

1  
2 October 19, 1994

Cynthia Sullivan  
Introduced by: Christopher Vance

3  
4 94PLNORD. (VN:ac)

Proposed No. 94-418

5 Nov. 22, 1994

6  
7 **11575**  
ORDINANCE NO. \_\_\_\_\_

8 AN ORDINANCE relating to comprehensive planning; adopting the  
9 1994 King County Comprehensive Plan as the comprehensive land  
10 use plan for King County in accordance with the Washington State  
11 Growth Management Act; amending Ordinance 263, Section 1 as  
12 amended, and K.C.C. 20.12.010; repealing Ordinance 7178,  
13 Section 2, and K.C.C. 20.12.015; repealing Ordinance 263, Article  
14 2, Section 3, and K.C.C. 20.12.030; repealing Ordinance 263,  
15 Sections 2 and 4 as amended, and K.C.C. 20.12.020 and .040;  
16 repealing Ordinance 4305, Sections 2, 3, 4 and 5 as amended and  
17 K.C.C. 20.12.050-.080.

18 PREAMBLE:

19 For the purpose of effective comprehensive land use planning and regulation, the  
20 Metropolitan King County Council makes the following legislative findings:

21 1. Unincorporated King County has experienced and will continue to experience  
22 population and employment growth, resulting in competing demands for public  
23 facilities, services and land uses, and requires comprehensive land use planning  
24 and regulation.

25 2. In 1985 King County adopted a Comprehensive Plan, which was reviewed and  
26 updated in 1991, and has been augmented and implemented by adopting or  
27 updating several community plans.

28 3. The 1990 Washington State Legislature adopted the Washington State Growth  
29 Management Act which mandates significant changes to comprehensive plans.

30 4. The Growth Management Planning Council, a body of city and county elected  
31 officials, developed Countywide Planning Policies to guide the comprehensive  
32 plans of all jurisdictions within King County, pursuant to the Growth Management  
33 Act. In 1994, the Growth Management Planning Council completed its work on  
34 the Phase II Countywide Planning Policies, which became effective when adopted  
35 by the King County Council and ratified by a substantial majority of the cities.

36 5. King County, with the assistance of citizens of King County, business and  
37 community representatives, the incorporated cities and towns and other public  
38 agencies, and service providers, has studied and considered alternative policies for  
39 growth and development. King County has considered the environmental impacts  
40 of the 1994 King County Comprehensive Plan.

41 6. The 1994 King County Comprehensive Plan is consistent with the Washington  
42 State Growth Management Act and the King County Countywide Planning  
43 Policies. The Comprehensive Plan designates the final Urban Growth Areas for  
44 King County pursuant to RCW 36.70A.110 as well as provides for the  
45 coordination and regulation of public and private development and bears a  
46 substantial relationship to, and is necessary for, the public health, safety, and  
47 general welfare of King County residents.

48 7. Applications for land development filed before the effective date of this  
49 ordinance will be processed consistent with the Washington State Vested Rights  
50 Doctrine.

51 8. Sub-area and neighborhood plans are an important part of the planning process  
52 in King County, and represent the County's and community's views of how subareas  
53 of the County should develop. Community plans adopted before the effective date  
54 of this ordinance provide the detailed policy basis for the adopted area zoning. King  
55 County acknowledges some inconsistencies between these previously adopted  
56 community plans and the 1994 King County Comprehensive Plan. Existing  
57 community plans will remain in effect until updated or replaced with subarea plans  
58 consistent with the Comprehensive Plan. In the case of inconsistency or conflict  
59 between existing community plans and the Comprehensive Plan, the Comprehensive  
60 Plan will prevail.

1 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

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

4 Under the provisions of the King County Charter, King County's constitutional  
5 authority and pursuant to the Washington State Growth Management Act, R.C.W. 36.70A,  
6 the 1994 King County Comprehensive Plan is adopted and declared to be the  
7 Comprehensive Plan for King County until amended, repealed or superseded. ((The  
8 amendments to the King County Comprehensive Plan 1985 entitled "Chapter Ten  
9 Comprehensive Plan Revision attached to Ordinance 10237 are adopted)) The  
10 Comprehensive Plan shall be the principal planning document for the orderly physical  
11 development of the county and shall be used to guide ((Community )) Subarea plans,  
12 functional plans, provision of public facilities and services, review of proposed  
13 incorporations and annexations, ((official controls)) development regulations and land  
14 development decisions.

