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January 23, 1997

Larry Phillips Maggi Fimia

Jane Hague

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Introduced by: Chris Vance

Ordinance No.: 96-836

ORDINANCE NO. **12627**

AN ORDINANCE related to zoning; creating authority to establish demonstration projects by adding a new chapter to K.C.C. 21A; establishing the Quality Urban Environment (QUE) Demonstration Project, and delineating the purpose, scope and authority for the demonstration project, the areas for the project and the effective period; amending Ordinance 12196, Section 17; amending Ordinance 11653, Section 6, as amended, and adding new sections to K.C.C. 21A.

FINDINGS:

1. The creation of livable communities is a regional vision shared by the 1990 Growth Management Act, Countywide Planning Policies, and the 1994 King County Comprehensive Plan. Concerns relative to creating safe, healthy and diverse communities include the qualities and desirability of the current forms of development, the affordability of housing at all income levels, and the efficiency of the development review process as it affects project affordability.
2. The King County Comprehensive Plan recognizes that zoning, regulatory, and infrastructure strategies that reduce development costs can help to alleviate rising housing prices and, increase the availability of affordable housing (in both rural and urban areas). Comprehensive Plan Policy H-301 encourages land use policies and regulations that result in lower development costs without the loss of adequate public review, environmental quality or public safety and do not reduce design quality, inhibit infrastructure financing strategies, or increase maintenance costs for public facilities.
3. The King County Comprehensive Plan recognizes that the urban land of King County is the most appropriate area to accommodate

1 the majority of future residential and commercial growth. It also
2 recognizes that such future growth will not likely occur on large
3 parcels of unconstrained lands. Rather, growth will be increasingly
4 accommodated through infill development on smaller, marginally
5 constrained urban parcels. Comprehensive Plan Policy U-507
6 encourages innovative infill development through a variety of
7 regulatory, incentive, and program strategies including special
8 development standards for infill sites, expedited permit processing,
9 and greater regulatory flexibility. Development of innovative,
10 affordable demonstration projects can encourage new housing
11 models that will meet the changing needs of individuals and
12 families. Comprehensive Plan Policies H-401, H-402, and H-403
13 support testing new models by exploring alternative land
14 development and construction techniques; home ownership
15 methods; and development of projects with shared common areas,
16 open space and community facilities.

- 17
- 18 4. Comprehensive Plan policy U-414 elaborates on the use of
19 incentives to encourage innovative development and suggests a
20 variety of regulatory and financial strategies to attract desired
21 development including: priority permit review; transfer of density
22 credits; reforming staff review procedures; streamlining permit
23 process through areawide SEPA review; road system
24 reclassification; variances, reduced fees, and revised taxes.
- 25
- 26 5. Rural areas of King County also require vigilance in adjusting and
27 fine-tuning regulations to achieve a fundamental objective of the
28 King County Comprehensive Plan to maintain the character of the
29 designated Rural Area. Therefore, Policy R-101 encourages land
30 use regulations and development standards that protect and enhance
31 a variety of low-density housing choices compatible with adjacent
32 farming, forestry and mining.
- 33
- 34 6. Both urban and rural communities stand to benefit from the
35 designation of demonstration projects. Development of residential
36 and commercial projects (including resource based industries in the
37 rural areas) utilizing flexible design standards can result in
38 increased affordability and improved quality. And, demonstration
39 projects can be component of testing a streamlined permit review
40 process by providing quick, coordinated responses to proposed
41 modifications of the Zoning Code on a project by project basis.
- 42

