

1 November 15, 1994

Introduced by: Christopher Vance

2 PT/rt

Proposed No.: 94-737

3 94Zoning

4 Clerk Amended 1/9/95

11653

ORDINANCE NO.

8 AN ORDINANCE relating to comprehensive planning
 9 and zoning; adopting zoning to implement the
 10 1994 Comprehensive Plan and to convert zoning to
 11 Title 21A., adopting zoning maps and development
 12 conditions, in compliance with the Washington
 13 State Growth Management Act, as amended;
 14 amending Ordinance 263, Article 8, Section 3,
 15 and K.C.C. 20.04.030; amending Ordinance 263,
 16 Article 1 (part), and K.C.C. 20.08.060; amending
 17 Ordinance 263, Article 1, Section 7, and K.C.C.
 18 20.08.070; amending Ordinance 7178, Section 2,
 19 and K.C.C. 20.12.015; amending Ordinance 8846,
 20 and K.C.C. 20.12.170; amending Ordinance 7746,
 21 and K.C.C. 20.12.180; amending Ordinance 10703,
 22 Section 2, and K.C.C. 20.12.210; amending
 23 Ordinances 2883, 7490, 7640, 8138, 8863, 8922,
 24 and 8996, and K.C.C. 20.12.240; amending
 25 Ordinance 10197 Sections 1, 3 and K.C.C.
 26 20.12.270; amending Ordinance 5080, Sections 1,
 27 2 and K.C.C. 20.12.300; amending Ordinance 7837,
 28 and K.C.C. 20.12.320; amending Ordinance 10847,
 29 and K.C.C. 20.12.340; amending Ordinance 9118,
 30 and K.C.C. 20.12.345; amending Ordinance 6422,
 31 Ordinance 10191, Section 1, and K.C.C.
 32 20.12.350; amending Ordinance 6986, and K.C.C.
 33 20.12.360; amending Ordinance 8848, Sections 1,
 34 6-8, and K.C.C. 20.12.390;; amending Ordinance
 35 9499, and K.C.C. 20.12.440; repealing Ordinance
 36 10344, Section 1, and K.C.C. 20.12.140;
 37 repealing Ordinance 10344, Section 2 and K.C.C.
 38 20.12.145; repealing Ordinance 9751, and K.C.C.
 39 20.12.182; repealing Ordinance 5401, Section 2,
 40 and K.C.C. 20.12.250; repealing Ordinance 6386,
 41 and K.C.C. 20.12.325; repealing Ordinance 5722,
 42 Sections 1-2, and K.C.C. 20.12.330; repealing
 43 Ordinance 6738, and K.C.C. 20.12.335 repealing
 44 Ordinance 8848, Section 2, and K.C.C. 20.12.400;
 45 repealing Ordinance 8862, and K.C.C. 20.12.405;
 46 repealing Ordinance 9772, Section 3, and K.C.C.
 47 20.12.421; repealing Ordinance 9772, Section 4,
 48 and K.C.C. 20.12.422; repealing Ordinance 10593,
 49 Section 1, and K.C.C. 20.12.430; repealing
 50 Ordinance 10304, Ordinance 10779, Section 1 and
 51 K.C.C. 20.12.450.

PREAMBLE:

52
 53
 54 For the purpose of effective land use planning and
 55 regulation and compliance with the Growth Management Act,
 56 King County makes the following legislative findings:

- 57 1. Unincorporated King County has experienced and will
 58 continue to experience population and employment growth
 59 resulting in competing demands for public facilities,
 60 services, and land uses, and required comprehensive land
 61 use planning and regulation.
- 62 2. In 1985, King County adopted a Comprehe
 63 which was reviewed and updated in 1991, an
 64 augmented and implemented by adopting and upda'
 65 community plans.
- 66 3. The 1990 Washington State Legislature
 67 Washington State Growth Management Act wh:
 68 significant changes to comprehensive plans.
 69

1 4. In 1993, King County adopted the 1993 Zoning Code
2 which requires transition to the newly adopted zoning
3 classifications.

4 5. The 1994 adopted Comprehensive Plan requires changes
5 to the County's land use and zoning maps.

6 6. The changes to the area zoning maps and text are
7 required to bring this Title into compliance with the 1994
8 Comprehensive Plan and to fully implement Title 21A,
9 K.C.C.

10
11 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

12 NEW SECTION. SECTION 1. The provisions of this Ordinance
13 relating to zoning and development review are hereby enacted as
14 a development regulation to be consistent with and implement the
15 comprehensive plan in accordance with RCW 36.70A.120.

16 SECTION 2. Ordinance 263 Art.8, Section 3, and K.C.C.
17 20.04.030 are hereby amended to read as follows:

18 Procedural conflicts. In case of conflict, provisions of
19 this title take precedence over procedures presently contained
20 in Title 19 and Title 21A.

