

September 24, 1997

Introduced By: Pete von Reichbauer

PSO97-326/CW

Proposed No.: 97-326

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ORDINANCE NO. **12927**

AN ORDINANCE relating to comprehensive planning and zoning; adopting amendments to 1994 King County Comprehensive Plan and area zoning, in compliance with the Washington State Growth Management Act, as amended; amending Ordinance 263, Article 2, Section 1, as amended, and K.C.C. 20.12.010, Ordinance 11653, Section 6, and K.C.C. 20.12.017.

PREAMBLE:

For the purpose of effective land use planning and regulation, the King County Council makes the following legislative findings:

1. King County has adopted the 1994 King County Comprehensive Plan, to meet the requirements of the Washington State Growth Management Act (GMA).
2. The GMA requires the County's comprehensive plan amendment process to include concurrent consideration of all map and policy changes in each calendar year, so that cumulative impacts may be analyzed, and so that coordination with capital improvement programs and facility plans and standards can occur. The GMA also requires that the County's development regulations, including, but not limited to area zoning, be consistent with and implement the comprehensive plan and its amendments.
3. King County, with assistance of citizens of King County, business and community representatives, the incorporated cities and towns and other public agencies, and service providers, has studied and considered alternatives for amendments to the 1994 King County Comprehensive Plan and development regulations proposed during 1997, and has considered their cumulative environmental impacts.

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4. King County is adopting amendments to the Land Use Map of the 1994 Comprehensive Plan which require changes to the County's zoning maps.

5. The changes to the area zoning maps and text adopted by this ordinance are required to make zoning consistent with the 1994 Comprehensive Plan, as amended, as required by the GMA.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 263, Article 2, Section 1, as amended, and

K.C.C. 20.12.010 are each amended to read as follows:

Comprehensive Plan adopted. A. Under the provisions of the King County Charter, King County's constitutional authority and pursuant to the Washington State Growth Management Act, RCW 36.70A, the 1994 King County Comprehensive Plan is adopted and declared to be the Comprehensive Plan for King County until amended, repealed or superseded. The Comprehensive Plan shall be the principal planning document for the orderly physical development of the county and shall be used to guide subarea plans, functional plans, provision of public facilities and services, review of proposed incorporations and annexations, development regulations and land development decisions.

B. The amendments to the 1994 King County Comprehensive Plan contained in the King County Comprehensive Plan 1995 amendments attached as Appendix A to Ordinance 12061 are hereby adopted.

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

1 D. The Vashon Town Plan, attached to ((~~this~~)) Ordinance 12395 as Attachment 1,
2 is adopted as a subarea plan of the King County Comprehensive Plan and, as such,
3 constitutes official County policy for the geographic area of unincorporated King County
4 defined therein and amending the 1994 King County Comprehensive Plan Land Use Map.

5 E. The amendments to the 1994 King County Comprehensive Plan contained in
6 Appendix A to ((~~this~~)) Ordinance 12501 are hereby adopted as amendments to the King
7 County Comprehensive Plan.

8 F. The amendments to the 1994 King County Comprehensive Plan contained in
9 King County Comprehensive Plan 1996 Amendments as attached as Appendix A to ((~~this~~))
10 Ordinance 12531 are hereby adopted as amendments to the King County Comprehensive
11 Plan.

12 G. The Black Diamond Urban Growth Area attached as Appendix A to ((~~this~~))
13 Ordinance 12533 is hereby adopted as an amendment to the King County Comprehensive
14 Plan.

15 H. The 1994 King County Comprehensive Plan and Comprehensive Plan Land
16 Use Map are amended to include the area shown in Appendix A of Ordinance 12535 as
17 Rural City Urban Growth Area. The language from Section 1.D. of ((~~this~~)) Ordinance
18 12535 shall be placed on Comprehensive Plan Land Use Map page # 32 with a reference
19 marker on the area affected by ((~~this~~)) Ordinance 12535.

20 I. The amendments to the 1994 King County Comprehensive Plan contained in
21 the 1997 Transportation Needs Report, attached as Appendix A to ((~~this~~)) Ordinance
22 12536, are hereby adopted as amendments to the King County Comprehensive Plan.

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J. The amendments to the 1994 King County Comprehensive Plan contained in King County Comprehensive Plan 1997 Amendments attached as Appendix A to this ordinance are hereby adopted as amendments to the King County Comprehensive Plan.

SECTION 2. The 1997 area zoning amendments attached to this ordinance in Appendix A are adopted as the official zoning control for those portions of unincorporated King County defined therein pursuant to Section 3 of Ordinance 12824. Existing property-specific development conditions (p-suffix conditions) on parcels affected by the 1997 area zoning amendments, whether adopted through reclassifications or area zoning, are retained by this ordinance except as specifically amended by this ordinance. Property-specific development standards adopted, repealed or amended by this ordinance shall amend, pursuant to Ordinance 12824, Section 3, Appendix A of Ordinance 12824.

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SECTION 3. Severability. Should any section, subsection, paragraph, sentence, clause or phrase of this ordinance be declared unconstitutional or invalid for any reason, such decisions shall not affect the validity of the remaining portion of this ordinance.

INTRODUCED AND READ for the first time this 16th day of June, 1997

PASSED by a vote of 12 to 0 this 24th day of November, 1997

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Jane Hague
Chair

ATTEST:

Ernestin
Clerk of the Council

APPROVED this 5 day of December, 1997

David A. ...
King County Executive

Attachments: A. 1997 Amendment 1994 King County Comprehensive Plan

12927

Attachment A

1997 Amendment to
the 1994 King County
Comprehensive Plan

1 AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN - CHAPTER
2 TWO - URBAN LAND USE
3

4 Page 34, amend policy U-307 as follows:

5 **U-307 King County shall develop a program to ((should)) designate permanent**
6 **Urban Separators within the Urban Growth Area by December 31, 1998, and**
7 **shall include changes necessary to the King County Comprehensive Plan land**
8 **use and zoning maps in the 1999 Amendment to the Comprehensive Plan.**
9 **King County ((and)) shall work in cooperation with cities during future**
10 **planning efforts to develop additional Urban Separators, based upon the**
11 **following criteria:**

- 12 a. **The land can serve as wildlife habitat, is an environmentally sensitive**
13 **area as defined in King County's environmental protection regulation or**
14 **serves to link such designated sensitive areas, is comprised of natural**
15 **resource lands, contains a major elevation change or other visible**
16 **landscape feature, is a part of a Regionally or Locally Significant**
17 **Resource Area, public park, open space or trail, or contains historic**
18 **resources found to be eligible for county landmark designation; or**
19 b. **The land will help define community or municipal identities and**
20 **boundaries.**

21 **Effect:** Requires a work program to designate urban separators within the UGA, based
22 upon the identified criteria. This program shall be established no later than December 31,
23 1998. Additionally, the amendment adds natural resource lands to the list of criteria for
24 urban separators.

1 AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN-CHAPTER
2 2, URBAN LAND USE.
3

4 Pages 36-37, policy U-410 and accompanying text are amended as follows:

5 Development can and will occur within both Full Service Areas and Service Planning Areas.
6 ~~The significant difference between the Service Planning Areas and~~ The Full Service Areas
7 ~~is that the latter has~~ have water supply to serve development uses and densities consistent
8 with the plan, public sewers now or within six years to serve development uses and densities
9 consistent with this plan, and transportation funding for new growth. The Service Planning
10 Areas are deficient in water supply and/or sewer service.

11 **U-408 King County shall begin a subarea planning process with cities, service**
12 **providers and citizens to ensure sewer, water and transportation**
13 **improvements are coordinated and that high aquifer recharge issues are**
14 **addressed, with the objective of enabling development to occur according to**
15 **urban zoning, consistent with this plan.**

16 **U-409 In addition to providing guidance to King County and other service**
17 **providers developing land use and capital improvement plans, a Service**
18 **Planning Area designation shall inform property owners and prospective**
19 **developers that although a property may be zoned at urban densities,**
20 **individual development applications such as subdivisions or building permits**
21 **may be denied, or may not be accepted for vesting purposes by King County,**
22 **due to local or area-wide deficiencies in sewers, water or roads.**

23 **U-410 Whenever property owners or developers commit to fund their proportionate**
24 **share for improvements which remedy service deficiencies in sewers, water and**
25 **roads through developer contributions or through public-private partnerships,**
26 **then developments can proceed according to urban zoning and applicable**
27 **development regulations provided that water and sewer are available (except**
28 **as provided for interim on-site systems consistent with Policies F-310 and F-**
29 **318), and road improvements to meet the level of service standards are in a**
30 **capital improvement program and can be completed within six years of**
31 **development, as required by the Growth Management Act.**

32 ~~Development can and will occur in Service Planning Areas (yellow).~~ Within the entire
33 Urban Growth Area, King County commits funding for existing safety and maintenance and
34 pipeline transportation needs and for existing health, human, and public safety needs.

1 However, County transportation funds for new growth are deferred within the Service
2 Planning Areas. Development can occur if property owners demonstrate water and sewer
3 availability and compliance with transportation concurrency requirements or the property
4 owner funds the needed improvements. Water, sewer, and transportation certificates will
5 allow development to occur in the Service Planning Areas. Development may also occur in
6 the Service Planning Areas utilizing on-site systems in accordance with King County
7 Comprehensive Plan Policy F-310 and King County regulations. The use of on-site systems
8 is to be temporary until such time that sewers are available to the development. This period
9 of time is indefinite and dependent on the extension plans of the appropriate sewer service
10 provider.

11 Water and sewer availability is generally shown in adopted water and sewer comprehensive
12 plans and associated capital improvement plans of the service provider. In this instance a
13 certificate of availability will be given by the service provider to the property owner.
14 However, if service is not included in the service provider's comprehensive plans and capital
15 improvement plans, then the property owner may choose to finance the service extension. In
16 the case where the property owner is funding improvements, a signed developer extension
17 agreement can be used in place of a certificate of availability.

18 The transportation certificate of concurrency is issued by the Department of Public Works.
19 The certificate means that the impacts of the new development will not exceed the level-of-
20 service standard for the area under consideration. However, if the impacts of the new
21 development require transportation improvements to comply with the level-of-service
22 standard, the developer may choose to fully fund the improvements to satisfy concurrency
23 requirements. In this case, a developer improvement agreement will be issued. The
24 agreement ensures the property owner will fully fund or construct the needed
25 improvements within the Concurrency Management System time requirements.

26 **U-411 Individual property owners may develop within the Service Planning Areas**
27 **when transportation concurrency certificates and water and sewer avail-**
28 **ability certificates are accepted by King County. Water and sewer certifi-**
29 **cates of availability and transportation certificates of concurrency must**
30 **satisfy the requirements defined in this Plan.**

31 Refer to Chapter Nine, Transportation, for more detailed information on the Transportation
32 Service Strategy and its relation to policies U-404 through U-407. For additional
33 information on how policy U-409 is administered see Chapter Thirteen, Planning and
34 Implementation. For a description of sewer and water availability certificates in the
35 Service Planning Areas, please refer to Chapter Eight, Facilities and Services.

36 **Effect:** This amendment eliminates confusion as to whether or not interim on-site sewage
37 system are permitted within the Service Planning Areas by adding references to existing

1 policies (see below) addressing the issue. The amendment also clarifies that such interim
2 systems are not subject to a six-year requirement for connection to sewers as would be
3 required for roadways improvements.

4 F-310 In the Service Planning Areas of the Urban Growth Area, on-site systems may be
5 temporarily allowed on an interim basis for new construction and subdivisions in accordance
6 with King County Board of Health regulations. However, eventual connection to public sew-
7 ers upon availability will be required and the County shall require all known and projected
8 costs of connection to the appropriate purveyor to be funded at the permitting stage;
9 connection charges for treatment services by the County shall be funded when service begins.

10 F-318 Temporary community on-site systems may be used in the Urban Growth Area
11 Service Planning Areas when clustering provides large, undeveloped tracts that can be used
12 for the drain field. The collection lines to each building site shall be designed to be com-
13 patible with the standards of the sewer utility most likely to provide public sewer services in
14 the future. Management of the collective system must be by an authorized public agency.

1 AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN - CHAPTER
2 TWO - URBAN LAND USE
3

4 Page 44, amend policy U-504 as follows:

5 **U-504 King County should apply minimum density requirements to all urban**
6 **residential zones of four or more homes per acre, including developments**
7 **utilizing interim on-site sewage systems pursuant to Policies F-310 and F-318.**

8 **Effect:** This amendment would ensure that developments using interim on-site sewage
9 disposal systems are designed in a manner that does not preclude achievement of the
10 minimum density during subsequent development actions.

1 AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN - CHAPTER
2 TWO - URBAN LAND USE
3

4 Page 45, policy U-509 and preceding text are amended as follows:

5 *C. Nonresidential Uses in Urban Residential*
6 *Areas*

7 Neighborhood shopping, libraries, larger parks, high schools and public golf courses are
8 examples of uses that provide amenities for nearby residents. In addition to shopping and
9 services provided in designated centers and commercial areas at different scales,
10 ~~((commercial developments on isolated parcels established before adoption of this~~
11 ~~Comprehensive Plan may provide convenient services for nearby residents, and))~~ very
12 small establishments integrated into residential development (e.g. a laundromat or video
13 rental store) can help residents avoid or reduce automobile trips.

14 **U-508 Non-residential uses should be integrated into urban residential neighborhoods**
15 **to create quality communities which have a full range of public facilities and**
16 **services, including physical infrastructure and health, human and public safety**
17 **services. These uses should be sited, designed and scaled to be compatible with**
18 **existing residential character.**

19 ~~**U-509 Stand-alone commercial developments legally established outside**~~
20 ~~**designated centers in the Urban Growth Area may be recognized with**~~
21 ~~**appropriate commercial zoning. When more detailed subarea plans are**~~
22 ~~**prepared, these developments may be designated as centers and allowed to**~~
23 ~~**grow if appropriate, or may be encouraged to redevelop consistent with the**~~
24 ~~**residential density and design policies of the Comprehensive Plan.**~~

25 **Effect:** Removes discussion of the commercial outside of centers land use designation
26 from this section of the chapter

1 AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN-CHAPTER
2 2, URBAN LAND USE.

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4 Page 45, policy U-510 and accompanying text are amended as follows:

5 **U-510 Sites for potential Urban Planned Developments (UPDs) may be designated**
6 **within the established Urban Growth Area to realize mutual benefits for the**
7 **public and the property owner. ((Four))Three sites are designated through**
8 **this plan: ((Grand Ridge UPD,))Northridge UPD, Blakely Ridge UPD and**
9 **Cougar Mountain Village UPD. Future UPD sites in the Urban Growth Area**
10 **((sites))shall be designated through a subarea planning process, or through a**
11 **comprehensive plan amendment initiated by the property owner.**

12 ~~((The Grand Ridge area includes a UPD, public open space and rural areas. The exact uses~~
13 ~~and development standards for the urban and rural areas will be determined upon~~
14 ~~agreement to UPD development conditions by the Metropolitan King County Council.))~~

15 **Effect:** This is a "housekeeping" amendment to recognize that the urban portion of the
16 Grand Ridge property has annexed to the City of Issaquah, and is no longer subject to the
17 policies of the King County Comprehensive Plan.

