

ORDINANCE NO. 2169

AN ORDINANCE applying the Zoning Code, Resolution No. 25789, K.C.C. TITLE 21 to land in the eastern portion of King County known as Upper Skykomish Area and repealing Resolution No. 18801 for those same lands.

PREAMBLE: In 1964, the County adopted a new Comprehensive Plan and started adopting official zoning maps in June, 1965, under a new zoning ordinance, text of which was adopted May 15, 1963. Western King County is now regulated by the new zoning code. To reclassify Eastern King County, it was divided into seven study areas:

(1) Enumclaw, (2) Maple Valley, (3) Lower Snoqualmie, (4) North Bend, (5) Snoqualmie Pass, (6) Upper Skykomish Valley, and (7) Selleck, Kangley, Kanaskat, Palmer, Cumberland, Lester, Friday Creek and adjacent wilderness area.

The report on characteristics and issues and the Environmental Development Commission's final report for each of these study areas was developed by both the Division of Land Use Management and the Land Use Committee of the Environmental Development Commission through meetings with area residents and property owners. The zoning maps described below is the Environmental Development Commission's recommendation for zoning under Resolution 25789, K.C.C. TITLE 21 as prescribed in Section 2, Article 4 of Ordinance No. 00263 and K.C.C. 20.20.020.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Previously adopted zoning for the areas described under Section 2 herein also known as Upper Skykomish under King County Resolution No. 18801 is hereby repealed.

SECTION 2. NEW SECTION. The zoning maps attached hereto for the area described below are hereby adopted pursuant to the provisions of King County Resolution No. 25789, K.C.C. TITLE 21 and County Ordinance No. 00263, K.C.C. TITLE 20, for that portion of unincorporated King County described as follows:

UPPER SKYKOMISH AREA: Sections 1, 2 and 3; 10 through 13 inclusive, T 26N, R 10E. Less County and State Roads;

Sections 7; 15 through 23 inclusive; 25 through 29 inclusive; and 33 through 36 inclusive, T 26N, R 11E. Less County and State roads;

Sections 25 through 36 inclusive, T 26N, R 12E. Less County and State roads;

Sections 13 through 36 inclusive, T 26N, R 13E. Less County and State roads.

Also less that portion lying within Chelan County;

Section 35, T 26N, R 14E. Less County and State roads. Also less that portion lying within Chelan County.

For purposes of identification, each of the maps for the above described area is numbered. For example, E 1/2 T 20N, R 6E shall mean the East 1/2 of Township 20 North, Range 6 East, W.M.

SECTION 3. NEW SECTION. The Area Zoning Guidelines for the Upper Skykomish area are attached and hereby adopted pursuant to the provisions of Article 4, Section 2 of Ordinance No. 00263 and K.C.C. 20.20.020.

INTRODUCED AND READ for the first time this 4<sup>th</sup> day of February, 1974.

PASSED at a regular meeting of the King County Council this 23<sup>rd</sup> day of September, 1974.

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

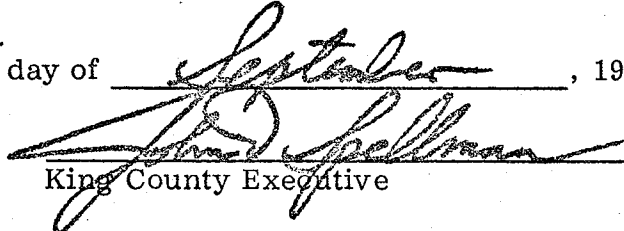
  
Chairman

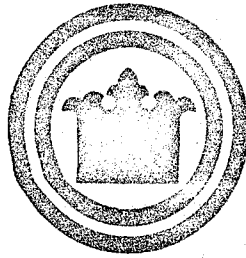
ATTEST:

THOMAS M. FORSYTHE

  
Clerk of the Council

APPROVED this 25<sup>th</sup> day of September, 1974.

  
King County Executive



LAND USE MANAGEMENT DIVISION  
EDWARD B. SAND, DIRECTOR  
W217 King County Courthouse  
Seattle, Washington 98104  
206 - 344 - 4292

RECEIVED  
SEP 19 9 56  
2169  
KING COUNTY COURTHOUSE

September 18, 1974

Mrs. Bernice Stern, Chairwoman  
Environmental Planning Committee  
King County Council  
BUILDING

Regarding: Proposed Ordinance 74-90  
Upper Skykomish Area Zoning

Dear Mrs. Stern:

The attached Zoning Maps and Area Zoning Guidelines, which are part of the proposed ordinance Sections 2 and 3 respectively, have been modified to reflect your Committee's recommendation.

