

ORDINANCE NO. **8732**

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AN ORDINANCE relating to planning, amending the Tahoma/Raven Heights Community Plan and Area Zoning, Ordinance #6986, and K.C.C. 20.12.360.

PREAMBLE:

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

1. The Tahoma/Raven Heights Community Plan and Area Zoning, adopted October 22, 1984 by King County Ordinance No. 6986, is the official land use and zoning control for that portion of unincorporated King County defined therein.
2. Amending the Tahoma/Raven Heights Community Plan and Area Zoning will provide for coordination and regulation of public and private development and bears a substantial relationship to, and is necessary for, the public health, safety and welfare of King County and its citizens.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 6986 and K.C.C. 20.12.360 are hereby amended to read as follows:

- A. The Tahoma/Raven Heights Community Plan, attached to Ordinance 6986 as Appendix A, is adopted as an amplification and augmentation of the Comprehensive Plan for King County and as such constitutes official county policy for the geographic area defined therein.
- B. The Tahoma/Raven Heights Community Plan Area Zoning, attached to Ordinance 6986 as Appendix B, is adopted as the official zoning control for that portion of unincorporated King County defined therein.
- C. Ordinance 4035, previously adopting the King County Sewerage General Plan, is hereby corrected in accordance with subsection A.
- D. Ordinance 1913, previously adopting area zoning for Tahoma/Raven Heights on February 4, 1974, is hereby corrected in accordance with subsection B.
- E. The King County planning division, as directed by Motion 7121, has studied the Lake Webster area of the Tahoma/Raven Heights Community Plan and Area Zoning pursuant to K.C.C.20.12.070 - 20.12.080 and determined the need to amend the area zoning. The amendment to the area zoning as described in the Lake Webster Plan Amendment Report, attached to Ordinance 8732 as Appendix A, is consistent with the intent of the Tahoma/Raven Heights Community Plan and King County Comprehensive Plan policies. The amendment to the Tahoma/Raven Heights Area Zoning, attached to Ordinance 8732

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as Appendix B, is adopted as the official zoning control for that portion of unincorporated
King County defined therein.

INTRODUCED AND READ for the first time this 26th day of September
1988.

PASSED this 14th day of November, 1988.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Gary Grant
Chairman

ATTEST:

Jamie M. Owens
Clerk of the Council

APPROVED this 23rd day of November, 1988.

Jim Dill
King County Executive

C:TRORD

LAKE WEBSTER PLAN AMENDMENT REPORT
TAHOMA/RAVEN HEIGHTS

Introduction

The King County Council, in Motion No. 7121 (Appendix A), directed the Parks, Planning and Resources Department to prepare a community plan revision study for a 521-acre parcel located southeast of Cedar Grove Road, encompassing Lake Webster. The motion recognized the need for a study because under current conditions, the property can only be developed as a PUD. The subject property is now under two ownerships, the specific development conditions applied to the property through the Area Zoning cannot be met, and the new property owner wishes to develop his half of the property at a density of one home per five acres. This study provides a site analysis and discussion of an alternative land use recommendation for the subject site.

Site Analysis

The subject property is bordered on the northwest by Cedar Grove Road on the Hobart Plateau. The property is surrounded by large forested lots, several five-acre residential lots, and a few dispersed one-acre parcels. The site is currently vacant, and includes: a Class III seismic area; 27.5-acre Lake Webster, a Class I wetland; the southern tip of Issaquah Creek #13, an 18.5-acre Class II wetland; and 2.5-acre Lower Cedar River #34 and 3.7-acre Issaquah Creek #17, both Class II wetlands. A Department of Natural Resources (DNR) Type IV stream flows south from Lake Webster, and a DNR Type V stream flows north from Issaquah Creek #17. The property is outside the sewer Local Service Area (LSA) of the Tahoma/Raven Heights (T/RH) Communities Plan.

