12824

Appendix A
Volume 3

Soos Creek

Tahoma/Raven Heights

Vashon

West Hill

White Center

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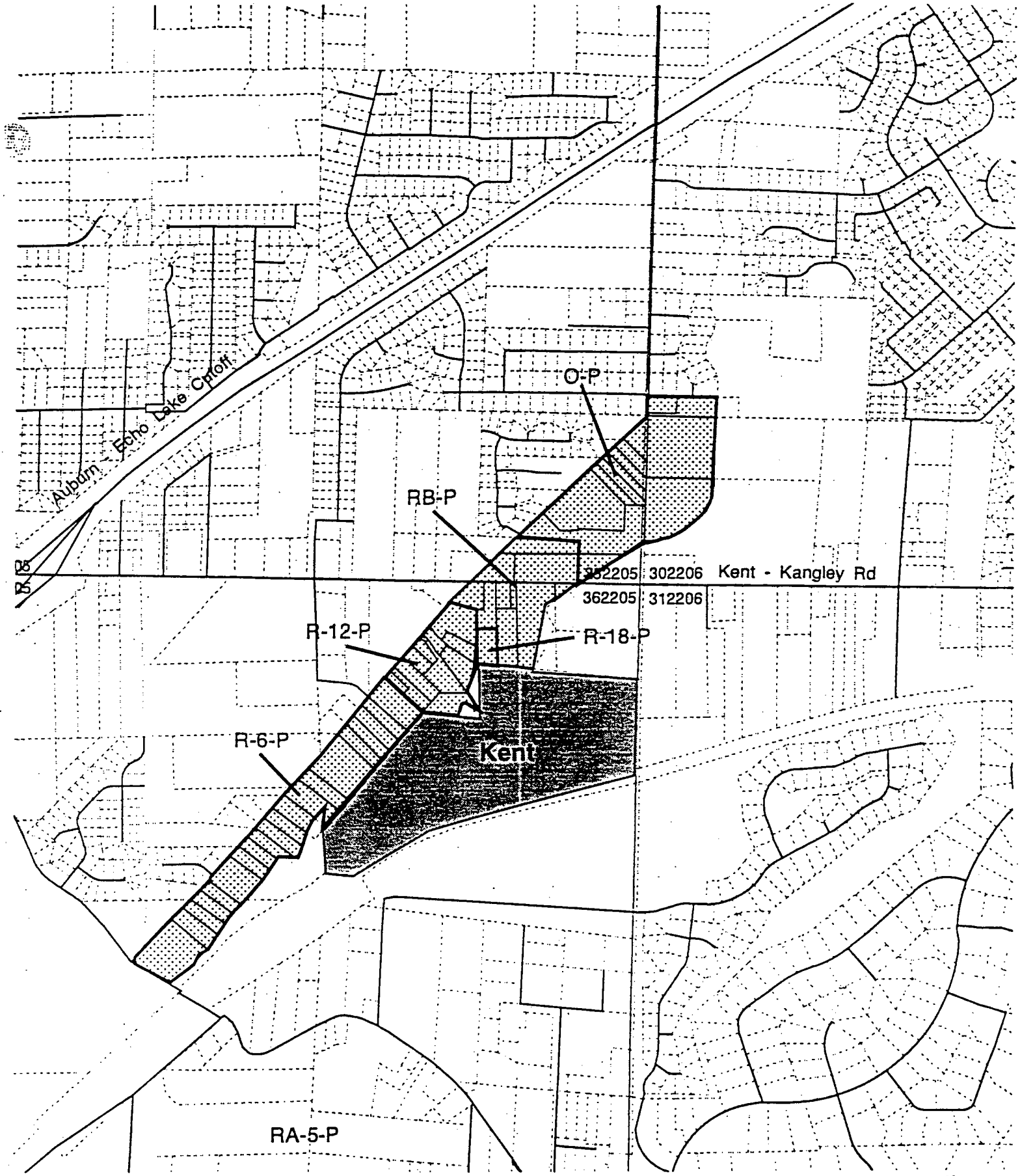
Soos Creek Planning Area Development Conditions

SC-P1. Covington Urban Activity Center (Source: Soos Creek Community Plan Update, p. 165)

The Covington Urban Activity Center was expanded to include all properties served by ULID 72-S. This includes properties west of Jenkins Creek and east of Wax Road south of SE 267th.

The following P-suffix condition applies:

"No multifamily development will be permitted on these properties due to the potential impacts of such uses on Jenkins Creek. Development on these properties will be coordinated in a manner to ensure a consolidated access point is provided."



P-Suffix Area

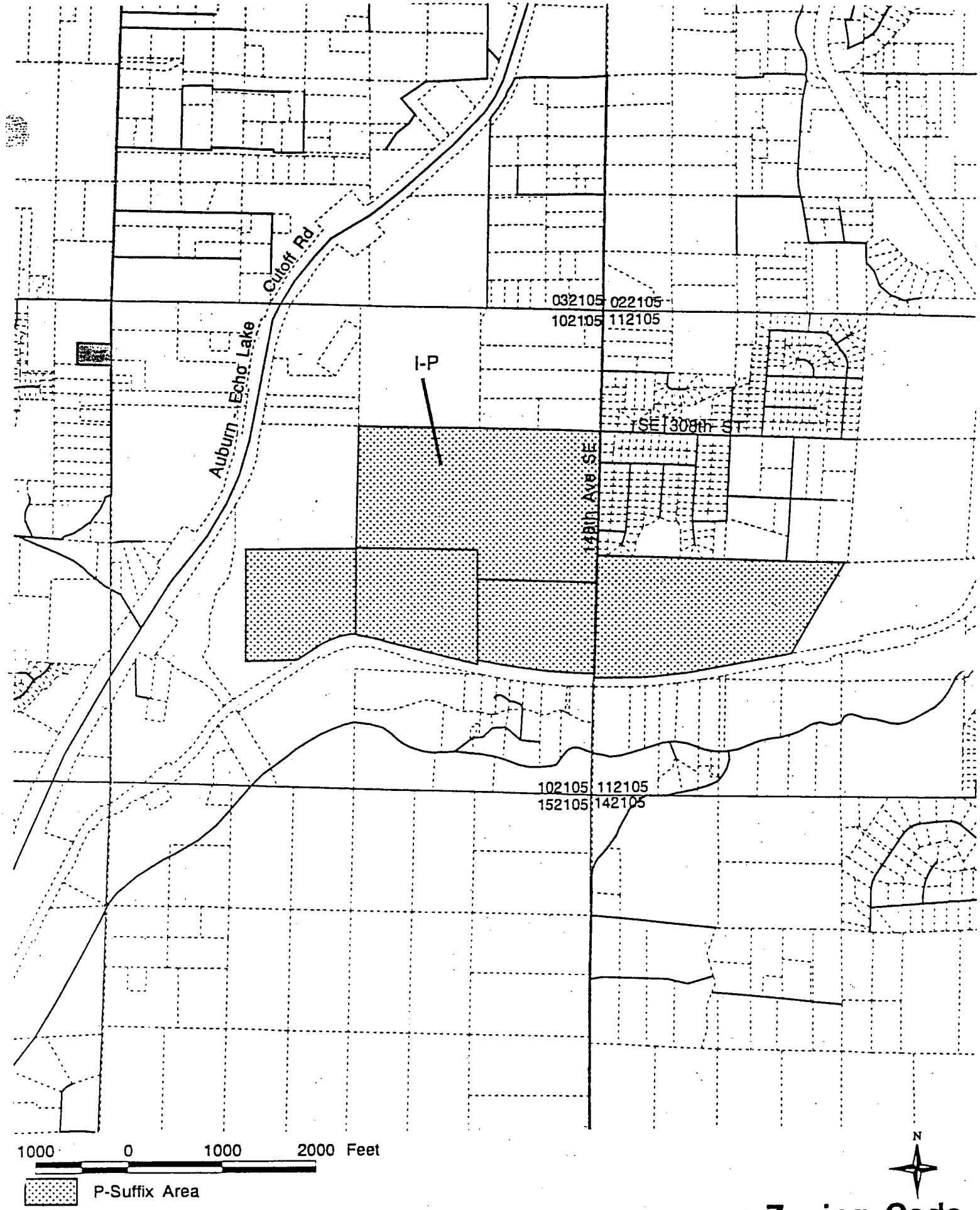
SC-P1. Covington Urban Activity Center (ULID-72-S properties)

Soos Creek Community Planning Area

Zoning Code Conversion Phase Two

SC-P2. Seattle International Raceway (SIR) (Source: Soos Creek Community Plan Update, p. 166 as revised by Ordinance 11653, Amendment 55)

The site is limited to racetrack uses only; no other industrial uses are allowed which are not permitted by the SIR Special Use Permit. The Rural land use designation will remain; should the racetrack use be terminated, this property should continue to be designated Rural and the zoning shall revert to RA-5..



SC-P2. Seattle International Raceway
Soos Creek Community Planning Area

Zoning Code Conversion Phase Two

SC-P3. Clearing and Grading

This condition applies to all properties located within the Soos Creek Community Planning Area.

1. Subdivisions, Short subdivisions and PUDs. The following conditions apply only to applications for subdivisions, short subdivisions and PUDs. Deviations may be allowed based on a special study prepared by a qualified forester with expertise in windthrow or tree disease.

a. Lot clearing during road and utility construction: The building envelope on each buildable lot shall be identified on the engineering plans. The following table specifies the maximum size of the building envelope based on actual average lot size:

Lot Size (sq. ft.)	Building Envelope
greater than 15,000	5,000 sq. ft.
9001-15000	35% of lot size
5000-9000	45% of lot size
less than 5000	55% of lot size

Except as provided in subsection 1.b., the clearing of building envelopes shall occur at the same time as the clearing for roads and utilities. The clearing limits for each building envelope shall be clearly marked or flagged on each lot and inspected prior to any clearing. Erosion and sedimentation controls shall be instituted on the building envelopes as required by the Surface Water Design Manual. The vegetation remaining after initial clearing of the building envelope may be preserved or cleared as deemed appropriate by the permittee of the residential building permit for that lot after its approval and issuance.

b. Lot-by-lot clearing. In subdivisions, short subdivisions and PUDs served by on-site septic systems, clearing on individual lots shall be postponed until the approval and issuance of the individual residential building permit for each lot. No clearing on the individual building lots shall occur during the construction of roads and utilities except that necessary to accommodate cuts and fills due to topography and road design. Erosion and sedimentation control plans shall be designed through buildout including sediment pond sizing. All building permits shall have erosion control measures consistent with the Surface Water Design Manual standards.

In subdivisions, short subdivisions and PUDs served by sewers, the applicant may opt to postpone clearing on individual building lots until the approval and issuance of the individual residential building permits for each lot. Under this option, no clearing on individual building lots shall occur during the construction of roads and utilities except that necessary to accommodate cuts and fills due to topography and road design. Erosion and sedimentation control plans shall be designed through buildout including sediment pond sizing. All building permits shall have erosion control measures consistent with the Surface Water Design Manual standards.

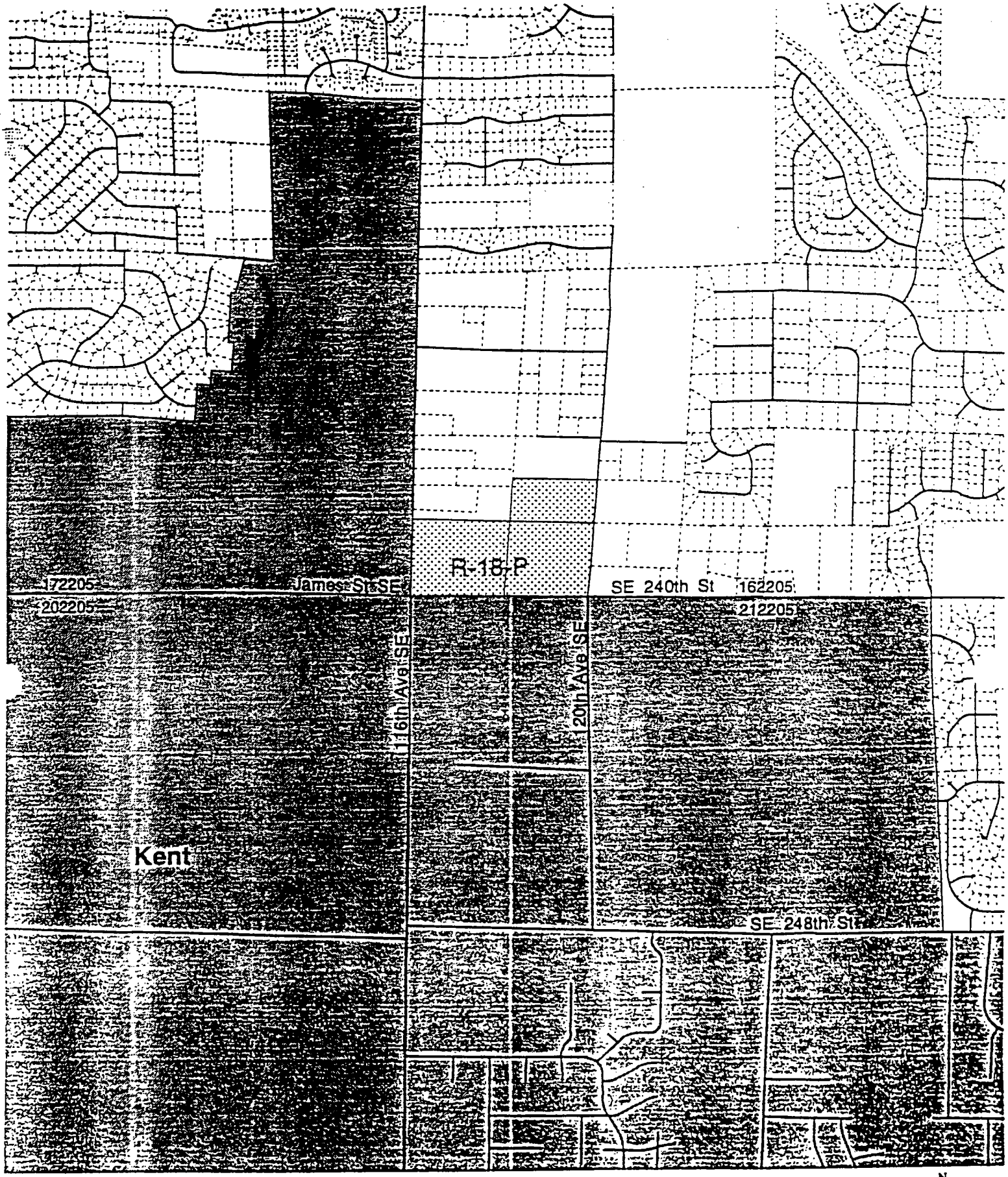
9/21/98
15273 repeals SC-P3

SC-P4. Lotto/Toppano Rezone (Source: Soos Creek Community Plan Update, p. 167)

The following P-suffix conditions apply:

The natural drainage area on the Lotto/Toppano property shall be designated as permanent open space. This area shall not comprise less than 30% of the total sites.

Mike Lotto/Angelo Toppano
Issue #177
SW 16-22-5
Tax Lots 13, 112 and 113



500 0 500 1000 Feet

P-Suffix Area

N

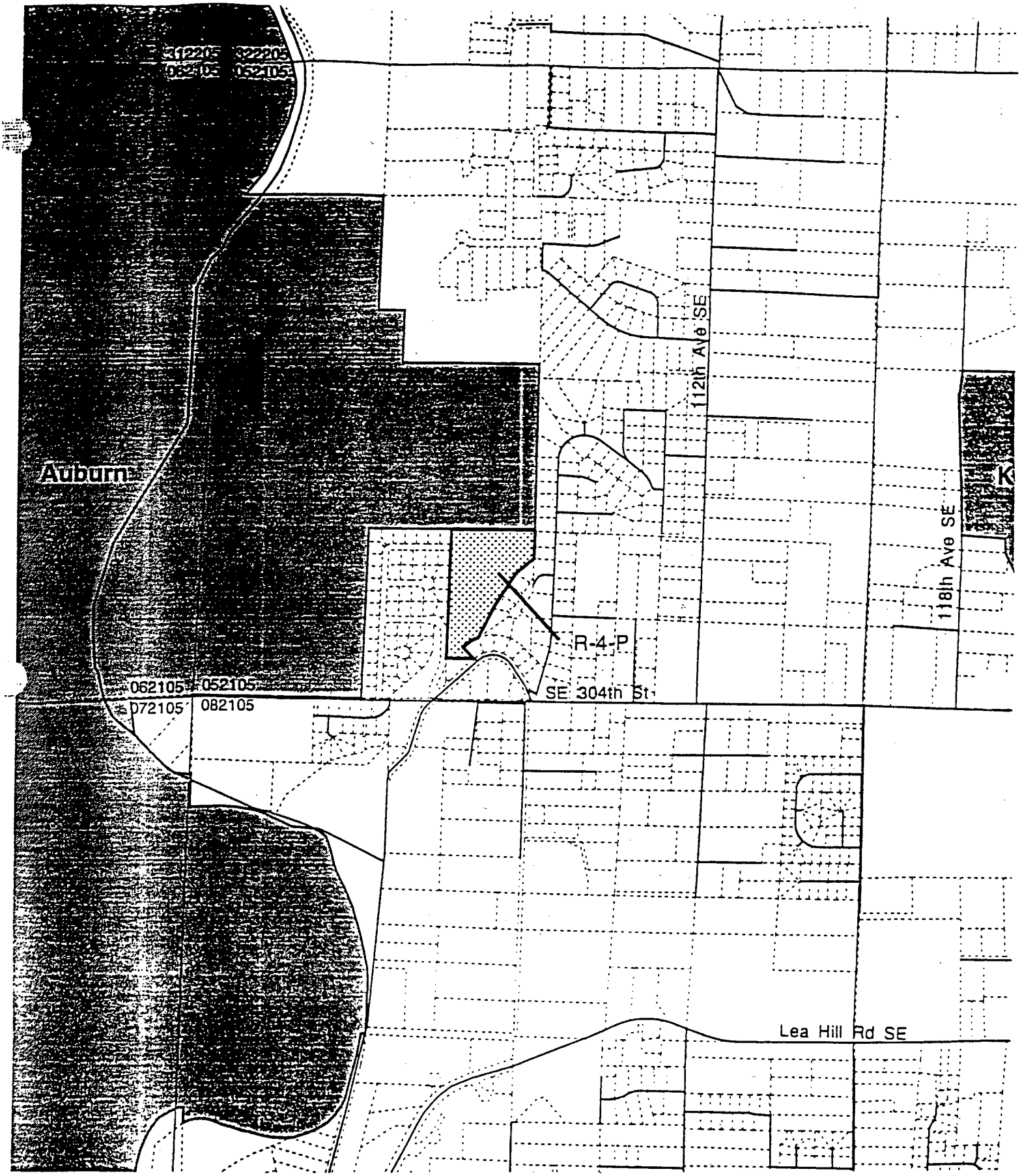
Zoning Code Conversion Phase Two

SC-P4. Lotto/Toppano Rezone
Soos Creek Community Planning Area

SC-P7. Kofal Rezone (Source: Soos Creek Community Plan Update, p. 169)

The following P-Suffix condition applies:

Development is limited to townhouse development.



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P-Suffix Area

Zoning Code Conversion Phase Two

SC-P7. Kofal Rezone

Soos Creek Community Planning Area

SC-P8. Glacier Ridge (Source: Ordinance 11653, Amendment 105)

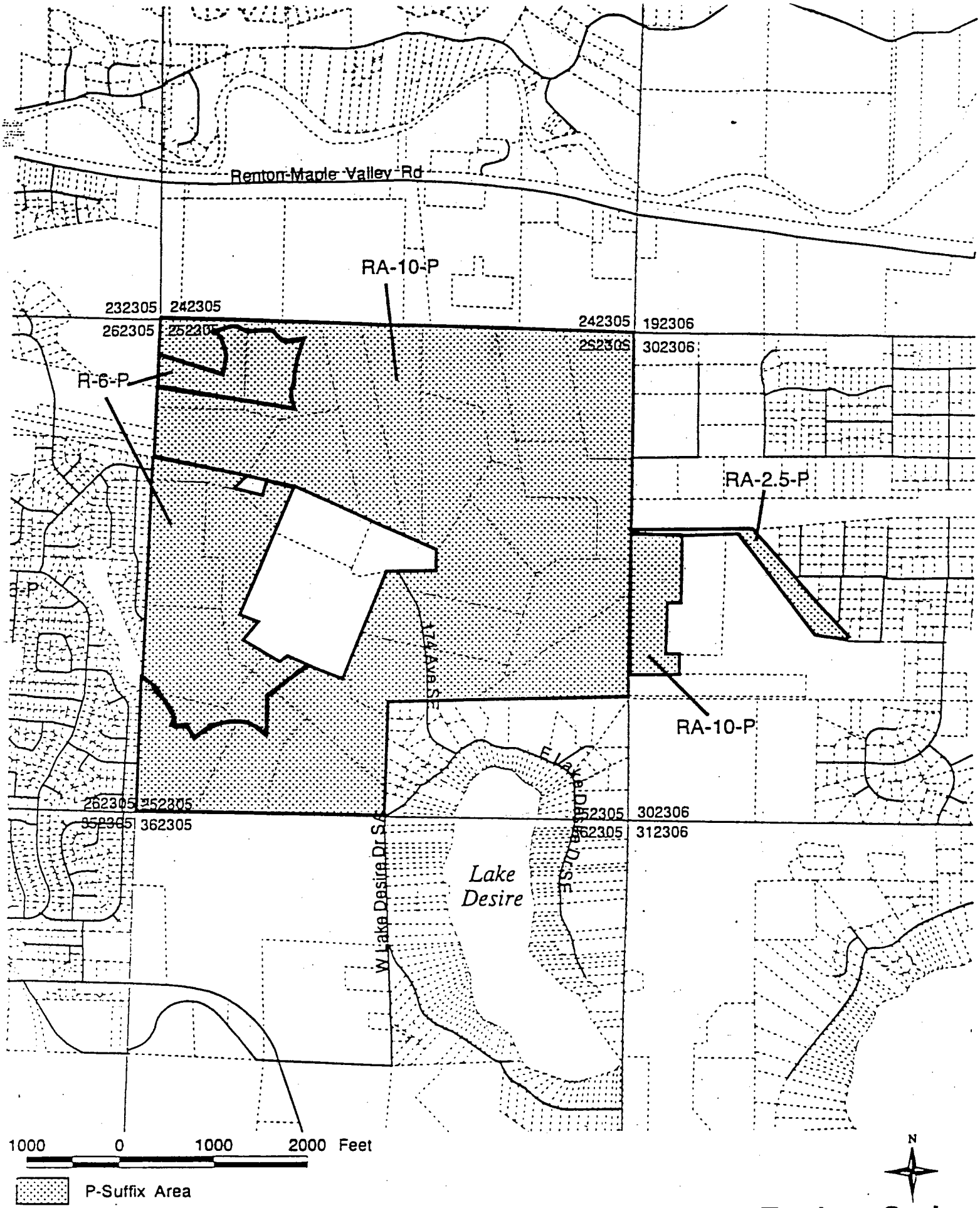
These properties are subject to the 4 to 1 program. Parcels are tied together under a single application for an urban development. If the subject property fails to receive plat approval, the urban and open space properties shall be converted to rural land use designation and zoning. The urban portions shall be zoned R-6P and the open space portions shall be zoned RA10P.

The following P-suffix condition applies to the subject property:

The rural portion shall only be considered as a portion of the plat application for the urban portion of the subject property. No development application shall be accepted for the rural portion of the subject property which carries an open space land use designation.

The portion of the subject property with open space land use designation shall remain uncleared and be placed into a contiguous open space tract created and marked pursuant to K.C.C. 21A.24.160 and K.C.C. 21A.24.180 at the time of plat approval. Use shall be limited to public non-motorized outdoor recreation. Any alterations to the site such as but not limited to clearing, grading, and timber removal is subject to parks and other relative King County agencies review and approval.
The subject property consists of the following tax lots.

2523059070	2523059069	2523059084	2523059083
2523059081	2523059074	2523059073	2523059082
2523059071	2523059068	2523059072	2523059075
2523059066	2523059067	2523059068	2523059080
3023069139	2523059076	2523059079	2523059077
2523059001	2523059078	2523059065	2523059064
2523059063	2523059085		



Zoning Code Conversion Phase Two

SC-P8. Glacier Ridge 4 to 1 Program
Soos Creek Community Planning Area

SC-P9. Pasko Plan Amendment (Source: Ordinance 7844)

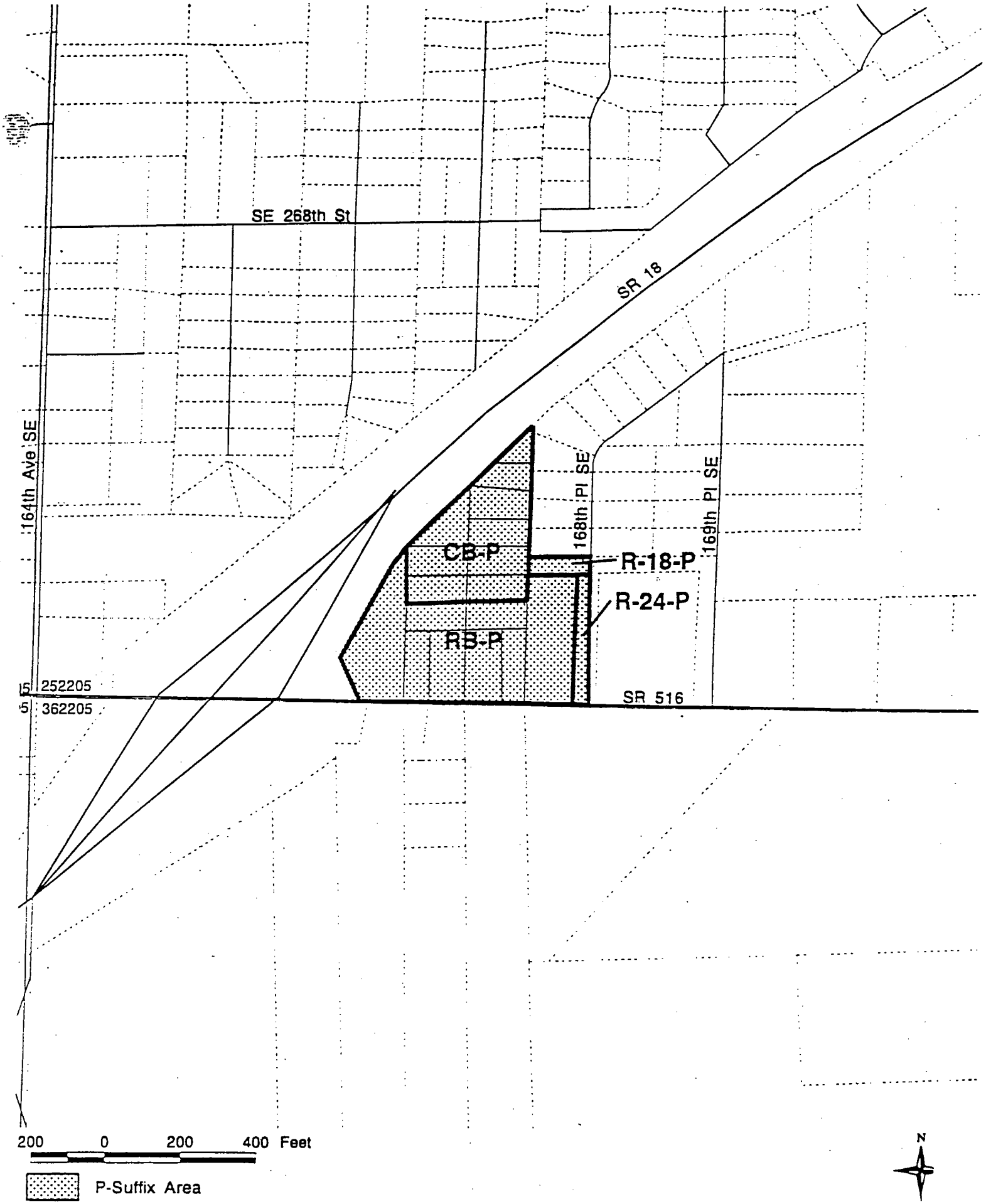
12824

The following P-suffix conditions apply:

1. The access to tax lots 2522059031, 2522059103, 2522059104 and 2522059105 shall be consolidated to the maximum extent possible to reduce access problems relative to SR 516. If additional parcels are combined in one application to actualize the potential zoning, then the examiner shall evaluate the entire proposal and shall limit access as necessary to facilitate the operation of SR 516.

2. A minimum building set-back of 20 feet along property lines shall be provided adjacent to properties with single family residential use. The building set-back area shall be landscaped with conifers, planted berm or wide hedge which should become an effective visual screen within 3 years.

3. Provide a minimum building set-back 20 feet along SE 272nd Street (Kent-Kangley Road). The building set-back area shall be landscaped with a 3-foot hedge or 3-foot planted berm supplemented with other plantings. Plant trees spaced at a maximum of 25 feet.



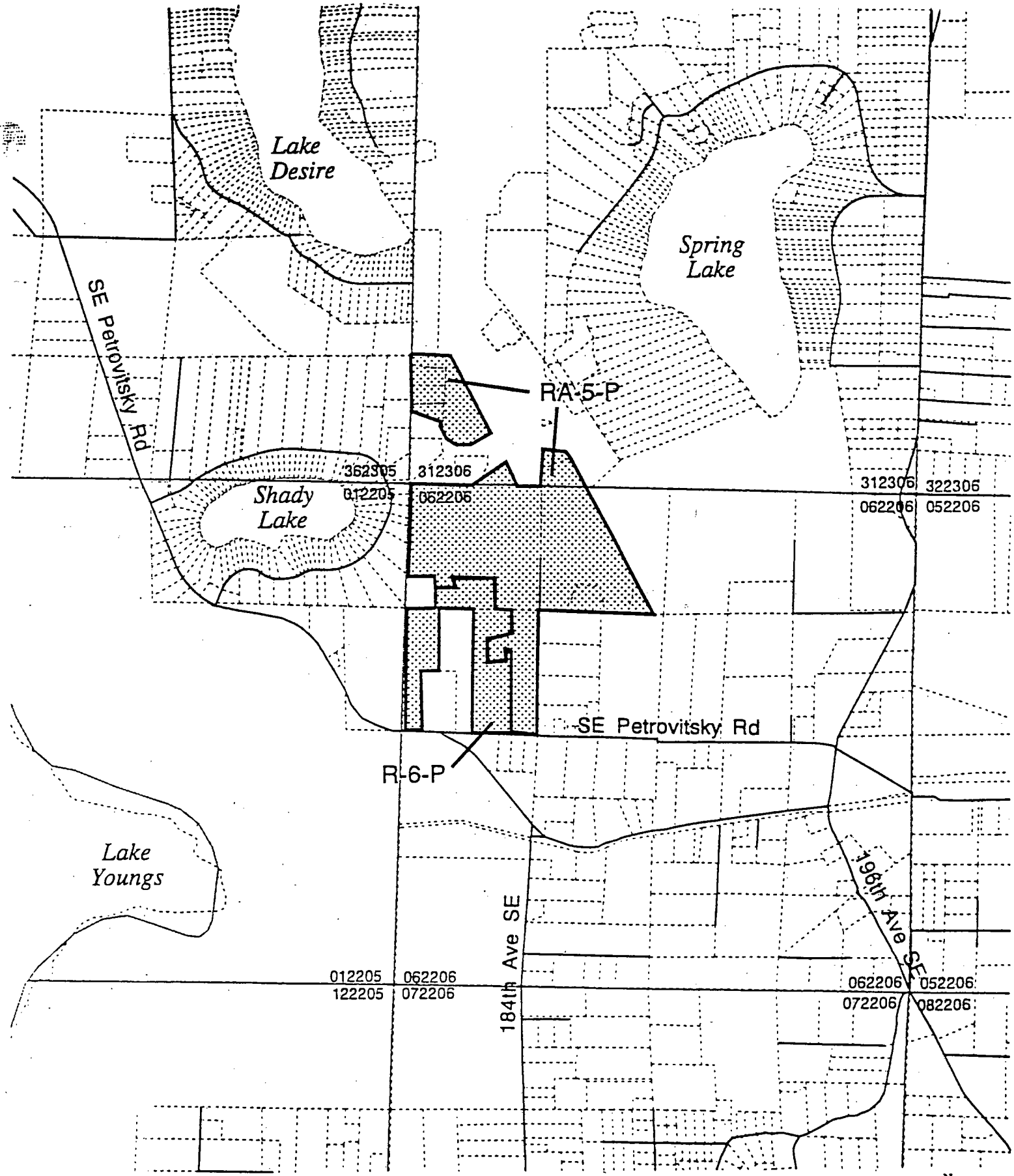
SC-P9. Pasko Plan Amendment
Soos Creek Community Planning Area –

Zoning Code Conversion Phase Two

SC-P10. Spring Lake 4 to 1 (Source: 1995 King County Comprehensive Plan Amendment Package: Ordinance 12061, Amendment 4-1-E)

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.



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P-Suffix Area

N

Zoning Code Conversion Phase Two

SC-P10. Spring Lake 4 to 1

Soos Creek Community Planning Area

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SC-P11. 289-79R (Ordinance 4767)

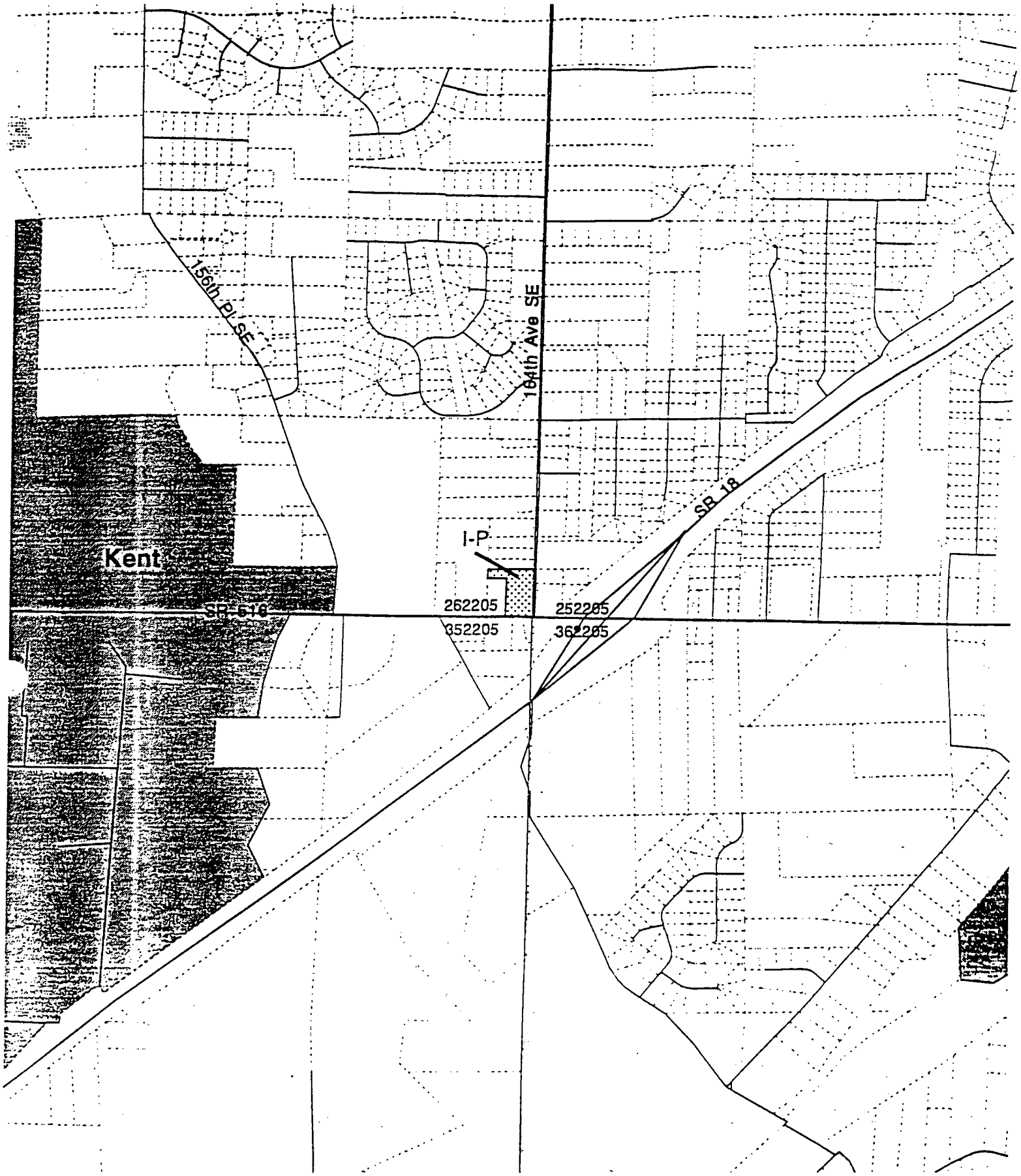
1. Only uses which can be supported by an on-site sewage disposal system will be permitted.

2. The on-site sewage disposal system must be operated and maintained properly to avoid failures and breakdowns.

3. The Boundary Adjustment procedures of the General Sewerage Plan cannot be activated through a building permit request.

4. There shall be no ingress and egress from SR 516.

5. 20 feet of right-of-way shall be required on the south side of the subject property.



630 0 630 1260 Feet

P-Suffix Area

N

Zoning Code Conversion Phase Two

SC-P11. 289-79R (Ordinance 4767)

Soos Creek Community Planning Area

SC-P12. 224-80R (Ordinance 4978)

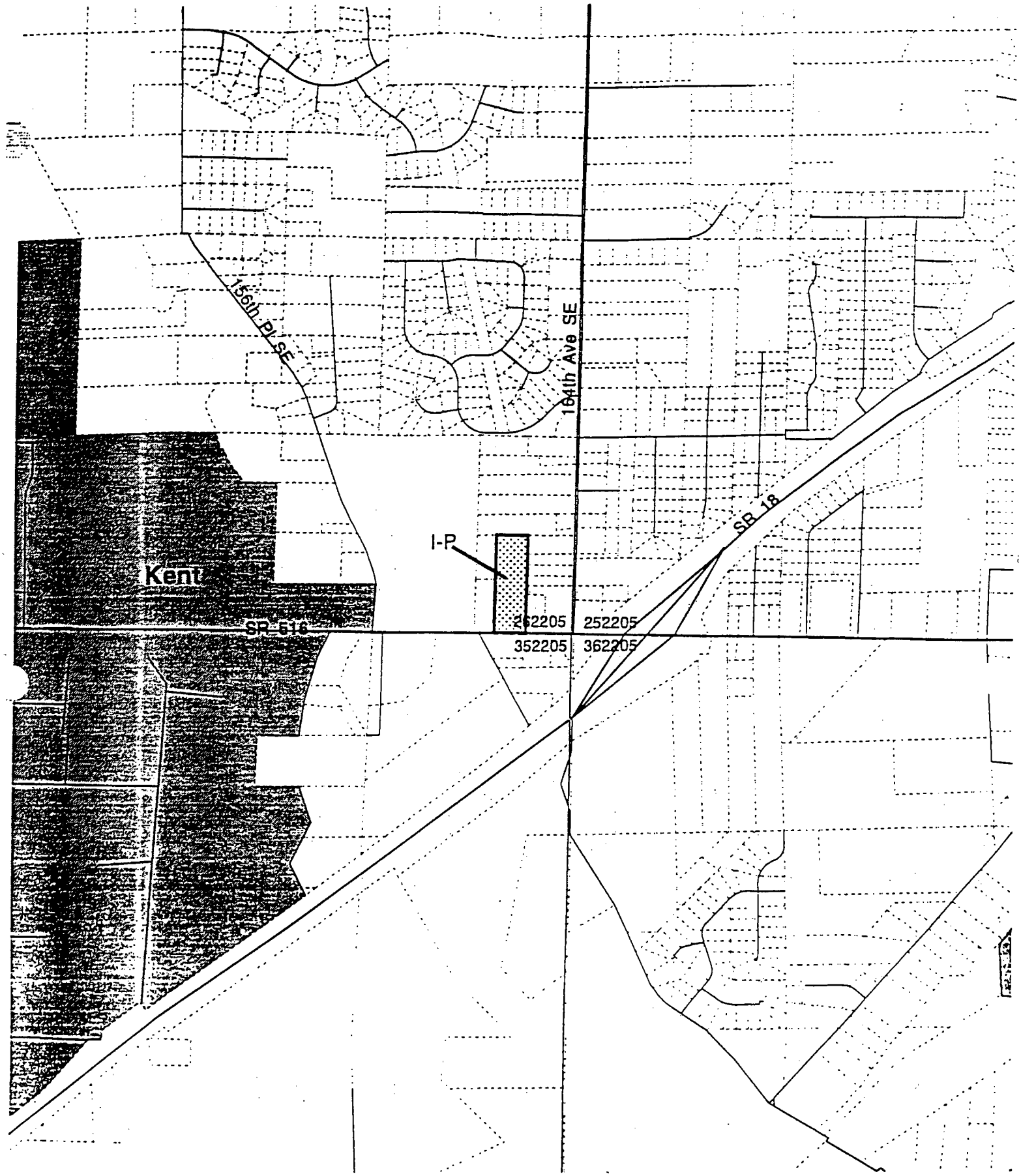
1. Condition 4 as recommended by the Department of Development and Environmental Services (DDES) in its preliminary report on this case. Access to the subject property from SE 272nd St. shall be limited to one location. The feasibility of combining such access with the parcel immediately east of the subject property shall be investigated. The Department of Development and Environmental Services (DDES) may require that access be located in a manner that it can be combined with the parcel to the east, if determined to be appropriate by DDES at the time of site plan review.

2. Oil and sediment facilities shall be provided to prevent these pollutants from entering Little Soos Creek. These facilities must be provided during site clearing as well as after site preparation is completed.

3. Oil separation facilities must be sufficient to deal with oil placed on parking areas to control dust in dry weather.

4. Noise measurement shall be taken, at the applicant's cost, at perimeter boundaries adjacent to single family housing. Berms and/or mufflers shall be used to reduce any noise levels that exceed County standards as set out in King County Code 12.86 through 12.100.

5. No access to 164th Avenue SE shall be permitted.



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P-Suffix Area

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Zoning Code Conversion Phase Two

SC-P12. 224-80R (Ordinance 4978)

Soos Creek Community Planning Area

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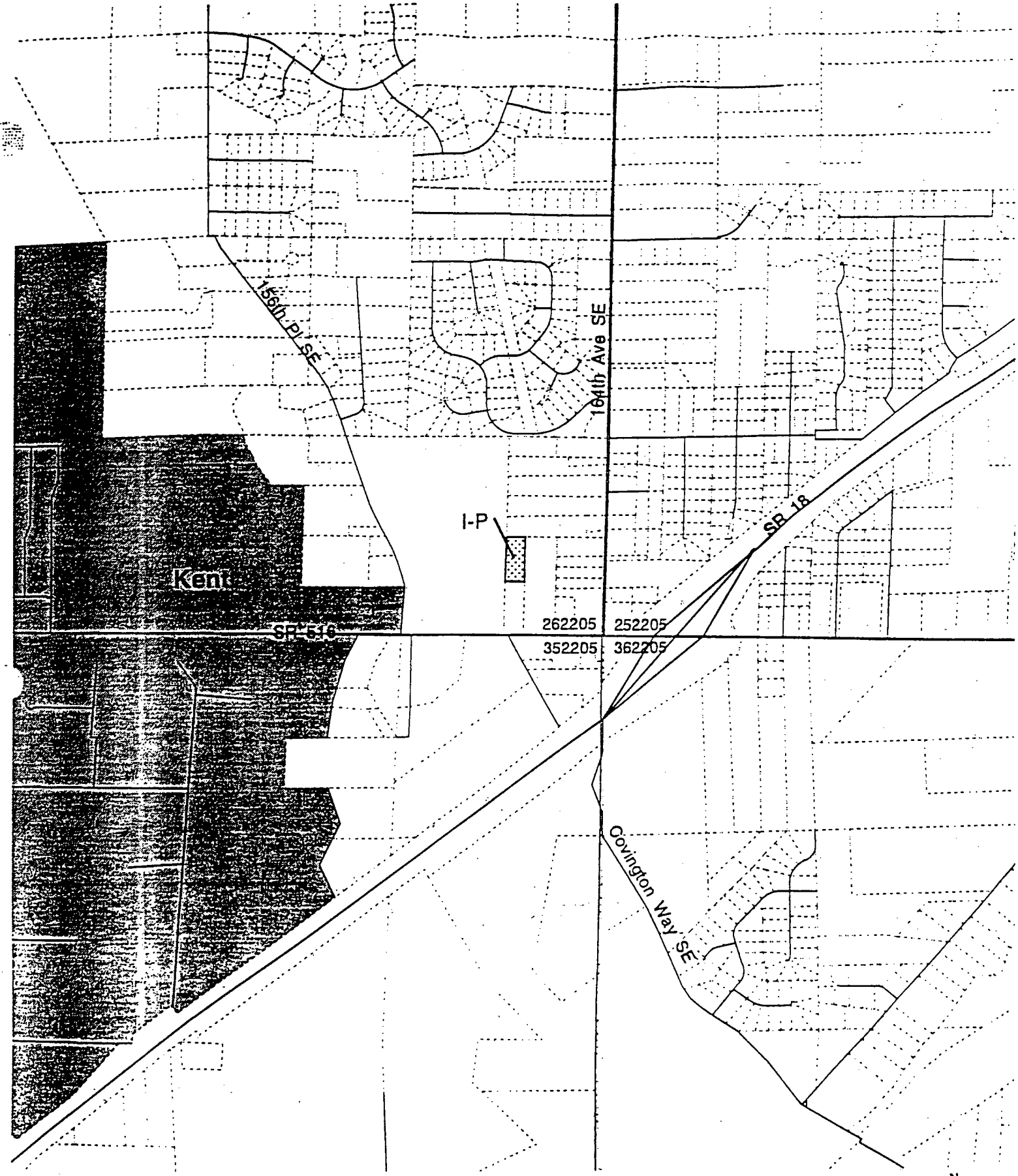
SC-P14. 243-83R (Ordinance 6618)

1. Use of the site shall be restricted to those uses which will not require sanitary sewers. Approval of the septic tank and drainfield , if required for any development on the property, shall be obtained when any building permits are applied for.