We are looking forward to adoption by the Council at which time we will assume that the zoning moratorium on this area is removed.

Yours very truly,

*Edward B. Sand*  
Edward B. Sand, Director  
EBS: 01:jl  
Attachment

cc: Tom Ryan, Director

RECEIVED  
KING COUNTY COUNCIL  
DISPATCH NO. 4

AREA ZONING GUIDELINES FOR  
THE STEVENS PASS AND UPPER SKYKOMISH STUDY AREA

This document represents the adopted area zoning guidelines adopted by ordinance as prescribed in Article 4, Section 2(b) of Ordinance No. 00263 and K.C.C. 20.20.020 (b) and is the official County policy when considering reclassification requests in the area.

DEFINITIONS

1. The term "area zoning" is defined in Ordinance No. 00263 as follows:

*"SECTION 3. 'Area Zoning' as used in this ordinance is synonymous with the terms of 'rezoning or original zoning' as used in the King County Charter and means: The procedures initiated by King County which result in the adoption or amendment of zoning maps on an area-wide basis. This type of zoning is characterized by being comprehensive in nature, deals with natural homogeneous communities, distinctive geographic areas and other types of districts having unified interests within the County. Area Zoning, unlike a reclassification, usually involves many separate properties under various ownerships and utilizes several of the zoning classifications available to express the County's current land use policy in zoning map form."*

2. The precise definition of the Upper Skykomish and Stevens Pass Study Area is outlined in the attached maps. In general, it follows U.S. Highway 2, starting from the North King County Line near the unincorporated community of Baring. The boundaries of the Study Area extend north and south from the Highway to Section lines including much of the visible mountainside surrounding the valley of the South Fork of the Skykomish River. The Study Area extends eastward to Stevens Pass and the Cascade Crest which forms the boundary between King and Chelan Counties.

3. The title "Preliminary Proposed Zoning Guideline Map," designates the map which was displayed in the study area at Snoqualmie City Hall and Library on June 27, 1972.

4. The title "Proposed Zoning Guideline Map" refers to the map which has undergone further refinement by the E.D.C. Team and Planning Staff, including review of questionnaires and correspondence received during, or following showing of the map described in Paragraph 3 above.

BACKGROUND

The East County Area Zoning Program was begun early in 1972. Its purpose is to concentrate the area zoning efforts of the E.D.C. and the Department of Planning toward that portion of the County which is still regulated by the Old Zoning Code, Resolution No. 18801.

In 1964, the County adopted a Comprehensive Plan and the New Zoning Code, Resolution No. 25789, was enacted to implement that Plan. One of the provisions of this New Code was that it would replace the Old Code on an area-by-area basis as new zoning maps were prepared for adoption. The more urbanized western portion of the County has since been zoned under the New Code through the area zoning process.

The Stevens Pass and Upper Skykomish Valley Study Area was the sixth to be studied in the program, and was the sixth to be submitted to the County Council for consideration.

1. It was assumed at the outset of the East County Area Zoning Program that the application of the New Code would involve a greater degree of zoning control in the rural and mountainous areas of the County than has heretofore existed; the Old Code sought minimum control through a simple, broad residential classification.

Considerable responsibility for recommending land use policy would rest with the E.D.C. Study Teams assigned to each area. The Study Teams would be responsible for communicating with land owners and for gaining understanding of the land use problems of the area.

2. It was also assumed there would be no modifications in the text of the New Code to fit specific problems encountered during the Area Zoning Program. Exceptions were made to this general rule where code changes were already contemplated: the Flood and Slide Overzones; and the removal of quarrying and mining as an outright use in the Forestry and Recreation (F-R) Classification. This latter change has now been accomplished.

#### FINDINGS OF FACT

##### 1. The Study Process

The official tax rolls of King County were used for property owner notification within the seven study areas which comprised the East County Zoning Program. About 18,000 public notices were mailed to East King County area residents and property owners on March 8, 1972.

