July 10, 1998

Introduced By: Larry Phillips
Rob McKenna
Jane Hague

Proposed No.: **98-349**

ORDINANCE NO. 13273

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

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

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

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

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

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

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

Comprehensive Plan adopted. A. Under the provisions of the King County Charter, King County's constitutional authority and pursuant to the Washington State Growth Management Act, ((~~RCW~~)) chapter 36.70A RCW, 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 contained in ((~~the King County Comprehensive Plan 1995 amendments attached as~~)) Appendix A to Ordinance 12061 (King County Comprehensive Plan 1995 amendments) are hereby adopted.

C. The amendments to the 1994 King County Comprehensive Plan contained in Attachment A to 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,~~)) contained in Attachment 1 to Ordinance 12395 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 Plan contained in Appendix A to Ordinance 12501 are hereby adopted to comply with the Order of the Central Puget Sound Growth Management Hearings Board in Case No. 96-3-0013 as amendments to the King County Comprehensive Plan.

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

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

H. The 1994 King County Comprehensive Plan and Comprehensive Plan Land Use Map are amended to include the area shown in Appendix A of Ordinance 12535 as Rural City Urban Growth Area. The language from Section ((~~1.D.~~)) 1D 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.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SECTION 5. 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 comprehensive plan for King County. The Highline communities plan is amended by 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 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. The Highline Plan Revision Study - Olde Burien attached to Ordinance 8251 as Appendix A, is adopted as an amendment to the Highline Plan.~~

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

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

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

~~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.~~

~~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 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.~~))

((~~I~~)) The White Center Communities Action Plan. The White Center Community Action Plan, a bound and published document (Attachment I) as revised in the Attachments to Ordinance 11568 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.

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

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

A. Make capitalization uniform with that followed generally by the state.

B. Make chapter or section division and subdivision designations uniform with that followed in the code.

C. Substitute for the term "this ordinance," where necessary, the term "section," "part," "code," "chapter," or "title," or reference to specific section or chapter numbers, as the case may require.

D. Substitute for reference to a section of "this ordinance," the proper code section number reference.

E. Strike out figures where merely a repetition of written words and substitute, where deemed advisable for uniformity, written words for figures.

F. Rearrange any misplaced statutory material, incorporate any omitted statutory material as well as correct manifest errors in spelling, and manifest clerical or typographical errors, or errors by way of additions or omissions.

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:

Clerk of the Council

APPROVED this 25 day of September, 19 98

King County Executive

Attachment: A. 1998 Amendment 1994 King County Comprehensive Plan

13273

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

Page 34, amend policy U-204 as follows:

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

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

AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN - CHAPTER 3, RURAL LAND USE.

Page 61, add text and new policies R-104A and R-104B as follows:

King County recognizes the contributions of equestrian livestock husbandry, training, competition and recreation activities to the overall rural quality of life in King County. As growth occurs, open land to sustain livestock, and existing or potential trail segments may be lost to uncoordinated land development and road improvements. The "Equestrian Community" special district overlay provides a way for rural communities and the county to coordinate various actions to help equestrian activities remain sustainable in King County.

R-104A King County shall support the continuation of equestrian communities in the Rural Area by providing facilities on King County rights-of-way to accommodate horse travel and by maintaining equestrian links, such as trails, where appropriate. King County will work with local communities to identify priority areas for equestrian facilities.

R-104B The King County Zoning Code should be amended to add an Equestrian Community special district overlay. The special district overlay should contain land use regulations, such as provisions for equestrian links, which support continued equestrian uses. Implementation of the special district overlay should be through a subarea planning process. The local community may initiate the planning process after agreement on geographic rural area is reached with King County. An advisory committee shall be appointed by King County to oversee the subarea planning process. The advisory committee shall submit recommendations with regards to: 1) the specific provisions to be contained within the Equestrian Community SDO, and 2) the implementation of the overlay by placement on certain Rural zoned properties located within identified equestrian communities. These recommendations shall be submitted to the King County executive for inclusion in the 1999 Comprehensive Plan Amendments. Furthermore, as a means of additional support for equestrian uses, the subarea planning process shall serve to coordinate: amendments to the King County Road Design Standards to accommodate equestrian travel within rights-of-way, capital improvement programs for transportation and park facilities, and creation of park and trail management policies.

Effect: Policy 104A requires King County to accommodate horse travel on roadways and provide critical linkages in the Rural Area where appropriate. This may include providing soft shoulders, surfaces conducive to safe horse travel at crossings, and signage. King County will work directly with the equestrian community, such as the King County Executive Horse Council, to identify the places where facilities or linkages should be developed.

Policy R-104B authorizes development of an Equestrian Community Special District Overlay (SDO) within the zoning code. The SDO would contain land use standards that encourage the continuation of equestrian uses. Implementation would be through a subarea planning process that may be initiated by interested communities. The policy also requires appointment of an advisory committee that would oversee implementation of the equestrian community special district overlay through a subarea planning process. The committee would be responsible for making recommendations on code and zoning changes, that will be included in the King County Executive's Proposed Comprehensive Plan amendments for 1999.

AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN - CHAPTER 3, RURAL LAND USE.

Page 67, delete policy R-207A as follows:

~~**R-207A King County should study areas with RA 2.5 zoning, with the exception of Vashon and Maury Islands, for their suitability to receive density transferred from other Rural areas and to subsequently be subdivided and developed at a maximum density of one home per 2.5 acres. Other Rural and Urban areas that could accommodate additional density consistent with the Growth Management Act and the Comprehensive Plan should also be included in the study. Modifications to maps, policies and regulations, and program needs should be developed by June, 1997.**~~

Effect: The policy would be deleted. Study of the RA 2.5 zone was accomplished through the completion of the TDR Receiving Areas Plan in 1997. The analysis has shown that the RA 2.5 zone is inappropriate for density higher than one home per 5 acres because of physical, environmental and public service infrastructure constraints. However, Policy R-217 is also proposed to be amended to require evaluation of opportunities for TDR receiving sites in other urban and rural areas through on-going planning efforts.

AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN - CHAPTER 3, RURAL LAND USE.

Page 69, amend policy R-217 and text as follows:

Protection of rural farm and forest districts, resource and open space lands, wildlife habitat, urban separators, regional trail or natural linkages, historic sites and proposed park sites are land management goals of both the ((~~The~~))Countywide Planning Policies (CPPs) ((~~allow~~)) and the King County ((~~to devise a transfer of density mechanism~~)) Comprehensive Plan. The CPPs and the Comprehensive Plan also encourage that new growth be directed to urban areas and centers where facilities and services exist or are planned.

The Growth Management Act encourages the use of innovative techniques for land use management. King County has a long tradition of utilizing innovations, including the call for transfers of density, to achieve land management goals such as those stated above. King County's current transfer of density code provisions limit receiving sites to unincorporated urban lands. However, Policy LU-14 of the CPPs allows for transfers from Rural properties to other Rural or Urban lands in order to retain rural resource-based uses, secure county open space land, or protect a significant natural resource.((~~to secure a substantial dedication of significant land to the King County Open Space System, provide permanent environmental protection greater than available through existing regulation, or encourage retention of resource-based uses in the Rural Area. Implementation of a density transfer mechanism consistent with the Countywide Planning Policies will need to follow implementation of the Urban Growth Area line changes in exchange for open space called for by Policy I-204.~~))

King County has studied the opportunities for and challenges to implementing a broader-scope transfer of density program. Executive staff completed the Transfer of Development Rights Receiving Areas Plan in 1997. This study reviewed RA 2.5 zoned portions of King County (excluding Vashon and Maury Islands), certain urban residential zones, other areas where Rural zoning was recently applied, and Rural Towns and Cities, as potential receiving areas for their suitability to receive density transferred from Rural-zoned lands. The study concluded that most study areas were not appropriate for density greater than one home per five acres due to physical, environmental, and public service infrastructure constraints.

However, as stated earlier, the CPPs and the Comprehensive Plan encourage new growth to be directed to urban areas and center. Furthermore, the CPPs encourage the eventual annexation or incorporation of all unincorporated urban areas. Therefore, for a transfer program to operate effectively in the long term, city participation in designating receiving areas is necessary.

The intent of Policy R-217 is to ultimately establish a more effective and focused transfer of density program. However, more effort must be undertaken to broaden the understanding, acceptance and support of such a program with the community. Therefore, the first step in

initiating that effort would be through demonstration projects that would provide a valuable foundation for instituting a permanent program.

R-217 ((~~King County will study the costs and benefits of adopting a mechanism that permits a transfer of density from Rural Farm and Forest District property to properties in the Urban Growth Area, including Rural City Urban Growth Areas, or to other Rural Area properties in order to accomplish the purposes of the Countywide Planning Policies, and will consider changes to the Zoning Code to implement this policy.~~))As an innovative means to permanently preserve lands with county-wide public benefit and to encourage higher densities in appropriate areas, King County shall continue efforts to permanently institute an effective and focused transfer of density program. As a first step in the creation of such a program, King County shall implement a pilot transfer of density mechanism and shall initiate the first demonstration project before June 30, 1999. Programs, regulations, and inter-local agreements to implement density transfers shall provide for the following elements:

A. SENDING AREAS: Lands of county-wide benefit, such as rural farm and forest districts, resource lands, open space lands, wildlife habitat, urban separators, regional trail or natural trail linkages, historic sites, and new park sites;

B. RECEIVING AREAS: RA 2.5 or RA 5 zoned lands, excluding Vashon and Maury Islands, cities with Urban Centers designated under the countywide planning policies, transit stations and park and ride lots, other county-owned residential and commercial properties, and/or other urban areas: 1) where new growth will be encouraged, and 2) where facilities and services exist or where public investments in facilities and services will be made. For receiving areas within cities, the location of receiving areas, appropriate densities, and transfer ratios shall be specifically outlined in the interlocal agreement between the city and county.

C. TRANSFER PROCESS: Portions of urban sending sites that are located within certain sensitive areas and their buffers may only transfer density credits at a discounted rate. In addition, ((~~These zoning code changes shall include~~))the following provisions for lands designated Rural Farm or Forest Districts shall be implemented in accordance with Policy R-108:

((~~a~~))1. Regardless of the zoning applied to establish a Rural Farm or Forest District, properties within its boundaries may transfer density credits to Urban Areas or to other Rural Area properties based on the zoning they had as of the effective date of ((~~this Plan if that zoning is consistent with this plan~~)) the 1994 King County Comprehensive Plan; ((~~and~~))

((b))2. If an entire ownership is not being retained as farmland or forest land through a permanent open space designation, the development potential remaining after a density transfer may be actualized through a clustered subdivision or short subdivision resulting in a permanent open space tract as large or larger than the subdivision set aside for the resource uses. In the case of lands within a Rural Forest District, this tract shall be at least 20 acres in size; and

3. Following the transfer of density from a sending site, deed restrictions documenting the transfers shall be recorded and notice placed on the title to the sending site parcel. A conservation easement shall be required and shall be documented by a map indicating the portion of the sending site permanently restricted from future development.

Effect: This amendment would provide a legislative context to the broader issues of transfer of density by outlining the goals of the Growth Management Act in encouraging innovative land use techniques, by defining the goals of both the CPPs and the King County Comprehensive Plan to permanently preserve lands with county-wide public benefit and to encourage higher densities in appropriate areas.

It also provides a historical and social context by describing the studies that have been conducted in various parts of the county and the conclusion reached in that study.

The amendment also clarifies that it is intent of Policy R-217 to ultimately establish a more effective and focused transfer of density program, to broaden the understanding, acceptance and support of such a program with the community, and to begin that effort by initiating demonstration projects that would provide valuable insights on instituting a permanent program.

AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN - CHAPTER FIVE - HOUSING

Page 89, amend policy H-209 as follows:

H-209 King County should consider use of surplus County-owned property and air rights over County-owned property for public benefits, including affordable housing and human services, and consider conveyance of surplus properties to public or non-profit housing developers and agencies at below-market cost.

Effect: Prioritizes the use of air rights for affordable housing and human services.

AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN - CHAPTER 8, FACILITIES AND SERVICES.

Page 151, amend policy F-314 as follows:

F-314 Sewer facilities such as pump stations, force mains and trunk lines that do not provide connections to the Rural Area may be located in the Rural Area only when they are identified in a King County- ((~~adopted~~)) <u>approved</u> comprehensive sewage system plan ((~~or the Utilities Technical Review Committee determines that~~))<u>and upon a finding that</u> it is technically necessary in providing service to the Urban Growth Area.

<u>Effect</u>: The amendments make one technical correction (comprehensive sewage system plans are approved, not adopted, by King County), and clarify that the King County Council, not the Utilities Technical Review Committee (UTRC), has the authority to approve sewer facilities in the Rural Area.

AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN - CHAPTER NINE - TRANSPORTATION

Page 176, amend policy T-523 as follows:

T-523 Transit Centers and park-and-ride lots should include safe and convenient access for buses, high-occupancy vehicles, pedestrians and bicycles to minimize conflicts with other traffic. King County should promote Transit Oriented Development((~~Mixed land uses should be encouraged~~)) at transit centers and park-and-ride lots to meet passenger and commuter needs, increase transit ridership and reduce vehicle trips. Park-and-ride facilities should be designed with consideration of the most efficient use of land.

Effect: This amendment emphasizes that the County should encourage transit ridership by promoting in Transit Oriented Development at Transit Centers and Park-and-Ride lots.

AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN - CHAPTER NINE - TRANSPORTATION

On page 177, amend policy T-530 as follows:

T-530 King County should work with the cities and other affected agencies to develop a regional parking strategy which is consistent with the intent of regional and local transportation plans to encourage high occupancy vehicle travel and to increase transit ridership. This strategy should include establishing minimum and maximum parking ratios.

Effect: This amendment emphasizes that increased transit ridership is another reason King County should work to develop a regional parking strategy. Additionally, it includes the establishment of minimum and maximum parking ratios as part of that strategy, as recommended in Countywide Planning Policy LU-44.

AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN - CHAPTER 13, PLANNING AND IMPLEMENTATION.

Pages 223-224, amend policy I-210 as follows:

I-210 King County shall work with the cities to identify their Potential Annexation Areas by December 31, 1998. Potential Annexation Areas shall not overlap, and shall not create islands of urban unincorporated area. Following designation of Potential Annexation Areas, King County shall work with cities to establish agreements on future annexations. The County and cities should jointly develop land use policies and consistent public improvement standards. The Potential Annexation Area Plan shall be an element of the Comprehensive Plan. This process shall include participation by tribes, governmental agencies, special purpose districts, other service providers, landowners and residents. The planning process should address, but is not limited to:

a. Determining responsibility for upgrading facilities in Potential Annexation Areas where present facilities have been identified as insufficient, and establishing a financing partnership between the County, city and other service providers to address payment of costs to build new and improve existing infrastructure;

b. Providing reciprocal notification of development proposals in the Potential Annexation Areas and opportunities to propose mitigation for adverse impacts on County, city and other service provider's facilities;

c. Giving cities, to the extent possible, the opportunity to be the designated sewer or water provider within the Potential Annexation Area, where this can be done without harm to the integrity of existing systems and without significantly increasing rates;

d. Modifying improvement standards for County roads, parks, building design and other urban standards;

e. Transferring local parks, recreation and open space sites and facilities;

f. Establishing that Potential Annexation Areas are principally for urban uses;

g. Making residential development density consistent with regional goals for promoting transit and efficient service delivery;

h. Continuing equivalent protection of County landmarks and historic resources listed on the King County Historic Resource Inventory;

i. Providing environmental protection for critical areas and designating permanent urban separators as required by Countywide Planning Policy LU-27;

j. Identifying the major service deficiencies within Service Planning Areas and establishing a schedule for resolving them within 10 years; and

1 **k. Providing for adequate amounts of affordable housing, as required by**
2 **Countywide Planning Policies FW-28 and AH-1 through AH-6.**
3 **l. Maintaining existing equestrian facilities and establishing equestrian**
4 **linkages.**

5 **Effect:** This adds the retention of equestrian facilities to list of items to be considered by
6 cities when developing interlocal agreements with King County.

AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN - CHAPTER 13, PLANNING AND IMPLEMENTATION.

Pages 226-228, delete policies I-301 and I-302 and amend preceding text as follows:

III. The Transition Period from King County's Past to Current and Future Planning Systems

A period of transition ((~~will occur~~))occurred between adoption of the 1994 Comprehensive Plan and the updating or replacing of existing community and functional plans in 1998. ((~~During this period of transition, it is necessary that the legal effect and standing of these existing plans is clear to the public and decision makers.~~))

In 1994, when the Comprehensive Plan was adopted, King County ((~~has~~))had 13 existing, adopted community plans. Under King County's pre-Growth Management Act planning system, a community plan comprised a section of the Comprehensive Plan that contained more specific policies, guidelines, and criteria to guide land use development and decisions in a local subarea of the County for a period of six to ten years. Area zoning to implement community plan policies was adopted simultaneously with adoption of a community plan.

This 1994 King County Comprehensive Plan meets all the mandatory comprehensive planning requirements of the Growth Management Act. Adoption of existing community plans into the 1994 Plan is not necessary to satisfy these requirements. By the end of 1994, the Metropolitan King County Council adopted development regulations, including zoning, to implement the 1994 Plan, as required by the Growth Management Act. Community plans include policies that support and direct zoning decisions, including area zoning and P-suffix conditions. The Growth Management Act allows comprehensive plans to include subarea plans as an optional element, but requires that such subarea plans be consistent with the comprehensive plan.((~~While existing community plans are consistent in many respects with the 1994 Plan, they will be reviewed and likely revised to be consistent with the 1994 Plan.~~))

The County has a number of adopted functional plans, which are listed in Appendix K. Functional plans address the location, design, and operation of public facilities and services, such as surface water management and sewage disposal, and service programs for other governmental activities, such as housing assistance and economic development.

The 1994 Comprehensive Plan contains a Capital Facilities Plan Element which has been written to meet the requirements of the Growth Management Act. In addition, some existing functional plans have been adopted as part of this Comprehensive Plan to meet the requirements of the Growth Management Act. These functional plans, listed in Appendix A, are consistent with the Comprehensive Plan. Other existing functional plans provide much of the framework and background for the Capital Facilities Element. They also

provide important policy direction for specific service delivery issues, and are used in some discretionary permitting decisions.

Like the existing community plans, the functional plans which were not adopted as part of this Comprehensive Plan are in many ways consistent with it, but will require review and revision to make them consistent. ((~~Unlike community plans, however,~~))It is unlikely that these other functional plans would be adopted as elements of the Comprehensive Plan once revised. Instead, these functional plans will continue to provide policy direction((~~for a variety of issues related to the Comprehensive Plan~~)).

((~~Because of the important policy support and direction that community plans and functional plans provide, it is important that they continue to have effect as adopted county policy until revised to be consistent with the 1994 Plan. Until so revised, or replaced or repealed, existing community and functional plans shall remain in effect and continue as official county policy for the areas for which they apply.~~))From 1994 to 1998, ((~~C~~))community and applicable functional plans ((~~shall act as a guide to~~))guided County decisions and actions relating to zoning and land use and development, including State Environmental Policy Act and development applications, to the extent ((~~that applicable plan policies are~~))they were consistent with and not in conflict with policies in the 1994 Plan.

In 1998, King County reviewed all community plans and found that the plans contained many policies either conflicting with or merely restating those in the 1994 Comprehensive Plan, as well as area zoning P-suffix conditions addressing issues that are now dealt with either by new Countywide regulations or rendered inapplicable by the passage of time (e.g. annexations, or completion of development review.) The policies that King County has decided to retain are now contained in Chapter 14 of this Plan. ((~~Community and f~~))Functional plans shall be in effect and shall continue to be used to make service and infrastructure decisions, to the extent that applicable plan policies are consistent with and not in conflict with 1994 Plan policies. In the case of inconsistency or conflict between existing ((~~community and~~))functional plans and the 1994 Plan, the 1994 Plan will prevail.

((~~Because of the time and effort involved in adopting or updating community and functional plans, a process that in the past has taken up to five years for a single plan, it was not possible to review and amend existing plans to make them consistent with the 1994 Comprehensive Plan. Nonetheless, to assure complete and consistent implementation of the 1994 Comprehensive Plan, the existing community plans should be revised in a timely manner and adopted as part of the 1994 Comprehensive Plan in conjunction with any amendments to the Comprehensive Plan. Within one year of adoption of this Plan, the County Executive should report to the Council with a work program to revise, replace or repeal existing community and functional plans within three years.~~))

((~~**I-301 Existing community plans shall remain in effect and continue as official County policy until reviewed and revised to be consistent with the 1994 Comprehensive Plan and adopted as elements of the Comprehensive Plan or until repealed or replaced. In the case of conflict or inconsistency between**~~

~~applicable policies in existing community plans and the 1994 Comprehensive Plan, the Comprehensive Plan shall govern.~~))

((~~I-302 The King County Executive will report to the Council by December 31, 1995 or by the time the first amendments to the Comprehensive Plan are adopted, whichever is sooner, with a work program to review and revise existing community plans and retained policies to make them consistent with the Comprehensive Plan, or to replace or repeal them, within three years of adoption of this Plan. Any such review shall include extensive citizen participation and the participation of adjacent or affected cities.~~))

Effect: No substantive effect (e.g. changed policy direction for zoning or other land use decisions) would occur. This action consists of 1) updating the text to recognize that the review that has occurred and 2) eliminating the policies that directed the review. The community plan policies that remain in effect are compiled in the new Chapter 14.

AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN - CHAPTER THIRTEEN - PLANNING AND IMPLEMENTATION

On page 229, amend policy I-404 as follows:

I-404 King County should develop incentives for the Urban Growth Area which encourage the development industry to provide a broad range of housing and business space. Incentives could include:

a. Identification of areas with infill opportunities, granting them special status and subjecting new development in these areas to more flexible standards;

b. Density bonuses for site designs which provide public benefits (for example, grid roads which connect with other developments and limit impacts on arterials)((~~, and~~));

c. Incentives which lower financial development risk, and

d. Joint development opportunities at County-owned or operated facilities, utilization of air rights on County-owned or operated facilities, and the establishment of transit-supportive design guidelines.

Effect: This amendment adds Joint Development, the use of air rights at County-owned or operated facilities, and the establishment of transit supportive guidelines to the list of incentives for encouraging development in the Urban Growth Area.

AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN - CHPATER 14, COMMUNITY PLANS.

Add a new chapter to the King County Comprehensive Plan to follow Chapter 13 and to precede the Glossary: Chapter 14 - Community Plans as follows:

Chapter Fourteen

Community Plans

Community plans are repealed as plans separate from the King County Comprehensive Plan. Some community plan policies are readopted into the Comprehensive Plan as this Chapter. These policies are now Comprehensive Plan policies that apply to specific geographic areas of King County (see community planning areas map at end of chapter). The original community plan policy number is shown at the end of each policy in parenthesis.

A. History and Legal Status of King County's Community Plans

Between 1973 and 1994 King County prepared community plans for 12 subareas of unincorporated King County. The first generation of community plans, substantially completed by 1984, were used to implement the county's 1964 Comprehensive Plan, and consisted of detailed land use policies, area zoning, and lists of capital projects (primarily roads and parks) for each planning area. The second generation of community plans, from 1985 to 1994, implemented many concepts of the 1985 King County Comprehensive Plan (for example low-density zoning for rural areas, resource lands and environmentally sensitive areas, higher urban residential densities, and development guidelines for major urban activity centers such as Kenmore) that were carried over to the 1994 King County Comprehensive Plan. See the map at the end of this chapter for the locations and boundaries of the community planning areas.

Under King County's pre-Growth Management Act (GMA) planning system, if a community plan conflicted with the Comprehensive Plan, the community plan governed. Under the GMA, the Comprehensive Plan prevails over "subarea" plans (RCW 36.70A.080.(2)). The 1994 King County Comprehensive Plan spelled out the relationship between the Comprehensive Plan and community plans and directed the county to review community plans and repeal or revise them to eliminate conflicts. The county has reviewed the community plans adopted between 1973 and 1994 and determined that, while most community plans' policies are redundant (or in a few cases in conflict with the 1994 Comprehensive Plan), some are area-specific or issue-specific and should be readopted as part of the Comprehensive Plan.

Although the community plans (except for the Vashon Town Plan, West Hill, and White Center - see Sections XIII) are no longer in effect as separately adopted plans, in many

cases the published plan documents contain valuable historical information about King County's communities and other information that provides background for the policies listed below and for the portions of the local pre-GMA area zoning that remain in effect.

B. Community Plan Policies

This section contains those community plan policies that are readopted as part of the King County Comprehensive Plan.

I. Bear Creek

The Bear Creek Community Plan became effective in February 1989, and directed most forecast growth into a concentrated area near the City of Redmond Watershed, first referred to as the "Novelty Hill Master Planned Developments." The rest of the Bear Creek Plateau was designated for a mixture of suburban and rural residential development. The 1994 King County Comprehensive Plan redesignated most of the planning area as Rural. In 1995, some of the Bear Creek Community Plan's policies relating to the Novelty Hill Master Planned Developments (MPDs) were amended by Ordinance 11954. Also, the 1994 Comprehensive Plan refers to MPDs as Urban Planned Developments (UPDs). After the 1994 Comprehensive Plan's urban designation of the UPD sites was appealed and remanded to the county, the sites in question were redesignated for Fully Contained Communities (FCCs) as defined in the Growth Management Act, as well as UPDs [See policy R-104 in Chapter 3, and policies U-201, U-210, U-211 and U-212 in Chapter 2]. The readopted policies for the most part address Novelty Hill and some area-specific transportation and trail issues.