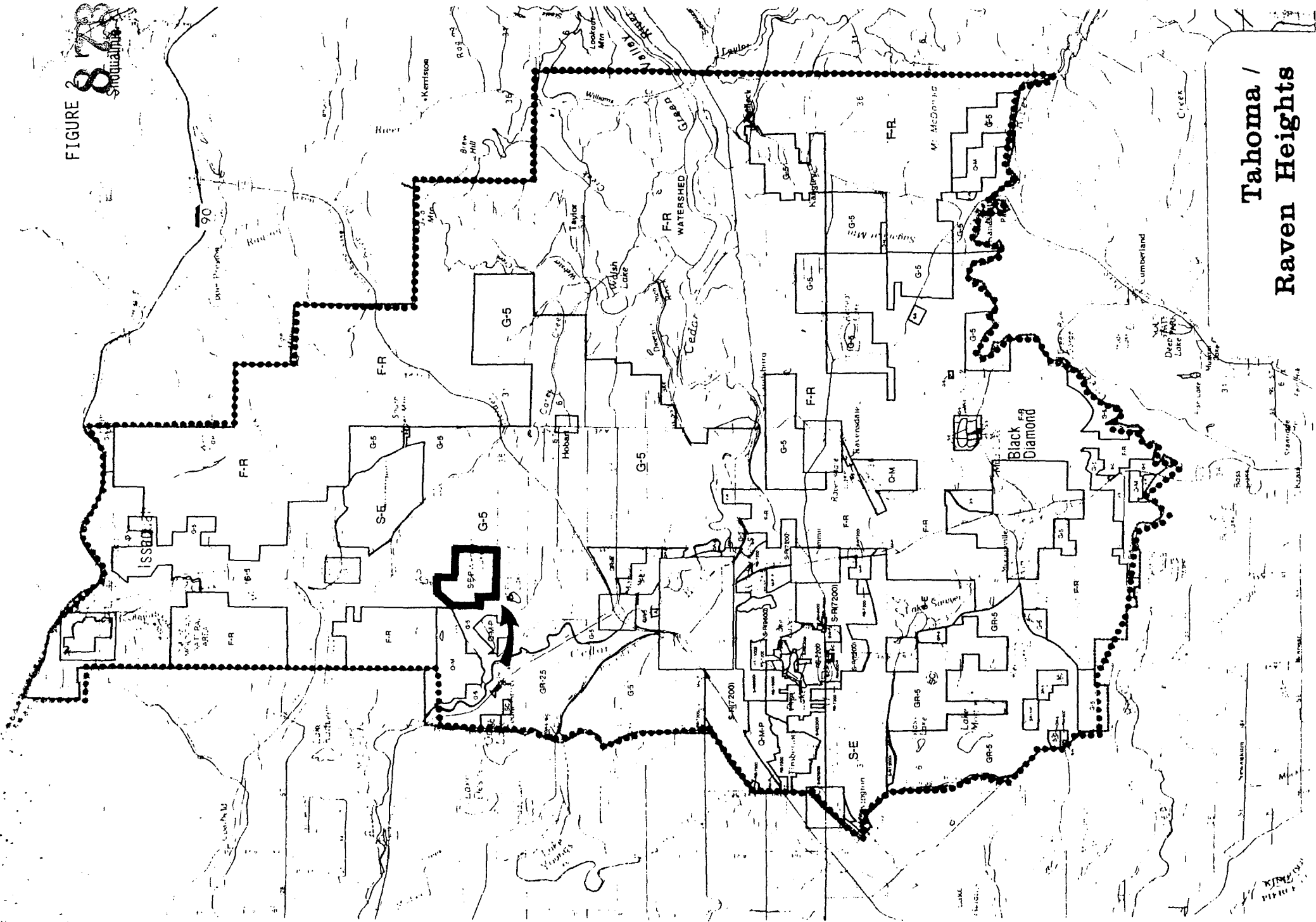
Figures 1, 2 and 3 show the relationship of the subject property to surrounding properties. The site is completely surrounded by land designated Rural both in the King County Comprehensive Plan (KCCP) and the T/RH Communities Plan; the surrounding property is zoned G-5, minimum lot size 5 acres. A variety of nonresidential activities are occurring in the vicinity. The Cedar Hills landfill, the King County Alcohol Treatment Center, Cedar Grove Airport and a Stoneway Concrete Company gravel operation are located northwest of the site. Queen City Farms, a former toxic waste dump identified as a Superfund clean-up site, is also located northwest of the Lake Webster area. One-quarter mile (at its closest point) to the west of the site is an additional Stoneway Concrete Company gravel operation.

