

July 10, 1998

Introduced By: Larry Phillips
Rob McKenna
Jane Hague

Proposed No.: **98-349**

ORDINANCE NO. **13273**

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AN ORDINANCE relating to comprehensive planning and zoning; adopting amendments to 1994 King County Comprehensive Plan and area zoning, in compliance with the Washington State Growth Management Act, as amended; amending Ordinance 263, Article 2, Section 1, as amended; amending K.C.C. 20.12.010; amending Ordinance 11575, Section 2 and K.C.C. 20.12.015; repealing Ordinance 8846, as amended, and K.C.C 20.12.170; repealing Ordinance 7746, as amended, and K.C.C. 20.12.180; repealing Ordinance 10703, as amended, and K.C.C 20.12.210; amending Ordinance 2883, as amended, and K.C.C. 20.12.240; repealing Ordinance 10197, Sections 1, 3, as amended, and K.C.C. 20.12.270; repealing Ordinance 5080, as amended, and K.C.C. 20.12.300; repealing Ordinance 7837, as amended, and K.C.C. 20.12.320; repealing Ordinance 10847, as amended, and K.C.C. 20.12.340; repealing Ordinance 9110, as amended, and K.C.C. 20.12.345; repealing Ordinance 6422, as amended, and K.C.C. 20.12.350; repealing Ordinance 6986, as amended, and K.C.C. 20.12.360; and repealing Ordinance 9499, as amended, and K.C.C. 20.12.440.

PREAMBLE:

For the purpose of effective land use planning and regulation, the King County council makes the following legislative findings:

1. King County has adopted the 1994 King County Comprehensive Plan, to meet the requirements of the Washington State Growth Management Act (GMA).
2. The GMA requires the county's comprehensive plan amendment process to include concurrent consideration of all map and policy changes in each calendar year, so that cumulative impacts may be analyzed, and so that coordination with capital improvement

1 programs and facility plans and standards can occur. The GMA also
2 requires that the county's development regulations, including, but not
3 limited to area zoning, be consistent with and implement the
4 comprehensive plan and its amendments.

5 3. King County, with assistance of citizens of King County, business
6 and community representatives, the incorporated cities and towns,
7 other public agencies, and service providers, has studied and
8 considered alternatives for amendments to the 1994 King County
9 Comprehensive Plan and development regulations proposed during
10 1998, and has considered their cumulative environmental impacts.

11 4. King County is adopting amendments to the Land Use Map of the
12 1994 Comprehensive Plan which require changes to the county's
13 zoning maps.

14 5. The changes to the area zoning maps and text adopted by this
15 ordinance are required to make zoning consistent with the 1994
16 Comprehensive Plan, as amended, as required by the GMA.

17 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

18 SECTION 1. Ordinance 263, Article 2, Section 1, as amended, and

19 K.C.C. 20.12.010 are each amended to read as follows:

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

1 B. The amendments to the 1994 King County Comprehensive Plan contained in
2 ~~((the King County Comprehensive Plan 1995 amendments attached as))~~ Appendix A to
3 Ordinance 12061 (King County Comprehensive Plan 1995 amendments) are hereby adopted.

4 C. The amendments to the 1994 King County Comprehensive Plan contained in
5 Attachment A to Ordinance 12170 are hereby adopted to comply with the Central Puget
6 Sound Growth Management Hearings Board Decision and Order in Vashon-Maury Island,
7 et. al. v. King County, Case No. 95-3-0008.

8 D. The Vashon Town Plan, ~~((attached to Ordinance 12395 as Attachment 1,))~~
9 contained in Attachment 1 to Ordinance 12395 is adopted as a subarea plan of the King
10 County Comprehensive Plan and, as such, constitutes official county policy for the
11 geographic area of unincorporated King County defined therein and amending the 1994
12 King County Comprehensive Plan Land Use Map.

