

ORDINANCE NO. **10201**

AN ORDINANCE relating to comprehensive planning; amending the King County Comprehensive Plan (Ordinance 7178); and adding a new section to K.C.C. 20.12

PREAMBLE:

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

1. The 1985 King County Comprehensive Plan and Map, adopted April 8, 1985 by Ordinance 7178, guides land use throughout King County.

2. The Tahoma/Raven Heights community plan area encompasses major and critical areas of the Jenkins and Covington Creek basins.

3. The 1985 King County Comprehensive Plan designates much of the Jenkins and Covington Creek basins as Urban.

4. The Executive Proposed Soos Creek Basin findings indicate that substantial damage to valuable stream habitats, water quality, fisheries resources, and private property to occur if additional urban development is allowed in the Jenkins and Covington Creek basins under existing controls.

5. The Executive Proposed Soos Creek Basin Plan recommends densities of one unit per five acres for 1/4 mile on each side of locally significant resource streams throughout the basin and for the Regionally Significant Resource Areas in upper Covington and Jenkins basins to maintain aquatic habitat and water quality. The Basin Plan also recommends that certain portions of the Soos Creek basin be designated Rural to be consistent with the proposed rural residential densities.

6. The density control recommendations of the Executive Proposed Soos Creek Basin Plan is inconsistent with the map designation of the 1985 King County Comprehensive Plan and the 1984 Tahoma/Raven heights Community Plan existing zoning.

7. A King County Comprehensive Plan Amendment is required to change the comprehensive plan map designation from Urban to Rural to reflect the special land use recommendations of the Executive Proposed Soos Creek Basin Plan.

8. Continued development under existing zoning may set a development pattern which is not in the public interest and could result in flooding, erosion, sedimentation, destruction of fish habitat, degraded water quality and other irreparable environmental damage in critical drainage basin of Soos Creek, its tributaries and its floodplain.

9. The Executive Proposed Soos Creek Basin Plan provides new technical information which was not considered in the 1985 King County Comprehensive Plan and designations were erroneously applied when the Comprehensive Plan was initially created.

1 10. The impacts from these changed circumstances make
2 consideration of a plan amendment necessary.

3 11. K.C.C.20.12.060 through 20.12.080 establishes the
4 procedures and criteria for a community plan amendment.

5 12. King County, with the assistance of the Soos Creek
6 Basin Plan Citizens Advisory Committee, other interested
7 agencies and general citizen input, has studied and
8 considered the land use and zoning recommendations of the
9 Executive Proposed Soos Creek Basin Plan and determined the
10 need to amend the 1984 Tahoma/Raven Heights Communities
11 Plan to protect significant resources and provide for the
12 orderly development of the significant resource areas of
13 the Jenkins and Covington basins. The Executive Proposed
14 Tahoma/Raven Heights Communities Plan Amendment recommends
15 a maximum of one home per five acres in certain areas
16 adjacent to locally significant stream corridors and the
17 entire sub-basin of streams considered to be regionally
18 significant areas.

19 13. Redesignation of these areas will not
20 substantially affect the capacity of the Tahoma/Raven
21 Heights planning area to provide increased housing.

22 14. The Executive Proposed Tahoma/Raven Heights
23 Communities Plan Amendment has recommended the amendment of
24 the Comprehensive Plan Map to redesignate a portion of the
25 Urban area to Rural.

26 15. Amendment of the Comprehensive Plan Map will
27 provide for the coordination and regulation of public and
28 private development and bears a significant relationship to
29 and is necessary for the public health, safety and general
30 welfare of King County and its citizens.

31 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

32 SECTION 1. Ordinance 6986 as amended and KCC 20.12.360 are
33 hereby amended as follows:

1 H. The King County Comprehensive Plan Map, adopted by
2 Ordinance 7178, is amended within the Tahoma/Raven Heights
3 community planning area to redesignate portions of urban areas
4 to rural, as indicated on the map attached hereto as Map A.
5 These designations shall be implemented by the adoption of the
6 Executive Proposed Tahoma/Raven Heights Communities Plan
7 Amendment and Area Zoning.