21 SECTION 3. Ordinance 263, Article 1 (part) and K.C.C.
22 20.08.060 are each amended to read as follows:

23 "Community plan", "subarea plan" or "neighborhood plan"
24 means a (~~section of~~) detailed local land use plan consistent
25 with and implementing the comprehensive plan which contains
26 specific policies, guidelines and criteria adopted by the
27 council to guide development and capital improvement decisions
28 within specific subareas of the county (~~for period of six to~~
29 ~~ten years~~). The subareas of the county shall consist of
30 natural homogeneous communities, distinctive geographic areas,
31 or other types of districts having unified interests within the
32 county. Neighborhoods designated for the purpose of a
33 neighborhood plan will consist of communities and/or commercial
34 centers with an area of generally less than two square miles.

35 SECTION 4. Ordinance 263, Article 1, Section 7 and
36 K.C.C. 20.08.070 are each amended to read as follows:

37 "Comprehensive plan" means the principles, goals,
38 objectives, policies and criteria approved by the council to
39 meet the requirements of the Washington State Growth Management
40 Act, and A. as a beginning step in planning for the
41 development of the county; B. as the means for coordinating
42 county programs and services; C. as (~~a source of reference to~~

1 ~~aid in developing, correlating, and coordinating~~) policy
 2 direction for official regulations and controls; and D. as a
 3 means for establishing an urban/rural boundary; E. as a means
 4 for promoting the general welfare. (~~Such plan shall consist of~~
 5 ~~the elements set forth in Section 20.12.020 and may also include~~
 6 ~~the optional elements set forth in Section 20.12.040 which shall~~
 7 ~~serve as a policy guide for the subsequent public and private~~
 8 ~~development and official controls so as to present all proposed~~
 9 ~~developments in a balanced and orderly relationship to existing~~
 10 ~~physical features and governmental functions.~~)

11 NEW SECTION. SECTION 5. There is hereby added to K.C.C.
 12 20.08 a new section to read as follows:

13 "Functional Plans". Functional plans are detailed plans
 14 for facilities and services and action plans for other
 15 governmental activities. Functional plans should be consistent
 16 with the Comprehensive Plan, define service levels, provide
 17 standards, specify financing methods which are adequate, stable
 18 and equitable, be the basis for scheduling facilities and
 19 services through capital improvement programs and plan for
 20 facility maintenance. Functional plans are not adopted to be
 21 part of the capital facilities plan element of the Comprehensive
 22 Plan.

23 NEW SECTION. SECTION 6. There is hereby added to
 24 K.C.C. 20.12 a new section to read as follows:

25 Adoption of area zoning to implement the 1994 King County
 26 Comprehensive Plan and conversion to K.C.C. Title 21A.

27 A. Ordinance 11653 adopts area zoning to implement the
 28 1994 King County Comprehensive Plan pursuant to the Washington
 29 State Growth Management Act RCW 36.70A. Ordinance 11653 also
 30 converts existing zoning in unincorporated King County to the
 31 new zoning classifications in the 1993 Zoning Code, codified in
 32 Title 21A, pursuant to the area zoning Conversion guidelines in
 33 K.C.C. 21A.01.070. The following are adopted as attachments to
 34 Ordinance 11653:

35 Appendix A: 1994 Zoning Atlas, dated November 1994, as
 36 amended December 19, 1994.

1 Appendix B: Amendments to Bear Creek Community Plan P-
2 Suffix Conditions.

3 Appendix C: Amendments to Federal Way Community Plan
4 P-Suffix Conditions.

5 Appendix D: Amendments to Northshore Community Plan P-
6 Suffix Conditions.

7 Appendix E: Amendments to Highline Community Plan P-
8 Suffix Conditions.

9 Appendix F: Amendments to Soos Creek Community Plan P-
10 Suffix Conditions.

11 Appendix G: Amendments to Vashon Community Plan P-
12 Suffix Conditions.

13 Appendix H: Amendments to East Sammamish Community
14 Plan P-Suffix Conditions.

15 Appendix I: Amendments to Snoqualmie Valley Community
16 Plan P-Suffix Conditions.

17 Appendix J: Amendments to Newcastle Community Plan P-
18 Suffix Conditions.

19 Appendix K: Amendments to Tahoma/Raven Heights
20 Community Plan P-Suffix Conditions.

21 Appendix L: Amendments to Enumclaw Community Plan P-
22 Suffix Conditions.

23 Appendix M: Amendments to West Hill Community Plan P-
24 Suffix Conditions.

25 Appendix N: Amendments to Resource Lands P-Suffix
26 Conditions.

27 Appendix O: 1994 Parcel List, as amended December 19,
28 1994.

29 Appendix P: Amendments considered by the Council
30 January 9, 1995.

31 B. Area zoning adopted by Ordinance 11653, including
32 potential zoning is contained in Appendices A and O. Amendments
33 to area-wide P-suffix conditions adopted as part of community
34 plan area zoning are contained in Appendices B through N.
35 Existing P-suffix conditions whether adopted through
36 reclassifications or community plan area zoning are retained by
37 Ordinance 11653 except as amended in Appendices B through N.

1 C. The department is hereby directed to correct the
2 official zoning map in accordance with Appendices A through O of
3 Ordinance 11653.

4 SECTION 7. Ordinance 8846 and K.C.C. 20.12.170 are each
5 amended to read as follows:

6 A. The Bear Creek Community Plan, attached to Ordinance
7 8846 as Appendix A, is adopted as an amplification and
8 augmentation of the comprehensive plan for King County and as
9 such constitutes official county policy for the geographic area
10 defined therein.

