

ORDINANCE NO. 6532

1 AN ORDINANCE relating to Planning;  
2 amending the Revised Northshore  
3 Community Plan; Amending Ordinance  
4 No. 6274, Section 1, Ordinance No.  
5 5534, Section 1, Ordinance 3325,  
6 Section 2 and K.C.C. 20.12.210.

7 PREAMBLE:

8 For the purpose of effective area-wide planning and  
9 regulation, the King County Council makes the following  
10 legislative findings:

11 (1) The Revised Northshore Community Plan, adopted June  
12 22, 1981 by Ordinance 5534, augments and amplifies the King  
13 County Comprehensive Plan.

14 (2) King County has studied a portion of the Revised  
15 Northshore Community Plan and determined the need to amend  
16 the plan pursuant to K.C.C. 20.12.050 - 20.12.080.

17 (3) Inequities created by past decisions in the area are  
18 an issue of current concern to King County that can be  
19 corrected by a plan amendment.

20 (4) A Declaration of Non-significance was filed by the  
21 Planning Division on September 1, 1983.

22 (5) This amendment of the Northshore Community Plan will  
23 provide for the coordination and regulation of public and  
24 private development and bears a substantial relationship  
25 to, and is necessary for the public health, safety and  
26 general welfare of King County and its' citizens.

27 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

28 SECTION 1. Ordinance 3325, Section 2, Ordinance 5534,

29 Section 1 and K.C.C. 20.12.210 are hereby amended to read as  
30 follows:

31 A. The Northshore Community Plan, attached to Ordinance  
32 3325 as Appendix A, is adopted as an augmentation of the  
33 Comprehensive Plan for King County, and as such constitutes  
official county policy for the geographic area defined therein.

B. The Northshore Community Plan Revision, attached to  
Ordinance 5534 as Appendix A, is adopted as an amplification to  
the Comprehensive Plan for King County. Where there are  
differences between these two documents the Northshore Community  
Plan Revision governs.

1 C. The Northshore Community Plan Area Zoning, attached to  
2 Ordinance 5534 as Appendix B, is adopted as the official zoning  
3 control for that portion of unincorporated King County defined  
4 therein.

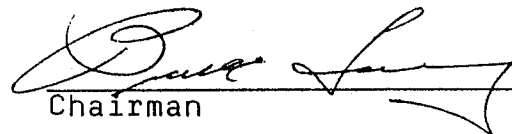
5 D. A Northshore Community Plan amendment, attached to  
6 Ordinance 6274 as Appendix A, is adopted as an amplification of  
7 the Comprehensive Plan for King County.

8 E. A Northshore Community Plan amendment attached to  
9 Ordinance 6532 as Appendix A, is adopted as an  
10 amplification of the Comprehensive Plan for King County.


11 INTRODUCED AND READ for the first time this 15th day  
12 of August, 1983.

13 PASSED this 19th day of September, 1983.

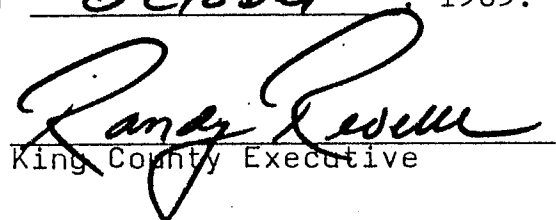
16 KING COUNTY COUNCIL  
17 KING COUNTY, WASHINGTON

18   
19 Chairman

21 ATTEST:

22  
23  
24   
Clerk of the Council

25 APPROVED this 3rd day of October 1983.

26  
27   
28 King County Executive



**King County Executive**  
Randy Revelle

**Department of Planning and Community Development**  
Holly Miller, *Director*

June 8, 1983

**NORTHSHORE COMMUNITY PLAN REVISION STUDY**  
Northeast 132nd Street

This study was prepared as required by the King County Code (20.12.050 - 20.12.080), to determine the need to amend the Revised Northshore Community Plan. The study was initiated by two contiguous rezone requests from SR(7200)-P to RD-3600 (Building and Land Development Division File No's. 124-82-R and 125-82-R). Both requests are inconsistent with the Northshore Community Plan.