The official notice included a detailed letter of explanation as to why the Area Studies were being conducted, what was expected to be accomplished as a result of the studies, and the procedures to be followed. The notice included a map which outlines each study area, as well as the schedule and location of meetings and displays.

The initial E.D.C. Team meeting to review the preliminary draft of the report on the natural characteristics and zoning issues of the study area was held May 25, 1972, in the Department of Planning Office.

A preview display of the natural determinant and other maps was held from June 5th to June 8th, 1972, in the Department of Planning Office, W-217 King County Courthouse. Copies of the report on the areas's characteristics and zoning issues were also distributed at that time. The preview was designed to provide area residents with an opportunity to review the information presented by the maps and the report so that those attending the subsequent community

meeting could be well-informed. The preview was publicized and well attended.

The community meeting was held in the Skykomish High School in Skykomish on June 8, 1972. The meeting was attended by about 100 persons. The Department of Planning Staff Members made a brief presentation on the characteristics of the area, such as soil conditions, surficial geology, and existing zoning, existing land uses and structures. After the briefing, the audience was divided into four discussion groups led by E.D.C. Team Members, with technical support from Planning Staff Members.

Discussion topic notebooks were provided so participants could record comments to be returned at the end of the meeting, or mailed to the Department of Planning Office. About 20 such notebooks were returned.

Following the community meeting, the E.D.C. Team met in the Department of Planning Office on June 21, 1972, to discuss the responses from the community meeting and review the Preliminary Proposed Zoning Guideline Map developed by the Planning Staff; the map was modified and approved for display. The public display was held on June 27, 1972, in the Skykomish Town Hall and Library Building and was attended by about 50 persons during the afternoon and evening. Those viewing the display were provided with questionnaires on which to record their comment and/or requests.

On September 27, and October 2, 1972, the Study Team reviewed all the questionnaires and letters returned which involved a proposed change in the zoning plan and approved the Proposed Zoning Guideline Map for submittal to the Land Use Committee.

## 2. Supporting Documents

The following material provided much of the technical data needed to analyze the Stevens Pass and Upper Skykomish Study Area:

- Existing Land Use Map
- Existing Zoning Map
- Land Ownership Map
- Surficial Geology Map
- Generalized Vegetation Life Zones Map
- Forestry Types Map
- "Upper Skykomish Valley - A Report on Characteristics and Issues," - June, 1972.
- Preliminary Proposed Zoning Guideline Map
- Proposed Zoning Guideline Map

The King County Zoning Code, Title 21, enacted by Resolution No. 25789 established the following zone titles and abbreviations:

RS	Single-family Dwelling Classification; Three (3) Area Districts Establishing Lot Minimum Area of Fifteen Thousand (15,000); Ninety-six Hundred (9,600); and Seventy-two Hundred (7,200) square feet.
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RD-3,600	Two-family (Duplex) Dwelling Classification
RM-2,400	Medium Density Multiple Dwelling Classification
RM-1,800	High Density Multiple Dwelling Classification
RM-900	Maximum Density Multiple Dwelling Restricted Service Classification
S-E	Suburban Estate Classification
S-R	Suburban Residential Classification
A	Agricultural Classification
G	General Classification
B-N	Neighborhood Business Classification
B-C	Community Business Classification
C-G	General Commercial Classification
M-L	Light Manufacturing Classification
M-P	Manufacturing Park Classification
M-H	Heavy Manufacturing Classification
F-R	Forestry and Recreation Classification
F-P	Flood Plain Classification
Q-M	Quarrying and Mining Classification
Pot.	Areas enclosed with a heavy dashed line on the zoning map indicate potential zones as provided in Section 24.46.060 and 24.46.070.

