November 15, 1995
December 19, 1995 clerk
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Introduced By: Christopher Vance

Proposed No.: 95-614

ORDINANCE NO. 12061

AN ORDINANCE relating to comprehensive planning and zoning; adopting amendments to King County's 1994 King County Comprehensive Plan and adopting zoning to implement amendments to the 1994 Comprehensive Plan, amending zoning maps and development conditions in compliance with the Washington State Growth Management Act, as amended; amending Ordinance 263, Article 2, Section 1, as amended, and K.C.C. 20.12.010, Ordinance 11653, Section 6, and K.C.C. 20.12.017; amending Ordinance 11653, Section 20, and K.C.C. 20.12.337.

PREAMBLE:

For the purpose of effective land use planning and regulation and compliance with the Growth Management Act, King County makes the following legislative findings:

1. King County has adopted the 1994 King County Comprehensive Plan to meet the requirements of the Washington State Growth Management Act (GMA)

2. The GMA requires the County's comprehensive plan amendment process to include concurrent consideration of all map and policy changes in each calendar year as one amendment, so that cumulative impacts may be analyzed, and so that coordination with capital improvement programs and facility plans and standards can occur. The GMA also requires that the County's development regulations, including, but not limited to area zoning, be consistent with and implement the comprehensive plan and its amendments

3. King County, with assistance of citizens of King County, business and community representatives, the incorporated cities and towns and other public agencies, and service providers, has studied and considered alternatives for amendments to the 1994 King County Comprehensive Plan and development regulations proposed during 1995, and has considered their cumulative environmental impacts.

4. King County is adopting amendments to the Land Use Map of the 1994 Comprehensive Plan which require changes to the County's zoning maps.

5. The changes to the area zoning maps and text adopted by this ordinance are required to make zoning consistent with the 1994 Comprehensive Plan, as required by the Growth Management Act.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 263, Section 1 and K.C.C. 20.12.010 are each amended to read as follows:

A. Under the provisions of the King County Charter, King County's constitutional authority and pursuant to the Washington State Growth Management Act, R.C.W. 36.70A, ((~~the King County Comprehensive Plan, 1985,~~)) the 1994 King County Comprehensive Plan is adopted and declared to be the Comprehensive Plan for King County until amended, repealed or superceded. The Comprehensive Plan shall be the principal planning document for the orderly physical development of the county and shall be used to guide subarea plans, functional plans, provision of public facilities and services, review of proposed incorporations and annexations, development regulations and land development decisions.

B. The amendment to the 1994 King County Comprehensive Plan, and the 1995 area zoning amendments contained in King County Comprehensive Plan 1995 Amendments attached as Appendix A to this ordinance, are hereby adopted as amendments to the King County Comprehensive Plan and adopted as the official zoning control for those portions of unincorporated King County defined therein.

SECTION 2. Ordinance 11653, Section 6 and K.C.C. 20.12.017 are each amended to read as follows:

Adoption of area zoning to implement the 1994 King County Comprehensive Plan and conversion to K.C.C. Title 21A.

A. Ordinance 11653 adopts area zoning to implement the 1994 King County Comprehensive Plan pursuant to the Washington State Growth Management Act RCW 36.70A. Ordinance 11653 also converts existing zoning in unincorporated King County to the new zoning classifications in the 1993 Zoning Code, codified in Title 21A, pursuant to the area zoning conversion guidelines in K.C.C. 21A.01.070. The following are adopted as attachments to Ordinance 11653:

Appendix A: 1994 Zoning Atlas, dated November 1994, as amended December 19, 1994.

Appendix B: Amendments to Bear Creek Community Plan P-Suffix Conditions.

Appendix C: Amendments to Federal Way Community Plan P-Suffix Conditions.

Appendix D: Amendments to Northshore Community Plan P-Suffix Conditions.

Appendix E: Amendments to Highline Community Plan P-Suffix Conditions.

Appendix F: Amendments to Soos Creek Community Plan P-Suffix Conditions.

Appendix G: Amendments to Vashon Community Plan P-Suffix Conditions.