11 B. The Bear Creek Community Plan Area Zoning, attached to
12 Ordinance 8846 as Appendix B, is adopted as the official zoning
13 control for that portion of unincorporated King County defined
14 therein.

15 C. Ordinance 4035, previously adopting the King County
16 sewerage general plan, is hereby amended in accordance with
17 20.12.170 A.

18 D. The Bear Creek Community Area Zoning, attached to
19 Ordinance 8846 as Appendix B. is hereby amended by Ordinance
20 11653 as follows: Existing zoning and potential zoning are
21 replaced by the zoning and potential zoning contained in
22 Appendices A and O of Ordinance 11653. Existing P-suffix
23 conditions are retained except as amended by Appendix B of
24 Ordinance 11653.

25 SECTION 8. Ordinance 7746 and K.C.C. 20.12.180 are each
26 amended to read as follows:

27 A. The Federal Way community plan update, attached to
28 Ordinance 7746, as Appendix A, is adopted as an amplification
29 and augmentation of the Comprehensive Plan for King County.

30 B. The Revised Federal Way community plan area zoning,
31 attached to Ordinance 7746 as Appendix B, is adopted as the
32 official zoning control for that portion of unincorporated King
33 County defined therein.

34 C. The Federal Way Plan Amendment Study at Redondo Beach,
35 attached as Appendix A to (Ordinance 10426) is adopted as an
36 amendment to the Federal Way Community Plan and to the Federal

1 Way area zoning as the official zoning control for that portion
2 of unincorporated King County defined therein.

3 D. The Revised Federal Way area zoning, adopted by
4 Ordinance 7746, as amended by Ordinance 10426 is hereby amended
5 by Ordinance 11653 as follows: Existing zoning and potential
6 zoning are replaced by the zoning and potential zoning contained
7 in Appendices A and O of Ordinance 11653. Existing P-suffix
8 conditions are retained except as amended by Appendix C of
9 Ordinance 11653.

10 SECTION 9. Ordinance 10703 and K.C.C. 20.12.210 are each
11 amended to read as follows:

12 A. The Northshore Community Plan Update attached to
13 Ordinance 10703 as Appendix A as amended by the Northshore
14 Community Plan Update Review Panel's amendments dated September
15 30, 1992 and attached hereto as Appendix E, is adopted in its
16 entirety as an amplification and augmentation of the
17 comprehensive plan for King County and as such constitutes
18 official county policy for the geographic area defined therein.

19 B. The Northshore Community Plan Update Area Zoning,
20 attached to Ordinance 10703 as Appendix B as amended by the
21 Northshore Community Plan Update Review Panel's amendments dated
22 September 30, 1992 and attached thereto as Appendix E, is
23 adopted as the official zoning control for that portion of
24 unincorporated King County defined therein with the following
25 Northshore Community Plan Update Area Zoning recommended changes
26 (Attachment A to Ordinance 11109).

27 C. Ordinance No. 4035, previously adopting the King
28 County Sewerage General Plan, is hereby amended in accordance
29 with Subsection A.

30 D. The King County Comprehensive Plan Map, adopted by
31 Ordinance 7178, is amended within the Northshore community
32 planning area to redesignate the transitional area, to
33 redesignate portions of resource lands, and to redesignate
34 portions of urban areas, as indicated on the map attached hereto
35 as Appendix C. Justification for the amendments are contained
36 in an issue paper attached hereto as Appendix D. These

1 designations shall be implemented by the adoption of the
2 Northshore Community Plan Update and Area Zoning.

3 E. The Northshore area zoning adopted by Ordinance 10703
4 as Appendices B and E is hereby repealed in part as follows:

5 The text and P-suffix conditions of the Northshore area zoning
6 document are hereby amended by Appendix D of Ordinance 11653.

7 The potential zoning and P-suffix designations are hereby
8 amended by Appendix O of Ordinance 11653. The zoning map of the

9 Northshore area zoning document is hereby repealed and replaced
10 by Appendix A of Ordinance 11653, in accordance with K.C.C.

11 Title 21A. The department is hereby directed to correct the
12 official zoning map in accordance with Appendices A and D or
13 Ordinance 11653.

14 SECTION 10. Ordinance 2883, and K.C.C. 20.12.240 are each
15 amended to read as follows:

16 A. The "Highline communities plan," attached to Ordinance
17 3530, is adopted as an addendum to the comprehensive plan for
18 King County. The Highline communities plan is amended by those
19 changes identified in the "Highline area zoning," to Ordinance
20 5453 as inconsistent with the plan pursuant to Ordinance 5401.
21 As an amplification and augmentation of the comprehensive plan
22 and the Sea-Tac communities plan, it constitutes official county
23 policy for the Highline area.

24 B. Any further changes and amendments to the plan
25 initiated by King County which relate to the Sea-Tac Airport and
26 its vicinity shall correspondingly change and amend the Sea-Tac
27 communities plan. All proposed changes and amendments shall be
28 transmitted to Port of Seattle for review and official
29 consideration by the Port of Seattle Commission prior to council
30 approval.