#### ISSUES AND CONCLUSIONS

1. The community meeting was attended by permanent residents, owners of recreational cabin sites, representatives of Burlington-Northern, the Weyerhaeuser Company, U.S. Forest Service, the Mayor of the Town of Skykomish and planning officials from adjoining Snohomish and Chelan Counties. All segments of the community participating in the meeting expressed a desire to control future development in order to permanently preserve the serene forested environment of this mountain region of King County.
2. The study area encompasses 59 square miles excluding 230 acres located within the corporate limit of Skykomish. Public ownership consists of approximately 27.3 square miles of the study area. 13 square miles within the unincorporated portion of the study area are under private ownership. 18.4 square miles of timbered or logged mountainsides are owned by two corporate interests (Burlington-Northern owns 13.3 square miles and the Weyerhaeuser Company owns 5.1 square miles).
3. Property owners and area residents recognize the rugged mountain setting as an important feature of the study area. A great deal of interest in preserving the scenic integrity of the area has been expressed by participants.
4. The mountainous areas visible from the highway corridor are recognized as having scenic value of national significance by the U.S. Forest Service. Stevens Pass serves as one of the major east-west entry corridors to the Western

half of Washington. The traffic for Stevens Pass was estimated to be 1,801,200 persons in 1971 by the U.S. Forest Service.

5. Area residents and property owners expressed a great deal of concern regarding the potential development of campgrounds, as evidenced by legal action relating to Zoning Case No. 109-71-ZA. Compatibility, specific design standards, campsite density, sanitary code standards, and the question of need for additional campsite development are among the concerns of area property owners.

6. Many property owners within the corridor (the lower elevation of the Upper Skykomish Valley adjacent to U.S. Highway #2 and the Skykomish River), indicate a strong desire to encourage additional residential zoning and felt this could be accomplished without adversely affecting the scenic qualities of the area.

7. Concern regarding the probability of further mining and quarrying operations within the study area was discussed. Most participants desired to have requests for mining and quarrying operations evaluated at public hearings on a case-by-case basis.

8. Avalanches, slides, high erosion and runoff hazards limit the amount of land safe for use in portions of the study area. Prior to any development, it shall be determined if the site proposed is safe from such hazards.

#### ZONING ISSUES AND CONCLUSIONS

1. The Forestry and Recreation Classification was found to be appropriate for the majority of the study area that is relatively isolated, where timber production is the predominant land use along with compatible recreation uses and large ownerships prevail.

The F-R Classification will provide the King County Assessor with a basis for establishing timber production and compatible recreational uses as the highest and best land uses. The use of the F-R Zone Classification will assist in maintaining the forest environment which area residents wish to protect from encroachment by commercial or non-forest oriented land uses.

2. The Suburban Residential Classification was considered appropriate for existing development in Baring, the plat of Riverbend Park, Grotto, Skykomish, Timberland Village, Tonga and Scenic as well as immediately adjacent areas. U.S. Highway #2, located nearby, provides good access to these areas as well as to the commercial and recreational area located at the Stevens Pass Summit.

3. The General (Potential Suburban-Residential) Classification was considered appropriate for those areas where expansion of residential land uses would be in compliance with the Comprehensive Plan.

The G Classification is a low-density holding zone and is used for areas having long-range potential for urban density residential development.



4. The General Zone was considered appropriate in areas which have not yet been subject to intensive urban development, thus preventing the premature establishment of urban land uses in these areas without proper and sufficient roads, utilities and government services. A further purpose of this classification is to prevent the establishment of uses which later may be incompatible in areas best suited for other uses (24.24.010, King County Code).
5. The Maximum Density Multiple Dwelling Restricted Service Classification is proposed in recognition of an existing non-conforming motel located adjacent to U.S. Highway #2; however, any expansion of the zone should be in compliance with the Comprehensive Plan policies.
6. The Business Community Classification is proposed to recognize existing business uses. Undeveloped land zoned for business was not proposed for B-C zoning.

CONSIDERATION OF ALTERNATIVES AND PROPOSED AREA ZONING GUIDELINES

Questionnaires returned following community meetings and displays were considered in Committee discussion of alternatives to the guidelines. On September 27, and October 2, 1972, the Study Team considered community responses and advice from the staff in preparing Proposed Area Zoning Guidelines. Issues specifically considered were the following:

ISSUE A RE-EXAMINATION OF THE PROPOSED GENERAL (POTENTIAL SUBURBAN-RESIDENTIAL) AND FORESTRY-RECREATION ZONE IN THE VICINITY OF GROTTO, WASHINGTON, AS AN INDUSTRIAL CENTER.

