July 29, 1997

Introduced by: **Pete von Reichbauer**
Christopher Vance

kn:ac 96-263.sub
7/31/97 clerk

Proposed No.: **96-263**

ORDINANCE NO. 12824

AN ORDINANCE relating to comprehensive planning and zoning; completing the zoning code conversion process from Title 21 to Title 21A by repealing all p-suffix conditions adopted pursuant to Title 21 and adopting property specific development standards (p-suffix conditions) pursuant to Title 21A; amending Ordinance 263, Section 1, and K.C.C. 20.12.010; Ordinance 11653, Section 6, and K.C.C. 20.12.017; Ordinance 8846 and K.C.C. 20.12.170; Ordinance 7746 and K.C.C. 20.12.180; Ordinance 10703 and K.C.C. 20.12.210; Ordinance 2883, Section 1, and K.C.C. 20.12.240; Ordinance 10197 Sections 1, 3, and K.C.C. 20.12.270; Ordinance 5080, Sections 1, 2, and K.C.C. 20.12.300; Ordinance 7837, and K.C.C. 20.12.320; Ordinance 11166, Section 2, and K.C.C. 20.12.337; Ordinance 10847, and K.C.C. 20.12.340; Ordinance 9110, and K.C.C. 20.12.345; Ordinance 6422 and K.C.C. 20.12.350; Ordinance 6986, and K.C.C. 20.12.360; Ordinance 9499, and K.C.C. 20.12.440; Ordinance 10870, Section 4, and K.C.C. 21A.01.040; Ordinance 10870, Section 36, and K.C.C. 21A.04.150; Ordinance 10870, Section 576, and K.C.C. 21A.38.030; amending p-suffix conditions established in Ordinance 11349, Ordinance 11389, Ordinance 11568, Ordinance 11653, Ordinance 11694, Attachment A to Ordinance 11747, Ordinance 11774, Ordinance 11898, Ordinance 11935, Appendix A to Ordinance 12061, Ordinance 12065, Attachment A to Ordinance 12093, Attachment A to Ordinance 12170; repealing Resolution 25789 and Title 21, Chapter 21.02 through Chapter 21.80; repealing Ordinance 8848, Sections 1, 6-8, and K.C.C. 20.12.390; repealing Resolutions, 31072, 32219, 33877, 33999, 34493, 34639, 35137, and 37156; repealing Ordinances 43, 118, 148, 255, 633, 1483, 1543, 1582, 1584, 1728, 1788, 2487, 2508, 2548, 2608, 2677, 2701, 2703, 2765, 2781, 2840, 2884, 2940, 2958, 2965, 2997, 3239, 3262, 3313, 3360, 3424, 3494, 3496, 3501, 3557, 3561, 3641, 3643, 3744, 3779, 3901, 3905, 3953, 3988, 4008, 4043, 4051, 4053, 4082, 4094, 4137, 4289, 4290, 4418, 4560, 4589, 4703, 4706, 4764, 4767, 4867, 4812, 4885, 4888,

4890, 4915, 4933, 4956, 4970, 4978, 5087, 5114, 5144, 5148, 5171, 5184, 5242, 5346, 5353, 5378, 5453, 5663, 5664, 5689, 5744, 5752, 5755, 5765, 5854, 5984, 5985, 5986, 6059, 6074, 6113, 6151, 6275, 6468, 6497, 6618, 6671, 6698, 6832, 6885, 6916, 6966, 6993, 7008, 7087, 7115, 7207, 7328, 7375, 7382, 7396, 7583, 7653, 7677, 7694, 7705, 7757, 7758, 7821, 7831, 7868, 7944, 7972, 8158, 8307, 8361, 8375, 8427, 8452, 8465, 8571, 8573, 8603, 8718, 8733, 8786, 8796, 8825, 8858, 8863, 8865, 8866, 9030, 9095, 9189, 9276, 9295, 9476, 9622, 9656, 9823, 9991, 10033, 10194, 10287, 10419, 10598, 10668, 10781, 10813, 10970, 11024, 11025, 11271, 11651, and any other reclassification amending Resolution 25789 prior to February 2, 1995; repealing Ordinance 3530 (part), Appendix B to Ordinance 5080, Appendix B to Ordinance 6422, Appendix B to Ordinance 6986, Ordinance 7746 (part), Appendix B to Ordinance 7837, Appendix B to Ordinance 8846, Ordinance 8848, Ordinance 9118 (part), Ordinance 9499 (part), Appendix B to Ordinance 10197, Appendices B and E to Ordinance 10703, Appendix B to Ordinance 10847, and Ordinance 11116 (part); all as amended.

PREAMBLE:

For purposes of effective land use planning and regulation, efficient and effective administration of development regulations, and compliance with the King County Comprehensive Plan (KCCP), King County adopted a new zoning code in 1993 (Title 21A) and converted zoning designations for specific parcels to the new zoning in February, 1995 (Ordinance 11653).

As a part of this conversion process, all site plan review (p-suffix) conditions adopted under the previous zoning code (Title 21) were carried-forward pending further review pursuant to K.C.C. 21A.01.070 (F) and (G) and KCCP Policy I-406.

This ordinance is a result of review pursuant to Ordinance 10870, Section 5, and K.C.C. 21A.01.070 and represents the completion of the zoning conversion to Title 21A. This ordinance completes the zoning conversion by retaining or converting those p-suffix conditions meeting the criteria under Title 21A for property specific development standards and repealing or replacing all others.

The conversion criteria for all p-suffix actions in this ordinance, whether retaining, repealing, converting or replacing p-suffix conditions, are as follows:

1) p-suffix conditions applicable to an individual property or a limited number of neighboring properties that exceed the development regulation standards of Title 21A are retained or converted pursuant to

the new standards for property specific development standards in K.C.C. 21A.38 and are contained in Appendix A;

2) p-suffix conditions applicable on an area-wide basis, to an entire community planning area or a drainage basin, for example, and that exceed the development regulation standards of Title 21A, are replaced by Special District Overlays in Proposed Ordinance 96-261, or general code language or Special Requirements in Proposed Ordinance 96-260;

3) p-suffix conditions that are redundant to existing code standards or conflict with the 1994 King County Comprehensive Plan or other policy direction are repealed and not converted or replaced.