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P-Suffix Area

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Zoning Code Conversion Phase Two

SC-P14. 243-83R (Ordinance 6618)

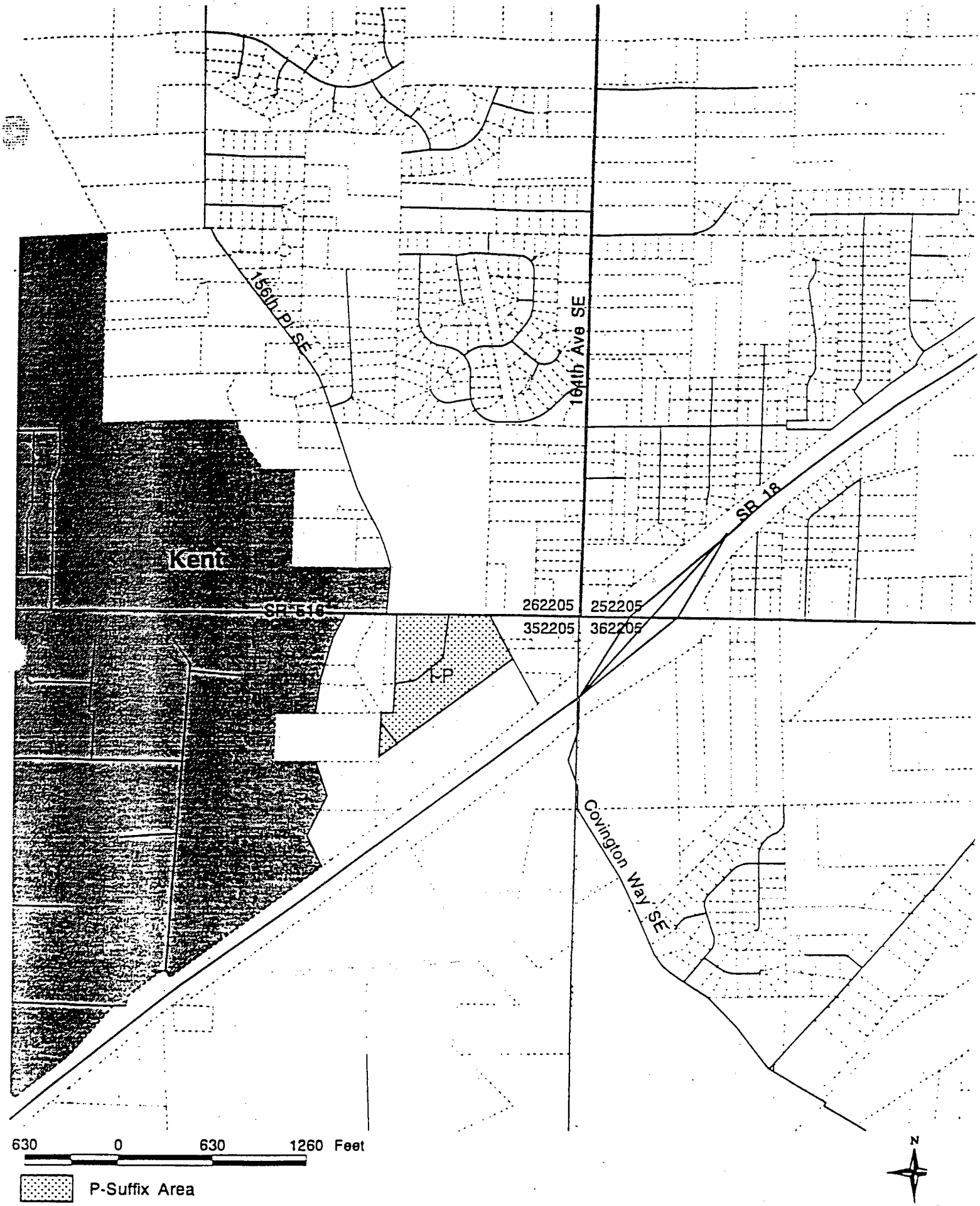
Soos Creek Community Planning Area

SC-P15. 204-84R (Ordinance 7583)

1. No drainage outlet to Little Soos Creek shall be permitted.

2. Equipment and material to by stored on the site shall be limited to that which will not represent a threat to the water quality of Little Soos Creek.

3. No oil, gas, or other chemicals may be stored at the site.



SC-P15. 204-84R (Ordinance 7583)
Soos Creek Community Planning Area

Zoning Code Conversion Phase Two

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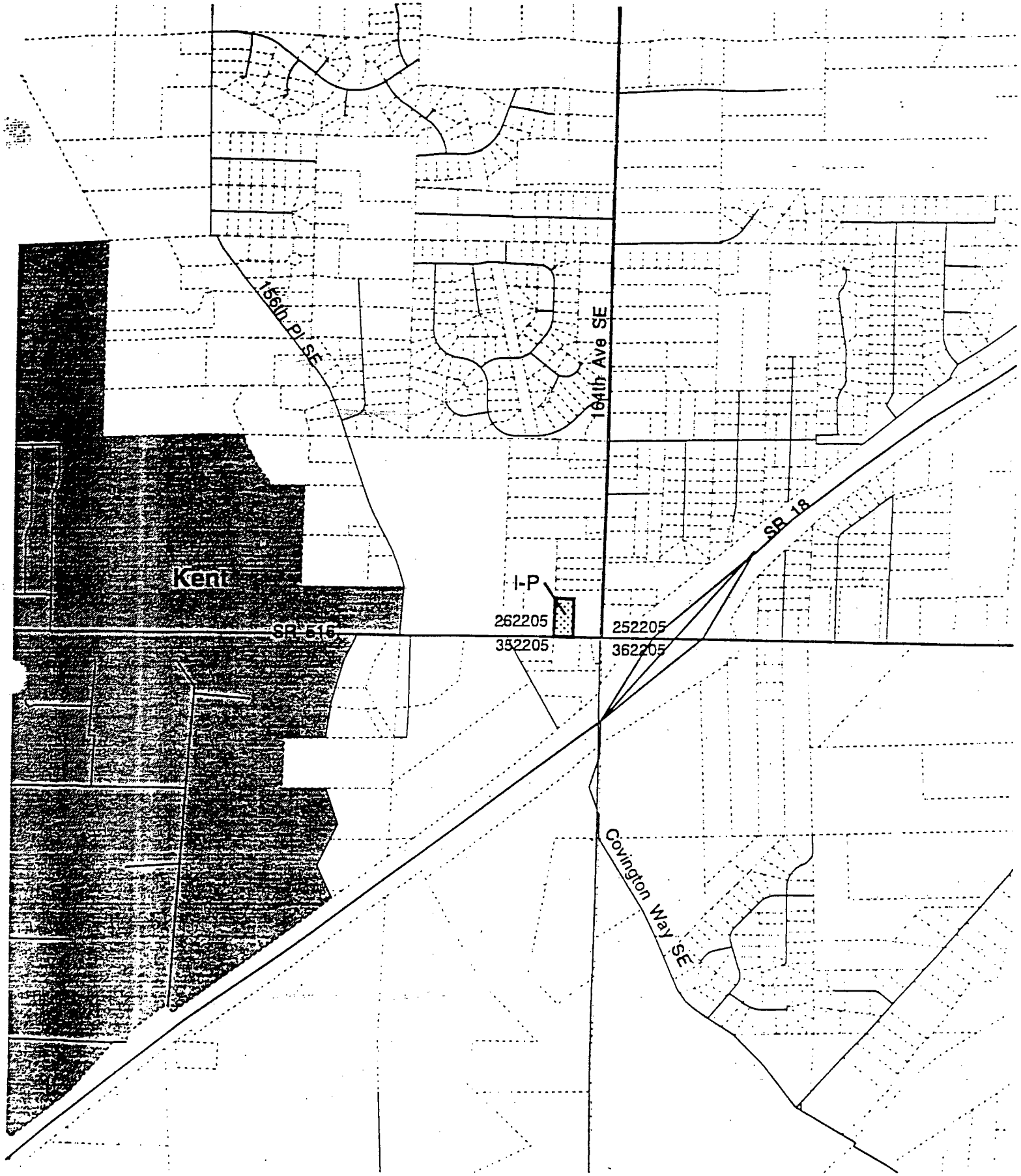
SC-P16. 201-85R (Ordinance 7115)

1. Use of the subject property for motorcycle or automobile repair shall be wholly within an enclosed building. For sounds received within residential properties, the deviations authorized by KCC 12.88.030 shall not be permitted to occur between the hours of 10:00 p.m. and 7:00 a.m.

2. Oil and sediment separation facilities shall be provided to prevent pollutants from entering Little Soos Creek. These facilities must be provided during site clearing, as well as after site preparation is completed. Oil separation facilities must be sufficient to deal adequately with oil which may be placed on parking areas to control dust in dry weather.



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P-Suffix Area

N

Zoning Code Conversion Phase Two

SC-P16. 201-85R (Ordinance 7115)

Soos Creek Community Planning Area

SC-P17. L92RZ009 (Ordinance 10970)

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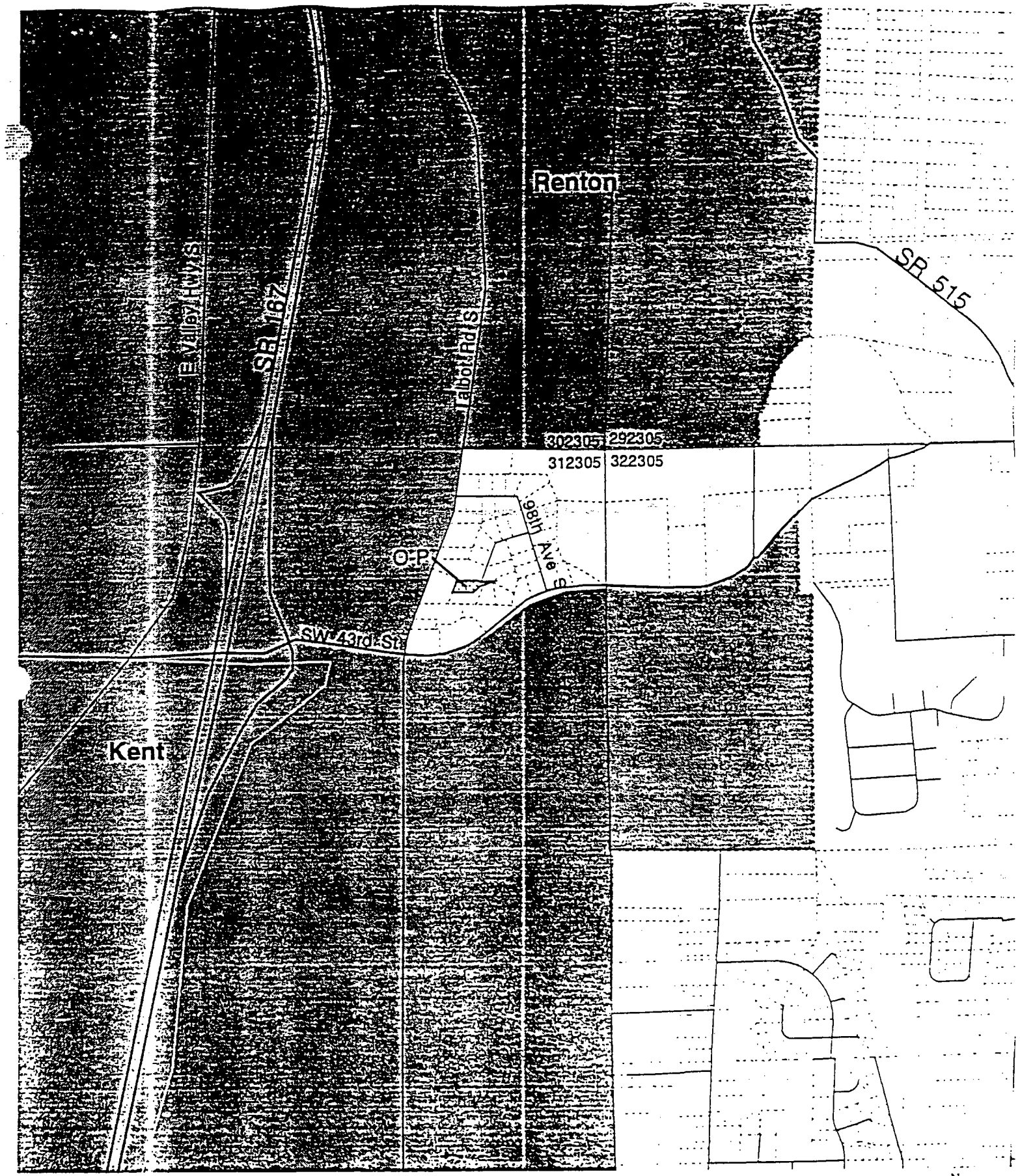
1. Use and development of the subject property shall be limited to parking which is accessory to the neighboring medical clinics and to required landscaping. lighting. drainage. fencing. or other improvements necessary to support medical clinic accessory parking.

2. Access to the subject property from 97th Avenue SE is prohibited. Access to this parking facility shall be obtained from Talbot Road South only.



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P-Suffix Area

N

Zoning Code Conversion Phase Two

SC-P17. L92RZ009 (Ordinance 10970)

Soos Creek Community Planning Area

SC-P18. NPA 94-02 (Ordinance 11651)

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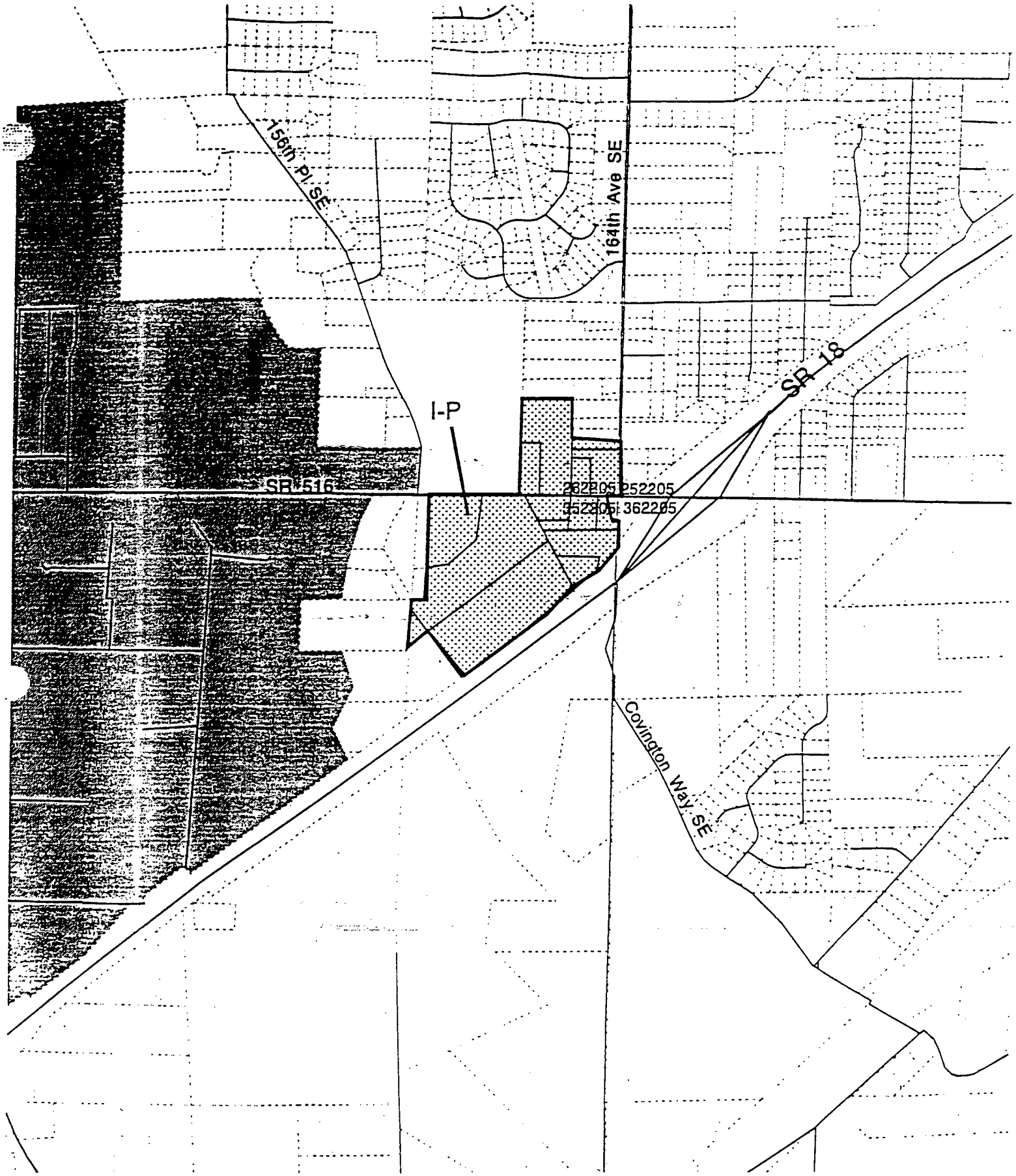
A. Study Area Specific Conditions:

1. The following uses permitted in the Industrial Classification are not permitted within the study area: dry cleaning plant/7216; industrial launderers/ 7218; automotive repair/753; automotive service/754; interim recycling facility/*; construction & trade/15 - 17: permitted provided heavy equipment and building materials may not be stored, parked nor repaid on site: heavy equipment & truck repair/*; food stores/54; auto supply stores/553; gasoline service stations/554; eating & drinking places/56; fuel dealers/598; chemicals & allied products/28; petroleum refining/2911; rubber & miscellaneous plastics products/30; primary metal industries/33; fabricated metal products/34; industrial & commercial machinery/35; heavy machinery & equipment/351 - 355; railroad equipment/374; guided missile & space vehicle parts/376; motor vehicle & bicycle manufacturing/*; aircraft, ship & boat building/*; tire retreading/7534; asphalt, concrete mixtures & block/251, 3271,. 3273; landfill/*; transfer station/*; transit bus base/*. Propane, compressed natural gas & liquefied natural gas storage tanks serving multiple lots or uses from which fuel is distributed directly to individual users (subset of * utility facility). *For definition of this specific land use, see KCC 21A.06.

2. All conditions of the following classifications are hereby carried forward: 289-79R (SC-P11); 224-80R (SC-P12); ; 243-83R (SC-P14); 204-84R (SC-P15); and 201-85R (SC-P16).



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P-Suffix Area

N

Zoning Code Conversion Phase Two

SC-P18. NPA 94-02 (Ordinance 11651)

Soos Creek Community Planning Area

SC-P19. Aqua Barn (Source: Ordinance 12531, Amendment 9 to Attachment A)

1. Site development pursuant to the site's NB zoning shall comply with the following condition:

Prior to the issuance of a building permit, the director of the department of development and environmental services shall approve building design, materials and color. The following architectural design features shall be included:

a) Natural materials and accents on the buildings, such as wood or stone facades, wood cornices, or gables on pitched roofs;

b) A focal point element such as a decorative clock tower, water tower or windmill;

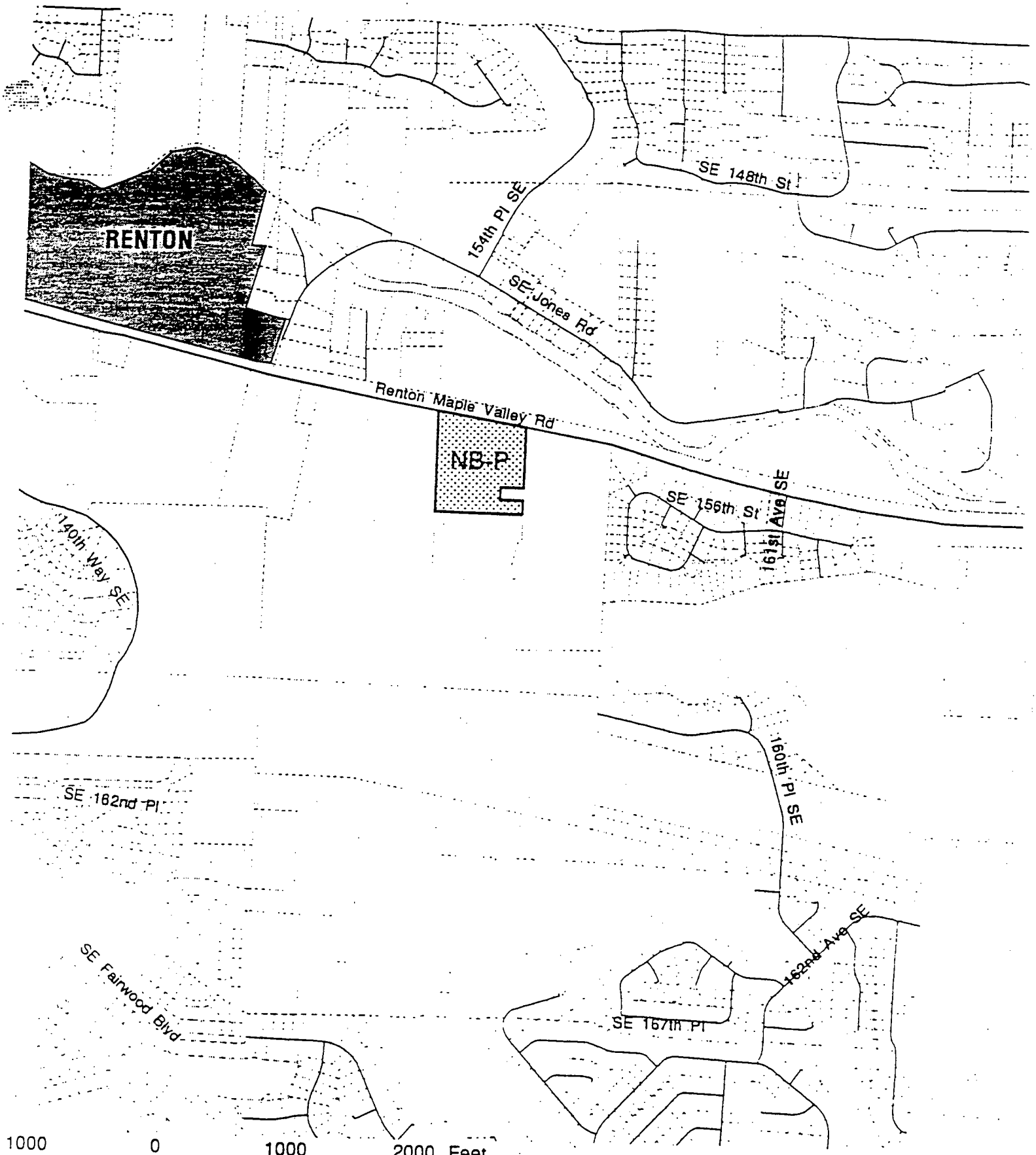
c) A colonnade along at least 50 percent of the front side of any food market, drug store and/or retail shop building(s).

2. Buildings and parking areas shall be set back not less than 20 feet from the right-of-way of SR-169. Building height shall be limited to a maximum of 35 feet.

3. Landscaping as required in King County Council 21A.16 shall include existing trees on the site wherever reasonable, especially within landscaped areas on east, west and north property lines.

4. Freestanding signs shall be limited to no more than three, as described in King County Council 21A.20.095, one at the intersection of SR-169 and 152nd Ave. SE, one elsewhere along SR 169, and one elsewhere along 152nd Ave. SE.

5. Prior to issuance of a building permit, the applicant shall dedicate to King County a permanent conservation easement covering the portion of the subject property zoned R-1 that has sensitive areas and associated buffers on it, to protect these areas from clearing and grading. This easement shall require the preservation of native vegetation for all purposes that benefit the public health, safety and welfare, including control of surface water and erosion, maintenance of slope stability, visual and aural buffering, and protection of plant and animal habitat. The easement shall impose upon all present and future owners and occupiers of land habitat. The easement shall impose upon all present and future owners and occupiers of land subject to the easement, the obligation enforceable on the behalf of the public by King County, to leave undisturbed all trees and other vegetation within the easement. The vegetation within the easement may not be cut, pruned, covered by fill, removed or damaged without the express permission from King County, which permission must be obtained in writing from the King County department of development and environmental services or its successor agency.



P-Suffix Area

Executive Proposed Amendment to Proposed Ordinance 96-263, Appendix A: SC-P19. Aqua Barn

Soos Creek Community Planning Area

Zoning Code Conversion Phase Two

Tahoma/Raven Heights Planning Area Development Conditions

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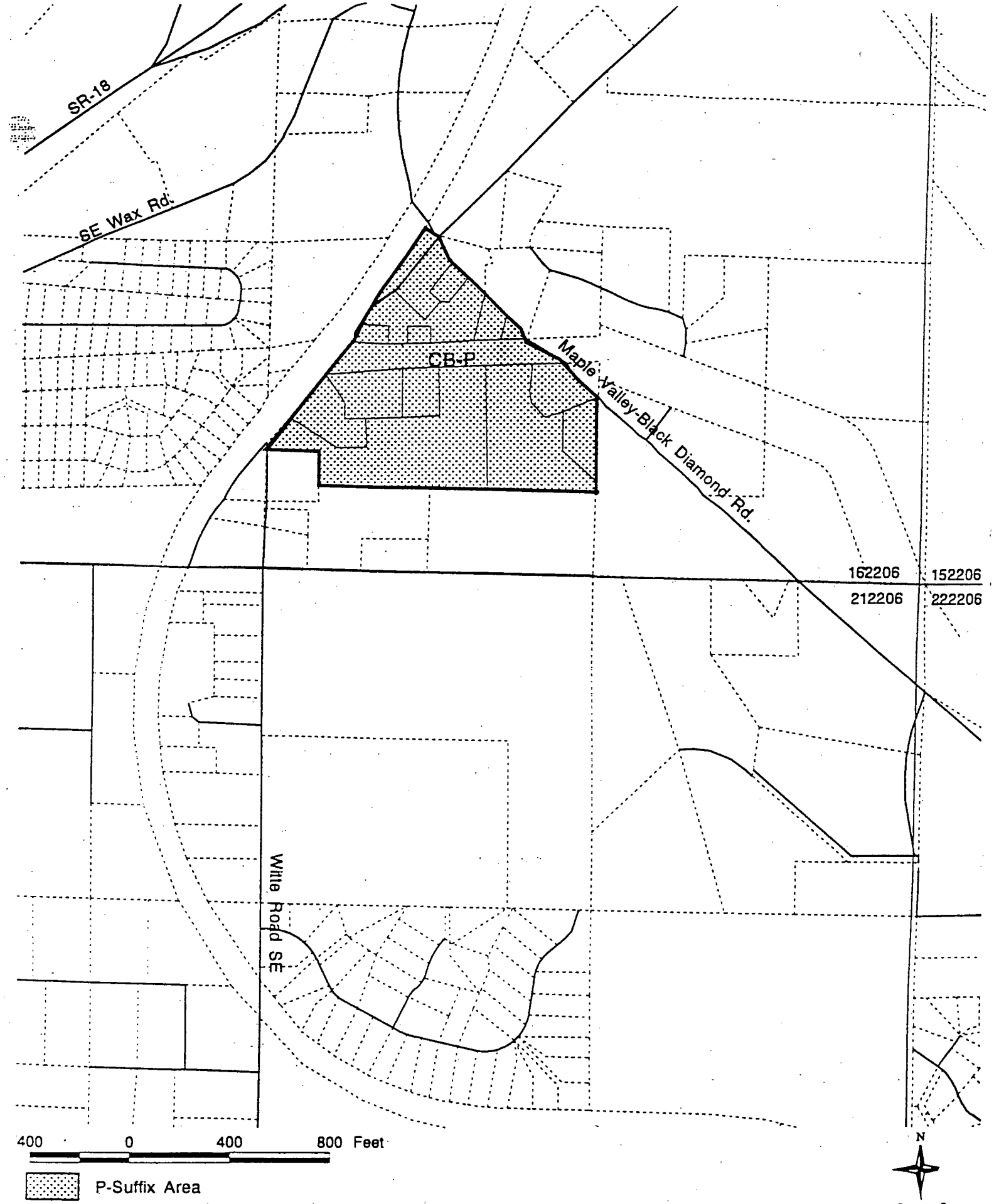
TR-P1 Wilderness Village Property Group Three: CB-P (Source: Tahoma/Raven Heights Community Plan Area Zoning p 33.)

This zoning implements the community-scale commercial designation for Wilderness Village and establishes the following "P"-suffix (Site Plan Approval) conditions:

1. A local access street should be constructed, running north/south, between the right-of-way for SE 237th Street and the properties designated for multifamily and mixed use development to the south. The exact location of this road should be determined by the Department of Public Works. The following Development Guidelines taken from the Business District Development Guide show the approximate location of this proposed new road.

2. Sufficient right-of-way should be dedicated to meet County road standards. The standard for SR-169, a major arterial, is 50 ft from the centerline. The standard for Witte Road - 220th Ave. SE, a collector arterial, is 30 ft from the centerline.



TR-P1. Wilderness Village Group Three: CB-P
Tahoma/Raven Heights Community Planning Area

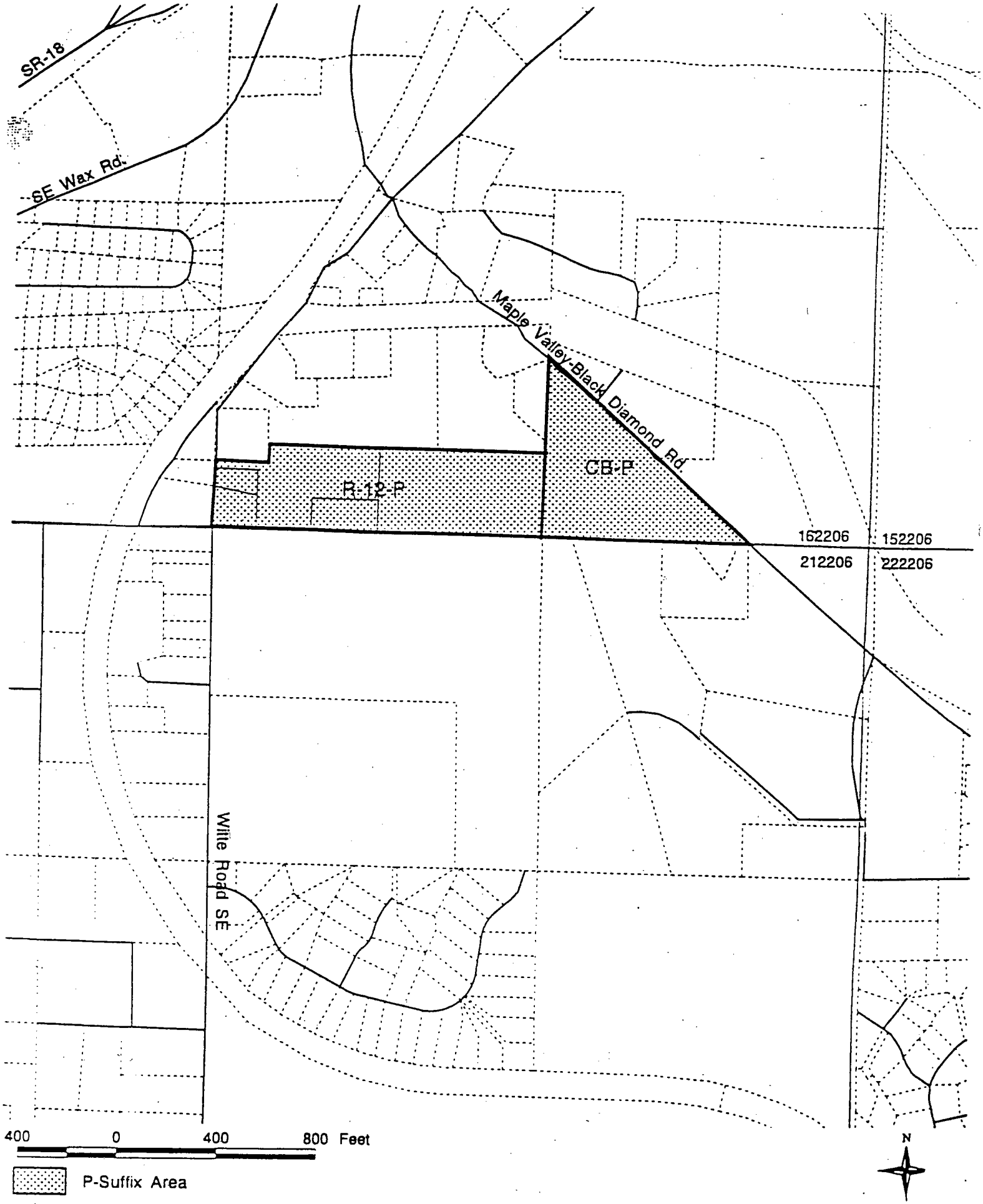
Zoning Code Conversion Phase Two

TR-P2. Wilderness Village Property Group Three: R-12-P and CB-P (Source: Tahoma/Raven Heights Community Plan Area Zoning p.33.)

This zoning implements the urban-suburban single family residential designation, provides additional land for future commercial expansion at the community-scale center of Wilderness Village, and establishes the following "P"-suffix (Site Plan Approval) conditions:

1. Sufficient right-of-way is required to meet County road standards. The standard for SR 169, a major arterial, is 50 ft from the center-line. The standard for 220th Ave. SE, a collector arterial, is 30 ft from the centerline.

2. Activation of potential community-scale mixed use or commercial zoning will require that a north/south local access road be built, providing a connection to the existing commercial area to the north. A local access road should also be built, connecting the new north-south road with 220th Ave. SE. The following Development Guidelines taken from the Business District Development Guide show approximate locations of these roads.



TR-P2. Wilderness Village Group Three: R-12-P and CB-P
Tahoma/Raven Heights Community Planning Area

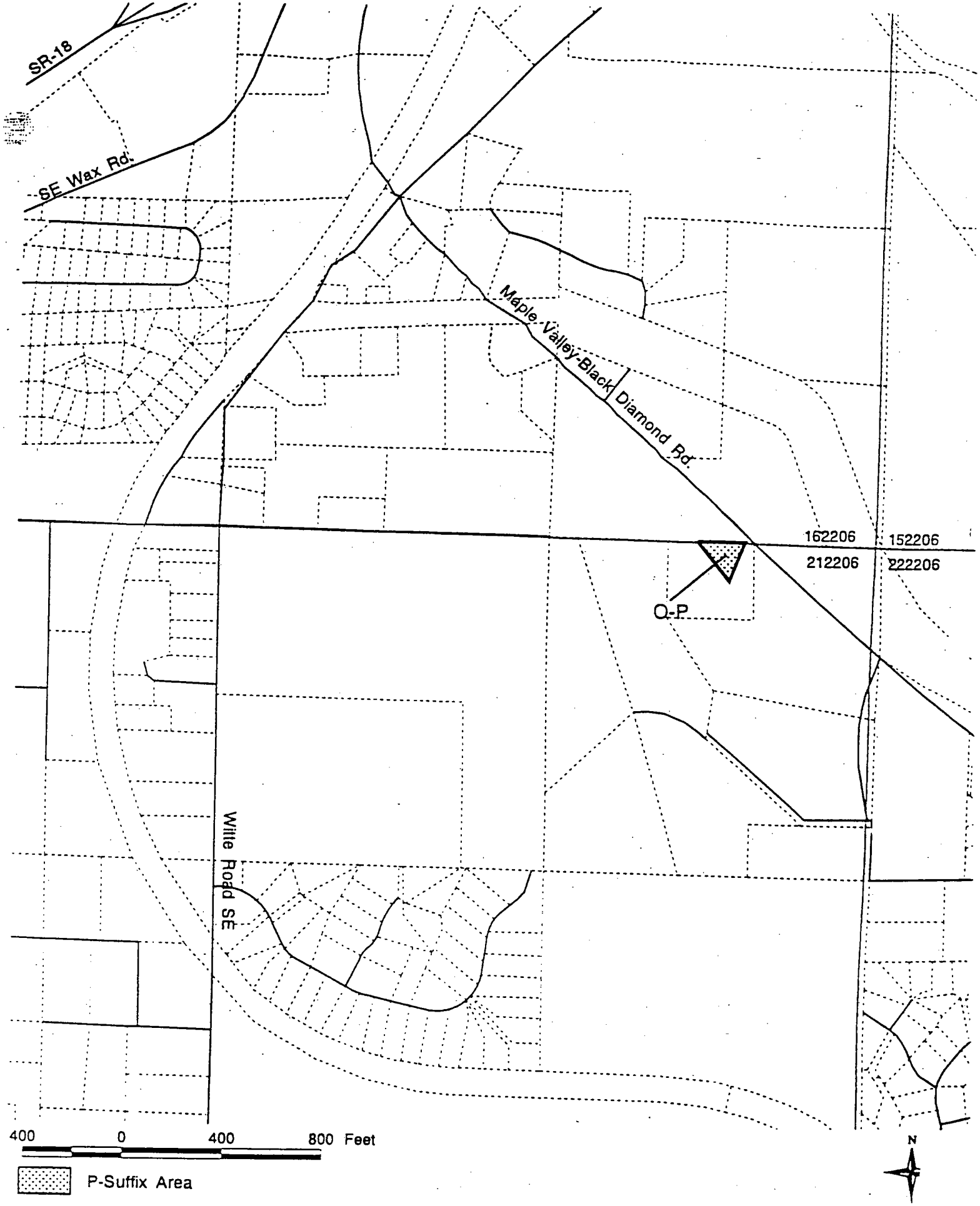
Zoning Code Conversion Phase Two

TR-P3. Wilderness Village Property Group Three: O-P (Source: Tahoma/Raven Heights Community Plan Area Zoning p 33.)

This zoning implements the professional office designation, permits future mixed-use development, subject to rezone, and establishes the following "P"-suffix (Site Plan Approval) conditions:

1. Multifamily residential density is limited to 18 dwelling units per acre.

2. Sufficient right-of-way should be dedicated to meet County road standards. The standard for SR-169 is 50 ft from the centerline.



TR-P3. Wilderness Village Group Three: O-P
Tahoma/Raven Heights Community Planning Area

Zoning Code Conversion Phase Two

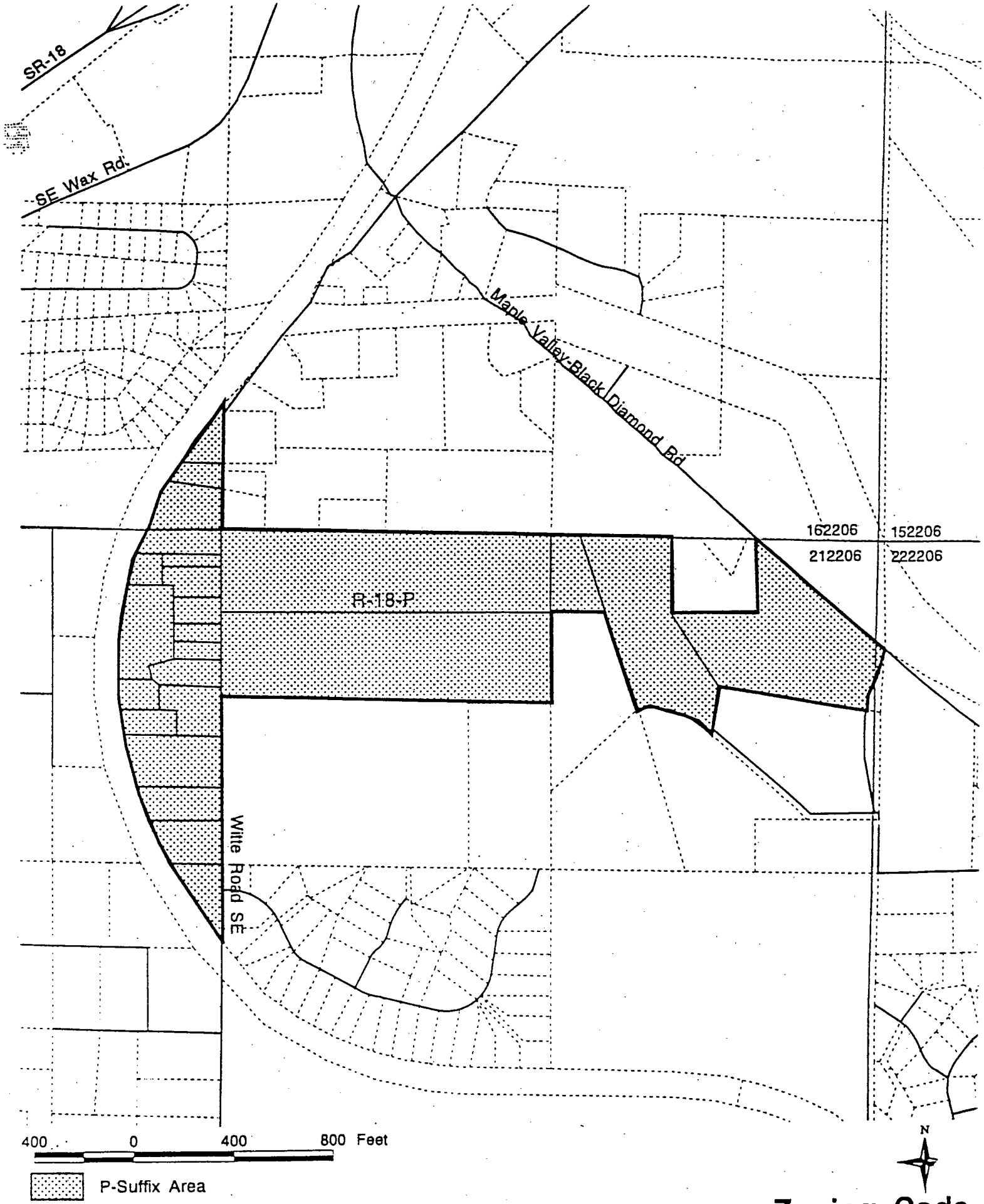
TR-P4. Wilderness Village Property Group Three: R-18-P (Source: Tahoma/Raven Heights Community Plan Area Zoning p 33.)

This zoning implements the multifamily residential designation and permits future mixed use development, subject to a rezone at this site. This zoning applies the following P-suffix (Site Plan Approval) conditions:

1. Properties west of 220th Ave. SE should locate access driveways on property lines to facilitate combined access with adjoining properties whenever possible.

2. Sufficient right-of-way should be dedicated to meet County road standards. The standard for 220th Avenue SE, a collector arterial, is 30 ft from the centerline.

3. The Development Guidelines for the Business District Development Guide show a north-south local access road connecting multifamily and mixed-use properties to the commercial center at Wilderness Village, and an east-west local access road to 220th Ave. SE. The Business Guide also shows an east-west arterial that is anticipated to provide a connection between SR-169 and Witte Road SE at the SE 240th Street location. Approval of new development should include establishment of these roads, dedication of sufficient right-of-way to meet County road standards, and construction of these roads to standards approved by the King County Department of Public Works.



Zoning Code Conversion Phase Two

TR-P4. Wilderness Village Group Three: R-18-P
Tahoma/Raven Heights Community Planning Area

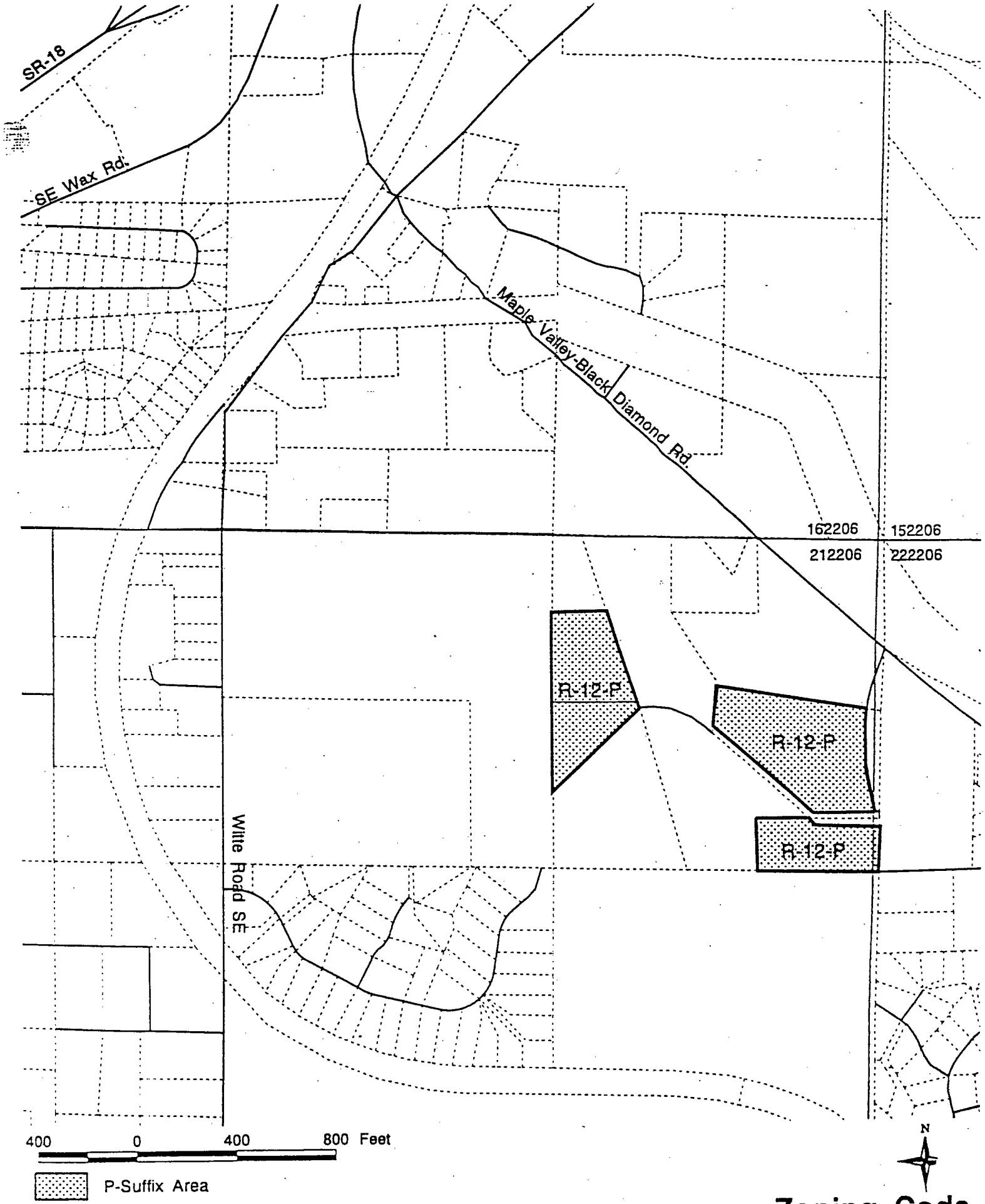
TR-P5. Wilderness Village Property Group Three: R-12-P South

(Source: Tahoma/Raven Heights Community Plan Area Zoning p 33.)

This zoning implements the urban-suburban single family residential designation, permits future development of multifamily residences, subject to a rezone, and establishes the following "P"-suffix (Site Plan Approval) conditions:

1. The Development Guidelines for the Business District Development Guide show an east-west arterial that is anticipated to provide a connection between SR-169 and Witte Road. Approval of actual multifamily zoning and the development of multifamily residences on these properties should require the establishment of this arterial, dedication of sufficient right-of-way (84') to meet County road standards, and construction of this road to standards approved by the King County Department of Public Works.

2. Sufficient right-of-way should be dedicated to meet County road standards. The standard for SR-169, a major arterial, is 50 ft from the centerline.



