it to Enumclaw's Potential Annexation Area so that Enumclaw will be able to annex the area and provide urban services to the golf course. This will not increase development capacity within the Urban Growth Area. This amendment will also remove approximately 2.5 acres of golf course land from the Forest Production District.

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

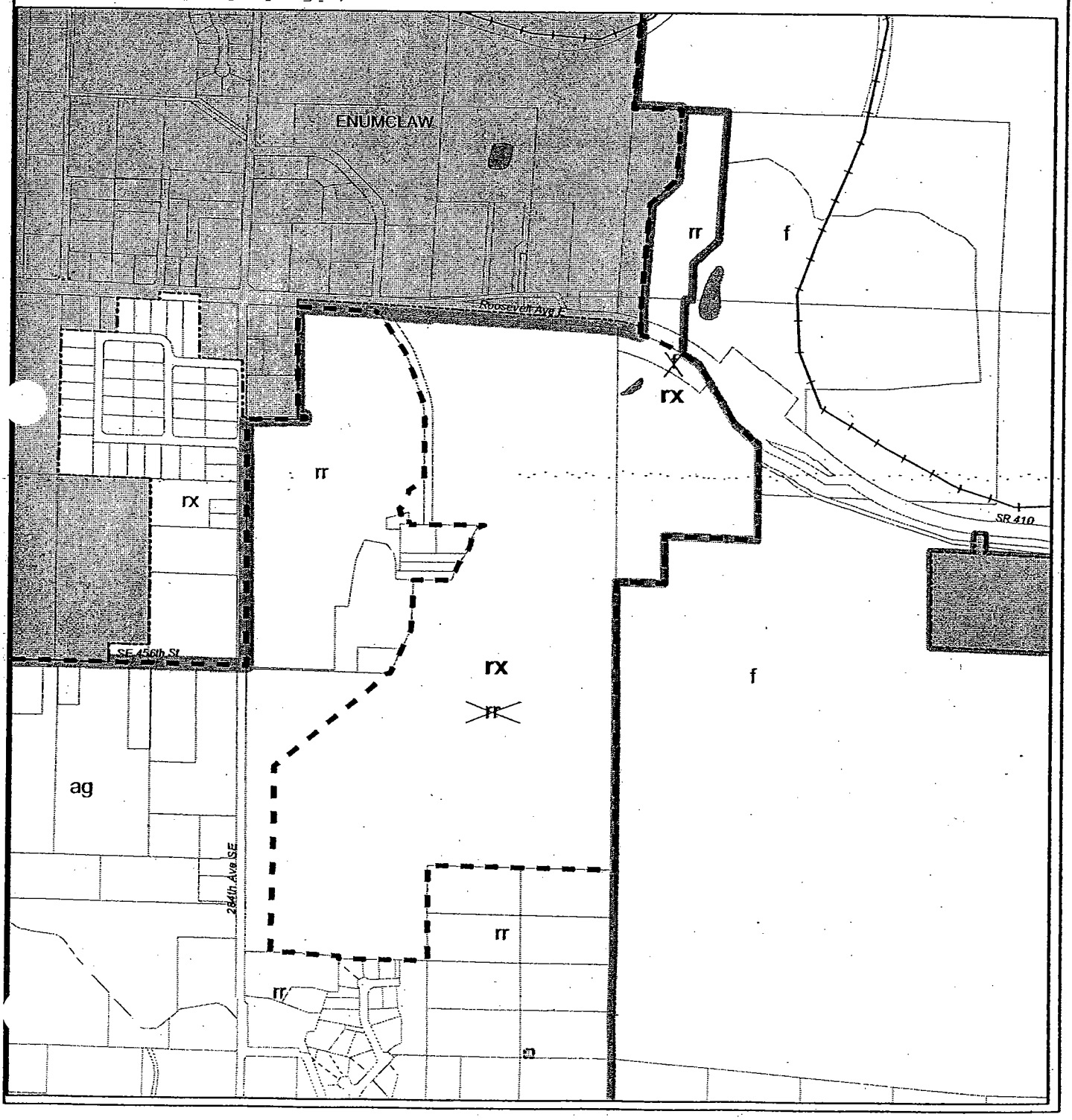
Proposed Forest Production District Boundary

Incorporated Areas

rx Rural City UGA

rr Rural Residential

f Forest



Map Amendment 9

Enumclaw Golf Course

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Map #30, Sections 29 and 30, Township 20, Range 7 as follows:

Reclassify the following parcels from RA-10 to UR:

3020079006 (portion)
2920079019
2920079020 (portion)

Effect: The Enumclaw Golf Course zoning amendment applies Urban Reserve zoning to approximately 200 acres currently zoned Rural Residential. The property is being transferred from King County to the City of Enumclaw as part of the Enumclaw Pool transfer. Approval of this amendment will restrict other possible development on the property in the period before it is annexed.