Appendix H: Amendments to East Sammamish Community Plan P-Suffix Conditions.

Appendix I: Amendments to Snoqualmie Valley Community Plan P-Suffix Conditions.

Appendix J: Amendments to Newcastle Community Plan P-Suffix Conditions.

Appendix K: Amendments to Tahoma/Raven Heights Community Plan P-Suffix Conditions.

Appendix L: Amendments to Enumclaw Community Plan P-Suffix Conditions.

Appendix M: Amendments to West Hill Community Plan P-Suffix Conditions.

Appendix N: Amendments to Resource Lands P-Suffix Conditions.

Appendix O: 1994 Parcel List, as amended December 19, 1994.

Appendix P: Amendments considered by the Council January 9, 1995.

B. Area zoning adopted by Ordinance 11653, including potential zoning is contained in Appendices A and O. Amendments to area-wide P-suffix conditions adopted as part of community plan area zoning are contained in Appendices B through N. Existing P-suffix conditions whether adopted through reclassifications or community plan area zoning are retained by Ordinance 11653 except as amended in Appendices B through N.

C. The department is hereby directed to correct the official zoning map in accordance with Appendices A through P of Ordinance 11653.

D. The 1995 area zoning amendments attached to this Ordinance in Appendix A are adopted as the official zoning control for those portions of unincorporated King County defined therein.

SECTION 3. Ordinance 11653, Section 20, and K.C.C. 20.12.337 are each amended to read as follows:

A. The West Hill Community Plan and Area Zoning, a bound and published document (Attachment I), as revised in the Attachments to Ordinance 11166 enumerated below is adopted as an amplification and augmentation of the Comprehensive Plan for King County and as such constitutes official county policy for the geographic area of unincorporated King County defined therein:

Attachment II. West Hill Community Plan and Area Zoning Matrix (November 2, 1993).

Attachment III. Amendment to West Hill Policy #21 (October 29, 1993).

Attachment IV. Revised Chapters X (Implementation) XI (Proposed Area Zoning) with Revised Area Zoning Map (October 29, 1993).

B. The West Hill Community Plan Area Zoning adopted in Ordinance 11166 is amended by Ordinance 11653 as follows: Zoning and potential zoning are amended by the zoning and potential zoning contained in Appendices A and P of Ordinance 11653. Existing P-suffix conditions are retained except as amended by Appendix M of Ordinance 11653.

C. The 1995 area zoning amendments attached to this Ordinance in Appendix A are adopted as the official zoning control for those portions of White Center in unincoporated King County defined therein.

NEW SECTION. SECTION 4. Ordinance 11653, Section 20, and K.C.C. 20.12.337 are each amended to read as follows:

A. The Vashon Town Plan dated June 1994, a bound and published document, as revised by the Vashon Town Plan Committee through November 29, 1995 is to be reviewed by the Metropolitan King County Council and adopted as an initial subarea plan for the Vashon Town Planning Area by March 31, 1996.

NEW SECTION. SECTION 5. The Potential Annexation Area process involves two separate determinations: the boundaries of the PAA's, and how services within those PAA's are to be provided. Executive staff negotiating these issues with the relevant cities shall assure that residents and community groups in the affected areas are given

meaningful opportunities to participate in the negotiation process. Executive staff shall keep councilmembers in whose districts the PAA's are located apprised of public participation processes undertaken by the Executive, and provide them with notice of any public meetings on PAA's well in advance of the meetings. If executive staff relies on city planning processes in which the county has not participated, documentation of the processes used by the cities shall be transmitted with any recommended PAA agreements. Further, executive staff shall provide summaries of the processes it has used to achieve public participation in any transmittals of PAA agreements forwarded to the council.

INTRODUCED AND READ for the first time this 18th day of September, 1995.

PASSED by a vote of 10 to 2 this 18th day of December, 1995.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Kent Pullen
Chair

ATTEST:

Clerk of the Council

APPROVED this 21st day of December, 1995

King County Executive

Attachments: APPENDIX A. 1995 Amendment to the 1994 King County Comprehensive Plan.