

6/4/79

Introduced by: Dill Reams  
Bernice Stern  
Pat Thorpe

79-562

ORDINANCE NO. 4305

AN ORDINANCE relating to planning; establishing a community plan revision process; amending Ordinance 263, Article 2, Section 1 and KCC 20.12.010; and adding new sections to KCC 20.12.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 263, Article 2, Section 1 and KCC 20.12.010 are amended to read as follows:

READOPTION. Under the provisions of Article 990 of the King County Charter, the comprehensive plan, as adopted and certified in Resolution 28742 on October 12, 1964, by the King County Board of Commissioners, is readopted and declared to be the comprehensive plan for King County until amended, repealed or superceded. (~~in no case shall the comprehensive plan, whether in its entirety, or area-by-area, or subject-by-subject, be considered to be a regulatory ordinance, -- it shall serve only as a guide and statement of policy~~) The comprehensive plan shall be the principal planning document for the orderly physical development of the County and may be used to guide community plans and land development decisions.

NEW SECTION. SECTION 2. There is added to KCC 20.12 a new section to read as follows:

COMMUNITY PLAN AMENDMENTS - PURPOSE - SCHEDULE

- (1) The purposes of having a specific community plan amendment process are:
- (a) To insure that community plans are modified as the result of an area-wide or comprehensive planning process based on sound planning principles and involving citizens and elected officials rather than a piecemeal, lot-by-lot basis;
  - (b) To insure consistency between adopted community plans and individual zone classifications, subdivisions and other development permits, and public projects;
  - (c) To insure that plans are updated to meet changing circumstances;
  - (d) To allow for more frequent changes in plans to address unanticipated changes, policy conflicts, or new issues not addressed in an original plan;

1 (2) Community plans are designed to guide private development and public  
2 projects within a community planning area for approximately every six years  
3 from date of adoption. Determination of the need for revision shall be based  
4 on how growth and development have occurred compared with projections and past  
5 levels of activity for the planning area and on how the plan addresses issues  
6 of current concern to area residents and the County.

7 NEW SECTION. SECTION 3. There is added to KCC 20.12 a new section to  
8 read as follows:

9 **COMMUNITY PLAN AMENDMENTS - COUNCIL PROCEDURE.**

10 The Council may determine that it is in the public interest to consider  
11 revising a community plan approximately every six years by finding that one  
12 or more of the circumstances set forth in Section 4 of this Ordinance is  
13 present. The Council shall make such a finding by adopting a motion containing  
14 the finding, after adequate public notification. For the purpose of this  
15 Section, adequate public notification shall mean legal notice in a newspaper  
16 of general circulation within the community planning area or areas affected  
17 for two weeks prior to adoption of the motion, plus written notification to  
18 appropriate community groups and other interested parties within the affected  
19 community planning area or areas. Adequate public notification as defined  
20 herein shall not be construed to require mailing of written notice to all  
21 property owners within the community planning area or areas affected.

22 NEW SECTION. SECTION 4. There is added to KCC 20.12 a new section to  
23 read as follows:

24 **COMMUNITY PLAN AMENDMENTS - CRITERIA FOR ADVANCING REVISION SCHEDULE.**

25 A study to determine the need for revision of one or more community plans  
26 shall be undertaken by the Department of Planning and Community Development  
27 in cooperation with the Policy Development Commission if appropriate, when  
28 the Council adopts a finding that one of the following three criteria is  
29 present:

30 (1) Development activity is substantially greater than anticipated in  
31 the plan, as indicated by (a) or (b):

32 (a) County-wide or community plan area total residential unit  
33 construction as measured by building permits and by annual subdivision

activity as measured by number of lots created or by acreage, is 100% higher for twelve consecutive months than the average level for the previous three years; or

(b) County-wide or community plan area total annual vacant land consumption is occurring at a rate 100% higher for twelve consecutive months than the average rate for the previous three years;

(2) In the review of a request for a zone reclassification, planned unit development, subdivision or unclassified use permit, the Council finds that the request is inconsistent with an adopted community plan, but circumstances affecting the area in which the proposal is located may have undergone changes substantially and materially different from those anticipated or contemplated by the community plan, and that the impacts from the changed circumstances make consideration of a plan revision necessary. The application shall be denied without prejudice, or deferred at the request of the applicant until the Department of Planning and Community Development completes a study to determine the need for a plan revision and a plan revision, if any, is adopted by the Council.

(3) Issues of current concern to area residents or the County, including but not limited to: policy conflicts due to subsequent comprehensive plan amendments, regional service or facility needs, annexations or other circumstances not anticipated in the community plan make it necessary to consider a revision to one or more community plans.

NEW SECTION. SECTION 5. There is added to KCC 20.12 a new section to read as follows:

COMMUNITY PLAN REVISION STUDY - PROCESS.

The following process shall govern studies of community plan revisions which are proposed either at the County's initiative or in response to zone reclassifications, subdivisions and other development requests reviewed by the Council.

(1) The Department's study shall be submitted to the Council no later than thirty days after the Council finds that the study is needed. The Department's study shall contain the following:

(a) A finding that the plan revision is, or is not needed;

1. (b) If a revision is found to be needed, a recommended scope of  
2 issues and geographic area to be covered, which may include more than one

3 (c) A proposed schedule and process based on the level and type  
4 of public notice and involvement appropriate to the scope of the revision.

5 (2) Upon adequate public notification, as defined in Section 3 of this  
6 Ordinance, the Council shall receive the Department's report and may occur in  
7 whole or in part with the report's findings and recommendation, or make its  
8 own findings and take action consistent with them.

9 (3) When any proposed revision prepared pursuant to this Section is  
10 submitted to the Council, it shall be accompanied by any required area zoning  
11 and any required revision of affected elements of the comprehensive plan;  
12 provided mailed written notice shall be sent to all owners of property, of,  
13 which zoning is proposed to be changed, prior to the Council public hearing.

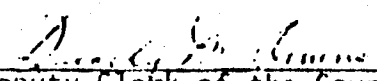
14 INTRODUCED AND READ for the first time this 11<sup>th</sup> day  
15 of June, 1979.

16 PASSED this 17<sup>th</sup> day of June, 1979.

17 KING COUNTY COUNCIL  
18 KING COUNTY, WASHINGTON

19   
20 Chairman

21 ATTEST:

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23   
24 Deputy Clerk of the Council

25 APPROVED this 13<sup>th</sup> day of June, 1979.

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28 King County Executive