<u>File Code</u>	<u>Name</u>	<u>Request</u>
I-1	Ideal Cement Company Denver National Building Denver, Colorado 80202	M-H (423 acres)

CONCLUSION

The proposed General (Potential Suburban-Residential) and Forestry-Recreation Classifications should be retained as shown on the Preliminary Proposed Zoning Guideline Map except a portion of the Northwest 1/4, Section 20, Township 26N, Range 11, EWM lying north of the Skykomish River and southwesterly of U.S. Highway #2 consisting of less than approximately thirteen (13) acres which is proposed as a General Zone.

(A legal description will be furnished for the subsequent preparation of the zoning maps for County Council approval).

REASONS

1. *The Comprehensive Plan policy C-1 states:  
"Space for industries should be reasonably scaled to the demonstrated demand and need. In the King County urban area outside of Seattle in 1960, land in industrial use averaged 9.1 acres per 1,000 population."*

COMMENT: The 1970 population in this study area was slightly over 500 persons which fails to indicate a need for a heavy industrial zone of this magnitude at this time.

There is no longer industrial activity on the site; however, there is a need for an expanded employment base which could be provided through commercial or industrial use of the land. Any future commercial or industrial development at this site shall be developed as a Planned Unit Development to assure compatibility with the environment. Any proposal must meet the criteria of the Comprehensive Plan.

2. The proponents have not presented a plan for a specific industrial use.

ISSUE B RE-EXAMINATION OF THE PROPOSED FORESTRY-RECREATION ZONE WHERE QUARRYING AND MINING ZONING WAS REQUESTED

<u>File Code</u>	<u>Name</u>	<u>Request</u>
I-1	Ideal Cement Company Denver National Building Denver, Colorado 80202	Q-M
T-1	Robert W. Taylor 11025 Eighth Avenue South Seattle, Washington 98168	Q-M
A-1	Mr. & Mrs. Rupert C. Arguelles Timber Lane Village Skykomish, Washington	Opposed to Q-M
A-3	John Accetturo Lot 57 Timber Lane Village o Skykomish, Washington	Opposed to Q-M
B-1	Marylin P. Ballingi 419 Sixth South Edmonds, Washington 98020	Same
B-2	Robert O. Bennett, Sr. Address Unknown	Same
C-1	Mrs. Annabelle Crow 348 Sunset Edmonds, Washington 98020	Same
C-2	Terry M. Crump 18902 - 94th West Edmonds, Washington 98020	Opposed to Q-M

C-3	Patrick A. Casey 615 - 18th East Seattle, Washington 98102	Opposed to Q-M
C-4	Johnul Crump Same 18902 - 94th West Edmonds, Washington 98020	Same
D-1	Douglas L. Drugge 1610 California Avenue S.W. Seattle, Washington 98116	Same
D-2	G. H. Drumheller, M.D. 1515 Pacific Avenue Everett, Washington 98201	Same
E-1	Alfred I. Easten Address Unknown	Same
F-1	J. E. Flynn Address Unknown	Same
F-2	William J. Franklin Address Unknown	Same
H-1	Henry W. Haigh 18982 Marine View Drive S.W. Seattle, Washington 98166	Same
K-1	William A. Kelly, M.D. 17840 - 49th Place N.E. Seattle, Washington 98155	Same
K-2	John T. Killingsworth 311 - 137th Street S.W. Everett, Washington 98204	Same
K-3	A. N. Korslund Box 328 Skykomish, Washington 98288	Same
K-4	Richard A. Klein 4741 Somerset Drive S.E. Bellevue, Washington 98006	Same
M-1	Mr. and Mrs. L. E. Moldenhour 7038 Dibble Avenue Northwest Seattle, Washington 98117	Same
M-2	Mrs. Lester R. Murphy 3230 Bau Lake Drive Seattle, Washington 98188	Same
C-4	Max D. Moore 8030 - 215th Southwest Edmonds, Washington 98020	Same
N-1	Walter E. Nightingale Address Unknown	Same
N-2	McDowell Norwood Address Unknown	Same