The Building and Land Development Division's final recommendation to the Zoning and Subdivision Examiner was to deny both rezones. The Examiner recommended approval of both rezones even though they are inconsistent with the Northshore Plan.

Northshore Community Plan

The Northshore Community Plan was adopted by the King County Council in August, 1977 (K.C. Ordinance 3325). The Plan designation for these properties was 4 homes per acre. No area zoning was done to accompany the plan, so the properties retained their Suburban Residential (SR) zoning.

The Revised Northshore Community Plan was adopted in June, 1981 (K.C. Ordinance 5534) and designated the properties Single Family, 4-6 units per acre (See Figure 1). The Area Zoning adopted at the same time changed the zoning from SR to SR(7200)-P. The P-suffix refers to development conditions outlined in the following plan policy:






Juanita 10:

Juanita Creek and its tributaries should be left in or returned to as near a natural state as possible. It should be relocated when such an action will provide an opportunity to protect and recreate a "natural" environment and help assure the health and welfare of the stream.

Storm water surcharges in Juanita Creek and its tributaries should be dealt with through the use of holding ponds rather than piping or dredging to increase capacity. This is particularly important in reference to the drainage course of tributary water from the Kingsgate area and the stream lying between NE 124th and NE 132nd Street, west of I-405.

FIGURE 1

REVISED NORTHSORE COMMUNITY PLAN



- |  |                                 |   |                       |
|--|---------------------------------|---|-----------------------|
|   | Single Family, 4-6 Units/Acre   |  | Neighborhood Business |
|   | Low Density Multi-Family/Duplex |  | Community Facilities  |
|  | Professional Offices            |   |                       |