CP-101 **To provide a range of housing opportunities and accommodate a fair share of growth in Bear Creek, the Novelty Hill subarea should be designated an urban planned development (UPD) and fully contained community (FCC). This designation will be implemented by urban planned development. (BC-3)**

CP-102 **Urban planned development will be permitted in the Novelty Hill subarea only when the following planning policies are met:**

a. To protect existing wetlands, streams and wildlife habitat, urban planned development shall be consistent with the intent of King County ordinances, King County Comprehensive Plan policies and sensitive areas regulations. The design of the proposed development shall protect and preserve existing wetlands, streams and wildlife habitat by several methods including (but not limited to) minimizing alterations to the natural drainage features, maintaining water quality, preserving storage capacity, providing undisturbed unique/outstanding wetlands and undisturbed or enhanced buffers, restricting the number of stream crossings, and minimizing erosion and sedimentation. To achieve the intent of this policy it may be

necessary to exceed the requirements of the King County wetlands guidelines.

b. A master drainage plan for the Novelty Hill subarea shall be approved by King County.

c. New development adjacent to a unique/outstanding or significant wetland should preserve or enhance the wetland and provide an undisturbed buffer around the wetland adequate to protect its natural functions. Encroachments into significant wetlands may be allowed when no feasible alternative exists and enhancements are provided to replace the lost wetland functions; and

d. Ground water recharge areas should be identified and protected to ensure that ground water resources are protected from potential pollution.

e. To ensure that the existing road system in both King County and Redmond is not adversely affected, on-site and off-site traffic impacts shall be mitigated consistent with adopted county road adequacy standards.

f. A project environmental impact statement (EIS) shall be required for all property proposed for urban planned development within the UPD development area. The project EIS shall address the full range of public services necessary to serve urban development on Novelty Hill. The EIS shall include the cost of these services, the financial responsibility of the developer(s) and affected jurisdictions, and the method of phasing development to coincide with availability of these public services.

g. Since the remainder of residential land in Bear Creek will either be recognized as existing one-acre neighborhoods or designated as rural areas, all improvements to public facilities, including but not limited to road construction and sewers, shall be financed by the UPD developers provided the impacts are the result of UPD developments or according to a fair-share formula agreed to by affected parties.

[Note: Para. h deleted in 1995 by Ordinance 11954]

i. A full range of housing densities, types and prices including housing for low-, moderate-, and medium-income groups shall be included in the UPD. The mix of single family and multifamily housing in the UPDs shall approximate the existing county housing stock mix.

j. Urban planned development shall maintain and keep open for public use identified major equestrian and hiking trails.

k. Urban planned development shall provide active recreation facilities that adequately serve the needs of future residents and employees.

l. Urban planned development shall provide a minimum of 25% open space in addition to the preservation of all surveyed wetlands.

m. **The Novelty Hill urban planned development area shall contain an urban activity center, which includes a commercial center to provide for the everyday shopping needs of the planned UPD population.**

n. **The activity center shall also contain a business park of sufficient size to provide a diversity of employment opportunities and a balance of jobs and households for the UPD area.**

o. **In order to preserve opportunities for a variety of employment types in the business park areas, retail development in freestanding buildings should be excluded. Up to 10% of gross floor area in business park buildings may be planned for retail uses, such as restaurants and business services, to serve business park employees.**

p. **Development conditions for the shopping and business park areas should encourage high quality development and site design.**

The area will revert to rural if UPD development is denied or not pursued. If the UPD area reverts to rural, the zoning shall be RA-5-P, except those areas designated natural resource protection areas shall be RA-20-P. The P-suffix for the RA-5-P areas requires site plan review for assignment of appropriate environmental conditions. The P-suffix for the RA-20-P areas shall prohibit all development within designated natural resource protection areas in order to protect the unique environmentally sensitive wetland system and its buffers. (BC-4)

[Note: Natural Resource Protection Areas are required to be mapped and designated as part of P-suffix conditions on the site, as readopted and referenced in Appendix A to Ordinance 12824.]

CP-103 **Sewer facilities necessary to serve urban planned development on Novelty Hill are planned, designed and constructed to serve only such development and are prohibited from serving nearby surrounding low-density urban and rural areas. Proposals to extend sewer service or expand urban development outside the Novelty Hill subarea are not appropriate and are inconsistent with the purpose of the King County Comprehensive Plan. (BC-5)**

CP-104 **The Novelty Hill urban planned development or fully contained community shall contain a commercial area of sufficient size to serve the future residents and employees. (BC-17)**

CP-105 **The natural drainage systems of Bear, Evans, and Patterson Creeks should be restored, maintained, and enhanced to protect water quality, preserve existing aquatic habitat, reduce public costs, and prevent environmental degradation. Public improvements and private developments should not alter natural drainage systems without mitigating measures which**

eliminate increased risk of flooding and erosion, negative impacts on water quality, and loss on aquatic or riparian habitat. (BC-32)

CP-106 An undisturbed corridor wide enough to maintain the natural biological and hydrological functions of streams should be preserved in all new development in the Bear Creek Planning Area. (BC-34)

CP-107 Bear, Evans, and Patterson Creeks and their tributaries should be protected from grazing animal access in order to: 1) reduce water quality degradation from animal wastes, 2) reduce bank collapse due to trampling, and 3) allow shading vegetation to re-establish along stream banks. (BC-35)

CP-108 Streams channeled in the Bear, Evans, and Patterson Creek drainages should not be placed in culverts unless absolutely necessary for property access. To reduce disruption to streams and their banks, bridges should be used for stream crossings, and crossings should serve several properties. When culverts are required, oversized culverts with gravel bottoms that maintain the channels' width and grade should be used. (BC-38)

CP-109 New development should rehabilitate degraded stream channels and banks in the Bear, Evans, and Patterson Creek drainages to prevent further erosion and water quality problems. Where conditions permit, the banks and channels should be restored to a natural state. (BC-39)

CP-110 Unique or significant wildlife should be identified and preserved. Development plans should identify significant wildlife habitat and should locate buildings, roads, and other features on less sensitive portions of the site. These considerations may result in a reduction in density from that otherwise allowed by zoning. (BC-40)

CP-111 The Bear and Evans Creeks' watersheds have been designated as critical areas for protection of the aquatic resources and human health. The following surface water management activities should be promoted.

a. Appropriate and reasoned changes in land use policies and regulations may be evaluated during the preparation of the Bear/Evans Creeks Basin Plan.
b. Ensure adequate field inspection of land development activities.
c. Implement a public information program to promote water resources and stream channel protection.
d. The Bear and Evans Creeks Basin Plan shall develop recommendations for water quality monitoring and recommended methods for citizen input and evaluation to assess the success of the County's policies and regulations pertaining to this planning area. (BC-41)

CP-112 **Mitigation of traffic impacts to the City of Redmond arterial system will be accomplished through the interlocal agreement process. The Avondale arterial corridor study recommendations shall be used as a basis for traffic mitigation requirements for both city and county development affecting the corridor.**

Mitigation shall preserve the operational integrity of the corridor and maintain existing local access. The primary arterial corridor between the Novelty Hill urban area and SR-520 should be located and designed to encourage transit and ride-sharing alternatives to single-occupant vehicle travel.

Transportation planning of new facilities and management of the transportation system should be coordinated with current and forecast needs of the East Sammamish and Northshore planning areas, adjacent areas of Snohomish County, and with the cities of Redmond and Kirkland, and should be a cooperative effort of the affected jurisdictions. Phasing of Bear Creek and Redmond development should be strongly linked to the provision of adequate transportation facilities and travel demand management programs. (BC-45A)

CP-113 **Widening of arterials to four or more lanes should be limited to areas within or adjacent to Redmond and corridors serving the Novelty Hill Urban Area. The remainder of Bear Creek should be served by a network of two-lane collector arterials. (BC-46)**

CP-114 **Establishment of new rights-of-way and acquisition of additional right-of-way in existing corridors should emphasize protection of natural systems and adequate buffering of existing and potential residential development. (BC-47)**

CP-115 **Road improvements in Cottage Lake, Ring Hill, Ames Lake, Union Hill, and the rural areas should incorporate design features such as grass-lined swales to minimize surface water disruption and to protect and enhance water quality. (BC-49)**

CP-116 **196th Avenue Northeast ("Red Brick Road") between Union Hill Road and Redmond-Fall City Road (SR-202) is a historic road and should be preserved by restoring its brick surface, limiting vehicular loads and speeds, and prohibiting access to commercially-zoned properties to the west. Access to these properties should be provided by other existing roads and by a new north-south road connecting Union Hill Road and 185th/187th Avenues Northeast. (BC-50)**

CP-117 **Park-and-ride and park-and-pool lots should be developed in Redmond, Cottage Lake, Ring Hill, Ames Lake, and Union Hill to provide focal points for transit and ride sharing. Park-and-pool lots should be located in rural areas along major commuting corridors such as SR-202, Redmond-Fall City Road, Novelty Hill Road, and Woodinville-Duvall Road. (BC-52)**

CP-118 **The Northwest Gas Pipeline and Puget Sound Power Line should be established as regional trails in Bear Creek to tie in with the East Sammamish planning area and to connect with the King County Tolt Pipeline Trail and the Snoqualmie Valley Trail. (BC-61)**

CP-119 **When the development of property occurs in Bear Creek, adequate rights-of-way should be provided for trail use. Trails should connect to existing and proposed schools, parks, riding stables, and recreation areas. (BC-62)**

II. East Sammamish

The East Sammamish Community Plan was adopted in December 1982. The East Sammamish Community Plan Update became effective in June 1993. Most of the planning area was designated for urban development, but important rural areas included Happy Valley, Grand Ridge and the eastern edge of the Sammamish Plateau. For the most part, the 1994 King County Comprehensive Plan reaffirmed the land use designations of the East Sammamish Community Plan Update. The major changes from the community plan occasioned by the 1994 Comprehensive Plan were replacement of the "urban reserve" approach to growth phasing with the service and finance strategy outlined in the 1994 Comprehensive Plan and designation of a portion of Grand Ridge for urban growth. Most of the readopted policies address drainage, transportation and road design.

CP-201 **For all new development, increased standards for retention/detention, water quality facilities, and monitoring shall be considered, adopted and implemented as appropriate within the areas identified in surface water management basin planning and reconnaissance study areas. (NE-1)**

CP-202 **As new roads are built and existing roads widened, special consideration shall be taken to create or retain the aesthetic character of the area through the use of vegetated buffers that utilize native vegetation. (NE-3)**

CP-203 **Control mechanisms equal to or more effective than those adopted by Ordinance 9365 limiting or removing phosphorus and other nonpoint source pollutants from water bodies should be established and implemented as special requirements in area-specific basins plans to provide added protection to streams, lakes, wetlands. The Lake Sammamish Water Quality Management Project Report and, upon their adoption, the Issaquah Creek and East Lake Sammamish Basin and Non-**

point Source Control Plan, the Pine Lake Management Plan and the Beaver Lake Management Plan recommendations should be implemented to protect water bodies from nonpoint source pollution. (NE-7)

CP-204 Development shall protect wildlife through site design and landscaping. New development within or adjacent to the wildlife habitat network should incorporate design techniques that protect and enhance wildlife habitat values. (NE-10)

CP-205 All golf course proposals shall be carefully evaluated for their impacts on surface and ground water quality, sensitive areas, and fish and wildlife resources and habitat. (NE-11)

CP-206 Water used for irrigating golf courses should come from non-potable water sources wherever possible. Use of natural surface water sources, such as streams, should be avoided due to impacts on fish and other wildlife habitat. A water conservation plan shall be submitted with golf course applications which should address measures such as the use of drought-tolerant plant species. (NE-12)

CP-207 The Patterson Creek Basin currently provides highly-productive aquatic habitat. Urban development within this basin should be conditioned to protect this resource by minimizing site disturbance, impervious surfaces and disturbances of wetlands and streams. (No Community Plan Policy Number)

CP-208 The Northwest Pipeline office and maintenance shop is an existing use and is recognized by this plan as providing a needed service to the area. This 6.5 acre site may redevelop for pipeline utility and/or school bus base uses exclusive of major maintenance functions that are compatible with the surrounding rural development and agricultural uses. Redesignation of additional properties in the immediate vicinity of Northwest Pipeline for manufacturing park uses or other urban uses shall not be permitted. (CI-13)