N-3	Kenneth E. Nielsen Address Unknown	Opposed to Q-M
N-4	Katheryn C. Wilson 208 Carlson Building Bellevue, Washington 98004	Same
O-2	Donald A. Olson 16209 Northeast Third Bellevue, Washington 98008	Same
O-3	Felix A. Ortman Address Unknown	Same
P-1	James B. Page 3832 Northeast 87th Seattle, Washington 98115	Same
P-2	Eric Phillips 1029 Northeast 96th Seattle, Washington	Same
P-3	Frank Pasquale 6416 Northeast 181st Seattle, Washington 98155	Same
R-1	D. M. Rodney 4351 - 150th Southeast Bellevue, Washington 98006	Same
S-3	Melvin Smithson 1610 California Avenue S.W. Seattle, Washington 98116	Same
S-4	Paul C. Sorenson Address Unknown	Same
S-5	Elvis T. Swisher Route 3, Box 353-F Moses Lake, Washington 98837	Same
S-7	Claradell G. Shedd 16429 Northeast 18th Bellevue, Washington 98008	Same
S-8	H. L. Shedd 75815 Northeast 123rd Skykomish, Washington 98288	Same
S-9	Paul H. Spencer 2970 Southwest Avalon Seattle, Washington 98126	Same
T-2	Mrs. Doris Temple P. O. Box 322 Grotto, Washington 98254	Same
W-1	Robert E. Wright 10054 Northeast 33rd Bellevue, Washington 98004	Same

W-6	A. W. Walsh P. O. Box 127 Baring, Washington 98224	Opposed to Q-M
W-7	William Webber 9416 California Avenue S. W. Seattle, Washington 98116	Same

CONCLUSION

Areas either previously mined or currently in operation and adjacent land known to have mineral deposits located in Section 13, Township 26, Range 10 EWM, Sections 18 and 19, Township 26, Range 11 EWM, and the west 500 feet of the south 700 feet of Government Lot 3, Section 27, Township 26 North, Range 11 EWM, lying southerly of Primary State Highway #15, be classified Forest-Recreation (Potential Quarrying-Mining).

STATEMENT: The consensus of the several Study Teams is that the form or contour of the land has a degree of intrinsic public value; further that the landscape in which a parcel of land is located constitutes an integral part of its value. The implications are so broad however, that the members are not prepared to offer policy recommendations on the concept at this time.

The Study Teams recognize the apprehension felt by residents of areas in which mineral resources are located; they are understandably concerned over the environmental impact of quarrying, mining, and processing operations and the alteration of natural land forms.

However, in the judgment of the Study Teams there is limited basis for denying utilization of such natural resources. On the contrary, the INTERIM STATEMENT OF POLICY ON MINERAL RESOURCES, adopted by the King County Council upon recommendation of the E.D.C., Item No. 2 states: "...recognize the irreplaceable nature of mineral resources, their value to the public, as consumers, the desire of land owners to utilize mineral deposits; and economic contribution of the extractive industries."

REASON

Q-M Zoning has been applied in the County on land known to have large deposits of mineral resources.

COMMENT: The use of Q-M Zoning accomplishes two goals:  
(a) It recognizes a long-term use as opposed to the short-term uses allowed under the Unclassified Use Permit.  
(b) It identifies the probable locations of quarrying and mining operations to future residents of an area.

The Potential Q-M Zone proposed by the Study Team provides an additional safeguard not ordinarily part of the Q-M Classification. That is, the developers are required to submit their Q-M request as a Planned Unit Development. Through the P.U.D. hearing process, any approval can be based on detailed plans of the applicants, and additional conditions and restrictions on the proposed use can be imposed by the Hearing Examiner and King County Council.

W-1	Robert E. Wright 10054 Northeast 33rd Bellevue, Washington 98004	RS-9600
W-2	Weyerhaeuser Company Tacoma, Washington 98401	Same
W-3	Robert E. Wright 10054 Northeast 33rd Bellevue, Washington 98004	Same
W-4	Washington St. Dept. of Hiways 6431 Corson Avenue South Seattle, Washington 98108	Same
W-5	Lowell Wakefield Port Wakefield, Alaska 98550	Same
W-6	A. W. Walsh P. O. Box 127 Baring, Washington 98224	Same
W-7	William Webber 9416 California Avenue S.W. Seattle, Washington 98136	Same
N/N-3	13727 Northeast 74th Baring, Washington 98052	Same

#### CONCLUSION

The Preliminary Proposed Zoning Guideline Map be modified to specify the Suburban-Residential Classifications for all the portions of Section 25, Township 26, Range 11 EWM, lying south of the Skykomish River and north of U.S. Highway #2.