- 1 7. Specific to the Quality Urban Environment Demonstration Project,
2 the Challenges to Quality Urban Development Report, was prepared
3 by the King County Quality Urban Environment Technical Work
4 Group in August 1994. The report addressed concerns relative to the
5 qualities and desirability of the current forms of urban development,
6 the affordability of housing at all income levels, and the efficiency
7 of the development review process as it affects project affordability.
8 The report contained numerous recommendations as to how King
9 County could address such concerns.
- 10
11 8. One of the key recommendations of the report was that a
12 demonstration project be used to encourage the testing of innovative
13 types of urban development and redevelopment. The demonstration
14 project could encourage innovations by: 1) streamlining the
15 regulatory process with the designation of project facilitators, 2)
16 allowing for greater code flexibility in recognition of the constraints
17 of development and redevelopment within a built-up urban
18 environment, and 3) creating incentives to encourage a
19 complementary blend of residential and commercial uses within
20 mixed use and commercial developments.
- 21
22 9. The King County Comprehensive Plan Policy U-515 calls for Urban
23 residential neighborhood design that preserves historic and natural
24 characteristics and neighborhood uniqueness, while providing for
25 privacy, community space, pedestrian safety and mobility, and
26 reducing the impact of motorized transportation. The Plan
27 elaborates that flexibility in standards should be allowed to
28 encourage the type of development envisioned in Policy-515.
29 Tradeoffs between different required site features should be
30 allowed, depending on the type of development, its anticipated
31 market and desires of the surrounding community. The scale of site
32 improvements should be consistent with the type of development
33 being served.
- 34
35 10. King County Comprehensive Plan Policy H-108 supports exploring
36 land use and investment strategies to stimulate mixed-use and
37 mixed-income developments as a way to integrate neighborhoods
38 and increase housing choices. In addition Policy H-301 states King
39 County should pursue land use policies and regulations that result in
40 lower development costs.
- 41
42 11. King County Comprehensive Plan Policy I-404 supports developing
43 incentives for the Urban Growth Area which encourage the

development industry to provide a broad range of housing and business space. Incentives could include:

- a. Identification of areas with infill opportunities, granting them special status and subjecting new development in these areas to more flexible standards;
- b. Density bonuses for site designs which provide public benefits (for example, grid roads which connect with other developments and limit impacts on arterials), and
- c. Incentives which lower financial development risk.

12. The choice of Kenmore as the site for the demonstration project was based upon a county-wide search and analysis of areas appropriate for this demonstration project. Kenmore was found to be typical of urbanizing areas of King County, with the potential for development to occur during the effective period of the demonstration project. In addition, the characteristics of properties, the current built environment, and the designation of Kenmore as an Activity Center is conducive to the purpose of the demonstration project. Furthermore, incentives and infill development are appropriate for Kenmore per the King County Comprehensive Plan which supports incentives through regulatory and financial strategies to attract development to Full Service Areas and promote innovative design within urban residential neighborhoods. Comprehensive Plan Policy U-608 calls for incentives to attract mixed use and commercial development within Activity Centers through various means, such as pedestrian routes, structured parking, and an eclectic mixing of complementary uses.

13. The choice of Kenmore and the selection of specific areas of the community for the demonstration project is consistent with King County Comprehensive Plan and Northshore Community Plan policies. First, the sites are located in the Full Service Area with Transit Priority as designated by Comprehensive Plan Policy U-405, and furthermore, is designated an Unincorporated Urban Activity Center by Comprehensive Plan Policy U-602. Second, Northshore Community Plan Update Policies K-1 and K-2 encourage a diversity of uses within the Kenmore Activity Center with public and private sector development aimed at supporting pedestrian activity, reduced reliance on the automobile, an increased sense of identity for Kenmore, and enhanced marine orientation. Third, Policies K-6 and K-11 encourage the conversion of waterfront property in Kenmore from industrial to mixed use. Finally, Policies R-9 and R-10 require that infill residential

1 development at higher densities should include features to enhance
2 compatibility with existing residential neighborhoods and
3 residential neighborhoods should be developed in an urban land use
4 pattern with a full range of urban services.
5

6 14. The Kenmore community stands to benefit from designation of the Quality
7 Urban Environment Demonstration Project because designation facilitates the
8 development of an urban, pedestrian-oriented neighborhood as envisioned in
9 the Northshore Community Plan through the redevelopment of industrial
10 waterfront land (Lakepointe Project), the creation of an eclectic mix of
11 complementary uses within a pedestrian-friendly business district (Kenmore
12 Central Business District), and the development of higher density, single family
13 subdivisions and residential projects that can utilize flexible site design
14 standards resulting in more affordable and better quality housing projects in
15 northeast Kenmore.
16

