

1 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

2 SECTION 1. Ordinance 8846 and K.C.C. 20.12.170 are each hereby amended to
3 read as follows:

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

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

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

12 D. The Bear Creek Community Plan Area Zoning, attached to Ordinance 8846
13 as Appendix B is hereby amended by Ordinance 11653 as follows: Existing zoning and
14 potential zoning are replaced by the zoning and potential zoning contained in Appendices
15 A and O of Ordinance 11653. Existing P-suffix conditions are retained except as amended
16 by Appendix B of Ordinance 11653.

17 E. The Bear Creek Community Plan, attached to Ordinance 8846 as Appendix A, is
18 hereby amended as provided in Attachment A to this ordinance.

19 INTRODUCED AND READ for the first time this 7th day of

20 August, 1995

21 PASSED by a vote of 12 to 1 this 11th day of September, 1995

22 KING COUNTY COUNCIL
23 KING COUNTY, WASHINGTON

24 Kent Pullen
25 Chair

26 ATTEST:

27 Quall A. Peterson
28 Clerk of the Council

29 APPROVED this 23rd day of September, 1995

30 Doug Fisher
31 King County Executive

32 Attachment: Attachment A, Amended Bear Creek Community Plan Policies

ATTACHMENT A

BCCP ORDINANCE AMENDMENTS

BC #4H - delete entire policy.

~~Development will be generally consistent with the Novelty Hill Zoning Map which shows boundaries between zones and proposed arterial road alignments. However, precise boundaries and road alignments shall be set by the County Council when rezones are requested by the MPD property owners to activate the potential MPD zoning. In no case shall the final zone boundaries result in a net increase in site area zoned for non single family uses.~~

BC #4K - amend as follows:

Master Plan Developments shall provide active recreation facilities that ~~comply with adopted King County Park Standards~~ adequately serve the needs of future residents and employees.

BC #4L - amend as follows:

Master Plan Development shall provide a ~~maximum~~ minimum of 25% open space

in addition to the preservation of all surveyed wetlands.

BC #4M - amend as follows:

The Novelty Hill Master Plan Development area shall contain an urban activity center, which includes ~~a community scale shopping center and a neighborhood scale shopping center~~ a commercial center to provide for the everyday shopping needs of the planned MPD population.

BC #4N - amend as follows:

The activity center shall also contain ~~at least 200 acres designated for~~ a business park development of sufficient size to provide a density of employment opportunities and a balance of jobs and households for the MPD area.

BC #6 - delete entire policy.

~~The MPD property within the Novelty Hill subarea is designated with potential zoning for Phases I and II development as shown on the Novelty Hill Zoning Map. The potential zoning may be actualized in two ways:~~

- ~~1) For each MPD, actualization of the potential zoning for Phase II may occur after 75% of the residential land area in Phase I has been developed and the conditions of the Bear Creek Area Zoning have been met, or~~

- ~~• controlling the timing of development in any subdrainage basin in order to monitor and evaluate the effectiveness of the drainage control systems for that subbasin.~~
- ~~• controlling the timing of development in one subbasin relative to other subbasins in the same major basins in order to monitor and evaluate the effectiveness of the drainage control systems.~~
- ~~• assuring that the uses authorized provide an appropriate balance between residential and nonresidential uses.~~
- ~~• providing residential development (both for single and multifamily housing)~~

~~before or concurrently with business and manufacturing/office parks.~~

~~controlling the timing of development relative to the provision of needed transportation improvements, sewerage facilities, or water lines.~~

BC #6B - delete entire policy.

~~Granting of the outright zoning shall be phased to control the timing and intensity of business/industrial development in the MPDs to support the buildout of other King County employment centers which have actual zoning and to assure that employment densities in these MPDs are sufficient to make transit a feasible and attractive alternative to automobile access.~~

BC #6-C - delete entire policy.

~~Phase I shall be accomplished through at least three divisions for both the Quadrant and Port Blakely Mill Company ownerships. These divisions should be approximately equal in area for nonresidential uses where nonresidential uses are proposed for a division, and in number of residential units. The first division must include the majority of the designated open space areas in Phase I.~~

BC #6D - delete entire policy.

~~To ensure the highest standard of environmental protection, Phase II rezones~~

~~shall not be approved before 1996, provided the monitoring program has indicated Phase I development has not adversely impacted the water quality and salmon resources of the Bear/Evans Creek system. Subdivision of Phase II shall also be accomplished through at least three divisions.~~

BC #17 - amend as follows:

The Novelty Hill Master Plan Development Area shall contain a ~~community center and a neighborhood center~~ commercial area of sufficient size to serve the needs of future residents and employees.