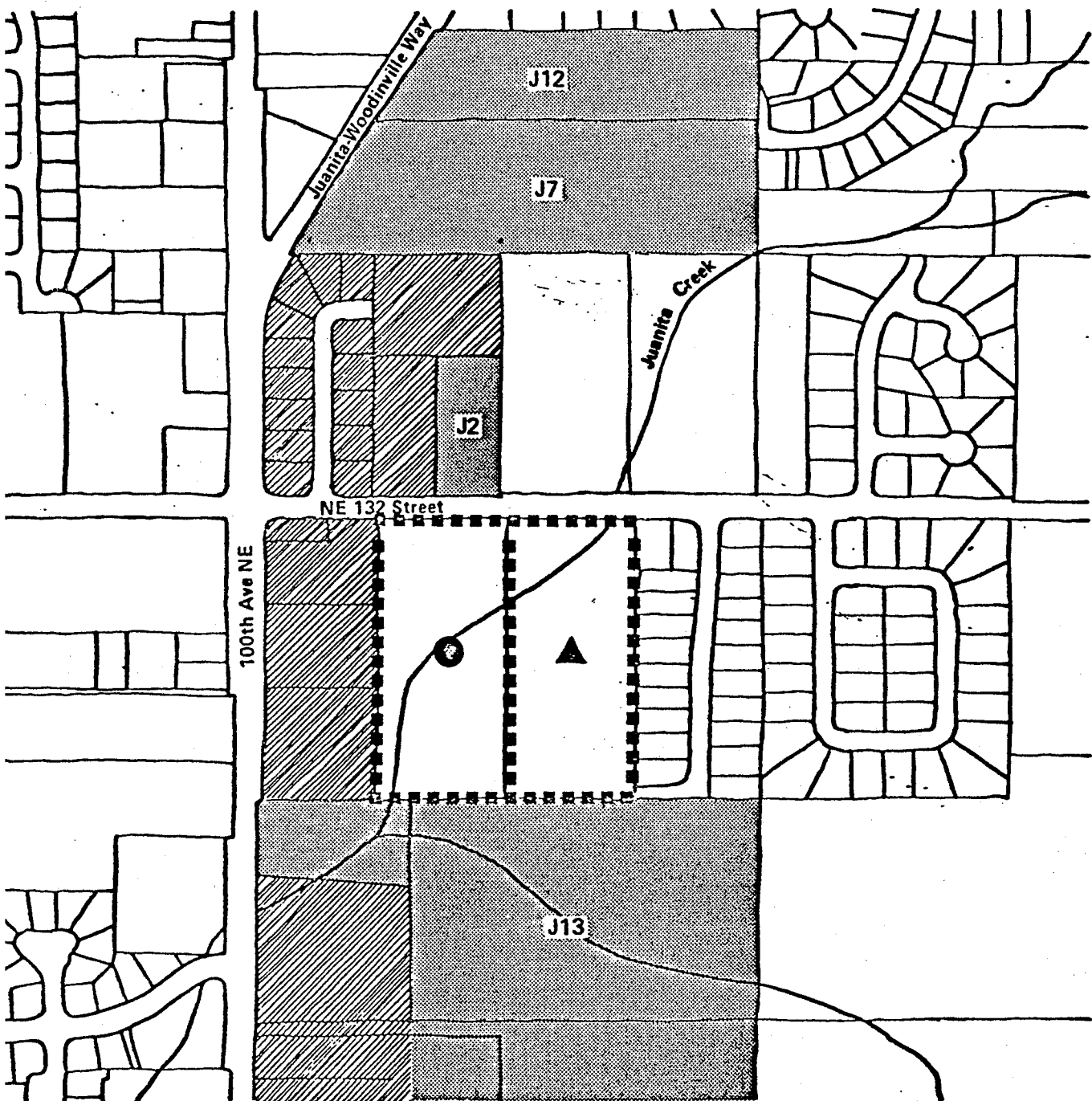


▲ BALD File No. 124-82-R  
● BALD File No. 125-82-R

FIGURE 2

AREA ZONING ISSUES






-  Individual rezoning requests reviewed by Council review panel
-  Rezones consistent with 1977 Northshore Plan