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

King County

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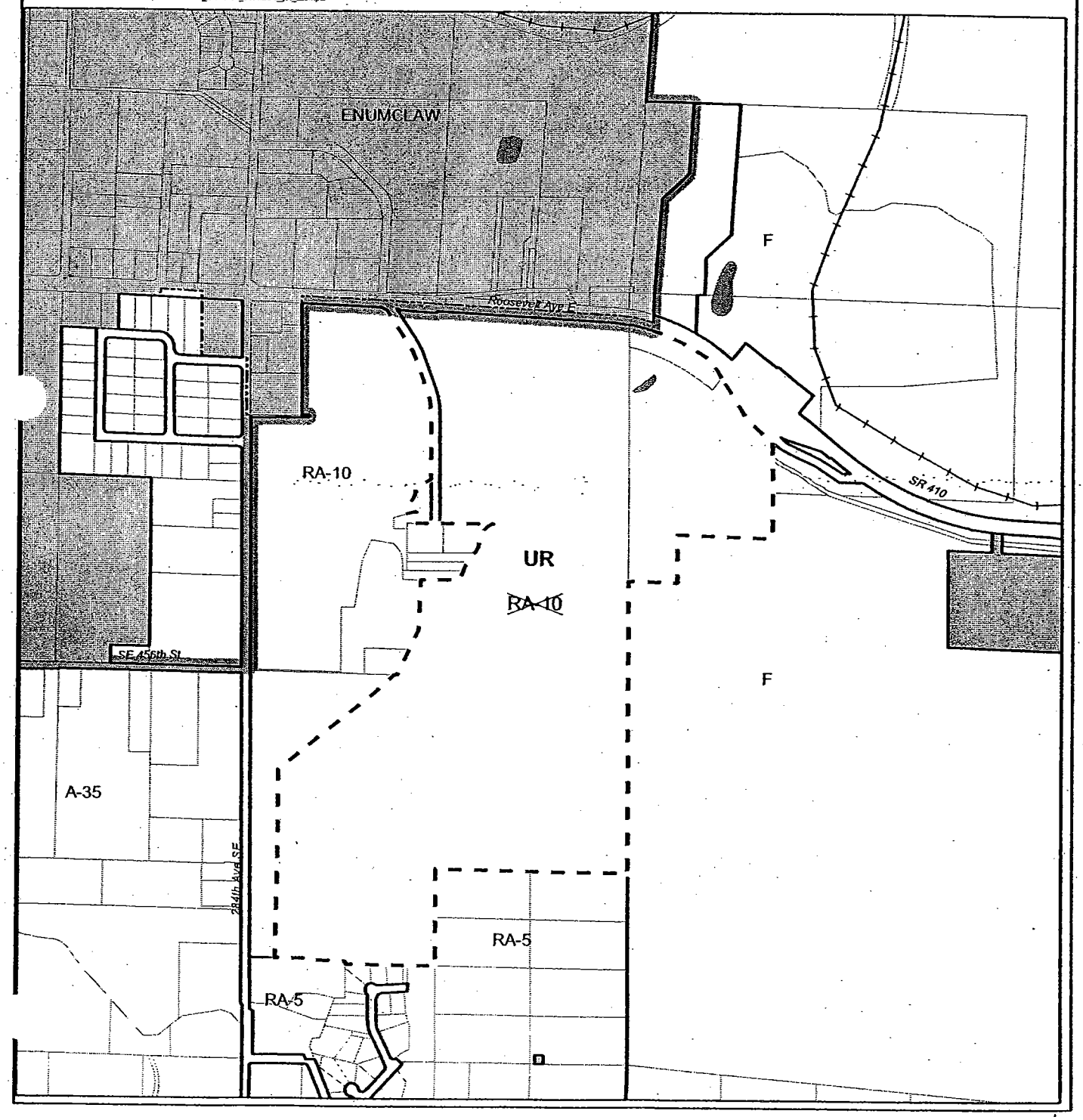
Urban Growth Boundary

Proposed Urban Growth Boundary

Incorporated Areas

UR Urban Reserve, one DU per 5 acres

RA-10 Rural Area, one DU per 10 acres



Map Amendment 10

Renton Christian Center

AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE MAP

Amend Map # 14, Section 36, Township 23, Range 5 as follows:

Redesignate the following parcels from Rural Residential to Urban Medium Density, 4-12 units per acre:

3623059098
8691501050

Retain the open space land use designation for the following parcel and include this parcel in the Urban Growth Area:

3623059007

Effect: This proposed land use amendment would include the subject properties within the Urban Growth Area

Proposed Land Use Amendment
2004 King County Comprehensive Plan Update
Renton Christian Center - Land Use Amendment