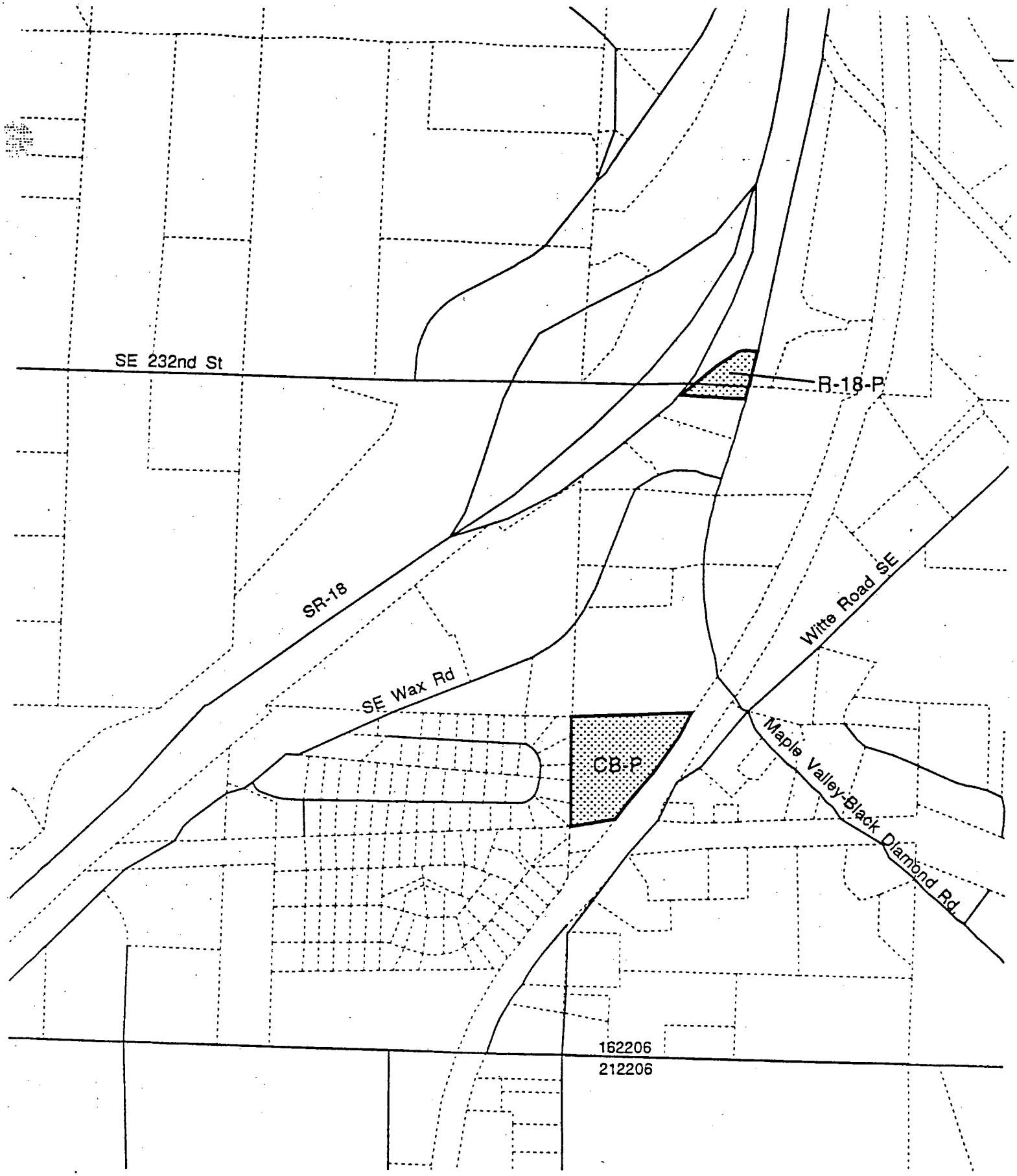
Zoning Code Conversion Phase Two

TR-P5. Wilderness Village Group Three: R-12-P
Tahoma/Raven Heights Community Planning Area

TR-P6. Wilderness Village Property Group Four: Right-of-Way Dedication (Source: Tahoma/Raven Heights Communities Plan Area Zoning p 37)

This zoning implements the multifamily designation, permits future mixed-use development, subject to a rezone, and establishes the following "P"-suffix (Site Plan Approval) conditions:

- Dedicate sufficient right-of-way to result in 50 ft of right-of-way from the centerline of SR-169.



500 0 500 1000 Feet

P-Suffix Area

N

TR-P6. Wilderness Village Group Four: Right-of-Way Dedication

Tahoma/Raven Heights Community Planning Area

Zoning Code Conversion Phase Two

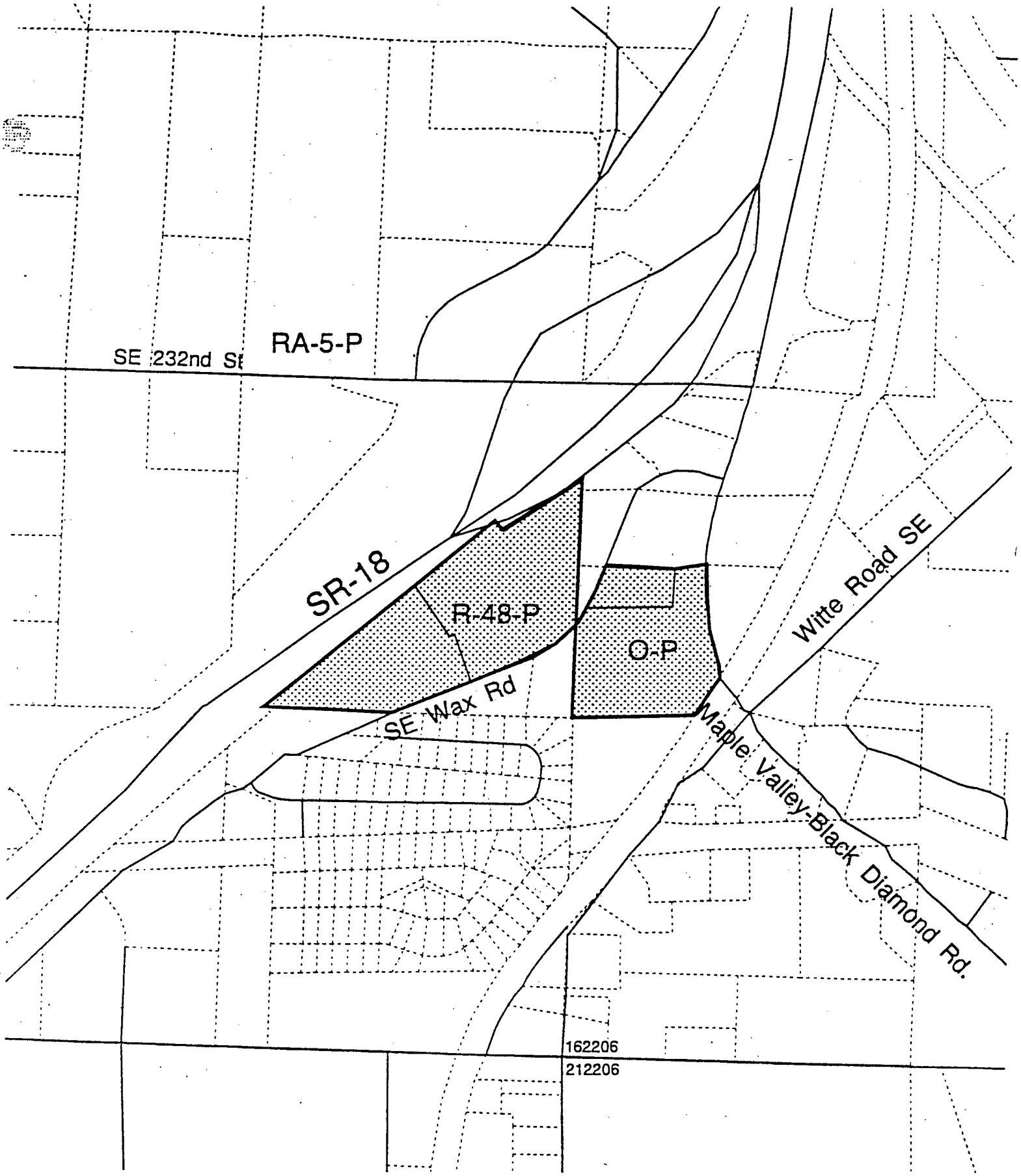
TR-P7. Wilderness Village Property Group Four : O-P and R-48-P

(Source: Tahoma/Raven Heights Community Plan Area Zoning p 36.)

This zoning implements the professional office designation and applies the following "P"-suffix conditions:

1. Multifamily residential density is limited to 18 dwelling units per acre.

2. Dedicate sufficient right-of-way to result in 50 ft of right-of-way from the centerline of SR-169.



0 600 1200 Feet

P-Suffix Area

N

Zoning Code Conversion Phase Two

TR-P7. Wilderness Village Group Four
Tahoma/Raven Heights Community Planning Area

TR-P8. Four Corners (Source: Tahoma/Raven Heights Community Plan Area Zoning p 40.)

The following "P"-suffix condition applies:

- Access points onto SR-169 should be located to allow joint access whenever possible. This access should be consistent with a circulation plan that is acceptable to the King County Department of Public Works and the State Department of Transportation.

1000 1000 2000 Feet

P-Suffix Area

N

Zoning Code Conversion Phase Two

TR-P8. Four Corners

Tahoma/Raven Heights Community Planning Area

TR-P9. Ravensdale (Source: Tahoma/Raven Heights Community Plan Area Zoning p 54.)

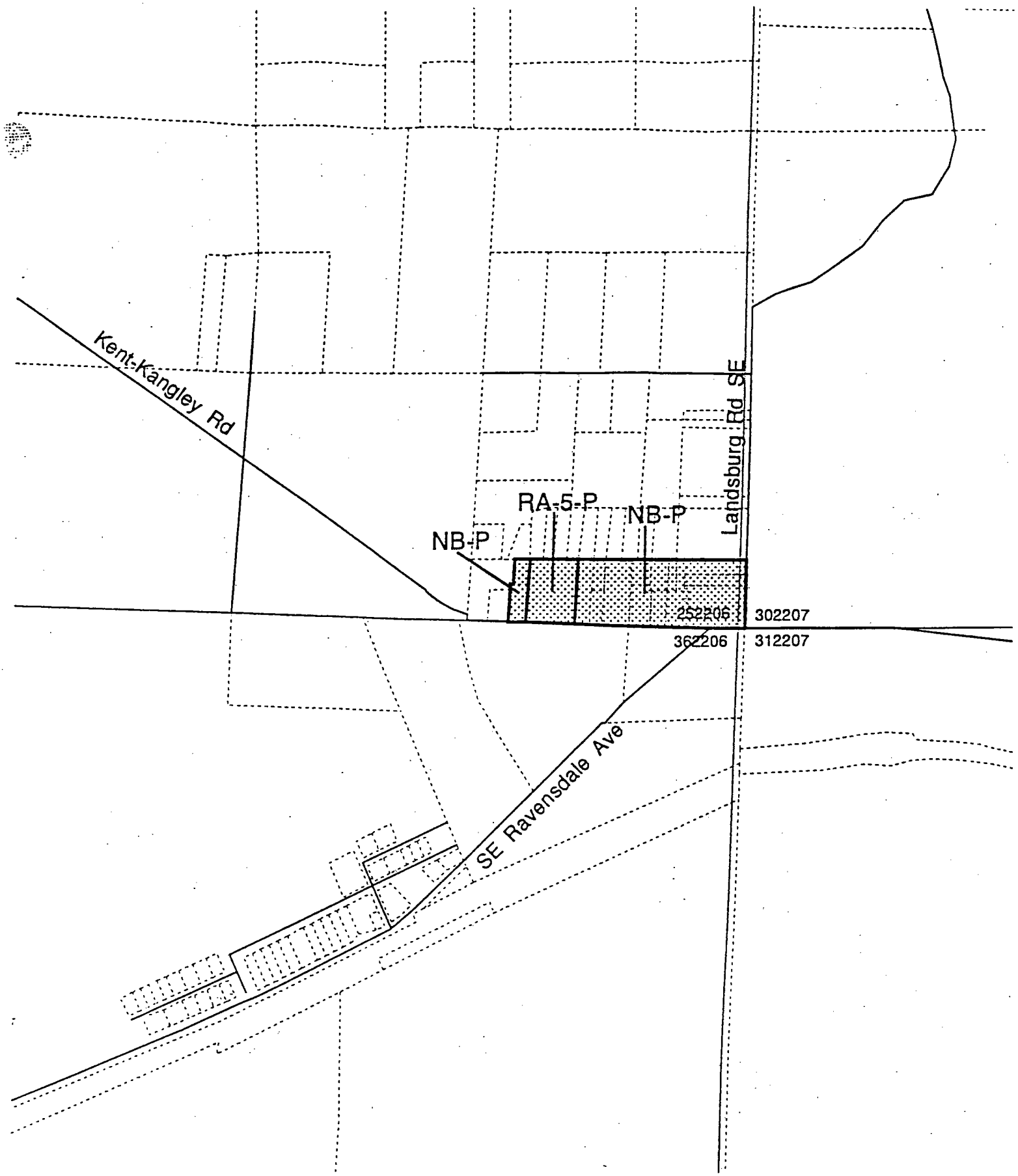
The following "P"-suffix conditions apply:

- As development occurs, all properties adjoining 276th Ave. should dedicate sufficient right-of-way to meet County road standards. The standard for 276th Ave., a secondary arterial, is 42 ft from the center line.

- To minimize the impacts of new development on SR-516, driveways should be located to allow joint access whenever possible. This access should be consistent with a circulation plan that is acceptable to the King County Department of Public Works and the State Department of Transportation.

- As development occurs, all properties adjoining SR-516 should dedicate sufficient right-of-way to meet County road standards. The standard for SR-516, a major arterial, is 50 ft from the center line.

- To minimize the impacts of new development on SR-516, driveways should be located so that access can be consolidated whenever possible.



0 800 1600 Feet

P-Suffix Area

N

Zoning Code Conversion Phase Two

TR-P9. Ravensdale

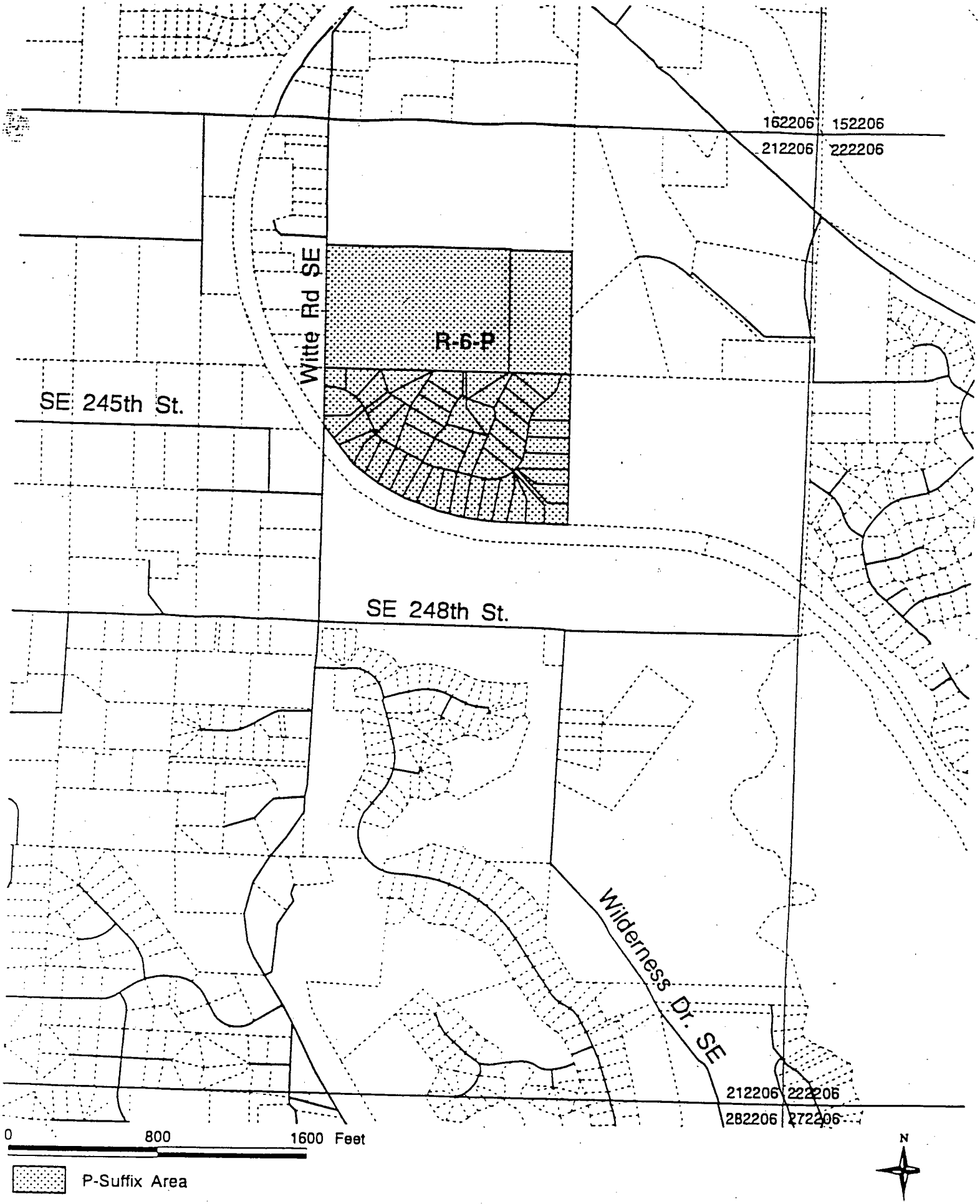
Tahoma/Raven Heights Community Planning Area

TR-P11. R-6-P (Source: Tahoma/Raven Heights Community Plan Area Zoning p. 252)

This zoning also continues the following P-suffix conditions on these properties, related to the establishment of an anticipated east-west arterial connecting SR-169 and Witte Road SE:

- Approval of the subdivision or short platting of these properties should include establishment of this arterial, dedication of sufficient right-of-way (84 feet) to meet County road standards, and construction of this road to standards approved by the King County Department of Public Works. These conditions are to be implemented at the time of subdivision review and approval. They are not intended to apply to residential building permit applications once a subdivision has been approved and these conditions have been satisfied.

- Any building construction on the present Lake Wilderness Elementary School site should be set back 72 feet from the north property line.



Zoning Code Conversion Phase Two

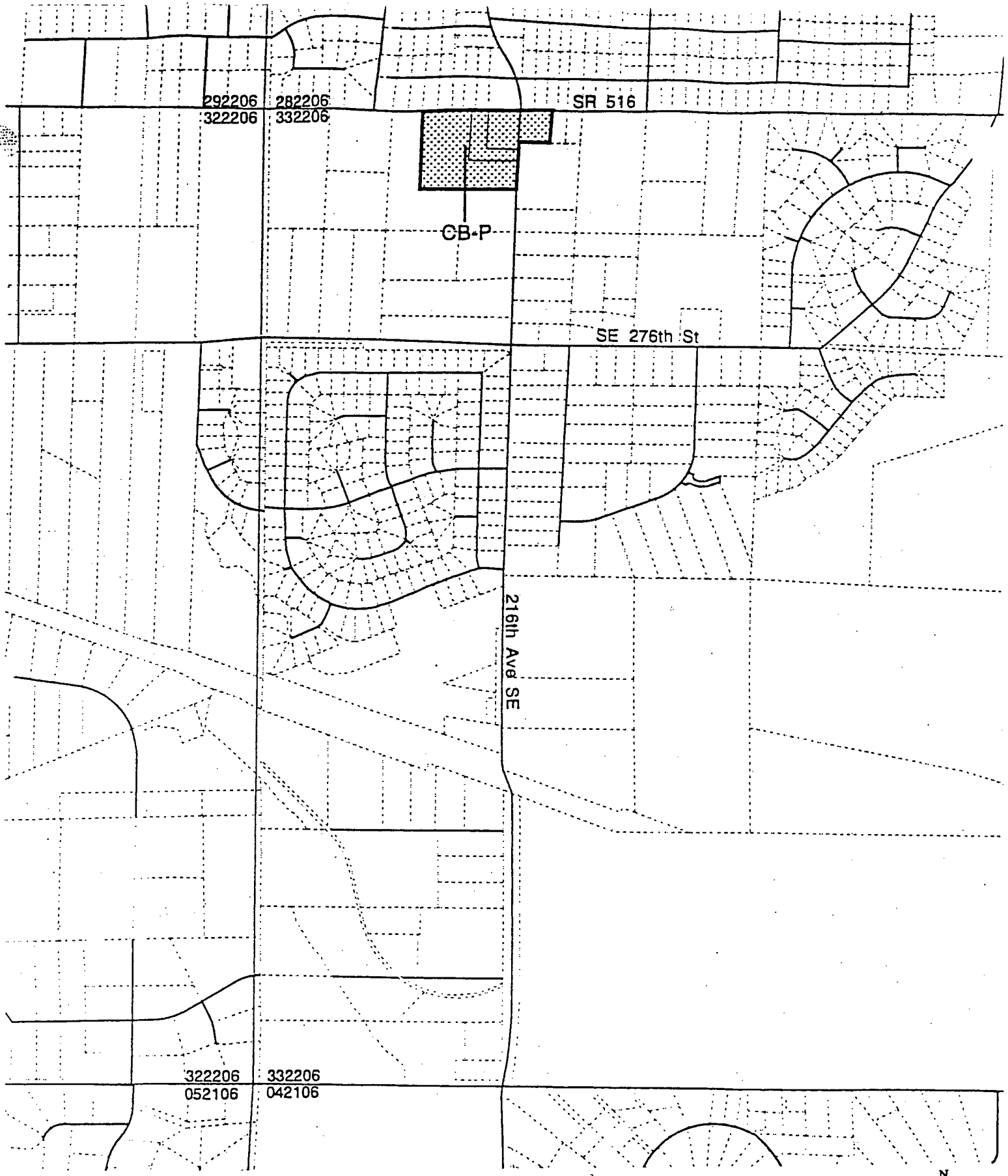
TR-P11 R-6-P

Tahoma/Raven Heights Community Planning Area

TR-P12. CB-P (Source: Tahoma/Raven Heights Community Plan Area Zoning p 285.)

This zoning reflects the King County Council's decision to establish additional commercial zoning with conditions at this location. The following condition applies to these properties:

- Sufficient right-of-way should be dedicated to meet County road standards. The standard for SR-516, a major arterial, is 50 feet from the centerline.



500 0 500 1000 Feet

P-Suffix Area

N

Zoning Code Conversion Phase Two

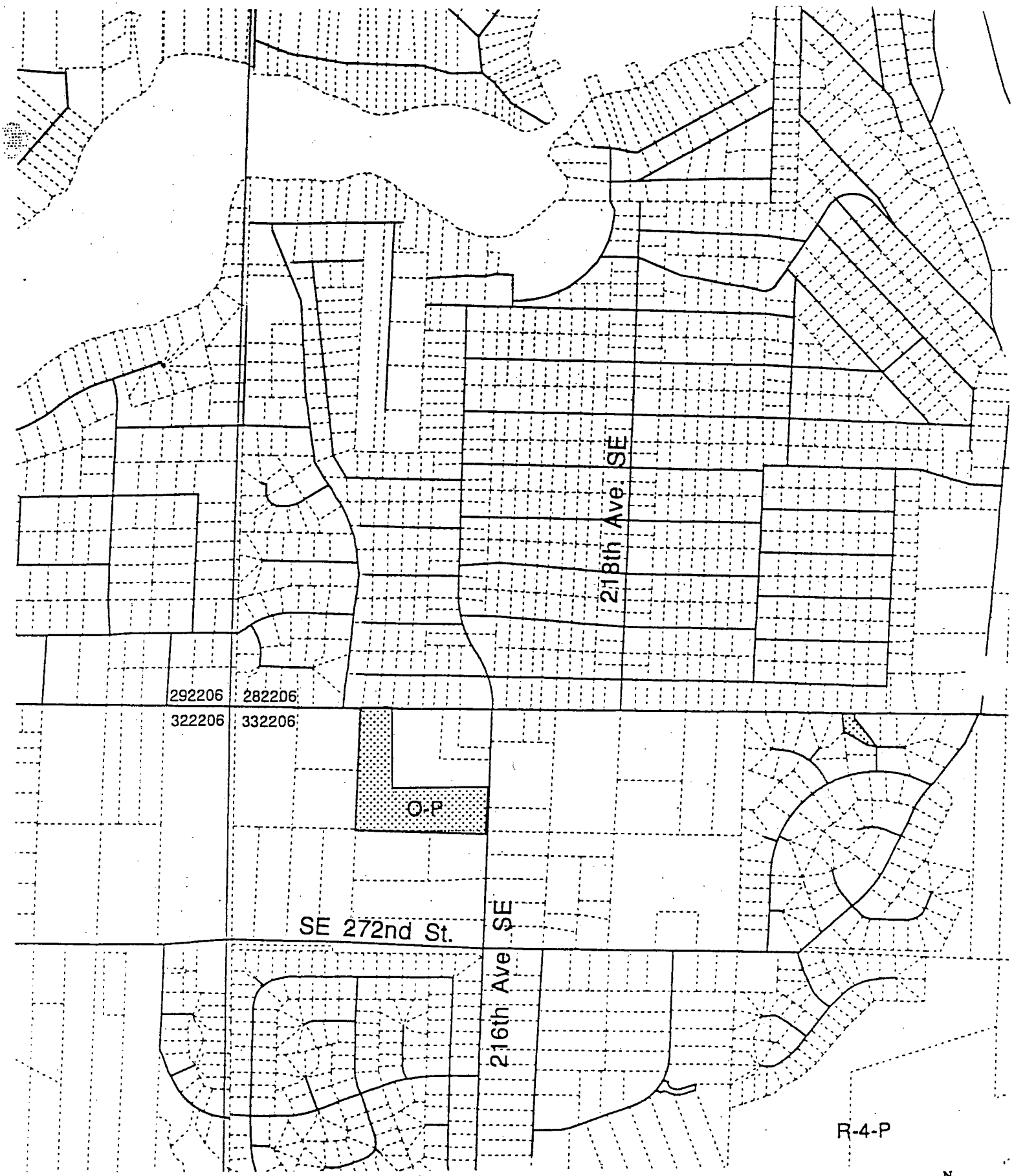
TR-P12. CB-P, Community Business

Tahoma/Raven Heights Community Planning Area

TR-P13. O-P (Source: Tahoma/Raven Heights Community Plan Area Zoning p 285.)

This zoning reflects the King County Council's decision to establish additional professional office/multifamily zoning with conditions at this location. The following conditions apply to these properties:

- Multifamily residential density is limited to 18 dwelling units per acre.
- Sufficient right-of-way should be dedicated to meet County road standards. The standard for SR-516, a major arterial, is 50 feet from the centerline.



0 800 1600 Feet

P-Suffix Area

N

Zoning Code Conversion Phase Two

TR-P13 O-P

Tahoma/Raven Heights Community Planning Area

TR-P14. Spoerer/Watkins (Source: Ordinance 11653, Amendment 96 as amended by Ordinance 12061, amendment T-6/96AA)

The following P-suffix conditions apply to the subject property:

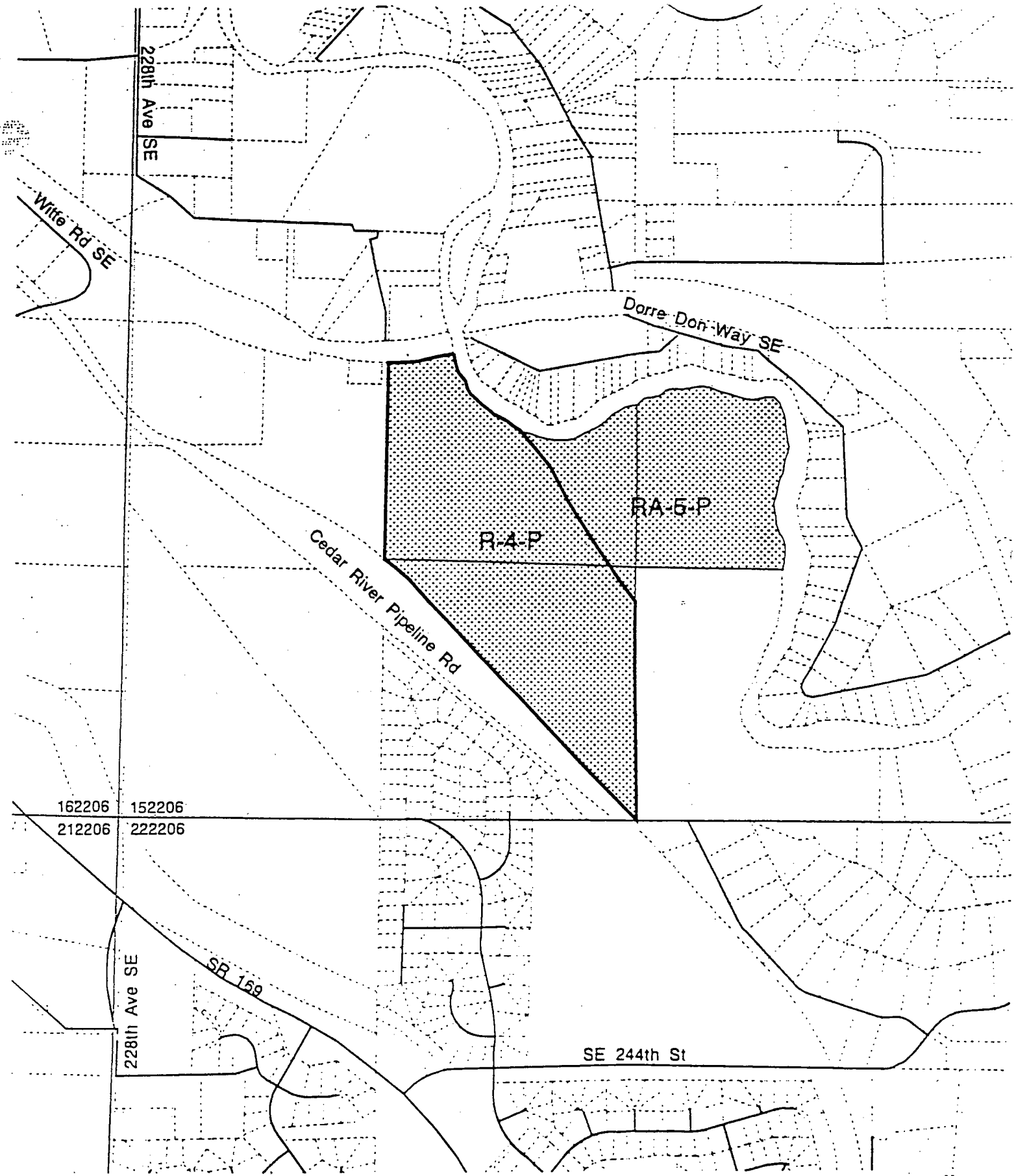
This parcel shall use the lesser of the following areas for calculating the allowable dwelling units under K.C.C. 21A.12.070:

A. The site area outside of the 100-year floodplain, or
B. Thirty-five acres.

In no case shall the allowable units exceed 80 residential units. In no case shall the total developed area exceed thirty five acres. Any portion of the development not devoted to residential lots, roads and surface water facilities shall be held in common ownership and may be used for other infrastructure requirements such as recreation. The undeveloped portion of the site shall remain uncleared and be placed into a contiguous open space tract created and marked pursuant to K.C.C. 21A.24.160 and K.C.C. 21A.24.180.

The permit application for this parcel shall include a development agreement with the King County Executive which addresses public access to the Cedar River and river protection, including enhanced protection of floodplain and riparian habitat and enhanced requirements for drainage facilities, monitoring and the performance bond to correct damages to habitat or water quality identified by monitoring. This parcel shall not have an application for any urban zone development accepted by the Department of Development and Environmental Services after July 1, 1999.

The subject property consists of tax lots 1522069011, 1522069018 and 1522069057.



500 0 500 1000 Feet

P-Suffix Area

N

Zoning Code Conversion Phase Two

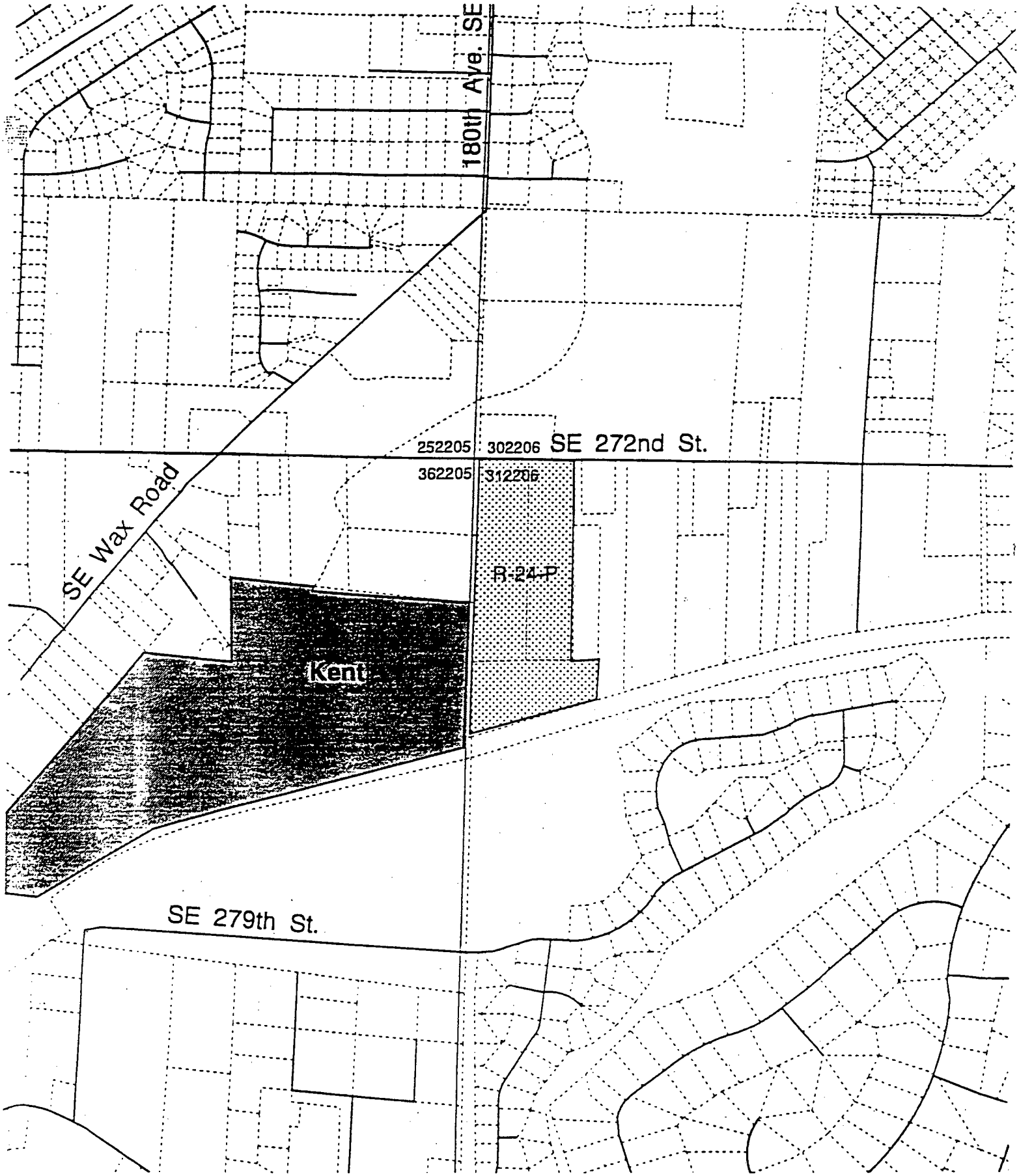
TR-P14. Spoerer/Watkins

Tahoma/Raven Heights Community Planning Area

TR-P15. Matelich Rezone (Source: Ordinance 11653, Amendment 105)

Prior to permit approval, the applicants for development in this parcel shall submit or review by Department of Development and Environmental Services a site-specific drainage plan, including a source control best management plan, which mitigates the water quality impacts of the development and demonstrates no degradation of water quality and compliance with all water quality standards.

The subject property consists of tax lots 3122069018, 3122069020, and 3122069021.



0 800 1600 Feet

P-Suffix Area

N

Zoning Code Conversion Phase Two

TR-P15. Matelich

Tahoma/Raven Heights Community Planning Area

TR-P16. Wilderness Village Property Group Two (Source: Tahoma/Raven Heights Community Plan Area Zoning p 31.)

R-6-P (potential I-P)

The potential zoning is intended to accommodate one or more large single-site business parks. Industrial (I) zoning shall be approved only if the following criteria are met:

A. An application for approval of actual Industrial (I) zoning must cover a site of 5 acres or more in size.

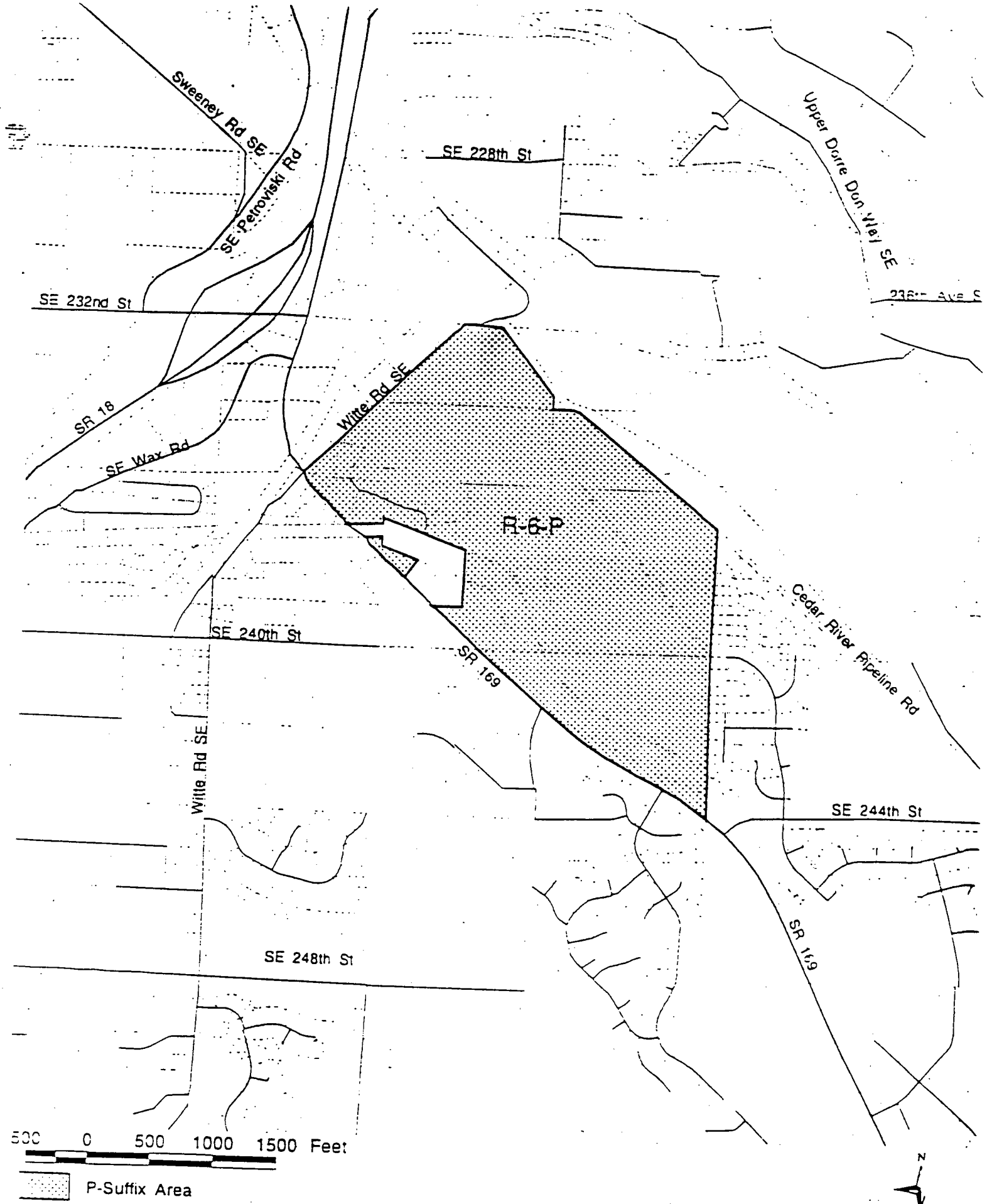
B. Any application shall be consistent with an overall development plan for all potentially zoned manufacturing park properties within Property Group Two. This overall plan must be approved by the Department of Development and Environmental Services (DDES) to assure that the plan adequately addresses internal circulation, arterial access, screening and provision of services for the entire property group.

In addition, the following "P"-suffix conditions shall be applied to any approval of Industrial (I) zoning.

A. Due to the probable size and scope of development at this location, landscaping and buffering requirements may exceed the usual requirement of the I zone. No development except driveway access should occur in the setback areas that are established.

B. Sufficient right-of-way should be dedicated to meet County road standards. The standard for SR 169, a major arterial, is 50 ft from the centerline of SR-169.

C. Development of the 45 acre Industrial Park shall be done according to a master site plan. The site plan shall address building location, roads, utilities and landscaping. The property may be developed in five acre increments according to the master site plan.



Executive Proposed Amendment to Proposed Ordinance 96-263, Appendix A: TR-P16. Wilderness Village Property Group Two

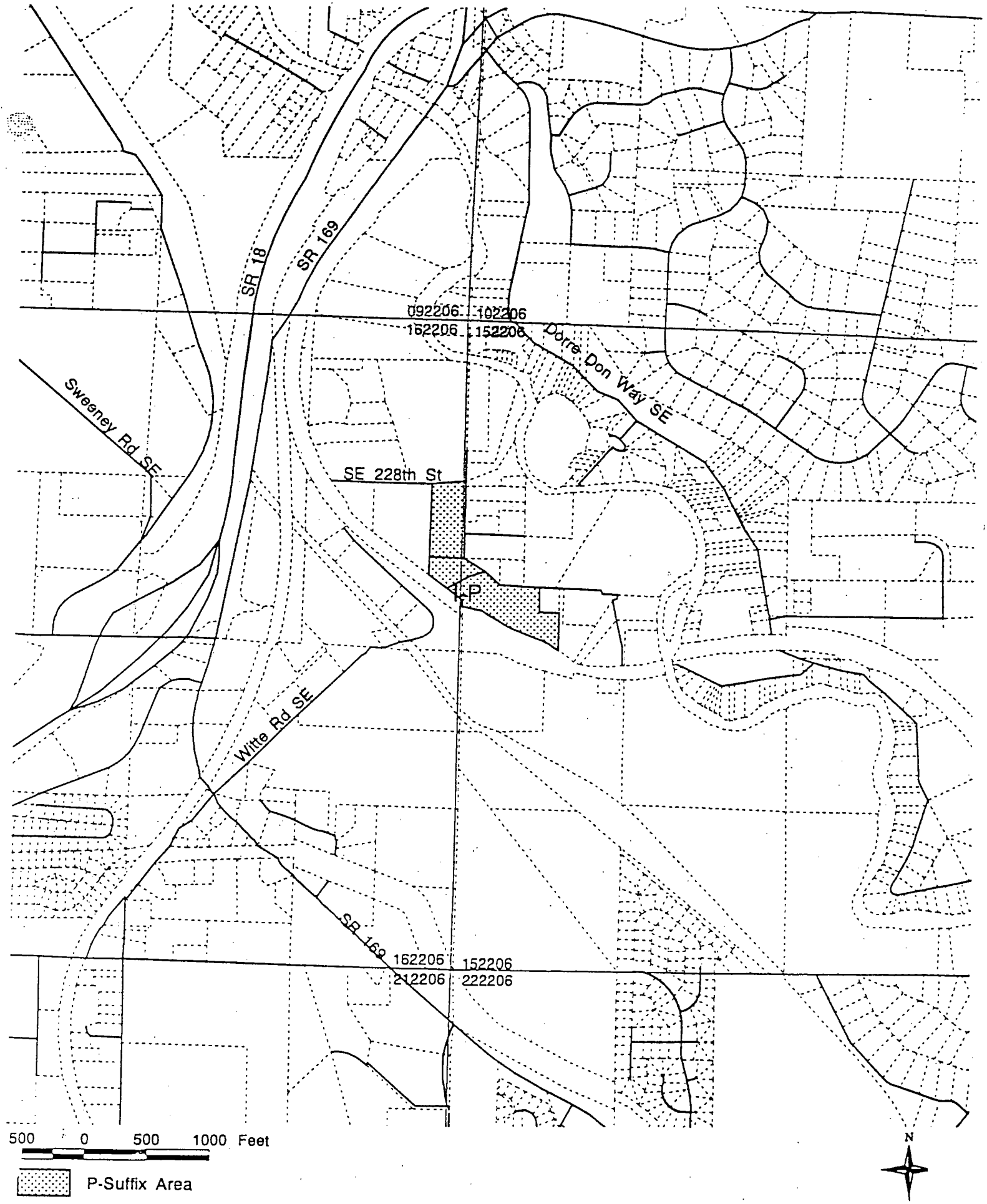
Tahoma/Raven Heights Community Planning Area

Zoning Code Conversion Phase Two

TR-P17 **R & H Partnership Urban Reserve Study** (Source: 1995 King County Comprehensive Plan Amendment Package: Ordinance 12061, Amendment 72)

1. Future industrial development shall be limited to those that do not require a conditional use permit; and

2. A limited scope Master Drainage Plan shall be completed by the developer to address groundwater concerns.



P-Suffix Area

TR-P17. R & H Partnership Urban Reserve Study

Tahoma/Raven Heights Community Planning Area

Zoning Code Conversion Phase Two

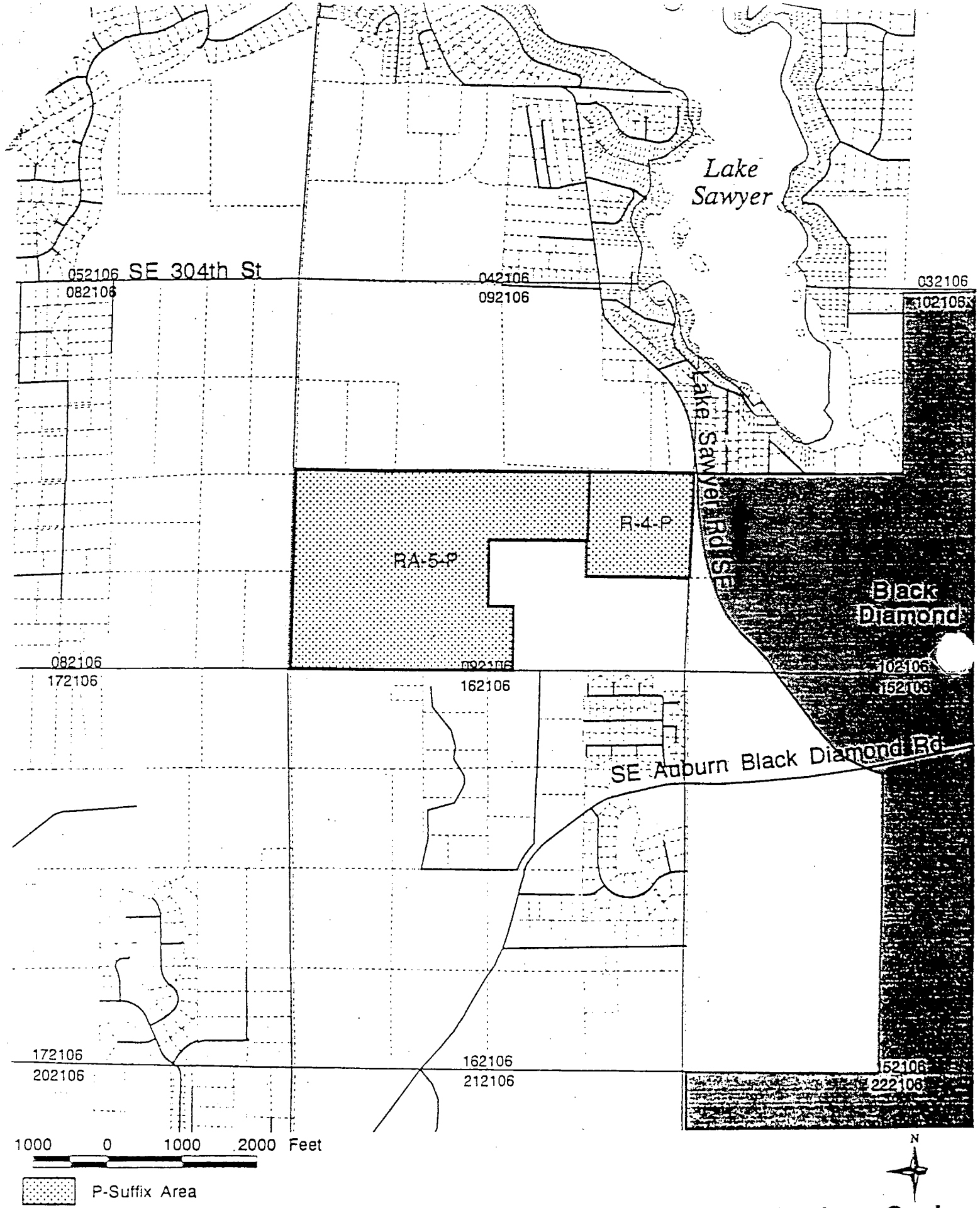
TR-P19. Plum Creek 4 to 1 (Source: 1995 King County Comprehensive Plan Amendment Package: Ordinance 12061, Amendment 4-1-G3)

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. A 100 foot trail access with a forested buffer shall be identified and protected as permanent open space to provide public access from Lake Sawyer road SE and the King County Regional Trail to the dedicated open space at the time of final plat approval.