17 15. This ordinance does not amend the development regulations listed in Ordinance
18 12196, Section 50C and, therefore, the requirements of Ordinance 12196,
19 Section 50C do not apply.
20

21 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

22 NEW SECTION. SECTION 1. There is hereby added to K.C.C. 21A a new section to
23 read as follows:

24 Purpose. The purpose of this section is to provide for "Demonstration Projects" as a
25 mechanism to test and evaluate alternative development standards and processes prior to
26 amending King County policies and regulations. Alternative development standards might
27 include standards affecting building and/or site design requirements. Alternative processes
28 might include permit review prioritization, alternative review and revision scheduling, or staff
29 and peer review practices. All demonstration projects shall have broad public benefit through
30 the testing of new development regulations and shall not be used solely to benefit individual
31 property owners seeking relief from King County development standards. A demonstration
32 project shall be designated by the Metropolitan King County council. Designation of each

1 new demonstration project shall occur through an ordinance which amends this code and shall
2 include provisions that prescribe the purpose(s) and location(s) of the demonstration project.

3 Demonstration projects shall be located in urban and/or rural areas which are deemed most
4 suitable for the testing of the proposed alternative development regulations. Within such areas
5 development proposals may be undertaken to test the efficacy of alternative regulations that
6 are proposed to facilitate increased quality of development and/or increased efficiency in the
7 development review processes.

8 NEW SECTION. SECTION 2. There is hereby added to K.C.C. 21A a new section to
9 read as follows:

10 A. Authority and application of Demonstration Projects. In establishing any
11 demonstration project, the council shall specify the following provisions;

- 12 1. The purpose of the demonstration project;
- 13 2. The location(s) of the demonstration project;
- 14 3. The scope of authority to modify standards and the lead agency/department
15 with authority to administer the demonstration project;
- 16 4. The development standards established by this title or other titles of the
17 King County Code which affect the development of property that are subject to administrative
18 modifications or waivers;
- 19 5. The process through which requests for modifications or waivers are
20 reviewed and any limitations on the type of permit or action.
- 21 6. The criteria for modification or waiver approval.

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7. The effective period for the demonstration project and any limitations on extensions of the effective period;

8. The scope of the evaluation of the demonstration project and the date by which the executive shall submit an evaluation of the demonstration project; and

9. The date by which the executive shall submit an evaluation of specific alternative standards and, if applicable, proposed legislation.

B. A demonstration project shall be designated by the Metropolitan King County Council through the application of a demonstration project overlay to properties in a specific area or areas. A demonstration project shall be indicated on the zoning map or a notation in the SITUS File maintained by the department of development and environmental services, by the suffix "-DPA" (meaning demonstration project area) following the map symbol of the underlying zone or zones. Within a designated demonstration project area, approved alternative development regulations may be applied to development applications.

NEW SECTION. SECTION 3. There is hereby added to K.C.C. 21A a new section to read as follows:

Demonstration Project - general provisions.

A. The demonstration projects set forth in this chapter are the only authorized demonstration projects. New or amended demonstration projects to carry out new or different goals or policies shall be adopted as part of this chapter;

B. Demonstration projects must be consistent with the King County Comprehensive Plan. Designation of a demonstration project and its provisions to waive or

1 modify development standards must not require nor result in amendment of the
2 Comprehensive Plan nor the Comprehensive Land Use Map;

3 C. Unless they are specifically modified or waived pursuant to the provisions of
4 this chapter, the standard requirements of this title and other county ordinances and regulations
5 shall govern all development and land uses within a demonstration project area. Property-
6 specific development standards (P-suffix conditions) as provided in K.C.C. 21A.38. shall
7 supersede any modifications or waivers allowed by the provisions of this chapter.

8 D. Demonstration project sites should be selected so that any resulting amended
9 development standards or processes can be applied to similar areas or developments. Similar
10 areas could include those with similar mixes of use and zoning. Similar developments could
11 include types of buildings such as commercial or multifamily and types of development such
12 as subdivisions or redevelopment.