15 SECTION 2. Ordinance 7178, Section 2, and K.C.C. 20.12.015 are each repealed  
16 and replaced with the following:

17 Relationship to previously adopted plans. Relationship of Comprehensive Plan to  
18 previously adopted plans, policies, and land use regulations. The 1994 King County  
19 Comprehensive Plan shall relate to previously adopted plans, policies and land use  
20 regulations as follows:

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

24 B. Existing community plans for Vashon, Enumclaw, Snoqualmie, Shoreline,  
25 Highline, Federal Way, Tahoma/Raven Heights, Newcastle, East Sammamish, Northshore,  
26 and Bear Creek shall continue in effect until revised to be consistent with and adopted as  
27 part of the Comprehensive Plan. Where conflicts exist between community plans and the  
28 Comprehensive Plan, the Comprehensive Plan shall prevail.

29 C. Pending or proposed subarea plans or plan revisions, amendments to the  
30 Sewerage General Plan, and amendments to adopted land use regulations, which are  
31 adopted on or after the effective date of this Ordinance 11575 shall conform to all  
32 applicable policies and land use designations of the 1994 King County Comprehensive Plan.

33 D. Unclassified use permits and zone reclassifications, which are pending or  
34 proposed on or after the effective date of this Ordinance 11575, shall conform to the  
35 comprehensive plan and applicable adopted community plans as follows:

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

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

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

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

19           F. Vested permit applications for proposed buildings and grading, and  
20 applications for variances, when categorically exempt from the procedural requirements of  
21 the State Environmental Policy Act, may rely on existing zoning and specific facility  
22 improvement standards adopted by ordinance.

23           G. Nothing in this section shall limit the county's authority to approve, deny or  
24 condition proposals in accordance with the State Environmental Policy Act.

25           SECTION 3. Ordinance 263, Article 2, Section 2 as amended, and K.C.C.  
26 20.12.020 are each hereby repealed.

27           SECTION 4. Ordinance 263, Article 2, Section 3 and K.C.C. 20.12.030 as amended  
28 are each repealed and replaced with the following:

29           Amplification of elements. The Comprehensive Plan shall be amended no more  
30 than once every year except in case of an emergency, as provided in R.C.W. 36.70A.130.  
31 All proposed amendments or revisions to the Comprehensive Plan, including adoption or  
32 amendments of Subarea plans, shall be considered by the council concurrently each year.

33           SECTION 5. Ordinance 263, Article 2, Section 4 and Ordinance 4305, Section 2-5

1 K.C.C. 20.12.040-.080 are each hereby repealed.

2 SECTION 6. This ordinance shall take effect upon adoption of the 1995 CIP or  
3 December 30, 1994, whichever occurs first.

4 SECTION 7. Should any section, subsection, paragraph, sentence, clause or phrase of  
5 this ordinance or its application to any person or circumstance be declared unconstitutional  
6 or invalid for any reason, such decision shall not affect the validity of the remaining portion  
7 of this ordinance or its application to other persons or circumstances.

8 INTRODUCED AND READ for the first time this 11th day of July,  
9 1994.

10 PASSED by a vote of 12 to 1 this 18th day of  
11 November, 1994.

12 KING COUNTY COUNCIL  
13 KING COUNTY, WASHINGTON

14 Kent Pullen  
15 Chair

16 ATTEST:

17 Ronald A. Potem  
18 Clerk of the Council

19 APPROVED this 28th day of November 1994

20 Doug F. Locke  
21 King County Executive

22 Attachment:

- 23 A. King County Comprehensive Plan, Executive Proposed Plan, June 1994
- 24 B. Executive Proposed Comprehensive Plan dated 11/7/94 as amended and adopted in
- 25 Committee on October 19, 1994 and reviewed/revised by the Technical Editing Committee.
- 26 C. Technical Appendices Volume One as report out of GMH&EC on October 19,
- 27 1994 dated October 1994.
- 28 D. Land Use Map
- 29 E. Amendments adopted by the Council on Friday, November 18, 1994.