1 AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN-CHAPTER
2 2, URBAN LAND USE.

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4 Page 46, policy U-513 and preceding text are amended as follows:

5 ~~((Although Grand Ridge is designated as a Service Planning Area (yellow) it is understood
6 that this UPD is intended to offer transit opportunities because of its higher urban density
7 development. It is also understood that Grand Ridge requires major infrastructure planning
8 and funding commitments prior to the time of a final developer extension agreement and
9 other documentation. Therefore, the Comprehensive Plan acknowledges and supports the
10 development of the Grand Ridge UPD. It will be treated as though it were a Full Service
11 Area with transit priority (dark green) for the purpose of infrastructure planning and
12 priorities. When the Metropolitan King County Council adopts the Grand Ridge UPD
13 development conditions the Grand Ridge UPD will be designated as a Full Service Area
14 with transit priority (dark green.))~~

15 ~~((U-513 The Metropolitan King County Council's adoption of the Grand Ridge
16 Urban Planned Development (UPD) development conditions will result in a
17 change to the Service and Financing Strategy Map designation for Grand
18 Ridge UPD from Service Planning Area to Full Service Areas with
19 Transit.))~~

20 **Effect:** This is a "housekeeping" amendment to recognize that the urban portion of the
21 Grand Ridge property has annexed to the City of Issaquah, and is no longer subject to the
22 Service and Financing Strategy Map or policies of the King County Comprehensive Plan.

1 AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN - CHAPTER
2 TWO - URBAN LAND USE
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4 On page 48, following policy U-523 and descriptive text, insert new text and policy
5 language as follows:

6 G. Commercial Outside of Centers.

7 The Commercial outside of center (CO) designation was established to recognize commercial
8 uses predating this plan that were not located within a designated center.

9 The CO designation is also appropriate as a transitional designation within certain potential
10 annexation areas as defined by policy U-525. In these areas, the county will utilize the
11 memorandum of understanding and applicable comprehensive plans to determine the
12 appropriate zoning to implement this transitional designation.

13 **U-524 Stand-alone commercial developments legally established outside designated**
14 **centers in the Urban Growth Area may be recognized with the CO**
15 **designation and appropriate commercial zoning. When more detailed**
16 **subarea plans are prepared, these developments may be designated as centers**
17 **and allowed to grow if appropriate, or may be encouraged to redevelop**
18 **consistent with the residential density and design policies of the**
19 **Comprehensive Plan.**

20 **U-525 The CO designation may be applied as a transitional designation in potential**
21 **annexation areas identified in a signed memorandum of understanding**
22 **between a city and the county for areas with a mix of urban uses and zoning**
23 **in order to facilitate the joint planning effort directed by the memorandum of**
24 **understanding. Zoning to implement this transitional designation should**
25 **recognize the mix of existing and planned uses. No zone changes to these**
26 **properties to allow other nonresidential uses, or zone changes to allow**
27 **expansion of existing nonresidential uses onto other properties, should occur**
28 **unless or until a subarea planning process with the city is completed.**

29 **Effect:** Provides a separate section in the urban chapter to describe the Commercial Outside
30 of Centers land use designation. New policy U-524 would replace existing policy U-509 and
31 would amend the policy to clarify that CO is recognized not only by zoning, but also by the

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land use designation. New policy U-525 would establish the CO designation as appropriate for potential annexation areas, provided that:

- a. a signed MOU is in effect;
- b. a mix of urban uses and zoning exists or is contemplated by either the county's or the city's comprehensive plan, and
- c. no other land use designation is appropriate to meet the goals of the county's and city's comprehensive plans.

1 AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN-CHAPTER
2 TWO, URBAN LAND USE.
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4 Page 49, policy U-602 is amended as follows:

5 **U-602 Designated Unincorporated Activity Centers are Kenmore((,
6 ~~Aurora/Richmond,)) and White Center((,~~Issaquah Employment Center, and~~
7 ~~Covington)). The specific size and boundaries of new Unincorporated Activity~~
8 ~~Centers and mix of uses within them should be established through future~~
9 ~~planning efforts, based on regional and local needs and constraints.~~~~**

10 **Effect:** This amendment would delete the Aurora/Richmond, Issaquah Employment Center
11 and Covington areas from the King County Comprehensive Plan's (KCCP's) list of
12 designated Unincorporated Activity Centers. In the case of Aurora/Richmond, this is a
13 technical, housekeeping change with no effect, because the entire area is within the City of
14 Shoreline, the incorporation of which became effective after policy U-602 was first adopted.
15 Covington incorporated August 31, 1997 and is no longer subject to County land use and
16 zoning.

17 In the case of the Issaquah Employment Center, no changes to zoning of the properties
18 involved would occur, but the area's status as a group of commercial and industrial uses
19 outside a designated center would preclude zoning changes to allow more intensive uses (e.g.
20 from Community Business to Industrial) until the area is annexed by the City of Issaquah.
21 The existing zoning and uses would continue to be consistent with the KCCP (see policies U-
22 611 and U-612). The KCCP map amendment accompanying this policy amendment also
23 includes redesignation of part of an area known as Bush Lane from Community Business to
24 Commercial Outside of Centers. The existing zoning and uses would continue to be
25 consistent with the KCCP. The effect of this amendment also would be to treat at least part
26 of the Bush Lane area as part of the surrounding commercial and industrial area for purposes
27 of future land use studies and possible plan amendments.

28 With the adoption of this amendment, Kenmore and White Center would be the only
29 remaining UACs.

1 AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN -
2 CHAPTER THREE - RURAL LAND USE
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4 Page 61, text following policy R-104 is amended as follows:

5 **R-104 Except for the Blakely Ridge and Northridge Fully Contained Community**
6 **designations in Policy U-210, no new Fully Contained Communities are needed**
7 **in King County.**

8 The designation of Blakely Ridge and Northridge as Fully Contained Communities
9 is discussed in Chapter Two, Urban Land Use.

10 Elsewhere in the rural area, Policy R-104 establishes King County's position that
11 no new "fully contained communities" should ((not)) occur within the Rural Area. The
12 King County Rural Area's land base is so small, and its road network and housing market
13 are so integrated into those of the metropolitan area and its economy, that "containment"
14 would not be possible there.

15 The Snoqualmie Summit also represents a unique situation. See Chapter Six,
16 Natural Resource Lands, for policies on the Snoqualmie Summit recreation area and its
17 relationship to the Growth Management Act's provisions for "master planned resorts".

18 **Effect:** This amendment clarifies that while Blakely Ridge and Northridge are designated
19 FCC's no additional FCC's are needed to meet the County's housing and growth needs.

1 AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN - CHAPTER
 2 THREE - RURAL LAND USE
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4 Page 67, amend policy R-209 and the text which follows R-209 as follows:

5 **R-209** Accessory and non-residential uses appropriate for the Rural Area include
 6 raising livestock, sale of agricultural products produced on-site, ~~((and))~~ small-
 7 scale cottage industries, and recreational uses that rely on a rural location and
 8 setting. Only those ~~((Except for))~~ uses that ~~((requiring))~~ require a rural
 9 location, or those uses related directly to farming, forestry, fisheries, mining, or
 10 kindergarten through twelfth grade public schools and facilities, ~~((the Zoning~~
 11 Code should not permit primary non-residential uses such as golf courses))
 12 may be permitted on lands in the Rural Area designated for a residential
 13 density of one home per 10 acres or lower. Golf facilities shall be permitted as
 14 a conditional use, in the RA-2.5, RA-5 and RA-10 zones when located outside
 15 of Rural Farm and Forest Districts, Regionally Significant Resource Areas and
 16 Locally Significant Resource Areas. In the RA-10 zone, golf facilities should be
 17 limited only to those uses needed for course maintenance and those that meet
 18 the specific convenience needs of course users. Furthermore, the residential
 19 density that is otherwise permitted by the RA-10 zone shall not be used on
 20 other portions of the site through clustering or on other sites through the
 21 transfer of density provision. This residential density clustering or transfer
 22 limitation shall be reflected in a deed restriction that is recorded at the time
 23 applicable permits for the development of the golf course are issued. In the
 24 RA-10 zone, the county shall limit golf facilities to no more than six permit
 25 applications and prepare a report by December 31, 2002 which analyzes
 26 whether the facilities in the RA-10 zone planned and permitted in the
 27 preceding five years are consistent with policies of this chapter. The Council
 28 shall analyze the results of this study and, prior to March 30, 2003, either re-
 29 enact zoning code provisions permitting this use in the RA-10 zone, or such
 30 provision shall expire. Churches shall be permitted as a conditional use,
 31 subject to restrictions on sewer expansion, in the RA-2.5, RA-5 and RA-10
 32 zones and shall not be permitted in lower density Rural Area zones.

33 Compatible non-residential uses in rural residential areas might include schools, small day
 34 care centers, small churches, home occupations and cottage industries. Neighborhood
 35 shopping, gas stations, libraries, high schools and feed and grain stores are examples of
 36 activities that also provide services to nearby residents, but are encouraged to locate within
 37 rural cities or Rural Towns and neighborhoods. While encouraging most compatible non-

1 residential uses to the portions of the Rural Area designated for one home per two and one-
2 half acres to five acres, Policy R-209 does not preclude consideration of public schools or
3 new public or commercial recreational facilities, such as golf courses, gun clubs and parks in
4 the other portions of the Rural Area((or tourist attractions in portions of the Rural Area
5 designated for one home per five acres)).

6 **Effect:** This amendment would permit golf facilities within the RA-10 zone, but would
7 ensure that golf facilities are not located in the rural area (RA 2.5, RA 5 or RA-10 zones)
8 on lands within Rural farm and forest districts, regionally significant resource areas or
9 locally significant resource areas.

10 The policy amendments direct zoning code implementation which limit golf facilities in the
11 RA-10 zone to six developments and to only those uses necessary to operate small scale
12 facilities. It also precludes utilization of the residential density otherwise permitted by the
13 zone.

14 A five year study to analyze whether the golf courses in the RA-10 zone are consistent with
15 the Rural Land Use Chapter policies is directed by this amendment and the zoning code
16 provisions sunset unless re-acted by the Council.

17 Policy R-208 is restored to its current language.

1 AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN-CHAPTER
2 THREE, RURAL LAND USE.

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4 Page 74, policy R-314 and text is amended as follows:

5 **R-314** The industrial area adjacent to the Rural Neighborhood of Preston shall be
6 recognized with appropriate zoning for industrial uses. This area is
7 designated for industrial uses to recognize existing industrial use and vested
8 applications for new industrial development. The boundaries of this industrial
9 area are permanent. No expansion of the designated industrial area will be
10 permitted, and any effort to expand its boundaries is recognized as contrary
11 to the Growth Management Act, including the 1997 amendments. (~~provided~~
12 that a)) Any industrial development or redevelopment in the designated
13 industrial area (excluding reconstruction in the event of accidental damage or
14 destruction, or tenant improvements entirely within the building structures)
15 shall be conditioned and scaled to maintain and protect the rural character of
16 the area as defined in RCW 36.70A.030(14) and to protect sensitive natural
17 features. New industrial development or redevelopment on lots not subject to
18 restrictions and conditions consistent with those reflected in Auditor's File
19 No. 9708190805 must be dependent upon being in the rural area. New
20 industrial development or redevelopment (excluding existing structures and
21 site improvements or those vested by applications as of May 22, 1997 or
22 tenant improvements entirely within building structures) must be (~~dependent~~
23 upon being in the rural area and be)) compatible with the functional and
24 visual character of rural uses in the immediate vicinity; and must not
25 encourage or facilitate conversion or re-designation of nearby Rural and
26 Rural Neighborhood lands to commercial, industrial or urban uses. The
27 boundaries of this industrial area shall be those properties within the Preston
28 Industrial Water System, as set by King County Ordinance No. 5948, with the
29 exception of (~~the northeast~~) parcel #2924079054(~~that is upland of the~~
30 existing industrial development)).

31 The intent of this policy is to preclude expansion of the industrial area beyond the identified
32 boundaries and to ensure that new development (not previously constructed or vested) in
33 the industrial area meets rural character standards. Site design, landscaping, design and
34 construction of internal and access roads and building scale should reinforce the set
35 boundaries and rural nature of the industrial area to further discourage future industrial
36 expansion beyond the industrial boundary.

37 **Effect:** This amendment strengthens and clarifies the intent of the policy to limit expansion
38 of the industrial area adjacent to the Rural Neighborhood of Preston, recognizes recent
39 changes to the Growth Management Act enacted in 1997, better clarifies the redevelopment
40 rights for parcels with existing industrial development, and supports a settlement agreement
41 reached by Preston community members and Preston area industrial property owners. The
42 Auditor's File number is included to reflect the recently recorded agreement.

1 AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN-CHAPTER
2 THREE, RURAL LAND USE.

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4 Page 74-75, policy R-315 and preceding text are amended as follows:

5 There are two ~~((also))~~ sites within the Rural Neighborhood of Preston (the LeMaster and
6 Luce properties) ~~((on))~~ which ~~((resource based industrial uses have historically occurred~~
7 ~~and in some cases, like the Preston Mill Site, continue to occur. The sites))~~ were
8 designated ~~((for industrial use or))~~ for future consideration as community business uses ~~((of~~
9 ~~such uses))~~ through the Snoqualmie Valley Community Plan and Area Zoning, ~~((either~~
10 ~~through zoning that permitted existing or future industrial uses or))~~ through a P-suffix
11 condition that called for future consideration ~~((of industrial zoning))~~ through a Plan
12 Amendment Study. The County recognizes that these sites are important to the economic
13 well-being of Preston and could provide jobs for many of the residents of Preston.

14 Since the future uses of such sites can substantially affect the rural character of Preston as
15 well as protect surrounding sensitive areas, outright commercial ~~((industrial or other~~
16 ~~new))~~ zoning is not appropriate at this time.

17 Since these sites have twice been the subject of a community-based planning process - the
18 1989 Snoqualmie Valley Community Plan and Area Zoning and the 1993 Preston Village
19 Plan - which has already determined the appropriateness of ~~((industrial or mixed~~
20 ~~use))~~ community business zoning on these sites, they should be given potential ~~((industrial~~
21 ~~or mixed use))~~ community business zoning, the actualization of which is contingent on the
22 completion of appropriate environmental review and compliance with the property-specific
23 design and development standards adopted as P-suffix conditions for ~~((set forth in))~~ the
24 Preston Village ~~((Community Plan transmitted to the King County Council in November,~~
25 ~~1993))~~.

26 **R-315 Two s((S))ites within the Rural Neighborhood of Preston that were designated**
27 **in the Snoqualmie Valley Community Plan and Area Zoning for future**
28 **consideration for ~~((industrial))~~ community business uses, based on existing site**
29 **uses or proximity to industrially-used sites shall be given potential ~~((industrial~~**
30 **or ~~))~~ community business zoning based on designations agreed upon in the**
31 **Preston Village Community Plan submitted to the King County Council in**
32 **November, 1993 and subject to appropriate environmental review. Any**
33 **application for potential zoning actualization, however, 1) shall be extensively**

1 conditioned to maintain the rural character and scale of the adjacent Rural
2 Neighborhood and to protect sensitive features of the environment; and 2)
3 shall be limited to uses that are dependent upon location in the Rural Area,
4 unless governed by a basic use agreement with the Preston community
5 consistent with that of Auditor File No. 9708190805, and are compatible with
6 the functional and visual character of rural uses in the immediate area. Such
7 sites may be denied actualization of ((~~industrial or mixed use~~))community
8 business zoning where such sites are found to be too sensitive or too near a
9 sensitive area to permit adequate mitigation even where mitigating conditions
10 are proposed.

11 **Effect:** The overall effect of the amendment is to amend Policy R-315 to recognize that
12 two parcels of land, the LeMaster and Luce properties, will continue to have potential
13 community business zoning. Furthermore, it provides an opportunity to benefit from the
14 filing of a basic use agreement consistent with that of Auditor File No. 9708190805.

1 AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN-CHAPTER
2 FOUR - ECONOMIC DEVELOPMENT.

3
4 On page 81, add a new policy, ED-204 and text to read as follows:

5 **ED-204** **King County should work to ensure the maximum economic benefit for**
6 **local businesses and workers when public funding is included in**
7 **construction or operation of large projects.**

8 For example, in 1996 the residents of King, Pierce and Snohomish counties approved
9 funding for a regional transit system. Over \$3.9 billion will be spent to construct the
10 system over the next ten years. In addition, there will be operating and maintenance
11 expenditures. This level of investment can create significant local economic benefits, if the
12 funding agencies develop a specific plan that allows local businesses to compete for
13 contracts and if training institutions have appropriate curricula to train workers for the
14 occupations that will be needed.