13 NEW SECTION. SECTION 4. There is hereby added to K.C.C. 21A a new section to
14 read as follows:

15 Demonstration Project Overlay - Quality Urban Environment (QUE) Demonstration
16 Project.

17 A. The purpose of the Quality Urban Environment (QUE) Demonstration Project is
18 to test whether administratively approved project modifications or waivers to the zoning code
19 result in enhanced infill development which contributes to higher quality urban development,
20 including protection and enhancement of the natural environment, within the demonstration
21 project area. The demonstration project will also test if administrative approval of
22 modifications or waivers effectively speeds the development review process while maintaining

1 land use coordination, environmental protection, and leads to administrative cost savings for
2 project applicants and King County.

3 B. QUE Demonstration Project - Designation of Project Areas. The QUE
4 Demonstration Project will be implemented in three areas of Kenmore (shown in attachment A
5 of this ordinance) generally described as 1) the Kenmore Pedestrian District including
6 multifamily and commercial properties around the business center north of Bothell Highway,
7 and 2) the "Westhill" neighborhood comprised primarily of vacant and underutilized
8 properties zoned R-8 in northeast Kenmore and 3) the Lakepointe site.

9 C. Applications to modify or waive development standards of the Zoning Code
10 (K.C.C. 21A) for individual development proposals shall be administratively approved by the
11 director of the department of development and environmental services (DDES).

12 D. Each application to modify or waive development standards for a development
13 proposal shall be evaluated on the merits of the specific proposal. Approval or denial of a
14 proposed modification or waiver shall not be construed as precedent setting for any other
15 development application within the demonstration project area nor elsewhere in the county.

16 E Modification or waivers approved pursuant to the QUE Demonstration Project
17 shall be in addition to those modifications or waivers which are currently allowed by K.C.C.
18 21A. The range of proposed modifications or waivers to development regulations that may be
19 considered pursuant to the QUE Demonstration Project shall only include the following
20 Zoning Code regulations:

21 1. Development Standards - Density and Dimensions (K.C.C. 21A.12)
22 limited to the following subsections:

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- a. Minimum street setbacks and interior setbacks (K.C.C. 21A.12.030 / 21A.12.040)
 - b. Base building heights (K.C.C. 21A.12.030 / 21A.12.040)
 - c. Maximum Building Coverage Percentage (K.C.C. 21A.12.030 / 21A.12.040)
 - d. Maximum Impervious Surface Percentage (K.C.C. 21A.12.030 / 21A.12.040)
 - e. Setbacks - Specific building or use (K.C.C. 21A.12.120)
 - f. Setbacks - modifications (K.C.C. 21A.12.130)
 - g. Setbacks from regional utility corridors (K.C.C. 21A.12.140)
 - h. Setbacks from alley, (K.C.C. 21A.12.150)
 - i. Setbacks from adjoining half-street or designated arterial (K.C.C. 21A.12.160)
 - j. Setbacks - projections allowed (K.C.C. 21A.12.170)
2. Development Standards - Design Requirements (K.C.C. 21A.14) limited to the following subsections:
- a. Attached dwellings and group residences - Building facade modulation (K.C.C. 21A.14.090)
 - b. Mixed use development - Building floor area (K.C.C. 21A.14.130)
 - c. On-site recreation - Space required (K.C.C. 21A.14.180)
 - d. Fences - setback applicability (K.C.C. 21A.14.220)

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e. Storage space and collection points for recyclables (K.C.C. 21A.14.210)

3. Development Standards - Landscaping and Water Use (K.C.C. 21A16)

limited to the following subsections:

- a. Landscaping - street frontages (K.C.C. 21A.16.050)
- b. Landscaping - interior lot lines (K.C.C. 21A.16.060)
- c. Landscaping - surface parking areas (K.C.C. 21A.16.070)
- d. Landscaping - additional standards for required landscape areas (K.C.C. 21A.16.090)