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Urban Growth Boundary

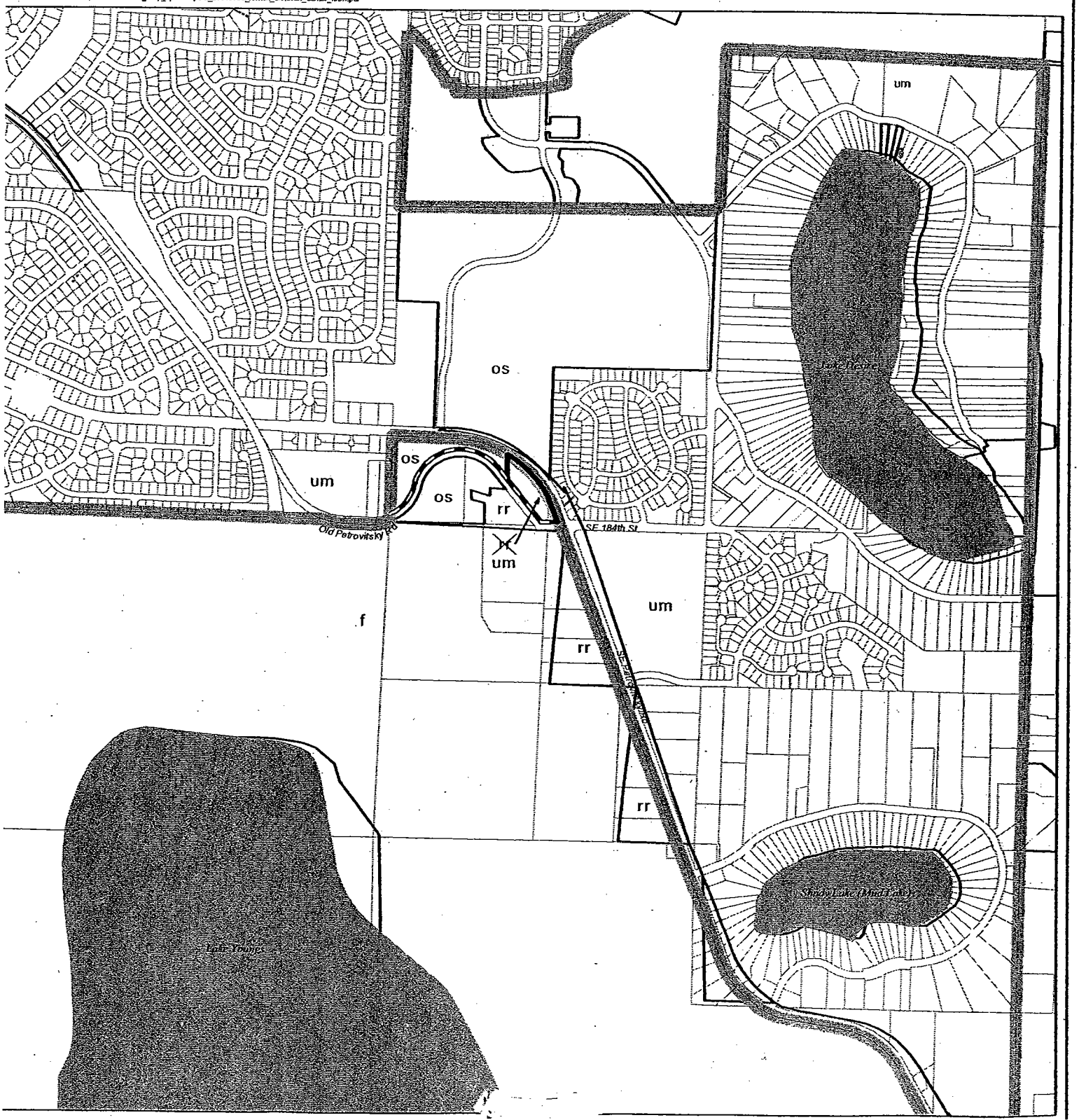
Proposed Urban Growth Boundary

Study Area

rr Rural Residential

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

os King County Owned Open Space/Recreation



Map Amendment 10

Renton Christian Center

AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – Zoning Atlas

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Amend Map # 14, Section 36, Township 23, Range 5 as follows:

Reclassify the following parcels from RA-5 SO to R-6 SO:

3623059098
8691501050
3623059007

Effect: This amendment applies R-6 SO zoning to three parcels proposed to be included within the Urban Growth Area..

The existing special overlays SO-180 and SO-220 are retained. No change is proposed through this amendment to the seasonal clearing restrictions enumerated in King County Code Chapter 16.82.150 D that already applies to the subject properties.

2004 King County Comprehensive Plan Update
Renton Christian Center - Zoning Amendment

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Urban Growth Boundary

Proposed Urban Growth Boundary

Study Area

RA-5 Rural Area, one DU per 5 acres

R-6 Residential, six DU per acre

SO Special Overlay

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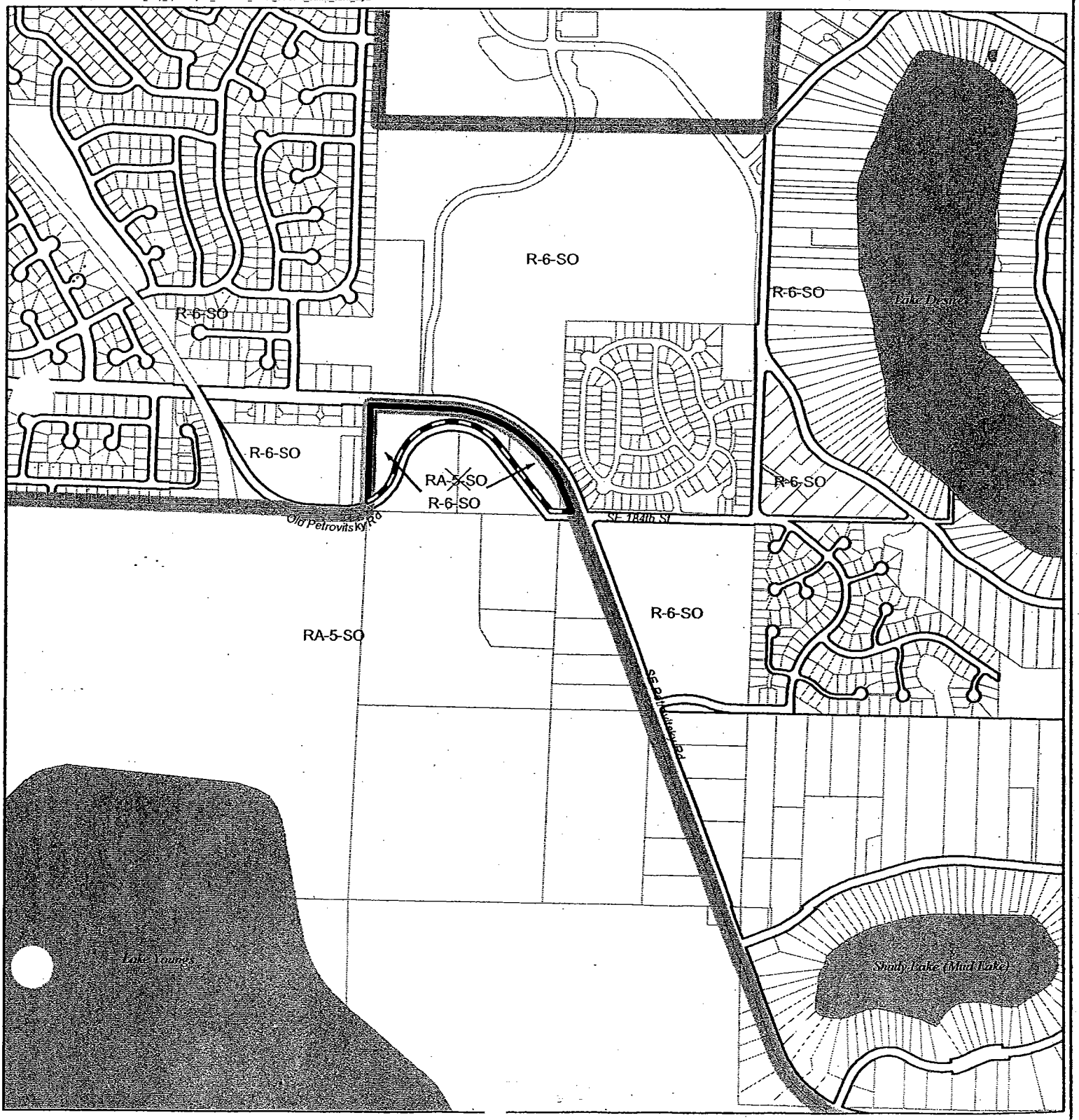

Map Amendment 11

Covington Park

AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE MAP

Amend Map # 15, Section 24, Township 22, Range 5 as follows:

Redesignate the following parcels from Rural Residential to Other Parks/Wilderness:

2422059182
2422059001
2422059085
2422059020

Effect: The proposed land use amendment would add four parcels owned by the City of Covington to the Urban Growth Area. The intent of this proposed amendment is to allow development of a city park, that could be annexed by Covington and receive a full range of urban services.