3. Public access to the open space shall be designed to protect the natural resources and sensitive areas within the Crisp Creek watershed.

4. A Crisp Creek Watershed Management Plan which includes analysis of impacts to surface and ground water shall be completed prior to preliminary plat approval. The property owner and the Muckleshoot Tribe shall jointly seek funding to cover the full costs of plan. The plan shall be developed jointly by the Muckleshoot Tribe, the property owner, and King County.



Zoning Code Conversion Phase Two

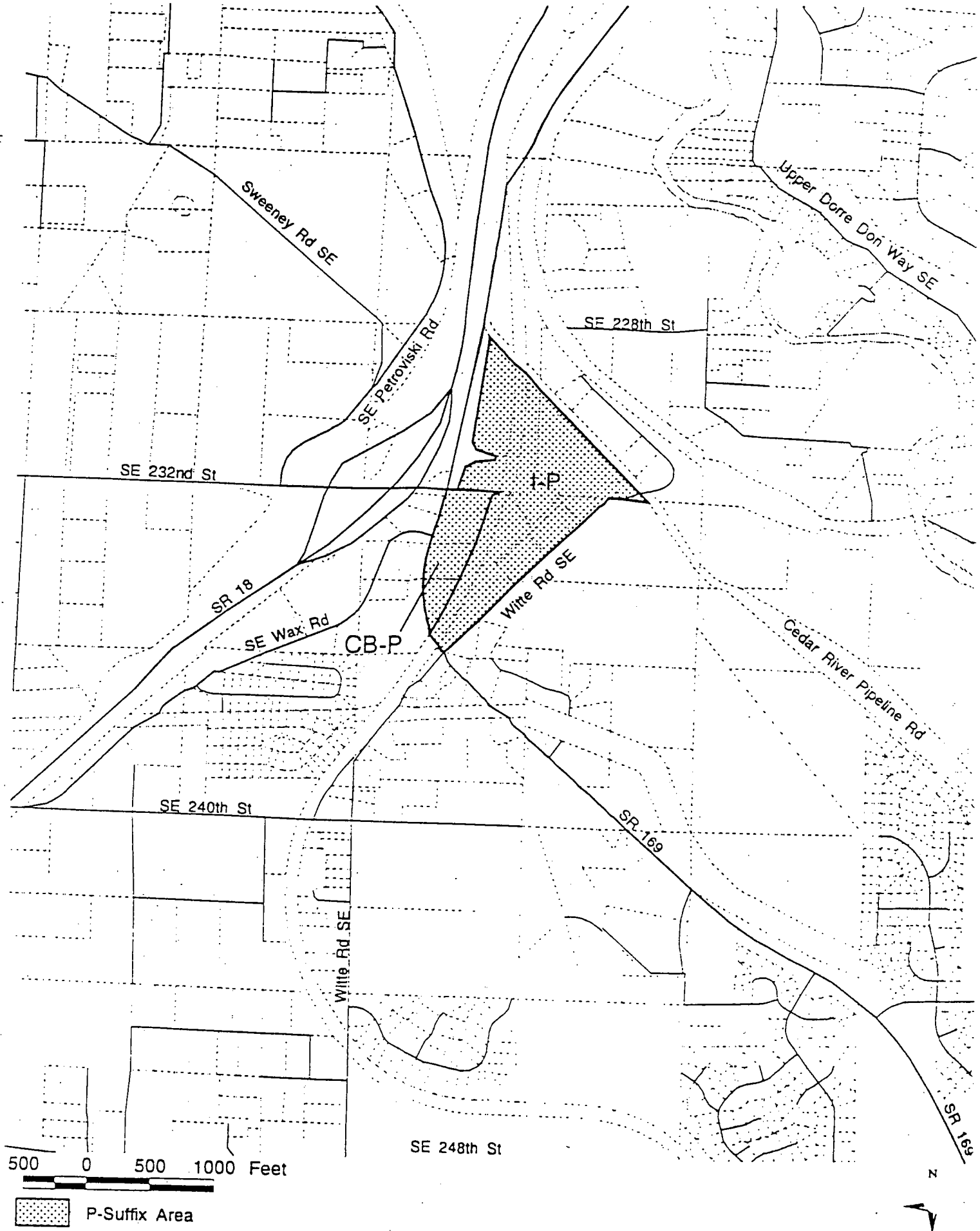
TR-P19. Plum Creek 4 to 1

Tahoma/Raven Heights Community Planning Area

TR-P20. Wilderness Village Property Group One (Source: Tahoma/Raven Heights Community Plan Area Zoning p 30.)

This zoning implements the manufacturing designation and establishes the following "P"-suffix condition:

> As new development occurs, sufficient right-of-way along SR-169 should be dedicated to meet County road standards. The standard for SR-169, a major arterial, is 50 ft from the centerline.



P-Suffix Area

Executive Proposed Amendment to Proposed Ordinance 96-263, Appendix A: TR-P20. Wilderness Village Property Group One

Tahoma/Raven Heights Community Planning Area

Zoning Code Conversion Phase Two

TR-P21. 239-77R (Ordinance 3494)

1. The applicant shall obtain a grading permit annually and shall abide by any conditions set forth therein and any subsequent amendments thereto by the Technical Committee.

2. The applicant shall work out with the Department of Public Works "Haul Road Agreement" for the frontage road and the intersection of the Frontage Road and 180th Ave SE.

3. No excavation or tree removal within 100 feet of all property lines or closer than shown on the plans, whichever is greater.

4. No crushing or ready-mix concrete batch plants within 300 feet of the property lines.

5. Sound pressure levels shall not exceed 57 dba at the perimeter of the property except where it adjoins SR No. 18.

6. If at any time it is determined that the proposed lake will not contain water year-round or that the water will become stagnant, the operation shall stop and the applicant shall correct the problem.

7. Hours of operation shall be limited to the hours between 7 a.m. and 7 p.m. Monday through Saturday.

8. The applicant shall pave the existing access road and the subject property with asphalt for a minimum distance of 2400 feet from the northeast terminus of the State frontage road towards the existing office and scales. The required paving shall be of sufficient width so as to allow two land truck traffic. Such paving shall be done within six months of County actions on this matter.

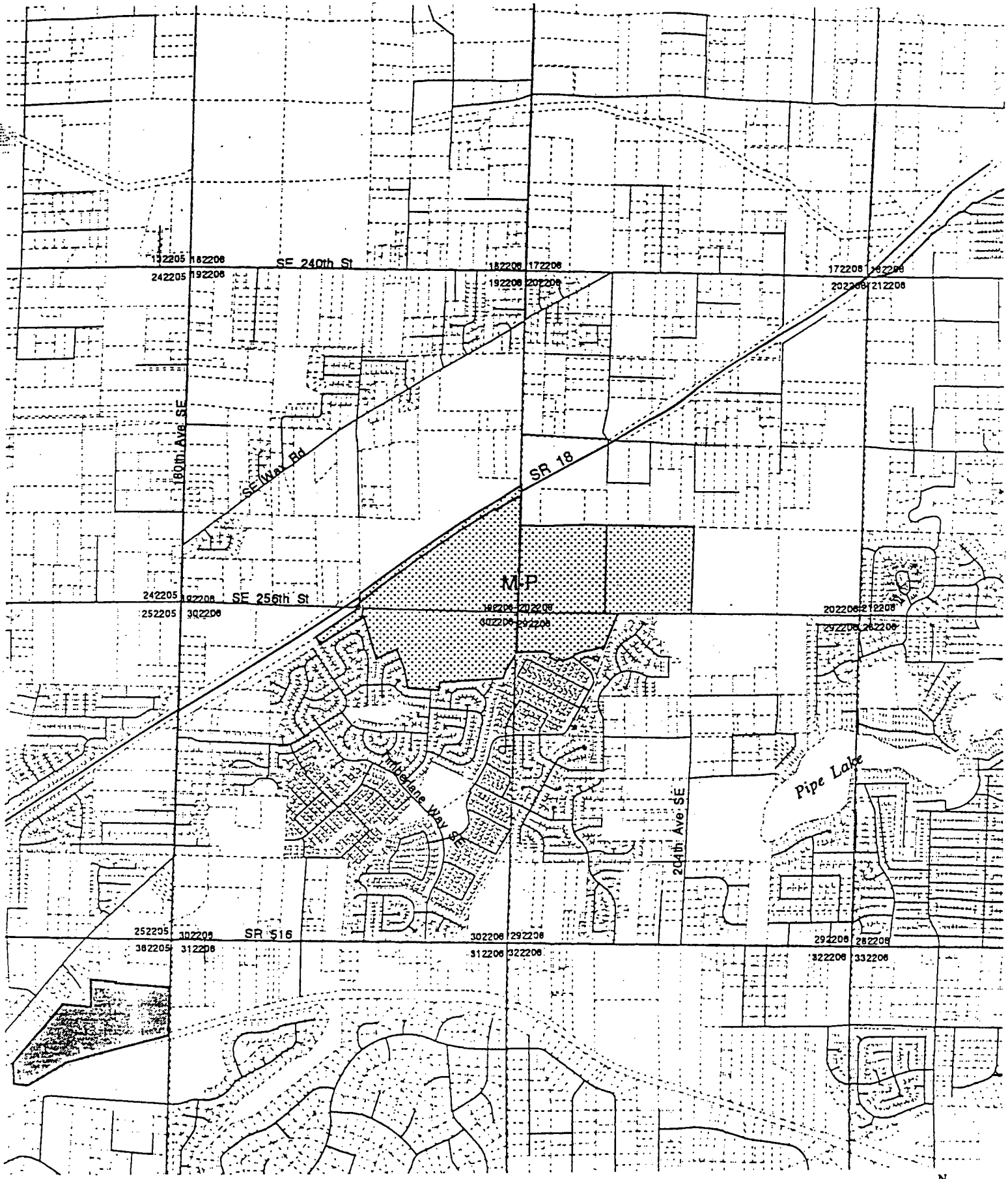
9. The applicant's property shall be utilized exclusively for the extraction of gravel and peat and other related operations. No other activity shall be permitted on the subject property.

10. No offsite materials shall be deposited on the proposed site.

11. No excavation below the illustrated final contours.

12. If for any reason, it is determined that the applicant's operation violates the provisions of this approval to M-P, extraction activities shall immediately cease and shall not be resumed until corrective measures have been taken to bring the subject property back into compliance to the satisfaction of King County.

13. If for any reason future governmental regulations promulgated relative to gravel extraction and processing should specifically preclude the applicant's operation from continuing on the subject property, the M-P zone classification shall revert to the underlying residential zone classifications. King County shall initiate action to revert the subject property to its original zone classification or its residential equivalency.



P-Suffix Area

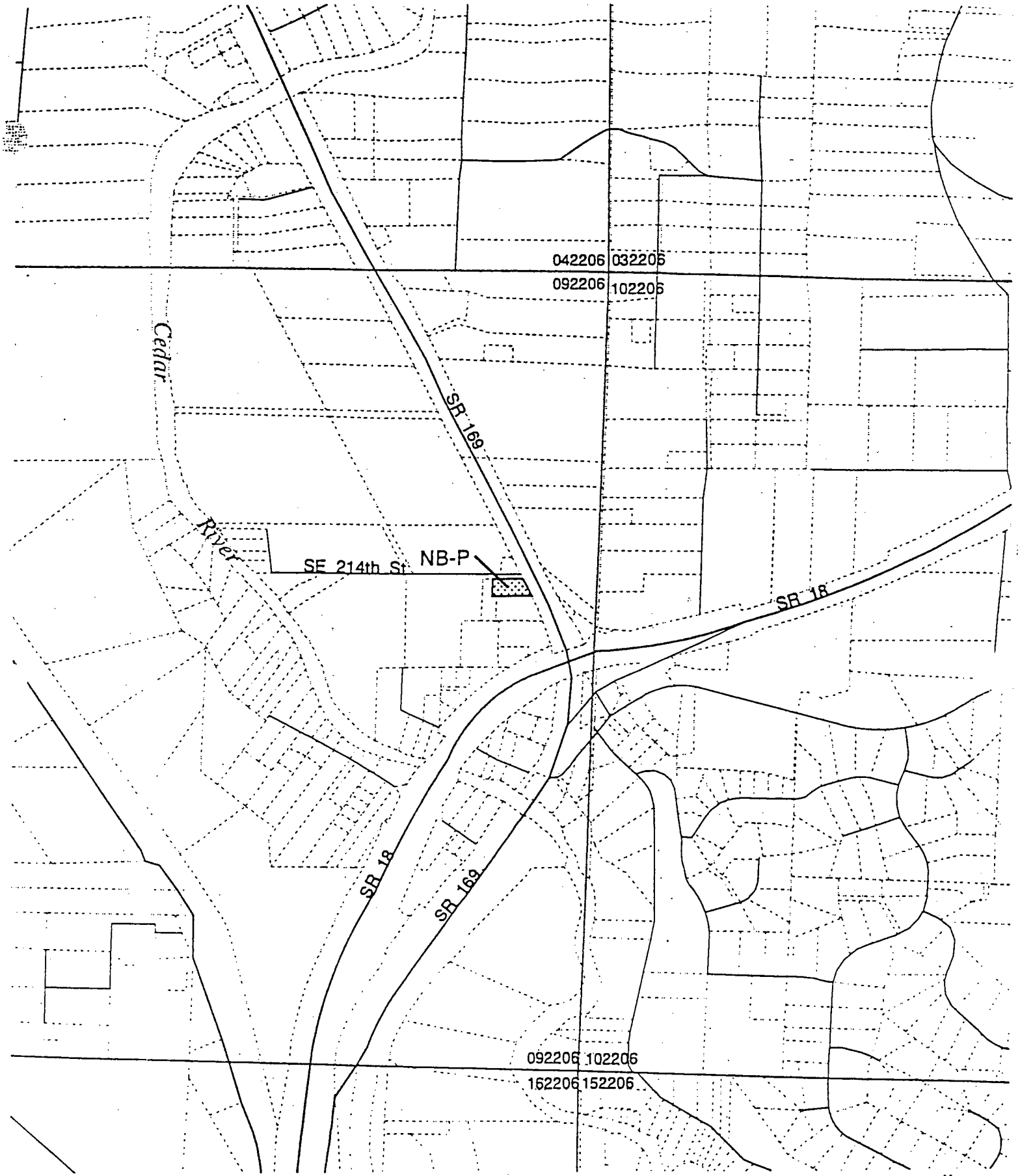
Zoning Code Conversion Phase Two

TR-P21. 239-77R (Ordinance 3494)
Tahoma/Raven Heights Community Planning Area

12824

TR-P22. 284-79R (Ordinance 4764)

1. The building to be 2,500 square feet or less in floor area.



880 0 880 1760 Feet

P-Suffix Area

N

Zoning Code Conversion Phase Two

TR-P22. 284-79R (Ordinance 4764)
Tahoma/Raven Heights Community Planning Area

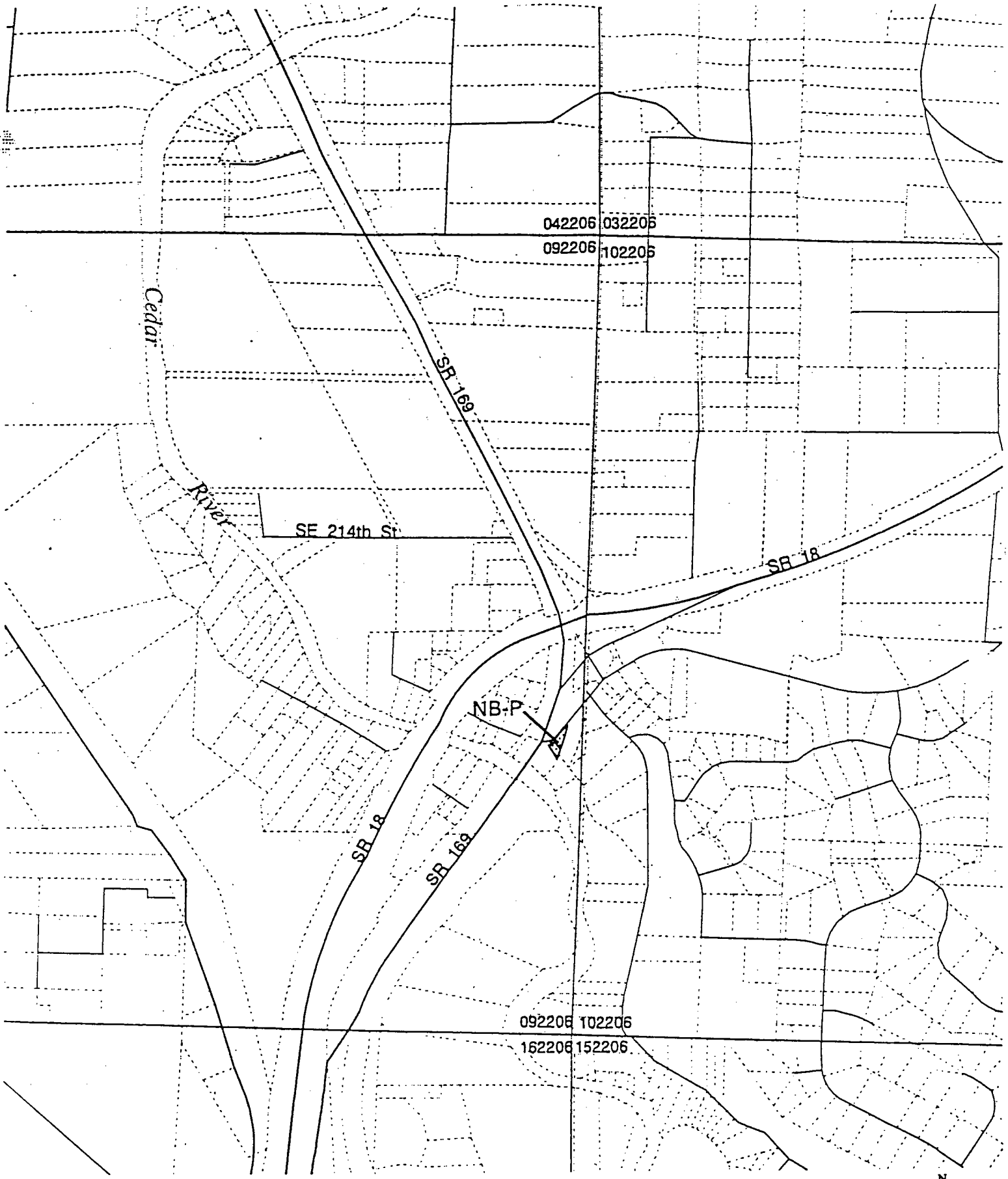
TR-P23. 229-81R (Ordinance 5689)

12824

1. The on-site sewage disposal system shall be operated and maintained properly to avoid failures and breakdowns which might create health hazards and force the extension of sewer service.

2. The Boundary Adjustment procedures of the Sewerage General Plan cannot be activated through a building permit request on the subject property. Boundary changes and sewer extensions will only be considered through Community Planning, or other amendment processes provided for in the Sewerage General Plan. If sewer service is legally extended at any time in the future to the subject property, then uses which were previously restricted due to the use of an on-site sewage disposal system, shall be permitted.

3. A copy of these conditions (as amended from 9/2/81 Hearing Examiner report for file number 229-81R) shall be provided by the Fire District to all persons expressing an interest in acquisition of the property, so that they may have knowledge of restrictions on the use of the site.



880 0 880 1760 Feet

P-Suffix Area

N

Zoning Code Conversion Phase Two

TR-P23. 229-81R (Ordinance 5689)
Tahoma/Raven Heights Community Planning Area

12824

TR-P24. 260-81R (Ordinance 5765)

1. The use of the property under this action to be limited to a fire station as depicted in the application and any expansions authorized in the future by the Department of Development and Environmental Services.

840 0 840 1680 Feet

P-Suffix Area

N

Zoning Code Conversion Phase Two

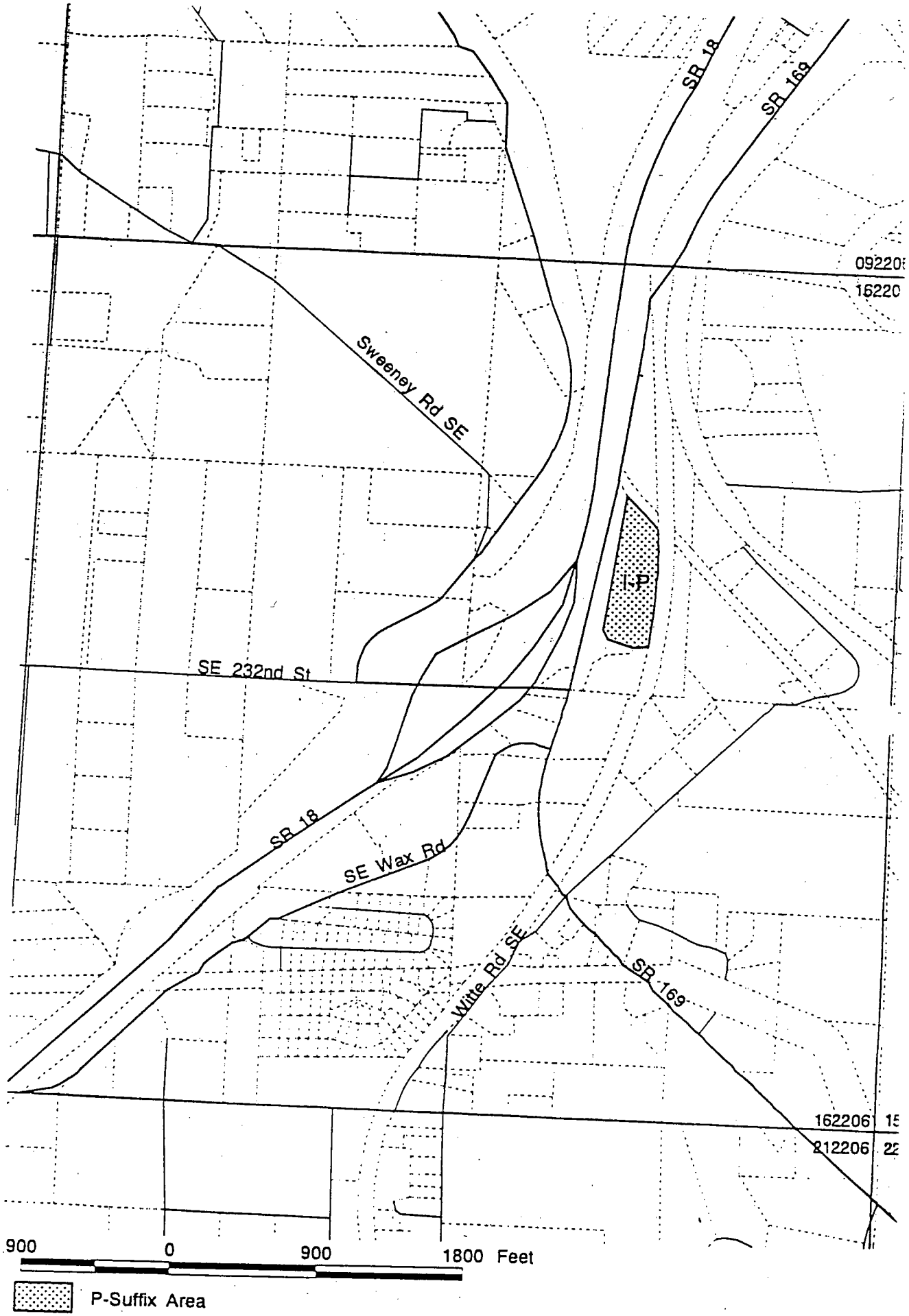
TR-P24. 260-81R (Ordinance 5765)
Tahoma/Raven Heights Community Planning Area

TR-P25. 202-84R (Ordinance 6698)

12824

1. The primary access and exit from the site shall be limited to SE 231st St.

2. Emergency access to SR-169 shall be allowed, either through the provision of a gate or adequate signing to prevent cars from entering the site from SR-169. The applicant will require permission for driveways from the State Department of Transportation.



TR-P25. 202-84R (Ordinance 6698)
Tahoma/Raven Heights Community Planning Area

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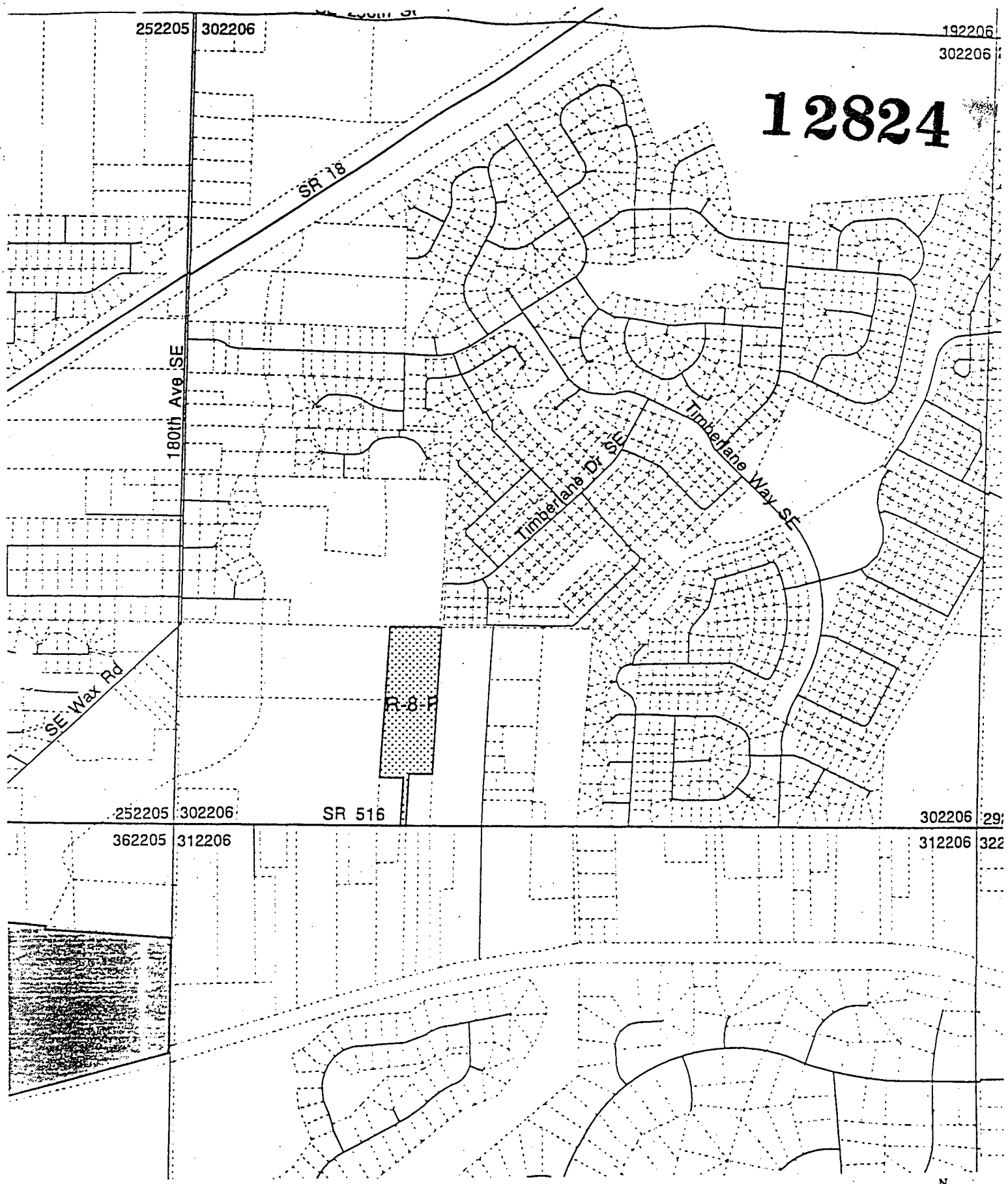
TR-P26. 226-85R (Ordinance 7382)

1. The site plan shall indicate that the northerly 15 feet of the property shall be provided as a pedestrian easement for properties to the west and east. On the northeast section of the property, that easement shall be expanded to a minimum width of 30 feet at the east property line (within Lot No. 35).

2. No more than 54 mobile home units, including the caretaker's/manager's residence (whether a mobile home, conventional house, or factory built house), shall be permitted on the subject property.



P-Suffix Area

Zoning Code Conversion Phase Two

TR-P26. 226-85R (Ordinance 7382)
Tahoma/Raven Heights Community Planning Area

TR-P27. 202-86R (Ordinance 10287)

1. Direct access to and from SR 169 to the site shall be prohibited.

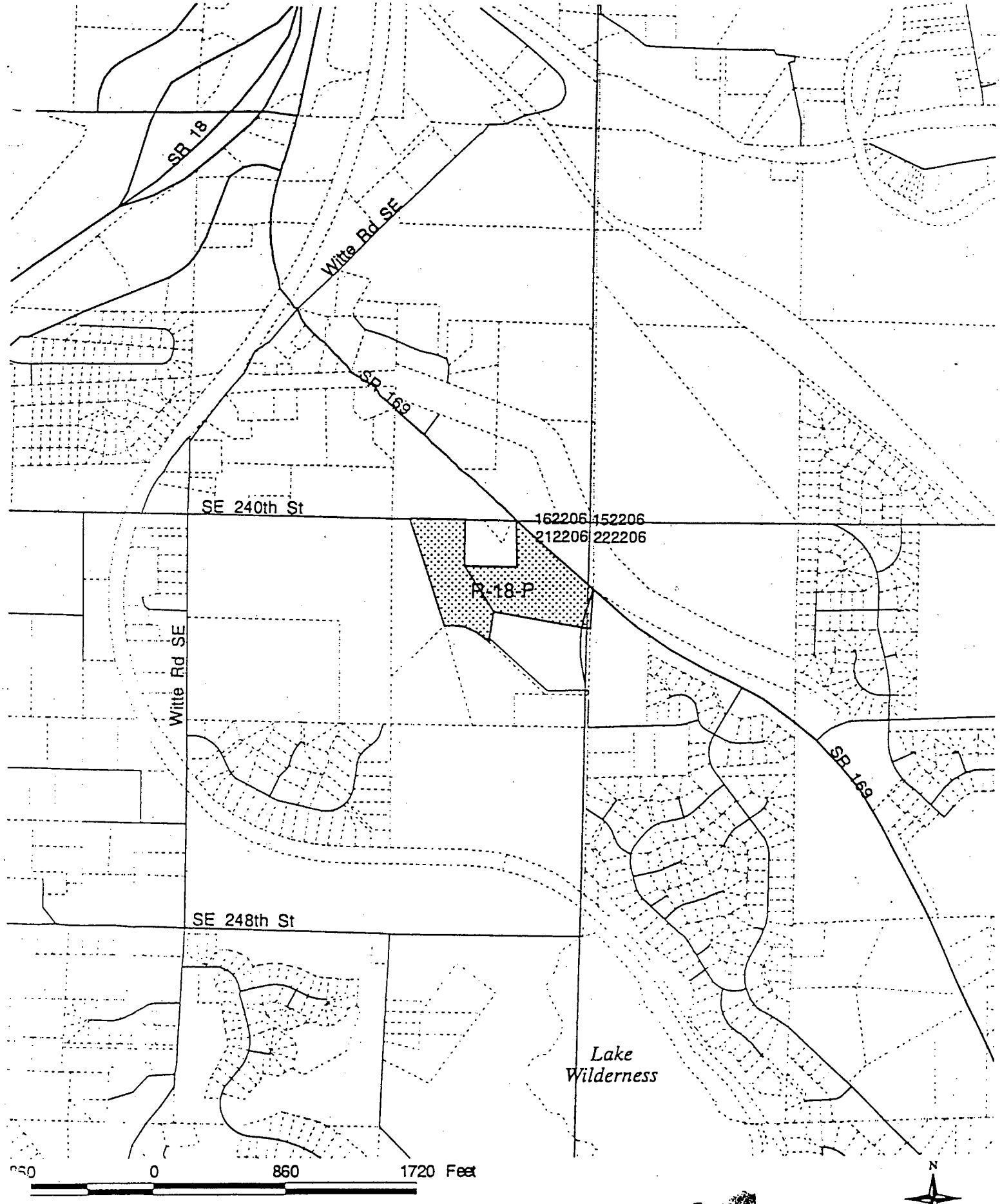
2. The primary access to the site shall be from the new east-west arterial (SE 240th St.).

3. Construction of the new east-west arterial (SE 240th St.) to urban standards as approved by Public Works from SR 169 to the western edge of the site.

4. b. "Lot B" The reclassification to RM-2400-P of the newly created lot 1 of short plat 1082005, as revised and designated "Lot B" through boundary line adjustment S91L0167, is subject to the following condition: Unless an alternative route to provide access to lot B and adequate neighborhood circulation is approved by King County, dedication of the easement road on the south margin of the subject property shall be accomplished prior to development, and the easement road, from its west edge to 228th Avenue SE, shall be improved to urban standards as a half-street with curb, gutters and sidewalks.

5. Sidewalks shall be provided from 228th AVE SE northeast along the frontage of SR 169 to the northeast boundary of the site, unless this requirement is modified by the Washington State Department of Transportation. Permits for construction shall be obtained from and coordinated with the State of Washington Department of Transportation.

6. Channelization for left turn movements from SR 169 onto roads providing site access shall be provided. Location for channelization on SR 169 will be at the SE 240th Street arterial connection and at 228th AVE SE, subject to modification by the Department of Transportation.



P-Suffix Area

12824

Zoning Code
Conversion
Phase Two

TR-P27. 202-86R (Ordinance 10287)
Tahoma/Raven Heights Community Planning Area

TR-P28. 205-86R (Ordinance 7758)

1. An arterial route (SE 240th Street) shall be established between Witte Road and SR 169 by King County.

2. Deed or dedicate right-of-way for that portion of the arterial (SE 240th Street) which lies upon the subject property.

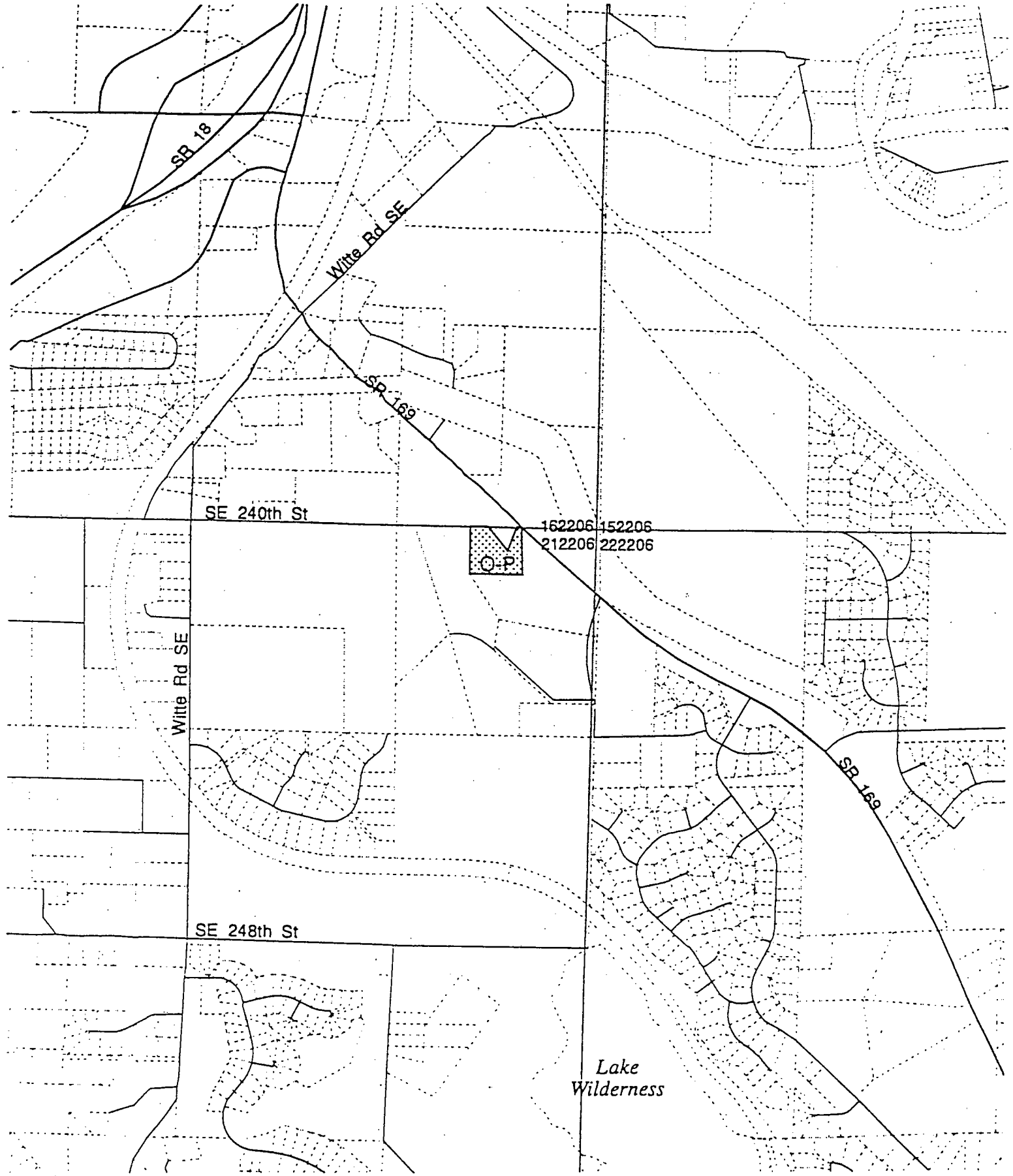
3. Joint access to SR 169 shall be developed with the property adjacent to the north, if deemed feasible by King County Department of Public Works and Washington State Department of Transportation. Approval by both agencies of the access design to SR 169 shall be required.

4. To the extent that it may be established upon the subject property, the applicant shall construct that portion of the new east-west arterial (SE 240th Street) from SR 169 to the western edge of the site to urban standards as approved by Public Works.

5. Channelization may be required for left turn movements from SR 169 onto the SE 240th Street arterial. This shall be reviewed by the King County Department of Public Works and the Washington State Department of transportation, with the requirements to be determined by the State Department of Transportation.

6. Density shall be limited to a maximum of 24 dwelling units per acre.

7. The use of the property shall be limited to senior citizen apartments, as defined by KCC21A.08.030.



880 0 880 1760 Feet

N

P-Suffix Area

TR-P28. 205-86R (Ordinance 7758)
Tahoma/Raven Heights Community Planning Area

12824

Zoning Code
Conversion
Phase Two

TR-P30. 214-86R (Ordinance 7705)

1. There shall be dedicated to King County the easement road on the north margin of the subject property prior to completion of development. That road, from its west terminus to its intersection with 228th Avenue SE, and 228th Avenue SE from the northeast corner of the subject property to SR 169, shall be improved to urban standards for local access street, including curbs, gutters and side- walks, subject to review and approval by the King County Department of Public Works. In the alternative, the Department of Development and Environmental Services may accept participation by the subject property in a road improvement district which accomplishes the objectives of the preceding paragraph, in lieu of some or all of the specific requirements thereof.

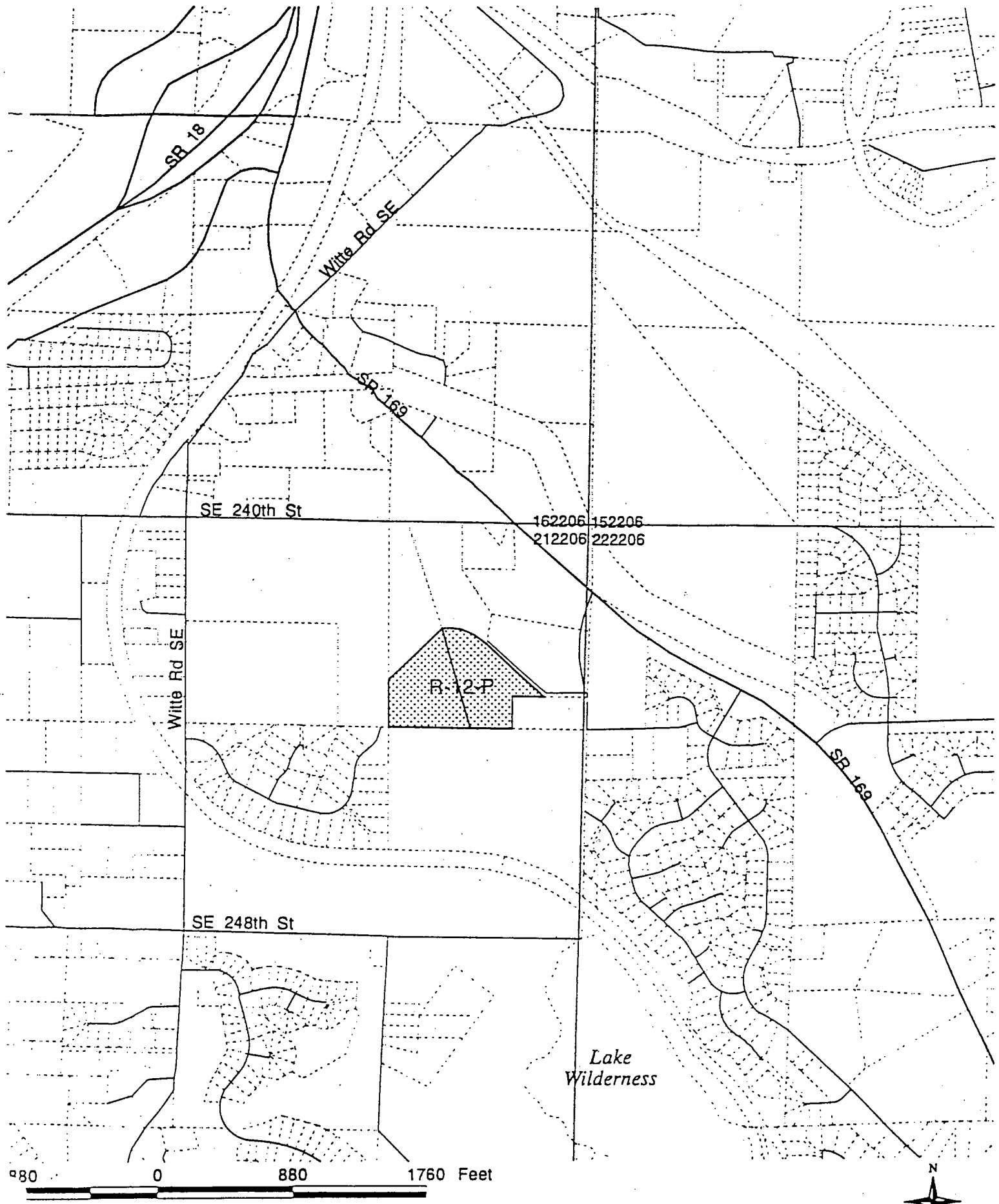
2. Mobile home park plan or site plan approval shall be contingent upon award of a contract for a traffic signal at the intersection of Witte Road and SR 169.

3. A stub road shall be provided within the turnaround at the westerly terminus of Tract X (the easement road to be dedicated to King County) to provide for an intersection with 242nd Avenue SE, if extended, in a manner satisfactory to the King County Department of Public Works.

4. The requirements of KCC 21A.16 shall be met, and the following minimum requirements shall not be waived or reduced: 20 foot wide Type II landscape buffers along the south and west property lines of the subject property. In addition, if overflow parking, recreational vehicle or other storage is provided at any location along the perimeter of the property, a 20 foot wide Type I visual screen landscaping shall be established and maintained at such locations.

5. No vehicular access, other than for emergency use, shall be permitted through single-family residential areas to the south or west.

6. The entire property subject to this reclassification shall be developed as an integrated unit, although phase development may be permitted.



P-Suffix Area

12824

Zoning Code Conversion Phase Two

TR-P30. 214-86R (Ordinance 7705)
Tahoma/Raven Heights Community Planning Area wp30

TR-P31. 215-86R (Ordinance 7757)

1. The site shall be developed up to a maximum density of 6 dwelling units per acre. A copy of the site plan shall also be sent to Washington State Department of Transportation.