4. Development Standards - Parking and Circulation (K.C.C. 21A.18) limited

to the following subsections:

- a. Pedestrian and bicycle circulation and access (K.C.C. 21A.18.100)
- b. Off-street parking plan design standards (K.C.C. 21A.18.110)

5. Development Standards - Special District Overlays (SDO) (K.C.C.

21A.38) limited to the following subsections:

- a. SDO - pedestrian oriented commercial development (K.C.C. 21A.38.050)

F. Modifications or Waivers Review Process

1. Requests for modifications or waivers may only be submitted in relation to any proposed:

- a. site development permit pursuant to K.C.C. 21A.41,

- b. binding site plan,
- c. commercial building permit, or
- d. short or formal subdivision.

2. Requests shall be:

- a. submitted to DDES prior to (as a stand alone application for the proposed modification) or in conjunction with a development application for the project site; and
- b. in writing, along with any supporting documentation. The supporting documentation must illustrate how the proposed modification meets the criteria of Section 4.G of this ordinance.

3. Notice of application, review and approval of proposed modifications or waivers shall be treated as a Type 2 Land Use Decision except for requested modifications or waivers submitted in conjunction with a formal subdivision application, which shall be treated as part of a Type 3 Land Use Decision. In approving a proposed modification or waiver, the Director must conclude that the criteria for approval set forth in Section 4.G below have been met.

4. A pre-application meeting to determine the need for, and the likely scope of, a proposed modification(s) or waiver(s) shall be required prior to submittal of a modification request.

5. Administrative appeals of director approved modifications or waivers shall be combined with any appeal of the underlying permit decision, when the underlying permit is subject to appeal.

1 G. QUE Demonstration Project Criteria for Modification or Waiver Approval.

2 To be eligible to utilize the provisions of the QUE Demonstration Project development
3 proposals must be located within the boundaries of the three designated areas in Kenmore.
4 Proposals to modify development regulations for a development application must be consistent
5 with general health, safety, and public welfare standards. Applications must demonstrate how
6 the proposed project, with modifications or waivers to the code will result in enhanced infill
7 development which contributes to higher quality urban development within the demonstration
8 project area. This shall be demonstrated by documenting that the development with
9 modifications or waivers:

10 1. achieves urban quality standards such as optimal site utilization,
11 compatibility with surrounding development, new development which stimulates
12 redevelopment, and superior architecture which enhances pedestrian experiences and the sense
13 of place and community; and

14 2. results in equal or greater overall natural and built environmental benefits
15 to the community; and

16 3. results in no significant adverse impacts to the natural environment; and

17 4. where applicable, improves affordability for future project residents or
18 tenants.

19 In addition to these general criteria, the following specific criteria shall be met where
20 applicable.

21 5. Within the Kenmore Pedestrian District (Area 1), proposed projects and
22 buildings must: a) be compatible and/or complementary with each other; b) be of a size and

1 scale, and sited in a way that supports a pedestrian-oriented neighborhood; and c) result in
2 building designs that are similar and/or complementary to the predominant architectural styles
3 and scale of existing residences within the surrounding neighborhood; and

4 6. Within the Westhill area (Area 2), proposed residential development must:
5 a) be complementary to the pedestrian and vehicular network; and b) result in building designs
6 that are similar and/or complementary to the predominant architectural styles and scale of
7 existing residences within the surrounding neighborhood; and .

8 7. Within the Lakepointe Development (Area 3), proposed projects and
9 buildings must: a) be compatible and/or complementary with each other; and b) be of a size
10 and scale, and sited in a way that supports a pedestrian-oriented neighborhood.

11 H. QUE Demonstration Project - Effective Period. Regulatory modification and/or
12 waiver applications authorized by this ordinance shall be filed with DDES by December 31,
13 1997. Code modifications or waivers contained within an approved development proposal
14 shall be valid as long as the underlying permit or development application approval is valid.
15 Code modifications or waivers that are approved as a stand alone application must be
16 incorporated into a valid permit or development application filed by December 31, 1997. The
17 Director may extend the date for filing QUE Demonstration Project permit and development
18 applications for a maximum of a single, one year period.