31 C. In adopting the Highline communities plan, the council
32 recognizes that cooperation and action by others, including but
33 not limited to citizens, state and local agencies, is essential
34 for proper implementation.

35 D. The land use plan amendment attached to Ordinance 7291
36 as Appendix A, is adopted as an amendment to the Highline
37 communities plan.

1 E. An amendment to the Highline area zoning, attached to
2 Ordinance 7291 as Appendix B is adopted as the official zoning
3 control for that portion of unincorporated King County defined
4 therein.

5 ~~(F. An amendment to the Highline Area Zoning, attached~~
6 ~~to Ordinance 7640 as Appendix A is adopted as the official~~
7 ~~zoning control for that portion of unincorporated King County~~
8 ~~defined therein.~~

9 ~~G. The McMiiken Heights Land Use Study, attached to~~
10 ~~Ordinance 7490 as Appendix A, is adopted as an amplification of~~
11 ~~the Highline communities plan.~~

12 ~~H. The McMiiken Heights Area Zoning, attached to~~
13 ~~Ordinance 7490 as Appendix B, is adopted as an amplification of~~
14 ~~the Highline communities plan.~~

15 ~~I. The Highline Plan Revision Study - Highline Community~~
16 ~~Hospital attached to Ordinance 8138 as Appendix A, is adopted as~~
17 ~~an amendment to the Highline Community Plan.~~

18 ~~J. An amendment to the Highline Area Zoning, attached to~~
19 ~~Ordinance 8138 as Appendix B, is adopted as the official zoning~~
20 ~~control for that portion of unincorporated King County defined~~
21 ~~therein.)~~

22 ~~(K)~~ F. The Highline Plan Revision Study - Olde Burien
23 attached to Ordinance 8251 as Appendix A, is adopted as an
24 amendment to the Highline Plan.

25 ~~(L)~~ G. An amendment to the Highline Area Zoning, attached
26 to Ordinance 8251 as Appendix B is adopted as the official
27 zoning control for that portion of unincorporated King County
28 defined therein.

29 ~~(M)~~ H. The "Sea-Tac communities plan," attached to
30 Ordinance 2883, is adopted as an addendum to the comprehensive
31 plan for King County. ~~(As an amplification and augmentation of~~
32 ~~the comprehensive plan, it constitutes official county policy~~
33 ~~for the vicinity of Sea-Tac International Airport.)~~

34 ~~(N)~~ I. The Highline Plan Revision Study - Beverly Park,
35 attached to Ordinance 8822 as Appendix A, is adopted as an
36 amendment to the Highline Plan and to the Highline area zoning

1 as the official zoning control for that portion of
2 unincorporated King County defined therein.

3 ~~((O. The Highline Plan Revision Study - Strom, attached~~
4 ~~to Ordinance 8863 as Appendix A, is adopted as an amendment to~~
5 ~~the Highline Plan and to the Highline Area zoning as the~~
6 ~~official zoning control for that portion of unincorporated King~~
7 ~~County defined therein.~~

8 ~~P. The Highline Plan Revision Study - Terrace View~~
9 ~~attached to Ordinance 8922 as Appendix A, is adopted as an~~
10 ~~amendment to the Highline Plan and to the Highline area zoning~~
11 ~~as the official zoning control for that portion of~~
12 ~~unincorporated King County defined therein).~~

13 ~~((Q.))J. The Sea-Tac Area Update and Area Zoning, attached~~
14 ~~to Ordinance 8996 as Attachment A is adopted as an amplification~~
15 ~~and augmentation of the Comprehensive Plan((and as such~~
16 ~~constitutes official county policy for the geographic area~~
17 ~~defined therein.))~~

18 ~~((R.))K. The Burien Activity Center update policies list,~~
19 ~~attached to Ordinance 10430 as Appendix A, ((is adopted in its~~
20 ~~entirety to)) will provide future guidance to the new City of~~
21 ~~Burien government and is recognized as ((an amplification and~~
22 ~~augmentation of)) a detailed local land use plan predating the~~
23 ~~1994 comprehensive plan for King County and as such~~
24 ~~((constitutes official county policy for the geographic area~~
25 ~~defined therein)) provides historical context for zoning~~
26 ~~decisions implementing the 1994 comprehensive plan.~~

27 ~~((S.))L. The Burien Activity Center Area Zoning attached to~~
28 ~~Ordinance 10430 as Appendix B, is adopted as the official zoning~~
29 ~~control for that portion of unincorporated King County defined~~
30 ~~therein.~~

31 1. Amend Highline Community Plan Land use map by
32 designating the south 360 feet of tax lot 70 from Community
33 Facilities to Neighborhood Business.

34 2. Amend Highline Plan Area zoning by reclassifying the
35 south 360 feet of Tax lot 70 from Single family residential, RS-
36 7200 to Neighborhood Business BN-P.

1 3. Amend Highline Community Plan Land use map by
2 designating the northern portion of the Puget Sound Jr. High
3 School site from Community Facility to Park and Recreation.

4 4. Amend Highline Plan Area zoning by reclassifying the
5 Northern portion of the Puget Sound Jr. High School site from
6 RS-7200 and RM-900 to RS-7200-P.