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

N

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Urban Growth Boundary

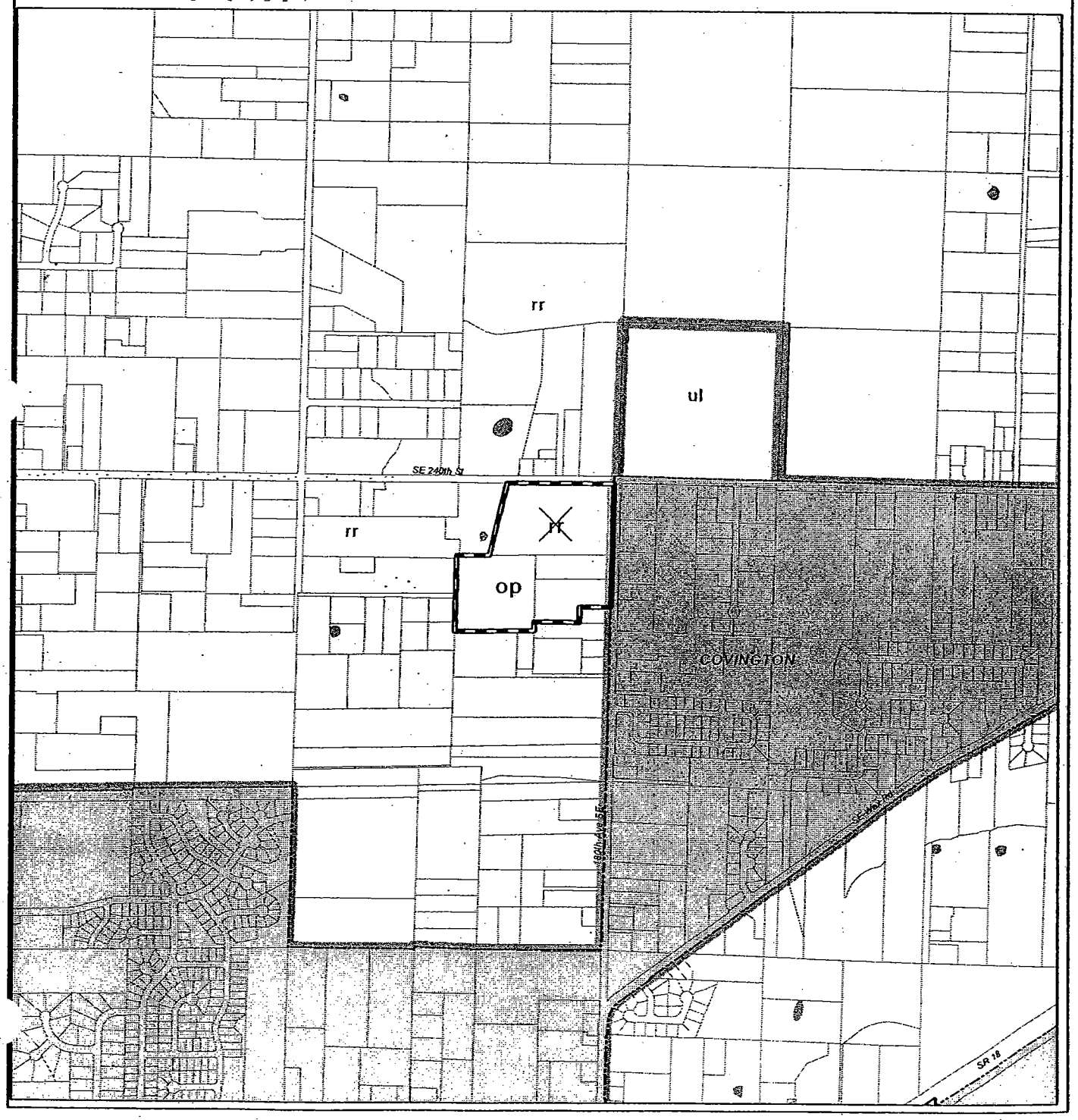
Proposed Urban Growth Boundary

Study Area

rr Rural Residential

op Other Parks/Wilderness

Incorporated Areas



Map Amendment 11

Covington Park

AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – Zoning Atlas

---

Amend Map # 15, Section 24, Township 22, Range 5 as follows:

Reclassify the following parcels from RA-5 SO to UR SO:

2422059182
2422059001
2422059085
2422059020

Effect: This amendment applies UR – Urban Reserve zoning to four parcels proposed for land use redesignation from Rural Residential to Other Parks/Wilderness. These parcels are also proposed to be included within the Urban Growth Area. The purpose of this amendment is to allow the City of Covington to annex and provide sewer service to land owned by the city that is to be developed with a city park.

The existing special overlay SO-220 is retained. No change is proposed through this amendment to the seasonal clearing restrictions enumerated in King County Code Chapter 16.82.150 D that already apply to the subject properties. Rural clearing limits required by KCC 16.82.150 C no longer are appropriate if these parcels are designated Urban and would therefore be removed.