Issue

The Executive Proposed Tahoma/Raven Heights Communities Plan of September 1983 recommended a Rural designation and G-5 zoning for the Hobart Plateau. On April 30, 1984, First City Development Corporation, the owner of the 521-acre Lake Webster property, made an official request to the County Council for S-E-P (Suburban Estates, minimum lot size one acre) zoning subject to the following P-suffix conditions:

1. Development approval shall be granted only subject to a Planned Unit Development for the entire property.
2. The developer shall prepare an environmental impact statement on the development.
3. The maximum number of residential units will be limited to 385 and the development phased so that the maximum number of permits issued each year will not exceed the accumulative total of:

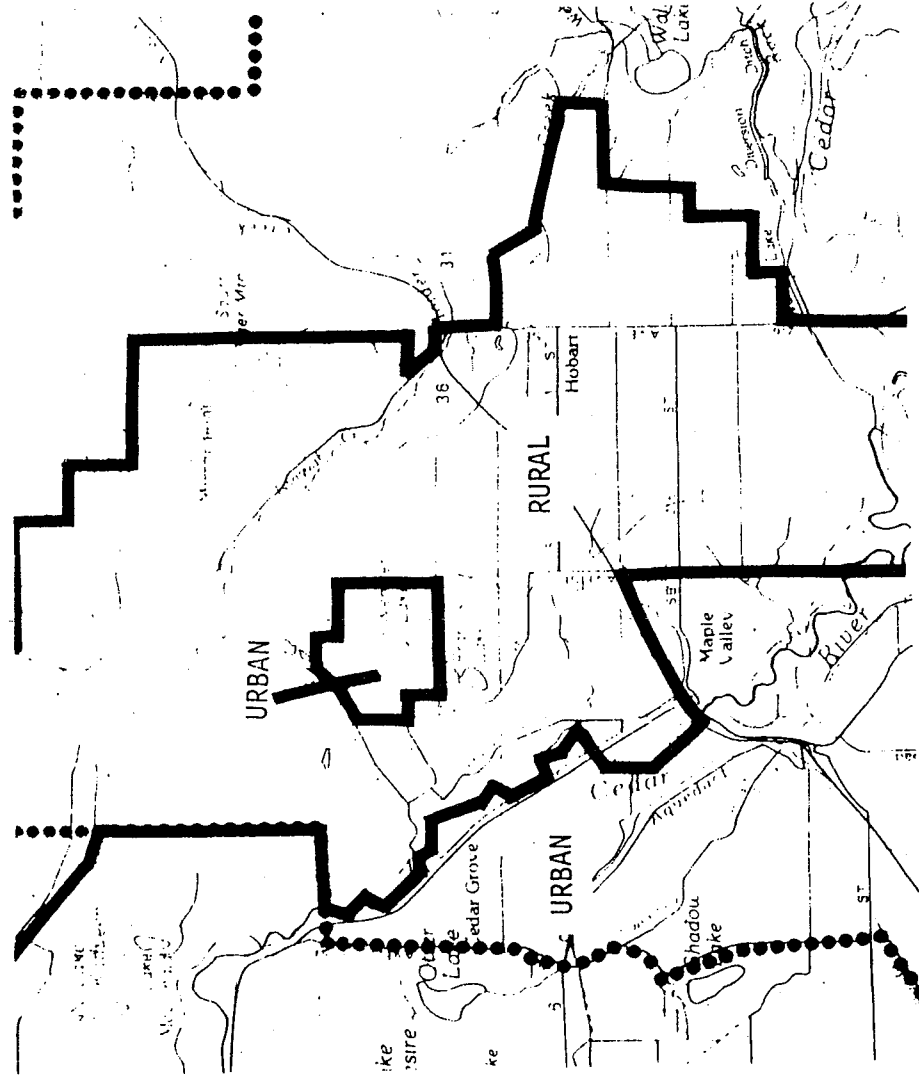
FIGURE 2
8732
Shoquah Falls



**Tahoma /
Raven Heights**

FIGURE 3

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December 31, 1985	35 permits
December 31, 1986	75 permits
December 31, 1987	75 permits
December 31, 1988	75 permits
December 31, 1989	75 permits
December 31, 1990	50 permits