19 I. QUE Demonstration Project - Reports. The DDES Director shall submit at
20 least two interim reports to the council during 1997, the first by May 31, 1997 and the second
21 by September 30, 1997, regarding requests for waivers and modifications received and actions
22 taken so that the council can review the effectiveness of the QUE Demonstration Project
23 Criteria for Modification or Waiver. Within six months after final action has been taken on all

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QUE Demonstration Project permit and development applications (when some projects should be under construction or completed) the county executive shall prepare and submit to the council a report that:

1. Describes and evaluates the pertinent preliminary results from the QUE Demonstration Project, including noting which approved modifications or waivers resulted in better quality infill development in Kenmore, greater environmental benefits to the community, and/or greater affordability for residents of projects which received modifications or waivers;

2. Recommends changes that should be made to county processes and codes based on these findings.

If only insufficient or inconclusive data are available when this report is due, the executive shall provide an interim status report and indicate the date a subsequent report(s) will be transmitted to fully evaluate outcomes of the demonstration project.

SECTION 5. Ordinance 12196, Section 17 is hereby amended to read as follows:

Permit Issuance. A. Final decisions by the county on all permits and approvals subject to the procedures of this chapter shall be issued within 120 days from the date the applicant is notified by the department pursuant to this chapter that the application is complete, provided that the following shorter time periods should apply for the type of land use permit indicated:

- 1. New Residential building permits 90 days
- 2. Residential remodels 40 days
- 3. Residential appurtenances, such as decks and garages 15 days
- 4. SEPA exempt clearing and grading 45 days

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5. SEPA clearing and grading 90 days

The following periods shall be excluded from this 120 day period:

1. Any period of time during which the applicant has been requested by the department, hearing examiner or council to correct plans, perform required studies, or provide additional information, including road variances and variances required under K.C.C. 9.04.

The period shall be calculated from the date of notice to the applicant of the need for additional information until the earlier of the date the county advises the applicant that the additional information satisfies the county’s request, or fourteen days after the date the information has been provided. If the county determines that the correction, study or other information submitted by the applicant is insufficient, it shall notify the applicant of the deficiencies and procedures of this section shall apply as if a new request for information had been made.

a. The department shall set a reasonable deadline for the submittal of corrections, studies, or other information when requested, and shall provide written notification to the applicant. An extension of such deadline may be granted upon submittal by an applicant of a written request providing satisfactory justification of an extension.

b. Failure by the applicant to meet such deadline shall be cause for the department to cancel/deny the application.

c. When granting a request for a deadline extension, the department shall give consideration to the number of days between receipt by the department of a written request for a deadline extension and the mailing to the applicant of the department’s decision regarding that request.

1 2. The period of time, as set forth in K.C.C. 20.44.050, during which an
2 environmental impact statement is being prepared following a determination of significance
3 pursuant to Chapter 43.21C RCW.

4 3. A period of no more than ninety days for an open record appeal hearing by
5 the hearing examiner on a Type 2 land use decision, and no more than sixty days for a closed
6 record appeal by the county council on a Type 3 land use decision appealable to the county
7 council, except when the parties to an appeal agree to extend these time periods.

8 4. Any period of time during which an applicant fails to post the property, if
9 required by this chapter, following the date notice is required until an affidavit of posting is
10 provided to the department by the applicant.

11 5. Any time extension mutually agreed upon by the applicant and the
12 department.

13 B. The time limits established in this section shall not apply if a proposed
14 development:

15 1. Requires an amendment to the comprehensive plan or a development
16 regulation, or modification or waiver of a development regulation as part of a demonstration
17 project;

18 2. Requires approval of a new fully contained community as provided in
19 RCW 36.70A.350, master planned resort as provided in RCW 36.70A.360, or the siting of an
20 essential public facility as provided for RCW 36.70A.200, or

21 3. Is substantially revised by the applicant, when such revisions will result in
22 a substantial change in a project's review requirements, as determined by the department, in

1 which case the time period shall start from the date at which the revised project application is
2 determined to be complete.