2. The site plan and development shall include a 6 foot high wood fence which shall span the entire east boundary of the subject property, and additionally, shall run the full length of the north boundary of the subject property (which will extend westerly from the southern boundary of Lot No. 5 of Timber Hills Division No. 1). The fence shall be designed and constructed in a manner to assure both durability and aesthetic compatibility with the landscaping and other mobile home park amenities.

3. Landscape plans and development of this property will assure that parking areas are properly screened/buffered in order to preclude headlight glare to either neighboring properties or to home site within the development. This condition applies to the community parking areas and not to the individual mobile lot/pad parking stalls.

P-Suffix Area

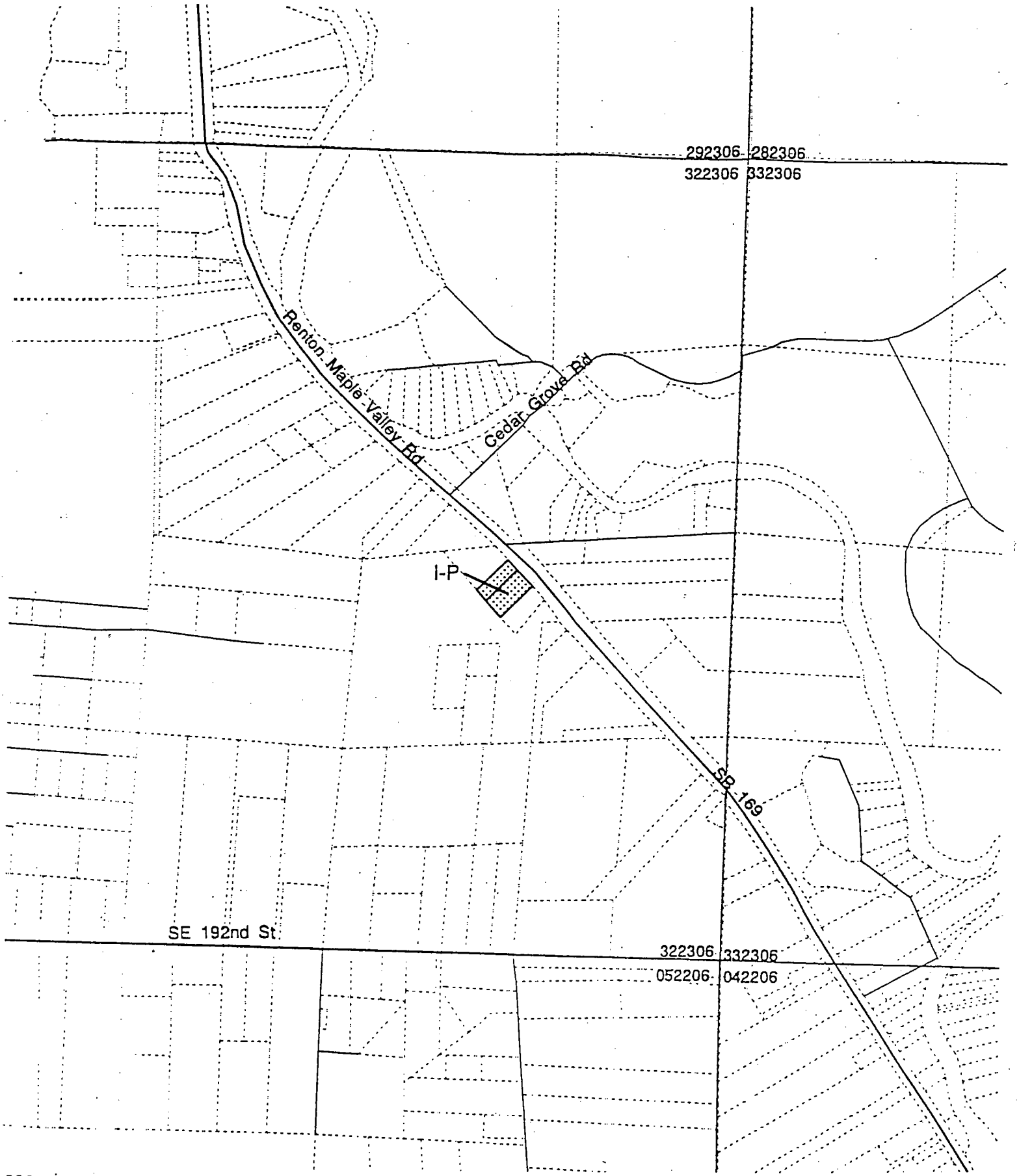
12824

Zoning Code Conversion Phase Two

TR-P31. 215-86R (Ordinance 7757)
Tahoma/Raven Heights Community Planning Area

TR-P32. 124-88R (Ordinance 8865)

1.A. Uses on the subject property shall be limited to the following: (1) Any use permitted in the RB classification (Regional Business);(2) Vehicle interior refurbishing and re-upholstery.



860 0 860 1720 Feet

P-Suffix Area

N

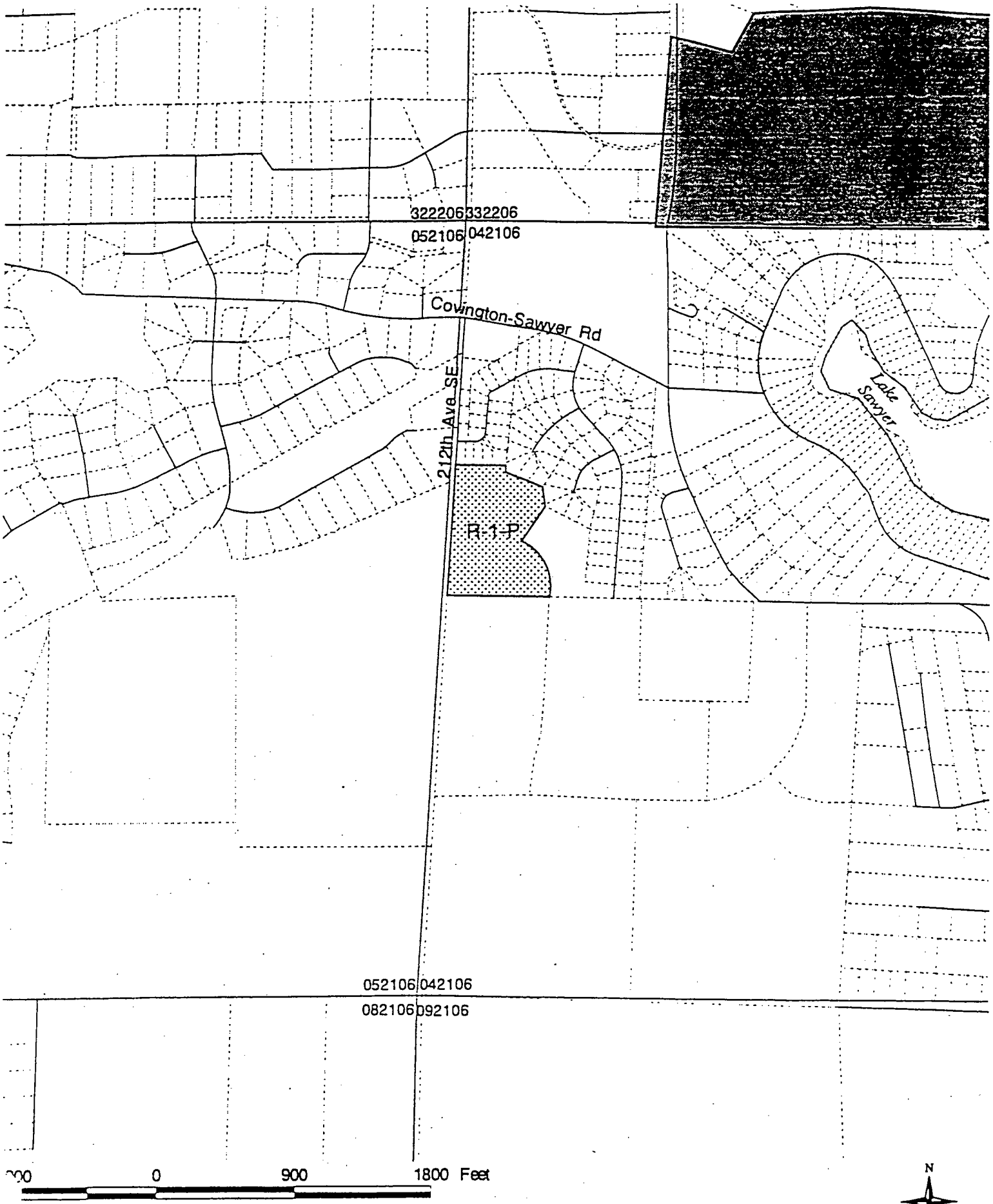
TR-P32. 124-88R (Ordinance 8865)
Tahoma/Raven Heights Community Planning Area wp32

12824

Zoning Code Conversion Phase Two

TR-P33. 203-88R (Ordinance 8427)

The applicant shall provide an undeveloped tract along the boundary between proposed Lot 2 of the short plat as shown on Exhibit 10 to maintain native plant growth on the sloping area. Widths of the boundary shall not exceed 75 feet from the toe of the slope. Ownership of this tract may be given to the Homeowner's Association in the subdivision of Sunrise.



12824

Zoning Code Conversion Phase Two

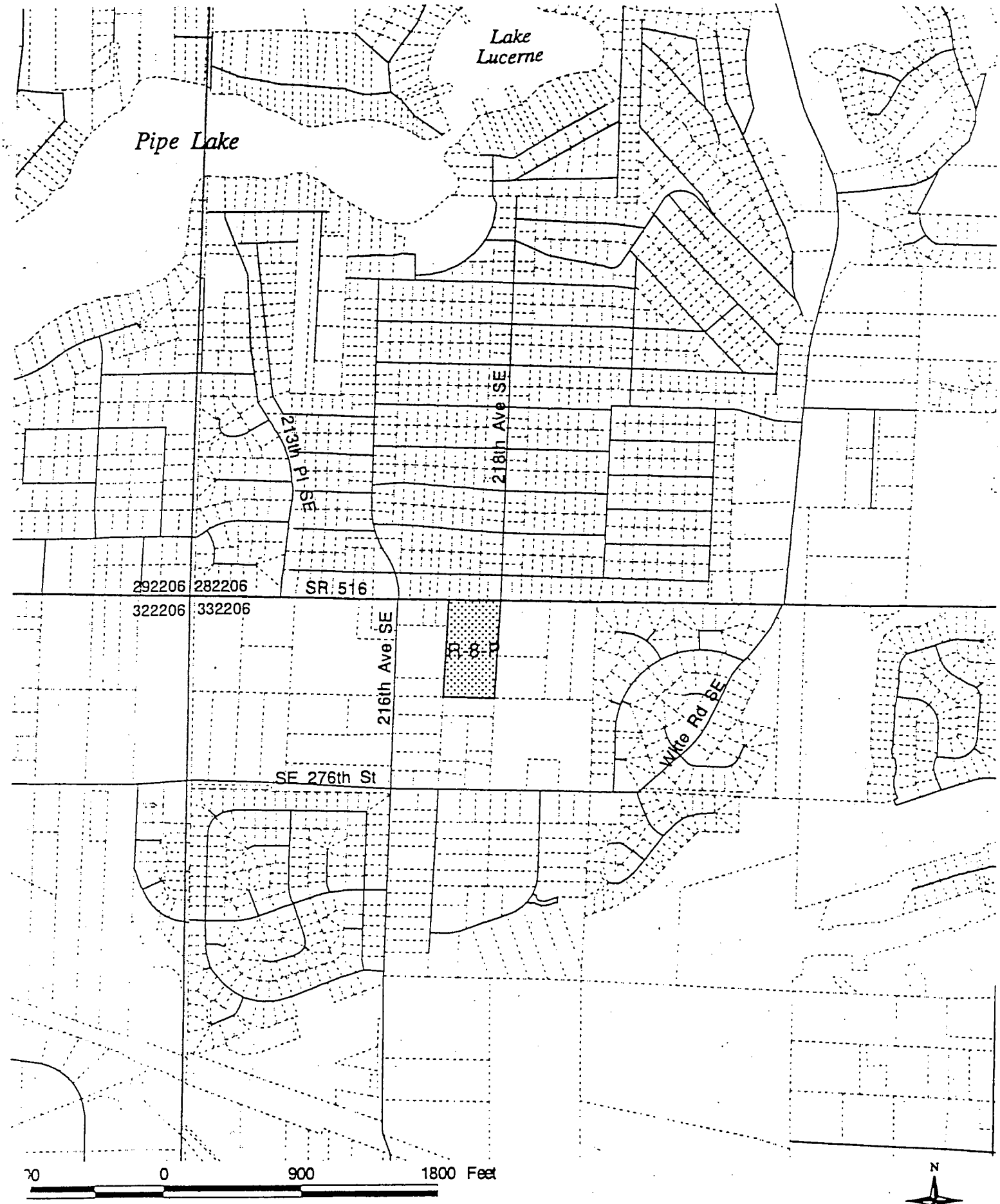
TR-P33. 203-88R (Ordinance 8427)
Tahoma/Raven Heights Community Planning Area

TR-P34 218-88R (Ordinance 8733)

1. The applicant shall submit a site plan with a maximum density of up to 6.2 dwelling units per acre. It is specifically acknowledged that site design and developmental limitations as well as the dimensions of the proposed mobile homes and accessory structures would make achievement of this density difficult. Said plan shall clearly indicate which spaces are to be for single-wide, double-wide, and triple-wide mobile homes.

2. No clearing of the site shall take place until authorized by the Department of Development and Environmental Services (DDES). In no instance shall such trees be removed within the required 20-foot buffer area around the site without the approval of DDES.

3. Prior to site plan approval, the applicant shall: (a) make a pro rata contribution to off site improvements as the intersections of SR 516 and S 214th Ave. and SR 516 and Witte Road. Mitigation shall be consistent with the requirements set forth in Attachments B (Memorandum to Mark Mitchell from Chuck Shields), D (Letter, 6/15/88 from James L. Lutz P.E., WSDOT) and E (Letter, 9/8/88 from James L. Lutz P.E., WSDOT) to the report of the Building and Land Development Division for the October 13, 1988 hearing.



P-Suffix Area

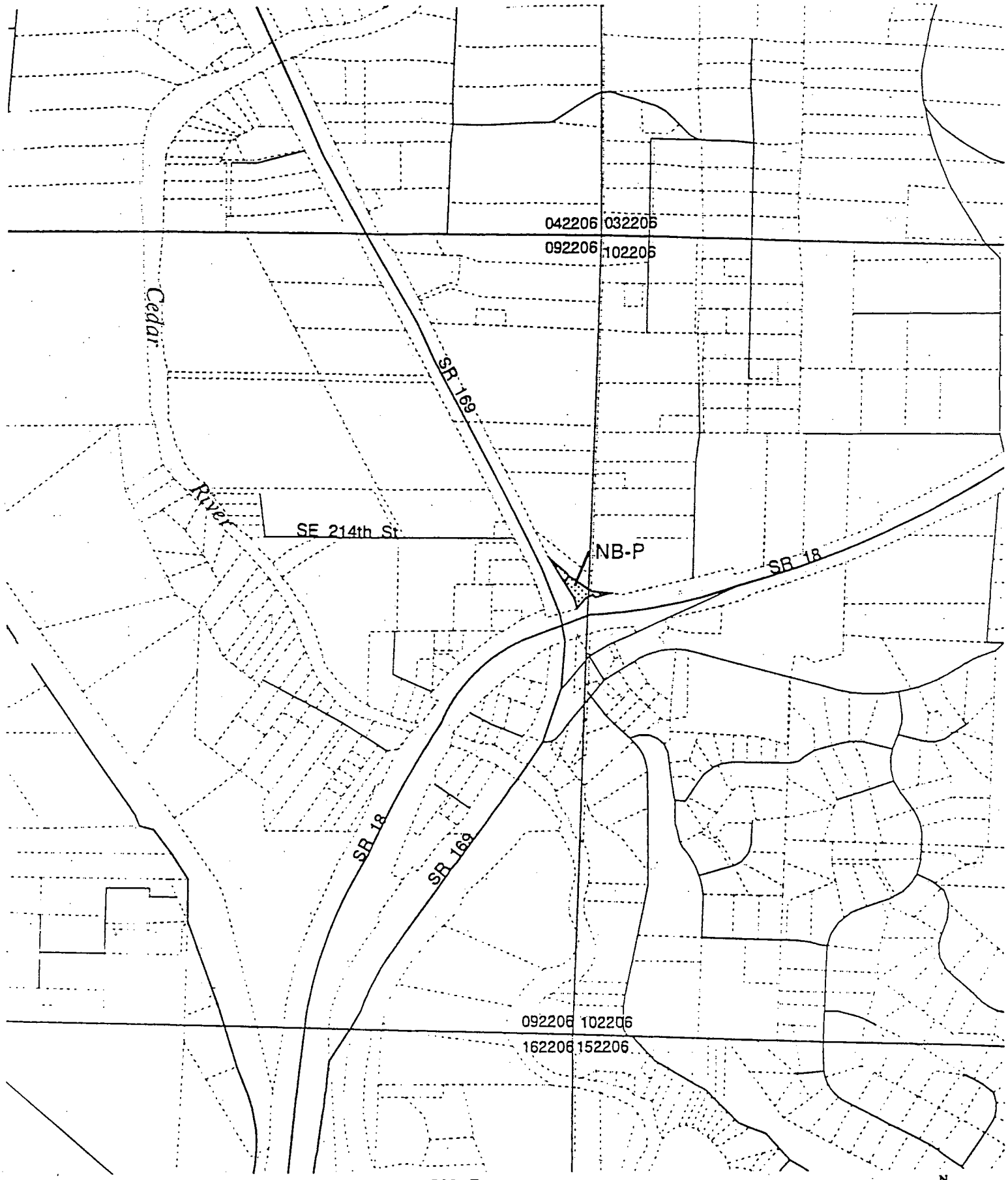
12824

Zoning Code Conversion Phase Two

TR-P34. 218-88R (Ordinance 8733)
Tahoma/Raven Heights Community Planning Area

TR-P35. 220-88R (Ordinance 8603)

1. Expansion of the building and/or parking areas shall not further intrude into the 20-foot buffer from the top-of-bank of Downs Creek. Additional setbacks (up to 50 feet) may be required by Department of Development and Environmental Services Sensitive Areas planner at the time of building permit site plan approval. This condition will be addressed in the required site plan review and approval.



00 0 900 1800 Feet

N

P-Suffix Area

12824

Zoning Code Conversion Phase Two

TR-P35. 220-88R (Ordinance 8603)
Tahoma/Raven Heights Community Planning Area

TR-P36. 214-89R (Ordinance 9622)

1. As a means of demonstrating compliance with T/RH Policy No. 17, apply for commercial building permits for at least a significant portion (not less than 25%) of the commercial building space proposed within two years after zoning becomes effective. *(Pre-effective conditions met, zoning became effective 12/14/94)*

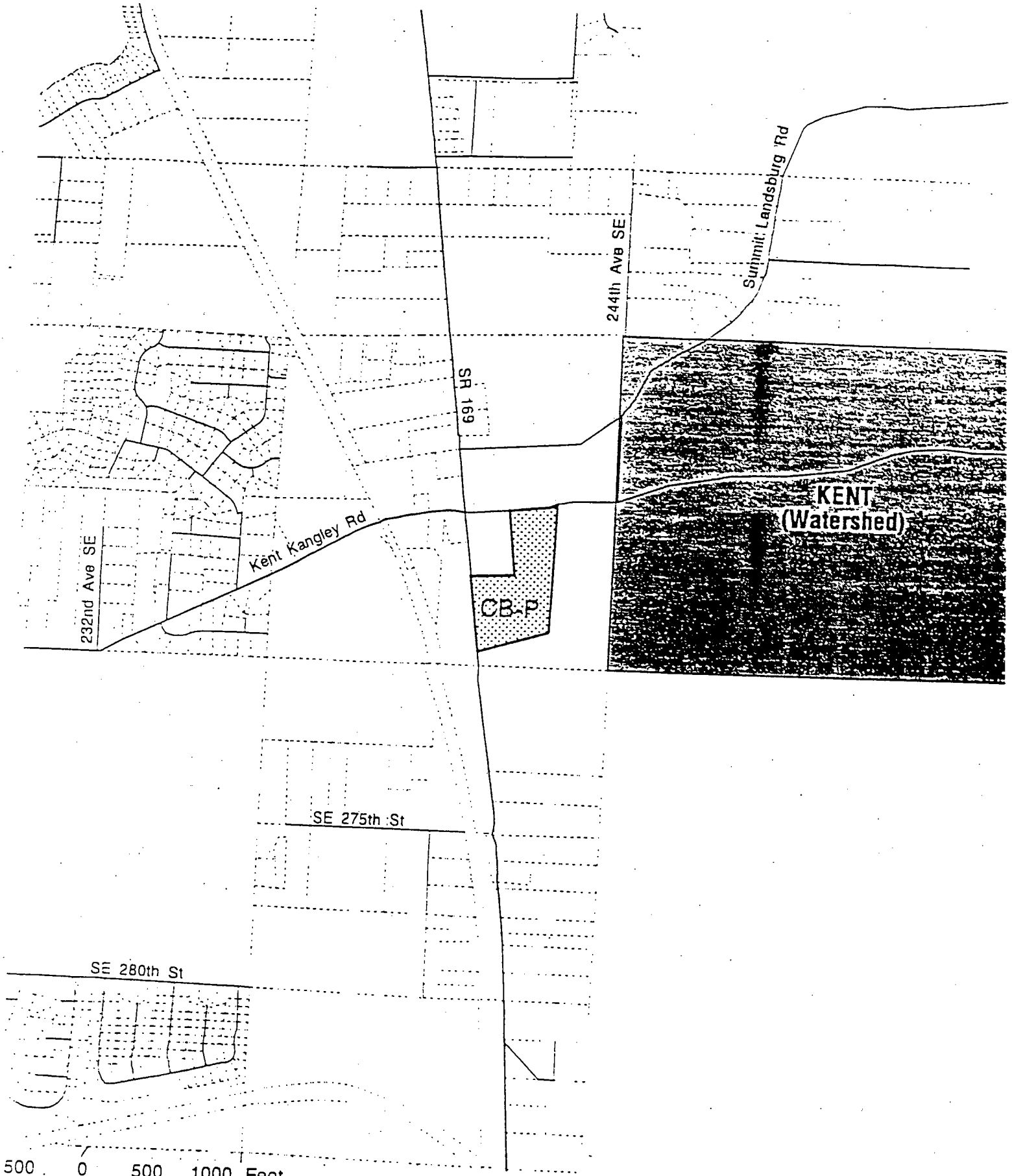
2. Construct prior to occupancy urban minor arterial frontage improvements to King County Standards, including a sidewalk and street trees (as shown on T/RH; Area Zoning, page 46) along Kent-Kangley Road abutting the site.

3. The applicant shall coordinate roadway improvements to SR-169 with the Washington State Department of Transportation, as referenced in Division staff report Attachment No. 8, during the review process of the applicant's site plan and commercial building permit. Further, the applicant shall comply with the provisions of KCC 21.49 (Road Adequacy Standards), and any amendments thereto in effect at the time of permit application.

4. Specific road impact mitigation measures (Payments or other) will be deter-mined by King County during applicant's site plan review and commercial building permit process. King County may also require a new or updated traffic study once commercial building permit applications are made, depending upon current circumstances and/or requirements of the State.

5. Determine with King County Department of Public Works the feasibility of implementing commercial urban access street as described in Conclusion No. 5 of Division staff report. If the complete route from Kent-Kangley Road to SR-169 can be implemented by dedication within or adjacent to the reclassified property, the applicant shall be required to design and improve to King County Road Standards the entire roadway section crossing or abutting the subject property. Otherwise, only that portion of the route which can be developed within this property shall be dedicated and constructed.

6. At the time of site plan submission, King County Department of Public Works will review traffic patterns to determine if anticipated traffic to and from the proposed development will make it necessary to improve Kent-Kangley Road in areas not fronting the subject property to achieve acceptable geometric designs between SR-169 and Summit-Landsburg Road. The acceptable geometric designs are to consider the transitions necessary to safely accommodate vehicular and pedestrian traffic using and passing the subject property.



12824

Executive Proposed Amendment to Proposed Ordinance 96-263, Appendix A: TR-P36. 214-89R (Ordinanace 9622)

Tahoma/Raven Heights Community Planning Area

N

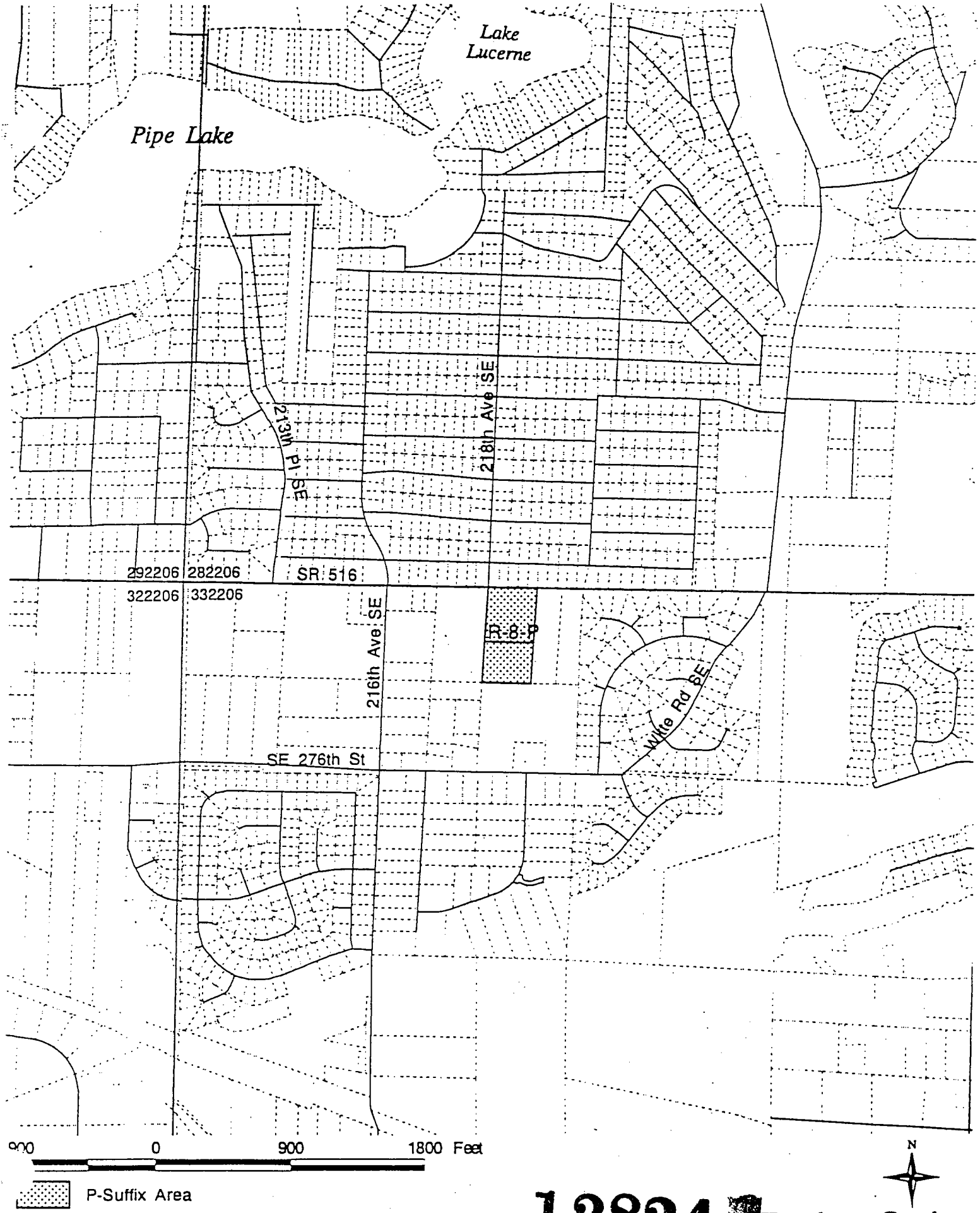
Zoning Code Conversion Phase Two

TR-P37. 218-89R (Ordinance 9295)

1. The applicant shall submit a site plan pursuant to the requirements of KCC21A.14.160 , at a maximum density of 7.13 dwelling units per acre. It is specifically acknowledged that site design and developmental limitations as well as the dimensions of the proposed mobile homes and accessory structures would make achievement of this density difficult. Said plan shall clearly indicate which spaces are to be for single-wide, double-wide and triple-wide mobile homes.

2. No clearing of the site shall take place until authorized by DDES. In no instance shall such trees be removed within the required 20-foot buffer area around the site without the approval of DDES.

3. Development of the subject property shall be undertaken only in conjunction with the development of the adjacent property to the west (4.7 acres, more or less, of the property reclassified R-8-P by Ordinance 8733) and may be undertaken in conjunction with the balance of the property reclassified R-8-P by King County Ordinance 8733. In either event, the overall density of development of any mobile home park which includes the subject property shall not exceed 6.24 dwelling units per acre.



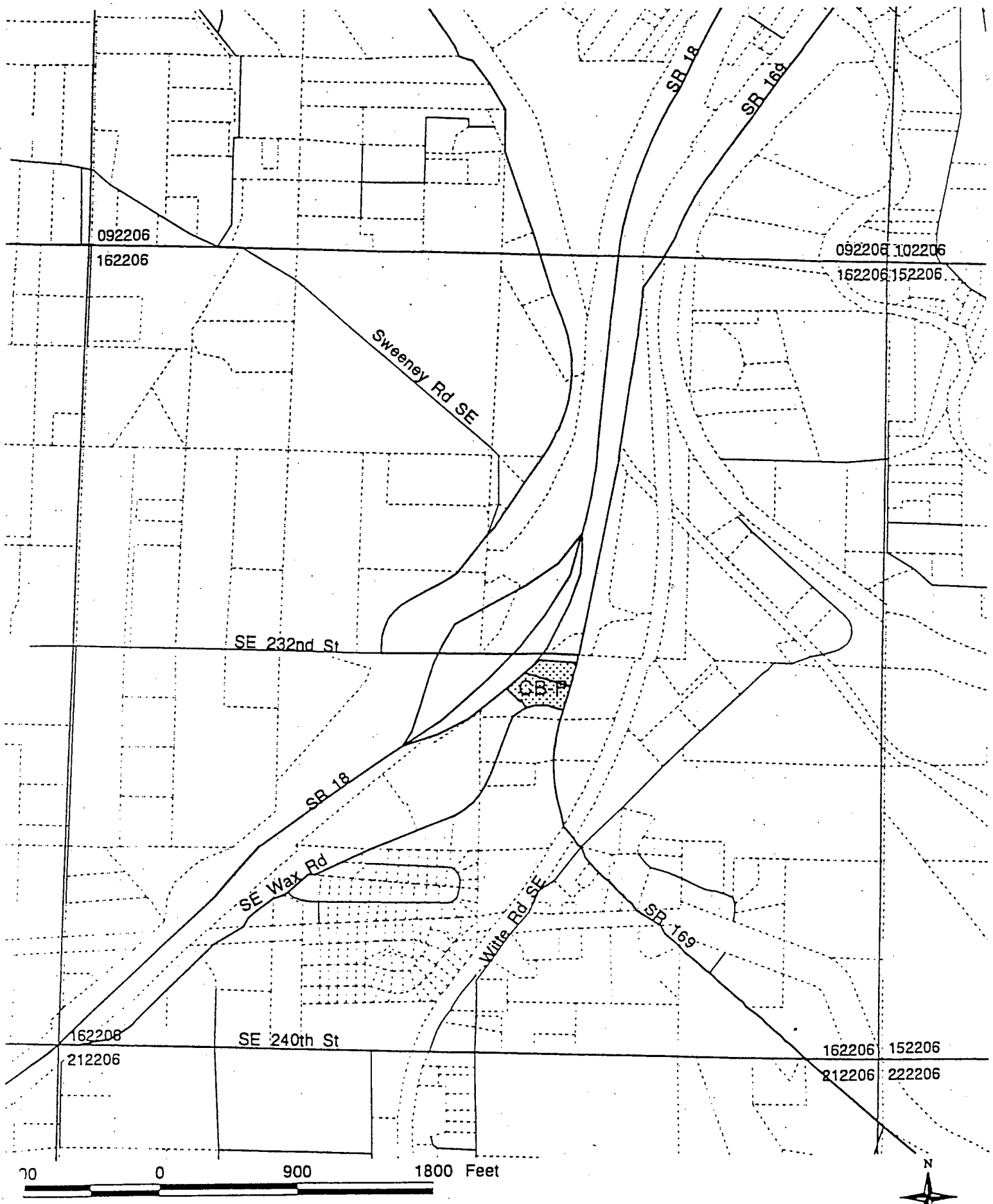
12824

Zoning Code Conversion Phase Two

TR-P37. 218-89R (Ordinance 9295)
Tahoma/Raven Heights Community Planning Area

TR-P38. L90RZ002 (Ordinance 9991)

1. The joint-access driveway serving the lots identified for development by Kindercare and McDonald's will function as a private street between the SE Wax Road curb line and the separator island between the properties. The applicant shall revise the site plan to change the first four parking stalls in order to prevent backing out into the private street at the southwest corner of the proposed McDonald's.



P-Suffix Area

12824 [redacted]ning Code Conversion Phase Two

TR-P38. L90RZ002 (Ordinance 9991)
Tahoma/Raven Heights Community Planning Area

TR-P40. L93RZ001 (Ordinance 11349)

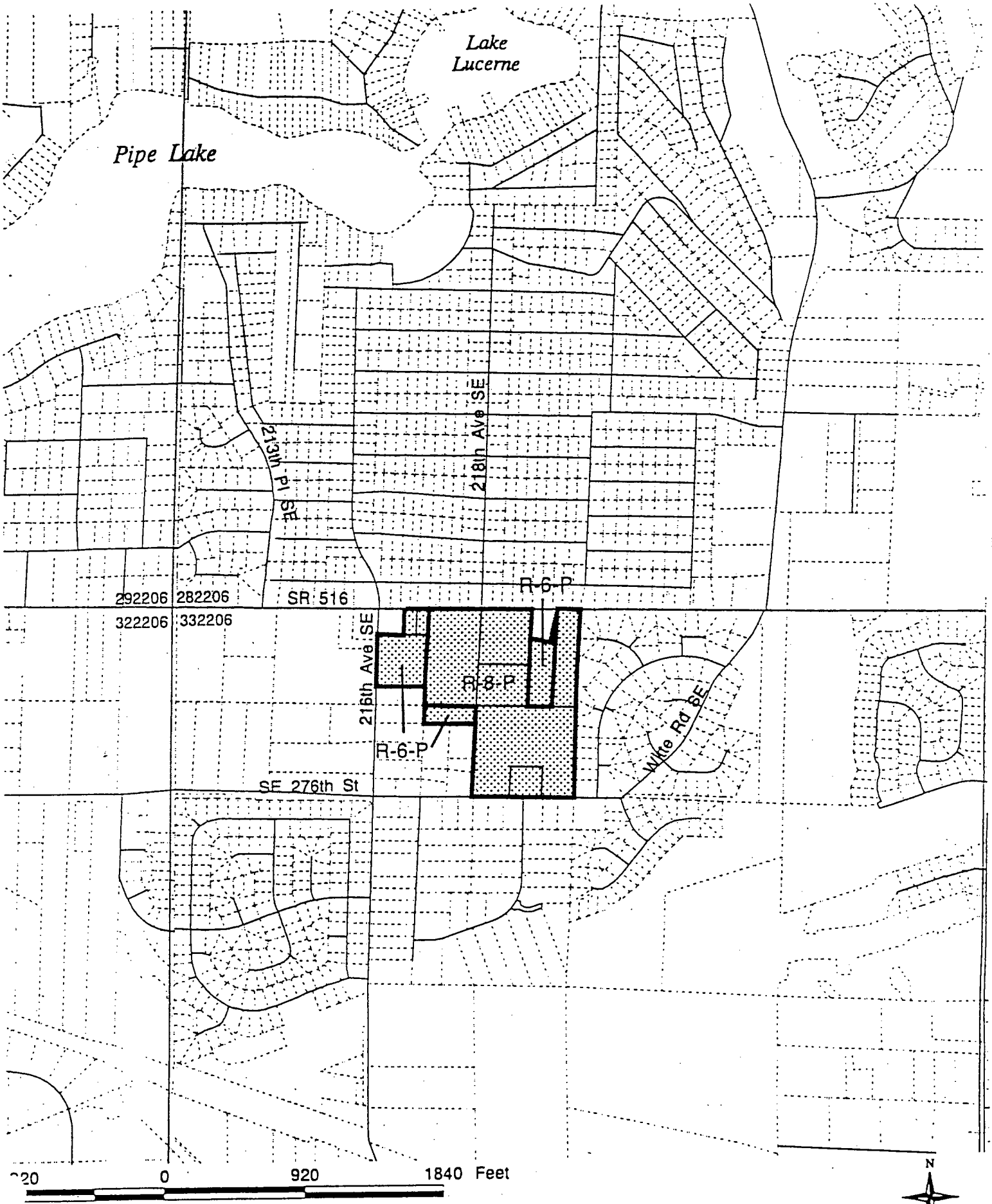
1. No further clearing of the site shall take place until authorized by the Land Use Services Division. In no instance shall such trees be removed within the required 20-foot buffer area around the site without the approval of Land Use Services Division.

2. Primary access to the combined site (27.39 acres more or less) shall be from 216th Avenue SE. Forty two feet of right-of-way east of the centerline of 216th Avenue SE is required to meet King County standards for a minor arterial road. At the present time, 30 feet of right-of-way exists along the frontage of the site. Dedication of an additional 12 feet shall be accomplished prior to site plan approval. Frontage improvements shall be made to 216th Avenue SE, and shall include a left turn lane for southbound traffic leaving the site.

3. The applicant shall make a pro rata contribution toward the cost of signalization of the intersection of SR 515/ 216th Avenue SE in the amount of $30.00 per dwelling unit. In the alternative, no building permit shall be issued until the State Department of Transportation has awarded a contract for signalization of the intersection.

4. Condition No. 3 applicable to DDES File No. 218-88R may be waived by the Land Use Services Division if the property subject to those reclassifications is developed without direct access to Southeast 272nd Street (SR 566).

Condition 3; 218-88R
Prior to site plan approval, the applicant shall: (a) make a pro rata contribution to off site improvements at the intersections of SR 516 and S. 214th Ave. and SR 516 and Witte Road. Mitigation shall be consistent with the requirements set forth in Attachments B (Memorandum to Mark Mitchell from Chuck Shields), D (Letter, 6/15/88 from James L. Lutz P.E., WSDOT) and E (Letter, 9/8/88 from James L. Lutz P.E., WSDOT) to the report of the Building and Land Development Division for the October 13, 1988 hearing.



P-Suffix Area

12824

Zoning Code Conversion Phase Two

TR-P40. L93RZ001 (Ordinance 11349)
Tahoma/Raven Heights Community Planning Area

TR-P41. L94RZ001 (Ordinance 11898)

Property specific development conditions listed below not in effect until pre-effective conditions are met. Pre-effective conditions to be met by 7/27/97. See file number L94RZ001 at the Department of Development and Environmental Services for pre-effective conditions.

1. Provide urban improvements on the west side of SR 169 to meet WSDOT design standards. Road widening, turn-lane requirements, and channelization will be reviewed by WSDOT for compliance for improvement standards at the time of building permit application.

2. The access to SR 169 shall be limited to one full access. An additional right-in/right-out driveway will be reviewed by WSDOT at the time of building permit application. A traffic analysis will be required to show that safety and traffic progression on SR 169 will not be impacted by the right-in/right-out access. A WSDOT- approved access permit is required prior to building permit approval.

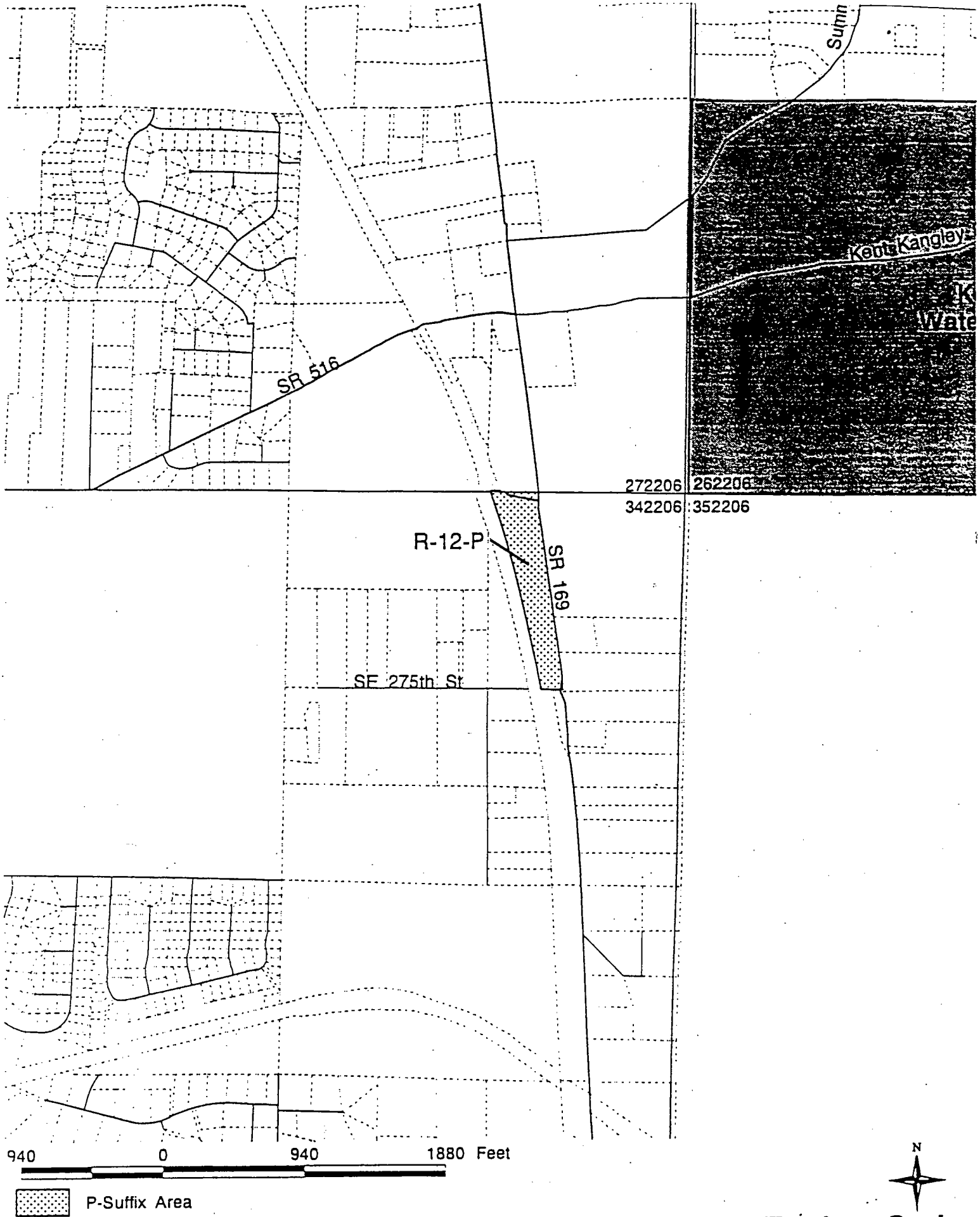
3. Prior to site plan approval, the applicant shall dedicate sufficient right-of-way on the west side of SR 169 along the property frontage to accommodate required frontage improvements.

4. Provide pedestrian and bicycle trail connection(s) to the property to the west on which a King County regional trail is planned.

5. Site design, particularly with respect to the placement of building and parking shall be consistent with the Tahoma/Raven Heights Community Plan Policy U-622.

6. Landscaping shall be limited to the use of drought-tolerant plans as long as water availability is restricted by the Covington Water District.

7. There is disagreement between the department and the applicant regarding whether an easement crosses the property to Elk Run Golf Course. The applicant contends there is not such easement. Prior to site plan approval, the applicant shall provide a limited title report or other documentation acceptable to the department, which demonstrates this assertion. If such an easement actually exists, it must be relinquished by the easement beneficiary or must be development and restricted consistent with applicable County standards.



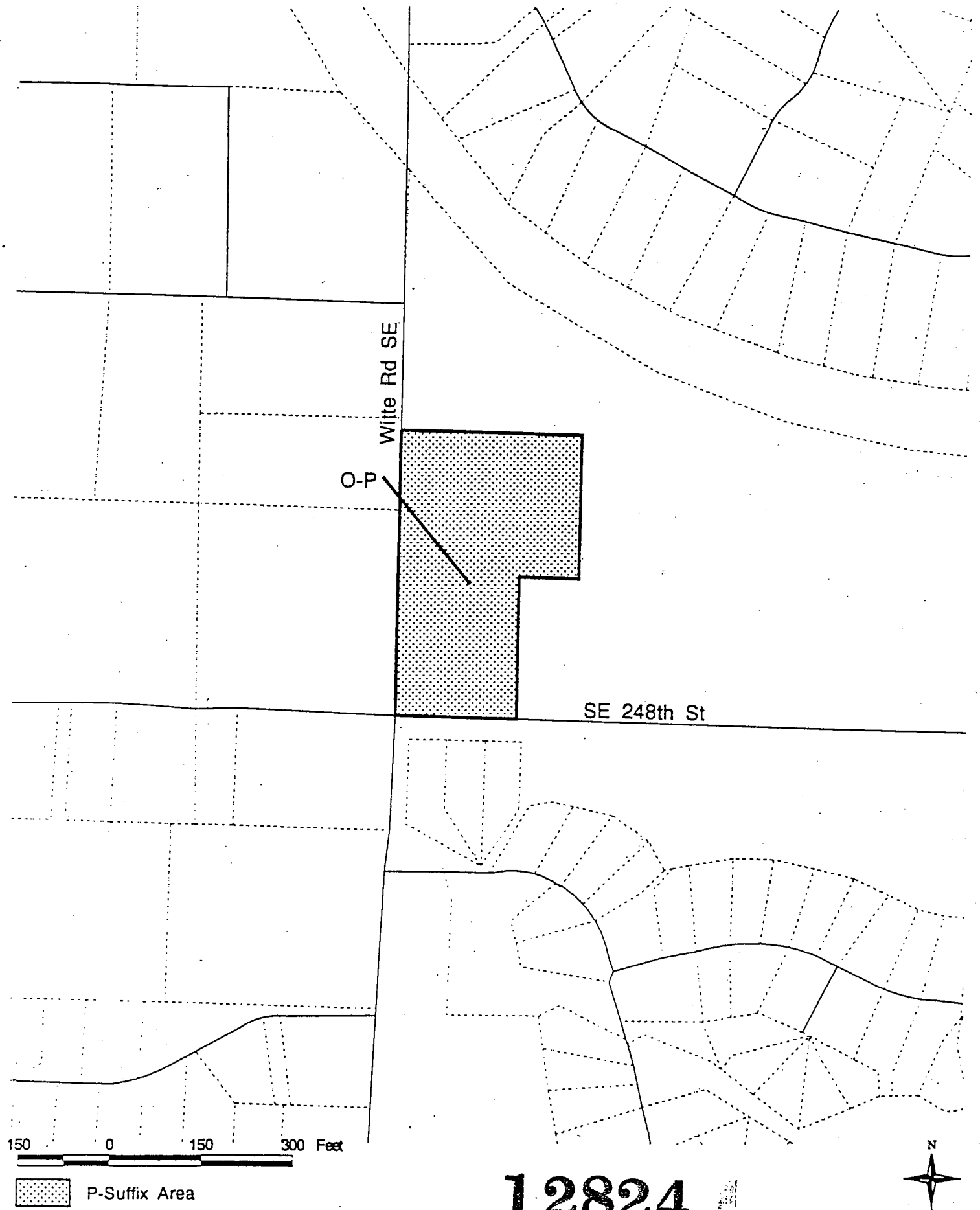
12824

Zoning Code Conversion Phase Two

TR-P41. L94RZ001 (Ordinance 11898)
Tahoma/Raven Heights Community Planning Area

TR-P42. NPA 94-03 (Ordinance 11694)

The site development plan approval criteria shall limit the subject property to the following recreation and social service uses: A. KCC 21A.080.040A, Parks, Trails and Cultural Uses; B. KCC 21A.080.050A, Daycare 1 and 2, Social Services, Office and Outpatient Clinic Services; C. KCC 21A.080.060A, Public Agency Office; D. KCC 21A.080.030A, Senior Assisted Housing.