CP-209 New developments should be designed and constructed with an internal road system which includes a Neighborhood Collector linking with existing or planned adjacent developments, creating a complete Neighborhood Collector circulation system and such linkage should be designed to ensure safety of local streets. Through traffic on local access streets should be discouraged. (T-9)

CP-210 Metropolitan King County Government should establish Park and Ride facilities in the East Sammamish Community Planning area. Park and Ride facilities should be built along 228th Avenue and/or adjacent to I-90

and SR-202. The Park and Ride lots should be sited adjacent to and connect with existing or proposed community or neighborhood centers or within the employment center located around the intersection of E. Lake Sammamish Parkway and SE 56th Street. Establishment of a site near, but to the north of, I-90 should be high priority response to current and anticipated I-90 access problems. (T-13)

CP-211 **Consistent with the King County Open Space Plan, the County shall encourage establishment of an open space system in East Sammamish and give priority to protecting recreational, cultural and natural and sensitive areas such as shorelines, aquifer recharge areas, wildlife habitat, historic properties, archaeological sites, scenic vistas and community separators or greenbelts. The County may require lot clustering within or adjacent to open space areas; linkages between open spaces and may provide density bonuses or incentives to developers who preserve significant open space or establish trails beyond usually applied mitigation. (P-11)**

CP212 **Urban separators should be established to provide visual relief from continuous development, provide important linkages for wildlife habitat, and maintain a visual separation between distinct communities. (P-17)**

CP-213 **There are areas within the Urban Separators that are especially suitable for trail connections for recreational use by present and anticipated population. King County should develop a trail and/or parks system utilizing the preserved open space within the Urban Separators. (P-18)**

CP-214 **When the development of properties occurs in the East Sammamish planning area, public access or easements should be required to complete the development of a local trail system for those areas where existing trails have historically been used by the public, or where the King County Open Space Plan identifies proposed trail alignment for regional and local trails. The Parks Division shall review the application during the development review process. (P-23)**

III. Enumclaw

The Enumclaw Community Plan and Area Zoning were commenced in 1986-87 and adopted in June 1990. The community plan refined boundaries between the Enumclaw Plateau's Agricultural Production District and abutting Rural Areas and Forest Production District, and designated the Urban Growth Area agreed to by King County and the City of Enumclaw. The 1994 King County Comprehensive Plan reaffirmed the Enumclaw Community Plan's land use designations.

CP-301 **All development within 660 feet of the top of the Green River valley walls should be conditioned to avoid adverse impacts on the environment and risks to life and property. (EN-12)**

CP-302 **King County should work with landowners on either side of SR-410 east of the City of Enumclaw to protect the scenic qualities of this highway corridor. (EN-22)**

CP-303 **King County should work with Washington State Parks and Recreation Commission and landowners on either side of the Green River Gorge to protect the scenic qualities of the Green River Gorge conservation area. (EN-23)**

[Enumclaw's expansion area, like that of other rural cities, is shown on the King County Comprehensive Plan Land Use Map.]

CP-304 **King County should work with the City of Enumclaw to establish an agreement guiding future annexations, including but not limited to the following elements:**

a. Commitment from the City to extend and maintain public services to the area, including police, fire, transportation, sewer, water, storm water management and general government services.

b. Commitment from the City to provide a variety of residential development at an overall density for unconstrained land of at least four to eight units per acre.

c. Commitment from the City that the extension of public services to meet the needs of future residents will maintain service levels to existing City residents.

d. Commitment that the City will continue environmental protection for sensitive areas, (including but not limited to flood plains, steep slopes, wetlands, seismic and landslide hazard areas) at or above King County standards.

e. Commitment from the City to use measures to buffer or protect abutting forest or agriculture resource lands.

f. Commitment that the City will provide protection of historic sites and areas equal to the county's Historic Preservation Ordinance.

g. Commitment by King County to consult with the City on public improvement standards, such as local road standards, drainage control requirements and transportation standards that will apply to development in expansion areas.

h. Commitment by King County to notify the City of development proposals in the expansion area and to consult with the City to condition development approvals to mitigate adverse impacts on city services and to implement City plans, policies and standards.

i. **Commitment by King County to notify the City of development proposals in an impact area, which includes all lands within a one-mile radius of the expansion area, and to consult with the City where applicable to condition development approvals to mitigate adverse impacts on City services.**

j. **Agreement on which jurisdiction will have responsibility for parks, roads, storm water or other public facilities after annexation. (EN-40)**

CP-305 **Access to State park lands should be designed to minimize adverse traffic impacts on the Southeast Green Valley Road. (EN-56)**

CP-306 **Any expansion of aircraft runway or hangar capacity in the Enumclaw planning area should be concentrated on or near the existing Enumclaw airport. Existing legally approved landing strips associated with low-density residential developments, such as Evergreen Sky Ranch, shall not be expanded. (EN-60)**

CP-307 **Redevelopment of the Enumclaw landfill site should be subject to studies to assure public health and safety. If these studies determine that there is no threat to public health and safety the site's rural designation may be changed to accommodate a public use such as a park or other facility without an amendment to the King County Comprehensive Plan. (EN-71)**

IV. Federal Way

Work on the Federal Way Community Plan and/or amendments occurred from 1972 to 1975, 1977 to 1980, and 1984 to 1986. Federal Way was part of the first generation of community plans in the county, which were adopted separately from their implementing area zoning. After these experiences, the county decided to adopt both together to avoid going through essentially the same decisions twice for each community. The City of Federal Way incorporated in 1990, removing most of the planning area from the county's jurisdiction.

None of the Federal Way Community Plan or its amendments are readopted.

V. Highline

Highline has one of the longest histories of any community planning area. Between its original adoption in 1976 as the "Sea-Tac Communities Plan" and adoption of the 1994 King County Comprehensive Plan, the Highline Community Plan has been updated or amended 13 times, and has been partially or wholly replaced by plans for smaller areas within Highline (e.g., West Hill, Burien Activity Center, White Center Community Action

Plan, and Sea-Tac). The City of SeaTac incorporated in 1990, the City of Burien incorporated in 1993, and numerous portions of the planning area have been annexed by Tukwila and Des Moines. Although the planning area as a whole has grown slowly since 1970, the incorporations and annexations have resulted in a massive decrease in the unincorporated area population (down over 38 percent between 1990 and 1994).

None of the Highline Community Plan is readopted with the exception of West Hill and White Center which were adopted in 1994 as part of the Comprehensive Plan but published separately. (See Section XIII.)

VI. Newcastle

The Newcastle Community Plan commenced in 1978, and was adopted in May 1983. The final adopted plan designated three sites for master planned developments (MPDs), but stipulated that only two MPDs could occur without an update of the community plan. One MPD was approved by the county in the late 1980s. Bellevue annexed Factoria and Newport Hills in 1993, and the City of Newcastle was incorporated in 1994, so the non-city portion of the planning area's population fell 13 percent between 1990 and 1994 even though the whole planning area is forecast to grow almost 18 percent between 1994 and 2010. The planning area also includes some areas designated Rural by either the 1985 or 1994 King County Comprehensive Plans.

CP-601 King County supports the nomination of the Odd Fellows Cemetery and counterbalance right-of-way to the National and State Registers of Historic Places. (N-33)

CP-602 Limit grazing animal access to May Creek and its tributaries in order to 1) reduce water quality degradation from animal wastes, 2) reduce bank collapse due to animals' hooves, and 3) allow shading vegetation to reestablish along stream banks. (N-41)

VII. Northshore

The Northshore planning area has been one of King County's faster growing planning areas. The first "Northshore Communities Development Plan" was commenced in 1972-73 and adopted in August 1977. Almost immediately the Northshore Community Plan Revision Committee was established, and the "Revised Northshore Community Plan" was adopted in 1981.

The latest Northshore Community Plan Update was commenced in July 1988 and adopted in February 1993. During 1993, the newly incorporated City of Woodinville assumed jurisdiction within its territory. Portions of the planning area have been annexed by Bothell,

Kirkland and Redmond. Kenmore, a significant Unincorporated Activity Center, became a city in August 1998.

CP-701 **The north and east slopes of Norway Hill have an established neighborhood character and limited future development potential. They are, therefore, designated low density urban, 1 home per acre. King County recognizes that extensive steep slopes and erosive soils at the top of Norway Hill (above the 300-foot elevation mark) warrant lower residential densities. (E-10)**

CP-702 **The undeveloped area to the south of Metro's Brickyard Park and Ride lot should retain its office-only designation in recognition of its proximity to a major transportation corridor and the need for increased employment opportunity in proximity to planned high-density residential areas. (E-13)**

CP-703 **King County, Snohomish County, the City of Bothell, and the City of Woodinville should work on specific areas of mutual concern, such as the Swamp Creek and Daniels Creek drainage basins, the SR-527 transportation corridor, the proposed regional facilities of the University of Washington, and the future expansion of the City of Bothell. (E-25)**

CP-704 **Swamp Creek provides important wildlife habitat and serves as an urban separator between Kenmore and Bothell. To protect the Swamp Creek corridor, no development should be allowed in the Swamp Creek floodplain. Residential development shall be clustered away from the tributary, as defined in the area zoning. (R-7)**

CP-705 **Significant vegetation is a diminishing resource in the Northshore community. Significant vegetation contributes significantly to environmental quality, neighborhood character, and the quality of life in Northshore. All new residential development shall retain significant existing vegetation. Native vegetation should be utilized wherever possible. (R-17)**

CP-706 **New development must provide pedestrian connections to off-site facilities such as existing trails, walkways, community facilities and services, transit, schools and surrounding residential neighborhoods. Pedestrian links should be provided internally in all new residential development. Bicycle and equestrian links should be provided where possible. (R-19)**

CP-707 **King County recognizes the importance of existing mobile home parks in providing affordable housing options. Mobile home parks outside of the Woodinville and Kenmore commercial core areas are designated for mobile homes park uses, and shall be zoned appropriately.**

King County shall continue to examine the feasibility of funding and developing a replacement mobile home park in north King County for displaced mobile homes on county-owned or privately owned sites.

King County should develop interlocal agreements with the cities of Bothell, Redmond, Kirkland, Woodinville and Kenmore for joint development of replacement parks to accommodate mobile home owners if they are displaced from mobile home parks within cities. (R-21)

CP-708 The SR-522 corridor west of I-405 is recognized as being at or above Level of Service (LOS) F. Further general capacity improvements to significantly improve roadway LOS in this corridor do not appear feasible. King County recognizes that SR-522 congestion will continue and result in future LOS F conditions which exceed the adopted road adequacy standards. A final decision on SR-522 "ultimate roadway section" will be determined as part of the state's route development plan process. In the event that an "ultimate roadway section" designation (by King County, Washington State Department of Transportation (WSDOT) and cities) is made for the SR-522 corridor, new development which distributes traffic to SR-522 will be required to participate in the implementation of aggressive transit and transportation management measures including capital improvements.