4. Common open space shall occupy no less than 40% of the gross acreage.
5. The minimum lot size shall be 15,000 square feet.
6. A natural landscaped buffer 100 feet in depth shall be maintained around the perimeter of the property except for access points.
7. The entire lake frontage shall be retained in common ownership by the residents.
8. The homes on the property shall be provided with a water system capable of adequate fire flows and a sewer system entirely contained within the property. A Homeowner's Association shall be established and shall be responsible for ownership, maintenance, and operation of the systems.
9. All land not occupied by a residential lot shall be available for common use by all residents of the property. Walking, hiking, and equestrian trails shall be provided and maintained by the Homeowner's Association.

On October 22, 1984 the Council adopted the Tahoma/Raven Heights Communities Plan and approved S-E-P zoning with the P-suffix conditions the property owner requested for the parcel. The King County Comprehensive Plan was developed concurrently with the Tahoma/Raven Heights Communities Plan. The KCCP map reflects council action on the T/RH Plan and is virtually the same as the adopted T/RH land use map. The Lake Webster site is designated Urban on the KCCP map.

Two hundred-seventeen acres of the Lake Webster site is now under different ownership. The new owner wishes to develop his property at a density at one unit per five acres, consistent with the surrounding Rural uses. This is not possible unless the P-suffix conditions requiring the entire 521-acre parcel be developed as a PUD are eliminated or the zoning is changed. The new property owner requests a change in zoning from S-E-P to G-5. We understand first City Development Corporation does not object to a change in zoning to G-5 for their remaining half of the property as well.

On March 14, 1988 the King County Council passed Motion 7121 directing the Planning and Community Development Division to prepare a plan revision study for the entire 521-acre Lake Webster site.

Applicable Plans and Policies

The King County Comprehensive Plan provides policy guidance on location and density of Rural areas:

PC-114 KING COUNTY SHOULD PRESERVE LONG-TERM RURAL AREAS WITH LOW RESIDENTIAL DENSITIES AND APPROPRIATE PUBLIC IMPROVMENTS AND SERVICES TO PROVIDE FOR A RURAL LIFESTYLE AND PROTECT RURAL CHARACTER.

R-105 RESIDENTIAL DEVELOPMENT IN RURAL AREAS SHOULD OCCUR AS FOLLOWS:

- A. IN RURAL ACTIVITY CENTERS, AT A VARIETY OF DENSITIES AND HOUSING TYPES: AND
- B. OUTSIDE RURAL ACTIVITY CENTERS, AT LOW DENSITIES COMPATIBLE WITH RURAL CHARACTER AND USES, SMALL-SCALE FARMING AND FORESTRY, AND RURAL SERVICE LEVELS.

R-215 IN RURAL AREAS, THE MAXIMUM OVERALL DENSITY SHOULD BE ONE UNIT PER FIVE ACRES. COMMUNITY PLANS MAY PROPOSE AREAS WHERE LOWER DENSITIES (ONE UNIT PER TEN ACRES) MAY BE APPROPRIATE.

The Tahoma/Raven Heights Communities Plan provides policy direction for residential densities in each subarea of the planning area:

T/RH #11 THE HOBART PLATEAU AND THE SOUTHEAST PORTION OF THE PLANNING AREA SHOULD BE AS LONG-TERM RURAL AREAS IN ORDER TO RETAIN A COMMUNITY CHARACTER CONSISTENT WITH THE EXISTING LEVEL OF DEVELOPMENT AND SERVICES. SUCH AREAS SHOULD BE RECOGNIZED AS INAPPROPRIATE FOR AN URBAN/SUBURBAN LEVEL OF SERVICES AND RESIDENTIAL DENSITIES SHOULD NOT EXCEED ONE DWELLING UNIT PER FIVE ACRES.