12927

1 AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN-CHAPTER
2 SIX, NATURAL RESOURCE LANDS

3
4 Pages 102-103, policy RL-209 and preceding text are amended as follows:

5 D. Forest Land Conversions

6 Adverse environmental impacts associated with forest practices have the potential to heal
7 over time, whereas those associated with development are usually permanent. For this
8 reason, forest lands being converted to non-forest uses must be managed to control the
9 manner and extent of alteration and to minimize environmental impacts. Higher land
10 clearing and grading standards than those that apply under the Forest Practices Act must be
11 used, for example, to protect surface and ground water quality and quantity, control storm
12 water runoff and minimize damage to fish and wildlife habitat. (see Chapter Seven,
13 Natural Environment.)

14 ~~((The best opportunity to manage forest land conversions occurs at the state and local
15 permitting stages. When conducting forest practices that have direct potential to damage
16 public resources as described in Washington Administrative Code (WAC 222-16-050),
17 landowners must apply to the Washington Department of Natural Resources (DNR) for a
18 Forest Practices Permit. Landowners choosing to remain in forestry must state their intent
19 to do so on the Forest Practice Application and must conduct their forest practices in
20 compliance with the standards of the Washington Forest Practices Act, administered by the
21 DNR. Should these landowners decide to convert their land within six years of the Forest
22 Practice Application date, King County has the option to impose a six-year development
23 moratorium, unless the site has been harvested according to King County standards or the
24 landowners are willing to restore the site to those standards.))~~

25 When applying for a forest practice permit, a landowner must state whether the land is to
26 be retained in forest use or converted to a nonforest use. The Forest Practices Act, as
27 amended in 1997, requires local jurisdictions to impose a six-year development
28 moratorium on any properties for which the forest practice application did not state the
29 intention to convert to a nonforest use, unless the application contains a conversion option
30 harvest plan approved by the local jurisdiction.

31 **RL-209 King County shall ~~((exercise the option to))~~ impose a six-year development**
32 **moratorium for forest landowners who do not state their intent to convert at**
33 **the time of Forest Practice Application and who do not harvest the site**

1 according to a King County approved Conversion Option Harvest Plan. ((For
2 cases where land under moratorium is sold,))King County ((should-))shall
3 develop means to ensure that potential buyers of properties subject to the
4 moratorium are alerted to the moratorium.

5 **Effect:** The amendment makes the policy and preceding text more accurately reflect
6 recently adopted changes to the Forest Practices Act, which require the imposition of a six-
7 year moratorium. The amendment has no effect on policy or on the administration of
8 forest practice permits.

9 **Rationale:** The purpose of the amendment is to reflect recently adopted amendments to
10 the state Forest Practices Act, and to clean up the text preceding Policy RL-209. The
11 policy was amended in 1996 to add the concept of the conversion option harvest plan, and
12 to remove the option of after-harvest relief for the development moratorium for properties
13 restored to meet County standards. The text preceding the amendment was inadvertently
14 not amended at the time, leaving an inconsistency between the policy and the text. The
15 forest Practices Act was amendment in 1997 to require local governments to impose the
16 six-year development moratorium, as a result the language referring to an option to
17 imposed the moratorium was no longer appropriate.

1 AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN-CHAPTER
2 SIX, NATURAL RESOURCE LANDS
3

4 Page 103, policy RL-210 and accompanying text are amended as follows:

5 Landowners choosing to convert their land to non-forest uses also must state their intent on
6 the Forest Practice Application and, as provided in the Forest Practices Act, must conduct
7 their forest practices according to applicable local government regulations. In King County,
8 conversions require a Clearing and Grading Permit conditioned in accordance with the King
9 County Sensitive Areas Ordinance, which contains standards more protective of the environ-
10 ment than those prescribed by the Forest Practices Act.

11 ~~The Forest Practices Act also authorizes the DNR, in consultation with local government and~~
12 ~~tribes, to designate "Areas Likely to Convert", commonly referred to as "ALTCs." An ALTC~~
13 ~~designation means that, unless the landowner demonstrates otherwise, conversion to non-~~
14 ~~forest use is assumed to occur and regulated accordingly. Because Rural forest lands~~
15 ~~experience conversion as well as urban-designated lands, an ALTC is not the equivalent of~~
16 ~~the Urban Growth Area.~~

17 **RL-210 King County should work with all affected parties and the Washington**
18 **Department of Natural Resources to ~~designate appropriate Areas Likely to~~**
19 **~~Convert (ALTCs) under a signed Memorandum of Agreement to be signed by~~**
20 **~~March 1, 1995. King County's ALTC should include the Urban Growth Area,~~**
21 **~~and those Rural areas not considered for a Rural Forest District designation.~~**
22 **improve the management of forest practices in the urban and rural areas and**
23 **to ensure that forest practices related to conversion comply with County**
24 **regulations.**

25 **Effect:** This amendment removes the direction to adopt an "Area Likely to Convert" (ALTC)
26 under a Memorandum of Agreement with Washington Department of Natural Resources.
27 The policy is now more general, with the direction to work with WADNR to improve the
28 management of forest practices in the rural and urban areas, the areas most likely to convert
29 to nonforest use. The amended policy gives more flexibility in achieving the goal of
30 improved management of forest practices.

1 AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN-CHAPTER
2 SIX, NATURAL RESOURCE LANDS.

3
4 Page 105, policy RL- 305 and preceding text are amended as follows:

5 Livestock, dairy and large-scale commercial row crop operations require~~((Agriculture~~
6 ~~require))~~ large parcels of land to allow for production which is profitable and sustainable.
7 ~~((For soils primarily suited as pasture for dairy operations at least 60 acres appears to be~~
8 ~~needed for commercial production. For soils suitable for row crops or other livestock,))~~
9 Generally, 35 acres is needed for full-time wholesale commercial production of such
10 products ~~((berries or vegetables))~~. Specialty agricultural products, products that are direct-
11 marketed and part-time farming enterprises generally need less acreage to be profitable.

12 **RL-305** Lands within Agricultural Production Districts should remain in parcels large
13 enough for commercial agriculture. Residential ((C))clustering ~~((of new~~
14 ~~dwelling units))~~ should be encouraged for any new dwellings. ~~((In areas par-~~
15 ~~ticularly suitable for dairy farming,))~~ Within districts not yet affected by prior
16 subdivision or lot segregation a density of one dwelling unit per ((60)) 35 acres
17 or clusters of lots at an average density of one dwelling unit per ((60))35 acres
18 ~~((may be preferable to current zoning. Where the potential for full-time~~
19 ~~commercial crop production exists, density should be one dwelling unit per 35~~
20 ~~acres.))~~ should be required. Where extensive subdivision and development of
21 parcels has already occurred, the density should be not exceed one dwelling
22 unit per 10 acres. The County should accommodate the need of farmers to
23 provide on-site housing for employees, where this can be accomplished without
24 unnecessarily removing land from agricultural use or conflicting with other
25 public interests~~((King County should work with the Agricultural~~
26 ~~Commission to implement any changes in zoning by December 31, 1996)).~~

27 **Effect:** There will be no change to the existing mix of A-35 or A-10 zoning in the APDs.
28 During 1997, staff and the King County Agriculture Commission will be presenting a
29 proposal that will address the issue of additional on-site housing for agricultural employees.

1 AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN-CHAPTER
 2 SIX, NATURAL RESOURCE LANDS.
 3

4 Page 106, policy RL-308 and preceding text are amended as follows:

5 Parks (especially those with active recreational facilities) and farms are not necessarily good
 6 neighbors, since park users can trespass and damage crops, animals and farm equipment.
 7 Recreation near and within districts can be planned to prevent trespass. For example, a park
 8 located across a river or ravine from an Agricultural Production District (APD) or a farm would
 9 have a pleasant view of farmland without encouraging trespass.

10 There are a small number of instances in which APD property has been purchased, using
 11 recreation funds, prior to APD designation. Under these circumstances, active recreational
 12 uses should be allowed on such APD property. Furthermore, active recreational uses permitted on
 13 an APD property may be transferred to other properties within the same APD provided that the
 14 properties from which such active recreation use is transferred permanently remains limited to open
 15 space or agricultural uses.

16 When new active recreational facilities are permitted, the activities and site improvements for
 17 the facility must be narrowly tailored to preserve the future use of the land for agricultural
 18 purposes.

19 **RL-308** When new parks or trails are planned for areas within or adjacent to
 20 Agricultural Production Districts, King County should work with farmers to
 21 minimize impacts to farmland and agricultural operations. Active recreational
 22 facilities ((should))shall not be located within Agricultural Production Districts,
 23 except under the following circumstances:

24 A. the property within the APD has been purchased with funds that were
 25 earmarked for recreation, and the purchase pre-dates designation of the APD, or

26 B. there is a transfer of uses between a property purchased consistent with
 27 subsection A and other properties within the same APD.

28 Under the limited circumstances in which active recreational facilities are
 29 allowed in the APD, activities and site improvements shall be limited in order to
 30 allow the future use of the property for agricultural purposes when the
 31 recreational use is abandoned. ((When new parks or trails are planned for areas
 32 within or adjacent to Agricultural Production Districts, King County should
 33 work with farmers to minimize impacts to farmland and agricultural
 34 operations.))

1. **Effect:** This amendment strengthens the limitation on recreation uses within the APD.
2 Active recreation is allowed only under very limited circumstances.

3 This amendment limits the range of active recreation projects to those properties that are
4 acquired, prior to designation of the applicable Agricultural Production District, using voter-
5 approved recreation funds, state funds mandated for recreation, or King County Board of
6 Recreation funds. The amendment further clarifies that active recreational uses on lands
7 outside of the APD should not be relocated to parcels within the APD.

8 With the above limits, the overall impacts to the APD (which totals approximately 40,500
9 acres) due to this amendment is limited since these funding sources were utilized in only three
10 instances:

- 11 1. The Whitney Bridge property located in the Upper Green River (Enumclaw) APD. These
12 29.6 acres were bought with a combination of IAC and Forward Thrust funds. It is
13 currently developed as a boat launch and associated parking and storage areas.
- 14 2. The Horsehead Bend property located in the Green River Valley APD. This 30 acre parcel
15 was part of the "North Green River" purchase and utilized IAC, Forward Thrust, and Board
16 of Recreation (precursor to the Parks Department) funds. Much of this property is
17 developed as soccer fields and the remainder is currently undeveloped.
- 18 3. The Hmong farm property located in the Sammamish River Valley APD. This 18 acre
19 property was purchased with a combination of IAC and Forward Thrust funds and is
20 currently utilized for agricultural purposes.

21 Of these three instances, this amendment would have the most immediate application within the
22 Sammamish River APD. The Hmong property is currently being used for agricultural purposes
23 and it is the intent of King County to maintain the current use. Thus, the recreation uses
24 allowed on the the Hmong property pursuant to this policy would be transferred to other sites
25 within the Sammamish APD more appropriate for active recreation.

26 To this end, King County has completed a purchase of the Kaplan properties (18 acres) located
27 on the northern portion of the Sammamish APD (just south of Woodinville). Additional
28 properties to the east and north of the Kaplan site are also being considered for purchase and
29 would be utilized in conjunction with the Kaplan properties for active recreation. These
30 properties are designated "Rural Residential" by the Comprehensive Plan and zoned RA.
31 Parks, including outdoor recreation, are permitted within the RA zone. The Zante property to
32 the west of the Kaplan site is being considered for purchase. It is zoned Agriculture and would
33 be utilized as a model farm.

34 It is intended that these properties would serve as a buffer between the urban areas of the City
35 of Woodinville and the remaining agricultural lands within the APD.

36 Furthermore, the impact to agricultural soils minimized because the amendment also requires
37 use and design limits that preserve the ability to revert back to agricultural use in the future.

1 AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN-CHAPTER
2 SIX, NATURAL RESOURCE LANDS.

3
4 Page 107, policy RL-310 is amended as follows:

5 **RL-310 The County should develop specific incentives to encourage agricultural**
6 **activities in the remaining prime farmlands located outside the Agricultural**
7 **Production District but within the Urban Growth Area**~~**((should be evaluated**~~
8 ~~**in 1996 for their potential value for food production. Those areas that could**~~
9 ~~**continue to perform small-scale agricultural activities, such as market gardens,**~~
10 ~~**small-scale livestock operations, community pea patches or as educational or**~~
11 ~~**research farms, shall be zoned for agriculture**~~**)). These incentives could include**
12 **tax credits, expedited permit review, reduced permit fees, permit exemptions**
13 **for activities complying with Best Management Practices or similar programs.**

14 **Effect:** This amendment encourages the development of an incentive package as a means
15 of encouraging agricultural activities outside the Agricultural Production District but
16 within the Urban Growth Area.

1 AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN-CHAPTER
2 6, NATURAL RESOURCES LANDS.
3

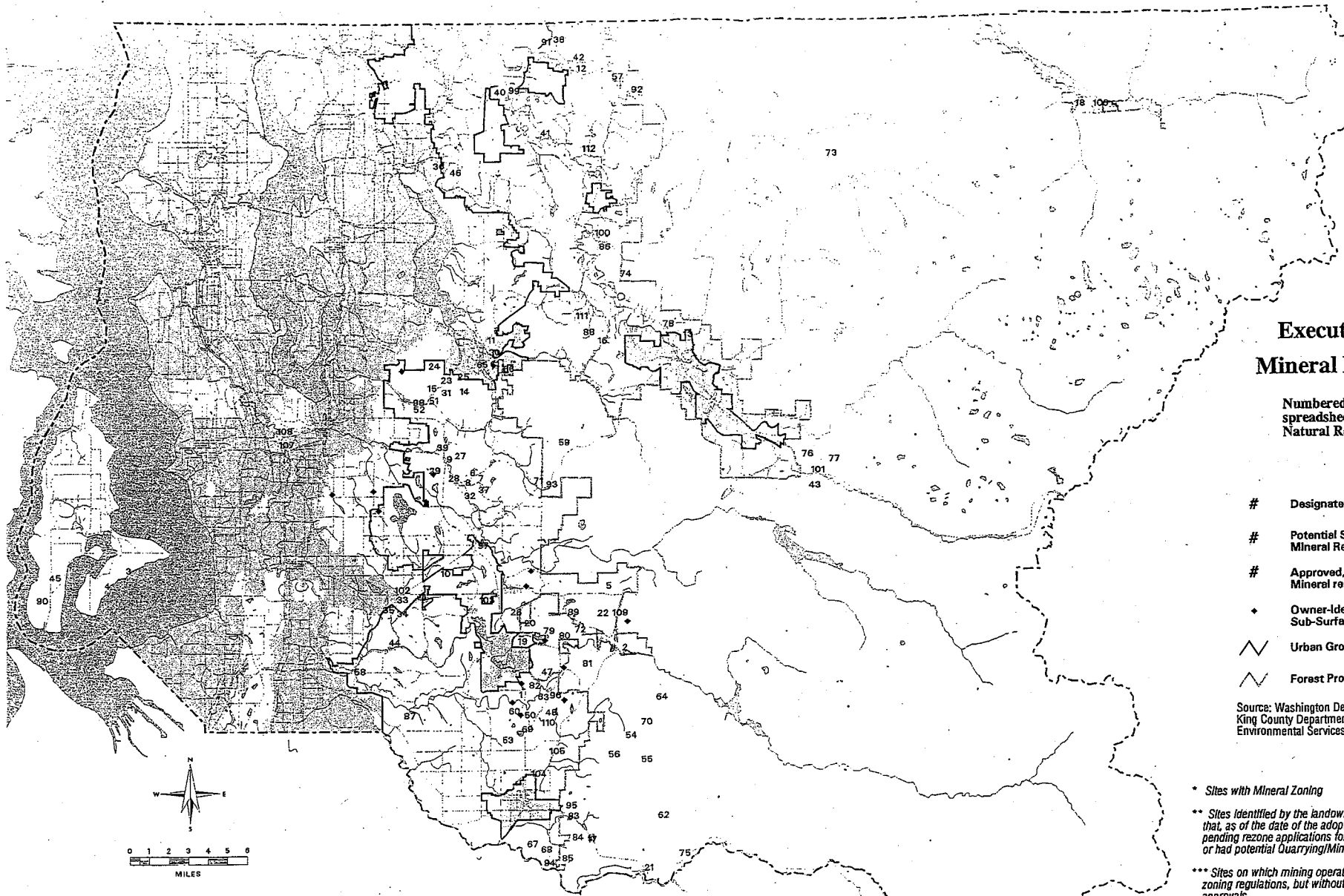
4 Amend the Mineral Resources Map and the accompanying Mineral Resources Property
5 Information Matrices as follows:

6 Site #41 shall be redesignated from Approved, Legal, Non-Conforming Mineral Resource
7 Sites to Potential Surface Mineral Resource Sites.