7 5. Both portions of Puget Sound Jr. High School site
8 are subject to the following P-suffix conditions:

9 a. The existing structure on the site (the abandoned
10 school) shall be demolished before final approval for
11 redevelopment of any portion of the site may be granted; for the
12 purposes of this provision "final approval" shall mean prior to
13 commencement of construction of any commercial structure, or
14 final plat or short plat approval for any plat or short plat for
15 residential or commercial purposes.

16 b. Landscaping adjacent to existing residential areas
17 shall meet the Type II (Visual buffer) standards of the zoning
18 code. On street frontages, landscaping shall meet Type IV (Open
19 Area Landscaping) standards.

20 c. Enclosed/roofed truck loading bays;

21 d. No more than four access points to the site (two
22 for auto, two for service/delivery);

23 e. A transit information station on the site;

24 f. Bicycle racks to be provided on the site;

25 g. Exterior lights should be directed away from and
26 shrouded from residential areas to minimize glare.

27 M. The Highline Area Zoning attached to Ordinance 3530,
28 as amended by, Ordinance 5453, Appendix B of Ordinance 7291,
29 Appendix B of Ordinance 8251, Appendix A of Ordinance 8822,
30 Attachment A of Ordinance 8996, Appendix B of Ordinance 10430 is
31 repealed in part as follows: The text and P-suffix conditions
32 of the Highline area zoning and its amendments are hereby
33 amended by Appendix E of Ordinance 11653. The potential zoning
34 and P-suffix designations are hereby amended by Appendix O of
35 Ordinance 11653. The zoning map of the Highline area zoning and
36 its amendments is hereby repealed and replaced by Appendix A of
37 Ordinance 11653, in accordance with K.C.C. Title 21A. The

1 department is hereby directed to correct the official zoning map
2 in accordance with Appendices A and E of Ordinance 11653.

3 SECTION 11. Ordinance 10197 and K.C.C. 20.12.270 are each
4 amended to read as follows:

5 A. The Soos Creek Community Plan Update attached to
6 Ordinance 10197 as Appendix A, is adopted in its entirety as an
7 amplification and augmentation of the Comprehensive Plan for
8 King County and as such constitutes official county policy for
9 the geographic area defined therein.

10 B. The Soos Creek Community Plan Update Area Zoning,
11 attached to Ordinance No. 10197 as Appendix B, is adopted as the
12 official zoning control for that portion of unincorporated King
13 County defined therein with the following Soos Creek Community
14 Plan Update and Area Zoning recommended changes: (Attachment A
15 to Ordinance 10336), with an additional P-suffix condition to be
16 applied in the Covington Master Drainage Plan area prohibiting
17 any land uses involving hazardous waste recycling or treatment,
18 solid waste landfills, petroleum pipelines, businesses
19 maintaining open storage of toxic substances, and all new
20 businesses that use or propose to use septic tank drainfield
21 systems.

22 C. The King County Comprehensive Plan Map, adopted by
23 Ordinance 7178, is amended within the Soos Creek community
24 planning area to redesignate the transitional area, to
25 redesignate portions of rural lands, and to redesignate portions
26 of urban areas, as indicated on Map A attached to Ordinance
27 10198, as implemented by the Soos Creek Community Plan Update
28 and Area Zoning adopted by Ordinance 10197.

29 D. The Soos Creek Community Plan Update Area Zoning,
30 adopted by Ordinance 10197, Appendix B, as amended, is hereby
31 amended by Ordinance 11653 as follows: Existing zoning and
32 potential zoning are replaced by the zoning and potential zoning
33 contained in Appendices A and O of Ordinance 11653. Existing P-
34 suffix conditions are retained except as amended by Appendix F
35 of Ordinance 11653.

36 SECTION 12. Ordinance 5080 and K.C.C. 20.12.300 are each
37 amended to read as follows:

1 A. The Shoreline community plan, attached to Ordinance
2 5080 as Appendix A, is adopted as an amplification and
3 augmentation of the comprehensive plan for King County and as
4 such constitutes official county policy for the geographic area
5 defined therein.

6 The Shoreline community plan area zoning, attached to
7 Ordinance 5080 as Appendix B, is adopted as the official zoning
8 control for that portion of unincorporated King County defined
9 therein.

10 B. The North City business district development guide,
11 attached to Ordinance 6337, is adopted as an amplification of
12 the Shoreline community plan. The purpose of the North City
13 business district development guide is to provide
14 recommendations for capital improvement projects and development
15 guidelines to aid in improving the function and appearance of
16 the North City business district.

17 C. The land use plan amendment attached to Ordinance
18 7804 as Appendix A, is adopted as an amendment to the Shoreline
19 community plan. An amendment to the Shoreline community plan
20 area zoning, attached to Ordinance 7804 as Appendix B, is
21 adopted as the official zoning control for that portion of
22 unincorporated King County defined therein.

23 D. The Shoreline community plan area zoning, attached to
24 Ordinance 5080 as Appendix B, as amended by Appendix B of
25 Ordinance 7804, is hereby amended by Ordinance 11653 as follows:
26 Existing zoning and potential zoning are replaced by the zoning
27 and potential zoning contained in Appendices A and O of
28 Ordinance 11653. Existing P-suffix conditions are retained by
29 Ordinance 11653.