Recommendation

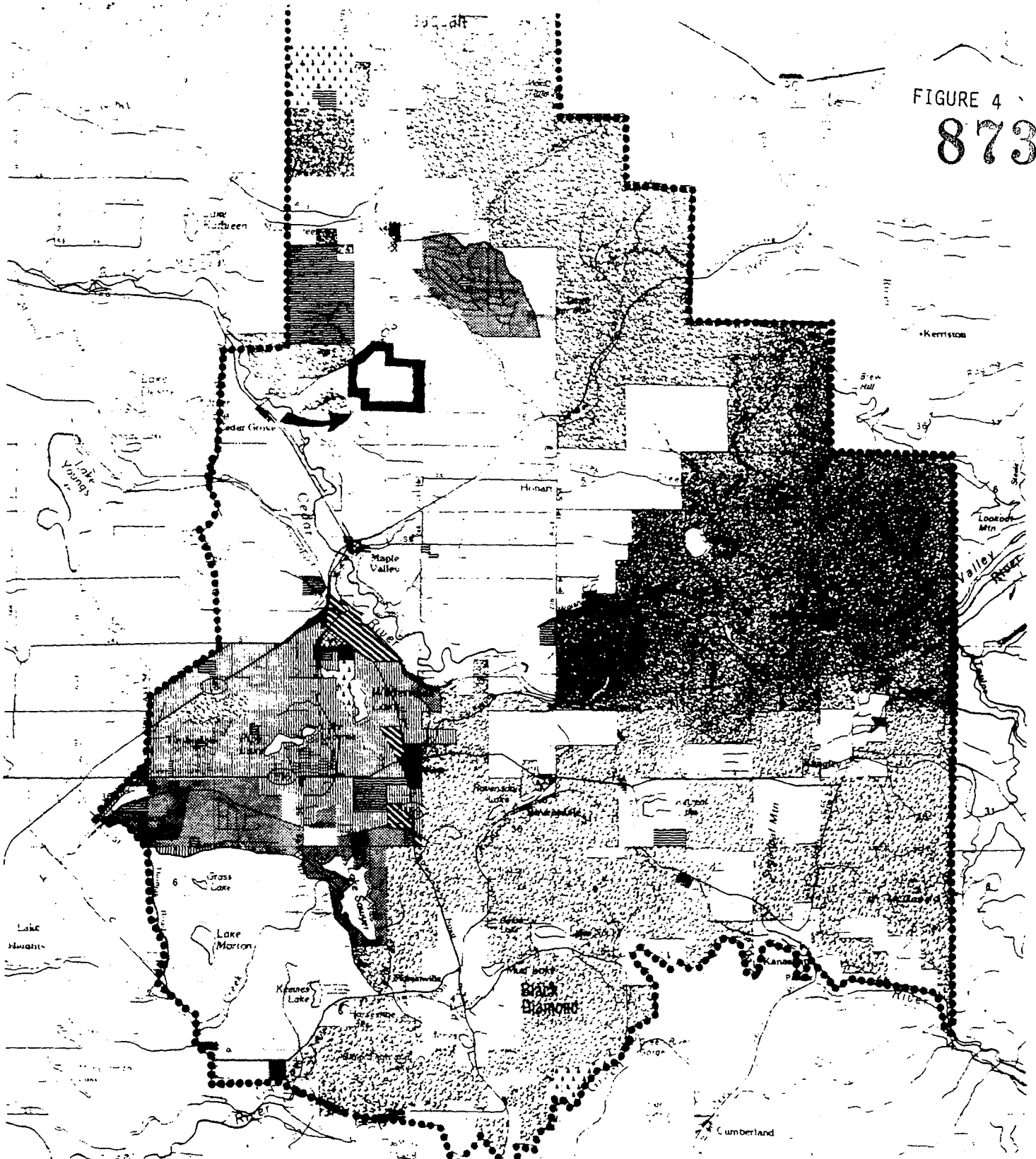
The recommended actions are to rezone the 521-acre Lake Webster site from S-E-P to G-5 amend the T/RH Land Use map to designate the site Rural, and amend the KCCP map to designate the site Rural. The recommendations are made for the following reasons:

Rezone to G-5 and Amend T/RH Land Use Map to Rural (see Figures 4 and 5)

1. The site is surrounded by a rural residential area zoned G-5 and is near resource-based uses incompatible with high density residential uses.
2. G-5 zoning is consistent with the intent of the T/RH Communities Plan to minimize conflicts between resource-based uses and residential development by means of low residential densities.
3. G-5 zoning is consistent with KCCP R-105b, which states residential development in Rural areas should occur at low densities compatible with rural service levels.

Amend KCCP Map to Rural (See Figure 6)

1. The Lake Webster site was designated Urban by the KCCP in recognition of the specific Council action taken on this property during review and adoption of the T/RH plan. If the zoning is changed to G-5, the site, which is currently a small island of Urban-designated land surrounded by Rural land, would in effect be Rural. The KCCP map should be changed to reflect this.
2. The requirements for amending the KCCP have been addressed and are discussed below.



Tahoma / Raven Heights

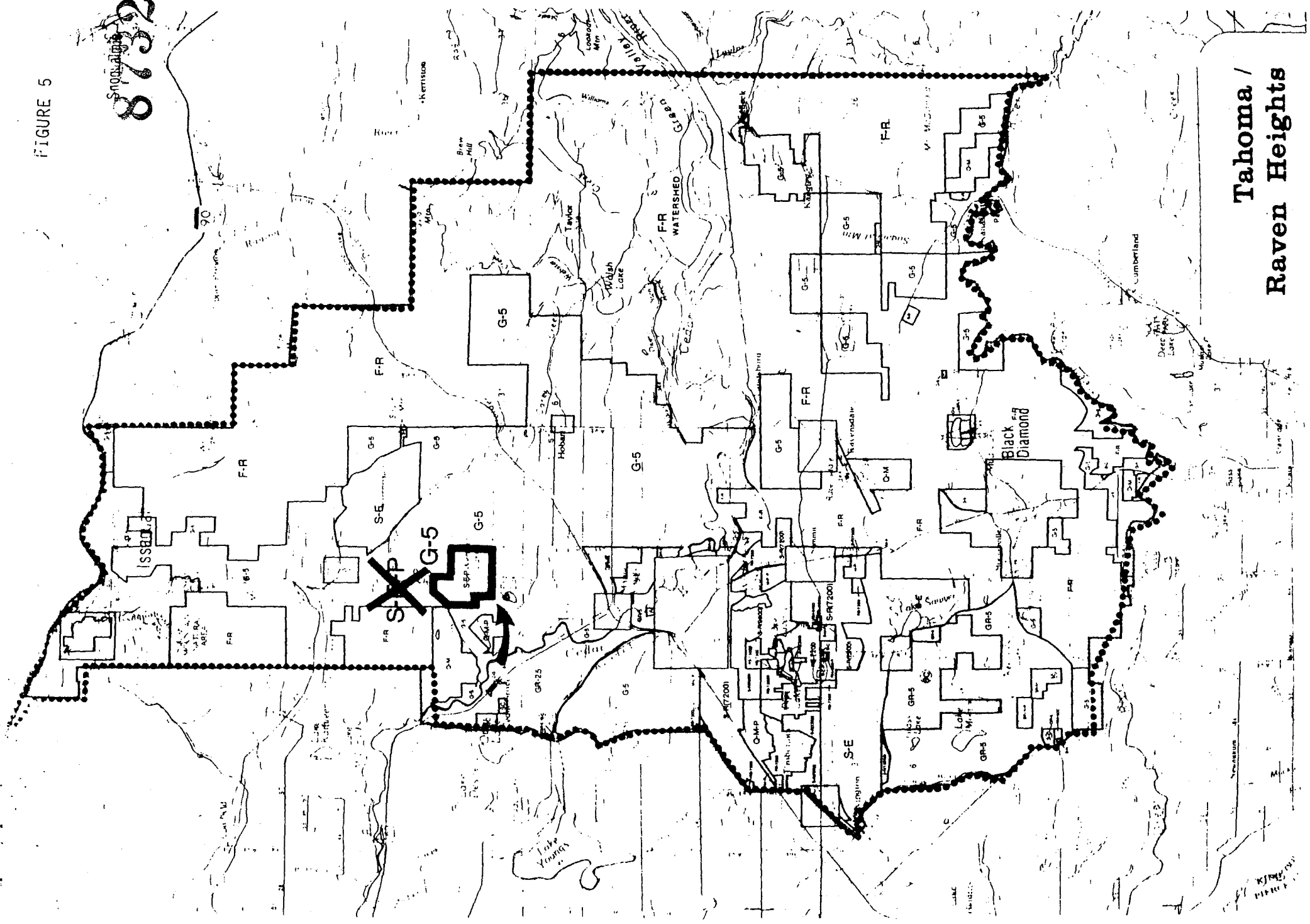
Communities Plan

Land Use

- | | | |
|--|---|---|
| <ul style="list-style-type: none">  SINGLE FAMILY
Urban/Suburban
2-3 DU/Acre
3-4 DU/Acre  SINGLE FAMILY
Urban/Suburban
1 DU/1 Acre  SINGLE FAMILY
Reserve
1 DU/5 Acre Cluster
1 DU/2.5 Acre Cluster
1 DU/1 Acre Cluster
1 DU/1 Acre  SINGLE FAMILY
Rural
1 DU/5 Acre | <ul style="list-style-type: none">  BUSINESS/COMMERCIAL
Neighborhood Business
Community Business  MIXED USE
Residential/Business  MULTIFAMILY/OFFICES  MANUFACTURING
Manufacturing Park
Light Manufacturing
Heavy Manufacturing | <ul style="list-style-type: none">  PARKS  NATURAL RESOURCES
Forestry
Quarrying/Mining  COMMUNITY FACILITIES
Schools
Utility Facilities
County Facilities |
|--|---|---|