All individual reclassifications effective prior to the zoning conversion on February 2, 1995 are repealed as part of this legislative action. The zoning contained in these ordinances was converted to Title 21A by Ordinance 11653. This action thereby repeals all p-suffix conditions established by individual reclassification prior to the zoning conversion and converts those p-suffix conditions meeting the conversion criteria.

Property specific development standards adopted by an individual reclassification effective after February 2, 1995 or still pending completion of pre-effective conditions are retained, repealed or amended and included in Appendix A. This consolidates, and makes consistent with Title 21A, these property specific development standards.

All area zoning adopted as part of a community planning process prior to February 2, 1995 and using Title 21 zoning is repealed. The zoning contained in these ordinances was converted to Title 21A zoning by Ordinance 11653. This action repeals all p-suffix conditions established through the community plan area zoning process prior to the zoning conversion and converts those p-suffix conditions meeting the conversion criteria.

All property specific development standards established in plan amendments or other area zoning actions using Title 21A zoning not converted by Ordinance 11653 are retained, repealed or amended and included in Appendix A. This consolidates, and makes consistent with Title 21A, these property specific development standards.

With the conversion to Title 21A of all previously adopted p-suffix conditions upon adoption of this ordinance, no further Title 21 zoning will be applicable in King County and Resolution 25789 and Title 21 are repealed.

The intent of this ordinance is to complete the administrative transition to the new zoning code by repealing, or converting and consolidating, p-suffix conditions pursuant to K.C.C. Title 21A with minimal substantive modification to development standards. However, modifications were made for clarity and consistency, particularly in cases where differences between similar p-suffix conditions or conflicts between policy direction existed.

The implementation of K.C.C. Title 21A through this ordinance will eliminate redundant development standards, consolidate remaining development standards, and thereby simplify regulation while maintaining environmental protection and quality of life for King County residents. These actions will lower the effort and cost required to develop in King County and will result in more efficient, effective and consistent administration of land use in unincorporated King County.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

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

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

B. The amendments to the 1994 King County Comprehensive Plan((~~, and the 1995 area zoning amendments~~)) contained in King County Comprehensive Plan 1995 Amendments attached as Appendix A to Ordinance 12061 are hereby adopted. ((~~as amendments to the King County Comprehensive Plan and adopted as the official zoning control for those portions of unincorporated King County defined therein.~~))

C. The amendments to the 1994 King County Comprehensive Plan contained in Attachment A to ((~~this o~~))Ordinance 12170 are hereby adopted to comply with the Central Puget

Sound Growth Management Hearings Board Decision and Order in Vashon-Maury Island, et. al. v. King County, Case No. 95-3-0008.

D. The Vashon Town Plan, attached to Ordinance 12395 as Attachment 1, is adopted as a subarea plan of the King County Comprehensive Plan and, as such, constitutes official County policy for the geographic area of unincorporated King County defined therein and amending the 1994 King County Comprehensive Plan Land Use Map.

E. The amendments to the 1994 King County Comprehensive contained in King County Comprehensive Plan 1996 Amendments attached as Appendix A to Ordinance 12531 are hereby adopted as amendments to the King County Comprehensive Plan.

F. The Black Diamond Urban Growth Area attached as Appendix A to Ordinance 12533 is hereby adopted as an amendment to the King County Comprehensive Plan.

G. The 1994 King County Comprehensive Plan and Comprehensive Plan Land Use Map are amended to include the area shown in Appendix A as Rural City Urban Growth Area. The language from Section 1.D of Ordinance 12535 shall be placed on Comprehensive Plan Land Use Map page #32 with a reference marker on the area affected by Ordinance 12535.

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

((~~Adoption of area zoning to implement the 1994 King County Comprehensive Plan and conversion to K.C.C. Title 21A.~~)) Conversion and Consolidation of Zoning. The following provisions complete the zoning conversion from Title 21 to Title 21A pursuant to Ordinance 10870, Section 5, as amended:

A. Ordinance 11653 adopts area zoning to implement the 1994 King County Comprehensive Plan pursuant to the Washington State Growth Management Act RCW 36.760A. Ordinance 11653 also converts existing zoning in unincorporated King County to the new zoning classifications in the 1993 Zoning Code, codified in Title 21A, pursuant to the area zoning conversion guidelines in K.C.C. 21A.01.070. The following are adopted as attachments to Ordinance 11653:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

D. The 1995 area zoning amendments attached to Ordinance 12061 in Appendix A are adopted as the official zoning control for those portions of unincorporated King County defined therein.

E. Amendments to the 1994 King County Comprehensive Plan area zoning, Ordinance 11653 Appendices A, O and P, as contained in Attachment A to Ordinance 12170 are hereby adopted to comply with the Decision and Order of the Central Puget Sound Growth Management Hearings Board in Vashon-Maury Island, et. al. v. King County, Case No. 95-3-0008.

F. The Vashon Town Plan Area Zoning, attached to Ordinance 12395 as Attachment 2, is adopted as the official zoning control for that portion of unincorporated King County defined therein.

G. The 1996 area zoning amendments attached to Ordinance 12531 in Appendix A are adopted as the official zoning control for those portions of unincorporated King County

defined therein. Existing p-suffix conditions whether adopted through reclassifications or area zoning are retained by Ordinance 12531.

H. The Black Diamond Urban Growth Area Zoning Map attached as Appendix B is adopted as the official zoning control for those portions of unincorporated King County defined therein. Existing p-suffix conditions whether adopted through reclassifications or area zoning are retained by Ordinance 12533.

I. The King County Zoning Atlas is amended to include the area shown in Appendix B as UR - Urban Reserve, one DU per 5 acres. Existing p-suffix conditions whether adopted through reclassifications or area zoning are retained by Ordinance 12535. The language from Section 1. D of Ordinance 12535 shall be placed on the King County Zoning Atlas page #32 with a reference marker on the area affected by Ordinance 12535.

J. The White Center Community Plan Area Zoning, as revised in the Attachments to Ordinance 11568, is the official zoning for those portions of White Center in unincorporated King County defined therein.

((~~G~~))K. This ordinance completes the zoning conversion process begun in Ordinance 11653, as set forth in K.C.C. 21A.01.070, by retaining, repealing, replacing or amending, previously adopted p-suffix conditions or property-specific development standards pursuant to K.C.C. 21A.38.020 and K.C.C. 21A.38.030 as follows:

1. Resolutions 31072, 32219, 33877, 33999, 34493, 34639, 35137, and 37156 adopting individual zone reclassifications are hereby repealed and p-suffix conditions are replaced by the property specific development standards as set forth in Appendix A to this ordinance.

