



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

November 18, 2005

Ordinance 15326

Proposed No. 2005-0385.2

Sponsors Constantine

1 AN ORDINANCE relating to comprehensive planning and
2 zoning; adopting the Sammamish Valley Agricultural
3 Production District subarea plan as an amendment to the
4 2004 King County Comprehensive Plan, as amended, and
5 area zoning, in accordance with the Washington state
6 Growth Management Act, and in response to the Central
7 Puget Sound Growth Management Hearings Board Final
8 Decision and Order case number 04-3-0024; and amending
9 Ordinance 263, Article 2, Section 1, as amended, and
10 K.C.C. 20.12.010 and Ordinance 15028, Attachment A, as
11 amended.

12
13

PREAMBLE:

14 For the purposes of effective land use planning and regulation, the King
15 County Council makes the following legislative findings:
16

17 King County has adopted the 2004 King County Comprehensive Plan to
18 meet the requirements of the Washington state Growth Management Act
19 ("GMA").

20 The King County Code allows amendments that are not substantive to the
21 Comprehensive Plan once every year except once every four years a major
22 review of the Comprehensive Plan is allowed and amendments that are
23 substantive in nature can be considered. The last major review of the
24 Comprehensive Plan was conducted in 2004.

25 The King County Code also allows amendments to the Comprehensive
26 Plan in order to address decisions by the Central Puget Sound Growth
27 Management Hearings Board.

28 The changes to zoning contained in this ordinance are required by Final
29 Decision and Order of the Central Puget Sound Growth Management
30 Hearings Board. As such, they bear a substantial relationship to, and are
31 necessary for, the public health, safety and general welfare of King
32 County and its residents.

33 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

34 SECTION 1. Ordinance 263, Article 2, Section 1, as amended, and K.C.C.
35 20.12.10 are each hereby amended to read as follows:

36 A. Under the King County Charter, the state Constitution and the Washington state
37 Growth Management Act, chapter 36.70A RCW, the 1994 King County Comprehensive
38 Plan is adopted and declared to be the Comprehensive Plan for King County until
39 amended, repealed or superseded. King County performed its first comprehensive four-

40 cycle review of the Comprehensive Plan. As a result of the review, King County amended
41 the 1994 Comprehensive Plan through passage of the King County Comprehensive Plan
42 2000. King County performed its second comprehensive four-cycle review of the
43 Comprehensive Plan in 2004. As a result of the review, King County amended the 2000
44 Comprehensive Plan through passage of the King County Comprehensive Plan 2004. The
45 Comprehensive Plan shall be the principal planning document for the orderly physical
46 development of the county and shall be used to guide subarea plans, functional plans,
47 provision of public facilities and services, review of proposed incorporations and
48 annexations, development regulations and land development decisions.

49 B. The amendments to the 1994 King County Comprehensive Plan contained in
50 Appendix A to Ordinance 12061 (King County Comprehensive Plan 1995 amendments)
51 are hereby adopted.

52 C. The amendments to the 1994 King County Comprehensive Plan contained in
53 Attachment A to Ordinance 12170 are hereby adopted to comply with the Central Puget
54 Sound Growth Management Hearings Board Decision and Order in *Vashon-Maury Island,*
55 *et. al. v. King County*, Case No. 95-3-0008.

56 D. The Vashon Town Plan contained in Attachment 1 to Ordinance 12395 is
57 adopted as a subarea plan of the King County Comprehensive Plan and, as such, constitutes
58 official county policy for the geographic area of unincorporated King County defined in the
59 plan and amends the 1994 King County Comprehensive Plan Land Use Map.

60 E. The amendments to the 1994 King County Comprehensive Plan contained in
61 Appendix A to Ordinance 12501 are hereby adopted to comply with the Order of the
62 Central Puget Sound Growth Management Hearings Board in *Copac-Preston Mill, Inc., et*

63 *al, v. King County*, Case No. 96-3-0013 as amendments to the King County
64 Comprehensive Plan.

65 F. The amendments to the 1994 King County Comprehensive Plan contained in
66 Appendix A to Ordinance 12531 (King County Comprehensive Plan 1996 amendments)
67 are hereby adopted as amendments to the King County Comprehensive Plan.

68 G. The Black Diamond Urban Growth Area contained in Appendix A to Ordinance
69 12533 is hereby adopted as an amendment to the King County Comprehensive Plan.

70 H. The 1994 King County Comprehensive Plan and Comprehensive Plan Land
71 Use Map are amended to include the area shown in Appendix A of Ordinance 12535 as
72 Rural City Urban Growth Area. The language from Section 1D of Ordinance 12535 shall
73 be placed on Comprehensive Plan Land Use Map page #32 with a reference marker on the
74 area affected by Ordinance 12535.

75 I. The amendments to the 1994 King County Comprehensive Plan contained in
76 Appendix A to Ordinance 12536 (1997 Transportation Need Report) are hereby adopted as
77 amendments to the King County Comprehensive Plan.

78 J. The amendments to the 1994 King County Comprehensive Plan contained in
79 Appendix A to Ordinance 12927 (King County Comprehensive Plan 1997 amendments)
80 are hereby adopted as amendments to the King County Comprehensive Plan.

81 K. The amendments to the 1994 King County Comprehensive Plan contained in
82 the 1998 Transportation Needs Report, contained in Appendices A and B to Ordinance
83 12931 and in the supporting text, are hereby adopted as amendments to the King County
84 Comprehensive Plan.

85 L. The amendments to the 1994 King County Comprehensive Plan contained in
86 Appendix A to Ordinance 13273 (King County Comprehensive Plan 1998 amendments)
87 are hereby adopted as amendments to the King County Comprehensive Plan.

88 M. The 1999 Transportation Needs Report contained in Attachment A to
89 Ordinance 13339 is hereby adopted as an amendment to the 1994 King County
90 Comprehensive Plan, Technical Appendix C, and the amendments to the 1994 King
91 County Comprehensive Plan contained in Attachment B to Ordinance 13339 are hereby
92 adopted as amendments to the King County Comprehensive Plan.

93 N. The amendments to the 1994 King County Comprehensive Plan contained in
94 Attachment A to Ordinance 13672 (King County Comprehensive Plan 1999 amendments)
95 are hereby adopted as amendments to the King County Comprehensive Plan.

96 O. The 2000 Transportation Needs Report contained in Attachment A to Ordinance
97 13674 is hereby adopted as an amendment to the 1994 King County Comprehensive Plan,
98 Technical Appendix C.

99 P. The Fall City Subarea Plan contained in Attachment A to Ordinance 13875 is
100 adopted as a subarea plan of the King County Comprehensive Plan and, as such, constitutes
101 official county policy for the geographic area of unincorporated King County defined in the
102 plan. The Fall City Subarea Plan amends the 1994 King County Comprehensive Plan land
103 use map by revising the Rural Town boundaries of Fall City.

104 Q. The amendments to the King County Comprehensive Plan contained in
105 Attachment A to Ordinance 13875 are hereby adopted as amendments to the King County
106 Comprehensive Plan.

107 R. The Fall City area zoning amendments contained in Attachment A to Ordinance
108 13875 are adopted as the zoning control for those portions of unincorporated King County
109 defined in the attachment. Existing property-specific development standards (p-suffix
110 conditions) on parcels affected by Attachment A to Ordinance 13875 do not change except
111 as specifically provided in Attachment A to Ordinance 13875.