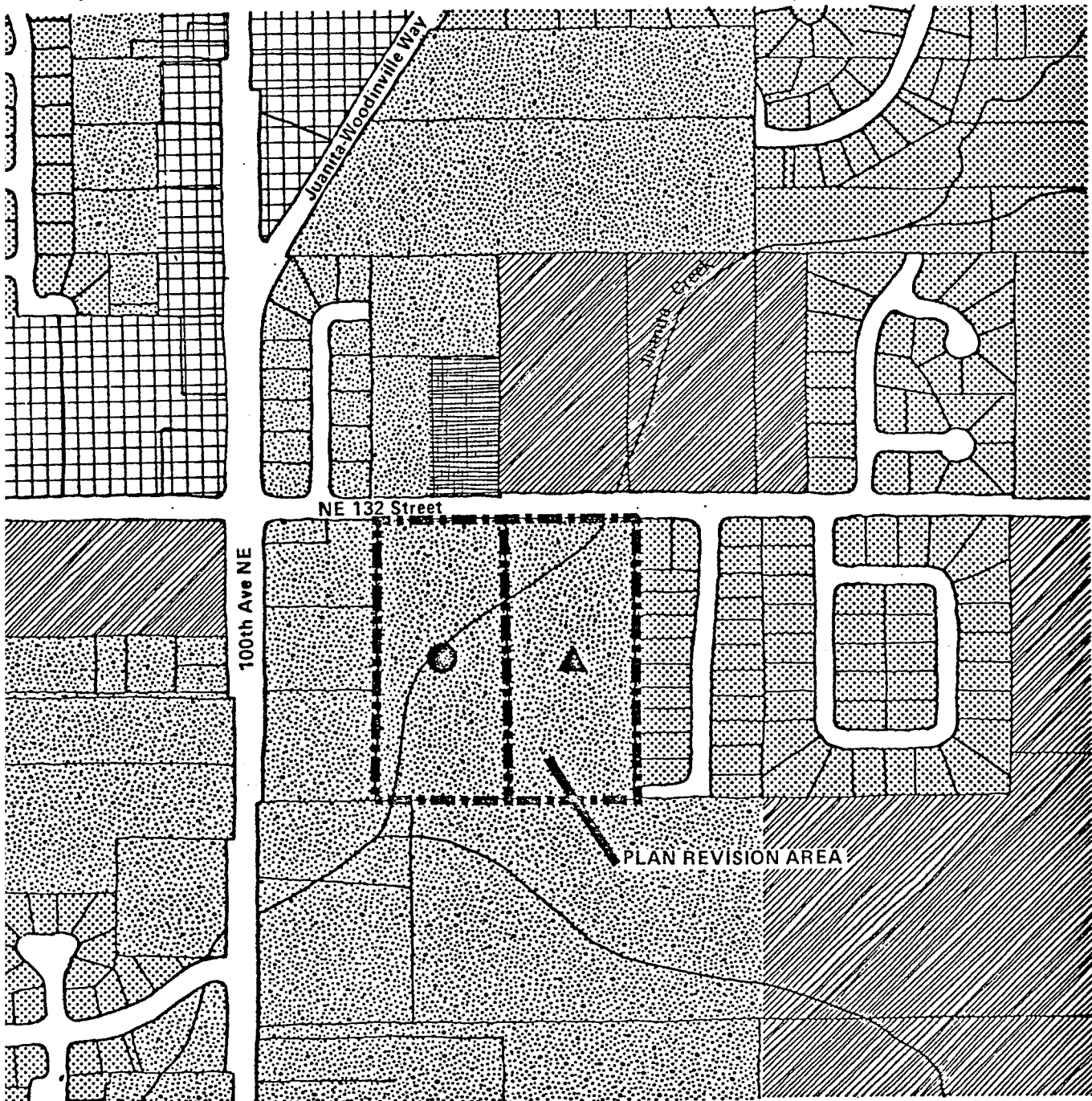


▲ BALD File No 124-80-R  
● BALD File No 125-80-R

APPENDIX A

REVISED NORTHSORE COMMUNITY PLAN

- |   |                                 |   |                       |
|---|---------------------------------|---|-----------------------|
|    | Single Family, 4-6 Units/Acre   |  | Neighborhood Business |
|    | Low Density Multi-Family/Duplex |  | Community Facilities  |
|  | Professional Offices            |   |                       |



▲ BALD File No. 124-82-R  
● BALD File No. 125-82-R

To help protect this valuable public resource no building should be permitted within 20 feet of the banks of Juanita Creek or its principal tributaries, and no structures except minor foot bridges and road crossings, permitted within 10 feet. Road crossings should be permitted only when absolutely necessary to develop a tract of land and constructed in a manner so as not to inhibit spawning and migration of fish.

Development of lands abutting Juanita Creek and its major tributaries should provide for planting of shade trees along the stream banks when the summer water temperature of that segment of the stream is above acceptable standards for a healthy aquatic environment.

When necessary to protect water quality, filtration devices should be installed at significant storm water pipe discharges into the stream.

#### Council Adoption Process

During the King County Council's review of the Northshore Community Plan Revision, individual property owners had the opportunity to request that their property have the land use designation and zoning changed. Neither of the applicants requested a change during the review process.

Several nearby property owners did request Plan and zoning changes through the Council's Northshore Review Panel process. These are shown on Figure 2 and summarized below.