Proposed Amendment
2004 King County Comprehensive Plan Update
Covington Park Site - Zoning Amendment

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Study Area

Incorporated Areas

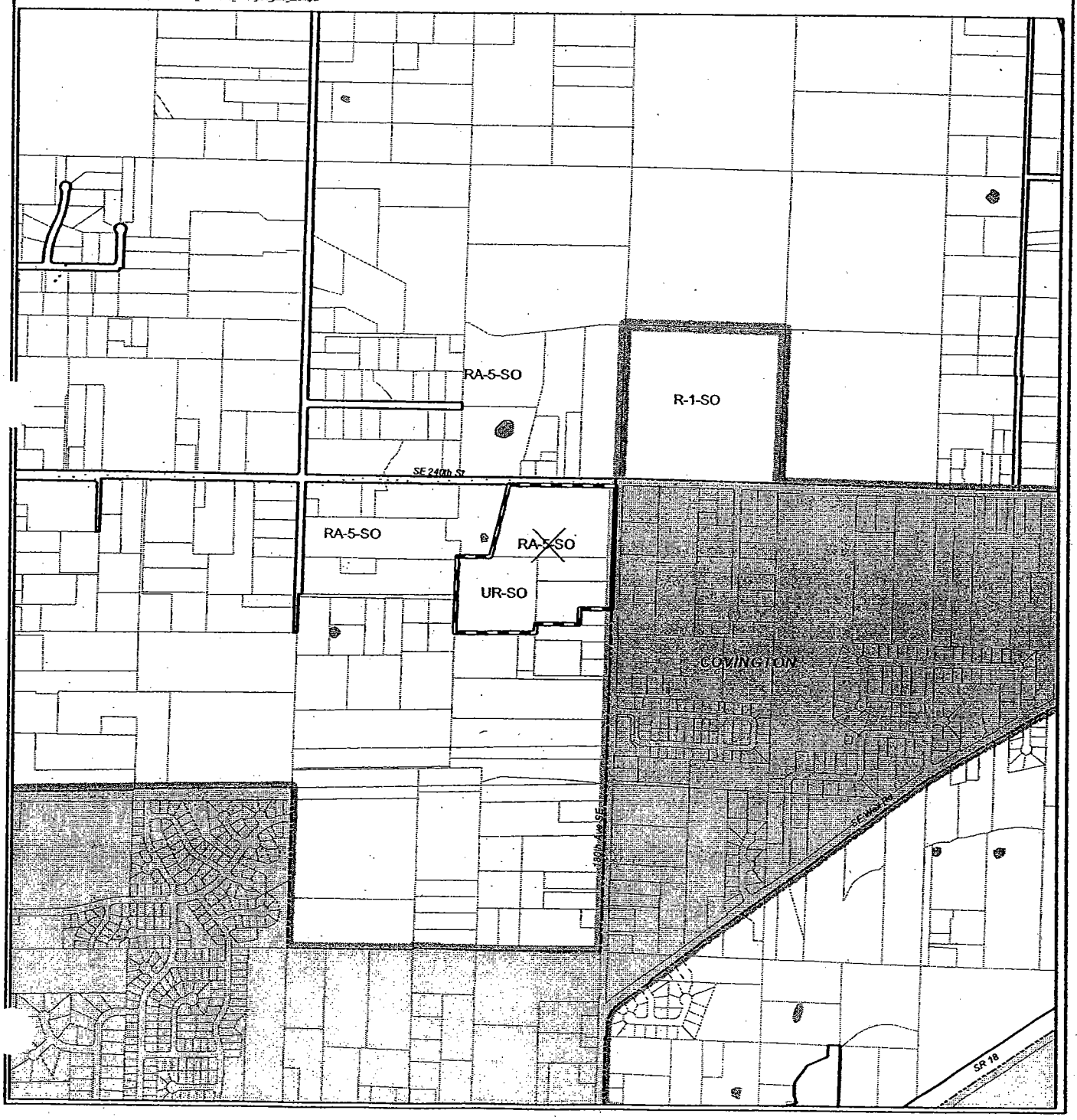
Urban Growth Boundary

Proposed Urban Growth Boundary

RA-5 Rural Area, one DU per 5 acres

UR Urban Reserve, one DU per 5 acres

SO Special Overlay



Map Amendment 12

Spar Road

AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE MAP

Amend Map #19, Section 22, Township 23, Range 6 as follows:

Redesignate the following parcels from Rural Residential to Urban Residential, Medium Density 4-12 units per acre:

2224069109
2224069110
2224069111
2224069152
2224069086

Redesignate a 2438 square foot portion of parcel 2224069014 from Urban Residential, Low Density to Rural Residential.

Effect: The Spar Road land use amendment adds approximately 8.8 acres to the Urban Growth Area. The interlocal agreement related to the Issaquah Highlands development includes a provision anticipating a minor revision to the Urban Growth Area to place all portions of the Spar Road project within the Urban Growth Area, to be annexed by Issaquah within one year. This amendment places a drainage facility associated with the Spar Road within the Urban Area so it may be annexed and maintained by Issaquah and avoids splitting parcels with the UGA boundary line.

This amendment also removes a 2438 square foot portion of a Rural property from the Urban Growth Area. Assessor records indicate this is not a portion of right of way associated with SE 56th Street.

Proposed Amendment
2004 King County Comprehensive Plan Update
Issaquah Spar Road UGA Adjustment