112 S. The amendments to the 1994 King County Comprehensive Plan Land Use Map
113 contained in Attachment A to Ordinance 13987 are hereby adopted to comply with the
114 Central Puget Sound Growth Management Hearings Board Decision and Order on
115 Supreme Court Remand in *Vashon-Maury Island, et. al. v. King County*, Case No. 95-3-
116 0008 (Bear Creek Portion).

117 T. The 2001 transportation needs report contained in Attachment A to Ordinance
118 14010 is hereby adopted as an amendment to the 1994 King County Comprehensive Plan,
119 technical appendix C.

120 U. The amendments to the 1994 King County Comprehensive Plan contained in
121 Attachments A, B and C to Ordinance 14044 (King County Comprehensive Plan 2000) are
122 hereby adopted as amendments to the King County Comprehensive Plan. Attachment A
123 amends the policies, text and maps of the Comprehensive Plan. Amendments to the
124 policies are shown with deleted language struck out and new language underlined. The text
125 and maps in Attachment A replace the previous text and maps in the Comprehensive Plan.
126 Attachment B to Ordinance 14044 contains technical appendix A (capital facilities), which
127 replaces technical appendix A to the King County Comprehensive Plan, technical appendix
128 C (transportation), which replaces technical appendix C to the King County
129 Comprehensive Plan, and technical appendix M (public participation), which is a new

130 technical appendix that describes the public participation process for the King County
131 Comprehensive Plan 2000. Attachment C includes amendments to the King County
132 Comprehensive Plan Land Use Map. The land use amendments contained in Attachment C
133 are adopted as the official land use designations for those portions of unincorporated King
134 County defined in Attachment C to Ordinance 14044.

135 V. The Snoqualmie Urban Growth Area Subarea Plan contained in Attachment A
136 to Ordinance 14117 is adopted as a subarea plan of the King County Comprehensive Plan
137 and, as such, constitutes official county policy for the geographic area of unincorporated
138 King County defined in the plan. Attachment B to Ordinance 14117 amends the King
139 County Comprehensive Plan 2000 land use map by revising the Urban Growth Area for the
140 City of Snoqualmie. Attachment C to Ordinance 14117 amends the policies of the
141 Comprehensive Plan.

142 W. The Snoqualmie Urban Growth Area Subarea Plan area zoning amendments in
143 Attachment D to Ordinance 14117 are adopted as the zoning control for those portions of
144 unincorporated King County defined in the attachment. Existing property-specific
145 development standards (p-suffix conditions) on parcels affected by Attachment D to
146 Ordinance 14117 do not change.

147 X. The amendments to the King County Comprehensive Plan 2000 contained in
148 Attachment B to Ordinance 14156 are hereby adopted as amendments to the King County
149 Comprehensive Plan.

150 Y. The amendments to the King County Comprehensive Plan 2000 contained in
151 Attachment A to Ordinance 14185 are hereby adopted as amendments to the King County
152 Comprehensive Plan in order to comply with the order of the Central Puget Sound Growth

153 Management Hearings Board in *Green Valley et al, v. King County*, CPSGMHB Case No.
154 98-3-0008c, Final Decision and Order (1998) and the order of the Washington Supreme
155 Court in *King County v. Central Puget Sound Growth Management Hearings Board*, 142
156 Wn.2d 543, 14 P.3d 133 (2000).

157 Z. The amendments to the King County Comprehensive Plan 2000 contained in
158 Attachment A to Ordinance 14241 (King County Comprehensive Plan 2001 Amendments)
159 are hereby adopted as amendments to the King County Comprehensive Plan.

160 AA. The amendment to the King County Comprehensive Plan 2000 contained in
161 Attachment A to Ordinance 14286 is hereby adopted as an amendment to the King County
162 Comprehensive Plan in order to comply with the Central Puget Sound Growth
163 Management Hearings Board's Final Decision and Order in *Forster Woods Homeowners'*
164 *Association and Friends and Neighbors of Forster Woods, et al. v. King County*, Case No.
165 01-3-0008c (Forster Woods), dated November 6, 2001.

166 BB. The amendments to the King County Comprehensive Plan 2000 contained in
167 Attachment A to Ordinance 14448 (King County Comprehensive Plan 2002 Amendments)
168 are hereby adopted as amendments to the King County Comprehensive Plan.

169 CC. The amendments to the King County Comprehensive Plan 2000 contained in
170 Attachment A to Ordinance 14775 (King County Comprehensive Plan 2003 Amendments)
171 are hereby adopted as amendments to the King County Comprehensive Plan.

172 DD. The amendments to the King County Comprehensive Plan 2000 contained in
173 Attachments A, B, C, D and E to Ordinance 15028 (King County Comprehensive Plan
174 2004) are hereby adopted as amendments to the King County Comprehensive Plan.
175 Attachment A, Part I, to Ordinance 15028 amends the policies, text and maps of the

176 Comprehensive Plan. Attachment A, Part II, to Ordinance 15028 includes amendments to
177 the King County Comprehensive Plan Land Use Map. The land use amendments
178 contained in Attachment A, Part II, to Ordinance 15028 are adopted as the official land use
179 designations for those portions of unincorporated King County defined in Attachment A,
180 Part II, to Ordinance 15028. Attachment B to Ordinance 15028 contains technical
181 appendix A (Capital Facilities), which replaces technical appendix A to the King County
182 Comprehensive Plan. Attachment C to Ordinance 15028 contains technical appendix B
183 (Housing), which replaces technical appendix B to the King County Comprehensive Plan.
184 Attachment D to Ordinance 15028 contains technical appendix C (Transportation), which
185 replaces technical appendix C to the King County Comprehensive Plan 2000. Attachment
186 E to Ordinance 15028 contains technical appendix D (Growth Targets and the Urban
187 Growth Area 2004).

188 EE. The 2004 transportation needs report contained in Attachment A to
189 Ordinance 15077 is hereby adopted as an amendment to the 2000 King County
190 Comprehensive Plan, technical appendix C.

191 FF. Attachment A to this ordinance, which is the King County Comprehensive
192 Plan Sammamish Agricultural Production District Subarea Plan dated November 7, 2005,
193 is hereby adopted as an amendment to the 2004 King County Comprehensive Plan, as
194 amended, in order to comply with the Central Puget Sound Growth Management Hearings

195 Board's Final Decision and Order in *Maxine Keesling. v. King County*, Case No. 04-3-0024

196 (*Keesling III*), dated May 31, 2005.

197

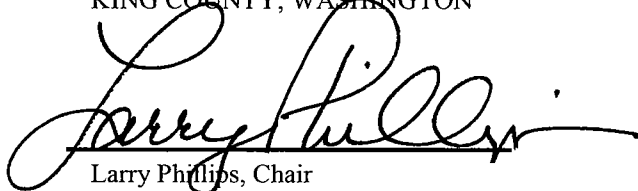
Ordinance 15326 was introduced on 9/12/2005 and passed as amended by the Metropolitan King County Council on 11/14/2005, by the following vote:

Yes: 13 - Mr. Phillips, Ms. Edmonds, Mr. von Reichbauer, Ms. Lambert, Mr. Pelz, Mr. Dunn, Mr. Ferguson, Mr. Hammond, Mr. Gossett, Ms. Hague, Mr. Irons, Ms. Patterson and Mr. Constantine

No: 0

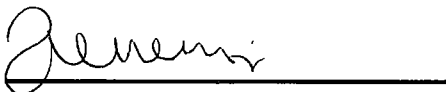
Excused: 0

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON



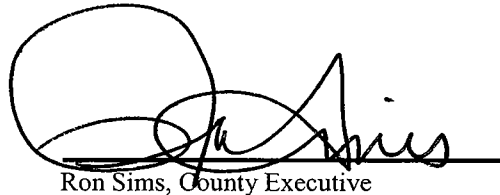
Larry Phillips, Chair

ATTEST:



Anne Noris, Clerk of the Council

APPROVED this 15th day of November, 2005.