8 **Effect:** There will be no change in the land use designation , zoning or permitting process
9 for the 117 acre site #41, which is comprised of six parcels zoned RA-10, potential M and
10 RA-10/A-35, potential M. For informational purposes, the Mineral Resource Map shows
11 properties which have been determined to have a Legal, Non-Conforming mineral resource
12 use as determined by the Department of Development and Environmental Services. Site
13 #41 has not yet been determined to have Legal, Non-Conforming status in accordance with
14 DDES' review standards. Regardless of how the site is depicted on the Mineral Resource
15 Map, the property owner must still meet DDES' review standards for Legal, Non-
16 Conforming status before a clearing and grading permit can be approved. Designating the
17 site as a Potential Surface Mineral Resource site remedies confusion over how the site can
18 be developed. Under the Potential Surface Mineral Resource designation, the property
19 owner can seek Legal Non-Conforming status through DDES' review process and if
20 successful, seek approval of a clearing and grading permit consistent with the geographical
21 and operational extent of the established Legal, Non-Conforming use. As an alternative,
22 the property owner can apply for a rezone to Mineral (M) zoning.

1997 COMPREHENSIVE PLAN UPDATE MINERAL RESOURCES PROPERTY INFORMATION

POTENTIAL SURFACE MINERAL RESOURCE SITES												
#	Type	RP #	Parcel#	Taxpayer	Site Name	Operator	Product	Acres	Zoning	Potential Zoning	Land Use	Potential Site Type
41	POT	3	3126079007	ALBERG THOMAS A				19.24	RA 10	M	rr	POT-M
41	POT	3	3126079008					18.7	RA 10	M	rr	POT-M
41	POT	3	3126079011					20.09	RA 10/A35	M	rr/ag	POT-M
41	POT	3	3126079039					16.38	RA 10	M	rr	POT-M
41	POT	3	3126079040					19.45	RA 10	M	rr	POT-M
41	POT	3	3626069013					23.26	RA 10/A35	M	rr/ag	POT-M
42	POT	4	0826079020	THOMPSON ROBERT J+ AMBER D				1.41	RA 10	M	rr	POT-M
42	POT	4	1726079001					9.86	RA 10	M	rr	POT-M
43	POT	6	3223099013	THOMPSON, ROBERT				145.49	F	III	II	IN FPD
44	POT	8	1121059001	B & M INVESTMENTS INC				13.9	RA5P	M	rr	POT-M
44	POT	8	1121059002					40.19	RA5P	M	rr	POT-M
44	POT	8	1121059003					40	RA5P	M	rr	POT-M
44	POT	8	1121059004					34.93	RA5P	M	rr	POT-M
44	POT	8	1121059016					29.99	RA5P	M	rr	POT-M
44	POT	8	1121059030					5.53	RA5P	M	rr	POT-M
44	POT	8	1121059031					6.42	RA5P	M	rr	POT-M
44	POT	8	1121059046					1.45	RA5P	M	rr	POT-M
44	POT	8	1121059048					1.34	RA5P	M	rr	POT-M
45	POT	11	2522029018	DOANE FAMILY LTD, PARTNERSHIP				60.39	RA 10P/RA5P	M	rr	POT-M

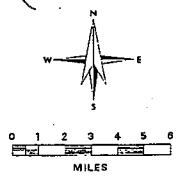


Executive Proposed Mineral Resources 199

Numbered sites correspond to
spreadsheets in Chapter Six,
Natural Resource Lands.

- # Designated Mineral Resource Sites
- # Potential Surface Mineral Resource Sites **
- # Approved, Legal, Non-Conforming Mineral Resource Sites ***
- + Owner-Identified Potential Sub-Surface Coal Sites ****
- Urban Growth Area Line
- Forest Production District Line

Source: Washington Department of Natural Resources
King County Department of Development and Environmental Services



- * Sites with Mineral Zoning
- ** Sites identified by the landowner or operator and sites that, as of the date of the adoption of this plan, had pending rezone applications for Quarrying/Mining zoning or had potential Quarrying/Mining zoning.
- *** Sites on which mining operations pre-date King County zoning regulations, but without zoning or other land use approvals.
- **** Owner-Identified Potential Sub-Surface Coal Sites are not parcel specific.

This map is intended for planning purposes only and is not guaranteed to show accurate measurements.



King County
1997 Executive Proposed Comprehensive Plan
Chapter Six, Natural Resource Lands

The maps in the King County Comprehensive Plan and its technical appendices are produced with a computer geographic information system. They are reduced in size but available at a larger scale. For additional information about features depicted on this map or other plan maps please contact the appropriate agency listed on the information sheet located in the inside front pocket of the binder, or call the Growth Management Hotline at 296-8777.

1 AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN - CHAPTER
2 THIRTEEN - PLANNING AND IMPLEMENTATION
3

4 On page 216, amend the text and add new policy I-101A as follows:

5 The Countywide Planning Policies describe an overall vision for the cities and
6 unincorporated portions of King County, and provide general strategies and approaches to be
7 used by local jurisdictions, acting individually and cooperatively, to achieve that vision. King
8 County, the City of Seattle and the suburban cities are responsible for ensuring that their
9 respective comprehensive plans are consistent with and implement the Countywide Planning
10 Policies. As the regional government, King County can provide leadership in this area. The
11 County should use every opportunity to require implementation of the Countywide Planning
12 Policies when engaged in planning and negotiating activities with cities. Examples of such
13 opportunities ((strategies)) include Potential Annexation Area, service, and other Interlocal
14 agreements. ((agreements and use of growth phasing.))

15 **I-101A King County shall implement the Countywide Planning Policies through its**
16 **Comprehensive Plan, and through Potential Annexation Area, service and**
17 **other Interlocal agreements with the cities. During negotiations with the**
18 **cities, King County shall ensure that all such agreements are consistent with**
19 **and implement the Countywide Planning Policies.**

20 **Effect:** Requires the county to ensure that all PAA, service and other Interlocal
21 agreements with the cities are consistent with and implement the Countywide Planning
22 Policies.

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AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN-CHAPTER THIRTEEN, PLANNING AND IMPLEMENTATION.

Page 217, amend text preceding policy I-201 as follows:

2. Amending the Comprehensive Plan (~~Land Use Map~~)

The (~~official~~) Comprehensive Plan (~~Land Use Map~~) can be amended only once a year except as provided in RCW 36.70A.130. The Urban Growth Area line must be reviewed at least every ten years. The boundaries between the Urban Growth Area, Rural Area and Natural Resource Lands are intended to be long-term and unchanging. Changes to (~~land use designations~~) the Comprehensive Plan will only occur after analysis, full public participation, notice, and environmental review(~~and an official update of the Comprehensive Plan~~)).

I-201 Amendments to the Comprehensive Plan Land Use Map should be subject to the same requirements as those for policies I-202 and I-203.

Effect: This is a "housekeeping" amendment that clarifies all amendments are subject to the analysis in I-202 and that State law provides for exceptions to the annual amendment requirement.

1 AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN - CHAPTER
2 THIRTEEN - PLANNING AND IMPLEMENTATION.

3
4 Page 218, amend policy I-204(a) as follows:

- 5 a. Rural Area land, excluding agriculturally zoned land, may be added to the Urban
6 Growth Area only in exchange for a dedication of permanent open space to the King
7 County Open Space System. The dedication shall consist of a minimum of four acres
8 of open space for every one acre of land added to the Urban Growth Area, calculated in
9 gross acres. The open space shall be ~~((dedicated at the time the application is
10 approved))~~protected through a Term Conservation Easement at the time the 4:1
11 proposal is approved by the Council; upon final formal plat approval, the open space
12 shall be permanently dedicated in fee simple to the King County Open Space System;

13 **Effect:** The amendment clarifies that protection of 4:1 open space occurs immediately
14 following Council approval of the proposal. A Term Conservation Easement shall protect
15 the open space only on an interim basis; permanent dedication occurs upon approval of the
16 final formal plat.

1 AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN -
 2 CHAPTER 13 - PLANNING AND IMPLEMENTATION.

3
 4 On page 219, amend text and policy I-206 as follows:

5 5. Joint Planning Areas

6 The Growth Management Planning Council designated Joint Planning Areas for the cities
 7 where an agreement on the Urban Growth Area had not been reached between King
 8 County and a city. ~~By December 31, 1995, King County, the cities, citizens and property~~
 9 ~~owners have completed a planning process to determine land uses and the Urban Growth~~
 10 ~~Area for each city except Snoqualmie. King County and the City of Snoqualmie entered~~
 11 ~~into an interlocal agreement in 1990 that calls for a future joint planning effort during the~~
 12 ~~twenty year duration of the interlocal agreement to address long-term land use in~~
 13 ~~Snoqualmie's Joint Planning Area. The King County Executive will recommend~~
 14 ~~amendments to the Urban Growth Area for adoption by the Metropolitan King County~~
 15 ~~Council. The cities where Joint Planning Areas are were designated include: Redmond,~~
 16 ~~Issaquah, Renton, North Bend, Black Diamond and Snoqualmie. The Countywide Growth~~
 17 ~~Pattern Map of Chapter One, Plan Vision, shows the Joint Planning Areas.~~

18 ~~The Joint Planning Area designated for the City of Black Diamond is 3,000 acres. The~~
 19 ~~criteria that will apply to the Urban Growth Area adjacent to the City of Black Diamond are~~
 20 ~~as follows: 1) 50 percent will be designated for development and 50 percent will be~~
 21 ~~designated as open space; open space can be designated in the Urban Growth Area and can be~~
 22 ~~used for the purposes listed in King County Code 26.04.0210L, such as preservation of~~
 23 ~~wetlands and other critical areas, buffers, recreational areas and natural areas, or as an urban~~
 24 ~~separator and/or urban/rural buffer in order to set the outside boundary of the future City of~~
 25 ~~Black Diamond; 2) a cooperatively developed Natural Resource Management Plan for the~~
 26 ~~Rock Creek and Ravensdale drainage basins; 3) a jobs/housing mix sufficient for a fiscally~~
 27 ~~viable city; 4) net density on the land to be developed will average two to 18 dwelling units~~
 28 ~~per acre, and 5) a phasing plan.~~

29 ~~The Countywide Planning Policies, adopted in Ordinance 11446, identified the Urban~~
 30 ~~Growth Area for the City of Black Diamond on Map 5 ("Black Diamond/Lake Sawyer~~
 31 ~~Urban Growth Area") and Map 3 of 3 ("Growth Management Planning Council Proposed~~
 32 ~~Urban Growth Boundary") in Appendix 1 of the Countywide Planning Policies and stated~~
 33 ~~"City of Black Diamond to Provide Updated Joint Planning Area of 3,000 Acres - maxi-~~
 34 ~~imum." The 3,000 acres identified on the Countywide Growth Pattern Map contained in~~
 35 ~~Chapter One is an amendment of the maps in Appendix 1. Since the time those maps were~~
 36 ~~adopted, the Boundary Review Board (BRB) approved a 783 acre annexation to the City.~~
 37 ~~The remaining Joint Planning Area (2,216 acres) will be subject to phasing, joint planning,~~
 38 ~~open space, annexation and development limitations and conditions. It is acknowledged that~~
 39 ~~the 783 acre annexation approved by the Boundary Review Board will be immediately~~
 40 ~~annexed to the City, but is subject to the criteria that apply to the Joint Planning Area and the~~

1 City's comprehensive plan. The BRB approved annexation area (783 acres) together with the
 2 current city limits constitute the Urban Growth Area for Black Diamond in the 1994 King
 3 County Comprehensive Plan.

4 The City of Black Diamond Comprehensive Plan should include a phasing plan, other
 5 conditions outlined below, as well as the justification for annexation and urban development
 6 in the 2,216 acre Joint Planning Area.

7 Final designation of the Urban Growth Area for Black Diamond will be guided by a
 8 recommendation from the King County Executive for adoption by the Metropolitan King
 9 County Council of a proposed Joint Planning Area overlay ordinance as required by Step 8.b.
 10 of Framework Policy 1 (FW-1) of the Countywide Planning Policies. The Joint Planning
 11 Area overlay ordinance will include a description of:

- 12 1. The open space plan for the Joint Planning Area and the BRB approved annexation
 13 which will designate 50 percent of the area as open space and a city wide Transfer of
 14 Development Rights (TDR) program or similar plan adopted by the City;
- 15 2. The requirements of the Natural Resource Management Plan as described in the
 16 City's Comprehensive Plan;
- 17 3. A job/housing mix sufficient for a fiscally viable city;
- 18 4. Net density on the land to be developed will range from a base of two dwelling units
 19 per acre, and potentially increased through additional clustering or the TDR program to a
 20 maximum of 18 dwelling units per acre, as described in the City's Comprehensive Plan; and
- 21 5. The phasing plan for the Joint Planning Area will be conditioned upon sufficient
 22 proposed development within the undeveloped portions of the existing city limits as a
 23 requirement prior to new annexations. Those annexations are subject to the following
 24 additional considerations:
 - 25 a) anticipated private sector investments in infrastructure;
 - 26 b) anticipated public investments in infrastructure;
 - 27 c) market demand for residential, commercial and industrial land; and
 - 28 d) yearly monitoring of indicators and benchmarks consistent with Step 6. of
 29 FW-1 of the Countywide Planning Policies.

30 Portions of Ordinance 12065* (adopted December 18, 1995) provide the following for King
 31 County, the City of Black Diamond, and affected property owners to address through 1996:

32 SECTION 2.

33 A. The 783 acres of land annexed to the City in 1994 shall be included within the
 34 permanent Urban Growth Area (UGA) for the City as shown on Attachment A and as
 35 specified in the 1994 King County Comprehensive Plan text shall be designated
 36 "Incorporated City."

* Language regarding planning for Black Diamond's UGA from Ordinance 12065 is reproduced herein.
 Text Amendment 13A, also adopted in 1995, was superceded by Ordinance 12065 and is therefore not
 reproduced.

