

November 7, 1990

INTRODUCED BY BRUCE LAING

PROPOSED NO. 90-1 012

MOTION NO. **8225**

A MOTION initiating a community plan amendment study and comprehensive plan map amendment study, describing the scope of the community plan amendment and area zoning, and establishing the responsibilities of the King County planning and community development division in developing the Tahoma/Raven Heights Community Plan Amendment Study.

WHEREAS, the Executive Proposed Soos Creek Basin Plan predicts continuing significant degradation of aquatic resources and salmonid populations in the Soos, Jenkins, and Covington Creeks stream system in the absence of specific land use control changes, and

WHEREAS, Ordinance 9044, an interim zoning ordinance was adopted in 1989 to temporarily establish basin plan-recommended densities and buffers until adoption of these measures could be evaluated in both the Soos Creek and Tahoma/Raven Heights planning areas, and

WHEREAS, there is no community planning process underway for the Tahoma/Raven Heights planning area, and

WHEREAS, the Tahoma/Raven Heights community plan area encompasses major and critical areas of the Jenkins and Covington Creek basins, and

WHEREAS, the 1985 King County Comprehensive Plan designates much of the Jenkins and Covington Creek basins as urban, and

WHEREAS, existing land use designations under the 1984 Tahoma/Raven Heights Community Plan allow for densities from one unit per five acres to four-to-six units per acre in some areas adjacent to these valuable habitat areas, and

WHEREAS, the Executive Proposed Soos Creek Basin Plan findings indicate urban density development in the stream corridors of the Jenkins and Covington systems, under existing controls, will cause severe damage to the stream system and loss of fisheries resources, and

WHEREAS, the Executive Proposed Soos Creek Basin Plan recommends densities of one unit per five acres or less for 1/4 mile on each side of locally significant resource streams throughout the basin and for the Regionally Significant Resource Areas in upper Covington and Jenkins basins to prevent further degradation of the fishery, and

1 WHEREAS, the 1985 King County Comprehensive Plan encourages growth in
2 urban areas and the protection of designated resource, rural, and
3 environmentally sensitive areas, and

4 WHEREAS, the King County Comprehensive Plan policies PI-109 through PI-113
5 provides guidance for comprehensive plan amendments, and

6 WHEREAS, the density control recommendations of the Executive Proposed
7 Soos Creek Basin Plan is inconsistent with the map designation of the 1985
8 King County Comprehensive Plan and the 1984 Tahoma/Raven Heights Community
9 Plan existing zoning, and

10 WHEREAS, a King County Comprehensive Plan Amendment is required to change
11 the comprehensive plan map designation from urban to rural to reflect the
12 special land use recommendations of the Executive Proposed Soos Creek Basin
13 Plan, and

14 WHEREAS, continued development under existing zoning may set a development
15 pattern which may not be in the public interest and which may cause
16 irreparable environmental damage in critical drainage basins of Soos Creek,
17 its tributaries, and its floodplain, and

18 WHEREAS, the Executive Proposed Soos Creek Basin Plan provides new
19 technical information and recommendations not anticipated or contemplated in
20 the 1984 Tahoma/Raven Heights community plan and area zoning or the 1985 King
21 County Comprehensive Plan, and

22 WHEREAS, the impacts from these changed circumstances make consideration
23 of a plan revision necessary, and

24 WHEREAS, KCC 20.12.060 through 20.12.080 establishes the procedures and
25 criteria for a community plan revision study, and

26 WHEREAS, the Tahoma/Raven Heights Community Plan Amendment study and area
27 zoning, when adopted by the King County Council will: 1) implement the King
28 County Comprehensive Plan; 2) implement the recommendations of the Executive
29 Proposed Soos Creek Basin Plan; and 3) establish official zoning controls for
30 the areas determined by the criteria in the Executive Proposed Soos Creek
31 Basin Plan and Final Environmental Impact Statement dated June 7, 1990;

32 NOW, THEREFORE, BE IT MOVED by the Council of King County:

33 A. The Tahoma/Raven Heights community plan amendment study and King
County Comprehensive Plan map amendment study shall incorporate and implement

1 relevant policies, map designations, and concepts of the 1985 King County
2 Comprehensive Plan and the Executive Proposed Soos Creek Basin Plan.
3 Specifically, the Tahoma/Raven Heights community plan amendment study shall
4 consider and address:

5 1. Environmental protection, including safeguarding the area's valuable
6 water and fisheries resources; protecting environmentally sensitive areas; and
7 the unique surface and groundwater management issues such as flooding,
8 erosion, water pollution, sedimentation, habitat degradation and corridor
9 encroachment that accompany urban densities;

10 2. Residential development densities, including Executive Proposed Soos
11 Creek Basin Plan recommendations for certain areas in the Jenkins and
12 Covington Creek Basins to remain in lower rural densities (one dwelling unit
13 or less per 5 acres) based on preexisting subdivision patterns, public
14 services, environmental constraints and proximity to significant streams;

15 3. Resource lands and industries (i.e., forestry, agriculture, and
16 sand, gravel, rock and coal exploration, extraction and processing) including
17 the continuation of previous zoning of these non-residential uses;

18 4. Provision of sewers to existing unsewered urban areas around Lake
19 Sawyer when shown to be necessary to prevent degradation of water quality; and

20 5. King County Comprehensive Plan Map designations, including whether
21 basin plan-recommended density control areas within urban-designated areas
22 should have underlying comprehensive plan designations changed to rural.

23 B. The department shall prepare the Tahoma/Raven Heights area zoning to
24 include:

25 1. Maps and descriptions of the zoning classifications necessary to
26 implement land use designations;

27 2. Special development conditions necessary to implement buffer,
28 clearing, water quality improvements, and floodway recommendations; and

29 3. Text explanations for the applied zoning classifications.

30 BE IT FURTHER MOVED by the Council of King County:

31 A. The limited scope and timeframe of the study does not warrant a
32 community plan advisory committee;

33 B. The planning process will include public review which consists of one
or more workshops to comment on the proposed land use alternatives; public

1 notice to individual owners of affected properties; and if necessary, general
 2 notice countywide to King County citizens and agencies to comment on a
 3 Comprehensive Plan Amendment;

4 C. The King County planning and community development division staff
 5 shall be responsible for preparing the Tahoma/Raven Heights community plan
 6 amendment study. Community planning staff will lead the community planning
 7 effort and direct the community involvement process, including setting up
 8 public workshops, maintaining the schedule, and encouraging and facilitating
 9 citizen participation; and

10 D. Throughout the planning process, planning staff shall be responsible
 11 for coordinating, considering and evaluating the views of the general public,
 12 technical experts, and the City of Black Diamond and other interested
 13 jurisdictions. Community Planning staff is specifically directed to work
 14 closely with the King County Surface Water Management Division and King County
 15 Department of Public Works to ensure consistency with the objectives of their
 16 respective programs and initiatives.

17 PASSED this 11th day of March, 1991.

18 KING COUNTY COUNCIL
 19 KING COUNTY, WASHINGTON

20
 21 Lois North
 Chairman

22 ATTEST:

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 24 Gerald G. Peterson
 25 Clerk of the Council

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 27 TRH:Motion2
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