Ron Sims, County Executive

Attachments A. King County Comprehensive Plan Council - Adopted Sammamish Agricultural Production District Subarea Plan Department of Development and Environmental Services, dated November 14, 2005

RECEIVED
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KING COUNTY COUNCIL

15326

**King County Comprehensive Plan
Council - Adopted
Sammamish Agricultural Production District Subarea Plan**

**Department of Development and Environmental Services
November 14, 2005**

Summary

The Central Puget Sound Growth Management Hearings Board has ordered King County to take legislative action to bring the Sammamish Valley Agricultural Production District into compliance with the requirements of the Growth Management Act. Specifically, the Hearings Board ruled that the Growth Management Act prohibits property within the Agricultural Production District (APD) from being designated as both an "agricultural resource area" and as "rural residential." This decision involves approximately 129 acres designated "rural" within the Sammamish Valley Agricultural Production District. The Hearings Board directed King County to correct the improper "dual designation" by November 10, 2005.

The complete Hearings Board decision can be read at this Web site:

<http://www.gmhb.wa.gov/central/decisions/2005/04324KeeslingFDO20050531.pdf>

In response to this ruling, King County is considering two alternatives described in detail later in this report: (1) to remove rural land developed with non-agricultural structures from the APD, or (2) to redesignate rural land in the APD to agriculture. The scope of this effort is limited to - those properties directly affected by the Hearings Board ruling: the 129 acres within the Sammamish Valley APD with the "dual designation" of Agriculture and Rural Residential.

Applicable King County Comprehensive Plan Text and Policies:

Agricultural lands and farming provide many benefits to the citizens of King County including scenic open space, a connection to our cultural heritage, fresh local foods, and a diverse economy. To meet the Growth Management Act requirement to maintain and enhance agriculture, a variety of methods and programs continue to be necessary. King County Comprehensive Plan policies call for King County to:

- Protect productive farmland by designation and zoning
- Limit development to uses that are necessary to support commercial agriculture
- Prevent or minimize land use conflicts between farming operations and adjacent land uses;

- Allow necessary infrastructure (markets, water, affordable housing, supply stores, technical services, tax incentives) that supports commercial agriculture; and
- Encourage farming practices that conserve soils and protect water quality, fisheries and wildlife.

The specific King County Comprehensive Planning Policies at issue are:

- R-536** Agricultural Production Districts are blocks of contiguous farmlands where agriculture is supported through the protection of agricultural soils and related support services and activities. Roads and natural features are appropriate boundaries for Agricultural Production Districts to reduce the possibility of conflicts with adjacent land uses.
- R- 538** All parcels within the boundaries of an APD should be zoned Agricultural, either A-10 or A-35. If small parcels in the APD are not zoned for Agriculture, permitted nonresidential uses must not conflict with agricultural uses in the APD.
- R-544** King County commits to preserve Agricultural Production District parcels in or near the Urban Growth Area because of their high production capabilities, their proximity to markets, and their value as open space.
- R-548** Lands can be removed from the Agricultural Production Districts only when it can be demonstrated that:
- a. Removal of the land will not diminish the productivity of prime agricultural soils or the effectiveness of farming within the local APD boundaries; and
 - b. The land is determined to be no longer suitable for agricultural purposes.

In addition to meeting these two tests, removal of the land from the APD may only occur if it is mitigated through the addition of agricultural land abutting the same APD of equal acreage and of equal or greater soils and agriculture value.

Alternatives Considered:

Alternative One – Remove Land Developed With Non-Agricultural Uses from the APD
 This alternative eliminates the “dual designation” (land within the APD that has been designated Rural and zoned RA-2.5, RA-5, or RA-10) by removing from the APD land designated Rural that has been developed with permanent non-agricultural structures. Land removed from the APD would retain the existing rural land use designation and zoning.

Land not developed with permanent, non-agricultural structures would remain within the APD. To comply with the Growth Management Hearings Board ruling, land remaining in the APD would also be redesignated from Rural to Agricultural and rezoned from RA-2.5, RA-5, or RA-10 to A-10. Please see the attached maps to see how this alternative would affect specific parcels within the APD.

This option requires two King County Comprehensive Plan policies – R-538 and R-548 – be amended. A proposed new policy – R-548a (below) – is necessary. The reference in policy R-

538 to “parcels not zoned for agriculture” is the policy rejected by the Hearings Board and must be deleted.

R- 538 All parcels within the boundaries of an APD shall be zoned Agricultural, either A-10 or A-35. ~~If small parcels in the APD are not zoned for Agriculture, permitted nonresidential uses must not conflict with agricultural uses in the APD.~~

R-548 Lands can be removed from the Agricultural Production Districts, except as provided in Policy 548a, only when it can be demonstrated that:

- Removal of the land will not diminish the productivity of prime agricultural soils or the effectiveness of farming within the local APD boundaries; and
- The land is determined to be no longer suitable for agricultural purposes.

In addition to meeting these two tests, removal of the land from the APD may only occur if it is mitigated through the addition of agricultural land abutting the same APD of equal acreage and of equal or greater soils and agriculture value.

R-548a Land that is zoned rural and has permanent non-agricultural structures can be removed from the Sammamish Agricultural Production District only when a subarea plan demonstrates that removal of the land will not diminish the productivity of prime agricultural soils or the effectiveness of farming within the APD. Land to be removed from the APD shall retain rural zoning and shall not be rezoned to urban zoning. The removal of land zoned rural from the Sammamish APD shall not be contingent on the addition of land to the APD.

Alternative Two – Designate All Land Within the APD as Agriculture

This alternative eliminates the “dual designation” (land within the APD that has been designated Rural and zoned RA-2.5, RA-5, or RA-10) by designating all of the approximately 129 acres of Rural land within the APD as Agriculture, and rezoning this land A-10.

This option requires King County Comprehensive Plan policy R-548 to be amended. The reference in this policy to “parcels in the APD not zoned for agriculture” is the policy rejected by the Hearings Board and must be deleted. Therefore this reference would be deleted and replaced with new language that acknowledges that there are existing non-agricultural uses in the APD that will continue as nonconforming uses. Please see the attached maps to see how this alternative would affect specific parcels within the APD.

R- 538 All parcels within the boundaries of an APD shall be zoned Agricultural, either A-10 or A-35. ~~If small parcels in the APD are not zoned for Agriculture, permitted nonresidential uses must not conflict with agricultural uses in the APD.~~ Existing non-agricultural land uses within an APD are considered nonconforming uses as defined by KCC 21A.06.800.