1 ~~B. 1,927 acres, including 1,767 acres of the former JPA and 160 acres in the area known~~
 2 ~~as Lake 12 Neighborhood shall be designated "New Rural City Urban Growth Area" on the~~
 3 ~~King County Comprehensive Plan Land Use Map as shown on Attachment A provided that~~
 4 ~~no more than 915 acres, which does not include the area known as the Lake 12~~
 5 ~~Neighborhood, shall be designated for future urban development and the remainder shall be~~
 6 ~~designated Open Space or Natural Resource Use Lands.~~

7 ~~C. All amendments to the King County Comprehensive Plan are due to the Council no~~
 8 ~~later than June 3, 1996. Any required amendments to the King County Comprehensive Plan~~
 9 ~~relative to the Black Diamond interlocal agreement shall be included in the Executive~~
 10 ~~Comprehensive Plan transmittal on or before June 3, 1996. The deadline for all other aspects~~
 11 ~~of the interlocal agreement which do not impact the King County Comprehensive Plan shall~~
 12 ~~be transmitted to the Council no later than September 1, 1996.~~

13 ~~D. On or before December 31, 1996, the Council shall designate 915 acres of the lands~~
 14 ~~within the New Rural City Urban Growth Area for future urban development and the~~
 15 ~~remainder of the New Rural City Urban Growth Area, excluding the Lake 12 Neighborhood~~
 16 ~~shall be designated Open Space or Natural Resource Use Land. These land use map~~
 17 ~~designations shall be consistent with the provisions of Sections 3 and 4 of this ordinance. If~~
 18 ~~these designations are not made and the provisions of Sections 3 and 4 of this ordinance are~~
 19 ~~not met by December 31, 1996, the New Rural City Urban Growth Area designation shall~~
 20 ~~expire and shall automatically revert to a Rural designation under the King County~~
 21 ~~Comprehensive Plan.~~

22 ~~E. Until annexation the New Rural City Urban Growth shall be zoned UR-~~
 23 ~~Urban Reserve, one DU per 5 acres (UR-P) with conditions as shown on Attachment B,~~
 24 ~~except the John Henry Mine shall retain the existing mining, with conditions, (M-P) zone~~
 25 ~~classification. The conditions are that no development potential is permitted that would be~~
 26 ~~greater than densities allowed under the 1994 Zoning Atlas and that existing mining/mineral~~
 27 ~~uses be protected for the life of the resource or until such uses are terminated.~~

28 ~~[F. This subsection provides directions for amending Comprehensive Plan text, is not~~
 29 ~~substantial, and is intentionally left out per Ordinance 12065.]~~

30 ~~G. No annexations or extension of utilities or commitments for extension of utilities~~
 31 ~~shall be allowed within the New Rural City Urban Growth Area until the proviso in~~
 32 ~~subsections B, C, D and E above and the requirements of Sections 3 and 4 below are satisfied~~
 33 ~~on or before December 31, 1996 in the Potential Annexation Area agreements and or~~
 34 ~~development agreement as described in Section 4.~~

35 SECTION 3.

36 ~~King County, the City of Black Diamond and the affected property owners will address and~~
 37 ~~resolve the following issues in the Potential Annexation Area agreement and or development~~
 38 ~~agreement as described in Section 4.~~

1 ~~Affordable housing that meets or exceeds the goals established by the Countywide Planning~~
 2 ~~Policies and King County Comprehensive Plan. Market rate housing goals shall also be~~
 3 ~~established.~~

4 ~~Completion and/or amendment of the Black Diamond Comprehensive Plan that is consistent~~
 5 ~~with the Countywide Planning Policies and includes:~~

- 6 1. ~~_____ The completion of the Natural Resource Management Plan, with input from~~
 7 ~~King County Surface Water Management Division;~~
 8 2. ~~_____ The UGA, when combined with the existing City boundary, provides a future~~
 9 ~~job/housing mix sufficient for a fiscally viable city;~~
 10 3. ~~_____ The net residential land within the New Rural City UGA (a portion of the 915~~
 11 ~~acres) will have a base density to be determined but will be developed at a minimum of 2~~
 12 ~~dwelling units per acre to a maximum of 18 dwelling units per acre through clustering.~~
 13 ~~Transfer of Development rights and other methods as described in the City's Comprehensive~~
 14 ~~Plan; and~~
 15 4. ~~_____ A Transfer of Development Rights program and residential densities that~~
 16 ~~provide sufficient value to meet the open space goals within the existing City Limits.~~

17 C. ~~_____ Nature and location of open space uses including resource management and the~~
 18 ~~purposes described in the 1994 King County Comprehensive Plan found of pages 220 - 221.~~

19 D. ~~_____ Timing of open space and density transfers.~~

20 E. ~~_____ Implementation measures to ensure that open space and resource lands within~~
 21 ~~the New Rural City UGA, Open Space and Natural Resource Use Overlay Area are not~~
 22 ~~inappropriately developed pending transfer of density or property interests.~~

23 F. ~~_____ Specify options for open space, including fee title, conservation easements,~~
 24 ~~Transfer of Development Rights, resource management plans, reclamation plans and other~~
 25 ~~methods.~~

26 G. ~~_____ Delineation of open space and resource use lands and a process for exchanges of like~~
 27 ~~kinds of open space and resource lands within the area surrounding Black Diamond.~~

28 H. ~~_____ Identification of phasing criteria for annexations within the New Rural City UGA.~~
 29 ~~Phasing shall be based on criteria described in County Comprehensive Plan, and will include~~
 30 ~~benchmarks for open space acquisition, population growth and available land capacity.~~
 31 ~~Phasing will prevent premature urbanization and ensure that annexations will not occur until~~
 32 ~~an agreed upon level of residential and commercial development has first occurred in the~~
 33 ~~existing incorporated area of the City. Phasing shall be enforced by zoning and land use~~
 34 ~~contract.~~

35 I. ~~_____ Long-term contract mechanisms for zoning and land use controls to provide~~
 36 ~~certainty for present and future land owners, and upon which public and private decisions can~~
 37 ~~be made.~~

1 ~~J. Residential densities that comply with the Countywide Planning Policies and~~
 2 ~~the King County Comprehensive Plan and which will preserve open space within the existing~~
 3 ~~City.~~

4 ~~K. Phasing agreements relating to commercial development.~~

5 ~~L. Options for providing City water and sewer service to the Lake 12~~
 6 ~~Neighborhood.~~

7 ~~M. Demonstrate whether or not the City is able to adequately provide sewer and water~~
 8 ~~service to their area by either preparing an addendum to an existing plan or providing a new~~
 9 ~~plan. Provide interlocal agreement with sewer serve provider prior to Black Diamond's~~
 10 ~~utilization of service to a population equivalent of 3,600.~~

11 ~~N. Identification of Open Space or Natural Resource Use lands within the New City~~
 12 ~~Rural UGA, plus additional lands inside the existing City and outside the New Rural City~~
 13 ~~UGA (an area totaling 3,660 acres, or four times the 915 acres of future urban development)~~
 14 ~~as "Open Space or Natural Resource Use Overlay Area." The exact boundaries of the Open~~
 15 ~~Space or Natural Resource Use Land within the New Rural City UGA may be established at~~
 16 ~~the time of annexation to the City. The County and City shall also agree on a mechanism to~~
 17 ~~allow minor modifications of these designated areas at the time annexation occurs to the City~~
 18 ~~which include the following:~~

19 ~~1. The City's east City Limit line and the Forest Production District line may be~~
 20 ~~adjusted on an acre for acre basis to better reflect land use capabilities. Approximately four~~
 21 ~~hundred fifty (450) acres of land formerly within the Joint Planning Area (JPA) and the~~
 22 ~~current City Limits may be designated as the revised Forest Production District which will be~~
 23 ~~subject to current King County zoning but shall recognize existing lot patterns. The east City~~
 24 ~~Limits line may be adjusted to reflect the revised Forest Production District line. The~~
 25 ~~maximum total acreage to be adjusted shall not exceed 100 acres (50 acres in, and 50 acres~~
 26 ~~out) and should not result in any net increase of developable urban land within the City~~
 27 ~~Limits.~~

28 ~~2. The west boundary of the City Limits may be adjusted up to 10 acres, to facilitate~~
 29 ~~proper alignment of the transportation corridor for the 783-acre annexation area.~~

30 SECTION 4.

31 ~~The County, the City, Plum Creek Timber Company and Palmer Coking Coal Company~~
 32 ~~must unanimously agree on the resolution of these issues outlined in Section 3 of this~~
 33 ~~ordinance by executing a Potential Annexation Area agreement and or development~~
 34 ~~agreement among all the parties reflecting such concurrence, no later than December 31,~~
 35 ~~1996.~~

36 The Black Diamond Urban Growth Area Agreement adopted on November 26, 1997, and
 37 signed by the City of Black Diamond, King County, Palmer Coking Coal Company and
 38 Plum Creek Timber Company established the Urban Growth Area boundary and annexation
 39 conditions for the City of Black Diamond. The Agreement requires the City of Black

1 Diamond to amend the City's Comprehensive Plan in accordance of the requirements of the
2 Agreement.

3 **I-206 King County, ~~North Bend~~ and Snoqualmie shall complete a joint planning**
4 **process consistent with Countywide Planning Policy FW-1, Step 8b and LU-38.**

5 **Effect:** This amendment reflects the resolution of all the joint planning areas except
6 Snoqualmie and acknowledges the existing interlocal agreement with Snoqualmie that
7 includes a provision for future joint planning It also recognizes the Black Diamond Urban
8 Growth Area Agreement, effective December 31, 1996, which implemented the language
9 of this section of the 1995 King County Comprehensive Plan.

10 These amendments were included in the Growth Management Committee's
11 recommendation for Proposed Substitute Ordinance 97-326, but were inadvertently left out
12 of Attachment A. These amendments were executive proposed, and were adopted by the
13 Committee by a vote of 6-0-1.

1 AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN - CHAPTER
2 THIRTEEN - PLANNING AND IMPLEMENTATION
3

4 On page 223, amend policy I-207 as follows:

5 **I-207 For the Cities of Newcastle, Woodinville, Shoreline, Covington, Maple Valley**
6 **and all newly incorporated cities within the Urban Growth Area, King**
7 **County shall work to establish a Potential Annexation Area. Any proposal**
8 **for a Potential Annexation Area outside the Urban Growth Area shall**
9 **require an amendment to the Comprehensive Plan and to the Countywide**
10 **Planning Policies. As the regional government, King County will work with**
11 **these newly formed cities to ensure they understand their obligations under**
12 **the Growth Management Act and the Countywide Planning Policies,**
13 **including the timely adoption of comprehensive plans and implementing**
14 **development regulations. This shall include monitoring the status of these**
15 **plans, and an annual progress report to the Metropolitan King County**
16 **Council. The first report shall be submitted December 1, 1997, and shall**
17 **occur annually thereafter.**

18 **Effect:** This amendment requires the county to work with newly incorporated cities to
19 ensure they understand their obligation to plan under the Growth Management Act and
20 Countywide Planning Policies. Additionally, it requires the executive to submit annual
21 monitoring reports to the council on the status of new cities' planning, including the
22 designation of Potential Annexation Areas.

1 AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN - CHAPTER
 2 THIRTEEN - PLANNING AND IMPLEMENTATION
 3

4 On page 224, amend policy I-210 as follows:

- 5 **I-210 King County shall work with the cities to identify their Potential Annexation**
 6 **Areas by December 31, 1998. Potential Annexation Areas shall not overlap,**
 7 **and shall not create islands of urban unincorporated area. Following**
 8 **designation of Potential Annexation Areas, King County shall work with cities**
 9 **to establish agreements on future annexations. The County and cities should**
 10 **jointly develop land use policies and consistent public improvement standards.**
 11 **The Potential Annexation Area Plan shall be an element of the Comprehensive**
 12 **Plan. This process shall include participation by tribes, governmental**
 13 **agencies, special purpose districts, other service providers, landowners and**
 14 **residents. The planning process (~~may~~)should address, but is not limited to:**
 15 **a. Determining responsibility for upgrading facilities in Potential**
 16 **Annexation Areas where present facilities have been identified as insuffi-**
 17 **cient, and establishing a financing partnership between the County, city**
 18 **and other service providers to address payment of costs to build new and**
 19 **improve existing infrastructure;**
 20 **b. Providing reciprocal notification of development proposals in the**
 21 **Potential Annexation Areas and opportunities to propose mitigation for**
 22 **adverse impacts on County, city and other service provider's facilities;**
 23 **c. Giving cities, to the extent possible, the opportunity to be the designated**
 24 **sewer or water provider within the Potential Annexation Area, where**
 25 **this can be done without harm to the integrity of existing systems and**
 26 **without significantly increasing rates;**
 27 **d. Modifying improvement standards for County roads, parks, building**
 28 **design and other urban standards;**
 29 **e. Transferring local parks, recreation and open space sites and facilities;**
 30 **f. Establishing that Potential Annexation Areas are principally for urban**
 31 **uses;**
 32 **g. Making residential development density consistent with regional goals**
 33 **for promoting transit and efficient service delivery;**
 34 **h. Continuing equivalent protection of County landmarks and historic**
 35 **resources listed on the King County Historic Resource Inventory;**
 36 **i. Providing environmental protection for critical areas and designating**
 37 **permanent urban separators as required by Countywide Planning Policy**
 38 **LU-27; and**

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- j. Identifying the major service deficiencies within Service Planning Areas and establishing a schedule for resolving them within 10 years(()); and
- k. Providing for adequate amounts of affordable housing, as required by Countywide Planning Policies FW-28 and AH-1 through AH-6.

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Effect: This amendment requires King County to work with the cities to identify discrete Potential Annexation Areas by December 31, 1998. Additionally, it adds the designation of urban separators and the provision of affordable housing to the joint planning process for Potential Annexation Areas.

1 AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN-CHAPTER
2 THIRTEEN, PLANNING AND IMPLEMENTATION.

3
4 Page 228, policy I-302 and preceding text are amended as follows:

5 Because of the time and effort involved in adopting or updating community and functional
6 plans, a process that in the past has taken up to five years for a single plan, it was not possible
7 to review and amend existing plans to make them consistent with the 1994 Comprehensive
8 Plan. Nonetheless, to assure complete and consistent implementation of the 1994
9 Comprehensive Plan, the existing community plans should be revised in a timely manner and
10 adopted as part of the 1994 Comprehensive Plan in conjunction with any amendments to the
11 Comprehensive Plan. Within one year of adoption of this Plan, the County Executive should
12 report to the Council with a work program to revise, replace or repeal existing community
13 and functional plans within ~~((three))~~ four years.

14 **I-301 Existing community plans shall remain in effect and continue as official County**
15 **policy until reviewed and revised to be consistent with the 1994 Comprehensive**
16 **Plan and adopted as elements of the Comprehensive Plan, or until repealed or**
17 **replaced. In the case of conflict or inconsistency between applicable policies in**
18 **existing community plans and the 1994 Comprehensive Plan, the Comprehensive**
19 **Plan shall govern.**

20 **I-302 The King County Executive will ~~((report to the Council by December 31, 1995~~**
21 **~~or by the time the first amendments to the Comprehensive Plan are adopted,~~**
22 **~~whichever is sooner, with)) complete a work program to review and revise~~**
23 **existing community plans to make them consistent with the Comprehensive**
24 **Plan, or to replace or repeal them, within ~~((three))~~ four years of adoption of**
25 **this Plan. Any such review shall include extensive citizen participation and the**
26 **participation of adjacent or affected cities. The final year of this work**
27 **program shall focus on citizen input and involvement with special attention to**
28 **those community planning areas for which outstanding issues remain. The**
29 **resulting recommendation to implement this policy shall be included with the**
30 **1998 amendment.**

31 **Effect:** Provides an additional year to facilitate extensive citizen participation for all
32 community planning areas with special focus on areas with outstanding issues.

1 AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN-
2 GLOSSARY
3

4 Page 255, revise the definition of Wetland as follows:

5 **Wetland**

6 The term wetland means those areas that are inundated or saturated by surface or ground
7 water at a frequency and duration sufficient to support, and that under normal circumstances
8 do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.
9 Wetlands generally include swamps, marshes, bogs and similar areas. Wetlands do not
10 include those artificial wetlands intentionally created from nonwetland sites, including, but
11 not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities,
12 wastewater treatment facilities, farm ponds, ((and)) landscape amenities, or those wetlands
13 created after July 1, 1990 that were unintentionally created as a result of the construction of a
14 road, street or highway. Wetlands shall include those artificial wetlands intentionally created
15 from nonwetland areas to mitigate conversion of wetlands.