2. All ordinances adopting individual zone reclassifications effective prior to February 2, 1995, including but not limited to ordinances 43, 118, 148, 255, 633, 1483, 1543, 1582, 1584, 1728, 1788, 2487, 2508, 2548, 2608, 2677, 2701, 2703, 2765, 2781, 2840, 2884, 2940, 2958, 2965, 2997, 3239, 3262, 3313, 3360, 3424, 3494, 3496, 3501, 3557, 3561, 3641, 3643, 3744, 3779, 3901, 3905, 3953, 3988, 4008, 4043, 4051, 4053, 4082, 4094, 4137, 4289, 4290, 4418, 4560, 4589, 4703, 4706, 4764, 4767, 4867, 4812, 4885, 4888, 4890, 4915, 4933, 4956, 4970, 4978, 5087, 5114, 5144, 5148, 5171, 5184, 5242, 5346, 5353, 5378, 5453, 5663, 5664, 5689, 5744, 5752, 5755, 5765, 5854, 5984, 5985, 5986, 6059, 6074, 6113, 6151, 6275, 6468, 6497, 6618, 6671, 6698, 6832, 6885, 6916, 6966, 6993, 7008, 7087, 7115, 7207, 7328, 7375, 7382, 7396, 7583, 7653, 7677, 7694, 7705, 7757, 7758, 7821, 7831, 7868, 7944, 7972, 8158, 8307, 8361, 8375, 8427, 8452, 8465, 8571, 8573, 8603, 8718, 8733, 8786, 8796, 8825, 8858, 8863, 8865, 8866, 9030, 9095, 9189, 9276, 9295, 9476, 9622, 9656, 9823, 9991, 10033, 10194, 10287, 10419, 10598, 10668, 10781, 10813, 10970, 11024, 11025, 11271, and 11651, are hereby repealed and p-suffix conditions are replaced by the property specific development standards as set forth in Appendix A to this ordinance.

3. All ordinances establishing individual reclassifications effective after February 2, 1995, are hereby amended, as set forth in Appendix C to this ordinance, to retain, repeal or amend the property specific development standards (p-suffix conditions) contained therein.

4. All ordinances adopting area zoning pursuant to Resolution 25789 or converted by Ordinance 11653 are repealed as set forth in subsections a through n. All p-suffix conditions contained therein are repealed or replaced by adopting the property specific development standards as set forth in Appendix A to this ordinance, the special district overlays as

designated in Appendix B to this ordinance or the special requirements as designated in Appendix A to Proposed Ordinance 96-260.

a. The Highline Area Zoning attached to Ordinance 3530, as amended, is hereby repealed.

b. The Shoreline Community Plan Area Zoning, attached to Ordinance 5080 as Appendix B, as amended, is hereby repealed.

c. The Newcastle Community Plan Area Zoning, attached to Ordinance 6422 as Appendix B, as amended is hereby repealed.

d. The Tahoma/Raven Heights Community Plan Area Zoning, attached to Ordinance 6986 as Appendix B, as amended, is hereby repealed.

e. The Revised Federal Way area zoning, adopted by Ordinance 7746, as amended, is hereby repealed.

f. The Revised Vashon Community Plan Area Zoning, attached to Ordinance 7837 as Appendix B, as amended, is hereby repealed.

g. The Bear Creek Community Plan Area Zoning, attached to Ordinance 8846 as Appendix B, as amended, is hereby repealed.

h. The Resource Lands Area Zoning, adopted by Ordinance 8848, as amended, is hereby repealed.

i. The Snoqualmie Valley Community Plan Area Zoning, as adopted by Ordinance 9118, is hereby repealed.

j. The Enumclaw Community Plan Area Zoning attached to Ordinance 9499, as amended, is hereby repealed.

k. The Soos Creek Community Plan Update Area Zoning, adopted by Ordinance 10197, Appendix B, as amended, is hereby repealed.

l. The Northshore Area Zoning adopted by Ordinance 10703 as Appendices B and E, as amended, is hereby repealed.

m. The East Sammamish Community Plan Update Area Zoning, as revised in Appendix B attached to Ordinance 10847, as amended, is hereby repealed.

n. The West Hill Community Plan Area Zoning adopted in Ordinance 11116, as amended, is hereby repealed.

5. All ordinances adopting area zoning pursuant to Title 21A and not converted by Ordinance 11653, including community or comprehensive plan area zoning and all subsequent amendments thereto, are amended as set forth in subsections a through f. All property specific development standards (p-suffix conditions) are retained, repealed, amended or replaced by the property specific development standards as set forth in Appendix A to this ordinance, the special district overlays as designated in Appendix B to this ordinance or the special requirements as designated in Appendix A to Proposed Ordinance 96-260.

a. The White Center Community Plan Area Zoning, contained in the Attachments to Ordinance 11568, as subsequently amended, is hereby further amended as set forth in Appendix D.

b. All property specific development standards established in Ordinance 11653, as amended, are hereby amended as set forth in Appendix E.

c. All property specific development standards established in Attachment A to Ordinance 11747 as amended, are hereby amended as set forth in Appendix F.

d. All property specific development standards established in Ordinance 12061, as amended, are hereby amended as set forth in Appendix G.

e. All property specific development standards established in Ordinance 12065, as amended, are hereby amended as set forth in Section 4 of this ordinance.

f. All property specific development standards established in Attachment A to Ordinance 12170, as amended, are hereby amended as set forth in Appendix H.

NEW SECTION. SECTION 3. There is hereby added to K.C.C. 20.12 a new section to read as follows:

Zoning, Potential Zoning, Property-Specific Development Standards, Special District Overlays, Regional Use Designations and Interim Zoning. Zoning adopted pursuant to this section shall constitute official zoning for all of unincorporated King County.

A. Official zoning, including but not limited to p-suffix, so-suffix and potential zoning, is contained in the SITUS file and is depicted on the official zoning maps, as maintained by the department of development and environmental services.

B. Appendix A of this ordinance is hereby adopted to constitute and contain all property-specific development standards (p-suffix conditions) applicable in unincorporated King County. The property specific development standards (p-suffix conditions) in effect or hereinafter amended shall be maintained by the department of development and environmental services in the Property Specific Development Conditions notebook. Any adoption, amendment or repeal of property-specific development standards shall amend, pursuant to this section, Appendix A of this ordinance as currently in effect or hereinafter amended.