Public Meeting:

A public meeting was conducted at the Redmond Regional Library on Wednesday, July 27, 2005. About 300 notices for this meeting were sent to property owners within the APD, property owners within 500 feet of parcels that may be redesignated in either of the alternatives considered, nearby cities, the Agriculture Commission, Friends of the Woodinville Farmers Market, and the Hollywood Hills Homeowners Association. About 35 people attended this meeting and most of the attendees voiced their opinions about the alternatives under consideration. A transcript of this meeting will be transmitted to the King County Council with this report and recommendation.

Agriculture Commission

The Agriculture Commission considered this issue at their August 11, 2005, meeting, which was attended by approximately 12 citizens. The Agriculture Commission decided to support alternative two – designating and zoning all of the land in the APD for agriculture - by a vote of four in favor, one opposed, and two abstentions.

Analysis and Conclusions:

Policy R-536 recognizes that roads and natural features are appropriate boundaries for Agricultural Production Districts (APD's) so that conflicts with adjacent properties are reduced. In the Sammamish Valley APD, agricultural uses have existed adjacent to nonagricultural land uses within the APD for many years. The nonagricultural land uses within the APD include a church, Montessori school, athletic club, golf driving range, and other small businesses. These nonagricultural uses are designated Rural on the land use map and have Rural zoning; but they are located within the APD – thus the “dual designation” pointed out by the Growth Management Hearings Board

King County Comprehensive Plan (KCCP) policy R-538 calls for areas within an APD to be zoned for Agricultural use, either A-10 or A-35. However, this policy acknowledges that there may be small parcels located within an APD that are not zoned for Agricultural use, so long as permitted uses on these parcels do not conflict with agriculture. This policy acknowledgement of parcels within the APD that are not designated or zoned for Agriculture is not consistent with the Hearings Board ruling. Therefore Policy R-538 must be amended to comply with the Hearings Board ruling.

As stated above, existing nonagricultural uses have been in place for years within the APD and do not appear to have adversely affected agriculture within the APD.

Several property owners of land in the northeast corner of the APD filed docket requests as part of the 2004 Update of the King County Comprehensive Plan for an Urban designation for land within this APD. Removing land from the APD and granting the requested Urban land use designation would adversely impact agriculture by permitting Urban land uses to become adjacent to APD properties and by bringing pressure to bear on other nearby properties for similar development.

King County Comprehensive Plan Policy R-548 specifies two tests that must be met to remove land from an APD:

- a. Removal of the land will not diminish the productivity of prime agricultural soils or the effectiveness of farming within the local APD boundaries; and
- b. The land is determined to be no longer suitable for agricultural purposes.

This policy also states: "In addition to meeting these two tests, removal of the land from the APD may only occur if it is mitigated through the addition of agricultural land abutting the same APD of equal acreage and of equal or greater soils and agriculture value."

Removal of land from the Sammamish Valley APD is inconsistent with the requirements of policy R-548. A new policy R-548a and an amendment to policy R-548 would be necessary to authorize removal of land from this APD without replacing the land to be removed from the APD. This removal of land from the APD and retention of the Rural land use designation and zoning designation will not diminish the productivity of prime agricultural soils or the effectiveness of farming within the APD.

Executive Staff Recommendation:

Modify the boundaries of the 1,132 acre Sammamish Valley APD by removing from the APD the 35.1 acres of Rural designated land that is developed with permanent non-agricultural structures or are required to remain undeveloped due to development of an adjacent parcel.

To allow removal of land from the APD without replacement land, Policy R-548 must be amended as follows and a new policy 548a is needed:

- R-548** Lands can be removed from the Agricultural Production Districts, except as provided in Policy 548a, only when it can be demonstrated that:
- a. Removal of the land will not diminish the productivity of prime agricultural soils or the effectiveness of farming within the local APD boundaries; and
 - b. The land is determined to be no longer suitable for agricultural purposes.

In addition to meeting these two tests, removal of the land from the APD may only occur if it is mitigated through the addition of agricultural land abutting the same APD of equal acreage and of equal or greater soils and agriculture value.

- R-548a** Land that is zoned rural and has permanent non-agricultural structures can be removed from the Sammamish Agricultural Production District only when a subarea plan demonstrates that removal of the land will not diminish the productivity of prime agricultural soils or the effectiveness of farming within the APD. Land to be removed from the APD shall retain rural zoning and shall not be rezoned to urban zoning. The removal of land zoned rural from the Sammamish APD shall not be contingent on the addition of land to the APD.

Retain the Rural land use and zoning designations for the parcels removed from the APD. Designate all parcels remaining in the APD Agriculture, and zone them A-10. There are 94 acres

of land out of the 129 acres addressed by this subarea plan that are proposed to remain in the APD and be rezoned from Rural to Agriculture.

To minimize the amount of land removed from the APD, five parcels under the same ownership are proposed for split zoning. This means that consistent with proposed policy R-548a, 22.1 acres of the Dahl ownership are proposed to be removed from the APD and would retain the existing Rural zoning. The remaining 39.6 acres of this ownership are proposed to remain in the APD and be rezoned from Rural to Agriculture.

Amend King County Comprehensive Plan Policy R-538 as follows:

R- 538 All parcels within the boundaries of an APD shall be zoned Agricultural, either A-10 or A-35. ~~If small parcels in the APD are not zoned for Agriculture, permitted nonresidential uses must not conflict with agricultural uses in the APD.~~

August 26, 2005

R-538

**2005 Sammamish Valley APD
Subarea Plan**

PR

AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN 2004:

In Chapter Five, Resource Lands, Sub-section C, Agriculture, on page 3-33, amend policy R-538 as follows:

R- 538 All parcels within the boundaries of an APD shall be zoned Agricultural, either A-10 or A-35. ~~If small parcels in the APD are not zoned for Agriculture, permitted nonresidential uses must not conflict with agricultural uses in the APD.~~

Effect: Eliminates the policy basis for Rural zoning within the Sammamish Valley APD.

Rationale: This amendment complies with the GMA Hearings Board order, which requires King County to eliminate the "dual-designation" of land in the Sammamish Valley APD as both Agriculture and Rural.

August 26, 2005

R-548
R-548a

**2005 Sammamish Valley APD
Subarea Plan**

PR

AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN 2004:

In Chapter Five, Resource Lands, Sub-section C, Agriculture, on page 3-35, amend policy R-548 as follows and insert new policy R-548a:

- R-548** Lands can be removed from the Agricultural Production Districts, except as provided in Policy 548a, only when it can be demonstrated that:
- a. Removal of the land will not diminish the productivity of prime agricultural soils or the effectiveness of farming within the local APD boundaries; and
 - b. The land is determined to be no longer suitable for agricultural purposes.

In addition to meeting these two tests, removal of the land from the APD may only occur if it is mitigated through the addition of agricultural land abutting the same APD of equal acreage and of equal or greater soils and agriculture value.

R-548a Land that is zoned rural and has permanent non-agricultural structures can be removed from the Sammamish Agricultural Production District only when a subarea plan demonstrates that removal of the land will not diminish the productivity of prime agricultural soils or the effectiveness of farming within the APD. Land to be removed from the APD shall retain rural zoning and shall not be rezoned to urban zoning. The removal of land zoned rural from the Sammamish APD shall not be contingent on the addition of land to the APD.

Effect: Amending policy R-548 and adopting policy R-548a provides a policy basis to remove land from the Sammamish Valley APD without replacement land that is otherwise required by policy R-548.