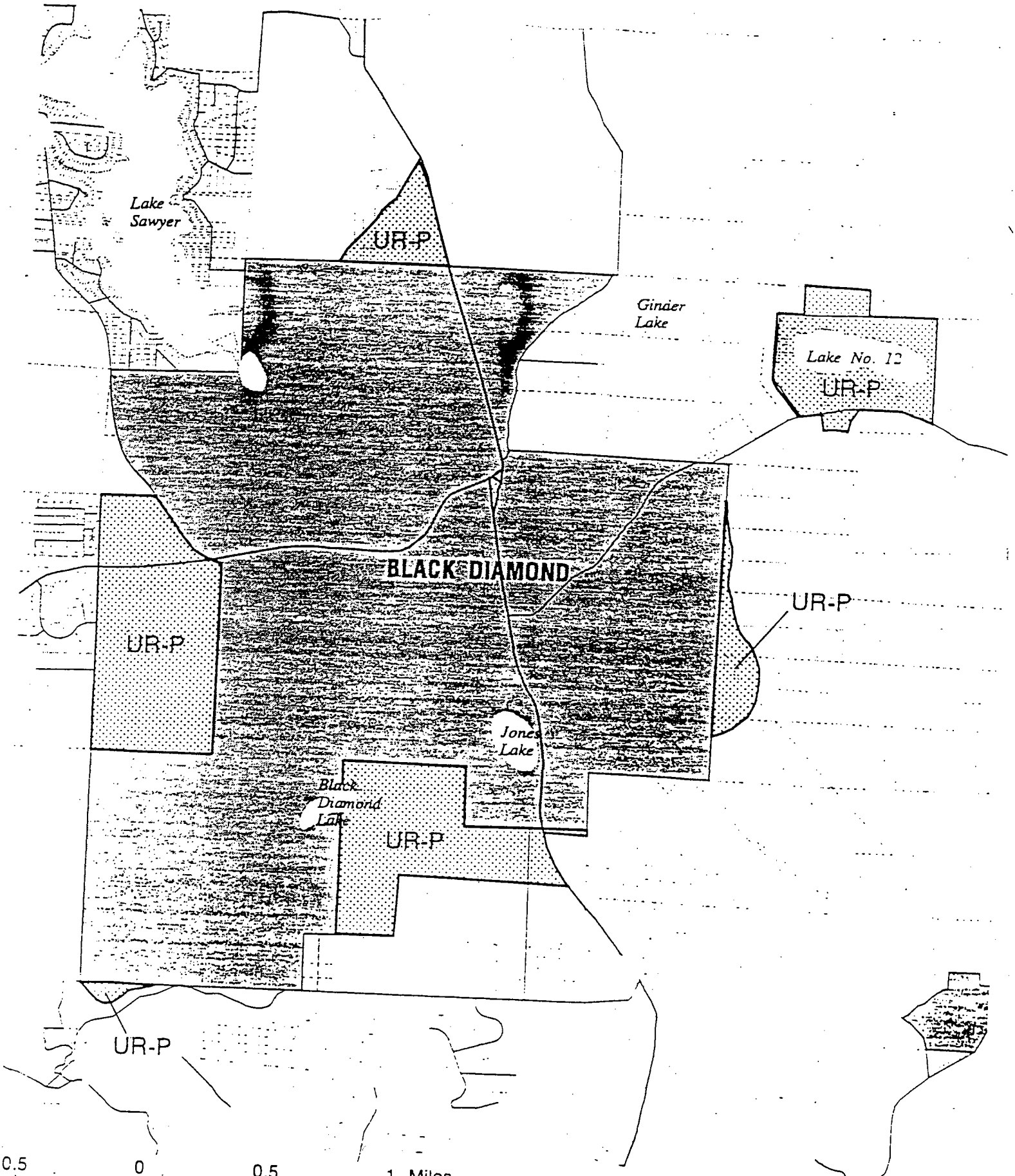
12824

TR-P42 Lake Wilderness: NPA 94-03 (Ordinance 11694)
Tahoma/Raven Heights Community Planning Area

Zoning Code Conversion Phase Two

TR-P43. Black Diamond (Source: Ordinance 12533)

Development shall be consistent with the terms of the Black Diamond UGA Agreement as attached to Ordinance 12534 as Appendix A.



12824

P-Suffix Area

Executive Proposed Amendment to Proposed Ordinance 96-263, Appendix A: TR-P43. Black Diamond

Tanoma/Raven Heights Community Planning Area

Zoning Code Conversion Phase Two

TR-P44. Clearing and Grading

This condition applies to all properties located within the Tahoma/Raven Heights community Planning Area.

The following conditions apply to applications for subdivisions, short subdivisions and PUDs. Deviations may be allowed based on a special study prepared by a qualified forester with expertise in windthrow or tree disease.

1. Lot clearing during road and utility construction: The building envelope on each buildable lot shall be identified on the engineering plans. The following table specifies the maximum size of the building envelope based on actual avg. lot size:

Lot Size (sq. ft.)	Building Envelope
greater than 15,000	5,000 sq. ft.
9001-15000	35% of lot size
5000-9000	45% of lot size
less than 5000	55% of lot size

Except as provided, clearing of building envelopes shall occur at the same time as the clearing for roads and utilities. Clearing limits for each building envelope shall be clearly marked or flagged on each lot and inspected prior to clearing. Erosion and sedimentation controls shall be instituted on the building envelopes as required by SWM. The vegetation remaining after initial clearing of the building envelope may be preserved or cleared as deemed appropriate by the permitted of the residential building permit for that lot after its approval and issuance.

2. Lot-by-lot clearing: in developments served by on-site septic systems, clearing on individual lots shall be postponed until the approval and issuance of the individual residential building permit for each lot. No clearing on the individual building lots shall occur during the construction of roads and utilities except that necessary to accommodate cuts and fills due to topography and road design. Erosion and sedimentation control plans shall be designed through buildout including sediment pond sizing.

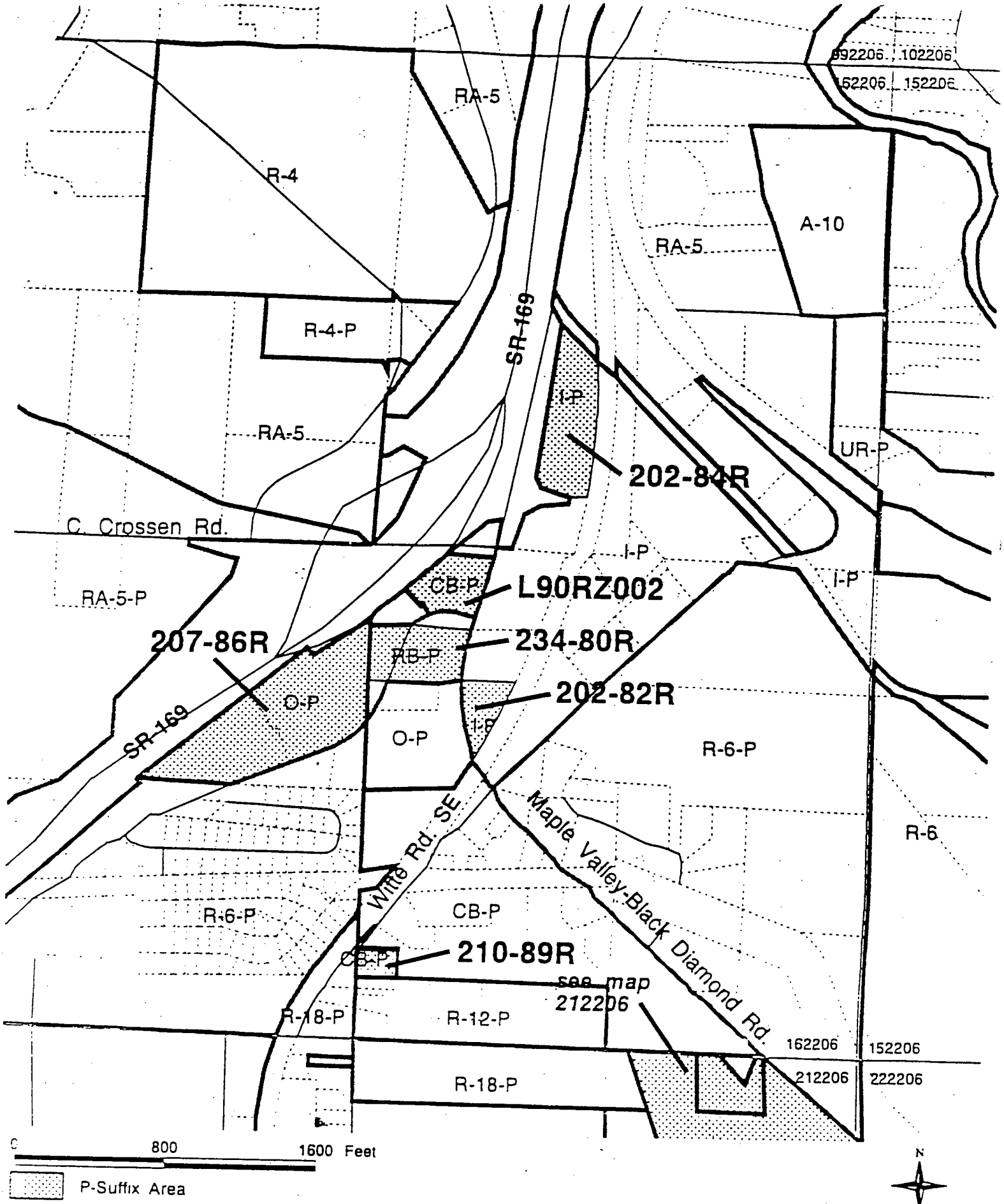
In developments served by sewers, clearing may be postponed on individual lots until the approval and issuance of the individual residential building permits for each lot. Under this option, no clearing shall occur during the construction of roads and utilities except that necessary to accommodate cuts and fills due to topography and road design. Erosion and sedimentation control plans shall be designed through buildout including sediment pond sizing.

9/22/98
13278 repeals TR-P44

TR-P45. 210-89R (Ordinance 9030)

12824

The site plan shall be restricted to parking only in support of the existing Wilderness Village Shopping Center.



162206
Tahoma/Raven Heights Community Planning Area

Zoning Code Conversion Phase Two

Vashon Planning Area Development Conditions

12824

VS-P1. W 29-23-3: R-12-P (Source: Vashon Community Plan Area Zoning, p. 68)

A P-suffix was added to the zoning in order to limit the maximum density to 12 dwelling units per acre. This density is considered to be more appropriate for rural areas and more consistent with the existing level of development at the Town of Vashon.

0 800 1600 Feet

P-Suffix Area

N

Zoning Code Conversion Phase Two

VS-P1. W 29-23-3; R-12-P

Vashon Community Planning Area

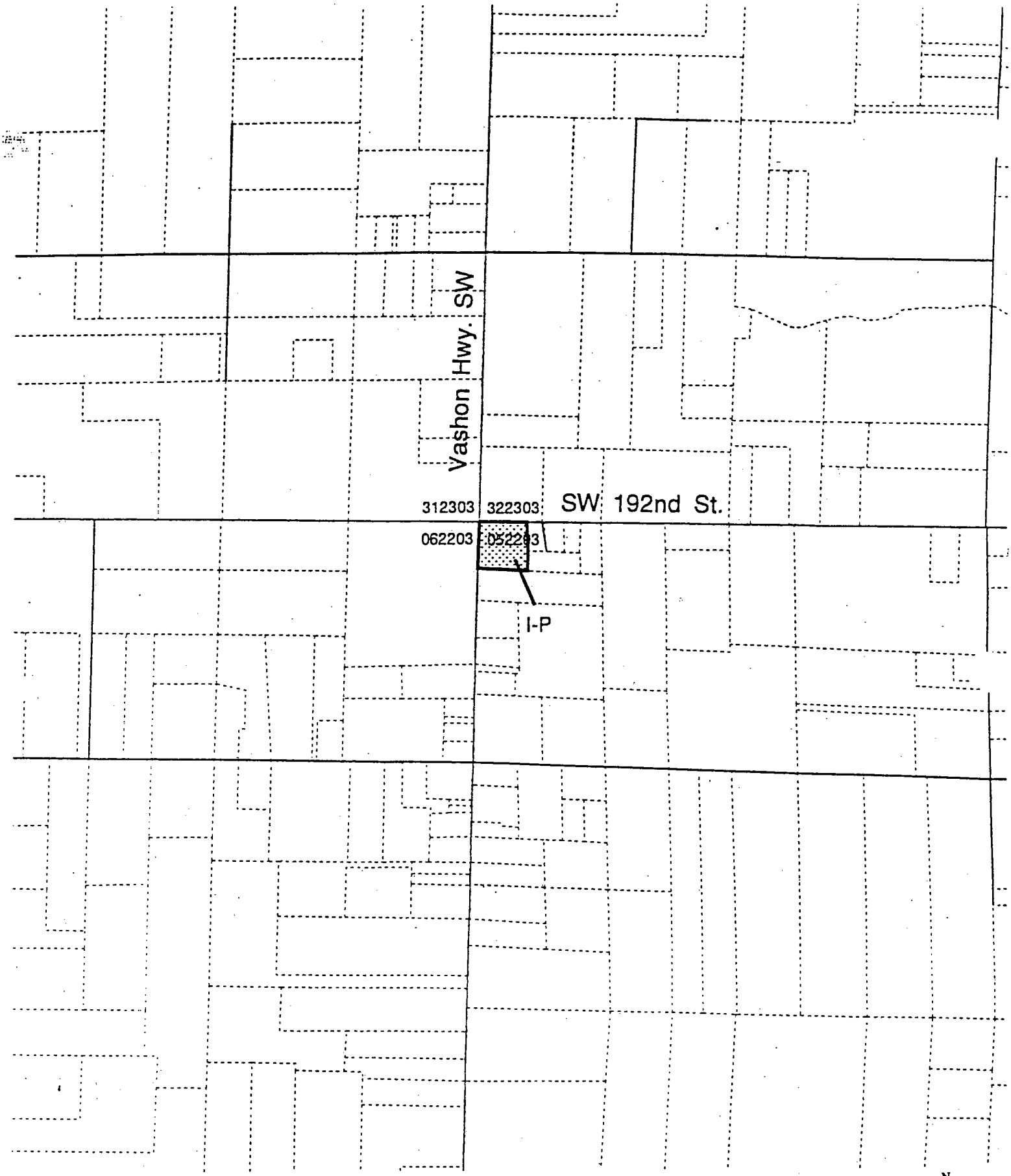
12824

VS-P2. W 5-22-3: I-P (99 Ave. SW and SW 192nd St.) (Source: Vashon Community Plan Area Zoning, p. 111)

The following P-suffix conditions apply:

1. The use of the property shall be limited to the proposed storage, office, warehouse building shown on the site plan.

2. The proposed structure shall be set back a minimum of 100 feet from the highway, pursuant to the Guidelines for Industrial Development from the Vashon Community Plan.



0 800 1600 Feet

P-Suffix Area

N

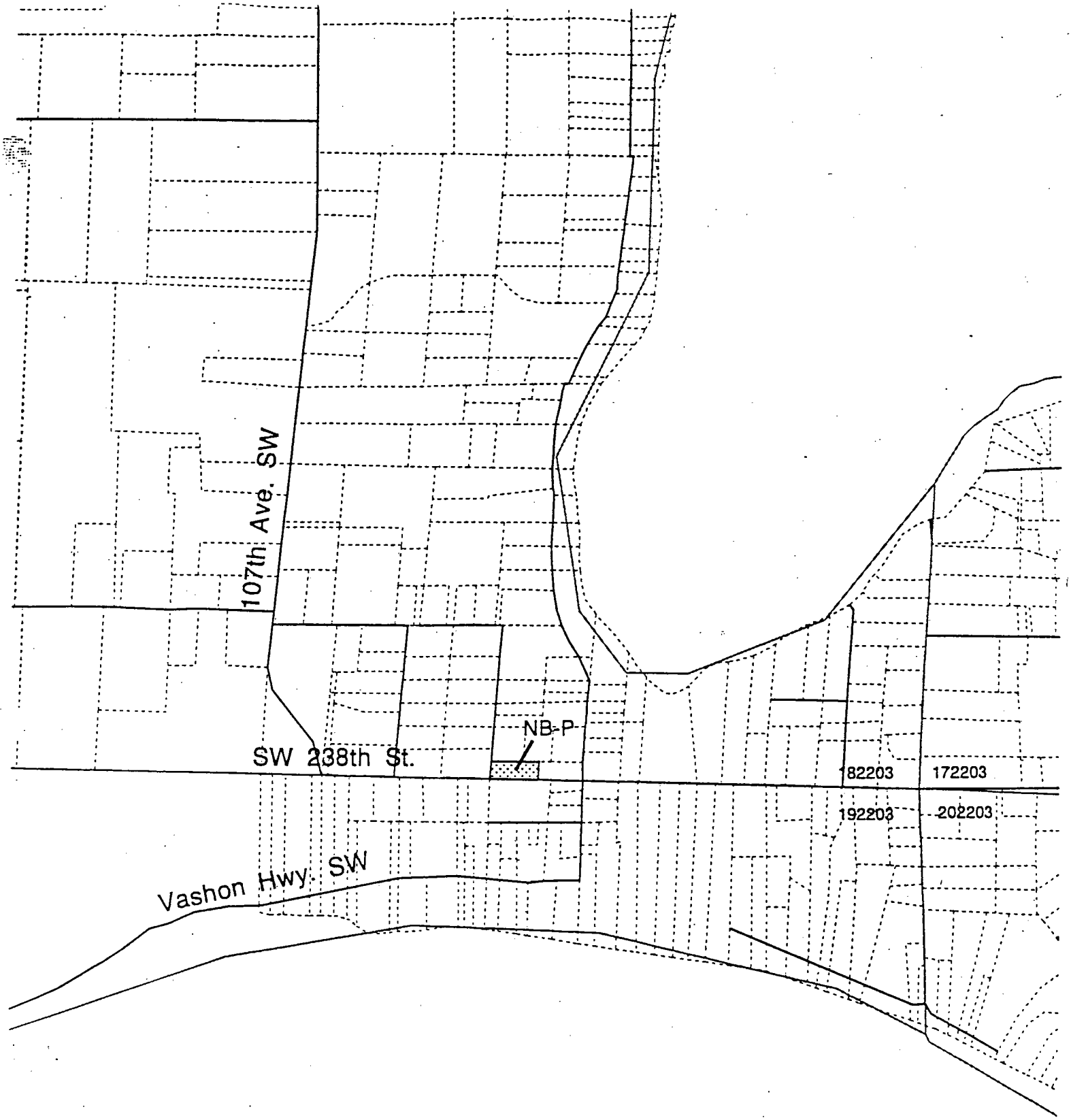
Zoning Code Conversion Phase Two

VS-P2. W 5-22-3: I-P (99th Ave SW and SW 192nd St.)
VashonCommunity Planning Area

12824

VS-P3. E 18-22-3: NB-P - Use Limited to Fire Station (Source: Vashon Community Plan Area Zoning, p. 148)

A P-suffix was added to limit the use of this site to a fire station.



0 660 1320 Feet

P-Suffix Area

N

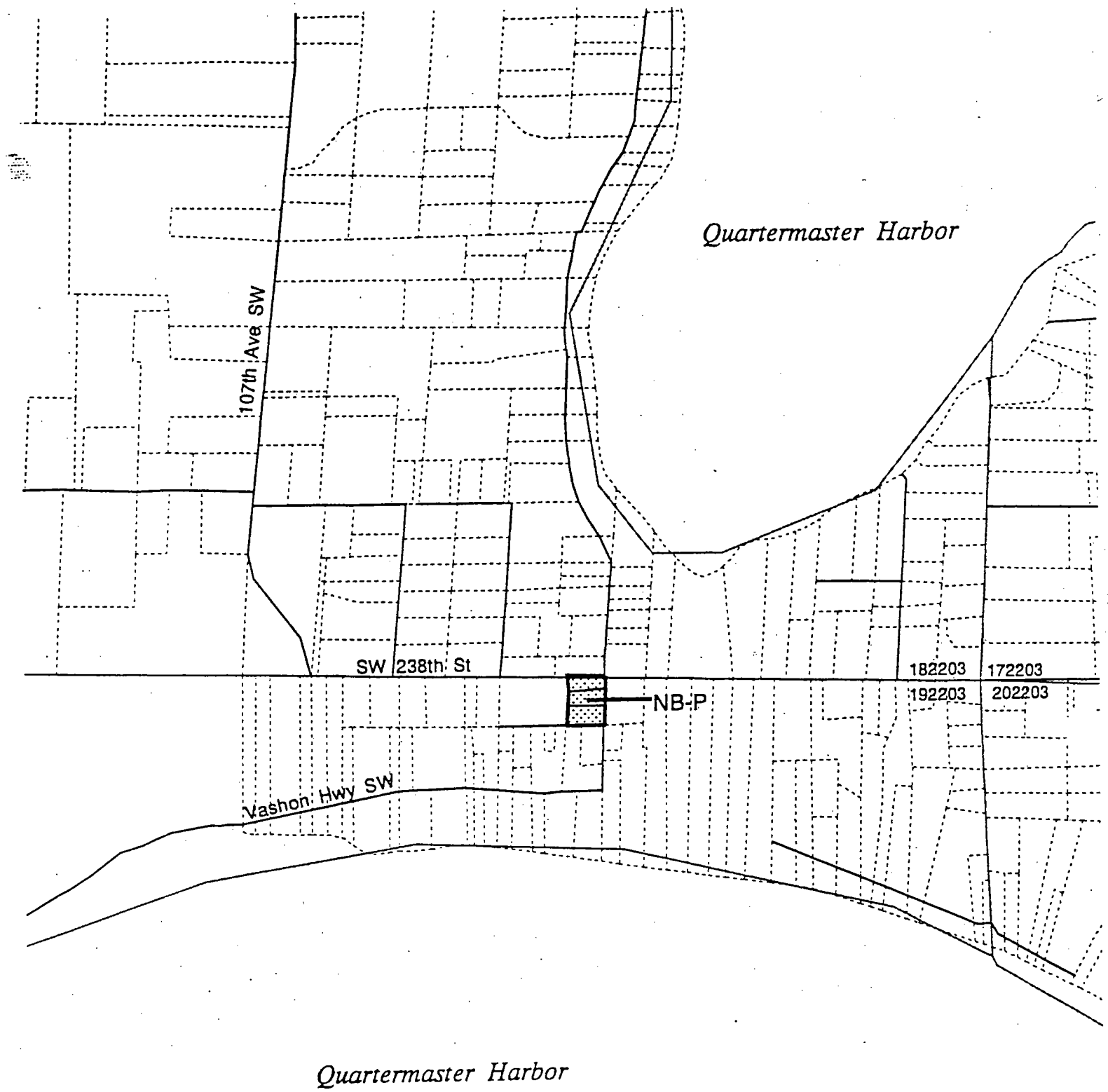
Zoning Code Conversion Phase Two

VS-P3. E 18-22-3; NB-P Use Limited to Fire Station

Vashon Community Planning Area

VS-P4. E 19-22-3: NB-P - Use Limited to Guest Inn/Restaurant (Source: Vashon Community Plan Area Zoning, p. 176)

A P-suffix was added to limit the use of the site to a guest inn/restaurant



500 0 500 1000 Feet

P-Suffix Areas

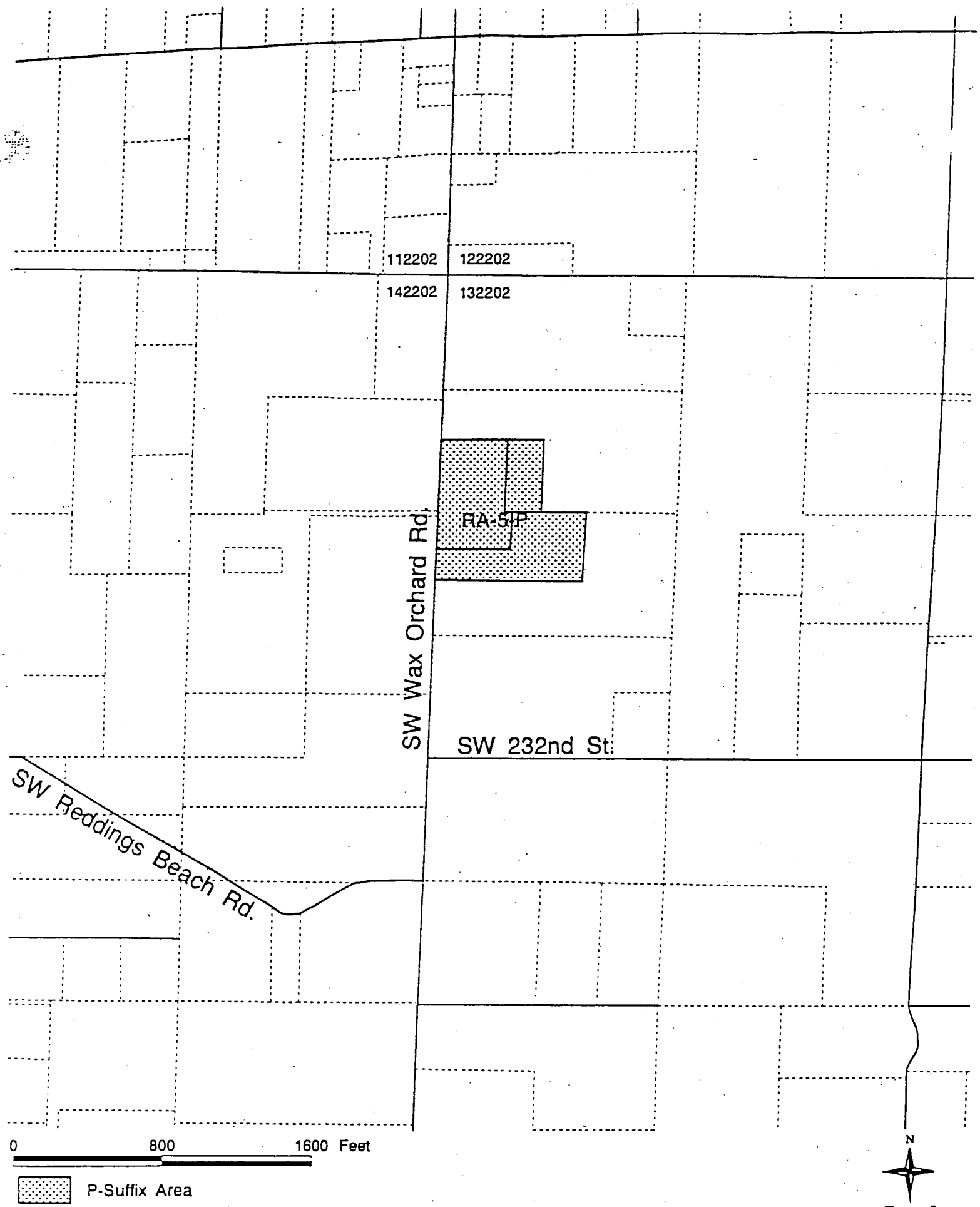
VS-P4. E 19-22-3: NB-P
Use Limited to Guest Inn/Restaurant
Vashon Community Planning Area

N

Zoning Code Conversion Phase Two

VS-P5. W 13-22-2: RA-5-P (Source: Vashon Community Plan Area Zoning, p. 142)

A P-suffix was added to limit the permitted use to food processing operations.



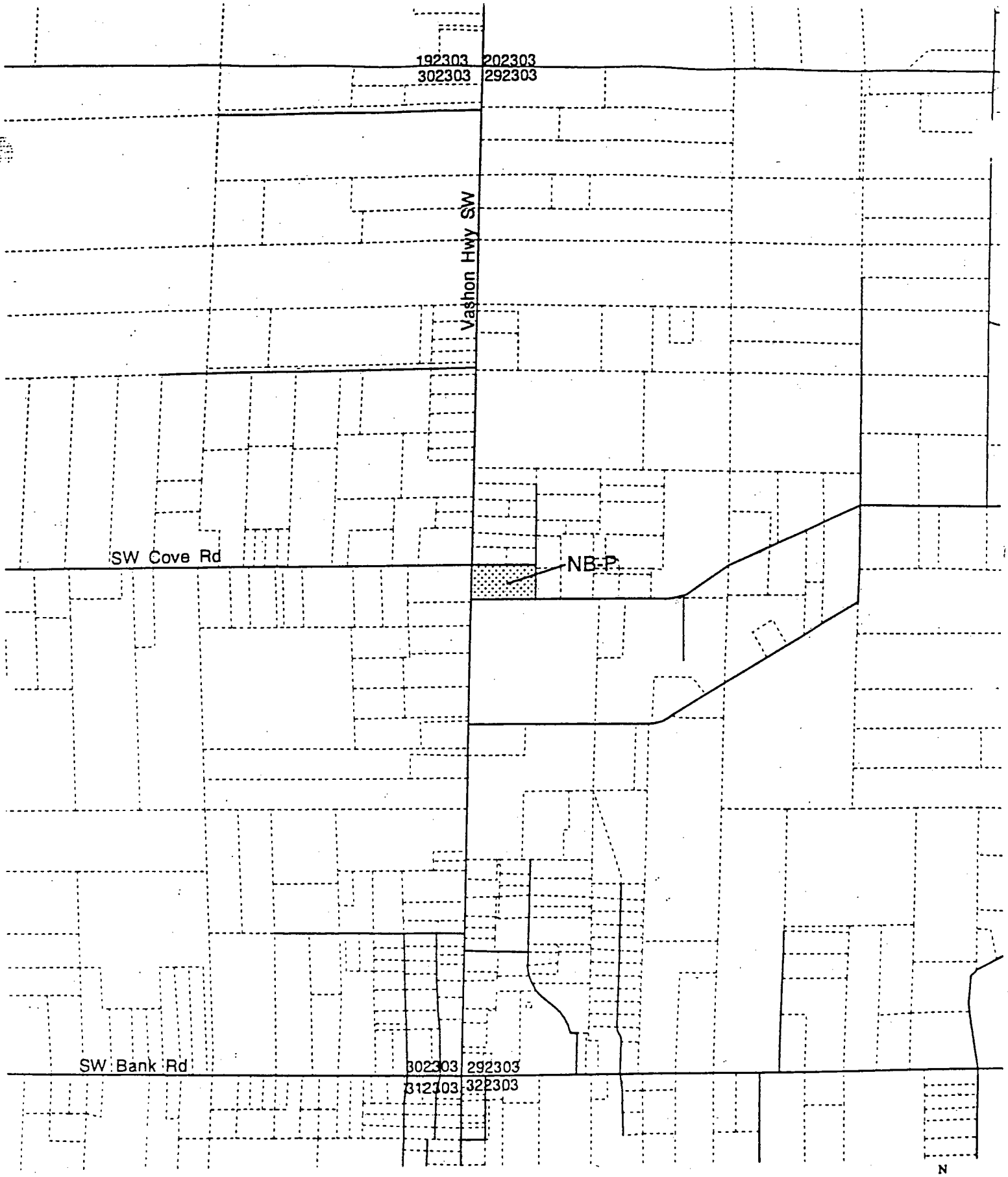
VS-P5. W 13-22-2: RA-5-P

Vashon Community Planning Area

Zoning Code Conversion Phase Two

VS-P6. **Parcel Number 292303-9127** (Source: 1995 King County Comprehensive Plan Amendment Package: Ordinance 12061, Amendment 11z)

The existing setbacks from the building to the streets shall be maintained as landscaped areas. No new driveways or additional parking shall be allowed. The building may only be expanded to the east or north to meet accessibility standards. The existing facade shall be maintained to the west and south.



500 0 500 1000 Feet

P-Suffix Area

N

Zoning Code Conversion Phase Two

VS-P6. Parcel Number 292303-9127

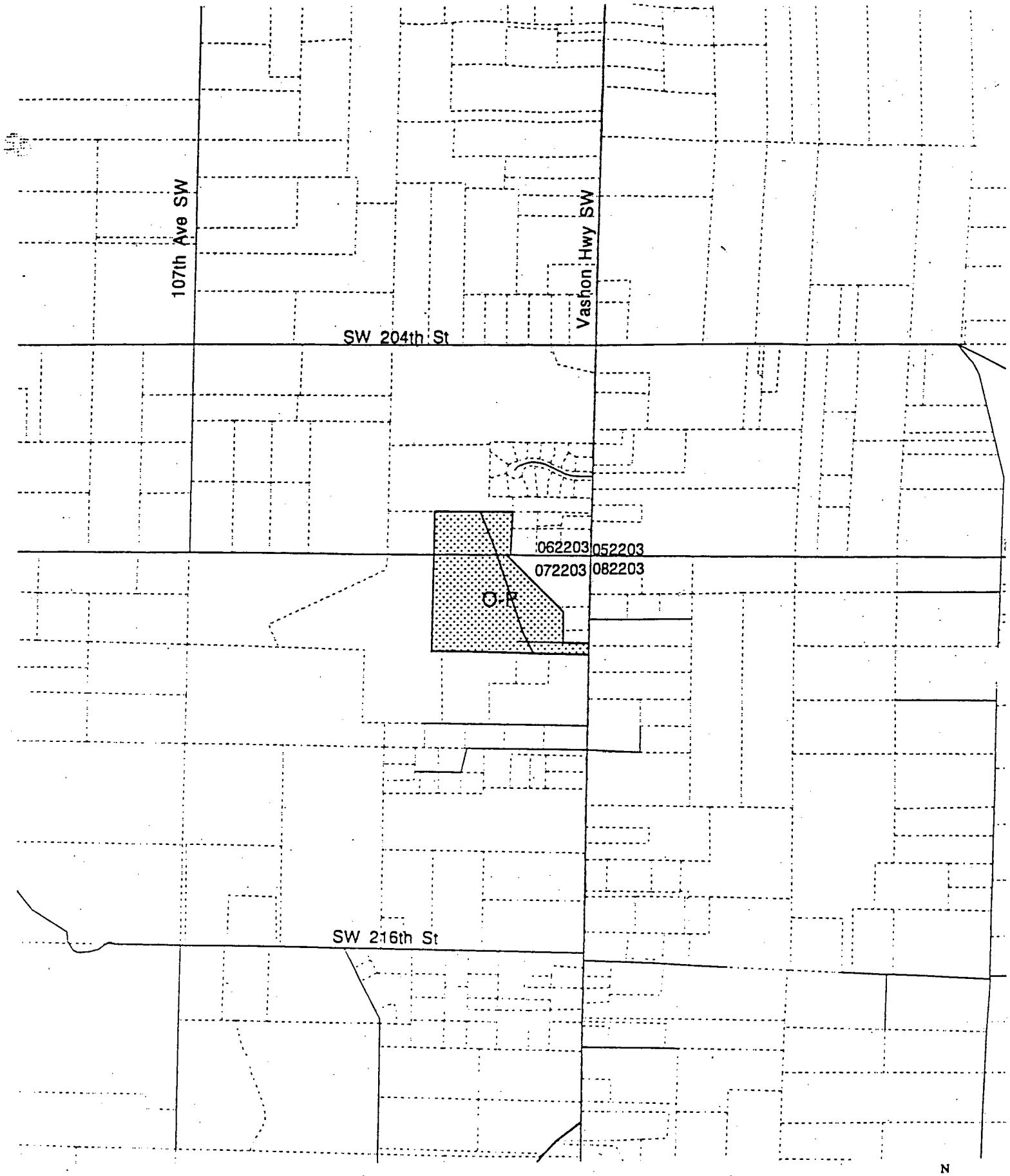
Vashon Community Planning Area

12824

VS-P7. 134-76R (Ordinance 2884)

1. The use of the site shall be limited to a community health center, a senior citizen's activity center, administrative offices, recreational facilities, and accessory activities.

2. The operation of "Granny's Attic" or any similar activity on the site shall be considered as an accessory use to the principal activities of the Vashon-Maury Island Health Services Center, Inc. so long as the activity is conducted by and for the benefit of the Center and under the direct and continuous control and management of the Board of Directors of the corporation.



630 0 630 1260 Feet

P-Suffix Areas

N

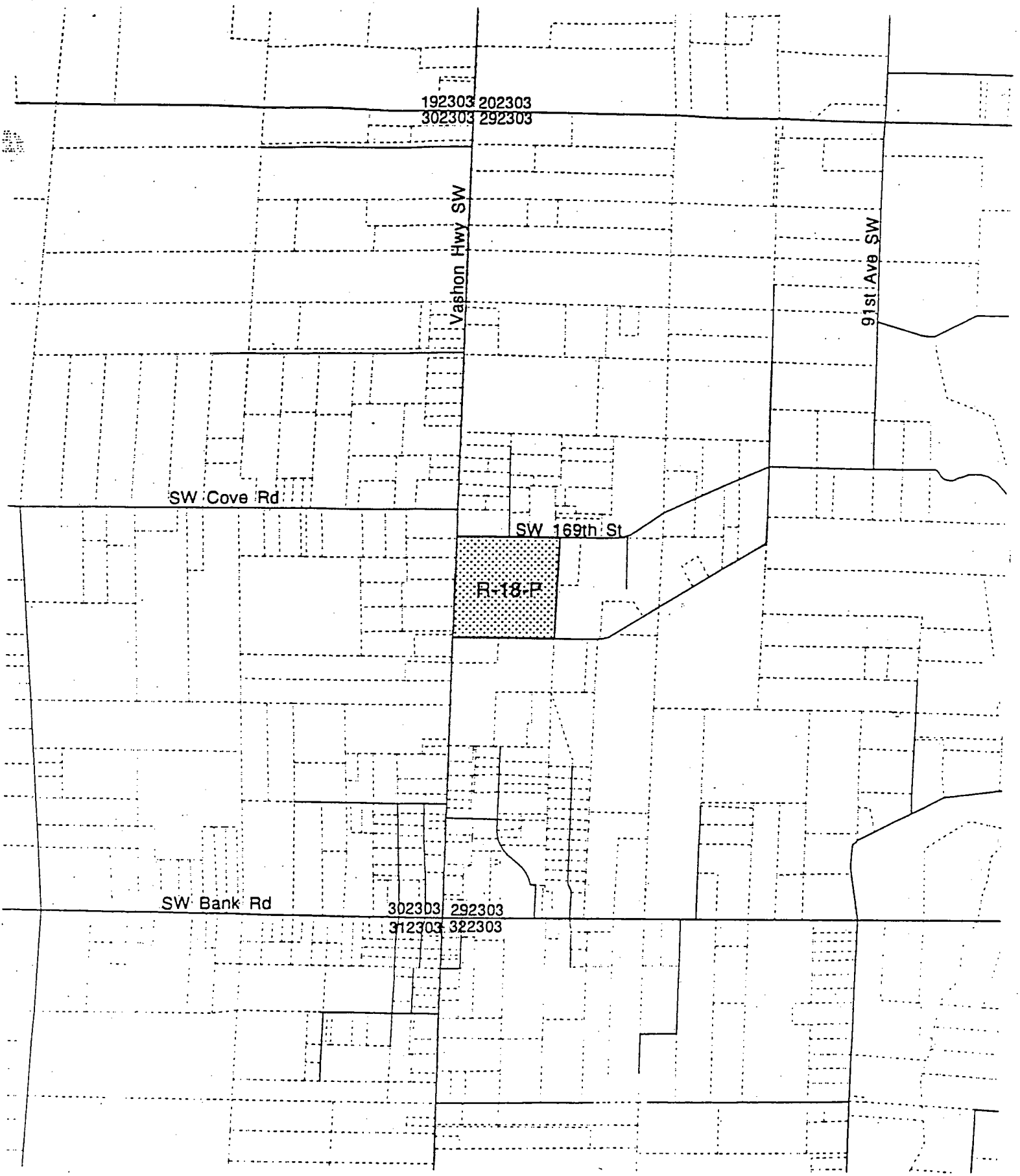
Zoning Code Conversion Phase Two

VS-P7. 134-76R (Ordinance 2884)
Vashon Community Planning Area

12824

VS-P8. 169-77R (Ordinance 5353)

1. Development of the subject property shall be limited to not more than 85 dwelling units.



630 0 630 1260 Feet

P-Suffix Areas

N

VS-P8. 169-77R (Ordinance 5353)
Vashon Community Planning Area

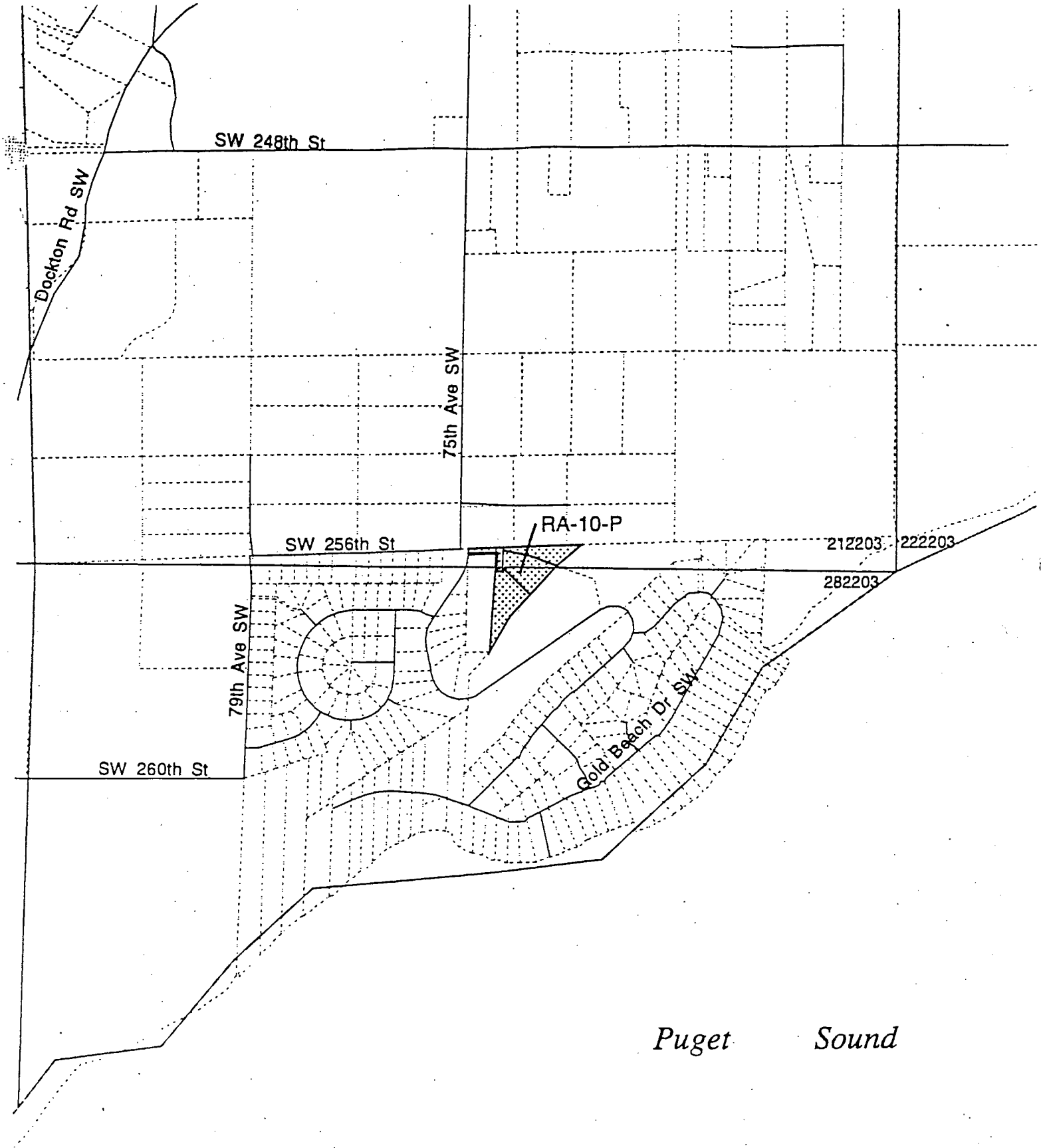
Zoning Code Conversion Phase Two

12824

VS-P9. 101-79R (Ordinance 4290)

1. The applicant, at such time as a building permit is requested, shall within the submitted legal description describe a contiguous parcel which shall include the existing single family residence and the proposed stable on a lot in excess of 35,000 square feet with a minimum width of 135 feet.

2. No more than 1 barn shall be located on the total subject property. Said barn shall be located on either Lot C or Lot D as identified on Exhibit #5.