#### REASONS

1. Re-evaluation of correspondence, questionnaires returned by interested parties, and review of property-line maps indicate the assignment of the Suburban-Residential Zone is appropriate. A review of the Assessor's Map for Section 25, Township 26, Range 11 EWM, indicates a number of cabins and recreation lots existing at the present time.
2. The modified Suburban-Residential boundary is consistent with the existing land use pattern and would be compatible with the proposed S-R Zone for area which adjoins Section 25, Township 26, Range 11 EWM.

ISSUE D. RE-EXAMINATION OF THE FORESTRY-RECREATION CLASSIFICATION PROPOSED FOR THE STUDY AREA TO RE-EVALUATE COMMERCIAL ENTERPRISE PERMITTED UNDER FORESTRY-RECREATION CLASSIFICATION (i.e., commercial campground, logging, etc.)

<u>File</u> <u>Code</u>	<u>Name</u>	<u>Request</u>
A-1	Rupert C. and Felicia Arguelles Timberlane Village Skykomish, Washington	All Entries Opposed to Commercial Enterprise

ISSUE C. RE-EXAMINATION OF THE PROPOSED FORESTRY-  
RECREATION AND GENERAL (POTENTIAL SUBURBAN-  
RESIDENTIAL) ZONES LOCATED IN SECTION 25, TOWNSHIP  
26, RANGE 11 EWM.

<u>File Code</u>	<u>Name</u>	<u>Request</u>
A-2	Kathleen A. Althouse and Margaret A. Smith 1017 West Nickerson Seattle, Washington 98119	RS-9600
A-4	Patricia J. Ackerman 3222 Fuhrman Avenue East Seattle, Washington 98102	Same
A-7	Kenneth D. Abel 2325 Hobart Avenue S.W. Seattle, Washington 98116	Same
D-3	Gail D. Dunagin 3222 Fuhrman Avenue East Seattle, Washington 98102	Same
J-1	Donna M. Jensen 14247 - 29th South Seattle, Washington 98168	Same
M-3	Robert C. Marolo 2207 Fairview Avenue East Seattle, Washington 98122	Same
M-4	Sandra L. Mandelar 4351 - 150th Southeast Bellevue, Washington 98006	Same
M-5	Carol Susan McCourt 14247 - 29th South Seattle, Washington 98168	Same
R-1	D. M. Rodney 4351 - 150th Southeast Bellevue, Washington 98005	Same
S-1	Margaret A. Smith 1017 West Nickerson Seattle, Washington 98119	Same
S-2	Margaret A. Smith and Kathleen A Althouse 1017 West Nickerson Seattle, Washington 98119	Same
T-1	Robert W. Taylor 11025 - 8th Avenue South Bellevue, Washington 98168	Same
T-2	Mrs. Doris Temple P. O. Box 322 Grotto, Washington 98254	Same

A-3	John Accetturo Lot 57, Timberlane Village Skykomish, Washington	All Entries Opposed to Commercial Enterprise
A-7	Kenneth D. Abel 2325 Hobart Avenue S.W. Seattle, Washington 98116	
B-2	Robert O. Bennett, Sr. Address Unknown	
B-1	Marylin P. Ballingi 419 Sixth South Edmonds, Washington 98020	
C-1	Mrs. Annabelle Crow 348 Sunset Edmonds, Washington 98020	
C-2	Terry M. Crump 18902 - 94th West Edmonds, Washington 98020	
C-3	Patrick A. Casey 615 - 18th Avenue East Seattle, Washington 98102	
C-4	Johnul Crump 18902 - 94th West Edmonds, Washington 98020	
D-1	Douglas L. Drugge 1610 California S.W. Seattle, Washington 98116	
D-2	G. H. Drumheller, M.D. 1515 Pacific Avenue Everett, Washington 98201	
E-1	Alfred I. Easten Address Unknown	
F-1	J. E. Flynn Address Unknown	
F-2	William J. Franklin Address Unknown	
H-1	Henry S. Haigh 18982 Marine View Dr. S.W. Seattle, Washington 98166	
K-1	William A. Kelly, M.D. 17840 - 49th Place N.E. Seattle, Washington 98155	
K-2	John T. Killingsworth 311 - 137th Street S.W. Everett, Washington 98204	
K-3	A. N. Korslund Box 328 Skykomish, Washington 98288	