16 **Effect:** The underlined text shown above was included in an amendment adopted with the
17 1996 Amendment to the Comprehensive Plan, however, this text was not underlined and
18 was not included in the 1996 revision to the plan. This amendment offers the clerical
19 correction to this oversight and makes the Comprehensive Plan Glossary definition of
20 wetlands consistent with the state definition.

1 AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN - LAND
 2 USE MAP.

3
 4 Map 19, Sections 21, 27 and 28, Township 24, Range 6, are amended as follows:

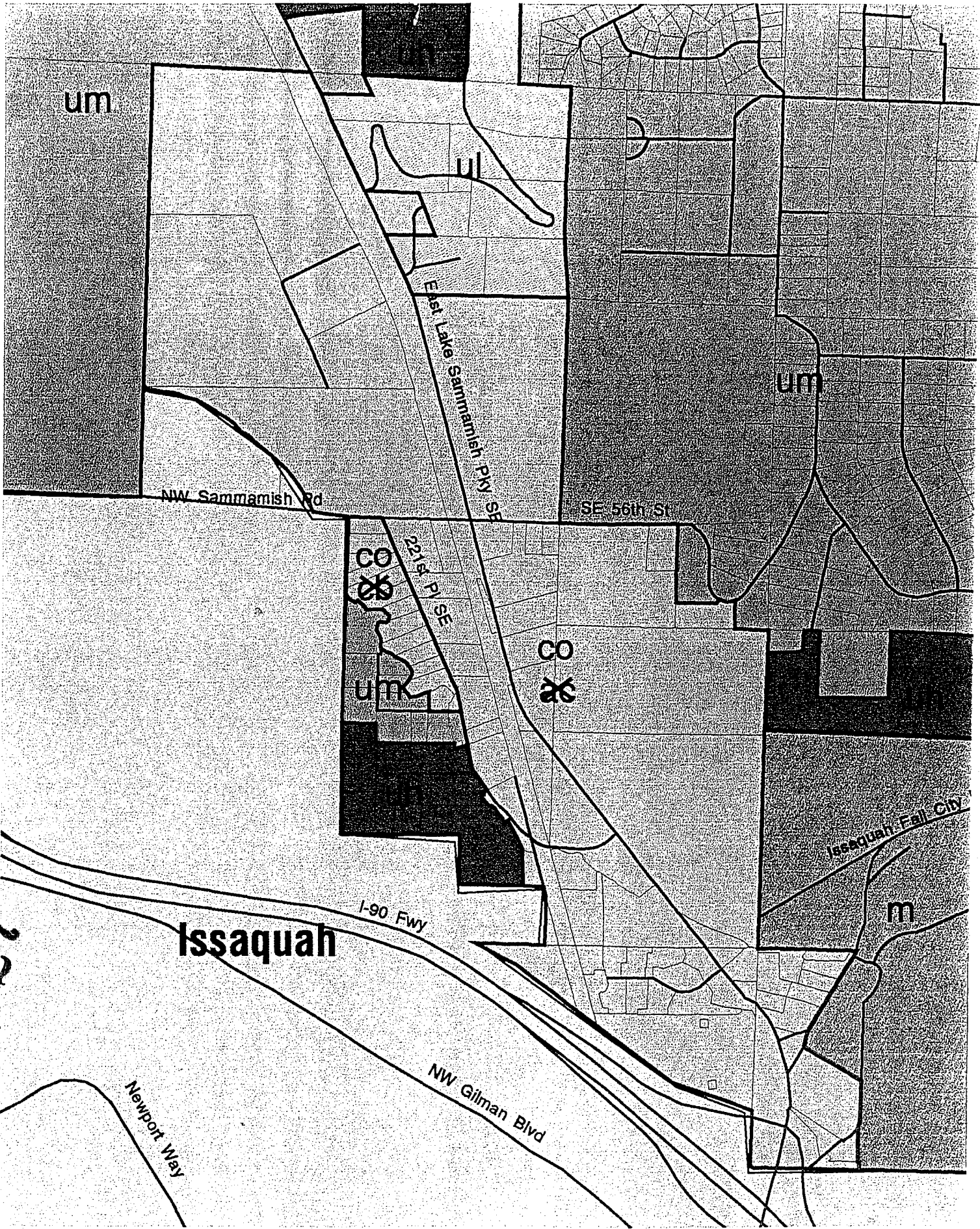
- 5 1. Redesignate the following parcels from Unincorporated Activity Center to Commercial
 6 Outside of Centers:

7	2124069003	2124069014	2124069015	2124069019
8	2124069020	2124069021	2124069022	2124069024
9	2124069026	2124069029	2124069032	2124069033
10	2124069034	2124069038	2124069038	2124069049
11	2124069051	2124069054	2124069056	2124069058
12	2124069061	2124069062	2124069067	2124069068
13	2124069069	2124069070	2124069075	2124069085
14	2124069090	2124069093	2124069094	2124069095
15	2124069097	2124069098	2124069099	2124069100
16	2124069101	2124069116	2124069122	2124069123
17	2124069124	2124069129	2124069131	2124069131
18	2724069084	2724069086	2724069134	2724069142
19	2724069143	2724069149	2724069156	2724069184
20	2724069194	2724069195	2724069196	2824069001
21	2824069002	2824069132	2824069239	2824069300
22	2824069339	2824069341	2824069342	2824069346
23	2824069347	2824069349	5411700010	5411700020
24	5411700030	5411700040	5411700050	5411700060
25	5411700070	5411700080		

- 26 2. Redesignate the following parcels, which are part of the area known as Bush Lane,
 27 from Community Business to Commercial Outside of Centers:

28	2124069039	2124069052	2124069053	2124069055
29	1275300005	1275300010	1275300015	1275300020
30	1275300025	1275300030	1275300035	1275300040
31	1275300045			

32 **Effect:** See the statement on the effect of the proposed amendment to policy U-602. In
 33 addition, this plan map amendment would apply the Commercial Outside of Centers
 34 designation to part of the area adjacent to the Issaquah Employment Center known as Bush
 35 Lane. This area now is zoned Office. The plan map amendment would treat this part of
 36 Bush Lane as part of the Issaquah Employment Center for purposes of future land use
 37 studies and plan amendments, but would not require any immediate zone changes.



22627

Executive Proposed Amendment to the
1994 King County Comprehensive Plan
Land Use Map

500 0 500 1000 1500 Feet

June 9, 1997

\\users\dennish\projects\N970809.apr

King County
Department of Development and Environmental Services
Geographic Information System

This map is intended for planning purposes only and is not guaranteed to show accurate measurements.

1 AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN - LAND
2 USE MAP.

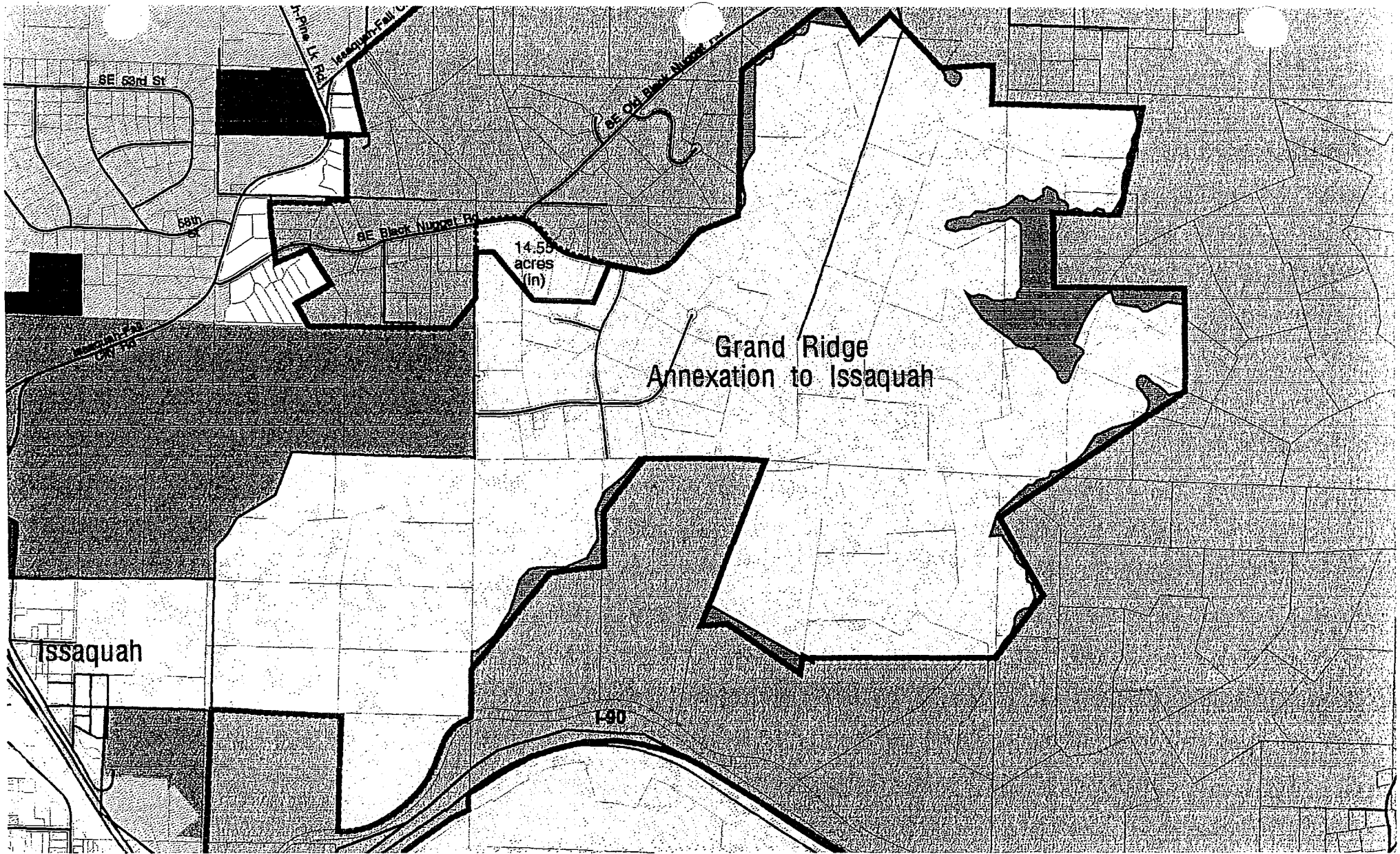
3 _____

4 Map 19, Section 23, Township 24, Range 6 is amended as follows:

5 Add the portions of the following parcels which were annexed to the City of Issaquah to
6 the Urban Growth Area:

- | | | |
|---|----------------------|----------------------|
| 7 | 2323069150 (portion) | 2324069144 (portion) |
| 8 | 2324069143 (portion) | 2324069145 (portion) |

9 **Effect:** This amendment includes within the UGA four open space parcels which were
10 annexed by the City of Issaquah in accordance with the terms of the Grand Ridge Joint
11 Agreement but are currently bisected by the UGA. This amendment adds 14.55 acres to
12 the UGA.



Proposed Urban Growth Line Adjustment

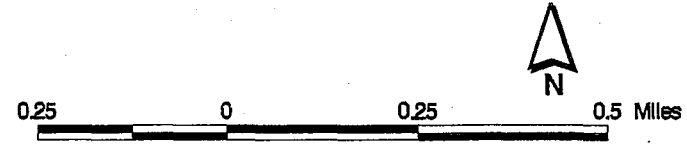
King County
DDES Department of Development and Environmental Services
 Geographic Information System

This map is intended for planning purposes only and is not guaranteed to show accurate measurements.

- Comprehensive Plan Land Use**
- Urban High Density
 - Urban Low Density
 - Urban Moderate Density
 - Urban Planned Development
 - Activity Center
 - Rural Residential
 - Mineral
 - Incorporated Areas

- Urban Growth Area Line (Current)
- Urban Growth Area Line (Proposed)

12927



June 2, 1997

/users/dennish/projects/lg970618.apr

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AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN-LAND USE MAP

4

4 TO 1 PROPOSAL - POLYGON NW

5
6
7
8

Amend the 1994 King County Comprehensive Plan Land Use Map #21 by redesignating 150 acres from Rural to Urban on a portion of parcel 3522069001 in Section 35, Township 22, Range 6, as presented on attached Land Use Recommendation map. This amendment is contingent on the following:

9
10

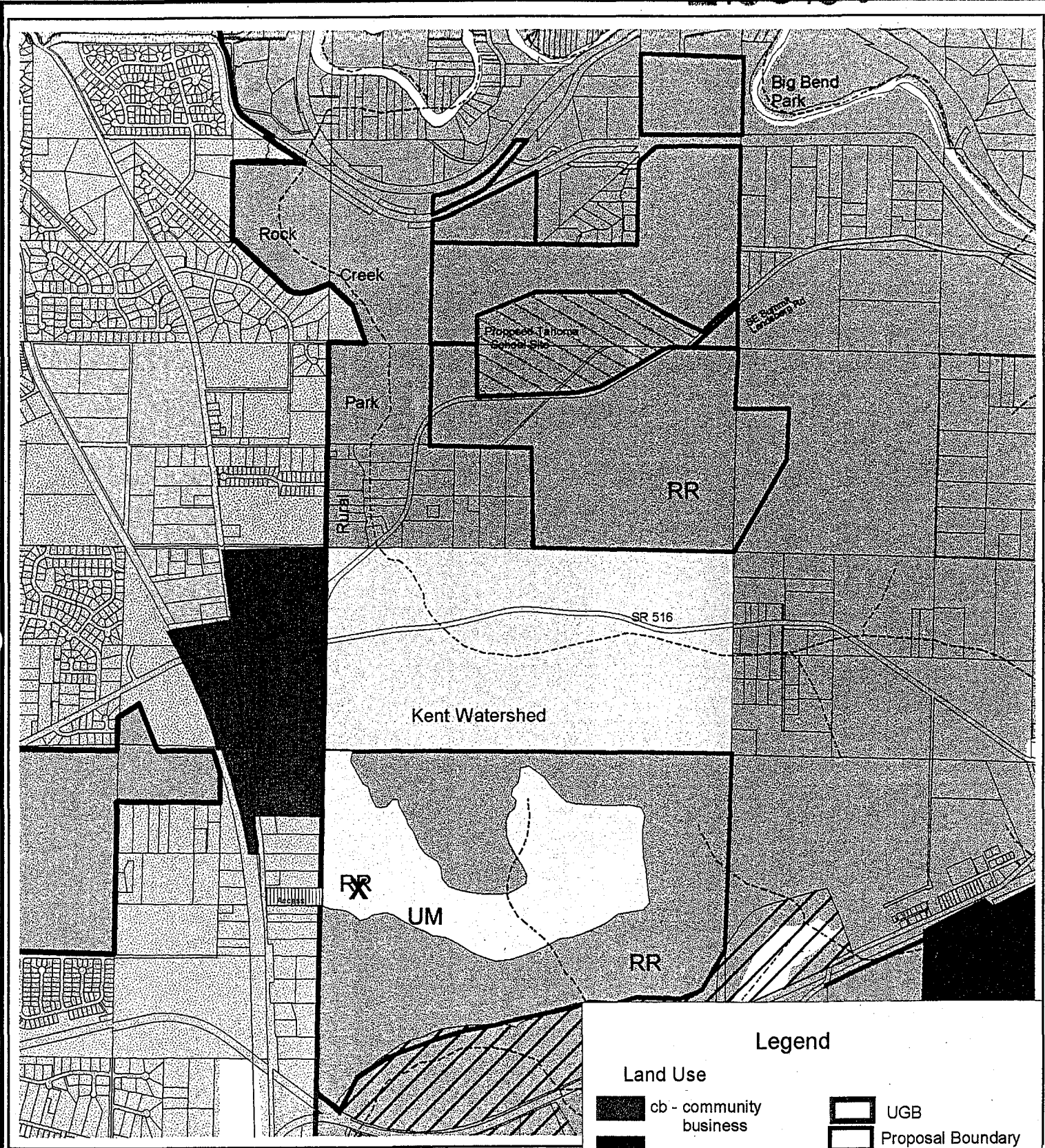
- Verification that the proposed open space does not include any portion of the Landsburg Mine Site and associated areas of subsidence.