Rationale: This amendment complies with the GMA Hearings Board order, which requires King County to eliminate the "dual-designation" of land in the Sammamish Valley APD as both Agriculture and Rural.

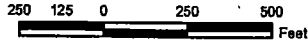


Sammamish Valley Subarea Plan

Existing Land Use - North Map



The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.



Agricultural Production District Boundary



Urban Growth Boundary



Incorporated Areas

ag

Agriculture

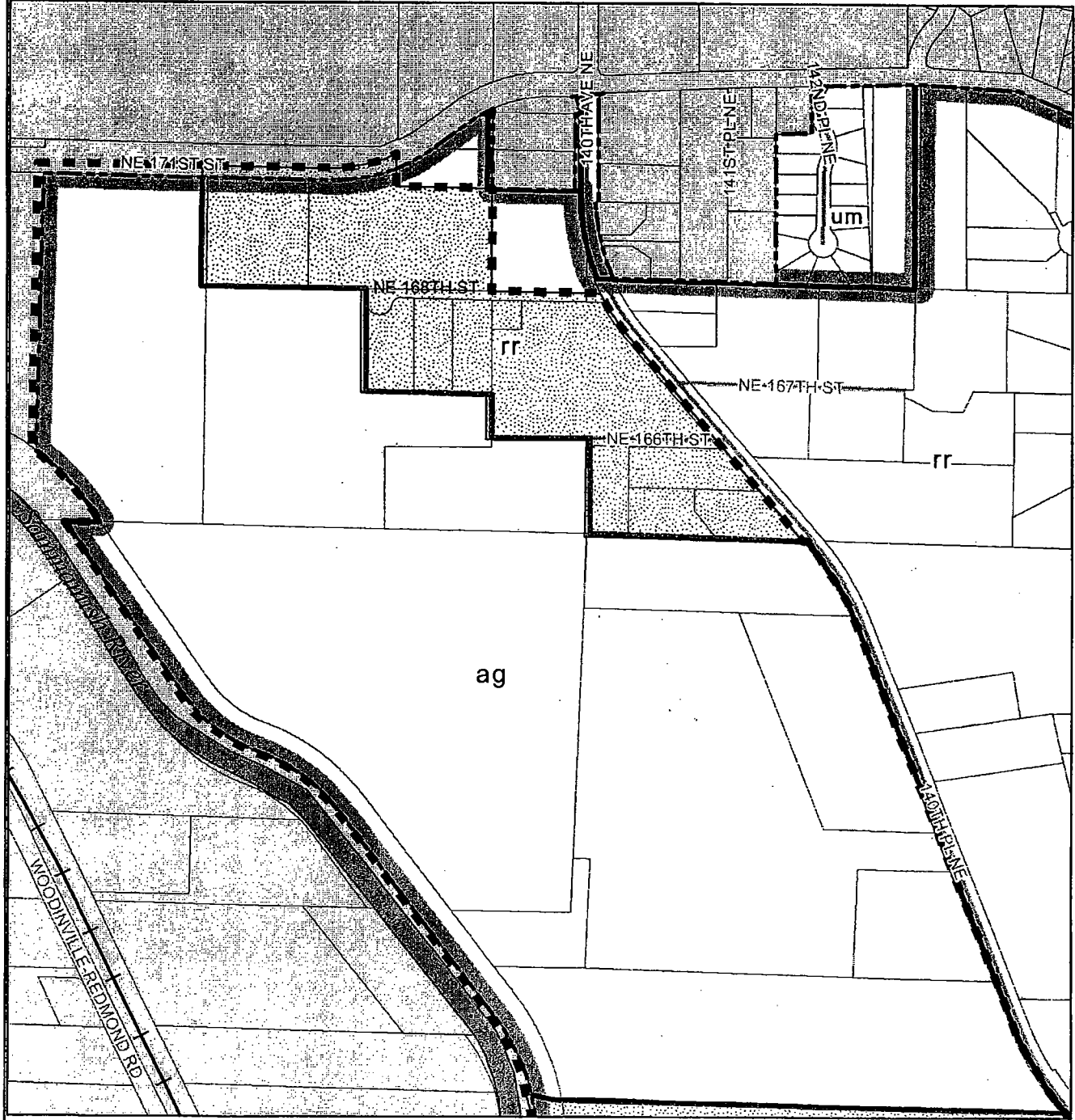
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Rural Residential



Study Area

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Sammamish Valley Subarea Plan

Existing Land Use - South Map



King County

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Agricultural Production District Boundary