C. Appendix B of this ordinance is hereby adopted to constitute and contain special district overlays applied through this ordinance. The special district overlays in effect or hereinafter amended shall be maintained by the department of development and environmental services in the Special District Overlay Application Maps notebook. Any adoption, amendment or repeal of special district overlays shall amend, pursuant to this section, Appendix B of this ordinance as currently in effect or hereinafter amended.

SECTION 4. Ordinance 8846, as amended, and K.C.C. 20.12.170 are each hereby amended to read as follows:

Bear Creek Community Plan. A. The Bear Creek Community Plan, attached to Ordinance 8846 as Appendix A, is adopted as an amplification and augmentation of the comprehensive plan for King County and as such constitutes official county policy for the geographic area defined therein.

B. ((~~The Bear Creek Community Plan Area Zoning, attached to Ordinance 8846 as Appendix B, is adopted as the official zoning control for that portion of unincorporated King County defined therein.~~

~~C.~~)) Ordinance 4035, previously adopting the King County sewerage general plan, is hereby amended in accordance with 20.12.170A.

((~~D. The Bear Creek Community Area Zoning, attached to Ordinance 8846 as Appendix B, is hereby amended by Ordinance 11653 and Ordinance 12015 (proposed Ordinance 92-614) as follows: Existing zoning and potential zoning are replaced by the zoning and potential zoning contained in Appendices A and O of Ordinance 11653. Existing P-suffix conditions are retained except as amended by Appendix B of Ordinance 11653 and~~

~~Appendix A of Ordinance 12015, (Proposed Ordinance #92-614) as further amended by Attachment A of Ordinance 12016 (Proposed Ordinance #95-568).~~))

((~~E~~))C. The Bear Creek Community Plan, attached to Ordinance 8846 as Appendix A is hereby amended as provided in Attachment A to ((~~this o~~))Ordinance 11954.

SECTION 5. Ordinance 7746, as amended, and K.C.C. 20.12.180 are each hereby amended to read as follows:

Federal Way Community Plan. A. The Federal Way community plan update, attached to Ordinance 7746, as Appendix A, is adopted as an amplification and augmentation of the Comprehensive Plan for King County.

B. ((~~The Revised Federal Way community plan area zoning, attached to Ordinance 7746 as Appendix B, is adopted as the official zoning control for that portion of unincorporated King County defined therein.~~

~~C.~~)) The Federal Way Plan Amendment Study at Redondo Beach, attached as Appendix A to Ordinance 10426 is adopted as an amendment to the Federal Way Community Plan. ((~~and to the Federal Way area zoning as the official zoning control for that portion of unincorporated King County defined therein.~~))

((~~D. The Revised Federal Way area zoning, adopted by Ordinance 7746, as amended by Ordinance 10426 is hereby amended by Ordinance 11653 as follows: Existing zoning and potential zoning are replaced by the zoning and potential zoning contained in Appendices A and O of Ordinance 11653. Existing P-suffix conditions are retained except as amended by Appendix C of Ordinance 11653.~~))

SECTION 6. Ordinance 10703, as amended, and K.C.C. 20.12.210 are each amended to read as follows:

Northshore community plan. A. The Northshore Community Plan Update attached to Ordinance 10703 as Appendix A as amended by the Northshore Community Plan Update Review Panel's amendments dated September 30, 1992 and attached hereto as Appendix E, is adopted in its entirety as an amplification and augmentation of the comprehensive plan for King County and as such constitutes official county policy for the geographic area defined therein.

B. ((~~The Northshore Community Plan Update Area Zoning, attached to Ordinance 10703 as Appendix B as amended by the Northshore Community Plan Update Review Panel's amendments dated September 30, 1992 and attached hereto as Appendix E, is adopted as the official zoning control for that portion of unincorporated King County defined therein with the following Northshore Community Plan Update Area Zoning recommended changes (Attachment A to Ordinance 11109).~~

~~C~~)). Ordinance No. 4035, previously adopting the King County Sewerage General Plan, is hereby amended in accordance with Subsection A.

((~~D~~))C. The King County Comprehensive Plan Map, adopted by Ordinance 7178, is amended within the Northshore community planning area to redesignate the transitional area, to redesignate portions of resource lands, and to redesignate portions of urban areas, as indicated on the map attached hereto as Appendix C. Justification for the amendments are contained in an issue paper attached hereto as Appendix D. These designations shall be implemented by the adoption of the Northshore Community Plan Update and Area Zoning.

((~~E. The Northshore area zoning adopted by Ordinance 10703 as Appendices B and E is hereby repealed in part as follows: The text and P-suffix conditions of the Northshore area zoning document area hereby amended by Appendix D of Ordinance 11653. The potential zoning and P-suffix designations are hereby amended by Appendix O of Ordinance 11653. The zoning map of the Northshore area zoning document is hereby repealed and replaced by Appendix A of Ordinance 11653, in accordance with K.C.C. Title 21A. The department is hereby directed to correct the official zoning map in accordance with Appendices A and D of Ordinance 11653.~~))

SECTION 7. Ordinance 2883, Section 1, as amended, and K.C.C. 20.12.240 are each hereby amended to read as follows:

Highline communities plan. A. The "Highline communities plan," attached to Ordinance 3530, is adopted as an addendum to the comprehensive plan for King County. The Highline communities plan is amended by ((~~those changes identified in the "Highline area zoning," to Ordinance 5453 as inconsistent with the plan pursuant to~~)) Ordinance 5401. As an amplification and augmentation of the comprehensive plan and the Sea-Tac communities plan, it constitutes official county policy for the Highline area.

B. Any further changes and amendments to the plan initiated by King County which relate to the Sea-Tac Airport and its vicinity shall correspondingly change and amend the Sea-Tac communities plan. All proposed changes and amendments shall be transmitted to the Port of Seattle for review and official consideration by the Port of Seattle Commission prior to council approval.

C. In adopting the Highline communities plan, the council recognizes that cooperation and action by others, including but not limited to citizens, state and local agencies, is essential for proper implementation.

D. The land use plan amendment attached to Ordinance 7291 as Appendix A, is adopted as an amendment to the Highline communities plan.

((~~E. An amendment to the Highline area zoning, attached to Ordinance 7291 as Appendix B is adopted as the official zoning control for that portion of unincorporated King County defined therein.~~))

((~~F~~))E. The Highline Plan Revision Study - Olde Burien attached to Ordinance 8251 as Appendix A, is adopted as an amendment to the Highline Plan.

