May 8, 1996 Introduced By: GREG NICKELS

vshtp:JC:ac Proposed No.: 96-434

ORDINANCE NO. 12395

AN ORDINANCE relating to comprehensive planning; adopting the Vashon Town Plan and Area Zoning; amending the King County Comprehensive Plan, amending the Vashon Community Plan; amending Ordinance No. 263, Section 1, as amended and K.C.C. 20.12.010, Ordinance 11653, Section 6 as amended and K.C.C. 20.12.017, Ordinance 7837, as amended and K.C.C. 20.12.320.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Findings. For the purpose of effective subarea planning and regulation, the Metropolitan King County Council makes the following legislative findings:

1. The Vashon Town Planning Area is an appropriate subarea planning area as described in King County Comprehensive Plan policies I-215, I-216 and I-209.

2. The Vashon Town Planning Area includes the Rural Town of Vashon and certain immediately surrounding areas.

3. In 1993 and 1994 the county appropriated funds to contract for expert assistance in preparing the Vashon Town Plan. The Plan was guided by the Vashon-Maury Island Community Council through a Town Plan Committee. The proposed Vashon Town Plan was completed in 1994; it contained proposed policies on land use, circulation, parks and open space; a detailed description of the public input; changes to zoning; and a Special District Overlay for the Planning Area .

4. The Plan was transmitted by the executive to the council as part of the 1995 Comprehensive Plan amendment package. The council directed, through a Comprehensive Plan amendment, that the Vashon Town Plan be reviewed and adopted as a subarea plan.

5. After reviewing the proposed Town Plan, the council directed that a revised plan be prepared to comply with the planning structure described in the 1994 King County

Comprehensive Plan, as amended; so that the council could adopt the Plan as the initial subarea plan for the Town Planning Area.

SECTION 2. Ordinance 263, Section 1, as amended and K.C.C. 20.12.010 are each amended to read as follows:

Comprehensive Plan adopted. A. Under the provisions of the King County Charter, King County's constitutional authority and pursuant to the Washington State Growth Management Act, RCW 36.70A, the 1994 King County Comprehensive Plan is adopted and declared to be the Comprehensive Plan for King County until amended, repealed or superseded. 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 amendments 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 Ordinance 12061 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.

C. The amendments to the 1994 King County Comprehensive Plan contained in Attachment A to this ordinance are hereby adopted to comply with the Central Puget Sound Growth Management Hearings Board Decision and Order in Vashon-Maury Island, et. al. v. King County, Case No. 95-3-0008.

D. The Vashon Town Plan, attached to this Ordinance as Attachment 1, is adopted as a subarea plan of the King County Comprehensive Plan and, as such, constitutes official County policy for the geographic area of unincorporated King County defined therein and amending the 1994 King County Comprehensive Plan Land Use Map.

SECTION 3. Ordinance 11653, Section 6, as amended 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 Community Plan P-Suffix Conditions.

Appendix O: 1994 to 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 Ordinance 12061 in appendix A are adopted as the official zoning control for those portions of unincorporated King County defined therein.

E. Amendments to the 1994 King County Comprehensive Plan area zoning, Ordinance 11653 Appendices A through P, as contained in Attachment A to this ordinance are hereby adopted to comply with the Decision and Order of the Central Puget Sound Growth Management Hearings Board in Vashon-Maury Island, et. al. v. King County, Case No. 95-3-0008.

F. The Vashon Town Plan Area Zoning, attached to this Ordinance as Attachment 2, is adopted as the official zoning control for that portion of unincorporated King County defined therein.

SECTION 4. Ordinance 7873, as amended and K.C.C. 20.12.320 are each amended to read as follows:

Vashon community plan. A. The Vashon community plan update, together with revised local service area boundaries for sewer service, attached to Ordinance 7837 as Appendix A, is adopted as an amplification and augmentation of the comprehensive plan for King County.

B. The revised Vashon community plan area zoning, attached to Ordinance 7837 as Appendix B, as amended, is adopted as the official zoning control for that portion of unincorporated King County defined herein.

C. Ordinance No. 4035, previously adopting the King County sewerage general plan, is hereby amended in accordance with Subsection A. The Town of Vashon business district development guide, attached to Ordinance 6386, is adopted as an amplification of the Vashon community plan.

D. The revised Vashon community plan area zoning, attached to Ordinance 7837 as Appendix B, as amended, is hereby amended by Ordinance 11653 as follows: Existing zoning and potential zoning are replaced by the zoning and potential zoning contained in Appendices A and O of Ordinance 11653. Existing P-suffix conditions are retained except as amended in Appendix G of Ordinance 11653.

E. The Vashon community plan update, attached to Ordinance 7837 as Appendix A, is amended by the Vashon Town Plan, attached to this Ordinance as Attachment 1.

F. The revised Vashon community plan area zoning, attached to Ordinance 7837 as Appendix B, as amended, and as amended by Ordinance 11653, is hereby amended by the Vashon Town Plan Area Zoning, attached to this Ordinance as Attachment 2.

INTRODUCED AND READ for the first time this 13th day of May, 1996

PASSED by a vote of 12 to 1 this 22nd day of July, 1996.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Jane Hague
Chair

ATTEST:

Gerald A. Peterson
Clerk of the Council

APPROVED this 2nd day of August, 1996

Gary Locke
King County Executive

Attachments: Attachment 1: Vashon Town Plan
Attachment 2: Vashon Town Plan Area Zoning