11
12
13

Amend all other KCCP and Technical Appendix maps which include the Urban Growth Area to be consistent with this change. The new urban land is to be within the Full Service Area (green) of the Service and Finance Strategy Map of Chapter One.

14
15
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17

Effect: One hundred fifty acres of land will be redesignated from a Rural to an Urban designation. The remaining 600 acres of rural land will be dedicated as permanent public open space. Based on the results of an environmental assessment of the property, the boundaries of the urban area have been configured to minimize impacts to sensitive areas.



Polygon 4 to 1 Proposal

1997 Executive Proposed Land Use Amendment



Water and Land Resources Division,
 Dept. of Natural Resources,
 For Planning Purposes Only,
 Areas not necessarily drawn to scale



King County

h:\tdr_gis\1997bw.apr\poly_lu_color_lo

Legend

- | | |
|-----------------|---|
| Land Use | |
| | cb - community business |
| | f - forestry |
| | i - industrial |
| | m - mining |
| | rr - rural residential |
| | ul - urban low density |
| | um - urban moderate density |
| | UGB |
| | Proposal Boundary |
| | Proposed Open Space
<i>Black Diamond Agreement</i> |
| | Cities |
| | Lakes |
| | Streams |

1 AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN - ZONING
2 ATLAS
3

4 **4 TO 1 PROPOSAL - POLYGON NW**

5 Amend the 1994 King County Comprehensive Plan Zoning Map #21 by redesignating 150
6 acres from RA-10P to R-4P on a portion of parcel 3522069001 in Section 35, Township 22,
7 Range 6, as presented on attached Zoning Recommendation map. This amendment is
8 contingent on the following:

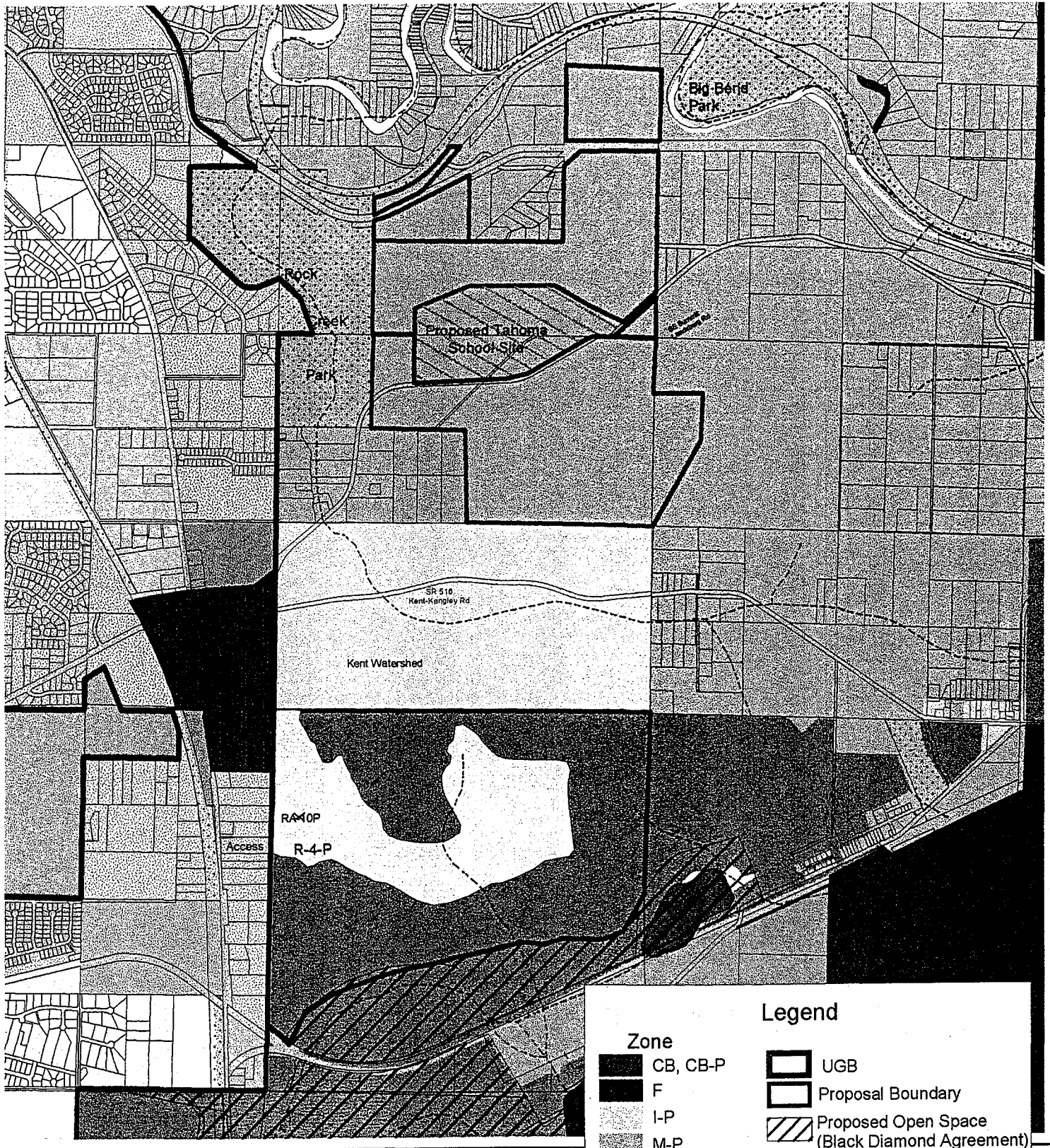
- 9 • Verification that the proposed open space does not include any portion of the
10 Landsburg Mine Site and associated areas of subsidence.

11 Amend all other KCCP and Technical Appendix maps which include zoning to be
12 consistent with this change.

13 The **P-suffix** (property-specific development standard) reads as follows:

14 This property is within the 4 to 1 Program and shall comply with 4 to 1 Program
15 Countywide Planning Policies FW-1, Step 7, and King County Comprehensive Plan
16 Policies I-204 and I-205.

17 **Effect:** This proposed Zoning Atlas amendment provides consistency with the
18 accompanying Land Use amendment. It is the result of an application to the 4 to 1
19 Program which implements Countywide Planning Policy FW-1, Step 7a, and King County
20 Comprehensive Plan Policies I-204 and I-205. Based on the results of an environmental
21 assessment of the property, the boundaries of the urban area have been configured to
22 minimize impacts to sensitive areas.



Polygon 4 to 1 Proposal

1997 Executive Proposed Zoning Amendment



Zone		Legend	
	CB, CB-P		UGB
	F		Proposal Boundary
	I-P		Proposed Open Space (Black Diamond Agreement)
	M-P		Cities
	R-1-P		Lakes
	R-4, R-4-P		Streams
	R-6, R-6-P		
	R-8-P		
	R-12, R-12-P		
	RA-5, RA-5-P		
	RA-10, RA-10-P		



12927

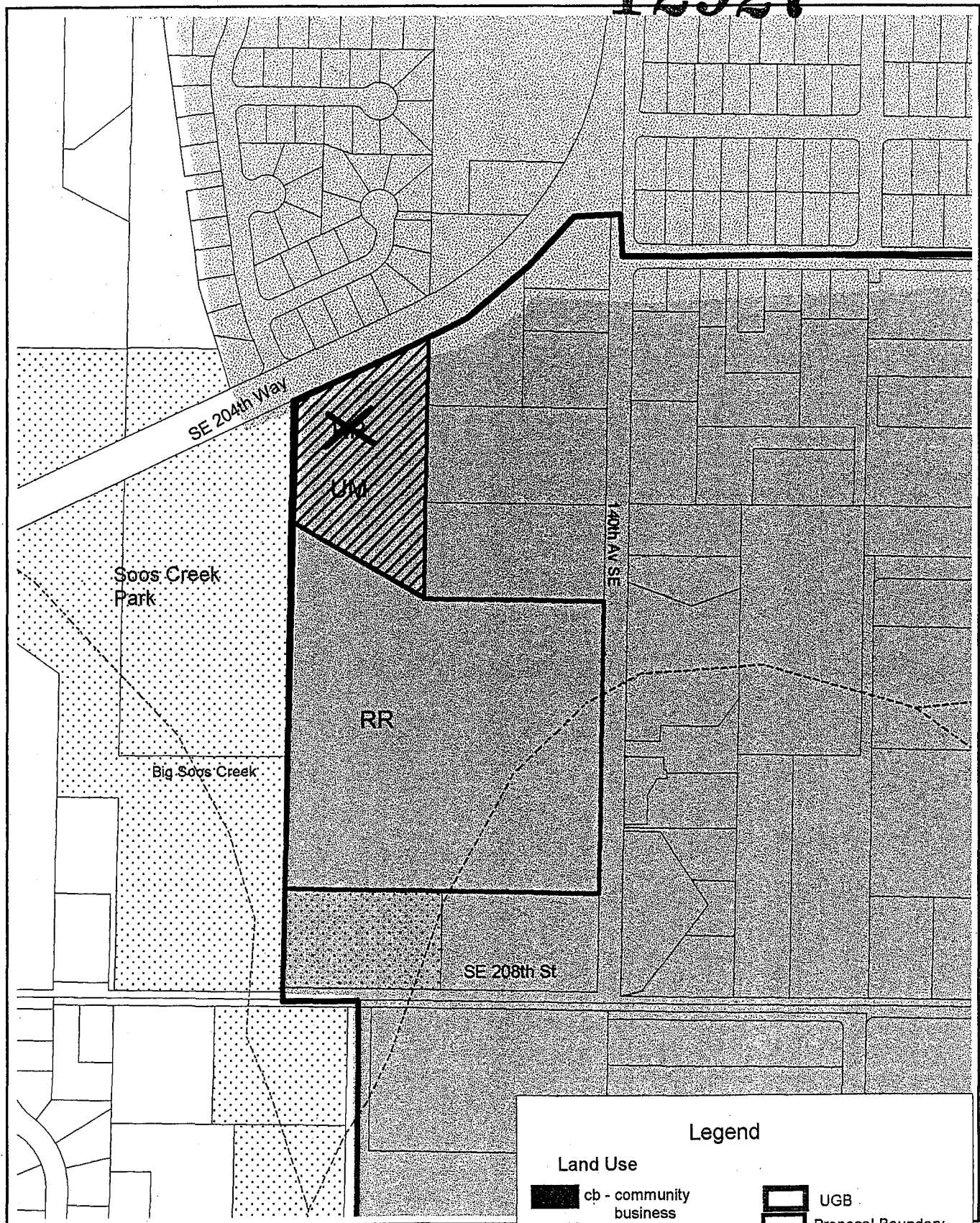
L-4

1 AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN - LAND
2 USE MAP
3

4 **4 TO 1 PROPOSAL - RUTH**

5 Amend the 1994 King County Comprehensive Plan Land Use Map #15 by redesignating 4
6 acres from Rural to Urban on a portion of Parcel # 0322059024 owned by Jerry Ruth in
7 Section 3, Township 22, Range 5, as presented on attached Land Use Recommendation
8 map. Amend all other KCCP and Technical Appendix maps which include the Urban
9 Growth Area to be consistent with this change. The new urban land is to be within the
10 Service Planning Area (yellow) of the Service and Finance Strategy Map of Chapter One.

11 **Effect:** Four acres of land will be added to the Urban Growth Area. The remaining rural
12 land (16 acres) will be conveyed to King County as permanent public open space upon
13 final plat approval. This will add 16 acres of permanent public open space to the Soos
14 Creek Park and trail system.



Ruth 4 to 1 Proposal
 1997 Executive Proposed Land Use Amendment

300 0 300 600 Feet

Water and Land Resources Division,
 Dept. of Natural Resources.
 For Planning Purposes Only.
 Areas not necessarily drawn to scale



Legend

Land Use	
cp - community business	UGB
f - forestry	Proposal Boundary
i - industrial	Proposed Open Space
m - mining	Black Diamond Agreement
rr - rural residential	Cities
ul - urban low density	Lakes
um - urban moderate density	Streams

1 AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN - ZONING
2 ATLAS.

4 **4 TO 1 PROPOSAL - RUTH**

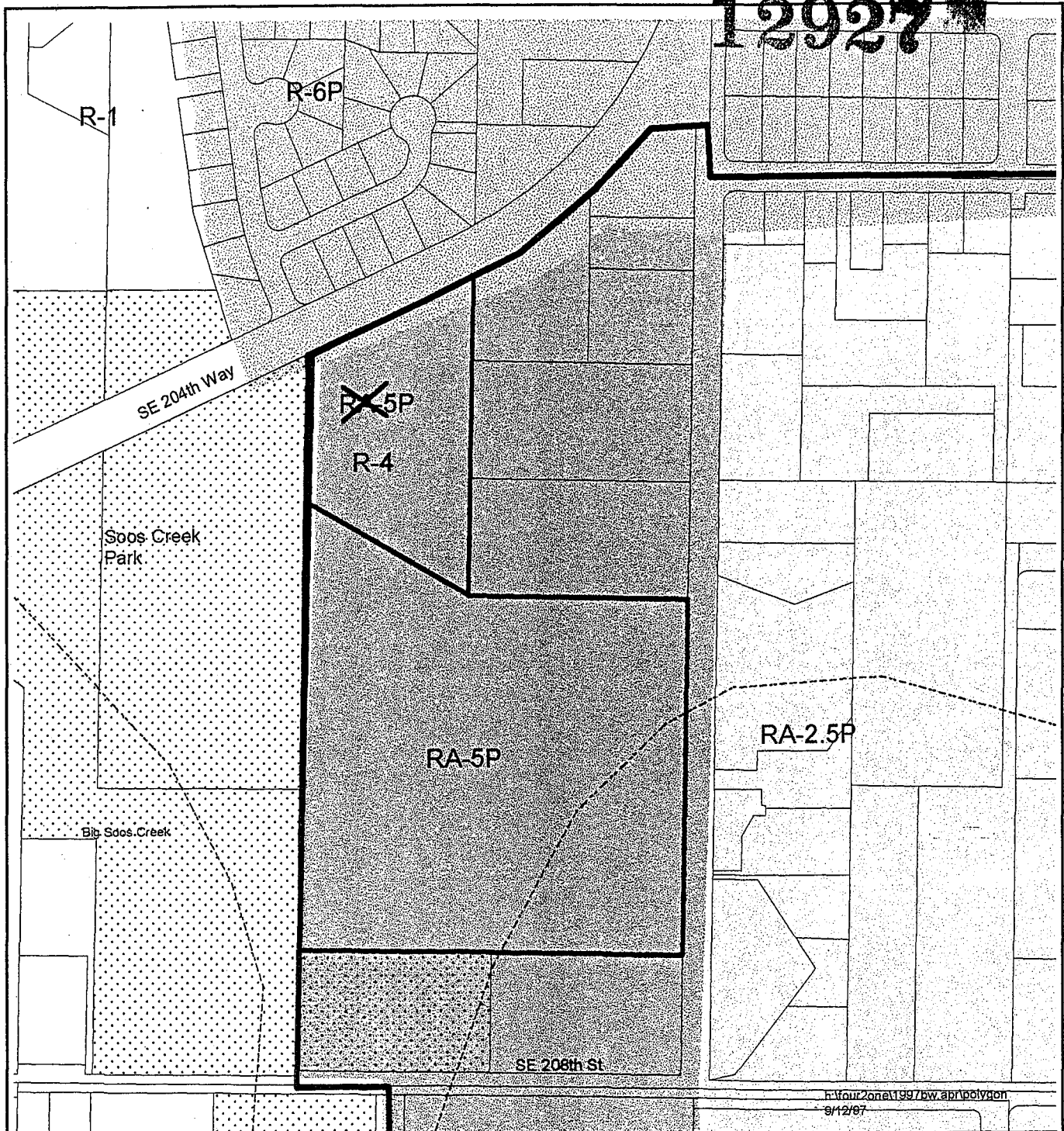
5 Amend the 1994 King County Comprehensive Plan Zoning Atlas Map #15 by
6 redesignating 4 acres from RA-5P to R-6P on a portion of parcel # 0322059024 owned by
7 Jerry Ruth in Section 3, Township 22, Range 5, as presented on attached Zoning
8 Recommendation map.