13 E. The amendments to the 1994 King County Comprehensive Plan contained in
14 Appendix A to Ordinance 12501 are hereby adopted to comply with the Order of the
15 Central Puget Sound Growth Management Hearings Board in Case No. 96-3-0013 as
16 amendments to the King County Comprehensive Plan.

17 F. The amendments to the 1994 King County Comprehensive Plan contained in
18 ~~((King County Comprehensive Plan 1996 Amendments as attached as))~~ Appendix A to
19 Ordinance 12531 (King County Comprehensive Plan 1996 amendments) are hereby
20 adopted as amendments to the King County Comprehensive Plan.

21 G. The Black Diamond Urban Growth Area ~~((attached as))~~ contained in
22 Appendix A to Ordinance 12533 is hereby adopted as an amendment to the King County
23 Comprehensive Plan.

1 H. The 1994 King County Comprehensive Plan and Comprehensive Plan Land
2 Use Map are amended to include the area shown in Appendix A of Ordinance 12535 as
3 Rural City Urban Growth Area. The language from Section ~~((1.D.))~~ 1D of Ordinance
4 12535 shall be placed on Comprehensive Plan Land Use Map page # 32 with a reference
5 marker on the area affected by Ordinance 12535.

6 I. The amendments to the 1994 King County Comprehensive Plan ~~((attached as))~~
7 contained in Appendix A to Ordinance 12536 (1997 Transportation Needs Report) are
8 hereby adopted as amendments to the King County Comprehensive Plan.

9 J. The amendments to the 1994 King County Comprehensive Plan contained in
10 ~~((King County Comprehensive Plan 1997 Amendments attached as))~~ Appendix A to
11 ordinance 12927 (King County Comprehensive Plan 1997 amendments) are hereby adopted
12 as amendments to the King County Comprehensive Plan.

13 K. The amendments to the 1994 King County Comprehensive Plan ~~((as~~
14 ~~amended))~~ contained in the 1998 Transportation Needs Report, ~~((attached as))~~ contained in
15 Appendices ~~((x))~~ A and B to Ordinance 12931 and in the supporting text, ~~((attached as~~
16 ~~Appendix B,))~~ are hereby adopted as amendments to the King County Comprehensive Plan.

17 L. The amendments to the 1994 King County Comprehensive Plan contained in
18 Appendix A to this ordinance (King County Comprehensive Plan 1998 amendments) are
19 hereby adopted as amendments to the King County Comprehensive Plan.

20 NEW SECTION. SECTION 2. The 1998 area zoning amendments contained in
21 Appendix A are adopted as the official zoning control for those portions of unincorporated
22 King County defined therein pursuant to K.C.C. 20.12.050. Existing property-specific
23 development conditions (p-suffix conditions) on parcels affected by the 1998 area zoning

1 amendments, whether adopted through reclassifications or area zoning, are retained by this
 2 ordinance except as specifically amended by this ordinance. Property-specific development
 3 standards adopted, repealed or amended by this ordinance shall amend Appendix A of
 4 Ordinance 12824 pursuant to K.C.C. 20.12.050.

5 SECTION 3 Ordinance 11575, Section 2, and K.C.C. 20.12.015 are each hereby
 6 amended to read as follows.

7 The 1994 King County Comprehensive Plan shall relate to previously adopted plans,
 8 policies and land use regulations as follows:

9 A. The previously adopted White Center Action Plan and West Hill Community
 10 Plan are consistent with the 1994 King County Comprehensive Plan and are adopted as
 11 elements of the comprehensive plan.

12 ~~((B. Existing community plans for Vashon, Enumclaw, Snoqualmie, Shoreline,~~
 13 ~~Highline, Federal Way, Tahoma/Raven Heights, Newcastle, East Sammamish, Northshore,~~
 14 ~~and Bear Creek shall continue in effect until revised to be consistent with and adopted as~~
 15 ~~part of the comprehensive plan.))~~ Where conflicts exist between community plans and the
 16 comprehensive plan, the comprehensive plan shall prevail.