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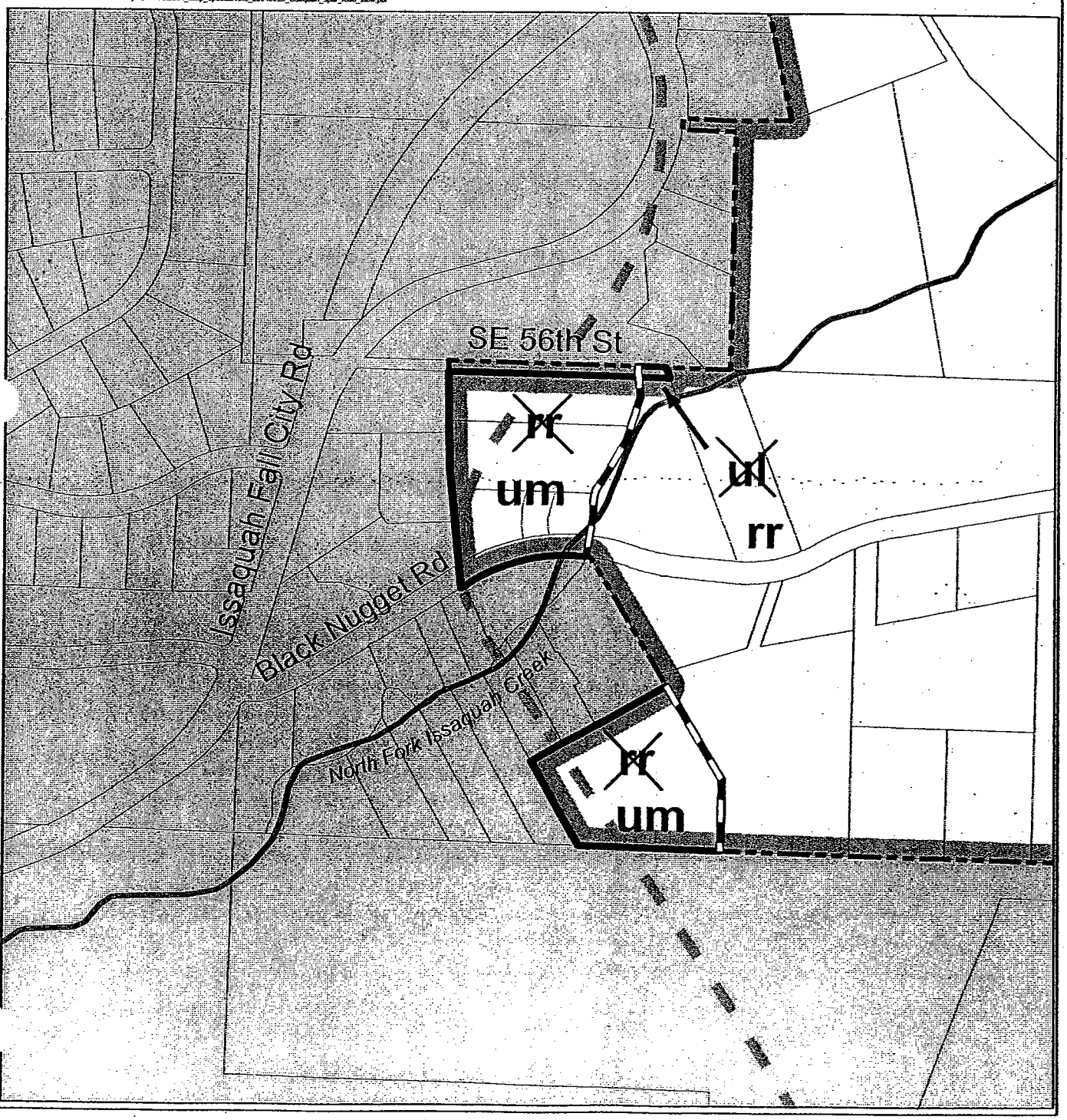
0 75 150 300 450 600 Feet

- Urban Growth Boundary
- North Fork Issaquah Creek (approximate location)
- Incorporated Areas
- Change Area
- Proposed Urban Growth Boundary
- N-Spar (approximate location)
- rr Rural Residential
- ul Urban Low, 1 du/ac



Map Amendment 12

Spar Road

AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – Zoning Atlas

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Amend Map #19, Section 22, Township 23, Range 6 as follows:

Reclassify the following parcels from RA5-P to R-4:

2224069109
2224069110
2224069111
2224069152
2224069086

Delete existing P-suffix conditions es-p2 and es-p9 from the above parcels.

Reclassify a 2438 square foot portion of parcel 2224069014 from R-1-P to RA-5P.

Delete existing P-suffix condition es-p20 and apply P-suffix conditions es-p2 and es-p9 to this parcel.

Effect: The Spar Road zoning amendment reclassifies five parcels from Rural to Urban and removes P suffix conditions appropriate for Rural parcels. This will allow Issaquah to annex these parcels within one year, consistent with our interlocal agreement.

This amendment also removes a small area of Urban zoning that appears to have been applied in error to a portion of a larger Rural property. It appears the intent was to apply Urban zoning to the right of way for SE 56th Street. This right of way does not extend to parcel 2224069014, so no portion of this parcel should be zoned Urban.

The existing P-suffix condition es-p20 is appropriate for Urban property and should be deleted. P-suffix conditions es-p2 and es-p9 apply to all Rural properties in this area and are appropriate for this parcel.

Proposed Amendment
2004 King County Comprehensive Plan Update
Issaquah Spar Road Zoning Adjustment

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0 75 150 300 450 600 Feet

Urban Growth Boundary

North Fork Issaquah Creek (approximate location)