8 INTRODUCED AND READ for the first time this 19th day of
9 August, 19 91.

10 PASSED this 18th day of December 19 91.

11
12 KING COUNTY COUNCIL
13 KING COUNTY, WASHINGTON

14 Lois North
15 Chairman

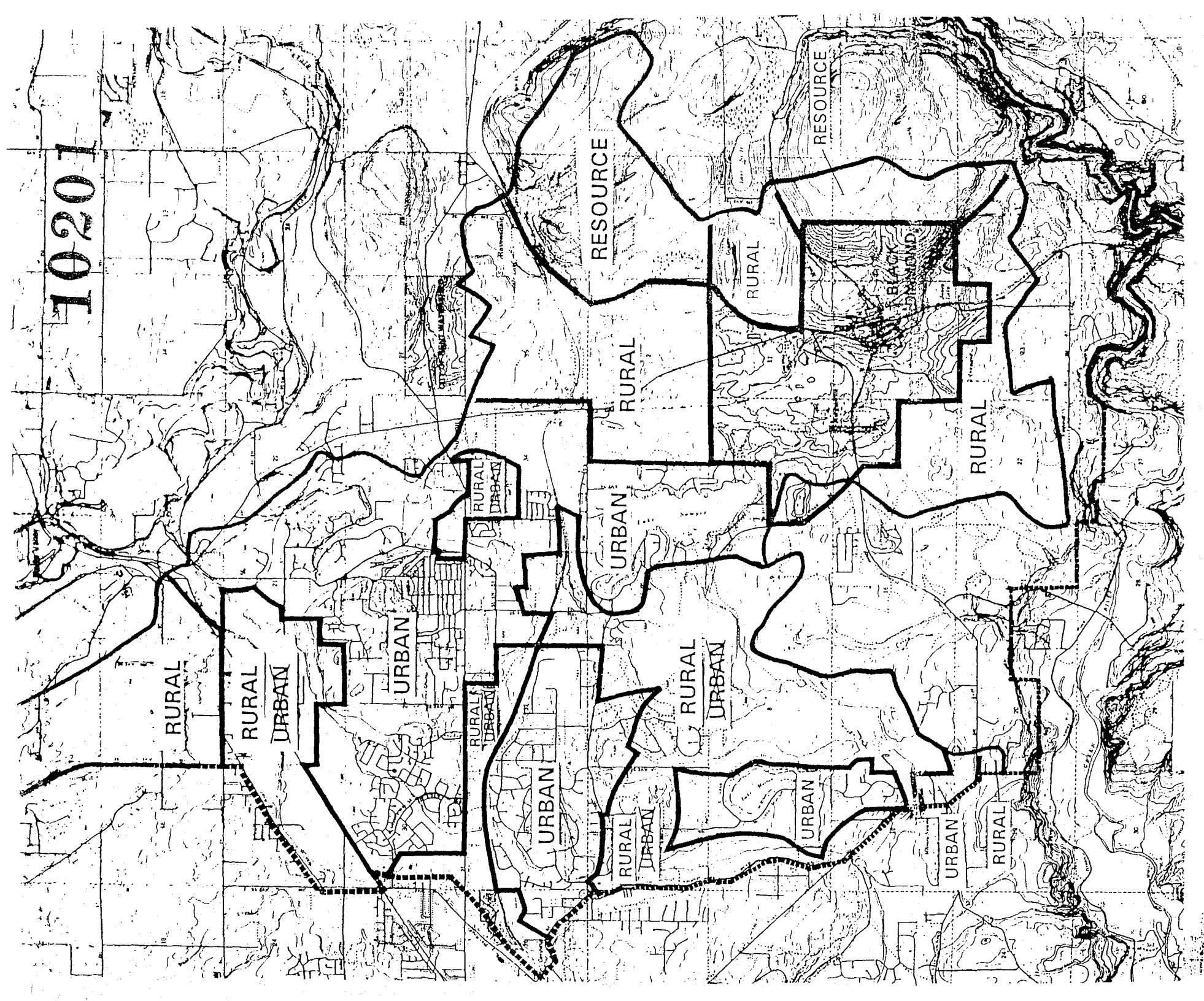
16 ATTEST:
17 Gerald A. Peter
18 Clerk of the Council

19 APPROVED this 20th day of December, 19 91.

20 Jim Hill
21 King County Executive

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10201



Proposed Changes to
The King County
Comprehensive Plan
Map

Source: King County Community Planning
Executive Proposed Tahoma/Raven Heights
Communities Plan Amendment 1991

Tahoma / Raven Heights Communities
Plan Amendment Study Area



King County Planning and
Community Development Division
1991