30 SECTION 13. Ordinance 7837 and K.C.C. 20.12.320 are each
31 amended to read as follows:

32 A. The Vashon community plan update, together with
33 revised local service area boundaries for sewer service,
34 attached to Ordinance 7837 as Appendix A, is adopted as an
35 amplification and augmentation of the comprehensive plan for
36 King County.

1 B. The revised Vashon community plan area zoning,
2 attached to Ordinance 7837 as Appendix B, as amended, is adopted
3 as the official zoning control for that portion of
4 unincorporated King County defined herein.

5 C. Ordinance No. 4035, previously adopting the King
6 County sewerage general plan, is hereby amended in accordance
7 with Subsection A. The town of Vashon business district
8 development guide, attached to Ordinance 6386, is adopted as an
9 amplification of the Vashon community plan.

10 D. The revised Vashon community plan area zoning,
11 attached to Ordinance 7837 as Appendix B, as amended, is hereby
12 amended by Ordinance 11653 as follows: Existing zoning and
13 potential zoning are replaced by the zoning and potential zoning
14 contained in Appendices A and O of Ordinance 11653. Existing P-
15 suffix conditions are retained except as amended in Appendix G
16 of Ordinance 11653.

17 SECTION 14. Ordinance 10847 and K.C.C. 20.12.340 are each
18 amended to read as follows:

19 A. The East Sammamish Community Plan Update, as revised in
20 Appendix A attached to Ordinance 10847, is adopted as an
21 amplification and augmentation of the comprehensive plan for
22 King County and as such constitutes official county policy for
23 the geographic area defined therein.

24 B. The East Sammamish Community Plan Update Area Zoning,
25 as revised in Appendix B attached to Ordinance 10847, is adopted
26 as the official zoning control for that portion of
27 unincorporated King County defined therein.

28 C. Ordinance 4035, previously adopting the King County
29 Sewerage General Plan, is hereby amended in accordance with
30 Subsection A.

31 D. Should any section, subsection, paragraph, sentence,
32 clause or phrase of this section be declared unconstitutional or
33 invalid for any reason, such decision shall not affect the
34 validity of the remaining portion of this section.

35 E. The King County Comprehensive Plan Map, adopted by
36 Ordinance 7178, is amended within the East Sammamish community
37 planning area to redesignate the transitional areas, to

1 redesignate portions of rural areas, and to redesignate portions
2 of urban areas, as indicated on the map attached to Ordinance
3 10847 as Map A. These designations shall be implemented by the
4 adoption of the East Sammamish Community Plan Update and Area
5 Zoning.

6 F. The East Sammamish Community Plan Update Area Zoning,
7 as revised in Appendix B attached to Ordinance 10847, is hereby
8 amended by Ordinance 11653 as follows: Existing zoning and
9 potential zoning are replaced by the zoning and potential zoning
10 contained in Appendices A and O of Ordinance 11653. Existing P-
11 suffix conditions are retained except as amended in Appendix H
12 of Ordinance 11653.

13 SECTION 15. Ordinances 9110 and 9118, and K.C.C.
14 20.12.345 are each amended to read as follows:

15 A. The Snoqualmie Valley Community Plan and Area Zoning,
16 a bound and published document attached to Ordinance 9118 as
17 Appendix A, is adopted as an amplification and augmentation of
18 the King County comprehensive plan and as such constitutes
19 official county policy and zoning for the geographic area
20 defined therein.

21 B. Pursuant to Ordinance 7178, Section 3(D) and King
22 County Comprehensive Plan policy PI-105; the King County
23 Comprehensive Plan map is hereby amended as shown in Appendix A.

24 C. The King County Sewerage General Plan attached as an
25 addendum to Ordinance 4035 is hereby amended as shown in
26 Appendix A attached to Ordinance 9118.

27 D. Ordinance 1913, Ordinance 1992 and Ordinance 3503
28 which previously adopted zoning for the Snoqualmie Valley
29 planning area are each hereby repealed.

30 E. The zoning and "P" suffix conditions contained in the
31 executive proposed Snoqualmie Community Plan and area zoning for
32 the properties shown on Attachment A and as further amended by
33 Attachment B are hereby adopted.

34 F. The Snoqualmie Community Plan area zoning, Attachment
35 A and as amended by Attachment B of Ordinance 9118 are hereby
36 amended by Ordinance 11653 as follows: Existing zoning and
37 potential zoning are replaced by the zoning and potential zoning

1 contained in Appendices A and O of Ordinance 11653. Existing P-
2 suffix conditions are retained except as amended by Appendix I
3 of Ordinance 11653.

4 SECTION 16. Ordinance 6422 and K.C.C. 20.12.350 are each
5 amended to read as follows:

6 A. The Newcastle Community Plan, attached to Ordinance
7 6422 as Appendix A, is adopted as an amplification and
8 augmentation of the Comprehensive Plan for King County and as
9 such constitutes official county policy for the geographic area
10 defined therein.

11 B. The Newcastle Community Plan Area Zoning, attached to
12 Ordinance 6422 as Appendix B, is adopted as the official zoning
13 control for that portion of unincorporated King County defined
14 therein.