Urban Growth Boundary



Incorporated Areas

ag

Agriculture

rr

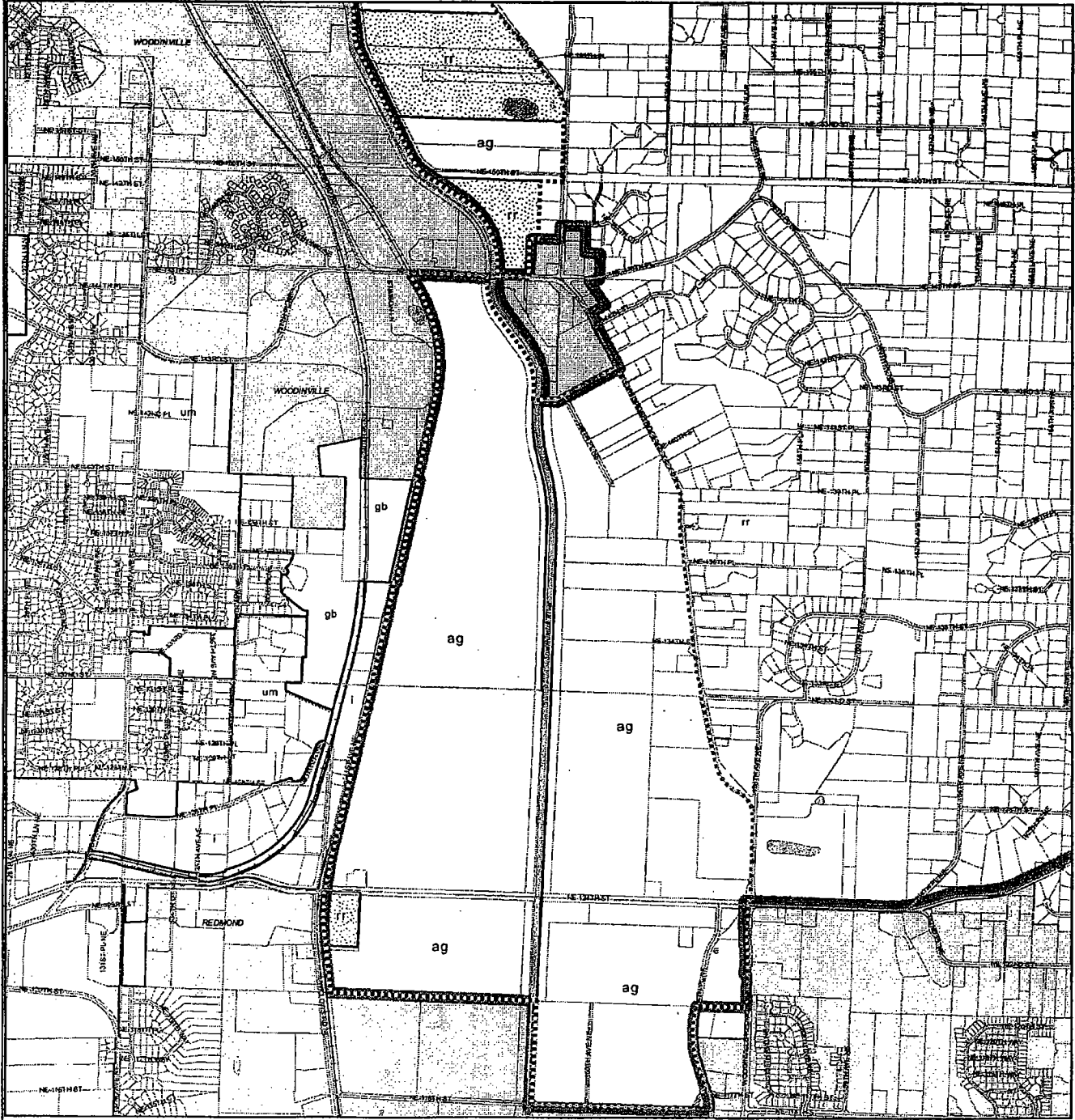
Rural Residential



Study Area

1,500 750 0 1,500
Feet

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AWC\lde\707\GIS-M\maps\200507\awc_20050706_sammamish_valley_subarea_south_ldu.pdf



Map Amendment 1

Sammamish Agricultural Production District

1 AMENDMENT TO THE KING COUNTY ZONING ATLAS
2
3

4 Amend Map #11, Section 10, Township 26, Range 5 as follows:
5

6 Reclassify the following parcels from RA-2.5-SO to A-10:
7

8 1026059031 split-parcel: 5.34 acres of a 7.97 acre parcel

9 1026059167

10 1026059170

11 1026059173
12

13 Reclassify the following parcels from RA-2.5-SO to RA-2.5-P:

14 NOTE: The P-suffix shall read "*Use of the parcel shall be limited to those permitted in the A*
15 *zone or to on-site septic systems associated with the development of parcel no. 1026059094.*"
16

17 1026059168

18 1026059169
19
20

21 Amend Map #11, Section 15, Township 26, Range 5 as follows:
22

23 Reclassify the following parcels from RA-5-SO to A-10:
24

25 1526059001 split-parcel: 15.18 acres of a 19.4 acre parcel

26 1526059032 split-parcel: 14.09 acres of a 25.28 acre parcel

27 1526059041 split-parcel: 2.21 acres of a 4.9 acre parcel

28 1526059061 split-parcel: 7.12 acres of a 10.66 acre parcel

29 1526059062 split-parcel: 1.04 of a 1.44 acre parcel

30 1526059070
31

32 Amend Map #11, Section 27, Township 26, Range 5 as follows:
33

34 Reclassify the following parcel from RA-2.5-SO to A-10:
35

36 2726059014
37

38 Eliminate the SO-120, Agricultural Production Buffer Special District Overlay designation
39 for the above parcels.
40

- 1 SO-220, Significant Trees Special District Overlay was eliminated Countywide by the 2005
- 2 King County Comprehensive plan Update.
- 3
- 4 Effect: The Sammamish Agricultural Production District (APD) zoning amendment rezones
- 5 Rural Residential property within the APD to Agricultural zoning, consistent with the
- 6 Growth Management Hearings Board order.



Sammamish Valley Subarea Plan

King County Council Adopted Zoning - North Map



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Proposed Agricultural Production District Boundary



Urban Growth Boundary



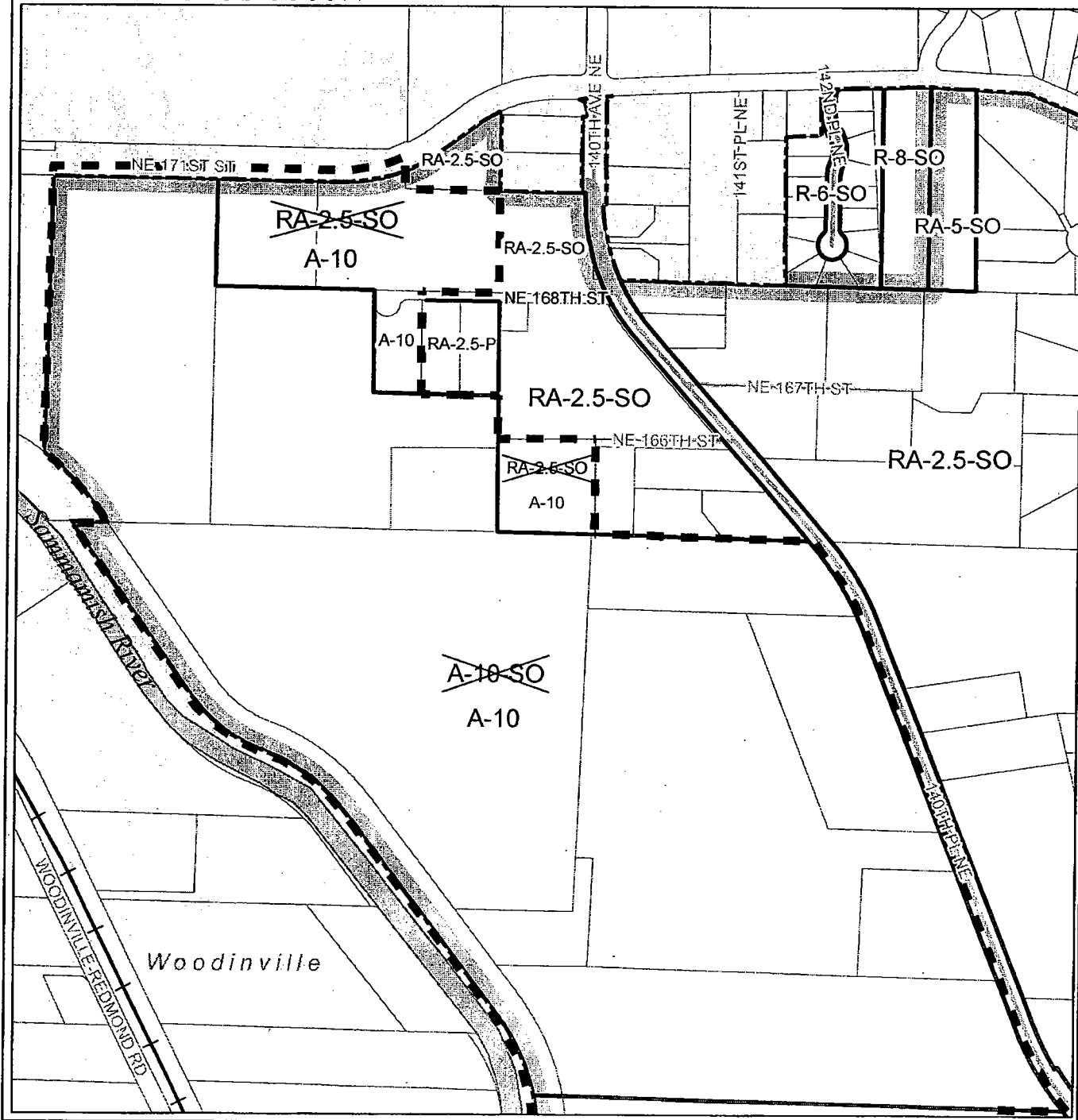
Incorporated Areas

A-10 Agricultural, one DU per 10 acres

RA-2.5 Rural Area, one DU per 5 acres



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AWC:\data\707103-4\Mapa\20051115_sammamish_valley_subarea_north_kccg_adopd.pdf