Incorporated Areas

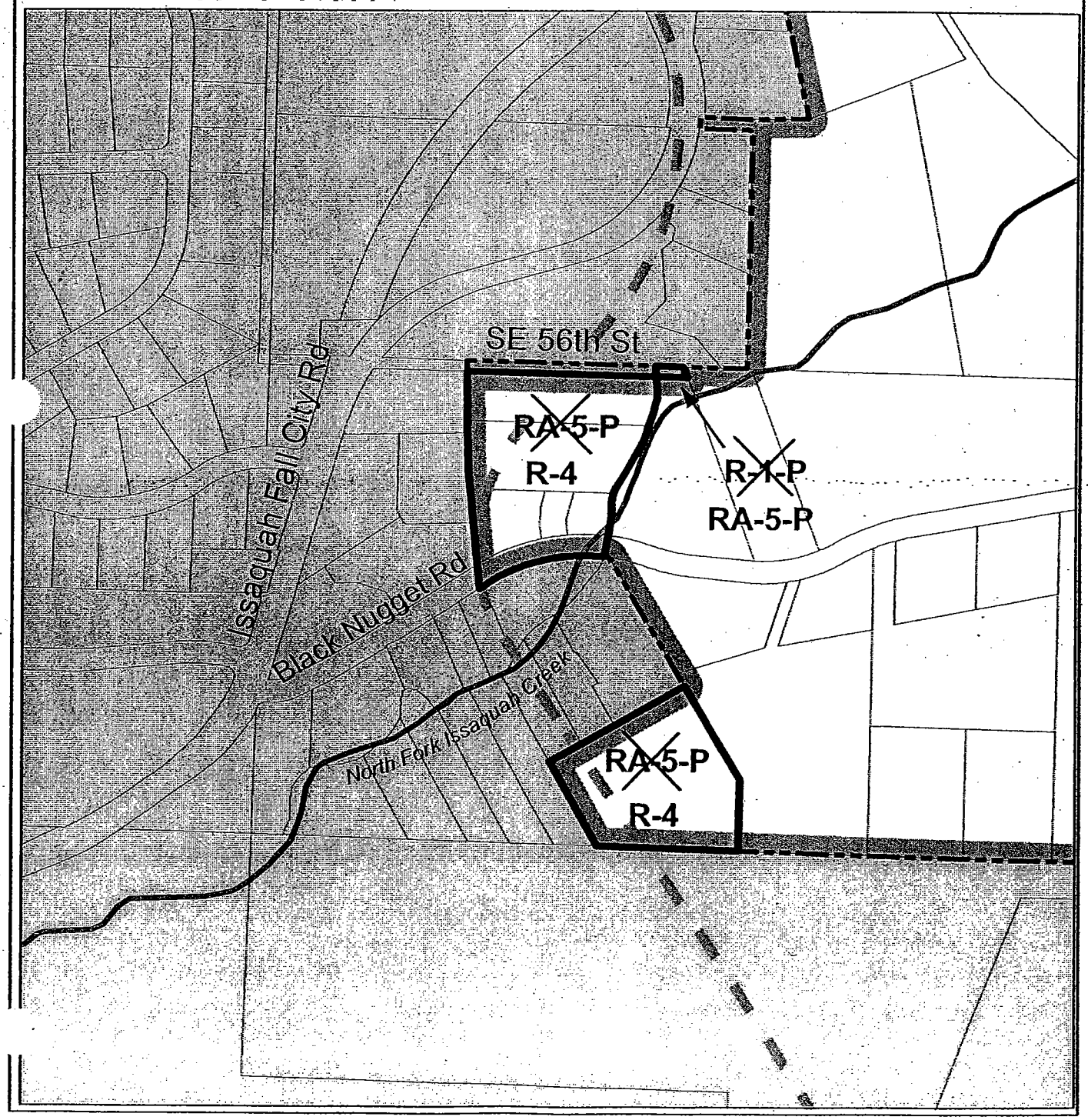
Change Area

N-Spar (approximate location)

RA-5-P Rural Area, one DU per 5 acres

R-1-P Urban, one DU per acre

R-4 Urban, four DU per acre



Map Amendment

Jackson Properties

AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE MAP

Amend Map # 10, Section 09, Township 21, Range 4 as follows:

Redesignate the following parcels from Urban Medium to Community Business:

0921049028
0921049310
0921049318

Redesignate the following parcels from Commercial Outside of Center to Community Business:

0921049139
0921049206
0921049140
0921049187
0921049316

Effect: The proposed land use map amendment would redesignate approximately 14 acres from Urban Medium to Community Business, and approximately 16 acres from Commercial Outside of Centers to Community Business.

Proposed Amendment
2004 King County Comprehensive Plan Update
Jackson Properties - Land Use Amendment

N

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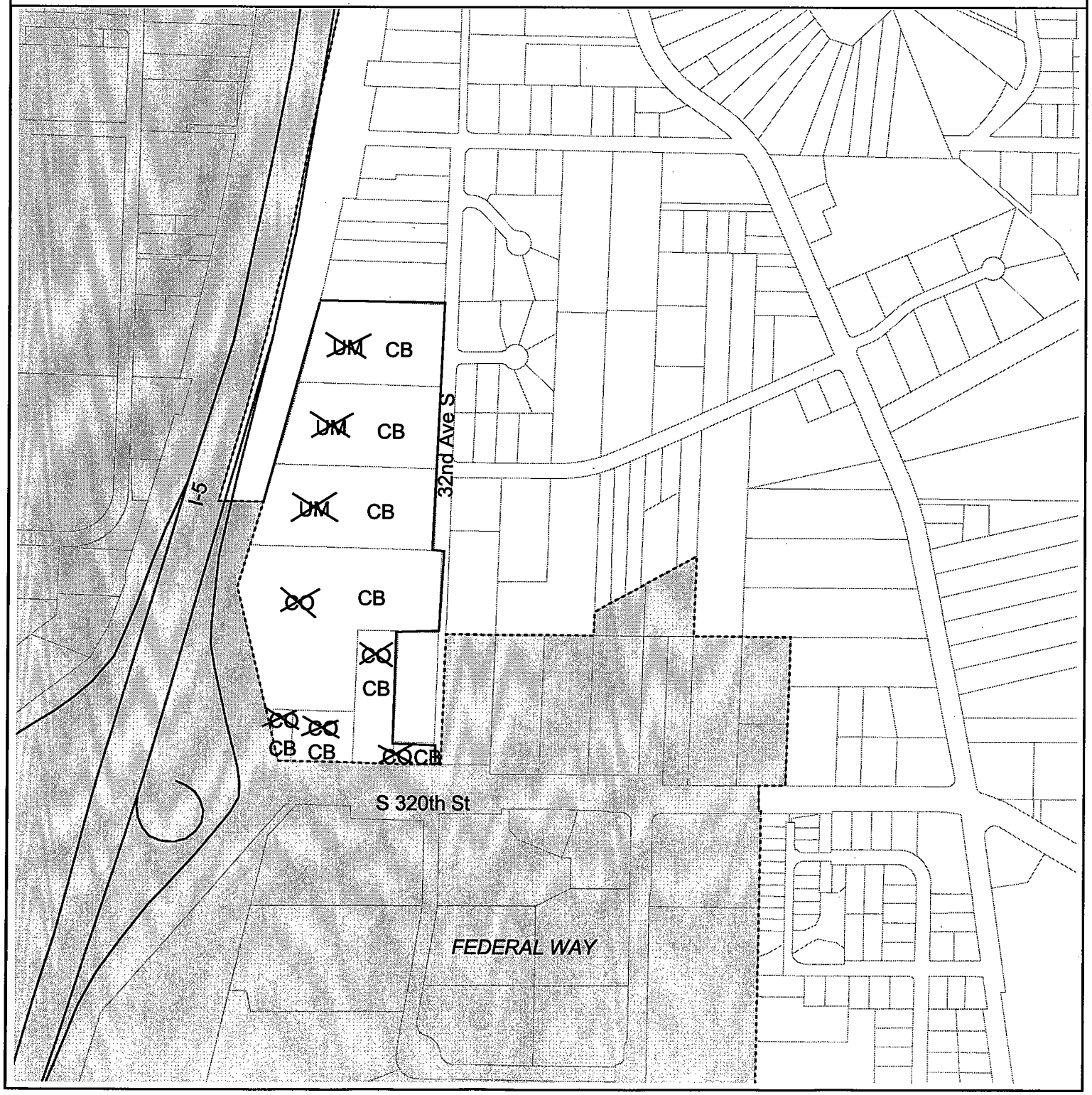
200 0 200 400 600 Feet