The SR-202 corridor from SR-522 to NE 175th Street is anticipated to be at or over capacity with roadway improvements at land use buildout. A route development plan with ultimate roadway section should be completed by WSDOT in conjunction with King County. New development which distributes traffic to this corridor will be required to participate in aggressive transit and transportation demand management measures as described above. (T-7)

CP-709 Roadway improvements addressing the transportation needs in the Sammamish Valley from the South Woodinville bypass to northeast 124th Street should carefully preserve the rural character of the valley as indicated by this and other adopted land use plans. Incorporating roadway design characteristics, such as tree windbreaks and shoulders instead of curb and gutter, will enhance this rural atmosphere. Access from adjacent properties to the proposed Willows Road extension shall be discouraged. Where access is necessary from adjacent properties, access shall be consolidated. (T-11)

CP-710 King County should improve motorized and non-motorized transportation circulation east and west across the I-405 corridor to provide relief in the congested Totem Lake and Kingsgate areas. The County should also cooperate with other jurisdictions. (T-12)

CP-711 Transit improvements and HOV treatments on I-405 and SR-522 should be given highest priority. This may include developer contributions to these improvements as part of the development review process. (T-25)

CP-712 Transportation projects in Northshore should incorporate bicycle friendly design, utilizing a variety of design techniques appropriate to the particular project and right-of-way characteristics, including, but not limited to, bicycle lanes, wide outside travel lanes, paved shoulders, bicycle sensitive signal detectors, and appropriate signing. Existing bicycle facilities should be preserved or enhanced when general road improvements are made. Secure parking for bicycles should be provided at activity centers throughout Northshore. (T-33)

CP-713 Pedestrian and bicycle linkages are encouraged and should be planned. There should also be a link for equestrian uses from Hollywood Hill and NE 171st Street to the Sammamish River trail in the vicinity of the South Woodinville CBD bypass. (W-14)

CP-714 Protection of natural vegetation coverage at levels sufficient to moderate surface water runoff and erosion and to protect the integrity of stream channels should be required through special zoning requirements, critical drainage basin requirements, or County-wide ordinance. When revegetation is required, appropriate native vegetation should be used. (NR-4)

CP-715 Until such times as the Sammamish River Basin Plan is adopted, special attention should be given to the Reconnaissance Report #10 during the development review process. The Comprehensive Plan land use map should be amended, if analysis through the Sammamish River Basin Plan indicates a need to modify adopted land uses in order to protect water resources of the Sammamish Basin. (NR-8)

CP-716 Unique geologic conditions in Northshore have resulted in hillsides that have a high risk of large scale erosion. Increased on-site retention/detention requirements in areas drainage over steep and erosive slopes should be adopted and implemented as special zoning requirements. (NR-9)

CP-717 A community-wide trail system for pedestrians, equestrians, and bicyclists should be developed. This trail system should connect regional trails with local trails and walkways. (P-6)

CP-718 When the development of properties occurs in the Northshore Planning Area, public access or easements should be required to complete the development of a local trail system. Adequate right-of-way should be

provided for trail use. To ensure that the provision of trail corridor right-of-way does not result in a reduction in the number of permitted building lots, the area within the trail right-of-way, not otherwise credited as part of a road right-of-way dedication, should also be credited toward the lot area of any proposed development. Trails should connect to existing and proposed schools, parks, riding stables, recreation areas and neighborhoods. (P-9)

CP-719 **King County should work closely with other jurisdictions and public agencies to seek appropriate trail links between elements of the open space system including, but not limited to the Burke-Gilman trail, Sammamish River trail, and the Tolt Pipeline Trail. (P-10)**

CP-720 **Existing public access points to the Sammamish River should be maintained and additional access points acquired and developed to ensure the use of this river as trail corridor and fishing area. (P-11)**

CP-721 **King County should transfer ownership of County-owned property located north of NE 145th, south of 148th Street, west of 124th Avenue NE and east of 119th Avenue NE to the cities of Bothell and Kirkland in order to preserve it for park and open space purposes. (P-16)**

CP-722 **King County recognizes that the area on the western slope of Finn Hill requires special attention. This area consists of steep forested slopes and ravines, several Class II streams and erosion-sensitive land, and provides significant wildlife habitat and connections between other habitat areas adjacent to Lake Washington. 656 acres of this land falls within three connecting parks (St. Edward's, Big Finn Hill, and O. O. Denny), with approximately 650 additional adjacent acres of undeveloped private or state land rich in native vegetation and susceptible to erosion and landslide. Because of these unique qualities, the area has been the subject of a special study. The result of this study is a proposed 'minimum site disturbance' special district overlay. The Executive shall transmit overlay language to the Council in 1998 as an amendment to the zoning code. (No Community Plan Policy Number)**

VIII. Shoreline

The Shoreline Community Plan was commenced in March 1977 and adopted in August 1980. The new City of Shoreline commenced operating in August 1995; between Shoreline and Lake Forest Park the planning area has very little unincorporated territory left, all of which is in one or the other city's Potential Annexation Area (PAA).

All of the unincorporated share of the planning area's 2012 household growth target will be accommodated within the new City of Shoreline. Therefore, none of the Shoreline Community Plan's policies are readopted.

IX. Snoqualmie Valley

The Snoqualmie Valley Community Plan was initiated in April 1984, and adopted in August 1989. The process resulted in designation of the Snoqualmie Ridge Urban Growth Area for the City of Snoqualmie. The area was annexed by the City of Snoqualmie, and development is proceeding under an interlocal agreement as directed by the community plan. The 1994 King County Comprehensive Plan largely reaffirmed the Rural and Resource Lands land use map designations of the community plan.

CP-901 **King County, in cooperation with the Valley cities, and state and federal agencies, should conduct a study of baseline conditions and cumulative impacts of development on the Snoqualmie River's water quality, and identify methods of equitably controlling these impacts. (SQP-1 through SQP-6)**

CP-902 **Wildlife populations in the Snoqualmie Valley planning area are recognized as a regionally important resource and an important characteristic of the area's rural character. Special studies should be undertaken, in cooperation with the Washington State Department of Wildlife, to identify wildlife populations at risk due to the land uses allowed by the King County Comprehensive Plan and to develop mitigation measures to protect the continued viability of the area's wildlife populations. Should these studies indicate unmitigatable impact affecting wildlife populations due to the land uses allowed by the plan, a comprehensive plan amendment study will be undertaken to provide for the continued existence of this valuable resource. (SQP-17)**

CP-903 **Properties in erosion prone drainage basins are subject to special development conditions applied to protect the safety and property of county residents through reducing or eliminating the occurrence of gully formation and sever erosion. These conditions may include:**

- **a. A drainage control plan;**
- **b. Installation of drainage control features prior to any land clearing, vegetation removal, site grading, road construction, or utility installation; and**
- **c. Run-off control requirements. (SQP-21)**

CP-904 **King County will oppose annexations to Snoqualmie Valley cities that currently contain designated floodplain lands until interlocal agreements**

have been enacted to advance the policies and standards set forth in the Comprehensive Plan. (SQP-27)

CP-905 **A study of the Tolt and Raging rivers should be prepared which accurately establishes and maps the lateral migration of these rivers. These laterally migrating rivers and tributaries and other associated areas of flood-related erosion hazard should receive regulatory floodway designations with adequate setbacks or prohibitions on all new permanent developments where required. (SQP-28)**

CP-906 **Until such time as detailed lateral migration studies are completed and adopted, the historical location of these river channels should be identified and mapped, and adopted as interim regulatory floodways. (SQP-29)**

CP-907 **The Shoreline Environment designations of the King County Shoreline Management Program should be consistent with comprehensive plan land use map designations and zoning. King County should initiate the shoreline redesignation process consistent with K.C.C. 25.32.130. (SQP-32)**

CP-908 **Until expansion areas are annexed, zoning for the expansion areas shall be urban reserve at 5 acre densities with the exception of the existing commercial/industrial area in the SE North Bend Way expansion area, and the existing industrial area in the Snoqualmie expansion area. (SQP-57)**

[NOTE: Community plan policies SQP 58 to 61 referred to "expansion areas one and two," reflecting the Snoqualmie Community Plan's attempt to phase growth of the valley cities. These phasing approaches were embodied in the Interlocal Agreement the county signed with the City of Snoqualmie; they may be reflected in the cities' comprehensive plans. The King County Comprehensive Plan simplifies the designations into one expansion area for each city.]

CP-909 **King County will support development within the Snoqualmie Valley cities of Duvall, Carnation, Snoqualmie and North Bend and annexation and development of lands within their expansion areas, when each city demonstrates that its wastewater and storm water treatment systems for the existing and proposed city jurisdiction will not degrade the water quality of the Snoqualmie River and its tributaries. (SQP-58)**

CP-910 **King County will not support Snoqualmie Valley cities' annexations into expansion areas until each city has adopted mechanisms to reduce or eliminate flood hazards within its jurisdiction. (SQP-59)**

CP-911 **King County shall initiate an amendment to the King County Comprehensive Plan if the cumulative impact of development of the cities'**

expansion areas will reduce the quality of the Snoqualmie River and its tributaries below the current "A and AA" standards. (SQP-61)

CP-912 King County will not support any annexations by a Snoqualmie Valley city until it can be demonstrated that building permits have been approved at urban densities for development of at least one-half of the environmentally unconstrained land in all the annexations by the rural city since January 1990. Exceptions to this policy may be considered by King County subject to an interlocal agreement and where all other applicable policies herein are satisfied. (SQP-62)

CP-913 The county shall oppose an annexation by a Snoqualmie Valley city unless it lies within approved service areas as designated by comprehensive plans for water and sewer, is accompanied by all the proposed amendments-to extend water and sewer comprehensive plan, or the area is already adequately served by such utilities. (SQP-63)

CP-914 King County shall work with the City of Carnation in a public process with citizen participation to enter into an interlocal agreement to allow joint planning for a planning and service area including land northeast of Carnation. The purpose of the interlocal is to insure that further development of these lands does not materially impact the character or vitality of the city or the viability of the surrounding resource lands. Elements of the interlocal agreement shall include:

a. The agreement shall expressly recognize the City of Carnation's ability to extend by contract public water and the city shall be the preferred water purveyor within the service area, provided that densities remain at rural residential levels as identified in the King County Comprehensive Plan;
b. An arrangement for coordination on SEPA action required for development proposals within the planning area;
c. Visibility of proposed new development from the City of Carnation shall be addressed and mitigated;
d. Water quality issues shall be addressed and mitigated. (SQP-67)

CP-915 King County shall support annexation of the expansion area only when Carnation implements a long-term, non-structural program to reduce flood damages on floodplains land within its jurisdiction. (SQP-68)

CP-916 Achieving a long-term solution to flood damages within the City of Snoqualmie is one of King County's highest priorities for this planning area. (SQP-70)

CP-917 King County reaffirms its support for the spirit and intent of the Snohomish Mediated Agreement, and the recommendations of the

Snohomish River Basin Coordinating Council which led to the signing of the intergovernmental agreement for implementation. King County considers this work to be a sound basis for a long term flood damage reduction program for the City of Snoqualmie. (SQP-72)

CP-918 **King County intends to assist the City of Snoqualmie to develop a long-term solution and an implementation program which will solve flooding problems in the city. (SQP-73)**

CP-919 **If the long-term solution to flooding problems in the City of Snoqualmie is determined to have basinwide impacts, these impacts shall be reviewed by the King County flood control management plan team or its equivalent to identify any additional mitigations which may be required. If the long-term solution to flooding problems is demonstrated to not have basinwide impacts, it should be implemented as soon as possible and would not require a second, basinwide, review of impacts and mitigations. (SQP-74)**

CP-920 **King County urges a public/private resource commitment to implement a long-term solution to flooding problems in the City of Snoqualmie. (SQP-75)**

[NOTE: policies SQP 76 through 78 have been and continue to be implemented through an interlocal agreement. Most of the annexations referenced have taken place and are reflected in the expansion area boundaries for the City of Snoqualmie adopted in the King County Comprehensive Plan's Land Use Map.]

CP-921 **Until a long-term solution to preventing flood damages in the City of Snoqualmie is agreed to by King County and the City of Snoqualmie, King County will support annexations in expansion areas when consistent with all appropriate policies herein and when higher residential densities can be achieved, municipal services can be provided, and river water quality will not be degraded. (SQP-77)**

CP-922 **King County supports the continued industrial use of Weyerhaeuser's Snoqualmie Mill site and its annexation to the City of Snoqualmie. (SQP-79)**

CP-923 **King County will support annexations of land in North Bend's expansion area when higher residential densities can be achieved, municipal services can be provided, and river water quality will not be degraded. (SQP-81)**

CP-924 **Commercial and light industrial land uses are appropriate along SE North Bend Way subject to special development conditions to mitigate impacts. (SQP-82)**

[A map is included in Appendix A to Ordinance 12824 (p-suffix conversion ordinance) showing the application of p-suffix conditions to commercial and industrial properties on SE North Bend Way.]

CP-925 **Only non-retail commercial development shall be allowed in the area bounded by SE North Bend Way and the Burlington-Northern Railroad right-of-way. King County supports the existing North Bend downtown as the primary retail business area. (SQP-83)**

CP-926 **The area between Tanner and the Edgewick Interchange, south of SE 140th and north of I-90, is appropriate for non-retail commercial and light industrial land uses. Commercial and light industrial uses shall be limited to uses that do not require sewers, do not impact ground water and are related to resource-based shipping, distributing and trucking-related industrial development. (SQP-84)**

CP-927 **Land uses adjacent to the Edgewick Interchange shall be limited to highway-oriented commercial uses that do not require sewers, do not impact ground water, and serve the traveling public. (SQP-85)**

CP-928 **The area north of the Edgewick Interchange is appropriate for resource-based, shipping, distributing and trucking related industrial uses that do not require sewers and do not impact ground water. (SQP-86)**

In 1998, King County is reviewing the land use and zoning for Fall City through a subarea planning process. All of the Fall City policies in this section will be reviewed by this process.