17 C. Pending or proposed subarea plans or plan revisions~~((, amendments to the~~
 18 ~~sewerage general plan,))~~ and amendments to adopted land use regulations, which are adopted
 19 on or after ~~((the effective date of Ordinance 11575))~~ November 21, 1994 shall conform to all
 20 applicable policies and land use designations of the 1994 King County Comprehensive Plan.

21 D. Unclassified use permits and zone reclassifications, which are pending or proposed
 22 on or after ~~((the effective date of Ordinance 11575))~~ November 21, 1994 shall conform to the
 23 comprehensive plan and applicable adopted community plans as follows:

1 1. For aspects of proposals where both the comprehensive plan and a previously
2 adopted community plan have applicable policies or land use plan map designations which
3 do not conflict, and both the comprehensive plan and the community plan shall govern.

4 2. For aspects of proposals where both the comprehensive plan and a previously
5 adopted community plan have applicable policies or plan map designations which conflict,
6 the comprehensive plan shall govern.

7 3. For aspects of proposals where either the comprehensive plan or a previously
8 adopted community plan, but not both, has applicable policies or plan map designations, the
9 plan with the applicable policies or designations shall govern.

10 E. Vested applications subdivisions, short subdivisions((g)) and conditional uses for
11 which significant adverse environmental impacts have not been identified((g)) may rely on
12 existing zoning to govern proposed uses and densities; subdivisions, short subdivisions and
13 conditional uses also may rely on specific facility improvement standards adopted by
14 ordinance ((e))including but not limited to street improvement, sewage disposal((g)) and water
15 supply standards((g)), which conflict with the comprehensive plan but shall be conditioned to
16 conform to all applicable comprehensive plan policies on environmental protection, open
17 space, design, site planning, and adequacy of on-site and off-site public facilities and
18 services, in cases where specific standards have not been adopted.

19 F. Vested permit applications for proposed buildings and grading((g)) and applications
20 for variances, when categorically exempt from the procedural requirements of the ((S))state
21 Environmental Policy Act, may rely on existing zoning and specific facility improvement
22 standards adopted by ordinance.

1 G. Nothing in this section shall limit the county's authority to approve, deny or
2 condition proposals in accordance with the ((S))state Environmental Policy Act.

3 SECTION 4. Ordinance 8846, as amended, and K.C.C 20.12.170, Ordinance 7746,
4 as amended, and K.C.C. 20.12.180, Ordinance 10703, as amended, and K.C.C 20.12.210,
5 Ordinance 10197, Sections 1, 3, as amended, and K.C.C. 20.12.270, Ordinance 5080, as
6 amended, and K.C.C. 20.12.300, Ordinance 7837, as amended, and K.C.C. 20.12.320,
7 Ordinance 10847, as amended, and K.C.C. 20.12.340, Ordinance 9110, as amended, and
8 K.C.C. 20.12.345, Ordinance 6422, as amended, and K.C.C. 20.12.350, Ordinance 6986,
9 as amended, and K.C.C. 20.12.360, Ordinance 9499, as amended, and K.C.C. 20.12.440
10 are hereby repealed.

11 SECTION 5. Ordinance 2883, Section 1, as amended, and K.C.C. 20.12.240 are
12 each hereby amended to read as follows:

13 ~~((Highline communities plan. A. The "Highline communities plan" attached to~~
14 ~~Ordinance 3530, is adopted as an addendum to comprehensive plan for King County. The~~
15 ~~Highline communities plan is amended by Ordinance 5401. As an amplification and~~
16 ~~augmentation of the comprehensive plan and the Sea-Tac communities plan, it constitutes~~
17 ~~official county policy for the Highline area.~~

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

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

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

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

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

10 ~~G. The Highline Plan Revision Study - Beverly Park, attached to Ordinance 8822 as~~
11 ~~Appendix A, is adopted as an amendment to the Highline Plan.~~