15 C. Ordinance No. 4035, previously adopting the King
16 County Sewerage General Plan, is hereby amended in accordance
17 with K.C.C. 20.12.350A.

18 D. Resolution No. 31816, previously adopting area zoning
19 for Newcastle on May 9, 1966, is hereby amended in accordance
20 with K.C.C. 20.12.350B.

21 E. Amendment to the Newcastle Community Plan, attached to
22 Ordinance 7845 as Attachment A, is adopted as an amplification
23 of the Comprehensive Plan for King County. An amendment to the
24 Newcastle Community Plan Area Zoning, attached to Ordinance 7845
25 as Attachment B, is adopted as the official zoning control for
26 that portion of unincorporated King County defined therein.

27 F. The Newcastle Plan Revision Study - Primark, attached
28 to Ordinance 10191 as Appendix A, is adopted as an amendment to
29 the Newcastle Community Plan and to the Newcastle area zoning as
30 the official zoning control for that portion of unincorporated
31 King County defined therein.

32 G. The Newcastle Community Plan Area Zoning, attached to
33 Ordinance 6422 as Appendix B, as amended by Attachment B to
34 Ordinance 7845 is hereby amended by Ordinance 11653 as follows:
35 Existing zoning and potential zoning are replaced by the zoning
36 and potential zoning contained in Appendices A and O of

1 Ordinance 11653. Existing P-suffix conditions are retained
2 except as amended by Appendix J of Ordinance 11653.

3 SECTION 17. Ordinance 6986 and K.C.C. 20.12.360 are each
4 amended to read as follows:

5 A. The Tahoma/Raven Heights Community Plan, attached to
6 Ordinance 6986 as Appendix A, is adopted as an amplification and
7 augmentation of the comprehensive plan for King County and as
8 such constitutes official county policy for the geographic area
9 defined therein.

10 B. The Tahoma/Raven Heights Community Plan Area Zoning,
11 attached to Ordinance 6986 as Appendix B, is adopted as the
12 official zoning control for that portion of unincorporated King
13 County defined therein.

14 C. Ordinance 4035, previously adopting the King County
15 Sewerage General Plan, is hereby corrected in accordance with
16 subsection A.

17 D. Ordinance 1913, previously adopting area zoning for
18 Tahoma/Raven Heights on February 4, 1974, is hereby corrected in
19 accordance with subsection B.

20 E. The King County planning division, as directed by
21 Motion 7121, has studied the Lake Webster area of the
22 Tahoma/Raven Heights Community Plan and Area Zoning pursuant to
23 K.C.C. 20.12.070 - 20.12.080 and determined the need to amend
24 the area zoning. The amendment to the area zoning as described
25 in the Lake Webster Plan Amendment Report, attached to Ordinance
26 8732 as Appendix A, is consistent with the intent of the
27 Tahoma/Raven Heights Community Plan and King County
28 Comprehensive Plan policies. The amendment to the Tahoma/Raven
29 Heights Area Zoning, attached to Ordinance 8732 as Appendix B,
30 is adopted as the official zoning control for that portion of
31 unincorporated King County defined therein.

32 F. The King County Comprehensive Plan map as adopted by
33 Ordinance 7178 is hereby amended in accordance with K.C.C.
34 20.12.030, subsection C as follows:

35 The Lake Webster area as described in the Lake Webster
36 Plan Amendment Report, attached to Ordinance 8738 as Appendix A,

1 is designated Rural consistent with the intent of King County
2 Comprehensive Plan policies.

3 G. The Tahoma/Raven Heights Communities Plan Amendment
4 and Area Zoning attached to Ordinance 10200 as Appendix A are
5 adopted as an amendment to the Tahoma/Raven Heights Communities
6 Plan and to the Tahoma/Raven Heights Area Zoning as official
7 zoning control for that portion of unincorporated King County
8 defined therein.

9 H. The King County Comprehensive Plan Map, adopted by
10 Ordinance 7178, is amended within the Tahoma/Raven Heights
11 community planning area to redesignate portions of urban areas
12 to rural, as indicated on the map attached to Ordinance 10201 as
13 Map A. These designations shall be implemented by the adoption
14 of the Executive Proposed Tahoma/Raven Heights Communities Plan
15 Amendment and Area Zoning.

16 I. The Tahoma/Raven Heights Community Plan Area Zoning,
17 attached to Ordinance 6986 as Appendix B, as amended by Appendix
18 B to Ordinance 8732 and by Map A and Appendix A to Ordinance
19 10200 is hereby amended by Ordinance 11653 as follows: Existing
20 zoning and potential zoning are replaced by the zoning and
21 potential zoning contained in Appendices A and O of Ordinance
22 11653. Existing P-suffix conditions are retained except as
23 amended by Appendix K of Ordinance 11653.

24 SECTION 18. Ordinance 8848, Sections 1, 6-8, and K.C.C.
25 20.12.390 are each amended to read as follows:

26 A. The resource lands area zoning, attached to Ordinance
27 8848 as Appendix A, the King County Resource Lands Proposed Area
28 Zoning, as amended by Attachment 1, which is to be made a part
29 of Appendix A, is adopted as the official zoning control for
30 that portion of unincorporated King County shown on the maps on
31 pages 9-37 and pages 83-119 of Appendix A: The King County
32 Resource Lands: Proposed Area Zoning

33 B. The resource lands area zoning is further adopted as
34 the official zoning control for the designated resource areas of
35 unincorporated King County in Soos Creek, Northshore and Lower
36 Green River until such time as those community plans are next
37 reviewed and updated.