CP-929 **Fall City is an unincorporated rural town, the boundary of which currently includes Urban Reserve (UR) zoning. The subarea plan will address land use and zoning for the entire area within the rural town designation. Fall City should have overall residential densities of four to eight dwelling units per acre and new commercial zoning when public sewers are available. Until the adoption of the subarea plan, the zoning code shall make appropriate reference to Urban Reserve zoning applied to areas in a Rural Town. (SQP 87)**

CP-930 **Within the Fall City rural town but outside the sewer local service area, development may cluster at one home per 5 acres to provide the option for higher densities in the future. When public sewers become available, property owners in the 5 acre area may rezone their properties to single family residential densities of up to eight homes per acre without an amendment to the King County Comprehensive Plan. (SQP-89)**

CP-931 **Low-density multifamily development in Fall City may occur when adequate public services are available. (SQP-90)**

CP-932 **Potential commercial areas within Fall City identified in the area zoning adopted in January 1995 may be reclassified when sewer, water, and transportation facilities are available. (SQP-91)**

CP-933 **Land uses at freeway interchanges without existing commercial or industrial development, and outside rural neighborhoods and rural cities, are designated rural residential to support development in rural neighborhoods and rural cities, and to preserve the scenic nature of the corridor. (SQP-98)**

CP-934 **New development at the Exit 22 Interchange shall not expand beyond the area designated in this plan and shall not adversely impact surrounding rural residential areas. All uses should be planned and sited to use long-term on-site waste disposal systems. (SQP-99)**

CP-935 **The existing two acres of land currently zoned for commercial use at Preston (Exit 22) is recognized, but no additional land for commercial uses is designated. (SQP-100)**

CP-936 **The presence of the Snoqualmie Tribe in the planning area has important historic and cultural significance for the Puget Sound region. The following places, recognized by the Tribe as historically, culturally and archeologically important, should be considered for inclusion in the King County historic sites survey, and designation to local and/or national register of historic places.**

The tribe recognizes the following areas as culturally significant:

- **Snoqualmie Falls**
- **The banks of the Snoqualmie River between the falls and the three forks confluence area.**
- **Fall City Indian Cemetery**
- **Banks at the confluence of Snoqualmie and Raging Rivers**
- **Banks at the confluence of Snoqualmie and Tolt Rivers**
- **Fall City Park (site of John Sanawa's Council House and the first white school)**
- **Mt. Si**
- **Granite outcropping used as a quarry between North Bend and the City of Snoqualmie on SR-202. (SQP-122)**

CP-937 **King County recognizes the spiritual, historic, cultural and recreational value of the Snoqualmie Falls. Any development adjacent to Snoqualmie Falls shall be designed and sited to protect these values. (SQP-123)**

CP-938 **Because of the spiritual significance of the area at the base of the Falls to the various tribes in the Puget Sound region, this area of the Falls should remain free of development and open for public access. (SQP-124)**

CP-939 **The community of Preston is a significant cultural and historic reminder of the planning area's roots in the logging industry. The existing land use designation shall be maintained, and new development should respect the existing character of the community. (SQP-125)**

CP-940 **King County supports efforts of the community of Preston to achieve recognition of its historical and cultural significance. Its historic character should be maintained through designation as an historic area. (SQP-126)**

CP-941 **The King County Historic Sites Survey should be updated to include additional sites identified by the Preston Heritage Committee. (SQP-127)**

CP-942 **The development of a regional railroad museum in the Snoqualmie area is encouraged to promote understanding of the regional significance of railroads in the settlement and development pattern of Washington State. (SQP-128)**

CP-943 **Existing roads in the commercial area of Fall City shall be upgraded to commercial standards. Fall City businesses should establish a road improvement district for improving vehicular circulation and pedestrian amenities. (SQP-135)**

CP-944 **King County shall put high priority on the acquisition and development of a regional trail system linking the Snoqualmie Valley planning area to other parts of the county. (SQP-143)**

CP-945 **King County supports designation of the Middle Fork of the Snoqualmie River under either the national or state Wild and Scenic River program. (SQP-151)**

CP-946 **King County supports evaluation of the North Fork of the Snoqualmie River and the main stem of the Tolt River under either the national or state Wild and Scenic River program. (SQP-152)**

X. Soos Creek

Soos Creek is one of King County's largest and fastest growing planning areas. The first Soos Creek Plateau Communities Plan (SCCP) commenced during the fall of 1975, and was adopted in November 1979. The process was controversial, partly because Soos Creek

served as a laboratory for several emerging planning concepts, including a Rural land use designation implemented with zoning limiting residential density to one home per five acres.

The Soos Creek Community Plan Update commenced in March 1988 and was adopted in December 1991. In 1995 the City of Kent initiated annexation of a very large area between it and Lake Meridian, intended to encompass most of its Potential Annexation Area (PAA) within the planning area. The cities of Maple Valley and Covington have commenced operating and assumed jurisdiction within their territories..

CP-1001 The continued viability and health of the Soos Creek planning area's stream systems and the fisheries resources dependent upon them should be assured through zoning, special zoning conditions and development regulations. The intent of policy NR-1 is to control densities along stream corridors identified by the Soos Creek Basin Plan. This policy will be implemented through the Area Zoning by placing Rural and Urban densities within 1/4 mile of significant stream systems identified as Types 1, 2, and 3 waters according to the Sensitive Areas Ordinance. (NR-1)

CP-1002 Lot coverage limitations for building shall be applied in all stream corridors in urban designated areas of the Soos Creek basin and classified R-1, urban stream protection special district overlay. Total impervious surface should not exceed 8%, and total clearing of forested vegetation should not exceed 30%. Reforestation to achieve sites that are 70% forested should be required. (NR-1A)

CP-1003 New development should rehabilitate degraded wetlands and stream channels and banks in the Soos Creek planning area's drainage's to prevent further erosion and water quality problems. These areas include, but are not limited to, May Creek, Garrison Creek, Molasses Creek and Olsen Creek. Where conditions permit, the banks and channels should be restored to a natural state. Where it has been determined that additional standards may be appropriate to control volume, these should be required for new development. (NR-3)

CP-1004 Within the Soos Creek basin, bare ground associated with clearing, grading, utility installation, building construction, and other development activity should be covered or revegetated between October 1 and March 31 each year. Earth-moving and land-clearing activity should not occur during this period within the Soos Creek basin except for regular maintenance of public facilities and public agency response to emergencies that threaten the public health, safety and welfare. Landscaping of single-family residences, existing permitted commercial forestry and mining activities and development sites with approved and constructed drainage facilities that infiltrate 100 percent of surface runoff should be exempt from these restrictions. (NR-8)

CP-1005 **For new subdivisions in the Soos Creek basin Rural Area, a minimum of 20% of the property should be retained as a separate tract of undisturbed indigenous vegetation. (NR-9)**

CP-1006 **All development within 660 feet of the top of the Cedar River Valley and the Green River Valley walls, particularly along the bluffs south and west of the Lea Hill plateau and within the Lake Heights area, should be conditioned to avoid adverse impacts on the environment and risks to life and property. (NR-14)**

CP-1007 **The Soos Creek Community Plan recognizes the importance of existing mobile home parks in providing affordable housing options. Mobile home parks in the urban areas of Soos Creek are designated for mobile home park uses, and should be zoned appropriately. King County should continue to examine the feasibility of funding and developing a replacement mobile home park in south King County for displaced mobile homes on County-owned or privately-owned sites. King County should develop intergovernmental agreements with the Cities of Renton, Kent and Auburn for joint development of replacement parks to accommodate mobile home owners if they are displaced from mobile home parks within cities. (R-23)**

CP-1008 **Significant vegetation is a diminishing resource in the Soos Creek community. Significant vegetation contributes significantly to environmental quality, neighborhood character, and the quality of life in Soos Creek. All new residential development shall retain significant existing vegetation. Native vegetation should be utilized wherever possible. (R-33)**

CP-1009 **Multifamily zoned land should not be converted to institutional and commercial/office uses within the Soos Creek Planning Area. (C-5)**

CP-1010 **Equestrian crossings of arterials should be permitted only where they do not greatly disrupt traffic. Where possible, these crossings should be combined with pedestrian and bicycle crossings. There should be no at grade equestrian crossings of SR-516, except at Lake Meridian. (T-29)**

CP-1011 **Crest Airpark is an important local facility and should continue operation at current levels of use. (F-15)**

CP-1012 **Because of noise and public safety concerns, low density, single family development should be the primary land use allowed within Crest Airpark's north flight path within 1/2 mile of the airport runway. (F-16)**

CP-1013 **All new subdivisions within 1/4 mile of Crest Airpark should include a covenant. The covenant should state that the property owner and/or resident recognize the existence of Crest Airpark, its value to the community, and the noise and public safety aspects of living in proximity to the airpark. (F-17)**

CP-1014 **The operation of SIR is expected to continue indefinitely. Any future consideration of permits for its operation should be consistent with the spirit and intent of the 1991 rules and conditions which regulate operation of the facility. (F-18)**

CP-1015 **King County should give high priority to expanding the Big Soos Creek trail by linking the City of Covington to the south and Fairwood Center to the north to the existing trail system. (P-15)**

CP-1016 **King County should give high priority to linking the Green River and Cedar River corridors. (P-16)**

CP-1017 **King County should coordinate with the City of Seattle, WSDOT, and other jurisdictions to link major elements of the open space system including the Cedar River, Lake Desire, Big Soos Creek, SR-18 and the Green River trail systems. (P-18a)**

XI. Tahoma/Raven Heights

The Tahoma/Raven Heights planning area is the second largest (149 square miles) and was the second-fastest growing community planning area during 1990-1994. The Tahoma/Raven Heights Communities Plan (T/RH) commenced in August 1979 and was adopted in October 1984. T/RH continued to apply the Growth Reserve and Rural designations and zoning that emerged during the Soos Creek planning process. The planning area is mostly unincorporated Rural or Forest Production District. In the years prior to the Growth Management Act (GMA) the City of Black Diamond completed one large annexation. A final Urban Growth Area for Black Diamond has been determined and may be adopted as part of future amendments to the 1994 King County Comprehensive Plan. The planning area has also been affected by the incorporation of the new city of Maple Valley. The city has commenced operation and assumed jurisdiction. It includes most of the Urban Growth Area in the planning area.

In response to data and recommendations emerging while the Soos Creek Basin Plan was being prepared, interim 5-acre zoning was applied to portions of the Jenkins and Covington Creek watersheds in July 1989. A T/RH Update covering about one-fifth of the planning area was initiated in March 1991, and adopted in December 1991. The area zoning was changed in some cases, but this action was based on the 1985 King County Comprehensive

Plan and applicable basin plan policies, and did not result in any changes to the 1984 T/RH policies.

CP-1101 Resource activities should be encouraged in areas where such activities are not inconsistent with a rural atmosphere. In order to ensure continued development of natural resources prior to the development of the land for other purposes, extractive industries should be allowed to locate in areas known to have deposits of minerals. Premature urban/ suburban development should not be approved which forecloses the opportunity to use the resources. (T/RH-28)

CP-1102 The demand from surrounding land uses and densities should not exceed the capacity of the area's groundwater resources nor otherwise cause deterioration of its quality. (T/RH-45)

XII. Vashon

The Vashon Community Plan commenced in the spring of 1977 and was adopted in June 1981. Due to concerns about Vashon-Maury Island's water supply, which consists of local rain-fed aquifers, a revision to the plan was set for 1986 after completion of the Vashon/Maury Island Water Resources Study. The revision process began in April 1984, and the updated Vashon Community Plan was adopted in October 1986. In addition to responding to the Water Resources Study, the plan update also implemented the 1985 King County Comprehensive Plan's designation of the entire planning area as Rural. In 1996 the Vashon Town Plan repealed or modified several of the 1986 plan's policies, and adopted new policies and area zoning to guide development in the unincorporated Rural Town of Vashon. The Vashon Town Plan was adopted as a subarea plan and therefore is part of the King County Comprehensive Plan, as provided by the Growth Management Act (GMA). The policies below are the issue- or area-specific policies retained from the 1986 plan.