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

14 ~~I. The Burien Activity Center Update policies list, attached to Ordinance 10430 as~~
15 ~~Appendix A, will provide future guidance to the new City of Burien government and is~~
16 ~~recognized as a detailed local land use plan predating the 1994 Comprehensive Plan for~~
17 ~~King County and as such provides historical context for zoning decisions implementing the~~
18 ~~1994 comprehensive plan.~~

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

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

1 ((J)) The White Center Communities Action Plan. The White Center Community
2 Action Plan, a bound and published document (Attachment I) as revised in the
3 Attachments to Ordinance 11568 is adopted as an amplification and augmentation of the
4 Comprehensive Plan for King County and as such constitutes official county policy for the
5 geographic area of unincorporated King County defined therein.

6 SECTION 6. Severability. Should any section, subsection, paragraph, sentence,
7 clause or phrase of this ordinance be declared unconstitutional or invalid for any reason, such
8 decisions shall not affect the validity of the remaining portion of this ordinance.

9 SECTION 7. Direction to the clerk. The clerk is given direction to edit and revise this
10 ordinance, including Attachment A, to the extent deemed necessary or desirable by the clerk
11 and without changing the meaning of any such law, in the following respects only:

- 12 A. Make capitalization uniform with that followed generally by the state.
- 13 B. Make chapter or section division and subdivision designations uniform with that
14 followed in the code.
- 15 C. Substitute for the term "this ordinance," where necessary, the term "section,"
16 "part," "code," "chapter," or "title," or reference to specific section or chapter numbers, as the
17 case may require.
- 18 D. Substitute for reference to a section of "this ordinance," the proper code section
19 number reference.
- 20 E. Strike out figures where merely a repetition of written words and substitute, where
21 deemed advisable for uniformity, written words for figures.
- 22 F. Rearrange any misplaced statutory material, incorporate any omitted statutory
23 material as well as correct manifest errors in spelling, and manifest clerical or typographical
24 errors, or errors by way of additions or omissions.

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- G. Correct manifest errors in references, by chapter or section number, to other code.
- H. Correct manifest errors or omissions in numbering or renumbering sections of the code.
- I. Divide long sections into two or more sections, and rearrange the order of sections to conform to such logical arrangement of subject matter as may most generally be followed in the code when to do so will not change the meaning or effect of such sections.
- J. Change the wording of section captions, if any, and provide captions to new chapters and sections.
- K. Strike provisions manifestly obsolete.

INTRODUCED AND READ for the first time this 1st day of June 1998.
 PASSED by a vote of 11 to 1 this 21ST day of September 1998.

KING COUNTY COUNCIL
 KING COUNTY, WASHINGTON

Louise Miller
 Chair

ATTEST:

Genevieve
 Clerk of the Council

APPROVED this 25 day of September, 1998

David Ames
 King County Executive

Attachment: A. 1998 Amendment 1994 King County Comprehensive Plan

1 AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN -
2 CHAPTER TWO - URBAN LAND USE
3

4 Page 34, amend policy U-204 as follows:

5 **U-204 King County should encourage and actively support development of Urban**
6 **Centers, ~~which are located in cities~~ to meet the region's needs for housing,**
7 **jobs, services, culture and recreation. Strategies may include exploring**
8 **opportunities for Joint Development or Transit Oriented Development, siting**
9 **civic uses in mixed use areas, creating public/private partnerships for**
10 **infrastructure investments, and leveraging or utilizing existing County assets**
11 **in Urban Centers.**

12 **Effect:** This amendment adds specific strategies King County should use to support the
13 development of Urban Centers, including Joint Development or Transit Oriented
14 Development, siting civic uses in mixed use areas, creating public/private partnerships for
15 infrastructure investments, and leveraging or utilizing existing County assets in Urban
16 Centers.