9-20-04 MKCC

Study Area
Incorporated Areas
Urban Growth Boundary
Proposed Urban Growth Boundary

UM Urban Medium
CB Community Business
CO Commercial Outside of Centers



Map Amendment

Jackson Properties

AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – Zoning Atlas

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Amend Map # 10, Section 09, Township 21, Range 4 as follows:

Redesignate the following parcels from R-4 to Community Business:

0921049028
0921049310
0921049318

Redesignate the following parcels from R-4 / Office to Community Business:

0921049139
0921049140
0921049316

Redesignate the following parcels from Office to Community Business:

0921049187
0921049206

Effect: The proposed land use map amendment would redesignate approximately 14 acres from R-4 to Community Business, approximately 13 acres from R-4 / Office to Community Business, and approximately 3 acres from Office to Community Business. Existing P-Suffix condition FW-P13 (dedication of Right of Way) shall be retained.

Proposed Amendment
2004 King County Comprehensive Plan Update
Jackson Properties - Zoning Amendment

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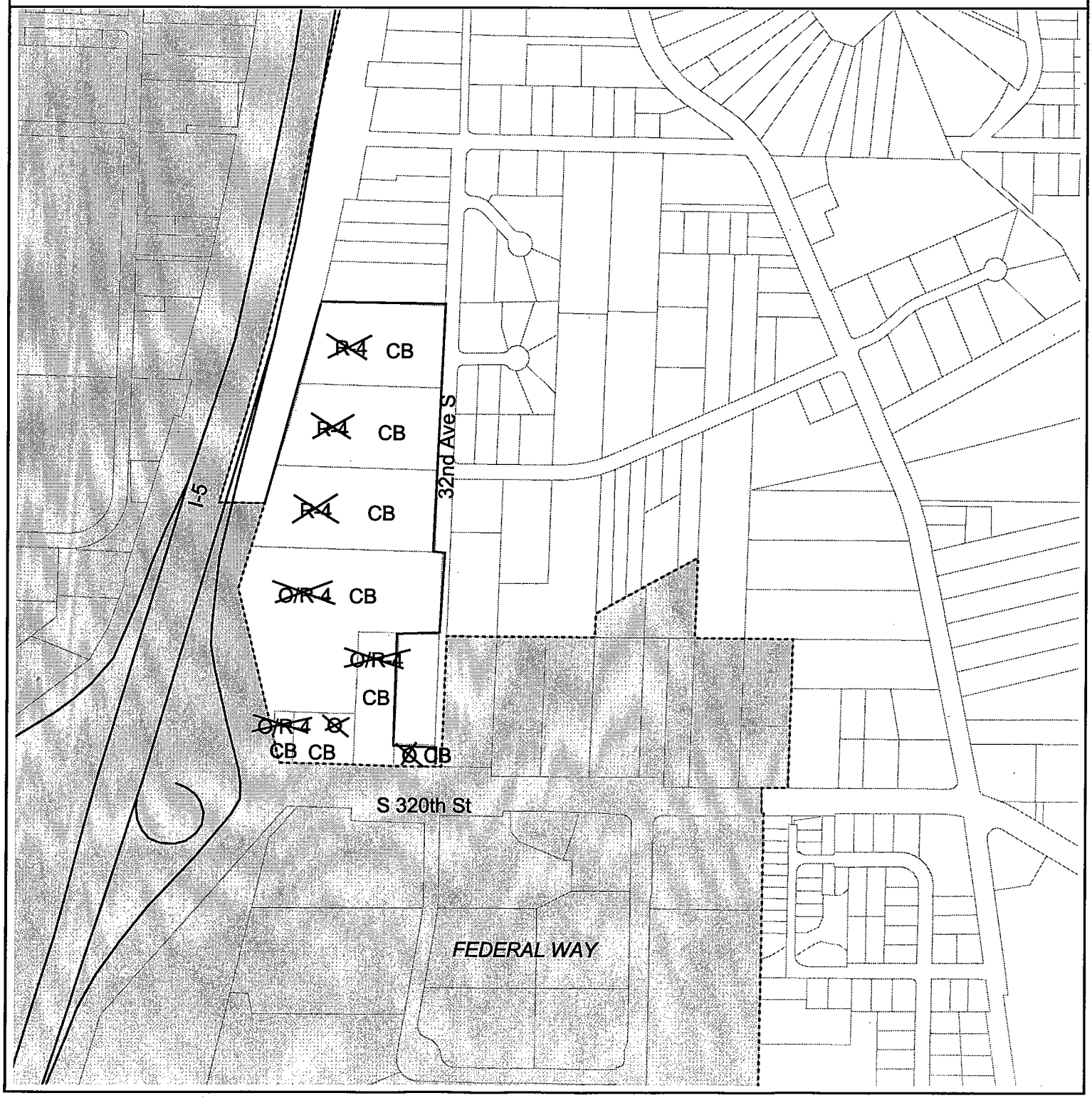
200 0 200 400 600 Feet

9-20-04 MKCC

	Study Area	CB	Community Business
	Incorporated Areas	O	Office
	Urban Growth Boundary	R-4	Residential, 4 DUs per acre
	Proposed Urban Growth Boundary