3 C. If the department is unable to issue its final decision within the time limits
4 established by this section, it shall provide written notice of this fact to the project applicant.
5 The notice shall include a statement of reasons why the time limits have not been met and an
6 estimated date for issuance of the notice of final decision.

7 D. The department shall require that all plats, short plats, building permits, clearing
8 and grading permits, conditional use permits, special use permits, site development permits,
9 shoreline substantial development permits, binding site plans, urban planned development
10 permits or fully contained community permits issued for development activities on or within
11 300 feet of designated agricultural lands, forest lands or mineral resource lands shall contain a
12 notice that the subject property is within or near designated agricultural lands, forest lands, or
13 mineral resource lands on which a variety of commercial activities may occur that are not
14 compatible with residential development for certain periods of limited duration.

15 SECTION 6. Ordinance 11653, Section 6, and K.C.C. 20.12.017 are each amended to read
16 as follows:

17 A. Ordinance 11653 adopts area zoning to implement the 1994 King County
18 Comprehensive Plan pursuant to the Washington State Growth Management Act
19 RCW 36.760A. Ordinance 11653 also converts existing zoning in unincorporated King County
20 to the new zoning classifications in the 1993 Zoning Code, codified in Title 21A, pursuant to the
21 area zoning conversion guidelines in K.C.C. 21A.01.070. The following are adopted as
22 attachments to Ordinance 11653:

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

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

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

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

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

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

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

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

Appendix I: Amendments to Snoquálmie Valley Community Plan P-Suffix
Conditions.

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

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

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

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

1 Appendix N: Amendments to Resource Lands Community Plan P-Suffix

2 Conditions:

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

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

5 B. Area zoning adopted by Ordinance 11653, including potential zoning is contained in
6 Appendices A and O. Amendments to area-wide P-suffix conditions adopted as part of
7 community plan area zoning are contained in Appendices B through N. Existing P-suffix
8 conditions whether adopted through reclassifications or community plan area zoning are retained
9 by Ordinance 11653 except as amended in Appendices B through N.

10 C. The department is hereby directed to correct the official zoning map in accordance with
11 Appendices A through P of Ordinance 11653.

12 D. The 1995 area zoning amendments attached to Ordinance 12061 in Appendix A are
13 adopted as the official zoning control for those portions of unincorporated King County defined
14 therein.

15 E. Amendments to the 1994 King County Comprehensive Plan area zoning, Ordinance
16 11653 Appendices A through P, as contained in Attachment A to this ordinance are hereby
17 adopted to comply with the Decision and Order of the Central Puget Sound Growth Management
18 Hearings Board in Vashon-Maury Island, et. al. v. King County, Case No. 95-3-0008.

19 F. The Vashon Town Plan Area Zoning, attached to this Ordinance as Attachment 2, is
20 adopted as the official zoning control for that portion of unincorporated King County defined
21 therein.

1 G. The King County Zoning Atlas is amended to include the area shown in Appendix B as
2 UR - Urban Reserve, one DU per 5 acres. Existing p-suffix conditions whether adopted through
3 reclassifications or area zoning are retained by this ordinance. The language from Section 1. D
4 of this ordinance shall be placed on the King County Zoning Atlas page #32 with a reference
5 marker on the area affected by this ordinance.

12627

1 H.. The Northshore Community Plan Area Zoning is amended to add the Suffix
2 "-DPA, Demonstration Project Area", to the properties identified on Map A attached to this
3 ordinance.

4
5 INTRODUCED AND READ for the first time this 7th day of October,
6 1996.

7 PASSED by a vote of 12 to 1 this 27th day of January, 1997.

8 KING COUNTY COUNCIL
9 KING COUNTY, WASHINGTON

10
11 Jane Hogue
Chair

12 ATTEST:

13 Donald G. Peterson
14
15 Clerk of the Council

16 APPROVED this 7 day of February, 1997

17
18 W. L. C. Davis
19 King County Executive
20

21 Attachment:

22 A. QUE Demonstration Project Areas Map