((~~G. An amendment to the Highline Area Zoning, attached to Ordinance 8251 as Appendix B is adopted as the official zoning control for that portion of unincorporated King County defined therein.~~))

((~~H~~))F. The "Sea-Tac communities plan," attached to Ordinance 2883, is adopted as an addendum to the comprehensive plan for King County.

((~~I~~))G. The Highline Plan Revision Study - Beverly Park, attached to Ordinance 8822 as Appendix A, is adopted as an amendment to the Highline Plan. ((~~and to the Highline area zoning as the official zoning control for that portion of unincorporated King County defined therein.~~))

((~~J~~))H. The Sea-Tac Area Update((~~ and Area Zoning~~)), attached to Ordinance 8996 as Attachment A is adopted as an amplification and augmentation of the Comprehensive Plan.

((~~K~~))I. The Burien Activity Center update policies list, attached to Ordinance 10430 as Appendix A, will provide future guidance to the new City of Burien government and is

recognized as a detailed local land use plan predating the 1994 Comprehensive Plan for King County and as such provides historical context for zoning decisions implementing the 1994 comprehensive plan.

((~~L. The Burien Activity Center Area Zoning attached to Ordinance 10430 as Appendix B, is adopted as the official zoning control for that portion of unincorporated King County defined therein.~~))

1. Amend Highline Community Plan Land use map by designating the south 360 feet of tax lot 70 from Community Facilities to Neighborhood Business.

((~~2. Amend Highline Plan Area zoning by reclassifying the south 360 feet of Tax lot 70 from Single Family Residential, RS-7200 to Neighborhood Business BN-P.~~))

((~~3~~))2. Amend Highline Community Plan Land use map by designating the northern portion of the Puget Sound Jr. High School site from Community Facility to Park and Recreation.

((~~4. Amend Highline Plan Area zoning by reclassifying the northern portion of the Puget Sound Jr. High School site from RS-7200 and RM-900 to RS-7200-P.~~))

((~~5. Both portions of Puget Sound Jr. High School site are subject to the following P-suffix conditions:~~))

((~~a. The existing structure on the site (the abandoned school) shall be demolished before final approval for redevelopment of any portion of the site may be granted; for the purposes of this provision "final approval" shall mean prior to commencement of construction of any commercial structure, or final plat or short plat approval for any plat or short plat for residential or commercial purposes.~~))

((~~b. Landscaping adjacent to existing residential areas shall meet the Type II (Visual buffer) standards of the zoning code. On street frontages, landscaping shall meet Type IV (Open Area Landscaping) standards.~~))

((~~c. Enclosed/roofed truck loading bays;~~))

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

((~~e. A transit information station on the site;~~))

((~~f. Bicycle racks to be provided on the site;~~))

((~~g. Exterior lights should be directed away from and shrouded from residential areas to minimize glare.~~))

((~~M~~))J. The White Center Community Action Plan((~~and Area Zoning~~)), a bound and published document (Attachment I), as revised in the Attachments to Ordinance 11568 ((~~enumerated below~~)) is adopted as an amplification and augmentation of the Comprehensive Plan for King County and as such constitutes official county policy for the geographic area of unincorporated King County defined therein((~~:~~)).

((~~Attachment II~~))

((~~White Center Community Action Plan tentatively approved Panel Amendments (August 29, 1994).~~))

((~~Attachment III~~))

((~~White Center Action Plan Technical Corrections dated October 28, 1994, adopted by the council on November 7, 1994.~~))

((~~Attachment IV~~))

((~~Other amendments adopted by the council on November 7, 1994.~~))

((~~N. The Highline Area Zoning attached to Ordinance 3530, as amended by, Ordinance 5453, Appendix B of Ordinance 7291, Appendix B of Ordinance 8251, Appendix A of Ordinance 8822, Attachment A of Ordinance 8996, Appendix B of Ordinance 10430 is repealed in part as follows: The text and P-suffix conditions of the Highline area zoning and its amendments are hereby amended by Appendix E of Ordinance 11653. The potential zoning and P-suffix designations are hereby amended by Appendix O of Ordinance 11653. The zoning map of the Highline area zoning and its amendments is hereby repealed and replaced by Appendix A of Ordinance 11653, in accordance with K.C.C. Title 21A. The department is hereby directed to correct the official zoning map in accordance with Appendices A and E of Ordinance 11653.~~))

SECTION 8. Ordinance 10197, Sections 1, 3, as amended, and K.C.C. 20.12.270 are each hereby amended to read as follows:

Soos Creek Plateau communities plan. A. The Soos Creek Community Plan Update attached to Ordinance 10197 as Appendix A, is adopted in its entirety as an amplification and augmentation of the Comprehensive Plan for King County and as such constitutes official county policy for the geographic area defined therein.

B. ((~~The Soos Creek Community Plan Update Area Zoning, attached to Ordinance No. 10197 as Appendix B, is adopted as the official zoning control for that portion of unincorporated King County defined therein with the following Soos Creek Community Plan Update and Area Zoning recommended changes: (Attachment A to Ordinance 10336), with an additional P-suffix condition to be applied in the Covington Master Drainage Plan area prohibiting any land uses involving hazardous waste recycling or treatment, solid waste landfills, petroleum pipelines,~~

~~businesses maintaining open storage of toxic substances, and all new businesses that use or propose to use septic tank drainfield systems.~~

~~C.~~)) The King County Comprehensive Plan Map, adopted by Ordinance 7178, is amended within the Soos Creek community planning area to redesignate the transitional area, to redesignate portions of rural lands, and to redesignate portions of urban areas, as indicated on Map A attached to Ordinance 10198, as implemented by the Soos Creek Community Plan Update and Area Zoning adopted by Ordinance 10197.

((~~D. The Soos Creek Community Plan Update Area Zoning, adopted by Ordinance 10197, Appendix B, as amended, is hereby amended by Ordinance 11653 as follows: Existing zoning and potential zoning are replaced by the zoning and potential zoning contained in Appendices A and O of Ordinance 11653. Existing P-suffix conditions are retained except as amended by Appendix F of Ordinance 11653.~~))

SECTION 9. Ordinance 5080, Sections 1, 2, as amended, and K.C.C. 20.12.300 are each hereby amended to read as follows:

Shoreline community plan. A. The Shoreline community plan, attached to Ordinance 5080 as Appendix A, is adopted as an amplification and augmentation of the comprehensive plan for King County and as such constitutes official county policy for the geographic area defined therein.