1 C. The resource lands area zoning, adopted by Ordinance
2 8848, is hereby amended by Ordinance 11653 as follows: Existing
3 zoning and potential zoning are replaced by Appendices A and O
4 of Ordinance 11653. Any existing P-suffix conditions are
5 retained by Ordinance 11653.

6 SECTION 19. Ordinance 9499 and K.C.C. 20.12.440 are each
7 amended to read as follows:

8 A. The Enumclaw community plan and area zoning attached
9 to Ordinance 9499 is adopted as an augmentation and
10 implementation of the comprehensive plan for King County and as
11 such constitutes official county policy for the geographic area
12 defined therein. The Enumclaw Area Zoning text and maps
13 constitute an official control for the geographic area defined
14 herein.

15 B. The King County Comprehensive Plan map, adopted by
16 Ordinance 7178 is amended within the Enumclaw community planning
17 area to redesignate portions of the forest production district
18 as rural area, as discussed in Exhibit A and as indicated on the
19 map attached hereto as Exhibit B. These designations shall be
20 implemented by the adoption of the Enumclaw Community Plan and
21 Area Zoning.

22 C. The King County Comprehensive Plan map, adopted by
23 Ordinance 7178 is amended within the Enumclaw community planning
24 area to redesignate portions of the rural area as forest
25 production district, as discussed in Exhibit A and as indicated
26 on the map attached hereto as Exhibit B. These designations
27 shall be implemented by the adoption of the Enumclaw Community
28 Plan and Area Zoning.

29 D. The Enumclaw Community Plan Area Zoning attached to
30 Ordinance 9499 is hereby amended by Ordinance 11653 as follows:
31 Existing zoning and potential zoning are replaced by the zoning
32 and potential zoning contained in Appendices A and O of
33 Ordinance 11653. Existing P-suffix conditions are retained
34 except as amended by Appendix L of Ordinance 11653.

35 SECTION 20. Ordinance 11166, Section 2, and K.C.C.
36 20.12.337 are each amended to read as follows:

1 A. The West Hill Community Plan and Area Zoning, a bound
2 and published document (Attachment I), as revised in the
3 Attachments hereto enumerated below is adopted as an
4 amplification and augmentation of the Comprehensive Plan for
5 King County and as such constitutes official county policy for
6 the geographic area of unincorporated King County defined
7 therein:

8 Attachment II. West Hill Community Plan and Area
9 Zoning Matrix (November 2, 1993).

10 Attachment III. Amendment to West Hill Policy #21
11 (October 29, 1993).

12 Attachment IV. Revised Chapters X (Implementation)
13 XI (Proposed Area Zoning) with Revised Area Zoning Map (October
14 29, 1993).

15 B. The West Hill Community Plan Area Zoning adopted in
16 Ordinance 11116 is amended by Ordinance 11653 as follows:
17 Zoning and potential zoning are amended by the zoning and
18 potential zoning contained in Appendices A and O of Ordinance
19 11653. Existing P-suffix conditions are retained except as
20 amended by Appendix M of Ordinance 11653.

21 SECTION 21. Ordinance 10344, Section 1, and K.C.C.
22 20.12.140 are each repealed.

23 SECTION 22. Ordinance 10344, Section 2, and K.C.C.
24 20.12.145 are each repealed.

25 SECTION 23. Ordinance 9751, and K.C.C. 20.12.182 are each
26 repealed.

27 SECTION 24. Ordinance 5401, Section 2, and K.C.C.
28 20.12.250 are each repealed.

29 SECTION 25. Ordinance 6386 and K.C.C. 20.12.325 are each
30 repealed.

31 SECTION 26. Ordinance 5722, Sections 1-2, and K.C.C.
32 20.12.330 are each repealed.

33 SECTION 27. Ordinance 6738 and K.C.C. 20.12.335 are each
34 repealed.

35 SECTION 28. Ordinance 8848, Section 2 and K.C.C.
36 20.12.400 are each repealed.

1	Appendix H:	Amendments to East Sammamish Community
2		Plan P-Suffix Conditions.
3	Appendix I:	Amendments to Snoqualmie Valley Community
4		Plan P-Suffix Conditions.
5	Appendix J:	Amendments to Newcastle Community Plan
6		P-Suffix Conditions.
7	Appendix K:	Amendments to Tahoma/Raven Heights
8		Community Plan P-Suffix Conditions.
9	Appendix L:	Amendments to Enumclaw Community Plan
10		P-Suffix Conditions.
11	Appendix M:	Amendments to West Hill Community Plan
12		P-Suffix Conditions.
13	Appendix N:	Amendments to Resource Lands P-Suffix
14		Conditions.
15	Appendix O:	1994 Parcel List, as amended December
16		19, 1994.
17	Appendix P:	Amendments considered by the Council
18		January 9, 1995.
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