Sammamish Valley Subarea Plan



King County

King County Council Adopted Land Use – South Map

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Proposed Agricultural Production District Boundary



Urban Growth Boundary



Incorporated Areas

ag

Agriculture

rr

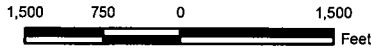
Rural Residential



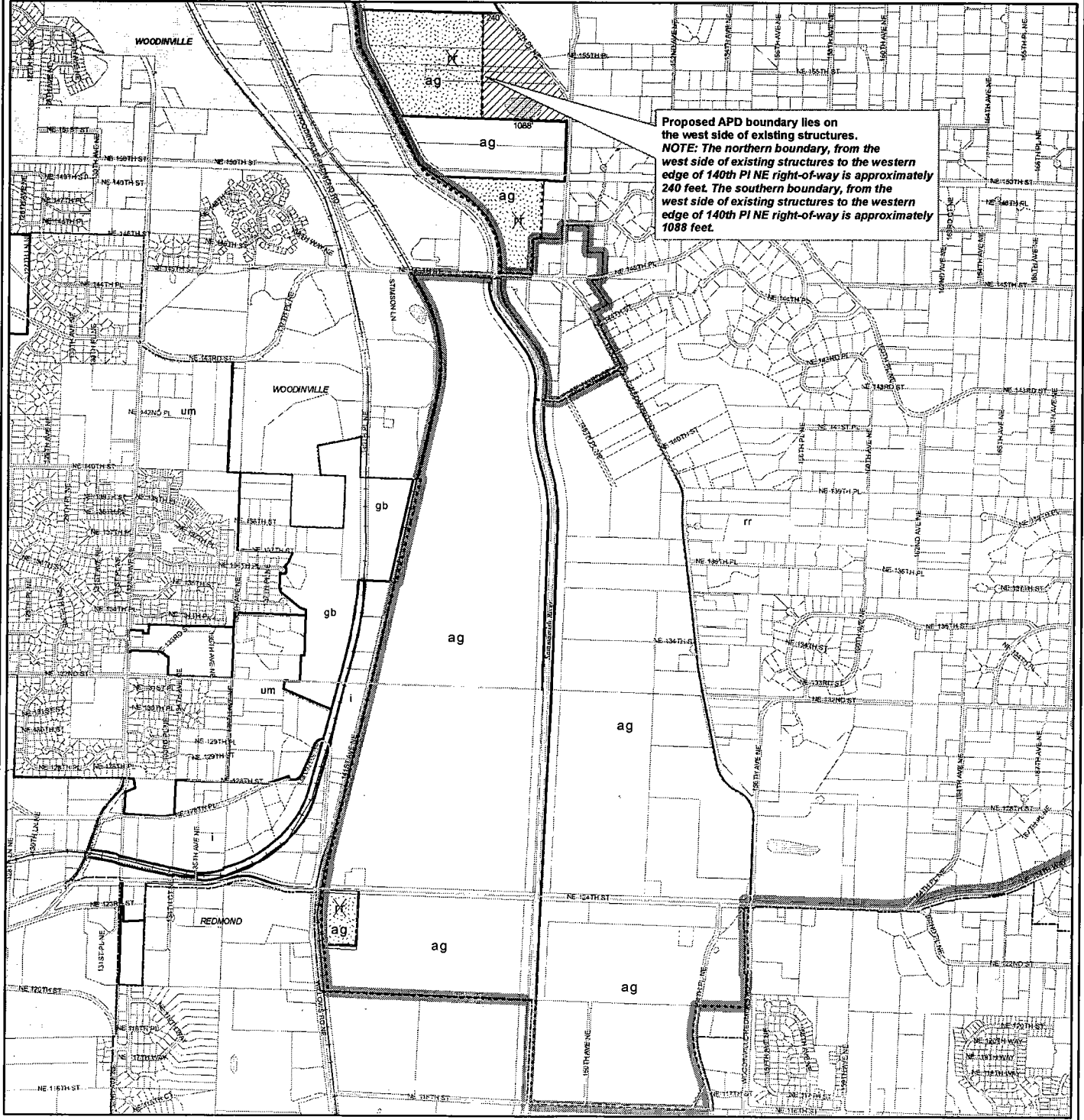
Area to be removed from APD



Area to remain in APD and be designated Agriculture (ag)



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AWC\lides707\GIS\Mymap\20050622_sammamish_valley_subarea_south_lduv_exec_rec.pdf



Proposed APD boundary lies on the west side of existing structures.
NOTE: The northern boundary, from the west side of existing structures to the western edge of 140th PI NE right-of-way is approximately 240 feet. The southern boundary, from the west side of existing structures to the western edge of 140th PI NE right-of-way is approximately 1088 feet.

Map Amendment 2

Sammamish Agricultural Production District

1 AMENDMENT TO THE KING COUNTY LAND USE ATLAS
2
3

4 Amend Map #11, Section 10, Township 26, Range 5 as follows:
5

6 Redesignate the following parcels from Rural to Agriculture:
7

8 1026059031 split-parcel: 5.34 acres of a 7.97 acre parcel

9 1026059167

10 1026059170

11 1026059173

12 1526059001 split-parcel: 15.18 acres of a 19.4 acre parcel

13 1526059032 split-parcel: 14.09 acres of a 25.28 acre parcel

14 1526059041 split-parcel: 2.21 acres of a 4.9 acre parcel

15 1526059061 split-parcel: 7.12 acres of a 10.66 acre parcel

16 1526059062 split-parcel: 1.04 of a 1.44 acre parcel

17 1526059070
18

19 Amend Map #11, Section 27, Township 26, Range 5 as follows:
20

21 Redesignate the following parcel from Rural to Agriculture:
22

23 2726059014
24
25

26 Effect: The Sammamish Agricultural Production District (APD) land use amendment
27 redesignates Rural Residential property within the APD to Agricultural, consistent with the
28 Growth Management Hearings Board order.



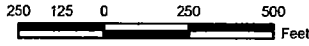
Sammamish Valley Subarea Plan

King County Council Adopted Land Use - North Map



King County

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Proposed Agricultural Production District Boundary