630 0 630 1260 Feet

P-Suffix Areas

N

Zoning Code Conversion Phase Two

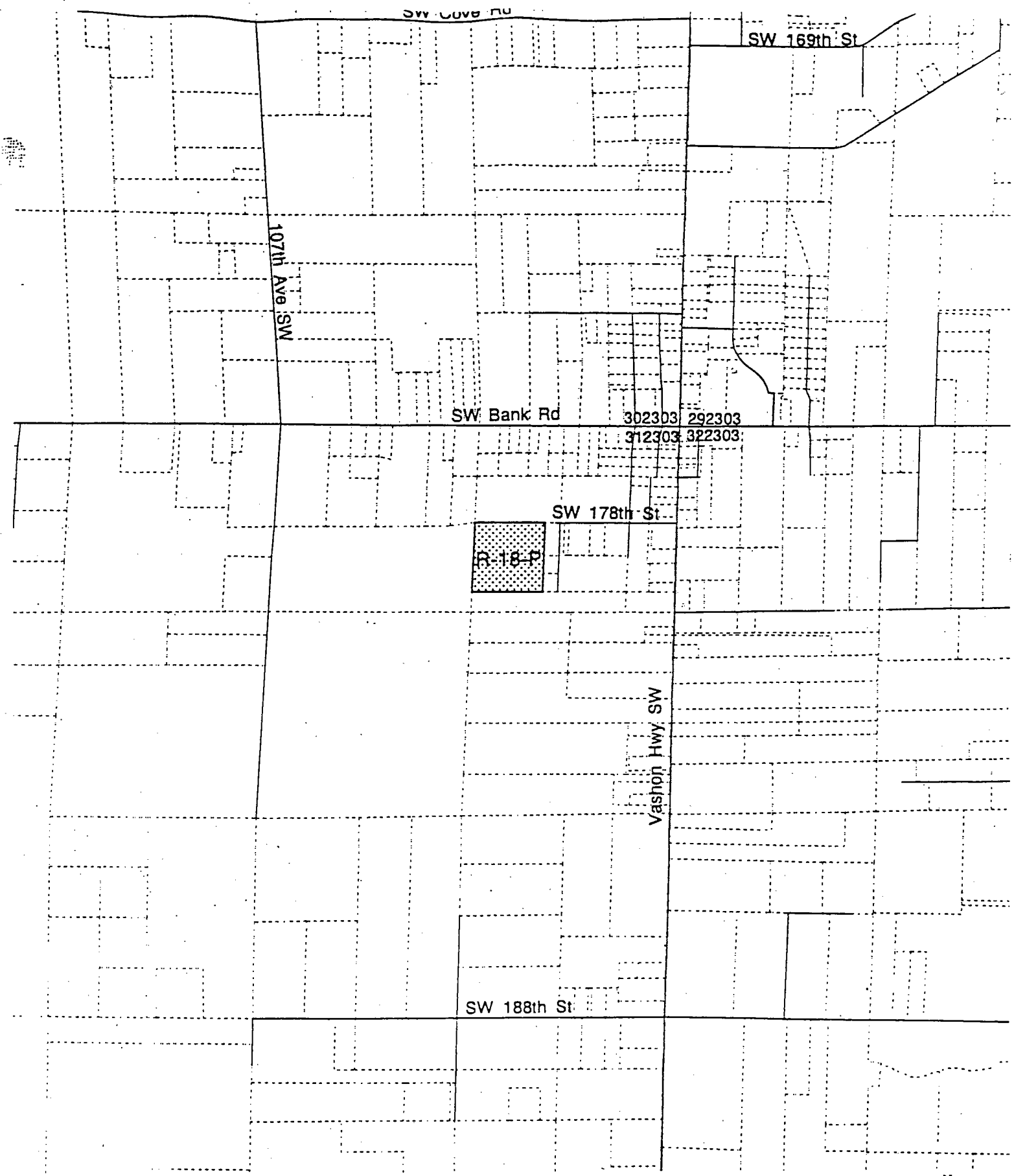
VS-P9. 101-79R (Ordinance 4290)
Vashon Community Planning Area

VS-P10. 115-80R (Ordinance 4890)

12824

1. Right-of-way shall be dedicated to King County to allow for the extension of SW 178th Street to the west boundary of the site. The determination of the location of this right-of-way shall be handled through the formal plat process (KCC 19.08) or the road establishment process (RCW 36.81).

2. A 15 foot wide landscape setback area or other suitable landscaping plan, at the discretion of the Department of Development and Environmental Services, shall be provided along the south and west boundaries of the site, which is to be planted with mixed trees, evergreen shrubs and low plantings. Existing trees within the setback areas shall be retained to meet the above landscaping requirements, unless their removal is deemed to be appropriate by Department of Development and Environmental Services. These setback and landscaping provisions are reclassified to allow multi-family residential uses.



630 0 630 1260 Feet

P-Suffix Areas

N

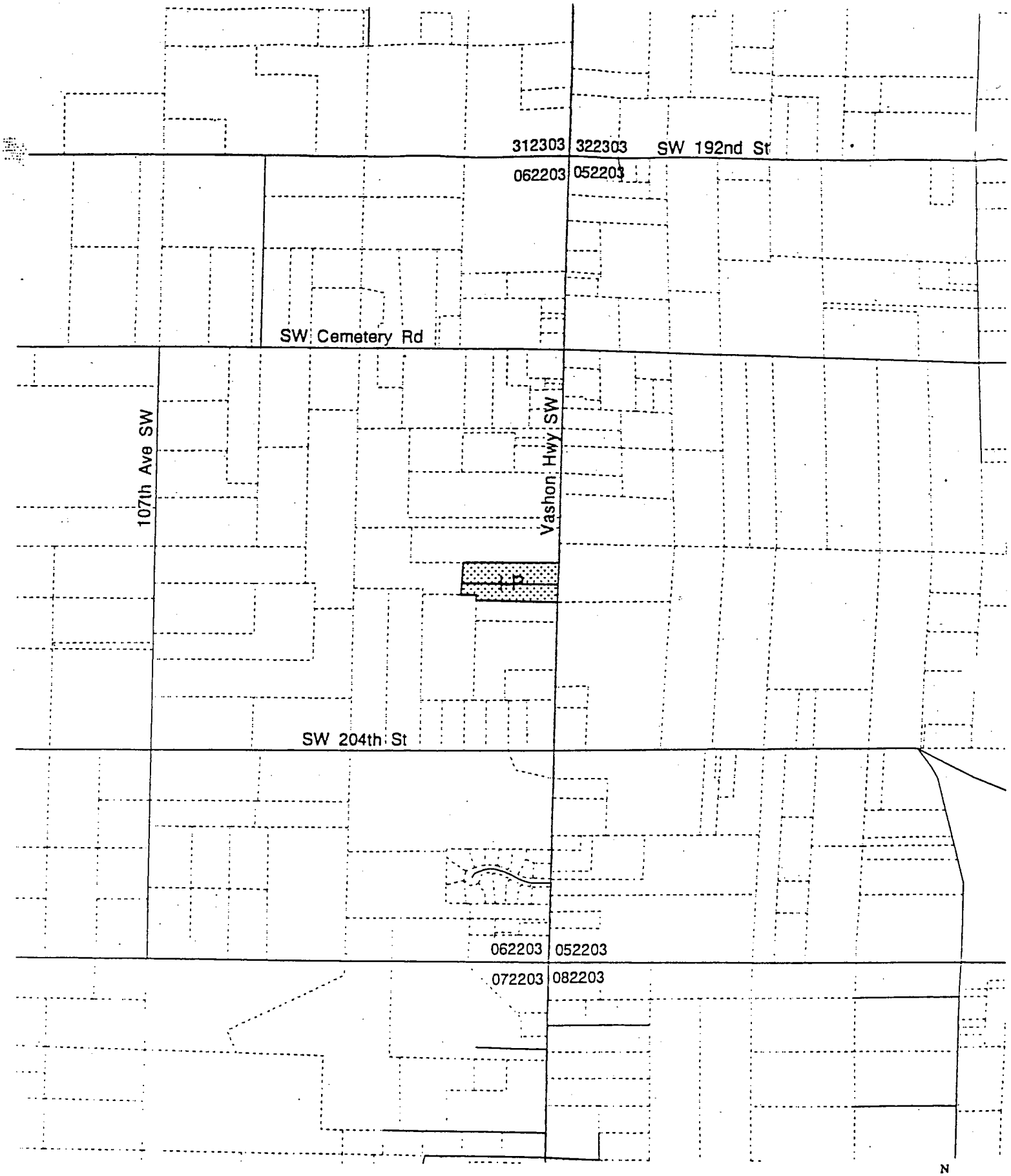
Zoning Code Conversion Phase Two

VS-P10. 115-80R (Ordinance 4890)
Vashon Community Planning Area

VS-P11. 103-80R (Ordinance 5984)

12824

1. Use of the site shall be limited to a propane storage tank, and/or office space.



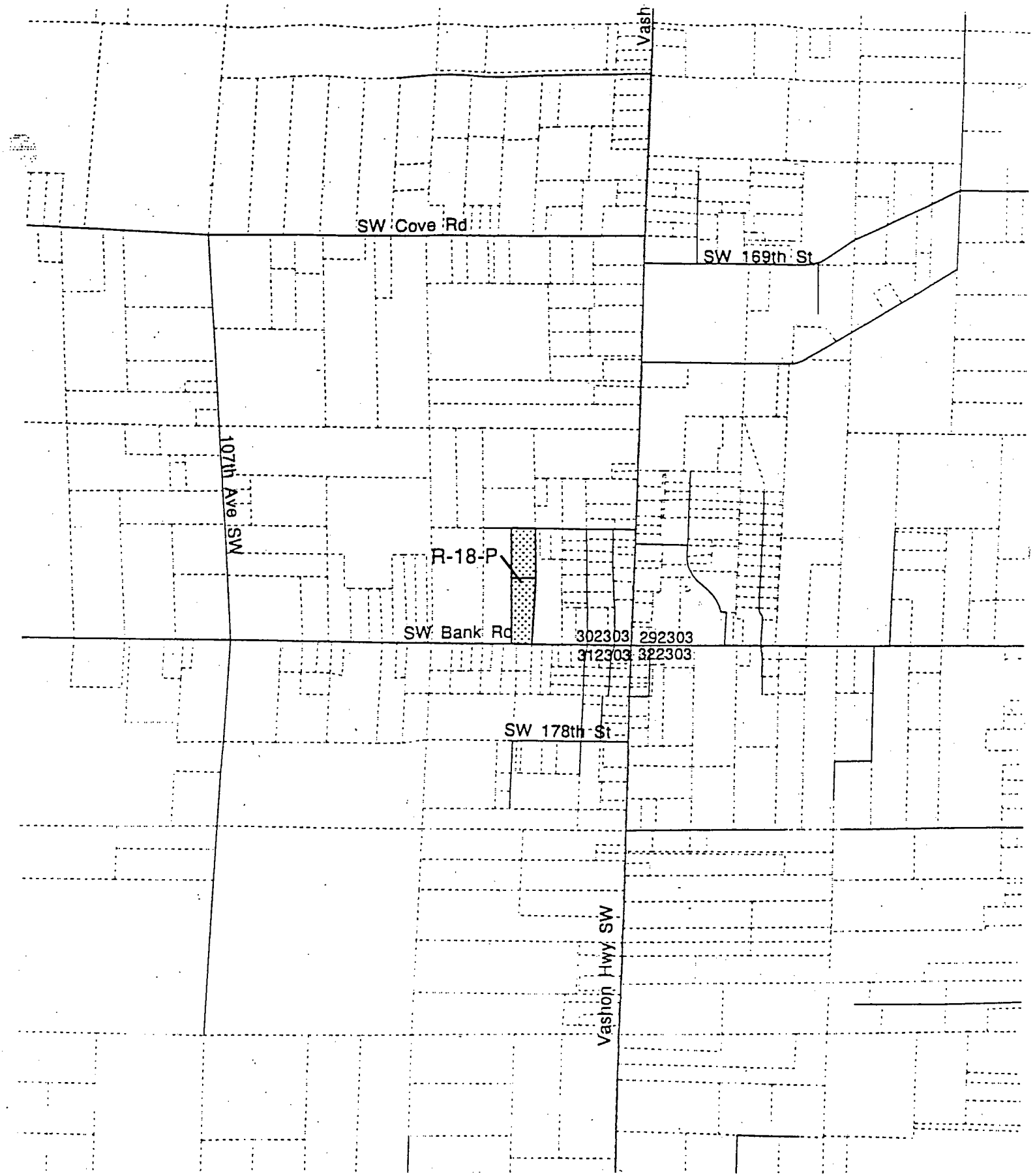
Zoning Code Conversion Phase Two

VS-P11. 103-80R (Ordinance 5984)
Vashon Community Planning Area wp11

VS-P12. 158-80R (Ordinance 5242)

12824

1. The residential density of the subject property shall be limited to 12 dwelling units per acre unless this property is being developed in conjunction with an approved low income elderly housing project.



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P-Suffix Areas

N

Zoning Code Conversion Phase Two

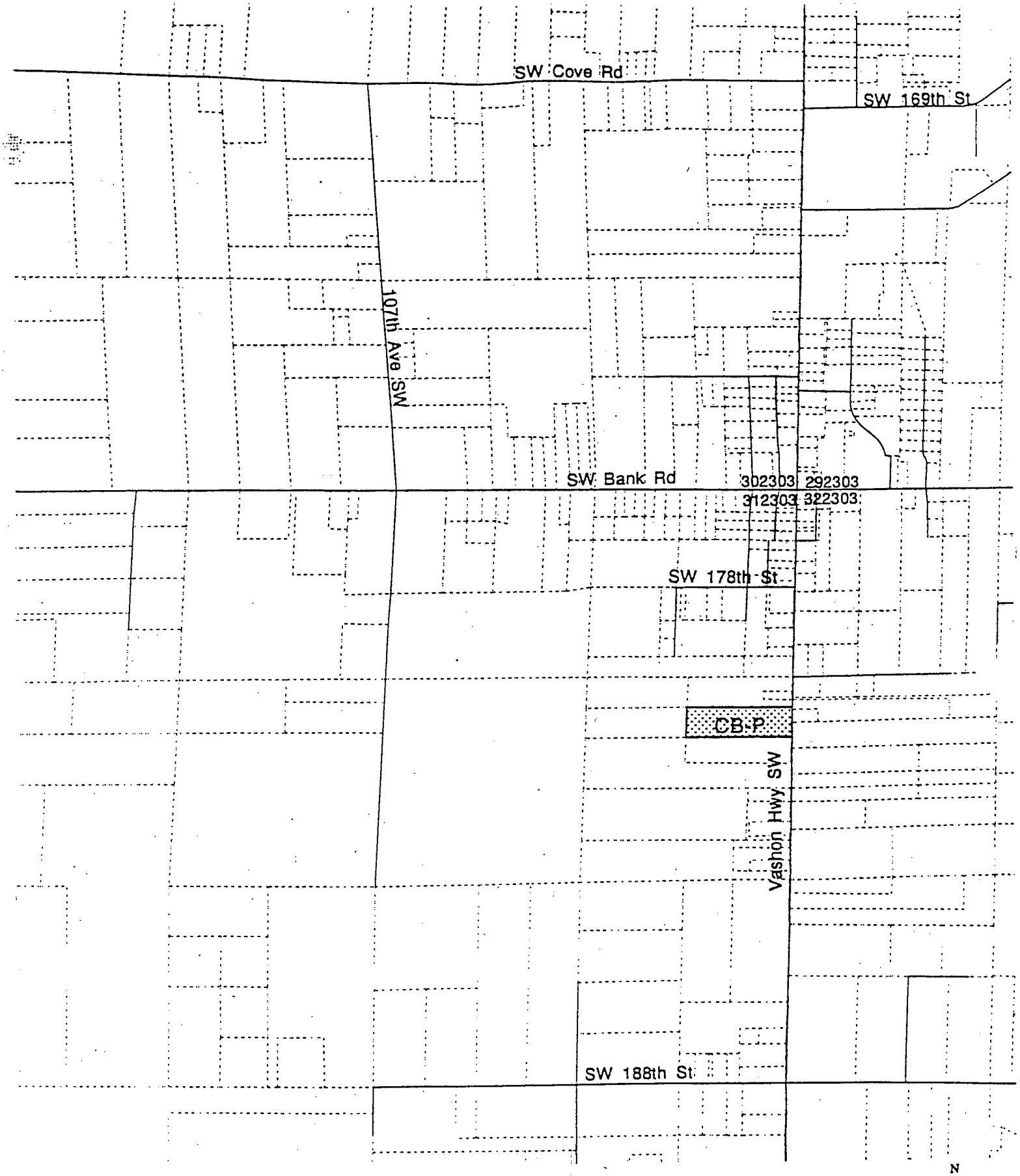
VS-P12. 158-80R (Ordinance 5242)

Vashon Community Planning Area wp12

12824

VS-P13. 111-84R (Ordinance 6885)

1. Densities should be limited to a maximum of 12 dwelling units per acre.



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N

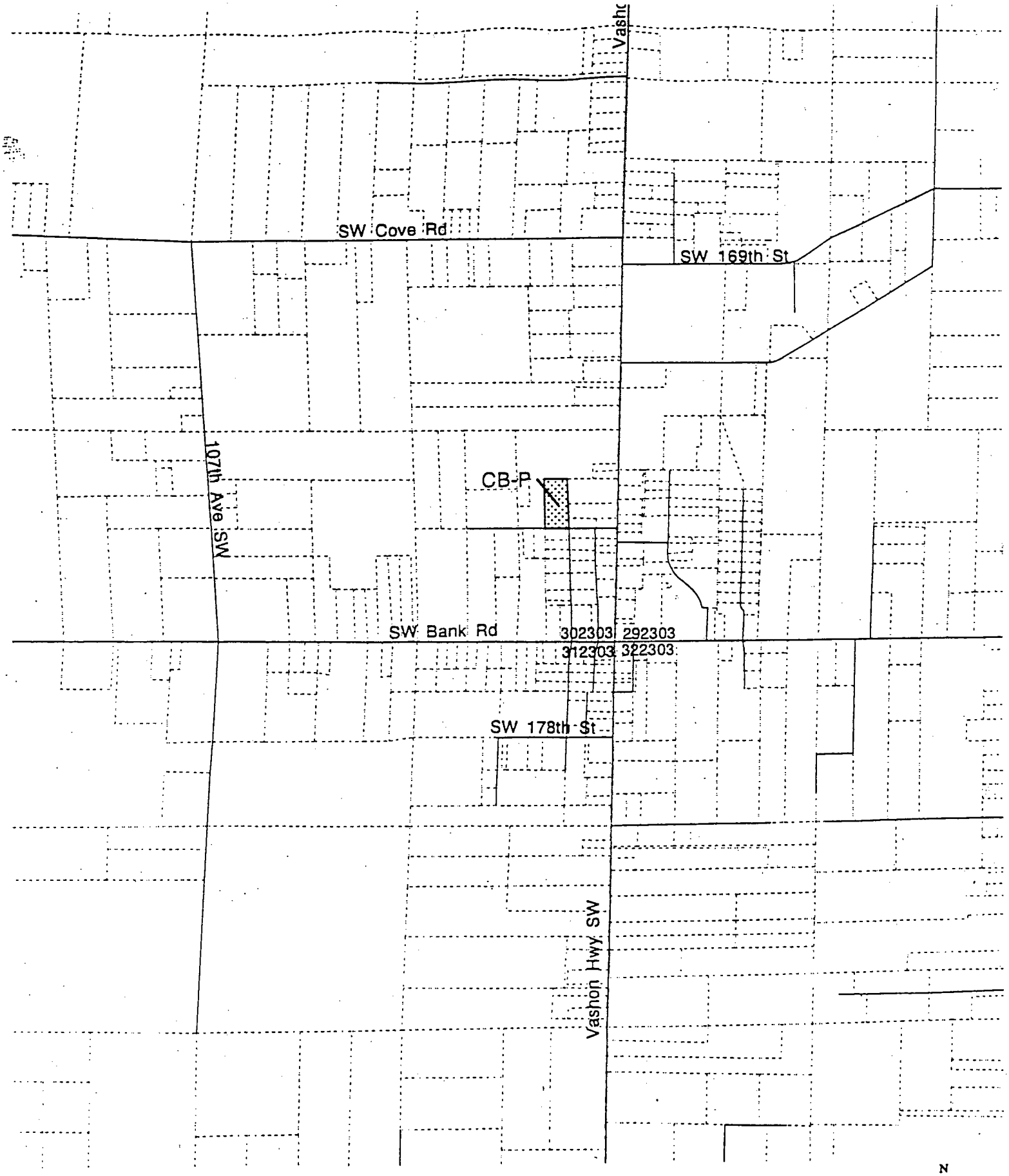
Zoning Code Conversion Phase Two

VS-P13. 111-84R (Ordinance 6885)
Vashon Community Planning Area wp13

VS-P14. 219-88R (Ordinance 8571)

1. Density is limited to 6 units per acre as indicated on the applicant's site plan.

2. Parking areas and outside storage shall not be located within the required road setback.



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P-Suffix Areas

N

Zoning Code Conversion Phase Two

VS-P14. 219-88R (Ordinance 8571)

Vashon Community Planning Area wp14

VS-P15. 105-89R (Ordinance 9823)

1. Density shall be limited to a maximum of twelve units per acre.

2. Residential development shall meet a water use performance standard of sixty (60) gallons per person per day.

3. There shall be a maximum of 133 dwelling units constructed on the entire 11.3 acre development.

4. Occupancy of the dwelling units shall be limited to individuals 62 years of age and older. This restriction shall be adopted by covenant or deed restriction in which King County is granted enforcement authority. The language of the covenant or other deed restriction shall be reviewed and approved by the Department of Development and Environmental Services (DDES), and the Housing and Community Development Section.

5. Commercial development on the project site shall be limited to 22,000 square feet. Development of property associated with the Vashon Historical Association, or any other island based nonprofit organization approved by the applicant is not included in this limitation.

6. The development shall contain a senior center, constructed by the Developer, at the Developer's expense. The senior center shall be open to all seniors (62 years of age and older), including non-residents. The senior center, including the exercise pool, shall be constructed in the first phase of the project if the entire project is not constructed simultaneously.

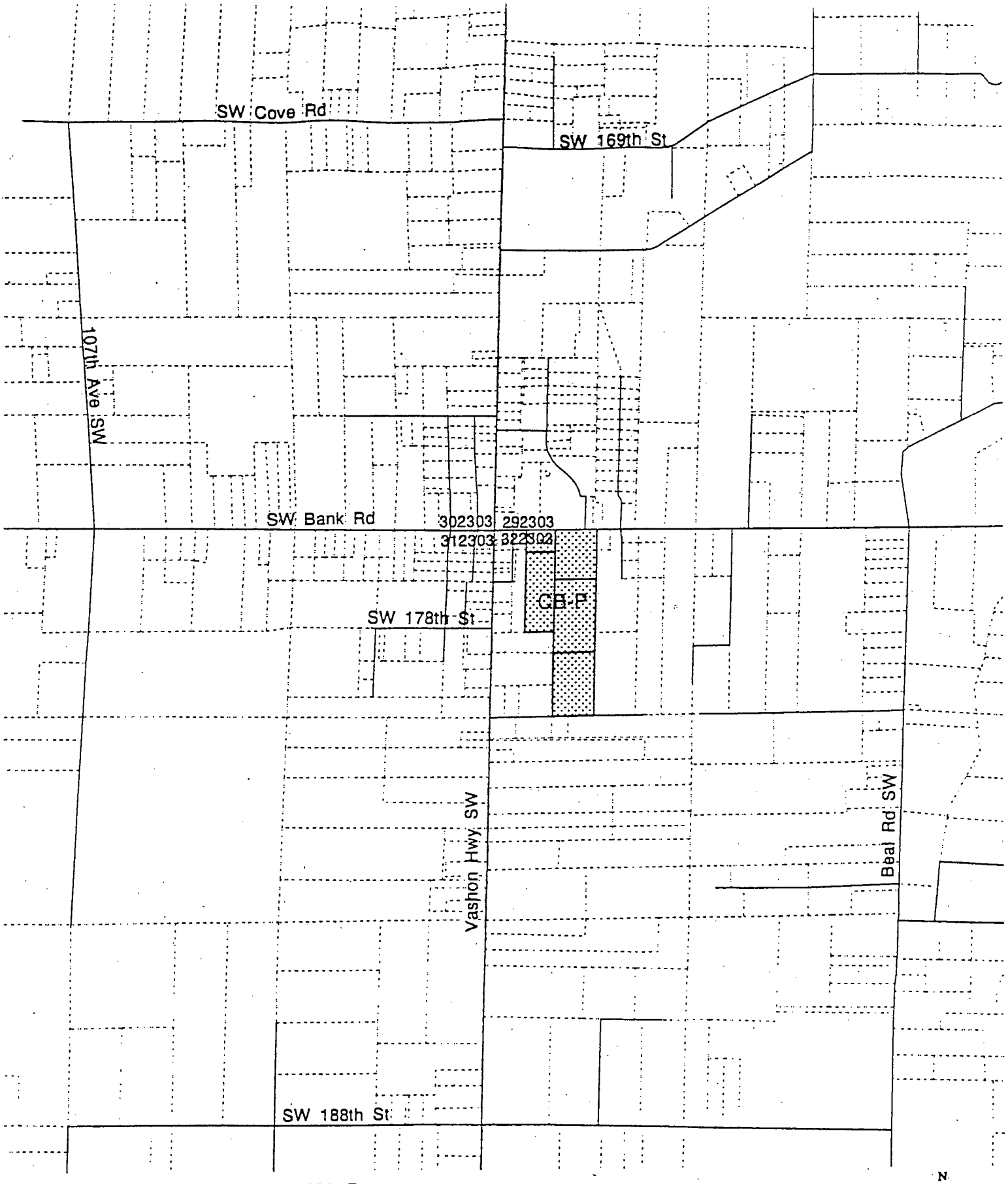
7. The development shall include: a. A health services facility for examinations and consultations, primarily to be used by visiting health care professionals; b. A gardening area for residents; c. Sports and recreational facilities for residents; d. Activity and meeting areas; e. An exercise pool for the use of residents.

8. There shall be no perimeter fencing of the development, however, screening with shrubbery or other vegetation is allowed.

9. The applicant shall dedicate, at no charge save those discussed below, sufficient real property within the commercial area of the project to the Vashon Heritage Association for the construction of up to 1,000 square foot building, to conform to the architectural design of the existing development. If the Vashon Heritage Association declines the dedicated property, then the developer agrees to dedicate same to another Vashon Island based nonprofit organization approved by the applicant, which approval shall not be unreasonably withheld. The form of the dedication shall either be a fee simply conveyance, or 99-year ground lease. No costs of construction, including costs of preparation and execution of documents or conveyance, will be borne by the applicant.

10. The applicant shall set aside and maintain in perpetuity at least ten percent of the project's dwelling units for "low income" residents and at least ten percent for "moderate income" residents, as defined by King County Housing and Economic Development, and shall not charge rent and utilities for said units in excess of that amount determined as appropriate by King County Housing and Economic Development for "low income" and "moderate income" seniors, respectively.

11. If, within five years of issuance of the Certificate of Occupancy for said development, the level of service at the intersection of SW 176th Street and 99th Avenue SW becomes level "F", then applicant shall pay the pro rata cost of all improvements required by King County which are proportionate to the impact related to the development.



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P-Suffix Areas

12824

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Zoning Code Conversion Phase Two

VS-P15. 105-89R (Ordinance 9823)
Vashon Community Planning Area vsp15

VS-P16. L90RZ027 (Ordinance 10598)

1. Use of the property shall be limited to self-service storage warehousing. Development of the property shall be limited to that use and ancillary, accessory or appurtenant uses, structures, or other improvements.

2. A temporary 80-foot diameter turnaround shall be constructed consistent with KCRS requirements at the south end of 100th Avenue SW, generally as shown in Exhibit No. 8 (Project Plans, July 29, 1992). a. To be approved as to content and form prior to site plan approval and recorded prior to building permit issuance, an easement benefiting King County shall be placed on the subject property in order to accommodate that portion of the turnaround bulb which cannot be located within dedicated 100th Avenue SE right-of-way. b. The easement and all rights granted by that easement shall be terminated whenever 100th Avenue SW is extended southward from the subject property. The requirement to terminate the easement as described in this condition of site plan approval shall be clearly stated in the easement.

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P-Suffix Areas

12824

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Zoning Code Conversion Phase Two

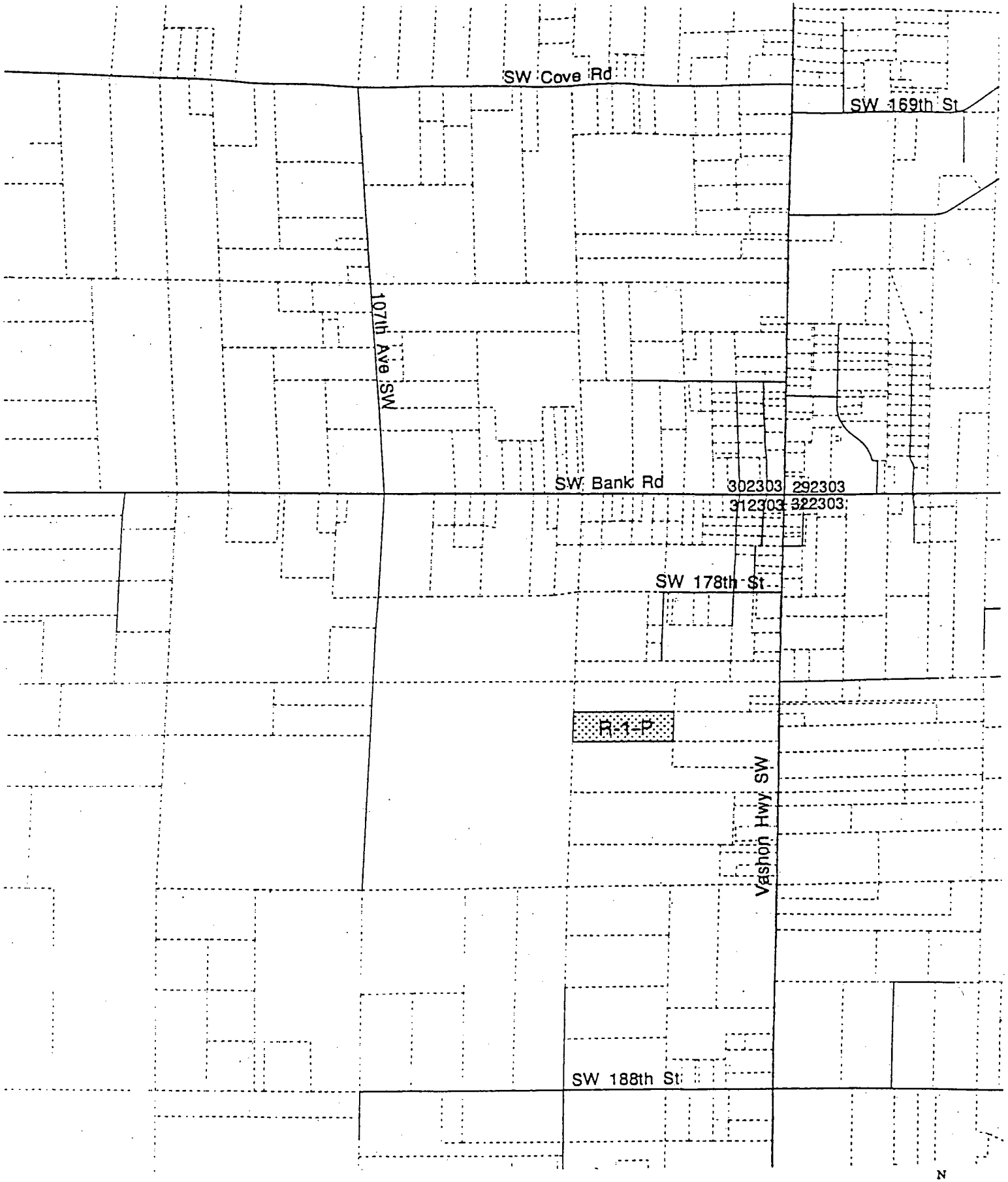
VS-P16. L90RZ027 (Ordinance 10598)
Vashon Community Planning Area

VS-P17. L90RZ028 (Ordinance 11389)

1. Use of the property shall be limited to office/manufacturing. Development of the property shall be limited to this permitted use and ancillary, accessory or appurtenant use, structures or other improvements.

2. Half-street frontage improvements shall be constructed to Rural Industrial Access Street standards per King County Road Standards. This construction standard requires improvements to 103rd Avenue Southwest from the south property line of the subject property to Southwest 178th Street, and improvements to Southwest 178th Street from 103rd Avenue Southwest east to the existing pavement edge.

3. The new roadway shall be paved, with a minimum 20-foot travelway and an 8-foot gravel shoulder, unless a variance to construct less than these standards is approved by the King County Road Engineer.



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P-Suffix Areas

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12824

Zoning Code Conversion Phase Two

VS-P17. L90RZ028 (Ordinance 11389)

Vashon Community Planning Area

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VS-P18. L91RZ006 (Ordinance 11024)

1. The 20' wide Type I landscape perimeter buffer required by KCC 21A.16.060 shall be located adjacent to those parcel A boundaries shared with R-classified abutting properties

   A. The Type I landscape buffer is required along all boundaries of Parcel A which abut single-family residentially classified property, except those boundaries adjacent to that portion of the Vashon Co-Housing Group ownership which is set aside as wetland/buffer.

   B. Along the north stem of the proposed gravel surface access road, the applicant's conceptual site plan shows no landscaping. That site plan deficiency must be remedied consistent with KCC 21A.16 prior to final site plan approval. This requirement may present a conflict with the division's September 23, 1991 Sensitive Areas Variance decision, which may require revision of that Sensitive Areas Variance decision prior to final site plan approval.

   C. The applicant's preferred conceptual site plan (Exhibit No. 4) does not clearly indicate whether Type I landscaping is proposed along the south and west boundaries abutting Tax Lot 140 in addition to that landscaping shown in Exhibit No. 4. The same standard landscaping is required along all of those boundaries.

   D. A landscape maintenance bond may be required consistent with standard Division procedures.

   E. See also Condition No. 5.A., below.

2. Prior to final construction approval, the boundary between sensitive areas and adjacent lands abutting those sensitive areas shall be permanently fenced. Fencing details shall be shown on approved building plans.

3. The following conditions apply to Parcels B and C:
   A. Use of Parcels B and C shall be limited solely to residential or medical clinic.
   B. If developed as residential property, the residential development density of Parcels B and C shall be based upon the buildable lot area circumscribed by the Parcel B and C boundaries as shown on Exhibit Nos. 4 and 7.
   C. If developed residentially, a new site plan review consistent with KCC 16.04.052 shall be required for Parcels B and C, consistent with all applicable then-current County standards and these site plan review conditions.
   D. If developed as a medical clinic, then a conditional use permit shall be required. Conditional use permit approval shall be construed as satisfying any site plan approval requirement, provided that the conditional use permit otherwise complies with those review standards and conditions contained here which are applicable.

4. Prior to site plan approval, the applicant shall obtain a tax lot segregation change from the Department of Assessments which merges (consolidates) Tax Lot Nos. 37, 7, 54 and 80 into one tax lot.
   A. Prior to each building permit or site plan approval (for the first or any subsequent development phase), the applicant shall demonstrate that the wetland/buffer areas excluded from this reclassification are not segregated into any separate tax parcel.

B. Prior to each building permit or site plan approval (or conditional use permit approval), the applicant shall demonstrate that Parcels B and C are not segregated as separate tax parcels unless subdivision or short subdivision approval is first obtained.

C. Parcels B and C shall not be sold or leased without short subdivision or subdivision approval.

D. The subject property shall not be subdivided or short subdivided for any reason except to enable the lease or sale of Parcels B and C.

5. Phasing of variance improvement requirements (such as roadway surfacing, utilities, installation, provision of fire truck turnaround, etc.) shall be consistent with then-current review standards.

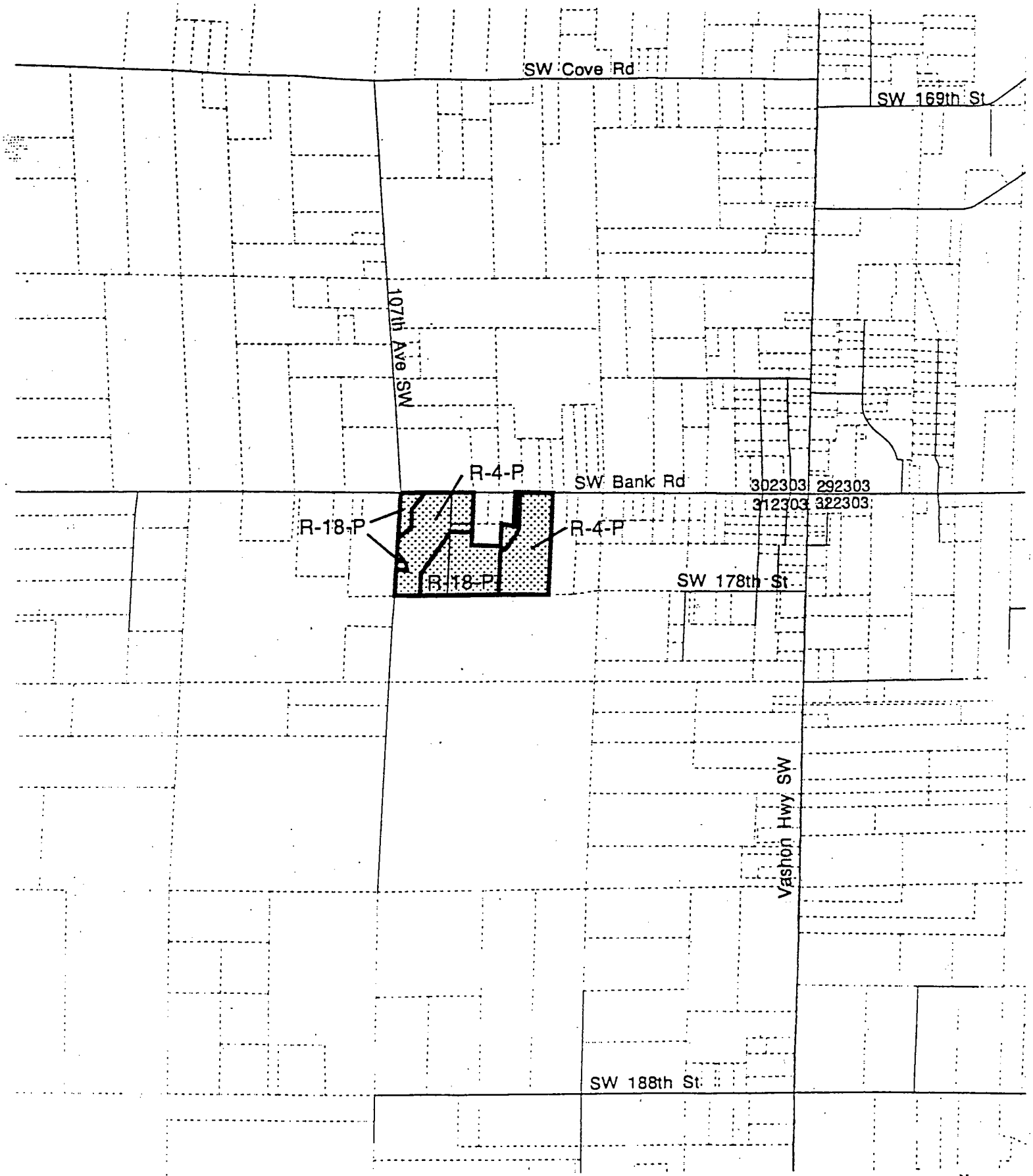
A. Landscaping along the abutting boundaries of Tax Lot Nos. 140 and 149 shall be installed as a final construction approval requirement for the second duplex.

B. Compliance with these site plan approval conditions shall be assured at each phase of development, except that modifications may be approved subject to Condition No. 6, below.

6. The approved site plan may be modified upon submittal of subsequent development phases, subject to the following rules:

A. Modifications shall not result in an increase of impervious surface greater than 10% over that indicated by Exhibit No. 4.

B. Modifications shall not increase the dwelling unit density. Eighteen dwelling units are permitted in Parcel A. See Condition No. 3.B. (regarding Parcels B and C).



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P-Suffix Areas

N

Zoning Code Conversion Phase Two

VS-P18. L91RZ006 (Ordinance 11024)

Vashon Community Planning Area

12824

VS-P19. Vashon Town Plan - Setback Limitation (Source: Vashon Town Plan - Ordinance 12395, August 12, 1996)

Setbacks shall be those for the R-8 zone.

Executive Proposed Amendment to Proposed Ordinance 96-263, Appendix A: VS-P19. Vashon Town Plan - Setback Limitations

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P-Suffix Area

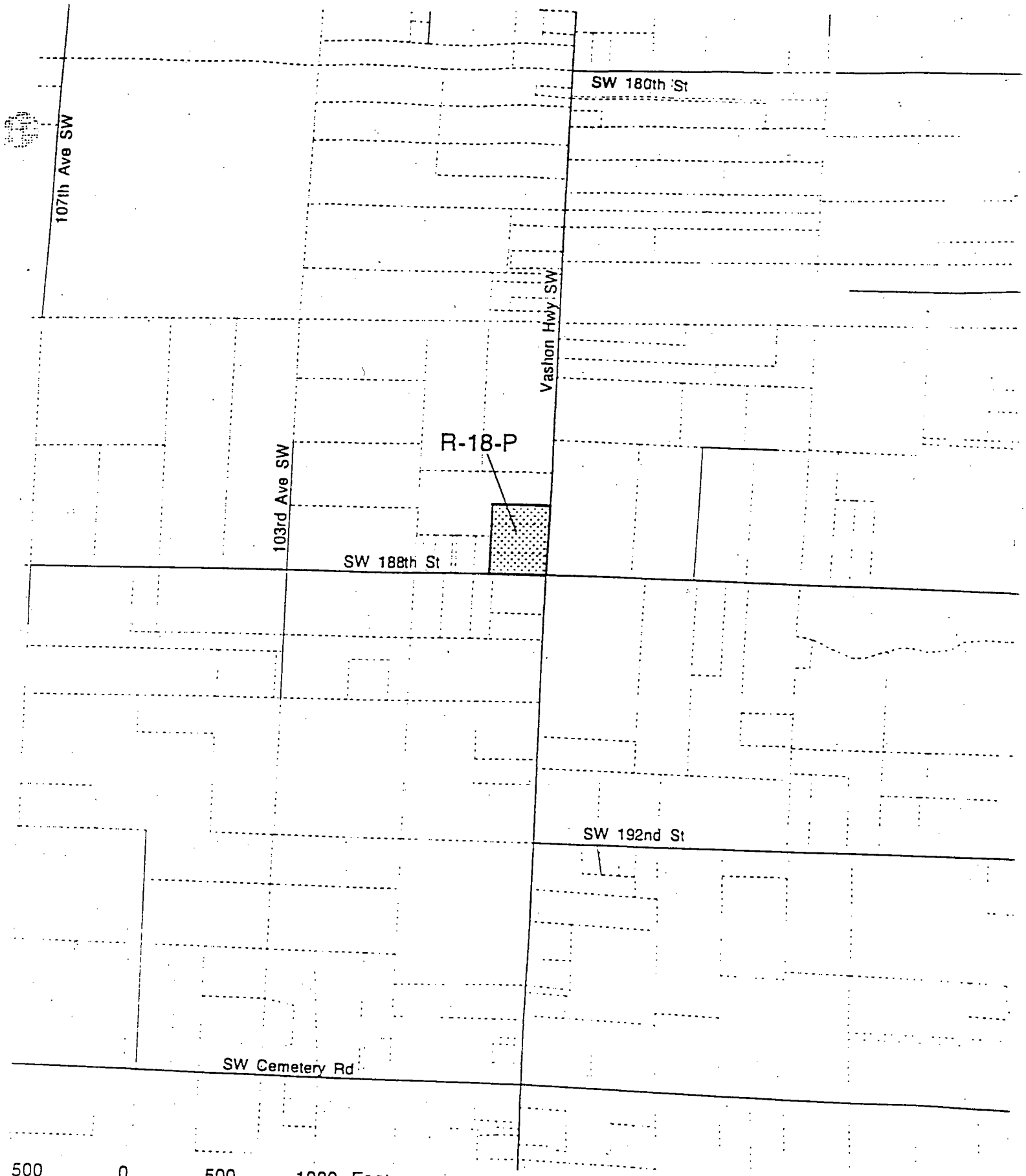
City Area

Zoning Code Conversion Phase Two

Vashon Community Planning Area

VS-P20. Vashon Town Plan - Access and Landscaping Requirement

Access restricted to SW 188th. Landscaping shall be as per K.C.C. 21A.16.050(D).



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P-Suffix Area

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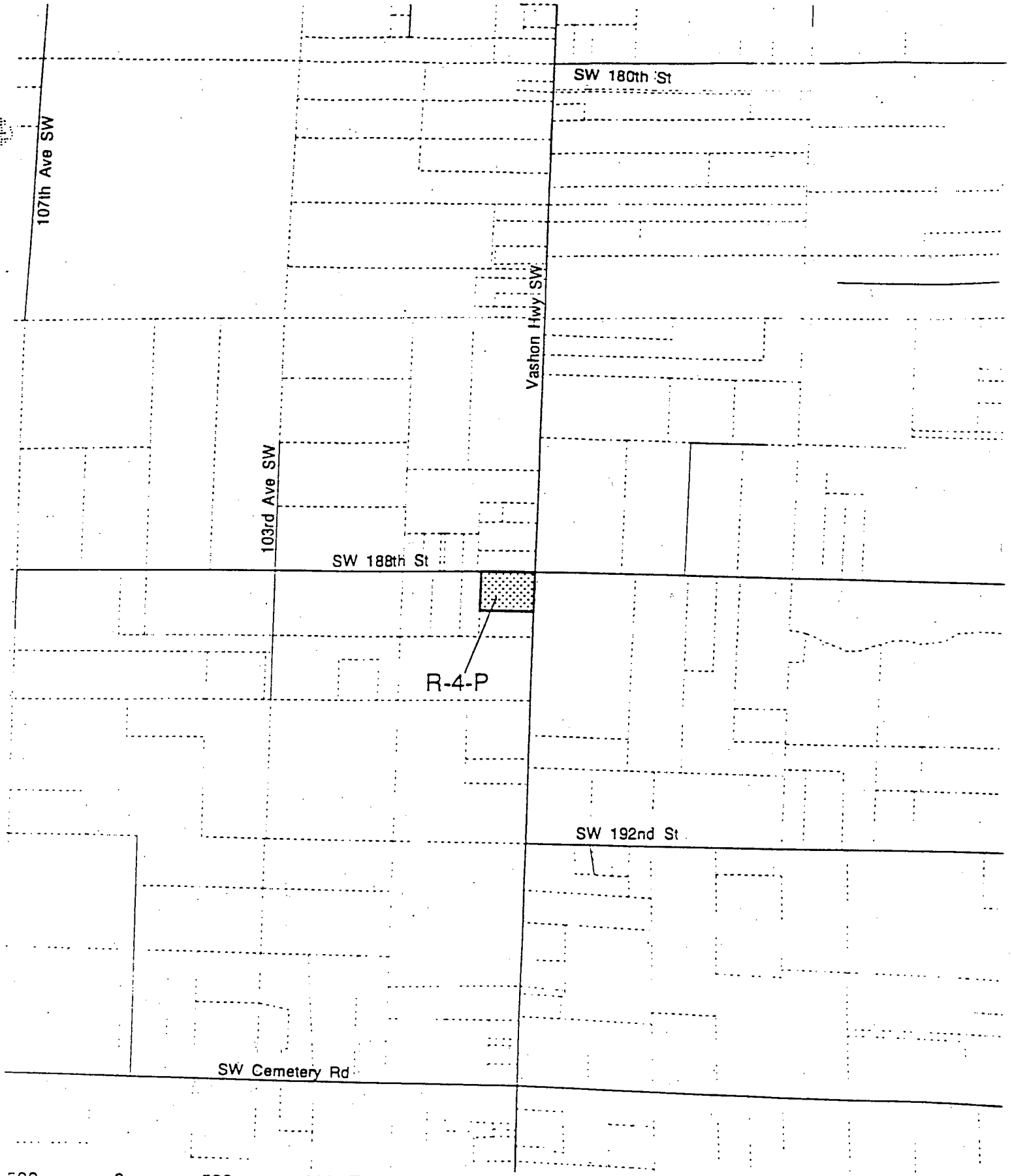
Executive Proposed Amendment to Proposed Ordinance 96-263, Appendix A: VS-P20. Vashon Town Plan: Access and Landscaping Requirements

Vashon Island Community Planning Area

Zoning Code Conversion Phase Two

VS-P21. Vashon Town Plan - Access and use Restrictions

Use restricted to existing building. Access parking from S.W. 188th.