((~~The Shoreline community plan area zoning, attached to Ordinance 5080 as Appendix B, is adopted as the official zoning control for that portion of unincorporated King County defined therein.~~))

B. The North City business district development guide, attached to Ordinance 6337, is adopted as an amplification of the Shoreline community plan. The purpose of the North City business district development guide is to provide recommendations for capital improvement projects and development guidelines to aid in improving the function and appearance of the North City business district.

C. The land use plan amendment attached to Ordinance 7804 as Appendix A, is adopted as an amendment to the Shoreline community plan.((~~An amendment to the Shoreline community plan area zoning, attached to Ordinance 7804 as Appendix B, is adopted as the official zoning control for that portion of unincorporated King County defined therein.~~))

((~~D. The Shoreline community plan area zoning, attached to Ordinance 5080 as Appendix B, as amended by Appendix B of Ordinance 7804, is hereby amended by Ordinance 11653 as follows: Existing zoning and potential zoning are replaced by the zoning and potential zoning contained in Appendices A and O of Ordinance 11653. Existing P-suffix conditions are retained by Ordinance 11653.~~))

SECTION 10. Ordinance 7837, as amended, and K.C.C. 20.12.320 are each amended to read as follows:

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

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

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

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

C. The Vashon community plan update, attached to Ordinance 7837 as Appendix A, is amended by the Vashon Town Plan, attached to Ordinance 12395 as Attachment 1.

SECTION 11. Ordinance 11116, Section 2, as amended, and K.C.C. 20.12.337 are each hereby amended to read as follows:

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

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

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

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

((~~B. The West Hill Community Plan Area Zoning adopted in Ordinance 11116 is amended by Ordinance 11653 as follows: Zoning and potential zoning are amended by the zoning and potential zoning contained in Appendices A and O of Ordinance 11653. Existing P-suffix conditions are retained except as amended by Appendix M of Ordinance 11653.~~))

((~~C. The 1995 area zoning amendments attached to Ordinance 12061 in Appendix A are adopted as the official zoning control for those portions of White Center in unincorporated King County defined therein.~~))

SECTION 12. Ordinance 10847, as amended, and K.C.C. 20.12.340 are each hereby amended to read as follows:

East Sammamish community plan. A. The East Sammamish Community Plan Update, as revised in Appendix A attached to Ordinance 10847, is adopted as an amplification and augmentation of the Comprehensive Plan for King County and as such constitutes official county policy for the geographic area defined therein.

B. ((~~The East Sammamish Community Plan Update Area Zoning, as revised in Appendix B attached to Ordinance 10847, is adopted as the official zoning control for that portion of unincorporated King County defined therein with the following East Sammamish Community Plan Update Area Zoning recommended change (Attachment A to Ordinance 11456).~~

~~C.~~)) Ordinance 4035, previously adopting the King County Sewerage General Plan, is hereby amended in accordance with Subsection A.

((~~D~~))C. Should any section, subsection, paragraph, sentence, clause or phrase of this section be declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portion of this section.

((~~E~~))D. The King County Comprehensive Plan Map, adopted by Ordinance 7178, is amended within the East Sammamish community planning area to redesignate the transitional areas, to redesignate portions of rural areas, and to redesignate portions of urban areas, as indicated on the map attached to Ordinance 10847 as Map A. These designations shall be implemented by the adoption of the East Sammamish Community Plan Update and Area Zoning.

((~~F. The East Sammamish Community Plan Update Area Zoning, as revised in Appendix B attached to Ordinance 10847, is hereby amended by Ordinance 11653 as follows: Existing zoning and potential zoning are replaced by the zoning and potential zoning contained in Appendices A and O of Ordinance 11653. Existing P-suffix conditions are retained except as amended in Appendix H of Ordinance 11653.~~))

((~~G~~))E. Attachment((~~s~~)) ((~~A and~~)) B in Ordinance 11747 ((~~are~~))is hereby adopted as a technical amendment((~~s~~)) to the East Sammamish Community Plan((~~and Area Zoning~~)) as adopted in Ordinance 10847.

SECTION 13. Ordinance 9110 as amended, and K.C.C. 20.12.345 are each hereby amended to read as follows:

Snoqualmie Valley Community Plan. A. The Snoqualmie Valley Community Plan((~~and Area Zoning~~)), a bound and published document attached to Ordinance 9118 as Appendix A, is adopted as an amplification and augmentation of the King County Comprehensive Plan and as such constitutes official county policy ((~~and zoning~~)) for the geographic area defined therein.

B. Pursuant to Ordinance 7178, Section 3(D) and King County Comprehensive Plan policy PI-105; the King County Comprehensive Plan map is hereby amended as shown in Appendix A.

C. The King County Sewerage General Plan attached as an addendum to Ordinance 4035 is hereby amended as shown in Appendix A attached to Ordinance 9118.

((~~D. Ordinance 1913, Ordinance 1992 and Ordinance 3503 which previously adopted zoning for the Snoqualmie Valley planning area are each hereby repealed.~~))

((~~E. The zoning and "P" suffix conditions contained in the executive proposed Snoqualmie Community Plan and area zoning for the properties shown on Attachment A to Ordinance 9110 and as further amended by Attachment B to Ordinance 9110 are hereby adopted.~~))

((~~F. The Snoqualmie Community Plan area zoning, Attachment A and as amended by Attachment B of Ordinance 9118 are hereby amended by Ordinance 11653 as follows: Existing zoning and potential zoning are replaced by the zoning and potential zoning contained in Appendices A and O of Ordinance 11653. Existing P-suffix conditions are retained except as amended by Appendix I of Ordinance 11653.~~))

SECTION 14. Ordinance 6422, as amended, and K.C.C. 20.12.350 are each amended to read as follows:

Newcastle Community Plan. A. The Newcastle Community Plan, attached to Ordinance 6422 as Appendix A, is adopted as an amplification and augmentation of the Comprehensive Plan for King County and as such constitutes official county policy for the geographic area defined therein.

B. ((~~The Newcastle Community Plan Area Zoning, attached to Ordinance 6422 as Appendix B, is adopted as the official zoning control for that portion of unincorporated King County defined therein.~~

~~C.~~)) Ordinance No. 4035, previously adopting the King County Sewerage General Plan, is hereby amended in accordance with K.C.C. 20.12.350A.