Urban Growth Boundary



Incorporated Areas

ag

Agriculture

rr

Rural Residential

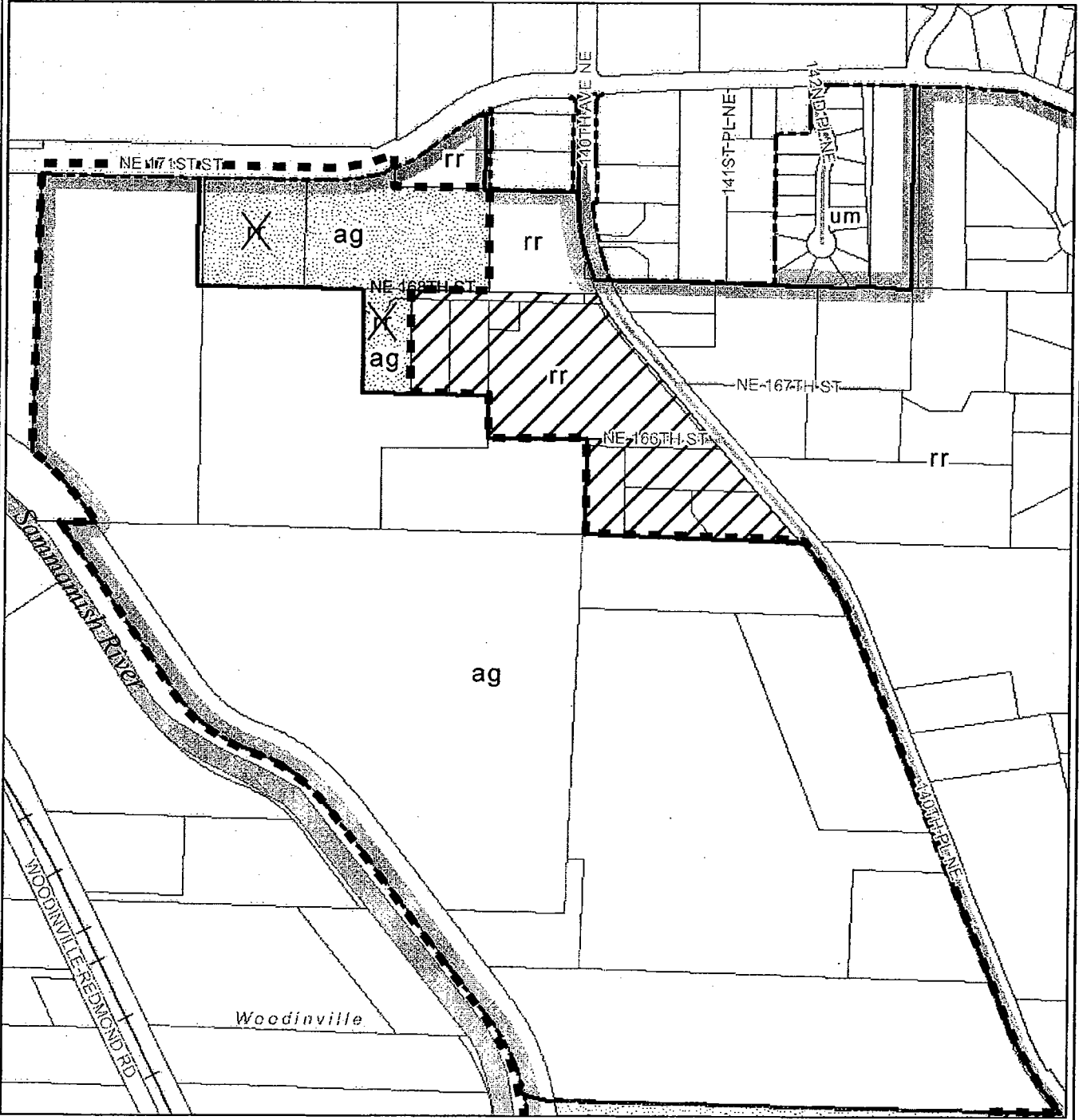


Area to be removed from APD



Area to remain in APD and be designated Agriculture (ag)

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AWC\lides\707\GIS-Maps\200511\kwc_20051115_sammamish_valley_subarea_north_tubw_KCC_Adopted.pdf



**List of Rural-designated parcels to be removed from the
Sammamish Valley Agricultural Production District.
Existing RA 2.5 zoning will not change**

PIN	PARCEL SIZE IN ACRES	TAXPAYER	ACRES TO BE REMOVED FROM APD
1026059032	1.27	Woodinville Montessori School	1.27
1026059094	5.86	Woodinville Alliance Church	5.86
1026059099	1.05	Alan and Marilyn Marsh	1.05
1026059158	0.95	Alan and Marilyn Marsh	0.95
1026059166	0.95	Woodinville Montessori School	0.95
1026059169	1.01	Woodinville Alliance Church	1.01
1026059168	0.99	Woodinville Alliance Church	0.99
1026059171	0.23	Tax Department	0.23
1526059001	19.43	H & J Dahl LLC	4.25
1526059032	25.28	H & J Dahl LLC	11.19
1526059037	0.75	Adeline Miller	0.75
1526059041	4.90	H & J Dahl LLC	2.69
1526059061	10.66	H & J Dahl LLC	3.54
1526059062	1.44	H & J Dahl LLC	0.40
TOTALS	74.77		TOTALS 35.13

**List of Rural-designated parcels to be retained in the
Sammamish Valley Agricultural Production District.
Existing RA 2.5 zoning changing to A-10**

PIN	PARCEL SIZE IN ACRES	TAXPAYER	ACRES TO BE REMOVED FROM APD
1026059031	7.97	Stephen Brown	5.34
1026059167	4.96	Friends of Woodinville Market	4.96
1026059170	1.13	Moorecare Inc	1.13
1026059173	2.99	Friends of Woodinville Market	2.99
1526059001	19.43	H & J Dahl LLC	15.18
1526059032	25.28	H & J Dahl LLC	14.09
1526059041	4.90	H & J Dahl LLC	2.21
1526059061	10.66	H & J Dahl LLC	7.12
1526059062	1.44	H & J Dahl LLC	1.04
1526059070	32.66	King County	32.68
2726059014	7.31	Lake Wash Youth Soccer	7.31
TOTALS	118.73		TOTALS 94.05

List of Rural-designated parcels within the Sammamish Valley Agricultural Production District

PIN	TAXPAYER	ZONING	Acres
1026059031	BROWN STEPHEN J**	RA-2.5-SO	5.34
1026059173	FRIENDS OF THE WOODINVILLE	RA-2.5-SO	2.99
1026059119	KING COUNTY	RA-2.5-SO	0.02
1026059170	MOORECARE INC	RA-2.5-SO	1.13
1026059169	WOODINVILLE ALLIANCE CHURCH	RA-2.5-SO	0.99
1026059168	WOODINVILLE ALLIANCE CHURCH	RA-2.5-SO	1.01
1026059167	FRIENDS OF WOODINVILLE	RA-2.5-SO, A-10-SO	4.96
1026059171	TAX DEPARTMENT	RA-2.5-SO	0.23
1026059094	WOODINVILLE ALLIANCE CHURCH	RA-2.5-SO	5.86
1026059166	WOODINVILLE MONTESSORI SCHOOL	RA-2.5-SO	0.95
1026059032	WOODINVILLE MONTESSORI SCHOOL	RA-2.5-SO	1.27
1026059158	MARSH ALAN E+MARILYN C	RA-2.5-SO	0.95
1026059099	MARSH ALAN E+MARILYN C	RA-2.5-SO	1.05
1526059001	H & J DAHL LIMITED LIABILIT	RA-5-SO	19.43
1526059061	H & J DAHL LIMITED LIABILIT	RA-5-SO	10.66
1526059032	H & J DAHL LIMITED LIABILIT	RA-5-SO	25.28
1526059062	H & J DAHL LIMITED LIABILIT	RA-5-SO	1.44
1526059037	MILLER E ADELINE	RA-5-SO	0.75
1526059041	H & J DAHL LIMITED LIABILIT	RA-5-SO	4.90
2726059014	LK WASH YOUTH SOCCER ASSOC	RA-2.5-SO	7.31
1526059070	KING COUNTY	RA-5-SO, A-10-SO	32.66
		TOTAL ACRES:	129.18

**Split Property - Parcel is 7.97 acres,
of which 5.34 acres is in study area