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P-Suffix Area

Executive Proposed Amendment to Proposed Ordinance 96-263, Appendix A: VS-P21. Vashon Town Plan: Access and Use Restrictions

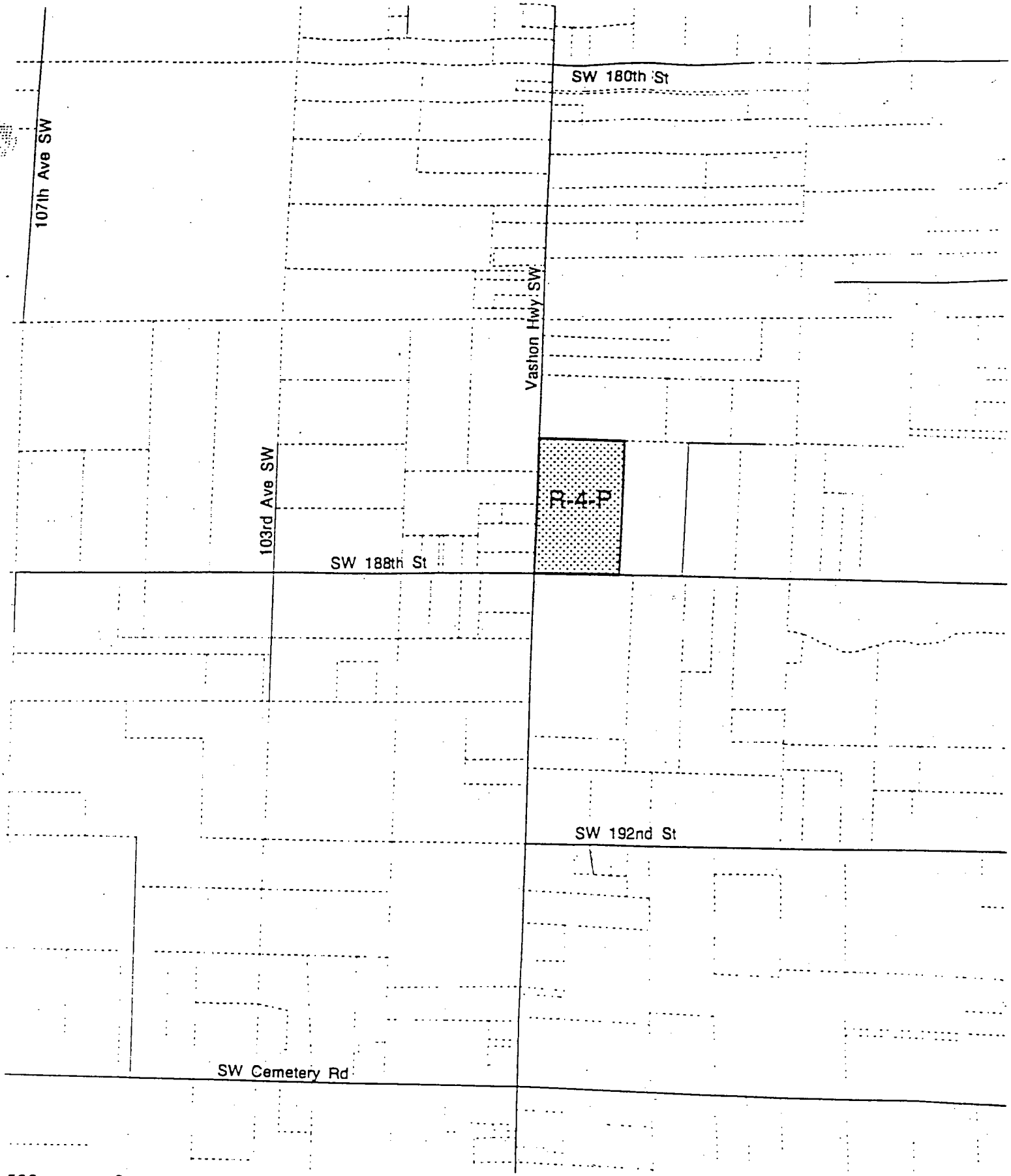
Vashon Island Community Planning Area

Zoning Code Conversion Phase Two

12824

VS-P22. Vashon Town Plan - Access and Density Limits

One driveway to Vashon Highway and a maximum of 14 housing units



P-Suffix Area

Executive Proposed Amendment to Proposed Ordinance 96-263, Appendix A: VS-P22. Vashon Town Plan: Access and Density Limits

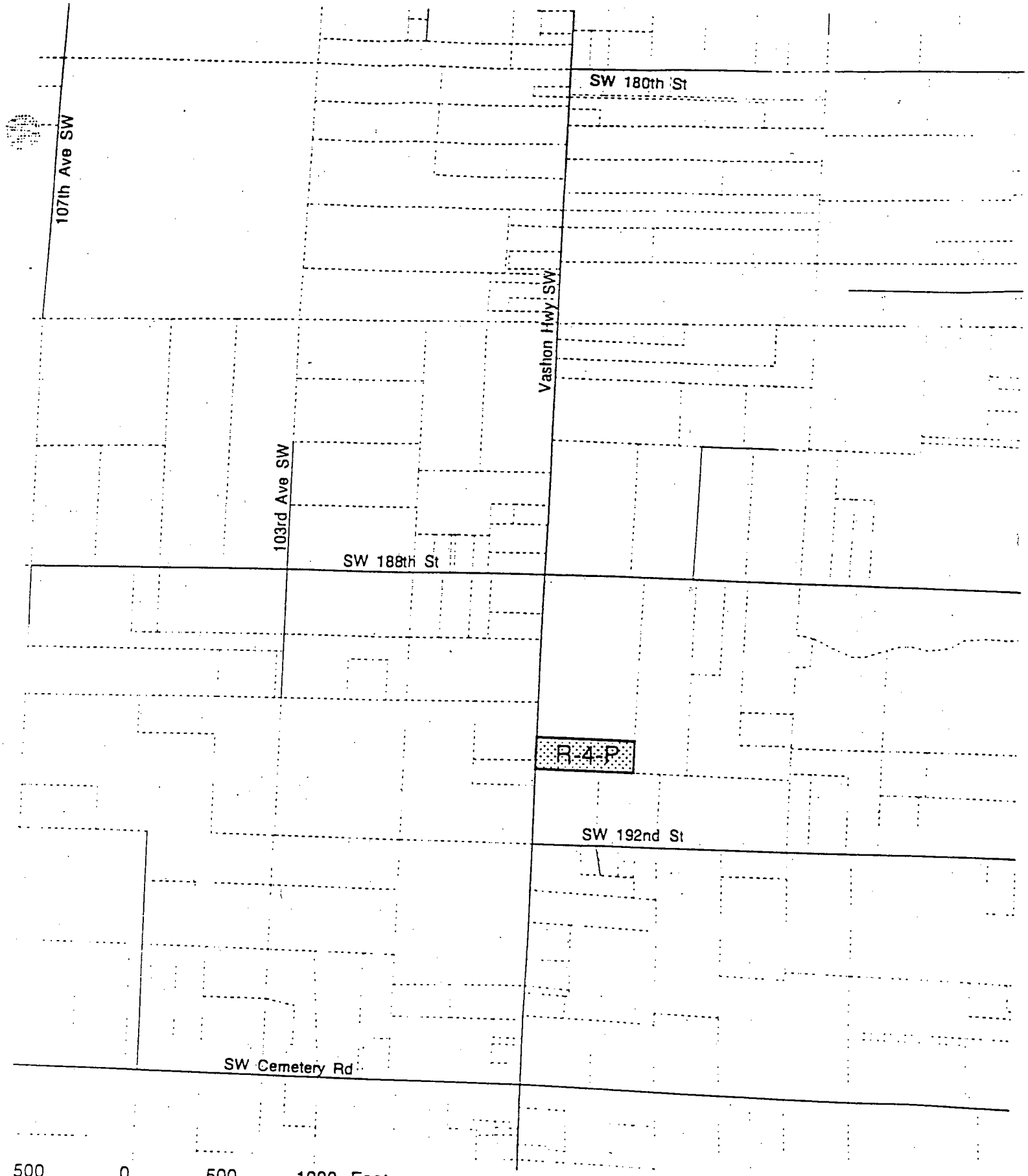
Vashon Island Community Planning Area

Zoning Code Conversion Phase Two

12824

VS-P23. Vashon Town Plan - Use and Parking Restrictions

Use restricted to existing building, parking at rear or sides of building only.



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P-Suffix Area

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28

Executive Proposed Amendment to Proposed Ordinance 96-263, Appendix A: VS-P23. Vashon Town Plan: Use and Parking Restrictions

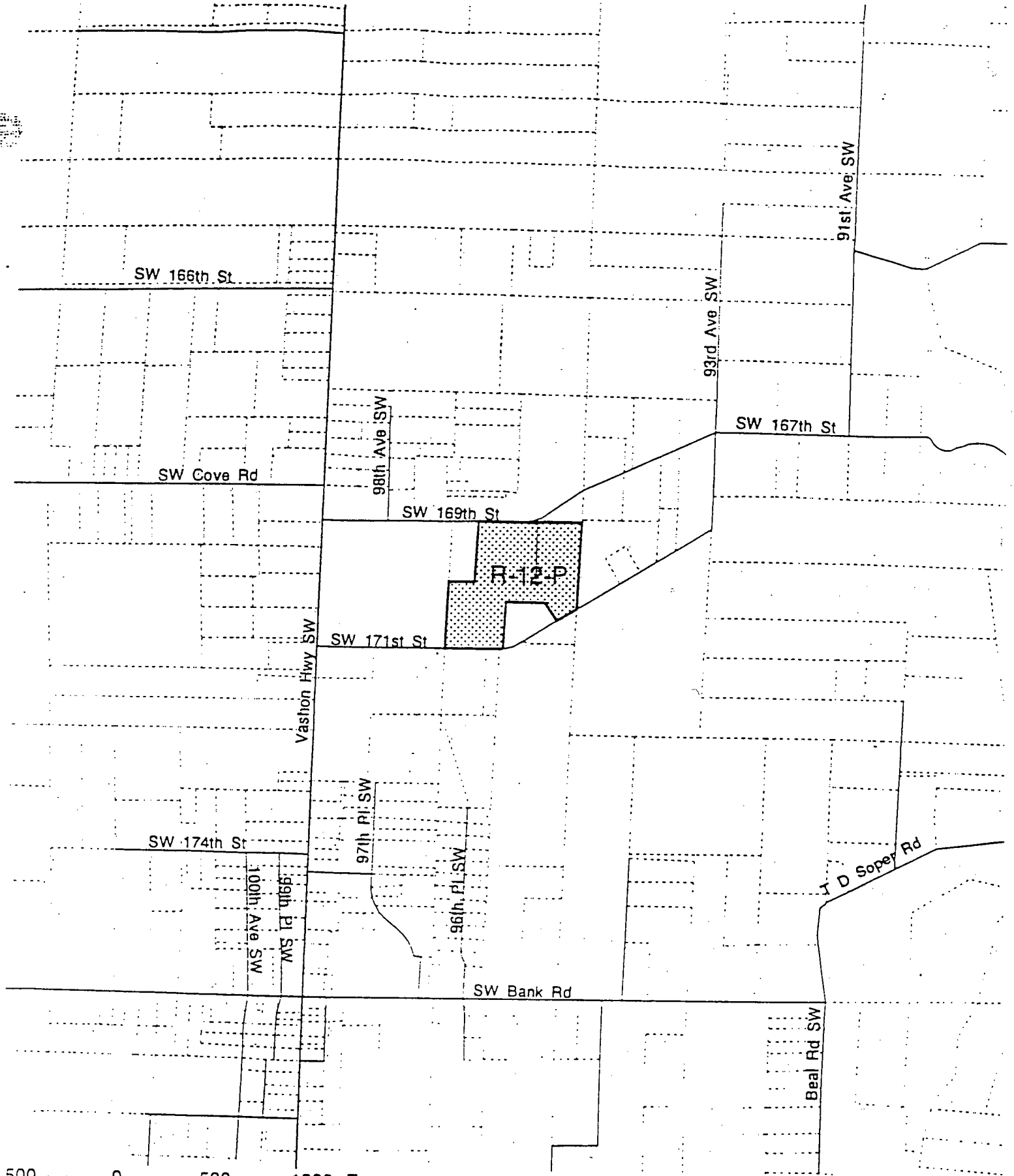
Vashon Island Community Planning Area

Zoning Code Conversion Phase Two

12824

VS-P24. Vashon Town Plan - Use Limits

Development restricted to mobile homes. manufactured housing units and accessory support structures.



P-Suffix Area

Executive Proposed Amendment to Proposed Ordinance 96-263, Appendix A: VS-P24. Vashon Town Plan: Use Limits

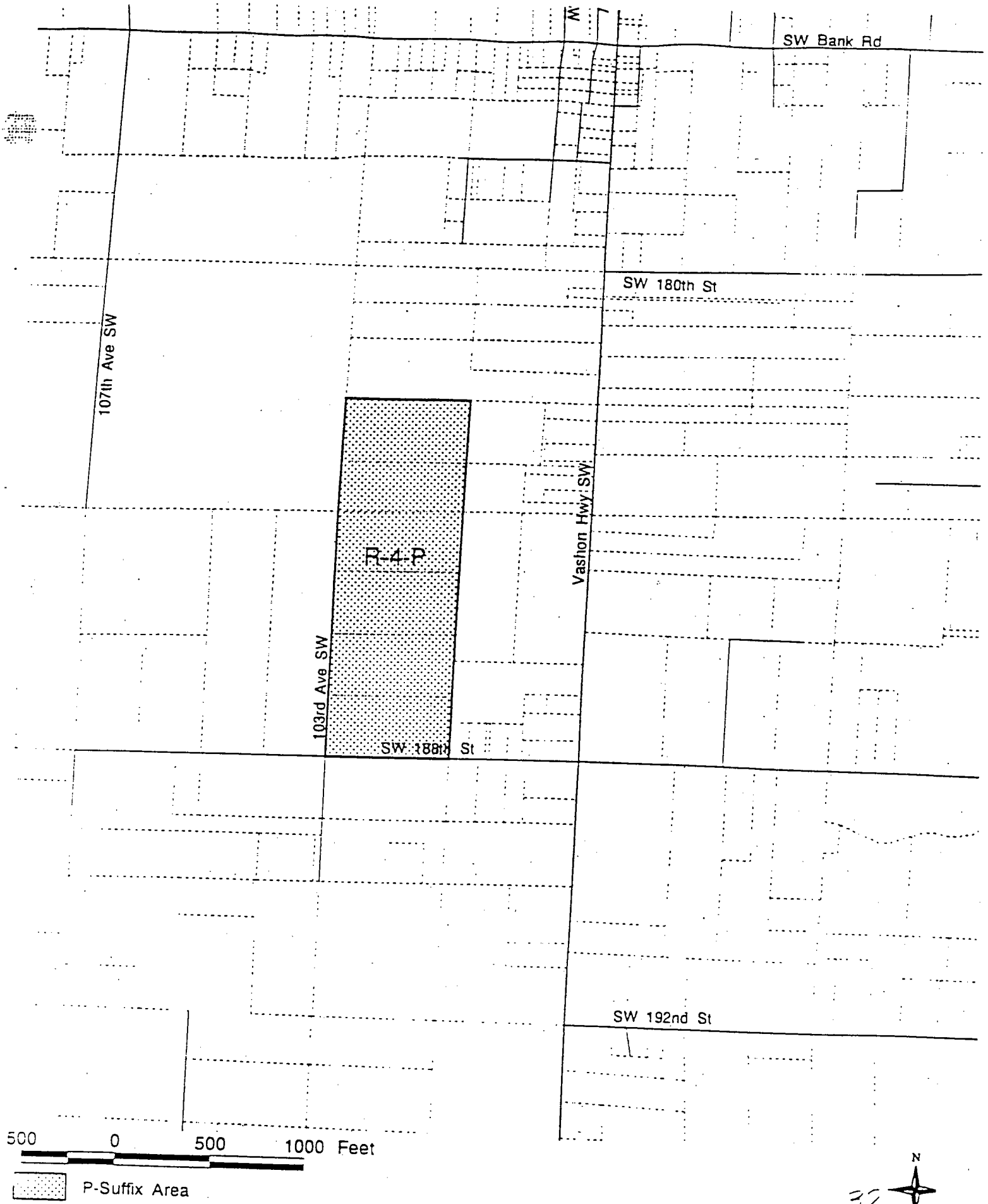
Vashon Island Community Planning Area

30

Zoning Code Conversion Phase Two

VS-P25. Vashon Town Plan - Access Restriction

Access restricted to 103rd Ave SW or SW 188th, or, if constructed, SW 183rd or SW 184th.



32

Executive Proposed Amendment to Proposed Ordinance 96-263, Appendix A: VS-P25. Vashon Town Plan: Access Restrictions

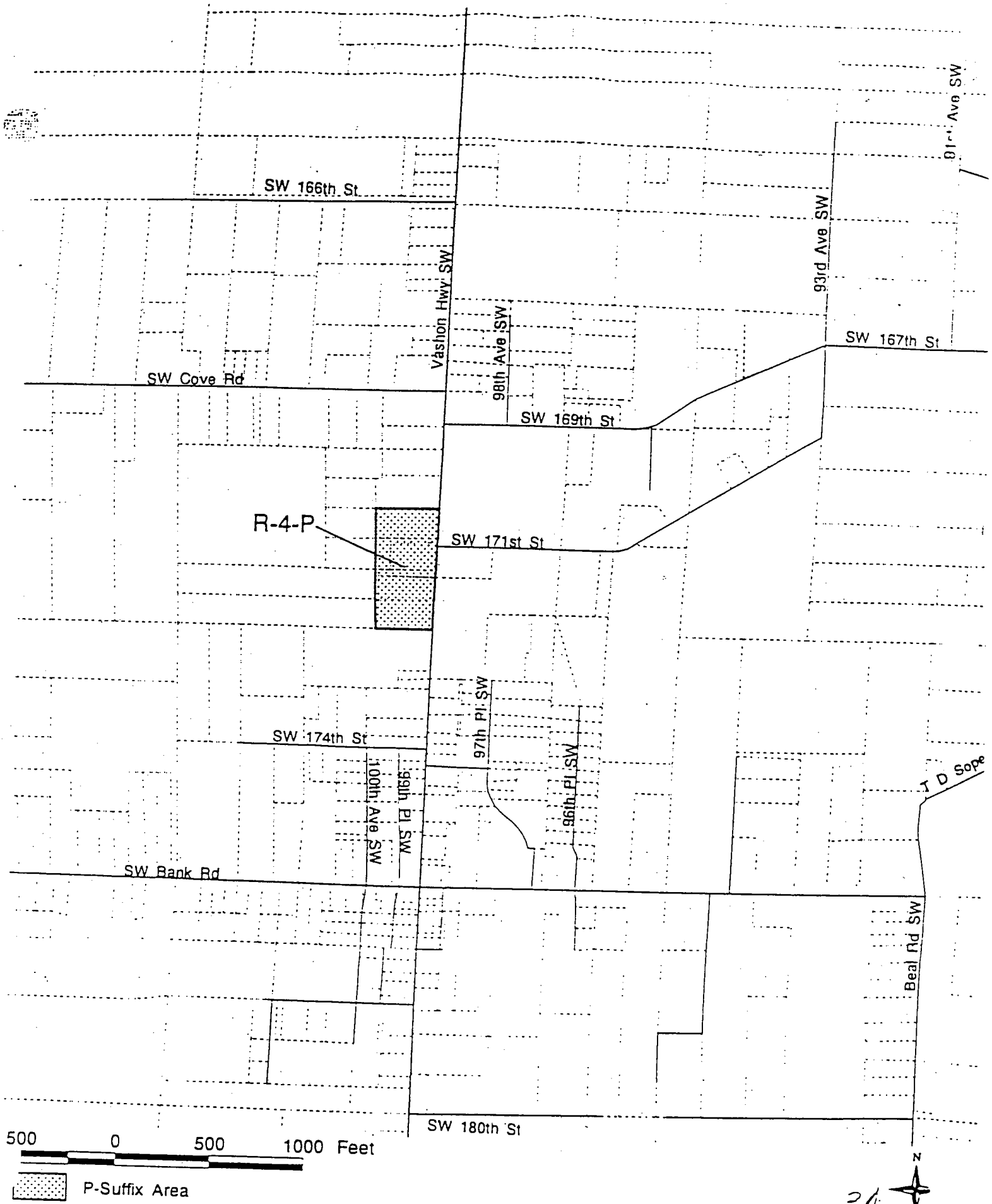
Vashon Island Community Planning Area

Zoning Code Conversion Phase Two

VS-P26. Vashon Town Plan - Town Gateway

The following P-Suffix conditions apply to 4 parcels on the west side of Vashon Highway at about 171st Street, labeled G:

- Buildings shall be set back 40 feet from the property line along Vashon Highway;
- Roof pitch shall be 5 feet in height for each 12 inches in length;
- Parking shall be at the side or rear of the buildings;
- No auto service facilities shall be allowed on commercial parcels; and
- Mixed use housing density is limited to 4 units per acre.



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Executive Proposed Amendment to Proposed Ordinance 96-263, Appendix A: VS-P26. Vashon Town Plan: Town Gateway

Vashon Island Community Planning Area

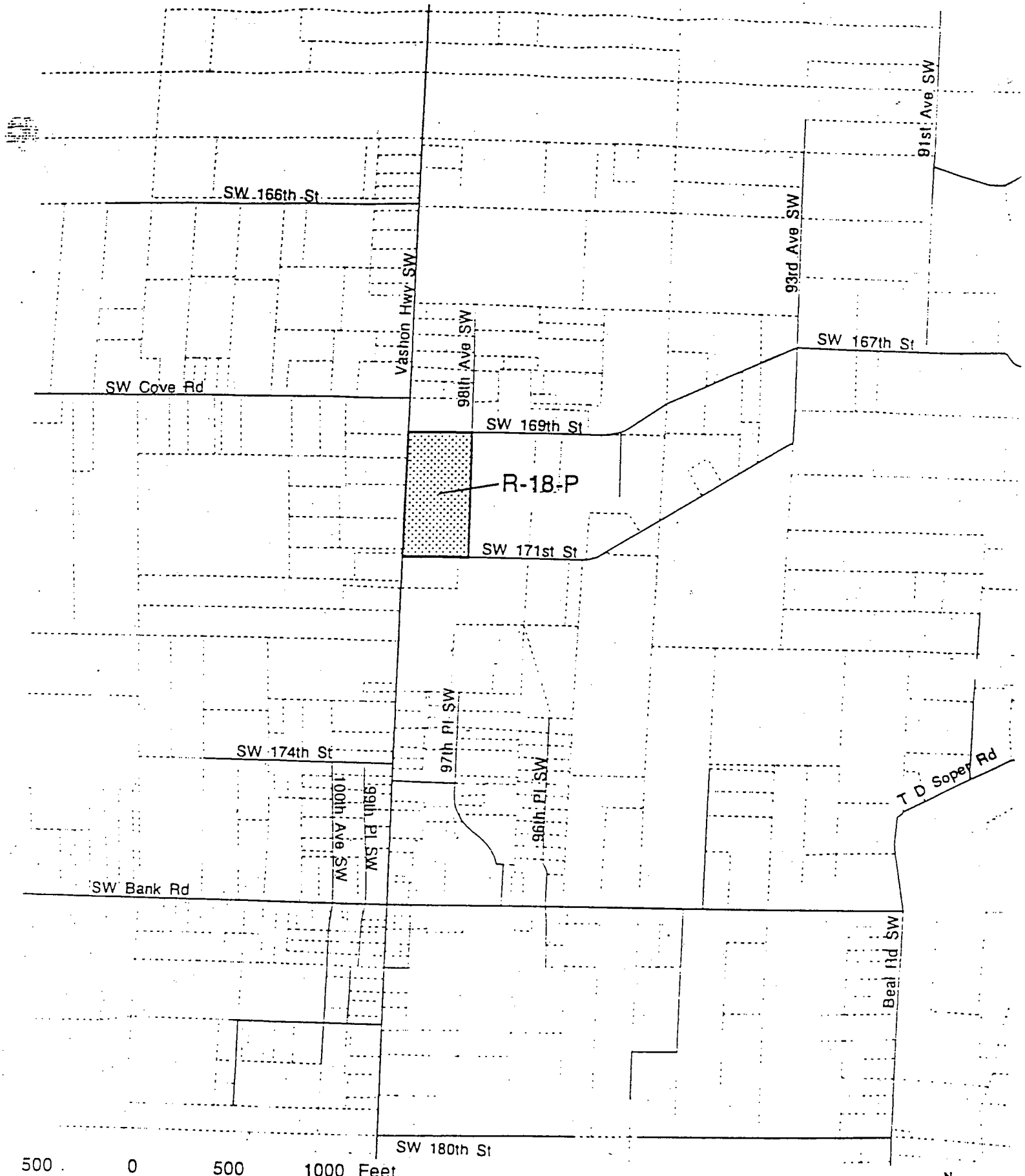
Zoning Code Conversion Phase Two

12824

VS-P27. Vashon Town Plan - Town Gateway Landscaping Requirement

The following P-Suffix condition applies to a parcel on the east side of Vashon Highway, between SW 171st Street and SW Gorsuch Road, labeled G-1:

- Landscaping shall be Type 1 (K.C.C. 21A.16.040A), 20 feet wide.



P-Suffix Area

36

Executive Proposed Amendment to Proposed Ordinance 96-263, Appendix A: VS-P27. Vashon Town Plan: Town Gateway Landscaping Requirements

Vashon Island Community Planning Area

Zoning Code Conversion Phase Two

VS-P28. Vashon Town Plan - Town Core (Source: Vashon Town Plan - Ordinance 12395, August 12, 1996)

The following P-Suffix conditions shall apply to uses locating within the Town Core designation:

1. Buildings fronting on streets, parking lots and pedestrian ways shall meet the following criteria:

A. Buildings shall not be set back over 10 feet from property lines, except to provide for landscaping, courtyards and other pedestrian or seating areas, and outdoor eating areas.

B. An exterior deck shall be required on the second floor of new mixed use buildings for each residential unit within the building, excluding those units facing north. Each deck shall have a minimum dimension of six feet (depth) by ten feet (width).

C. Building height shall not exceed two stories or a maximum of 35 feet as measured by K.C.C. 21A.12.050(C).

D. Building wall facing a primary pedestrian street shall have openings comprising not less than 60% of the width facing the street. No more than 20 feet of continuous width shall be without openings. Eligible openings include windows, doors, or other openings which provide vision through the wall starting no higher than 42 inches and stopping no lower than 72 inches above the adjacent floor line nearest grade.

E. Walkways internal to a private development shall connect to public walkways.

F. Building facades which occupy the full width of street frontages are preferred. Where facade continuity is interrupted by a parking lot(s) or lot entrance(s), such parking lots or entrances shall not occupy more than the lesser of 60 feet or 30% of the lot width in the first 60 feet of street-abutting lot depth, provided this limitation may be increased by up to 15 feet to provide sidewalks and entrance landscaping.

2. New developments or alterations to an existing building which are valued in excess of 50% of the prealteration assessed value, shall provide at least two of the following public features:

A. Street trees with planting areas (spacing and specie consistent with existing street trees).

B. Roof or canopies shall be provided over at least a 5 foot width of building-abutting sidewalk along the full length of at least one facade of the building.

C. Covered facade indentations adjacent to public sidewalks shall occur at least once every 50 feet of street frontage and each indentation shall have an area of at least 64 square feet with a depth of at least 6 feet.

D. Mid-block pedestrian connections, a minimum of 8 feet wide, connecting the public sidewalk with another street, alley or other public space.

E. Street furniture providing at least 4 seats for every 100 feet of frontage.

Executive Proposed Amendment to
Proposed Ordinance 96-263, Appendix A:
VS-P28. Vashon Town Plan - Town Core

P-Suffix Area

City Area

39

Zoning Code
Conversion
Phase Two

VS-P29. Restricted Uses for Community Business-Zoned Properties (Source: Vashon Town Plan - Ordinance 12395, August 12, 1996)

Property with Community Business zoning shall be restricted to the following specific land uses as set forth in Chapter K.C.C. 21A.08.

Residential Land Uses

DWELLING UNITS, TYPES: Townhouse; Apartment**.

GROUP RESIDENCES: Community residential facility -I; Community residential facility - II; Senior citizen assisted housing.

ACCESSORY USES: Home occupation.

TEMPORARY LODGING: Bed and breakfast guesthouse.

Recreational/Cultural Land Uses

PARK/RECREATION: Park

AMUSEMENT/ENTERTAINMENT: Theater, Plays/Theatrical production, Bowling center, Sports club.

CULTURAL: Library, Museum, Arboretum.

General Services Land Uses

PERSONAL SERVICES: General Personal Service; Funeral Home/Crematory; Day care I; Day care II; Veterinary Clinic; Automotive repair; Miscellaneous repair; Churches, synagogue, temple; Social Services; Kennel or Cattery.

HEALTH SERVICES: Office/Outpatient Clinic; Nursing and personal care facilities; Hospital; Medical/Dental Lab.

EDUCATION SERVICES: Secondary or High School; Specialized Instruction School; Interim Recycling Facility.

Government/Business Service Land Uses

GOVERNMENT SERVICES: Public agency or utility office; Police Facility; Utility Facility; Private Stormwater Management Facility.

BUSINESS SERVICES: Individual Transportation and Taxi; Trucking and courier Service; Self-service Storage; Passenger Transportation Service; Telegraph and other Communications (excluding towers); General Business Service; Professional Office; Miscellaneous Equipment Rental; Automotive Parking; Commercial/Industrial Accessory Uses (Administrative. offices, employee exercise & food service facilities, storage of agricultural raw materials or products manufactured on site, owner/caretaker residence, grounds maintenance).

Retail/Wholesale Land Uses

Building, Hardware and Garden Materials; Department and Variety Store; Food Stores; Auto Supply Stores; Apparel and Accessory Stores; Furniture and Home Furnishings Stores; Eating and Drinking Places; Drug Stores; Liquor Stores; Uses Goods: Antiques/Secondhand Shops; Sporting Goods and related Stores; Book, Stationery, Video and Art Supply Stores; Jewelry Stores; Hobby, Toy Game Shops; Photographic and Electronic Shops; Fabric Shops; Florist Shops; Personal Medical Supply Stores; Pet Shops.

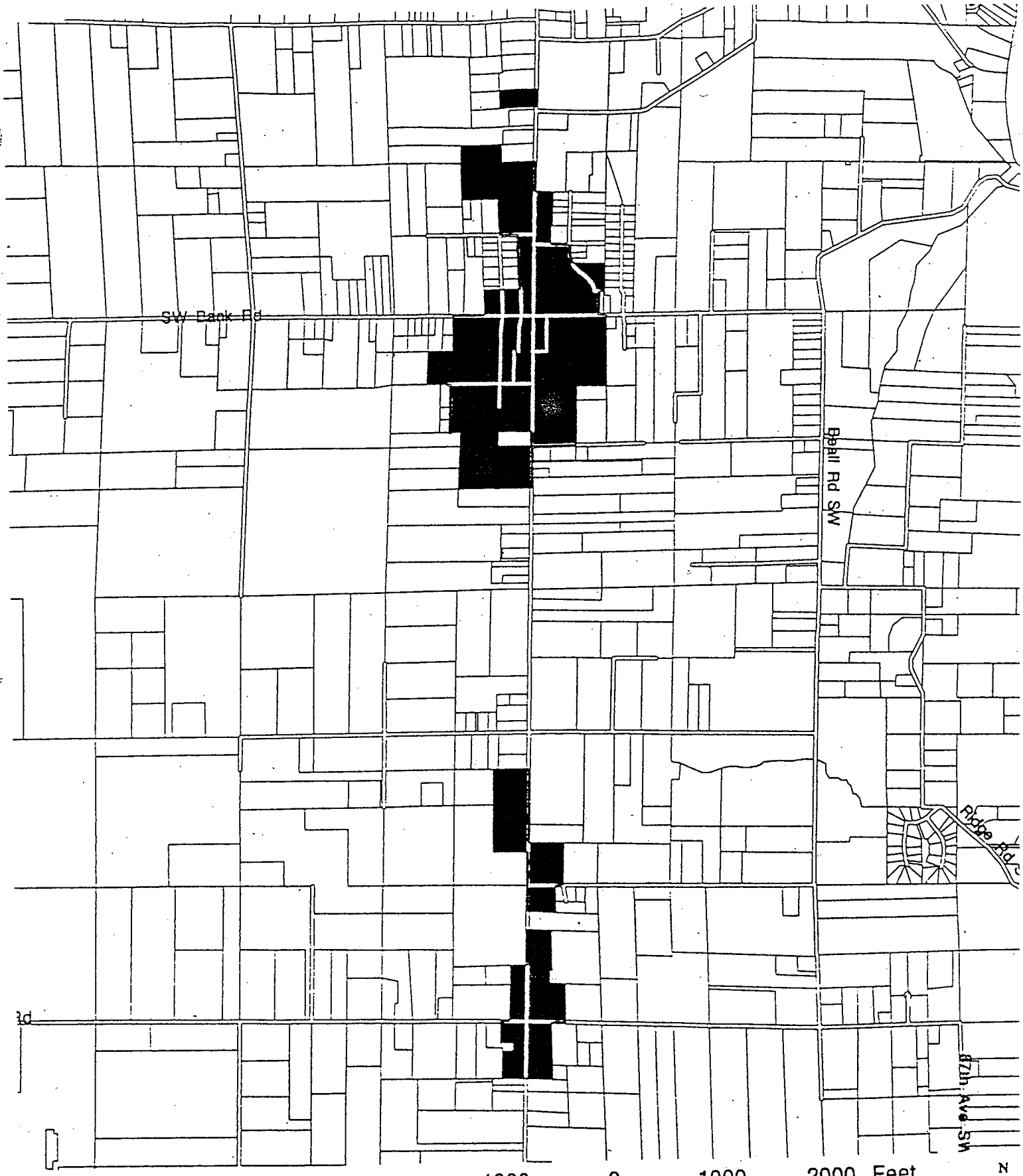
Manufacturing Land Uses

Printing and Publishing.

Regional Land Uses

Wastewater Treatment Facility; Transit Park and Ride Lot.

**Residential density for mixed use development in Community Business zone shall not exceed eight units per acre.



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Executive Proposed Amendment to
Proposed Ordinance 96-263, Appendix A:
VS-P29. Vashon Town Plan - Restricted Uses for CB Zoned Properties

P-Suffix Area

City Area

12824

42

Zoning Code
Conversion

VS-P30. Restricted Uses for Industrially-Zoned Properties (Source: Vashon Town Plan - Ordinance 12395, August 12, 1996)

Property with Industrial zoning shall be restricted to the following specific land uses as set forth in Chapter K.C.C. 21A.08.

Recreational/Cultural Land Uses

PARKS/RECREATION: Park, Campgrounds

General Services Land Uses

PERSONAL SERVICES: Veterinary Clinic; Automotive repair; Automotive Service; Miscellaneous repair.

HEALTH SERVICES: Office/Outpatient Clinic; Medical/Dental Lab.

EDUCATION SERVICES: Vocational School.

Government/Business Service Land Uses

GOVERNMENT SERVICES: Utility Facility; Private Stormwater Management Facility.

BUSINESS SERVICES: Construction and Trade; Trucking and courier Service; Self-service Storage; Freight and Cargo Service; Automotive Parking; Research, Development and Testing; Commercial/Industrial Accessory Uses (Administrative. offices, employee exercise & food service facilities, storage of agricultural raw materials or products manufactured on site, owner/caretaker residence, grounds maintenance).

Retail/Wholesale Land Uses

Motor Vehicle and Boat Dealers; Gasoline Service Stations: Fuel Dealers.

Manufacturing Land Uses

Food and Kindred Products; Apparel and other Textile Products; Wood Products, Furniture and Fixtures; Printing and Publishing: Fabricated Metal Products: Industrial and Commercial Machinery; Computer and Office Equipment: Electronic and other Electric Equipment; Measuring and Controlling Instruments: Miscellaneous Light Manufacturing: Movie Production/Distribution.

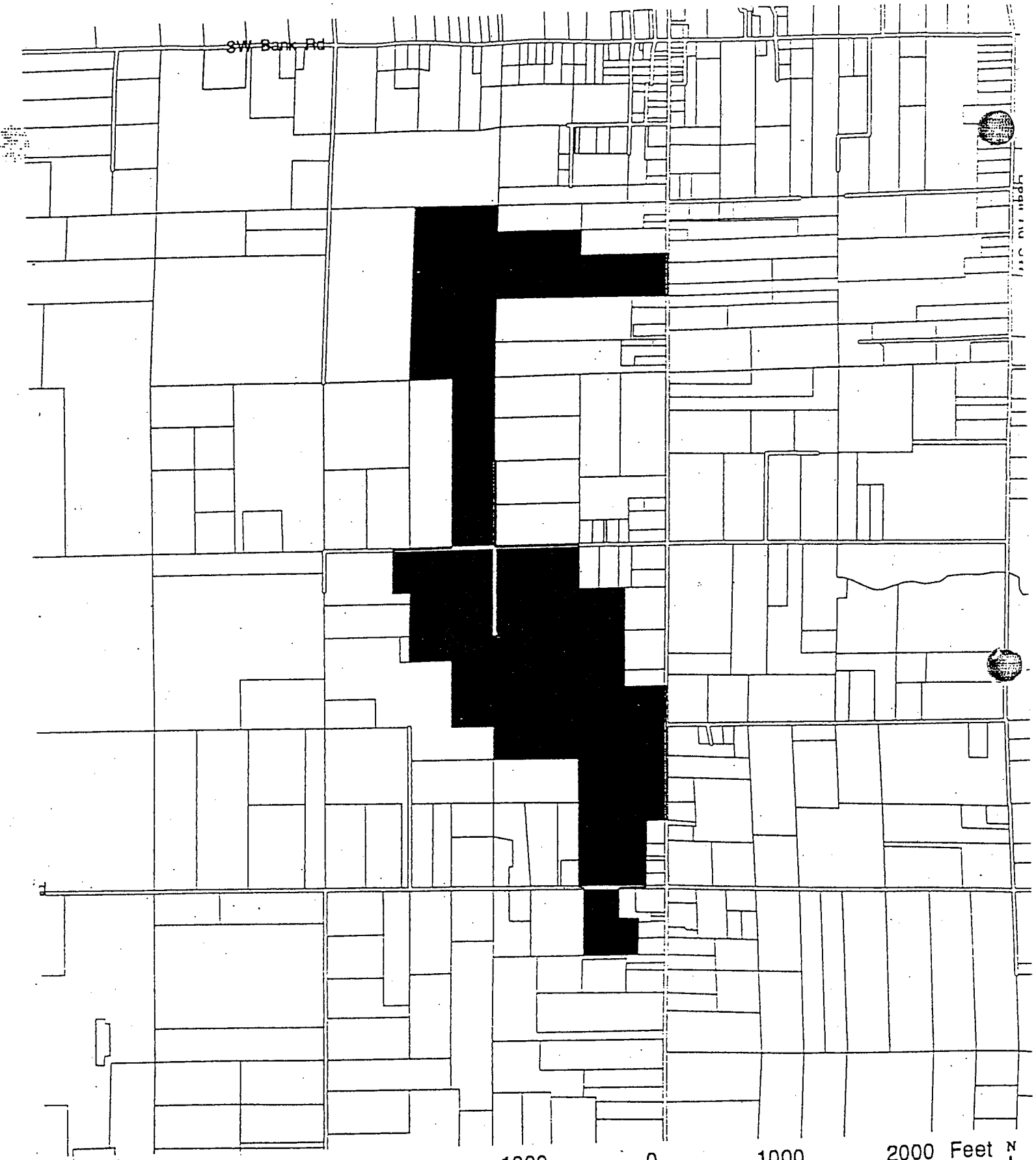
Resource Land Uses

AGRICULTURE: Growing and Harvesting Crops: Raising Livestock and Small Animals. excluding feed lots and auctions.

FORESTRY: Growing and Harvesting Forest Products.

FISH AND WILDLIFE MANAGEMENT: Hatchery/Fish Preserve; Aquaculture.

Regional Land Uses



Executive Proposed Amendment to
Proposed Ordinance 96-263, Appendix A:
VS-P30. Vashon Town Plan - Restricted Uses for I Zoned Properties

P-Suffix Area

City Area

45

Zoning Code Conversion

Public Agency Training Facility; Municipal Water Production; Transit Bus Base.

West Hill Community Planning Area
Development Conditions

WH-P4. Other Conditions

These conditions apply to all properties within the West Hill Community Planning Area.

P-suffix conditions a-e are in addition to sections 1 through 3 above, and further implement policies WH #2, #10, #31 and #39. P-suffix condition f applies to residential properties fronting Renton Avenue South.

a. Homes shall orient to common areas such as playgrounds and/or open space area.
b. All waste receptacles and utility pads shall be screened from view
c. The site plan shall facilitate homeowner access to transit
d. Transit and ridesharing information and a free one-month, one or two zone transit pass shall be provided to all new homeowners at the time of occupancy
e. Informal subdivisions generating 30 or more peak hour, peak direction trips, the following transit-related facilities shall be provided, if deemed appropriate by the transit provider, Metro or its successor agency, and by King County Department of Public Works:
    1. Bus stop loading pad
    2. Bus stop shelter footing
    3. Bus pullout, if required for layover or safety reasons
f. Access directly to Renton Avenue South shall be limited

12824

White Center Action Plan Development Conditions

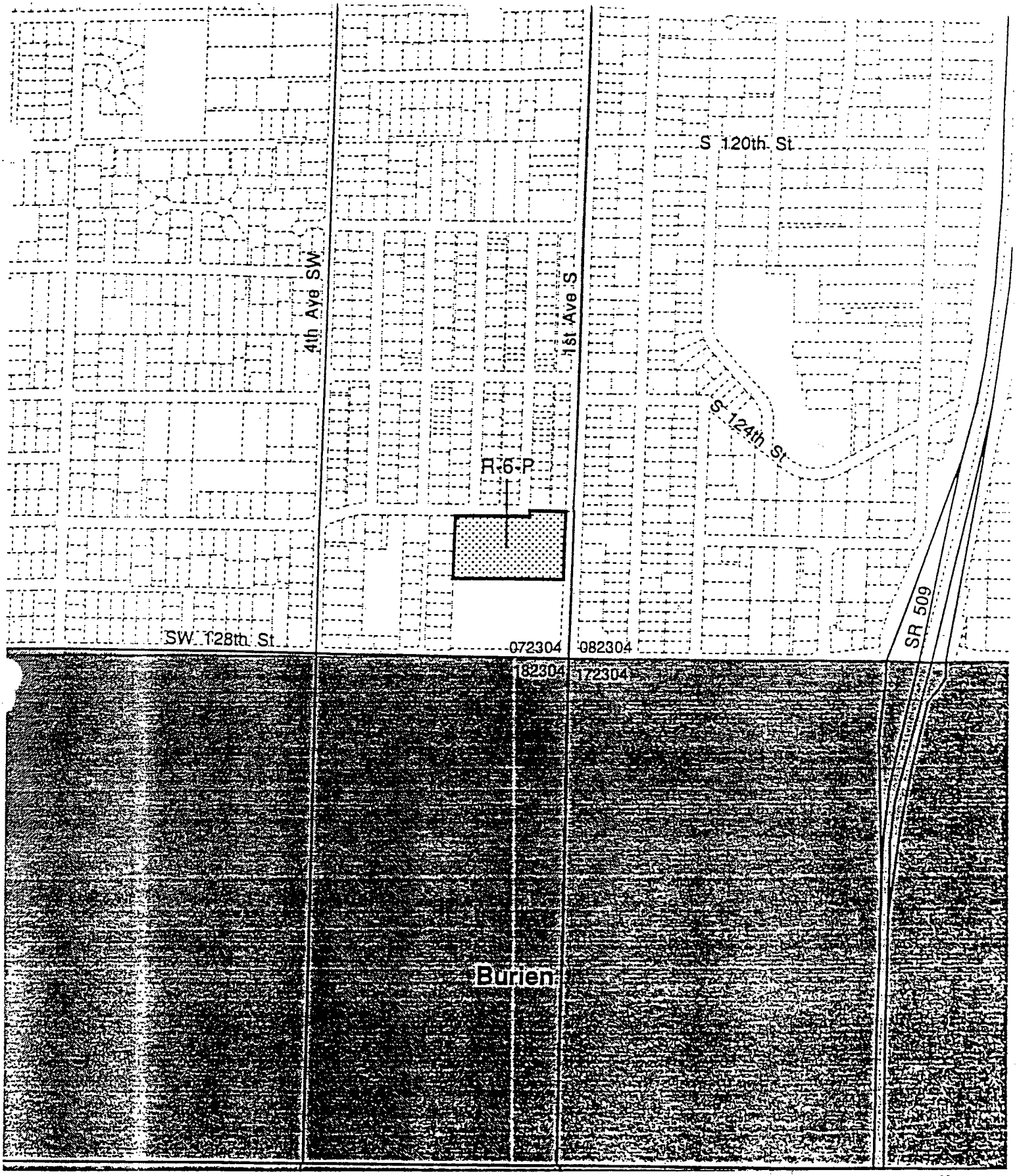
WC-P1. Old Puget Sound Junior High School (Source: Ordinance 10430)

Both portions of Puget Sound Jr. High School site are subject to the following P-Suffix conditions:

a. Enclosed/roofed truck loading bays:

b. No more than four access points to the site (two for auto, two for service/delivery);

c. A transit information station on the site;



0 800 1600 Feet

P-Suffix Area

N

Zoning Code Conversion Phase Two

WC-P1. Old Puget Sound Junior High School

White Center Community Planning Area