CP-1201 All of Vashon is recognized in this plan as a rural area. (V-1)

CP-1202 All land use policies and regulations for Vashon shall reflect the overriding importance of the fact that the whole Island is the recharge area for a single-source aquifer. All of Vashon Island shall therefore be considered a groundwater recharge area. Within the Island, based largely on soil types, there are areas of relatively high, medium, and low susceptibility to ground water contamination. Areas deemed highly susceptible to contamination in the KCCP should receive extra protection. (V-3)

CP-1203 Home occupations should continue to be allowed in residential areas on Vashon Island. (V-27)

CP-1204 Development should be minimized and carefully managed in sensitive areas. The most fragile, hazardous or valuable areas, including areas highly susceptible to contamination, landslide hazard areas and wetlands, should remain largely undeveloped through application of a low density designation. (V-31)

CP-1205 Protect and preserve the Island's wildlife habitats. (V-33)

CP-1206 Where fish or wildlife habitat occur within a proposed short plat or subdivision, the proposal should be reviewed to ensure that the ingredients necessary for the habitat's preservation are not destroyed. Special conditions should be attached to protect the habitat, if necessary. (V-34)

CP-1207 Fish and wildlife habitats identified on Vashon Island and considered to be especially unique and valuable or of potential countywide significance should receive special attention. Where these occur within a proposed plat or subdivision, Department of Development and Environmental Services (DDES), or its successor, may require the developer to submit a special report to assess more closely the impacts of the proposal on the habitat and to recommend specific measures to protect them. (V-35)

CP-1208 Island water resources should continue to be the sole water-supply source in the future. The plan discourages importing water for domestic uses from off the Island. (V-52)

CP-1209 Land uses and development densities should be planned so that demands on the Island's groundwater resources do not exceed its capacity to provide adequate supplies without deterioration of quality. In order to achieve this, ongoing research and monitoring as recommended in the Vashon Maury Island Water Resources Study should be conducted. (V-53)

CP-1210 Protection of the groundwater aquifer is of primary importance to Vashon Island. Further water quality degradation which would interfere with or become injurious to existing or planned uses should not be allowed. (V-54)

CP-1211 To protect domestic water resource, areas deemed highly susceptible to ground water contamination and watersheds should be maintained in residential or similarly nonintensive uses at low densities. (V-57)

CP-1212 As an additional requirement for the comprehensive plans of public water systems on Vashon Island, the county shall ask that information be included assessing the ability of existing and potential water sources to meet anticipated population growth. Planned expansion of the water

system should be prohibited if the analysis reveals a risk to the adequacy of service including quality of water being provided to current users. (V-59)

CP-1213 Special consideration should be given to the impacts of new development on the Island's groundwater resources. This should apply to major developments, development in areas highly susceptible to contamination, or development near public water supplies. (V-61)

CP-1214 Park-and-Ride lot development both on the Island and at or near the ferry terminals which serve Vashon Island (Fauntleroy, Southworth, Pt. Defiance) should be encouraged. (V-67)

CP-1215 Provide a safe and efficient system of commuter and recreational routes for bicyclists, pedestrians, and equestrians. (V-69)

CP-1216 Street and highway improvements should be low-cost safety and maintenance projects wherever possible. (V-71)

CP-1217 Additional water-related parks and beaches should be acquired along the saltwater shorelines of Vashon-Maury Islands. These parks should be retained as passive, natural areas. (V-83)

CP-1218 Additional park sites should be acquired in the Island's most environmentally sensitive natural areas. These sites should be retained as passive, open space areas allowing only those uses that would be compatible with sensitive areas. (V-84)

CP-1219 A public trail system should be identified and encouraged for preservation on Vashon Island. (V-85)

CP-1220 Trails on Vashon Island should serve bicyclists, equestrian and pedestrian uses. (V-85a)

CP-1221 Trail systems at parks and on other public land should be encouraged on Vashon Island. Trails on public lands should be officially recognized and preserved. (V-85b)

CP-1222 If and when County- and State-owned land on Vashon is logged, trails should be preserved for equestrian and pedestrian use. If possible, an unlogged buffer zone should be left when logging occurs. (V-85c)

CP-1223 Voluntary dedication of trails should be encouraged when land is developed for more intensive uses. (V-85d)

CP-1224 Trails should provide multiple uses where possible, serving both recreational and commuter needs. (V-85e)

CP-1225 Trail corridors on Vashon Island should be established and designed based upon the following criteria:

1. **Connect park and open space areas;**
2. **Provide access to shoreline areas, particularly public parks;**
3. **Incorporate views and other special features of scenic, historic, or archaeological interest;**
4. **Traverse development limitation areas where not incompatible with hazard or fragile natural areas;**
5. **Follow streambanks and ravines;**
6. **Follow undeveloped rights-of-way or along side existing roads; and**
7. **Provide access to and connect schools. (V-85f)**

XIII. West Hill and White Center

The West Hill and White Center Community Plans, applying to portions of the original Highline Community Plan, were the last adopted by King County (West Hill in 1993, White Center in 1994), and as such were prepared in conformance with the Growth Management Act (GMA), and are already incorporated as part of the 1994 King County Comprehensive Plan. They will be reviewed and possibly revised as part of a future revision to this plan.

AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN - GLOSSARY.

On page 242, add the following definition to the Glossary:

Joint Development

Joint Development projects are commercial, residential, industrial or mixed use developments that are undertaken in concert with transit facilities. They may include private, non-profit and/or public/private development activities usually associated with fixed guideway (rail or busway) transit systems that are new or being modernized or extended. Joint Development projects may also be associated with bus facilities, intermodal transit facilities (e.g., bus to rail), transit malls, and Federal, State or local investments in local facilities (such as a bus terminal and tourist facility).

On page 250, between the definition for 'Sewer Availability' and 'Sewer Tightline', add the following definition to the Glossary:

Sewer, Public

Public sewers are those sewer facilities owned and operated by municipalities, such as cities and districts.

On page 252, add the following definition to the Glossary:

Transit Oriented Development

Transit Oriented Development is any public or private development which creates, preserves or enhances a pedestrian and transit supportive urban environment and results in increased transit ridership and decreased automobile trips. Transit Oriented Development is characterized by a dense mix of residential and commercial land uses and activities clustered around transit facilities.

On page 254, amend the definition for Water Availability as follows:

Water Availability

Water availability means the presence of a water source with applicable water rights <u>or claims</u> that can serve the projected demand((~~through the year 2000~~)), as shown by adopted water comprehensive plans. In the case of Urban Planned Developments, water availability is defined as 1) presence of a water source with water rights <u>or claims</u> that can serve the

projected average daily demand((~~through the year 2000~~)), 2) a firm commitment to serve an area with water, as evidenced by either a water availability certificate, utility extension agreement or a King County approved water system plan and 3) a firm financial commitment to provide water, as evidenced by either a capital improvement plan or utility extension agreement.

On page 254, amend the definition for Water Re-Use as follows:

Water ((~~Re-Use~~)) Reuse

Water ((~~re-use~~)) reuse ((~~or wastewater reclamation involves using treated wastewater in place of drinking water for commercial irrigation and industrial processes~~))is the beneficial use of wastewater, that has been treated to meet state reclaimed water standards. Various treatment processes are used to produce reclaimed water, including oxidation, coagulation, filtration, and disinfection. Some of the many beneficial uses for reclaimed water could include irrigation, augmentation of stream flows or wetland or lake water levels, street cleaning, fire fighting, dust control, ship ballast, toilet and urinal flushing, and various industrial cooling and process uses. The Washington State Departments of Health and Ecology regulate water reuse and have developed treatment standards for various classes of beneficial uses.

On page 254, delete the definition for Water Supply Availability as follows:

((~~Water Supply Availability~~))

((~~Water supply availability is the presence of a water source with applicable water rights that can serve the projected demand through the year 2000, as shown by adopted water comprehensive plans.~~))

13273

#L2.0

AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN - LAND USE MAP

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4 TO 1 PROPOSAL REVERSION – SPRING LAKE

Amend Map #20, Section 6, Township 22, Range 6 as follows:

Redesignate 23.6 acres from Urban to Rural on the following properties:

622069006 (portion)	622069057 (portion)
622069007 (portion)	622069058 (portion)
622069008 (portion)	622069060 (portion)

Amend all other KCCP and Technical Appendix maps which include the Urban Growth Area to be consistent with this change.

Effect: The Spring Lake 4 to 1 Proposal was approved by King County Council in 1995. Approval of this amendment will rescind the 4 to 1 Program designation for this property. Redesignation of 23.6 acres of land from urban to rural will result in the reversion to the rural land use that was adopted in the 1994 King County Comprehensive Plan. There will be no requirement for open space dedication or affordable housing. The following was approved by King County Council in 1995: 1) a 3.5:1 ratio, requiring 30% affordable housing units; 2) 23.6 acres re-designated from Rural to Urban land-use and R-6 zoning; and 3) the remaining 82.7 acres remained in rural designation and would be conveyed to King County as permanent open space after final plat approval. The entire property will revert back to its previous rural land use designation.

13273

#Z2.0

AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN - ZONING ATLAS

4 TO 1 PROPOSAL REVERSION – SPRING LAKE

Amend Map #20, Section 6, Township 22, Range 6 as follows:

Reclassify 23.6 acres from R-6P to RA-5P on the following properties:

622069006 (portion)	622069057 (portion)
622069007 (portion)	622069058 (portion)
622069008 (portion)	622069060 (portion)

Retain existing P-suffix conditions except for the following conditions pertaining to the 4 to 1 Proposal:

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.

Effect: The Spring Lake 4 to 1 Proposal was approved by King County Council in 1995. Approval of this amendment will rescind the 4 to 1 Program designation for this property. Reclassification of 23.6 acres of land from R-6P to RA-5P will result in a reversion to the rural zoning that was adopted to implement the 1994 King County Comprehensive Plan. There will be no requirement for open space dedication or affordable housing. The following was approved by King County Council in 1995: 1) a 3.5:1 ratio, requiring 30% affordable housing units; 2) 23.6 acres re-designated from Rural to Urban land use and R-6 zoning; and 3) the remaining 82.7 acres remained in rural designation and would be

conveyed to King County as permanent open space after final plat approval. The entire property will revert back to its previous rural zoning designation.

13273

#L3.0

AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN - LAND USE MAP

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4 TO 1 PROPOSAL REVERSION — PLUM CREEK

Amend Map #22 Section 9, Township 21, Range 6 as follows: Re-designate 48 acres from Urban to Rural on the following property:

0921069002 (portion)

Amend all other KCCP and Technical Appendix maps which include the Urban Growth Area to be consistent with this change.

Effect: The Plum Creek 4 to 1 Proposal was approved by King County Council in 1995. Approval of this amendment will rescind the 4 to 1 Program designation for this property. Re-designation of 48 acres of land from urban to rural will result in a reversion to the rural land-use and zoning that was adopted in the 1994 King County Comprehensive Plan. There will be no requirement for open space dedication.

The following was approved by King County Council in 1995:

- a 4:1 ratio;
- 48 acres re-designated from Rural to Urban land-use and R-4P zoning;
- The remaining 192 acres remained in rural designation to be conveyed to King County as permanent open space after final plat approval; and
- The following 4 to 1 P-suffix conditions (Source: 1995 King County Comprehensive Plan Amendment Package: Ordinance 12061, Amendment 4-1-G3)
  - 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.
  - 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.

- Public access to the open space shall be designed to protect the natural resources and sensitive areas within the Crisp Creek watershed.
- 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.
- Ordinance 12824 - Surface rights in mineral estate within the proposed open space must be held by King County prior to final plat approval.

13273

#Z3.0

AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN - ZONING ATLAS.

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4 TO 1 PROPOSAL REVERSION — PLUM CREEK

Amend Map #22 Section 9, Township 21, Range 6 as follows: Reclassify 48 acres from R-4P to RA-5P on the following property:

0921069002 (portion)

Amend all other KCCP and Technical Appendix maps which include the Urban Growth Area to be consistent with this change.

Retain existing P-suffix conditions except for the following conditions pertaining to the 4 to 1 Proposal:

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.

Effect: The Plum Creek 4 to 1 Proposal was approved by King County Council in 1995. Approval will rescind the 4 to 1 Program designation for this property. Reclassification of 48 acres of land from R-4P to RA-5P will revert to the rural zoning that was adopted in the

1994 King County Comprehensive Plan. There will be no requirement for open space dedication.

The King County Council approved the following in 1995:

- a 4:1 ratio;
- 48 acres re-designated from Rural to Urban land-use and R-4P zoning;
- The remaining 192 acres remained in rural designation to be conveyed to King County as permanent open space after final plat approval; and
- The following 4 to 1 P-suffix conditions (Source: 1995 King County Comprehensive Plan Amendment Package: Ordinance 12061, Amendment 4-1-G3)
    - 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.
    - 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.
    - Public access to the open space shall be designed to protect the natural resources and sensitive areas within the Crisp Creek watershed.
    - 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.

13273

#L4.0

AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN - LAND USE MAP.

Amend Map #14, Section 27, Township 23, Range 5, as follows:

Redesignate the following properties from Urban Residential, High Density to Community Business:

2723059046 (part)

Effect: The proposed Community Business designation for this parcel would recognize existing office use on the site.

13273

#L5.0

AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN - LAND USE MAP.