((~~D. Resolution No. 31816, previously adopting area zoning for Newcastle on May 9, 1966, is hereby amended in accordance with K.C.C. 20.12.350B.~~))

((~~E~~))C. Amendment to the Newcastle Community Plan, attached to Ordinance 7845 as Attachment A, is adopted as an amplification of the Comprehensive Plan for King County. ((~~An amendment to the Newcastle Community Plan Area Zoning, attached to Ordinance 7845 as Attachment B, is adopted as the official zoning control for that portion of unincorporated King County defined therein.~~))

((~~F~~))D. The Newcastle Plan Revision Study - Primark, attached to Ordinance 10191 as Appendix A, is adopted as an amendment to the Newcastle Community Plan. ((~~and to the Newcastle area zoning as the official zoning control for that portion of unincorporated King County defined therein.~~))

((~~G. The Newcastle Community Plan Area Zoning, attached to Ordinance 6422 as Appendix B, as amended by Attachment B to Ordinance 7845 is hereby amended by Ordinance 11653 as follows: Existing zoning and potential zoning are replaced by the zoning and potential zoning contained in Appendices A and P of Ordinance 11653. Existing P-suffix conditions are retained except as amended by Appendix J of Ordinance 11653.~~))

SECTION 15. Ordinance 6986, as amended, and K.C.C. 20.12.360 are each hereby amended to read as follows:

Tahoma/Raven Heights Community Plan. A. The Tahoma/Raven Heights Community Plan, attached to Ordinance 6986 as Appendix A, is adopted as an amplification and augmentation of the Comprehensive Plan for King County and as such constitutes official county policy for the geographic area defined therein

B. ((~~The Tahoma/Raven Heights Community Plan Area Zoning, attached to Ordinance 6986 as Appendix B, is adopted as the official zoning control for that portion of unincorporated King County defined therein.~~

~~C.~~)) Ordinance 4035, previously adopting the King County Sewerage General Plan, is hereby corrected in accordance with subsection A.

((~~D. Ordinance 1913, previously adopting area zoning for Tahoma/Raven Heights on February 4, 1974, is hereby corrected in accordance with subsection B.~~))

((~~E. The King County planning division, as directed by Motion 7121, has studied the Lake Webster area of the Tahoma/Raven Heights Community Plan and Area Zoning pursuant to K.C.C. 20.12.070 - 20.12.080 and determined the need to amend the area zoning. The amendment to the area zoning as described in the Lake Webster Plan Amendment Report, attached to Ordinance 8732 as Appendix A, is consistent with the intent of the Tahoma/Raven Heights Community Plan and King County Comprehensive Plan policies. The amendment to the Tahoma/Raven Heights Area Zoning, attached to Ordinance 8732 as Appendix B, is adopted as the official zoning control for that portion of unincorporated King County defined therein.~~))

((~~F~~))C. The King County Comprehensive Plan map as adopted by Ordinance 7178 is hereby amended in accordance with K.C.C. 20.12.030, subsection C as follows:

The Lake Webster area as described in the Lake Webster Plan Amendment Report, attached to Ordinance 8738 as Appendix A, is designated Rural consistent with the intent of King County Comprehensive Plan policies.

((~~G~~))D. The Tahoma/Raven Heights Communities Plan Amendment ((~~and Area Zoning~~)) attached to Ordinance 10200 as Appendix A ((~~are~~))is adopted as an amendment to the Tahoma/Raven Heights Communities Plan. ((~~and to the Tahoma/Raven Heights Area Zoning as official zoning control for that portion of unincorporated King County defined therein.~~))

((~~H~~))E. The King County Comprehensive Plan Map, adopted by Ordinance 7178, is amended within the Tahoma/Raven Heights community planning area to redesignate portions of urban areas to rural, as indicated on the map attached to Ordinance 10201 as Map A. These designations shall be implemented by the adoption of the Executive Proposed Tahoma/Raven Heights Communities Plan Amendment and Area Zoning.

((~~I. The Tahoma/Raven Heights Community Plan Area Zoning, attached to Ordinance 6986 as Appendix B, as amended by Appendix B to Ordinance 8732 and by Map A and Appendix A to Ordinance 10200 is hereby amended by Ordinance 11653 as follows: Existing zoning and potential zoning are replaced by the zoning and potential zoning contained in Appendices A and O of Ordinance 11653. Existing P-suffix conditions are retained except as amended by Appendix K of Ordinance 11653.~~))

SECTION 16. Ordinance 8848, Sections 1, 6-8 as amended, and K.C.C. 20.12.390 are hereby repealed.

SECTION 17. Ordinance 9499, as amended, and K.C.C. 20.12.440 are each hereby amended to read as follows:

Enumclaw community plan. A. The Enumclaw community plan((~~and area zoning~~)) attached to Ordinance 9499 is adopted as an augmentation and implementation of the comprehensive plan and as such constitute official county policy, for the geographic area defined therein. ((~~The Enumclaw Area Zoning text and maps constitute an official control for the geographic area defined herein.~~))

B. The King County Comprehensive Plan map, adopted by Ordinance 7178 is amended within the Enumclaw community planning area to redesignate portions of the forest production district as rural area, as discussed in Exhibit A to Ordinance 9499 and as indicated on the map attached as Exhibit B to Ordinance 9499. These designations shall be implemented by the adoption of the Enumclaw Community Plan and Area Zoning.

C. The King County Comprehensive Plan map, adopted by Ordinance 7178 is amended within the Enumclaw community planning area to redesignate portions of the rural area as forest production district, as discussed in Exhibit A and as indicated on the map attached hereto as Exhibit B. These designations shall be implemented by the adoption of the Enumclaw Community Plan and Area Zoning.

((~~D. The Enumclaw Community Plan Area Zoning attached to Ordinance 9499 is hereby amended by Ordinance 11653 as follows: Existing zoning and potential zoning are replaced by the zoning and potential zoning contained in Appendices A and P of Ordinance 11653. Existing P-suffix conditions are retained except as amended by Appendix L of Ordinance 11653.~~))

SECTION 18. Resolution 25789 and Title 21, Chapters 21.02 through 21.80, as amended, are each repealed.