K-4	Richard A. Klein 4741 Somerset Drive S.E. Bellevue, Washington 98006	All Entries Opposed to Commercial Enterprise
M-1	Mr. and Mrs. Lewis Moldenhour 7038 Dibble Avenue Northeast Seattle, Washington 98177	
M-2	Mrs. Lester R. Murphy 3230 Bau Lake Drive Seattle, Washington 98188	
M-6	Max D. Moore 8030 - 215th Southwest Edmonds, Washington 98020	
N-1	Walter E. Nightingale Address Unknown	
N-2	McDowell Norwood Address Unknown	
N-3	Kenneth E. Nielsen Address Unknown	
N-4	Katheryn C. Wilson 208 Carlson Building Bellevue, Washington 98004	
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P-2	Eric Phillips 1029 Northeast 96th Seattle, Washington 98105	
P-3	Frank Pasquale 6416 Northeast 181st Seattle, Washington 98155	
S-3	Melvin Smithson 1610 California Avenue S.W. Seattle, Washington 98116	
S-4	Paul C. Sorenson Address Unknown	
S-5	Elvis T. Swisher Route 3, Box 353-F Moses Lake, Washington 98837	
S-8	Mr. H. L. Shedd 75815 Northeast 123rd Skykomish, Washington 98288	

S-9	Paul H. Spencer 2970 Southwest Avalon Seattle, Washington 98126	All Entries Opposed to Commercial Enterprise
T-2	Mrs. Doris Temple P.O. Box 322 Grotto, Washington 98254	
W-1	Robert E. Wright 10054 Northeast 33rd Bellevue, Washington 98004	
W-6	A. W. Walsh P. O. Box 127 Baring, Washington 98224	
W-7	William Webber 9416 California Southwest Seattle, Washington. 98136	

### CONCLUSION

A need for modification of the F-R Classification to deal specifically with development of campgrounds has been identified as a result of the area study process as an issue to be explored after the adoption of the Area Zoning Maps.

In the judgment of the Land Use Committee the Zoning Code should be amended to allow Planned Unit Developments and year-round residences in the Forestry-Recreation Classification, and to regulate and define campgrounds and resorts. Action on this conclusion should be initiated as a priority project, but is not meant to be a condition to final action on the Upper Skykomish Valley and Stevens Pass Study Area.

The F-R Classification as shown on the Preliminary Proposed Zoning Guideline Map should be retained (except for the modification of Section 25, Township 26, Range 11 EWM - see Issue C).

### LAND USE ISSUES REQUIRING FURTHER STUDY

In the course of area rezones in eastern portions of King County, special problems became increasingly apparent; therefore, it is recommended that the following studies be undertaken:

1. Wilderness and Mountain Pass Area Study - A comprehensive study of land use policies in wilderness and mountain pass areas should be undertaken, preferably in conjunction with representatives of adjacent counties, federal and state agencies and the private sector having interest in these areas.
2. Highway Use Classification - Consideration should be given to the need for highway-user services and facilities on state and interstate highways. Present land use classifications and Comprehensive Plan policies which include such highway oriented uses also permit a wide range

of activities not necessarily needed or desirable along such transportation corridors.

3. Land Uses in Forestry-Recreation Classification - The Forest-Recreation Classification is essentially a forest industry land use zone. Other uses have been permitted on the assumption that they were compatible with the primary use and with adjacent land use zones. Recent trends have demonstrated such uses are not inherently compatible; therefore, study should be given to all such uses and techniques such as the Planned Unit Development including campgrounds (membership and rental, lease, et al), resorts, hunting and shooting clubs, cabins, and similar recreational uses as well as the diverse industrial uses appropriate to a timber production classification.

4. Combined Business and Residential Use of Land - Resident business owners in the small eastern communities demonstrated a need for further consideration of land use classifications which permit caretaker residences within various business zones.

5. Future Freeway Interchanges - A comprehensive study should be initiated to review and discuss the appropriateness of business zoning at interchanges in the mountain pass areas. The timing of this study should be determined when the interchanges are firmly located, designed, and needed rights-of-way acquired.

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ADOPTED BY THE ENVIRONMENTAL DEVELOPMENT  
COMMISSION AND RECOMMENDED TO THE KING  
COUNTY EXECUTIVE, COUNCIL AND DEPARTMENT  
OF PLANNING, OCTOBER 26, 1972

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