- |                           |                |   |
|---------------------------|----------------|---|
| <u>J 2</u>                | Plan Revision: | Single Family, 4-6 units per acre to Professional Offices                               |
|                           | Zoning Change: | SR to RM-900-P (P-suffix condition limits development to professional offices)          |
| <u>J 7</u><br><u>J 12</u> | Plan Revision: | Single Family, 4-6 units per acre to Low Density Multifamily/Duplex                     |
|                           | Zoning Change: | SR to SR(7200) (Potential RT-3600)  |
| <u>J 13</u>               | Plan Revision: | Community Facility and Low Density Multifamily/Duplex to Low Density Multifamily/Duplex |
|                           | Zoning Change: | SR to RD-3600-P   |

The following P-suffix conditions apply to the property in Issue J13:

- a. Twenty (20) feet of additional right-of-way is dedicated along 100th Avenue NE.
- b. Density of development shall be limited to 12 housing units per acre or a total of 282 housing units for the proposed site, whichever is the lesser.
- c. The permit for site development shall not be issued until BALD approves a site plan showing the type and location of development. Said site plan shall comply, at a minimum, with the P-suffix conditions listed herein.

- d. An easement of 22.5 feet on either side of the thread of Juanita Creek and its tributaries shall be granted to King County by the developer of this site. This easement shall be considered part of the site when computing the allowable density of development. However, no development shall be allowed within this easement other than the minimum required to provide adequate circulation within the site.
- e. As part of site plan review and approval, BALD shall consider and address:
  1. The impacts of development on Juanita Creek and its tributaries and any necessary conditions and mitigating measures needed to preserve the creek and to maintain or enhance it as a salmon spawning stream;
  2. The ability of local schools to absorb impacts from this development; and,
  3. The availability of transit service to the site.The developer of the site shall provide to BALD any information not normally a part of development review which BALD feels is necessary to adequately assess the above mentioned factors.
- f. Any development of this site shall occur in three phases. No more than 94 building permits shall be issued prior to April 1, 1981; no more than 188 prior to April 1, 1982; and no more than 282 prior to April 1, 1983.

In addition to the individual requests, the property to the west of the subject properties was rezoned from SR to RD-3600 as part of the area zoning process (see Figure 2). This zone change was consistent with the Plan designation (Low Density Multifamily Duplex) which was retained from the 1977 Plan.

#### Recommendation

The Department of Planning and Community Development recommends that the Revised Northshore Community Plan be amended to Low Density Multifamily/Duplex.

During the Council Panel's review of area zoning issues, several nearby properties were redesignated to allow higher density development. This resulted in the subject properties being surrounded on three sides by multifamily zoning. In making these changes, the Council considered comprehensive plan policies which give locational standards for low density multifamily development, ease of access to major arterials, and site characteristics. Considering these same factors, a low density multifamily designation is also appropriate for the subject properties.

King County Code 20.12.070 gives the conditions for considering a plan amendment. The inequity that was created by the surrounding plan changes, made during the plan revision, is an "issue of current concern to King County" that meets the criteria in the code for a plan amendment.



If the King County Council approves this plan amendment the two rezone applications should be remanded to the Hearing Examiner to ensure that adequate site development conditions are provided. The recommendations from the Examiner's report for the Ihlenfeldt property (BALD File No. 124-82-R) provide an adequate buffer for the single family subdivision to the east by:

1. A limiting density to 10 units per acre;
2. Requiring a 30' landscape or natural growth area along the eastern property line with no structures, roads or parking; and
3. Establishing a setback of at least 70' for structures or portions of structures over 2 stories in height.

Additional conditions are needed to protect Juanita Creek. Juanita Policy #10 from the Northshore Community Plan should be applied. This policy addresses storm water runoff, building setbacks, stream crossings, landscaping and water quality. The Juanita Creek Basin Plan has identified the portion of the creek that flows through these two properties as an area requiring channel improvements. These improvements would include widening the stream channel. The actual amount of widening would be determined through subsequent study. Adequate setbacks should also be required to allow for the channel improvements. The actual setback would also be determined later.