SECTION 19. Ordinance 10870, Section 4, as amended, and K.C.C. 21A.01.040 are each hereby amended to read as follows:

Transition to new code. A. ((~~During the time that a zoning map or parts thereof are being developed and adopted pursuant to this section, Resolution No. 25789 as amended shall remain in full force and effect with regard to a specific piece of property until such time as a zoning map or parts thereof applying the zone designations established in the 1993 Zoning Code to the property in question are adopted.~~

~~B. Upon the adoption of a zoning map or parts thereof pursuant to the 1993 Zoning Code, Resolution 25789 and all other zoning resolutions, amendments and zoning maps adopted pursuant thereto are deemed to be no longer in effect for the subject property, except as specified in K.C.C. 21A.01.060(F) & (G), and with the exception listed in part C of this section; provided, however, that the repeal shall be limited to the area within the boundaries of the map or parts thereof adopted pursuant to this title and provided further that project approval conditions applied through administrative or quasi-judicial development review processes under Resolution 25789 shall continue in effect.~~

~~C.~~)) Complete applications for conditional use permits, planned unit developments, binding site plans, right-of-way use permits, commercial site development permits, variances, unclassified use permits, or public agency and utility exceptions ((~~which are filed prior to October 1, 1994 and~~)) which ((~~are~~)) were pending at the time Title 21A ((~~takes~~)) took effect shall continue to be processed under those applicable zoning regulations governing review

prior to implementation of Title 21A; except when a conditional use permit application has been submitted for a use that under Title 21A no longer requires a conditional use permit, that conditional use permit shall not be a requirement for the vested development proposal. Notwithstanding any contrary provisions in this title, where approved, these permits shall continue to establish allowable uses on the property until permit expiration. A variance to Title 21((~~A~~)) standards which has been approved and has not expired shall be deemed to also vary like standards set forth in Title 21A relating to the same subject matter and development proposal. Planned unit development applications pending on October 1, 1994 shall be deemed to have vested at the time a complete application was filed. Nothing in this subsection is intended to restrict otherwise applicable vested applicant rights.

((~~D~~))B. Except for the requirements of K.C.C. 21A.43, any lot created by subdivision or short subdivision for which a complete subdivision or short subdivision application was submitted prior to February 2, 1995, may be developed pursuant to the standards of Resolution 25789, as amended (former K.C.C. Title 21), including any applicable p-suffix conditions in adopted community plans and area zoning in effect on February 1, 1995 for a period of six years from the date of recording of the applicable final plat or short plat.

SECTION 20. Ordinance 10870, Section 36, as amended, and K.C.C. 21A.04.150 are each hereby amended to read as follows:

Map designation - Property-specific development or P-suffix standards. The purpose of the property-specific development standards designation (-P suffix to zone's map symbol) ((~~which shall be shown on an official zoning map, area zoning document or zoning and subdivision examiner's report, or as a notation on the SITUS file for an individual property~~

~~maintained by the department~~))) is to indicate that conditions beyond the minimum requirements of this title have been applied to development on the property, including but not limited to increased development standards, limits on permitted uses or special conditions of approval. Property-specific development standards are adopted in either a reclassification or area zoning ordinance and are shown in the SITUS file for an individual property maintained by the department. Regardless of the form in which a property-specific development standard is adopted, the P-suffix shall be shown on the official zoning map maintained by the department and as a notation on the SITUS file, which ((~~map~~)) shall be updated as soon as possible after the effective date of the adopting ordinance adopting a P-suffix standard.

SECTION 21. Ordinance 10870, Section 576, as amended, and K.C.C. 21A.38.030 are each hereby amended to read as follows:

Property-specific development standards - general provisions. A. Property-specific development standards, denoted by the zoning map symbol -P after the zone's map symbol or a notation in the SITUS File, shall be established on individual properties through either reclassifications or area zoning. All property-specific development standards are contained in Appendix A of this ordinance as currently in effect or hereinafter amended and shall be maintained by the department of development and environmental services in the Property Specific Development Conditions notebook. Upon the effective date of reclassification of a property to a zone with a -P suffix, the property-specific development standards adopted thereby shall apply to any development proposal on the subject property subject to county review, including, but not limited to, a building permit, grading permit, subdivision, short

subdivision, subsequent reclassification to a potential zone, urban planned development, conditional use permit, variance, and special use permit.

B. Property-specific development standards shall address problems unique to individual properties or ((~~specifically defined geographic areas~~)) a limited number of neighboring properties that are not addressed or anticipated by general minimum requirements of this title or other regulations.

C. Property-specific development standards shall cite the provisions of this title, if any, that are to be augmented, limited, or increased, shall be supported by documentation that addresses the need for such condition(s), and shall include street addresses, tax lot numbers or other clear means of identifying the properties subject to the additional standards. Property-specific development standards are limited to:

1. Limiting the range of permitted land uses;

2. Requiring special development standards for property with physical constraints (e.g. environmental hazards, view corridors);

3. Requiring specific site design features (e.g. building orientation, lot layout, clustering, trails or access location);

4. Specifying the phasing of the development of a site;

5. Requiring public facility site dedications or improvements (e.g. roads, utilities, parks, open space, trails, school sites); or

6. Designating sending and receiving sites for transferring density credits as provided in K.C.C. 21A.36.

D. Property-specific development standards shall not be used to expand permitted uses or reduce minimum requirements of this title.

SECTION 22. The amendment or repeal of any P-suffix conditions (property specific development standards) pursuant to the provisions of this ordinance may apply to a development application filed before the effective date of this ordinance if the director determines that the development regulations to which the application is vested provide equivalent development standards or conditions, or the applicant agrees to be bound by existing development regulations.

INTRODUCED AND READ for the first time this 3rd day of September, 1996.

PASSED by a vote of 11 to 2 this 28th day of July, 1997.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Louise Miller
VICE Chair

ATTEST:

Clerk of the Council

APPROVED this 8 day of August, 1997

King County Executive

Attachments:
Appendix A - Property Specific Development Standards (P-suffix Conditions)
Appendix B - Special District Overlay Application Maps

Appendix C - Post Zoning Conversion Individual Reclassification P-suffix Conditions
Appendix D - White Center Community Action Plan Area Zoning P-suffix Conditions
Appendix E - Zoning Code Conversion P-suffix Conditions
Appendix F - Technical Amendments to the East Sammamish Community Plan Update and Area Zoning P-suffix Conditions (Aldarra Property)
Appendix G - 1995 King County Comprehensive Plan Amendment Package P-suffix Conditions
Appendix H - Growth Management Hearings Board Remand Ordinance P-suffix Conditions