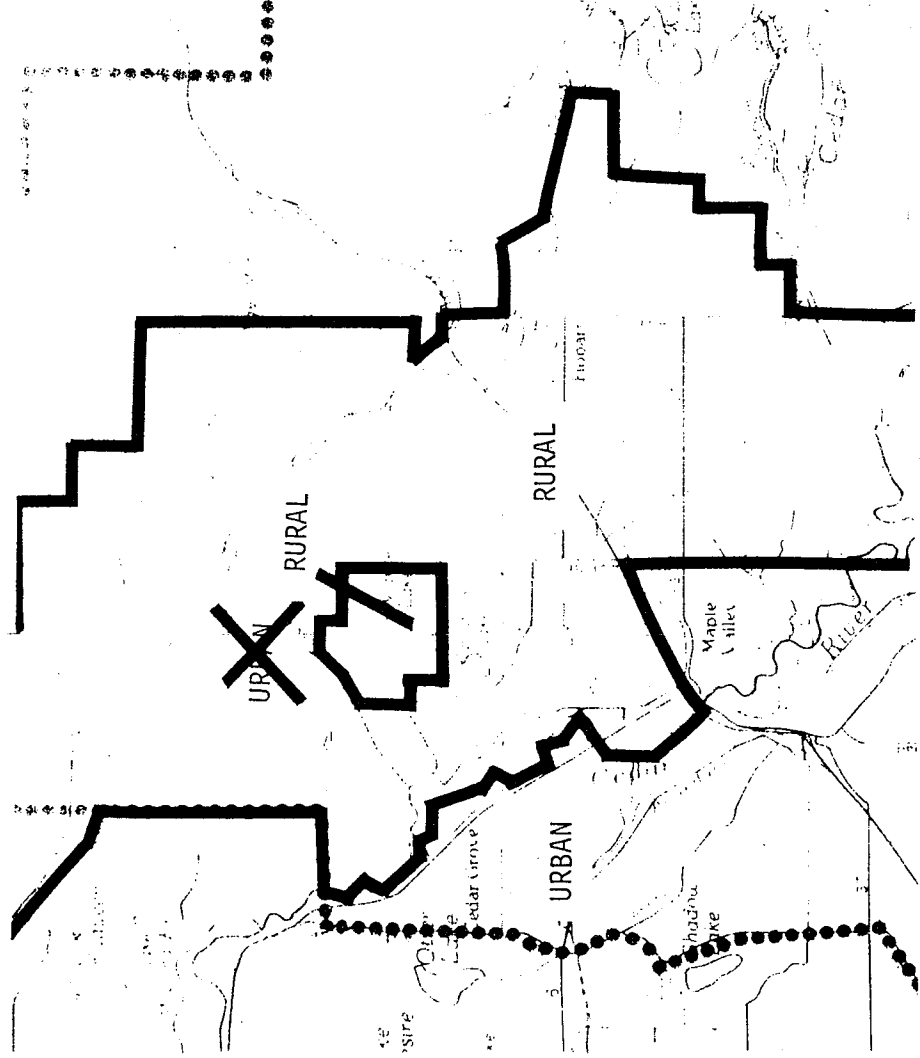
FIGURE 5

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Tahoma /
Raven Heights

DATE
BY



KCCP PI-109 ALL PROPOSED COMPREHENSIVE PLAN POLICY AND COMPREHENSIVE PLAN MAP AMENDMENTS SHOULD INCLUDE THE FOLLOWING ELEMENTS:

- A. A DETAILED STATEMENT OF WHAT IS PROPOSED TO BE CHANGED AND WHY;

This report recommends amending the KCCP map as explained above.

- B. A STATEMENT OF ANTICIPATED IMPACTS OF THE CHANGE, INCLUDING GEOGRAPHIC AREA AFFECTED AND ISSUES PRESENTED;

Consistent with the State Environmental Policy Act, the Planning and Community Development Division has prepared an environmental checklist and has determined that the recommended amendment does not have a probable significant adverse impact on the environment. This report describes the geographic area affected and the issues involved.

- C. A DEMONSTRATION OF WHY EXISTING COMPREHENSIVE PLAN GUIDELINES SHOULD NOT CONTINUE IN EFFECT, OR WHY EXISTING CRITERIA NO LONGER APPLY;

Existing Comprehensive Plan Guidelines will continue in effect as the recommended amendment to the KCCP map is consistent with KCCP PC-114 which encourages preservation of long-term Rural areas.

- D. A STATEMENT OF HOW FUNCTIONAL PLANS SUPPORT THE CHANGE: AND

At this time, there are no functional plans which address rural and urban residential uses. Existing functional plans are not in conflict with the recommended amendment.

- E. PUBLIC REVIEW OF THE RECOMMENDED CHANGE, NECESSARY IMPLEMENTATION (INCLUDING AREA ZONING IF APPROPRIATE), AND ALTERNATIVES.

Public review of the recommended amendment and recommended zoning for the site are provided through review of the attached ordinance and a public hearing conducted by the King County Council.

KCCP PI-110 PROPOSED AMENDMENTS TO THE COMPREHENSIVE PLAN'S POLICIES OR COMPREHENSIVE PLAN MAP SHOULD BE ACCOMPANIED BY ANY LAND USE REGULATORY CHANGES REQUIRED FOR IMPLEMENTATION, SO REGULATIONS WILL BE CONSISTENT WITH THE PLAN.

This report includes a recommendation to rezone the site to G-5, consistent with the recommended KCCP map amendment to Rural.

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Conclusion

Rezoning the 521 acre Lake Webster to G-5 and amending the T/RH land use map and the KCCP map to Rural is consistent with T/RH Communities Plan and KCCP policy, and is recommended by the Parks, Planning and Resources Department.