Amend Map #19, Sections 23, 24, 25 and 26, Township 24, Range 6, as follows:

Remove a portion of the following parcels from the Urban Growth Area and redesignate Rural:

2624069033 (portion)	2624069006 (portion)
2624069030 (portion)	2624069032 (portion)

Redesignate a portion of the following parcels from Urban Plan Development to Greenbelt/Urban Separator:

2323069115 (portion)	2424069011 (portion)
2324069124 (portion)	2424069009 (portion)
2324069125 (portion)	2424069143 (portion)
2324069123 (portion)	2323069144 (portion)
2324069122 (portion)	2524069001 (portion)
2324069007 (portion)	2624069029 (portion)
2424069008 (portion)	2524069075 (portion)
2424069010 (portion)	2424069145 (portion)
2324069121 (portion)	2324069120 (portion)

Effect: This technical amendment reconciles the UGA with the Grand Ridge annexation area boundaries and agreement specifications. It also recognizes that Grand Ridge is no longer considered an unincorporated UPD consistent with amended policy U-510. In total, 9.34 acres are removed from the UGA and redesignated Rural, and 43.97 acres are redesignated from UPD to Greenbelt/Urban Separator.

13273

#Z5.0

AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN - ZONING ATLAS.

Amend Map #19, Sections 24, 25, 26 and 28, Township 24, Range 6, as follows:

Reclassify a portion of the following parcels from Urban Reserve, UR-SO-P to RA-5-SO-P:

2624069033 (portion)	2624069006 (portion)
2624069030 (portion)	2624069032 (portion)

Reclassify a portion of the following parcels from Urban Reserve, UR-SO-P to R-1-SO-P:

2323069115 (portion)	2424069011 (portion)
2324069124 (portion)	2424069009 (portion)
2324069125 (portion)	2424069143 (portion)
2324069123 (portion)	2323069144 (portion)
2324069122 (portion)	2524069001 (portion)
2324069007 (portion)	2624069029 (portion)
2424069008 (portion)	2524069075 (portion)
2424069010 (portion)	2424069145 (portion)
2324069121 (portion)	2324069120 (portion)

The Special District Overlay and P-suffix conditions reflect the Grand Ridge Joint Agreement and shall remain in effect.

Effect: This technical amendment reclassifies 9.34 acres from the UR-SO-P to RA-5-SO-P and 43.97 acres from UR-SO-P to R-1-SO-P.

13273

L6.1

AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN - LAND USE MAP.

Amend Maps 13 and 19, Sections 25, 26, 27 and 36, Township 24, Range 5 and Sections 29 and 30, Township 24, Range 6 as follows:

Remove the following parcels from the Urban Growth Area:

2524059001	2524059003
2524059010	2524059038
2524059178	2524059182
2624059048 (S. portion)	2924069088
2924069108	2924069150
3024069003	3024069006
3024069011	3024069017
3024069025	3024069042
3624059001 (N. portion)	3624059182
2624059018	2624059048 (N. portion)
2624059055	2624059056
2624059057	2724059002
2724059048 (N. portion)	2724059078

Amend all other KCCP and Technical Appendix maps which include the Urban Growth Area to be consistent with this change.

Effect: This amendment results in the removal of 1814 acres from the Urban Growth Area with no net effect on growth capacity. The 1814 acres, which is comprised entirely of Cougar Mountain Regional Wildland Park lands and the unincorporated portion of Coal Creek Park, were not included in capacity calculations, and removal of the parks from the Urban Growth Area will not affect capacity of the Urban area. While the parks are removed from the Urban Growth Area, they will continue to be designated King County Owned Open Space/Recreation on the Land Use Map.

Note: This change was approved by the Growth Management Planning Council on May 27, 1998.

AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN - ZONING ATLAS.

Amend Maps 13 and 19, Sections 25, 26, 27 and 36, Township 24, Range 5 and Sections 29 and 30, Township 24, Range 6 as follows:

Reclassify the following parcels from R-1-P to RA-5-P:

2524059001	2524059003
2524059010	2524059038
2524059178	2524059182
2624059048 (S. portion)	2924069088
2924069108	2924069150
3024069003	3024069006
3024069011	3024069017
3024069025	3024069042
3624059001 (N. portion)	3624059182
2624059018	2624059048 (N. portion)
2624059056	2624059057
2724059048 (N. portion)	

Reclassify the following parcels from R-4 to RA-5

2524059002	2524059055
2524059078	

Effect: This amendment results in the reclassification of 1814 acres from the R-1 and R-4, one home per acre to RA-5, one home per five acres. As the land is permanently dedicated to public park use, this change has no net effect on residential development potential.

Note: This change was approved by the Growth Management Planning Council on May 27, 1998.

L-7

AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN - LAND USE MAP.

Amend the King County Land Use Map for Section 23, Township 23, Range 5 (Map #14), by redesignating the southernmost seven acres of the Neighborhood Business Center designated portion of the subject property (Aquabarn Ranch), consisting of parcel number 2323-0591-85, indicated in the attached map, from Neighborhood Business Center to Urban Residential 4-12 DU per acre.

Effect: The net effect of this change would be a reduced amount of commercial development on the site.

In the 1996 Comprehensive Plan Amendment (Ordinance 12531), the northernmost 10 acres of this parcel was changed from Urban Residential 4-12 DU per acre to Neighborhood Business Center. The subject property is approximately 33 acres in total area and currently has three land use designations: northernmost 10 acres are Neighborhood Business Center, mid-section is Urban Residential 4-12 DU per acre and the southernmost 9 acres are Urban Residential low 1 DU per acre. This amendment would reconvert the southernmost seven acres of the Neighborhood Business Center designated portion back to Urban Residential 4-12 DU per acre and would retain the northernmost three acres adjacent to the Maple Valley Highway (SR 169) as a Neighborhood Business Center designation. The parcel's southernmost nine acres would retain the existing Urban Residential Low designation. The remaining acreage would retain the existing Urban Residential 4-12 du/acre designation.

13273

Z-7

AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN - ZONING ATLAS.

Amend the King County Zoning Atlas for Section 23, Township 23, Range 5 (Map #14), by rezoning seven acres of the subject property (Aquabarn Ranch), consisting of parcel number 2323-0591-85, indicated in the attached map, from NB-PSO [Neighborhood Business with property specific development conditions (P) and a special district overlay (SO)] to R-6-PSO (Urban residential six units per acre with property specific development conditions and a special district overlay), potential R-12-PSO (potential zone of 12 urban residential units per acre with the same conditions) and add a potential R-12-PSO designation to the adjacent portion of the property that is zoned R-6-PSO. Retain all existing property specific conditions as adopted by Ordinance 12824 except as amended below.

AMENDMENT TO APPENDIX A OF ORDINANCE 12824

Delete condition SC-P19 from application to the seven acre portion identified in this amendment for R-6-PSO zoning with potential R-12-PSO and apply the amended version of SC-P19 to this seven acre area as follows:

~~((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 zoned portion and other portions of the property identified by the applicant for open space dedication((~~that has sensitive areas and associated buffers on it,~~)) in order 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 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.

Effect: Implements land use amendment L-7. The net effect of amendments L-7 and Z-7 would be a reduction in the amount of commercial use and an expansion of residential use with a potential for multifamily housing.

L-7 would convert seven acres from Neighborhood Business Center to Urban Residential 4-12 DU per acre. This amendment would zone this seven acre area R-6-PSO (six homes per acre) with potential zoning of R-12-PSO. The amendment also would add potential zoning of R-12-PSO to the adjacent portion of the property that is zoned R-6-PSO. In order to actualize the potential zone, a zone reclassification process would be required. ~~The seven acre area is adjacent to an existing R-6 area located in the center section of this parcel.~~ This amendment retains all existing property specific development conditions and special district overlays and amends one condition (SC-P19) to delete the commercial conditions from the seven acre area identified by this amendment for conversion to residential zoning.

13273

#L-8.1

AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN - LAND USE MAP.

Amend Map 32, Sections 21 and 28, Township 23, Range 8, as follows:

Redesignate the following parcels from Forestry to Rural Residential 1 du/2.5-10 acres:

2123089026 (portion)	2123089027 (portion)
2123089028 (portion)	2123089029
2123089030	2123089031
2123089032	2123089033
2123089034	2123089035
2123089036	2223089086 (portion)
2723089093 (portion)	2723089094 (portion)
2723089095 (portion)	2823089013
2823089014	2823089015
2823089016	2823089017
2823089018 (portion)	

Amend the Forest Lands Map to redesignate these parcels from Forest Production District to Rural Forest District.

Effect: This amendment redesignates 376.7 acres from Forest to Rural Residential. The 376.7 acres are added to the Rural Forest District overlay.

#Z-8.1

AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN - ZONING ATLAS.

Amend Map 32, Sections 21 and 28, Township 23, Range 8, as follows:

Reclassify the following parcels from F (Forest) to RA-10-DPA:

2123089026 (portion)	2123089027 (portion)
2123089029	2123089030
2123089031	2123089032
2123089033	2123089034
2123089035	2123089036
2823089018 (portion)	2823089013
2823089014	2823089015
2823089016	2823089017

Reclassify the following parcels from F and RA-10 to RA-10-DPA:

2723089093	2723089094
2723089095	2123089028

Reclassify the following parcels from RA-10 to RA-10-DPA:

2123089001	2123089025
2123089026	
2823089018 (portion)	

Reclassify the following parcel from RA-10 and RA-5-SO to RA-10-DPA and RA-5-SO-DPA:

2223089087 (portion)

Reclassify the following parcel from RA-2.5 to RA-2.5-DPA:

2723089026

Reclassify the following parcel from F to RA-10

2223089086 (portion)

The following DPA requirements shall apply:

To utilize the RA-10 zoning on those parcels formerly classified F, the entire 510 acre property shall be developed consistent with the Rural Forest Demonstration Project Overlay. If the property owner chooses not to develop according to the Rural Forest Demonstration Project Overlay, the property may only be developed consistent with the zoning designations in place prior to application of the DPA overlay, and by March 1, 1999, the Executive shall propose restoring the entire 510 acres area to its former land use and zoning in place prior to application of the DPA overlay.

Effect: These amend Executive Proposed Amendment Z-8.0 to correct inaccurate parcel information. The 3.7 acres proposed to be reclassified from F to RA-10 will not be subject to the provisions of the Rural Forest Demonstration Project, as they are part of a 20 acre parcel under different ownership. The remaining 16.5 acre portion of the parcel is currently zoned RA-10 and can be subdivided under existing zoning. This change does not increase the number of potential new lots, but is necessary to prevent the creation of an island of F zoning, surrounded by properties zoned RA-10.

This amendment reclassifies 375.03 acres from Forest to RA-10-DPA, 104.75 acres from RA-10 to RA-10-DPA, .52 acre from RA-5 to RA-5-DPA, 29.14 acres from RA-2.5 to RA-2.5-DPA and 3.7 acres from F to RA-10. The reclassification of 375.03 acres to RA-10 would permit the creation of up to 19 lots in addition to those that currently exist on those acres. The DPA overlay requires the subdivision of these acres to be performed in conjunction with subdivision of the surrounding 137 acres which are currently zoned RA-10, RA-5 and RA-2.5, and limits the total number of lots that may be created on all 509.44 acres to 41 and the total developed area to 82 acres. The remaining 428 acres will be maintained in a forested state with only incidental non-forest uses necessary for the residential use of the 41 lots such as for roads, utilities, access drives and storm detention. If the property owner chooses not to further subdivide pursuant to the Rural Forest Demonstration Project, the existing lots may be developed subject to approval of individual building permits, and the Executive will propose restoring the current zoning through the 1999 King County Comprehensive Plan amendment process.

Note: Proposed Ordinance 98-370 implements this amendment by creating a Rural Forest Demonstration Project Overlay and applying it to the 510 acre site addressed in this amendment. The Rural Forest Demonstration Project Overlay requires a forest management plan for the entire 510 acres to test the integration of residential development with managed forestry.

13273

L9.0

AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN - LAND USE MAP.

Amend Map # 16, Section 21, Township 21, Range 5 as follows:

Reclassify a portion of the following parcel from Auburn to Agricultural Production District:

2121059145

Effect: Following approval by the King County Boundary Review Board, approximately one acre of land would be returned to unincorporated King County and added to the Agricultural Production District.

Please Note: This amendment will not be effective until the de-annexation is approved by the Boundary Review Board and the land is within the jurisdiction of King County. Approval is expected this summer.

13273

Z9.0

AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN - ZONING ATLAS

Amend Map # 16, Section 21, Township 21, Range 5 as follows:

Reclassify a portion of the following parcel from Auburn to A-10:

2121059145

Effect: Following approval by the King County Boundary Review Board, approximately one acre of land would be returned to unincorporated King County and zoned as A-10, agricultural production, 1 unit per 10 acres.

Please Note: This amendment will not be effective until the de-annexation is approved by the Boundary Review Board and the land is within the jurisdiction of King County. Approval is expected this summer.