9 The **P-Suffix** (Property-specific development standard) reads as follows:

10 This property is within the 4 to 1 Program and shall comply with 4 to 1 Program
11 Countywide Planning Policies FW-1, Step 7 and King County Comprehensive Plan
12 Policies I-204 and I-205.

13 **Effect:** This proposed Zoning Atlas amendment provides consistency with the
14 accompanying Land Use amendment. It implements the 4 to 1 program as directed by
15 Countywide Planning Policy FW-1, Step 7a and King County Comprehensive Plan
16 Policies I-204 and I-205.

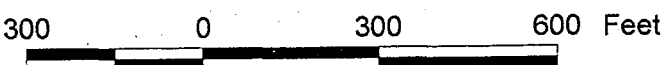
12927



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9/12/97

Ruth 4 to 1 Proposal

1997 Executive Proposed Zoning Amendment



Water and Land Resources Division,
Dept. of Natural Resources.
For Planning Purposes Only.
Areas not necessarily drawn to scale



Zone		Legend	
	CB, CB-P		UGB
	F		Proposal Boundary
	I-P		Proposed Open Space (Black Diamond Agreement)
	M-P		Cities
	R-1-P, RA-2.5-P		Lakes
	R-4, R-4-P		Streams
	R-6, R-6-P		
	R-8-P		
	R-12, R-12-P		
	RA-5, RA-5-P		
	RA-10, RA-10-P		

h:\tdr_gis\1997\bw.apr\Ruth zone cc
9/30/97



1 AMENDMENT TO SV-P19, APPENDIX A OF ORDINANCE 12824.

2 **SV-P19. Preston Industrial Park** (*Source:*
 3 *Ordinance 11653, Amendment 95A; as*
 4 *amended by Ordinance 12170, Amendment*
 5 *12-3*)

6 The 1994 Comprehensive Plan (Policy R-314) recognized the industrial area adjacent to
 7 the rural neighborhood of Preston with appropriate zoning for industrial uses provided that
 8 any new industrial development or redevelopment shall be conditioned and scaled to
 9 maintain and protect the rural character of the area and to protect sensitive natural features
 10 of the environment. In order to preserve the rural character and sensitive areas, new rural
 11 industrial development shall be conditioned consistent with Policy R-316 to ensure a scale
 12 and nature distinct from urban industrial areas. New development or redevelopment of the
 13 parcels for which this environmental impact statement was prepared shall also meet the
 14 conditions identified in the Environmental Impact Statement requested under Ordinance
 15 9110.

16 In addition to meeting the rural industry development standards under K.C.C. 21A.14, the
 17 following P-suffix conditions apply to the subject property:

18 **A. Access**

19 Controlled access roads from SE High Point Way/Preston-Fall City Road shall be required.
 20 All industrial and commercial uses shall directly connect off-street parking to the access
 21 roads.

22 **B. Buffers, trails and aesthetics**

23 In addition to the landscape and buffers requirements under rural industry development
 24 standards, additional buffering between different land uses and the transition to the Preston
 25 rural neighborhood shall be required for all new development and redevelopment.
 26 Additional buffer types and landscaping shall include the following:

- 27 1. All new development and re-development adjacent to SE High Point Way/Preston-
 28 Fall City Road shall provide a landscaped, natural buffer along the Preston-
 29 Snoqualmie Trail and other trail easements identified in the village Trail Plan
 30 component of the Village Development Plan. Landscape design shall be designed
 31 in cooperation with the parks division to promote uniform corridor development of
 32 the trail system.

1 2. For new development and re-development easements shall be provided for all trail
2 segments identified in the village trail plan component of the Village Development
3 Plan. Pedestrian access to the Preston-Snoqualmie trail and other components of
4 the village trails plan shall be provided where feasible for new development and re-
5 development.

6 3. Each new development and re-development project shall be required to complete
7 their portion of the Reforestation Program component of the Village Development
8 Plan. New development and re-development shall preserve or restore natural
9 vegetation, forest cover and the appearances of affected hillsides to enhance the
10 greenway corridor along Interstate 90 to a more natural and rural setting.

11 **C. Building Scale**

12 All new development and re-development shall be of a scale, modulation, materials and
13 color that will transition with the surrounding land uses including village open space, trails
14 and rural residential neighborhoods.

15 **D. Permitted Uses**

16 Heavier industrial uses; new or re-developed industrial uses providing substantial waste
17 by-products or wastewater discharge; or new or re-developed paper, chemical and allied
18 products manufacturing uses shall be prohibited.

19 ~~((Uses shall be limited to those that are dependent upon a location in proximity to a Rural
20 Area or Natural Resource Lands, and are compatible with the functional and visual
21 character of rural residential uses in the immediate area as follows.))~~

22 1. A Conditional Use Permit (CUP) shall be required for new building construction
23 permits or for expansion of existing buildings to ensure that:

24 a) The visual character of the Rural Area will be protected and enhanced. In addition
25 to the decision criteria of KCC 21A.44.040, the CUP review process shall focus on the
26 view sheds of the Preston neighborhood. A view shed is that portion of the landscape that
27 is visible from a given point or points, terminating at the horizon, such as a ridgeline,
28 treeline, or other prominent linear physical feature.

29 b) The proposed use must be functionally compatible with rural uses in the immediate
30 vicinity. Functional compatibility requires a determination that the proposed use will not
31 create impacts to or demand for public facilities and services beyond that specified in the
32 rural level of service standards in the Comprehensive Plan (policy F-303 for water and
33 policy F-313 for sewers). Functional transportation compatibility shall consider both rural
34 level of service standards relating to concurrency (Comprehensive Plan policy T-305) and
35 whether the increased traffic would conform to SEPA standards, Intersection Standards and
36 Road Design Standards.

12927

c) The proposed new land use is dependent upon a location ~~in ((proximity to the))~~ a Rural Area or Natural Resources Lands. The Director should consider the following ~~((criteria))~~ factors in the CUP review process:

- The majority of the product(s) being manufactured, processed or sold are primarily composed of materials extracted from or grown in the Rural Area or Natural Resource Lands.
- The majority of the product(s) being manufactured, processed or sold are ~~((primarily))~~ used or consumed in the Rural Area or Natural Resource Lands.
- ~~((The proposed use requires a location in proximity to the natural and physical features of the Rural Area or Natural Resource Lands.))~~
- The proposed use provides services predominantly to Rural Area residents, or to other uses of the Rural Area or Natural Resource Lands.

Examples of such uses include, but are not limited to: food processing, feed mills and stores, small retail or wholesale stores, farm/forestry machinery manufacturing or repair, agricultural product warehousing, and sales facilities for farm/forest products or for products and services used by Rural residents and customarily retailed or wholesaled in Rural Areas or Natural Resource Lands.

The following parcels shall not be subject to the requirements of Subsection d.1.(c), above:

- 2924079009
- 2924079018
- 2924079058
- 2924079055
- 2924079056

d) Any parcel governed by a basic use agreement between the property owner and the Preston community shall not be subject to the requirements of Subsection d.1.(c) and the department of development and environmental services shall apply the provisions of the basic use agreement as conditions of project approval. The basic use agreement shall include provisions that are generally consistent with the basic use agreement recorded under Auditor File No. 9708190805 and the following shall be used as a guideline for the required provisions:

- (1) Limitations on Use of Property: All industrial uses made of the property shall be limited to those uses allowed, as of the date of the agreement, on Industrial zoned land that is located in Areas designated as Rural, and accessory uses. The following uses shall additionally be prohibited: slaughterhouses; tanneries; animal rendering; processing of mineral resources, including quarry rock and gravel; concrete batching facilities; asphalt batching facilities; any use requiring a waste water discharge permit; campgrounds; bowling center; shooting range; dry-cleaning plants; industrial launderers; vector waste receiving facility; outdoor advertising service; miscellaneous equipment rental; automotive rental

1 and leasing; heavy equipment and truck repair; helistop; motor vehicle and boat
 2 dealers; auto supply stores(although auto supply wholesale distribution shall not
 3 be prohibited); gasoline service stations; fuel dealers; auction houses; livestock
 4 sales; tire retreading; public agency animal control facility; transfer station;
 5 adult use facility; any use that extracts groundwater for sale of bottled water
 6 outside of the property; and casinos and gambling uses. Recycling and waste
 7 receptacles may be located outdoors, but must be screened from view from
 8 outside the property.

9 (2) Prohibition on Expanding Industrial Uses on Abutting or Adjacent Parcels: The
 10 property owner shall not acquire any interest on abutting or adjacent property
 11 for the purpose of expanding the size of Industrial or commercially-zoned land
 12 that currently exists in the Preston vicinity. The property owner shall not
 13 request or otherwise pursue the rezoning of any abutting or adjacent property
 14 for industrial use. "Adjacent" means any land in unincorporated King County
 15 that is located within two miles of the boundaries of the Preston industrial area.

16 (3) Prohibition on extension of water service to properties outside of the Preston
 17 Water Association boundaries: The property owner shall not vote for or
 18 encourage any extensions of water service outside the existing boundaries of the
 19 Preston Industrial Park Water Association for any new residential, commercial,
 20 or industrial use. An Intertie Agreement with Water District No. 123 for the
 21 purpose of providing for fire flow is not subject to this provision.

22 2. For industrial buildings already built or for new buildings having vested
 23 applications, tenant improvements and changes of use completely within existing structures
 24 shall not be subject to this P-suffix condition. However, P-suffix conditions for new
 25 development and redevelopment established under Ordinance 11653 in 1994 will continue
 26 to apply.

27 **E. Environment**

- 28 1. All new development or re-development for which this Environmental Impact
 29 Statement was prepared, shall meet all reasonable conditions and mitigations
 30 identified in the Environmental Impact Statement requested under Ordinance 9110
 31 as determined necessary by the Director of Development and Environmental
 32 Services.
- 33 2. New stormwater discharges to salmonid habitat and wetlands shall match
 34 predeveloped flow durations between the 1/2 of the 2 year and the 100-year events.
- 35 3. Any new stormwater discharges shall provide source control best management
 36 practices and treatment facilities to maintain water quality of the receiving waters.
 37 Treatment facilities shall remove a minimum of 90 percent of the total suspended
 38 solids, and result in the removal of at least 50% of total phosphorus.

1 The subject property consists of tax lots:

2924079009	2924079020	2924079018
2924079055	2924079058	2924079056
2924079019	((3224079019))	3224079002
3224079033	3224079059	3224079001
3224079133	3224079004	3224079124
3224079125	3224079126	3224079128
3224079129	3224079130	2924079053

2 The 1994 Comprehensive Plan identified two areas of Preston that may be developed under
3 specific development conditions. These properties were designated in the Snoqualmie
4 Community Plan and Area Zoning for future consideration for industrial use. ((All of these
5 properties received potential zoning that acknowledges appropriate industrial or mixed use
6 development consistent with the Preston Village Development Plan; Preston Village
7 parcels — CB-P potential zoning; Preston Mill parcels — I-P and CB-P potential zoning.
8 Consistent with the Comprehensive Plan, these properties shall only actualize their
9 potential zoning if the development proposals meet these conditions and the site finishes
10 adequate environmental review.))

11 **Effect:** These changes clarify that new proposed uses in the industrial area adjacent to the
12 Rural Neighborhood of Preston must be dependent upon location in and functionally
13 compatible with the rural area. Existing and vested uses are not subject to these P-suffix
14 conditions.

15 The amendment specifies provisions of the agreement recorded under Auditor File
16 9708190805 that future use agreements must be consistent with in order to qualify for an
17 exemption from subsection D.1.c of the p-suffix condition.

12927

RA-10-P
IP

302407 292407
312407 322407

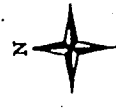
SE 82nd St

691

Preston-Fall City Rd SE

308th Ave SE

282407
332407



P-Suffix Area

SV-P19. Preston Industrial Park
Preston Valley Community Planning Area

59A

AMENDMENT TO SV-P20, APPENDIX A OF ORDINANCE 12824.

SV-P20. Preston Village (Source: Ordinance 11653, Amendment 95A, as amended by Ordinance 12170, Amendment 12-3)

For new development and re-development, the following P-suffix conditions apply to the subject property:

A. Village Access

1. New controlled access roads from SE High Point Way/Preston-Fall City Road shall be required. All industrial and commercial uses shall directly connect off-street parking to the access roads.
2. Pedestrian access to the village open space, trails and residential neighborhoods shall be provided when feasible.

B. Buffers

Landscape buffers shall exceed the requirements of 21A.16 by 50 percent to provide additional buffering between different land uses and the transition to the Preston rural neighborhood. Buffer types shall include the following:

1. All development adjacent to SE High Point Way/Preston-Fall City Road shall provide a landscaped, natural buffer along the Preston-Snoqualmie Trail and other trail easements identified in the Village Trail Plan component of the Village Development Plan. Landscape design shall be designed in cooperation with the parks division to promote uniform corridor development of the trail system.
2. Easements shall be provided for all trail segments identified in the village trail plan component of the Village Development Plan. Pedestrian access to the Preston - Snoqualmie trail and other components of the village trails plan shall be provided where feasible.
3. All new development and re-development on parcels adjacent to SE High Point Way/Preston-Fall City Road shall provide a landscaped buffer between each development or adjoining land use. Type 1 landscaping shall be required between the park and residential or commercial development, and between residential development and commercial or industrial uses.

- 1 4. Each new development or re-development shall be required to complete their
2 portion of the Reforestation Program component of the Village Development Plan.

3 **C. Building Scale**

4 All new development or re-development shall be of a scale, modulation, materials and
5 color that will transition with the surrounding land uses including village open space, trails
6 and rural residential neighborhoods.

7 **D. Permitted Uses**

8 Normally permitted uses in the Community Business zone that have extensive outdoor
9 storage and auto related uses shall be prohibited. Mixed use of these properties to develop
10 housing of a scale and density compatible with the surrounding village is encouraged.

11 ~~((Uses shall be limited to those that are dependent upon a location in proximity to a Rural
12 Area or Natural Resource Lands, and are compatible with the functional and visual
13 character of rural residential uses in the immediate area as follows.))~~

- 14 1. A Conditional Use Permit (CUP) shall be required for new building construction
15 permits or for expansion of existing buildings to ensure that:

16 a) The visual character of the Rural Area will be protected and enhanced. In addition
17 to the decision criteria of KCC 21A.44.040, the CUP review process shall focus on the
18 view sheds of the Preston neighborhood. A view shed is that portion of the landscape that
19 is visible from a given point or points, terminating at the horizon, such as a ridgeline,
20 treeline, or other prominent linear physical feature.

21 b) The proposed use must be functionally compatible with rural uses in the immediate
22 vicinity. Functional compatibility requires a determination that the proposed use will not
23 create impacts to or demand for public facilities and services beyond that specified in the
24 rural level of service standards in the Comprehensive Plan (policy F-303 for water and
25 policy F-313 for sewers). Functional transportation compatibility shall consider both rural
26 level of service standards relating to concurrency (Comprehensive Plan policy T-305) and
27 whether the increased traffic would conform to SEPA standards, Intersection Standards and
28 Road Design Standards.

29 c) The proposed new land use is dependent upon a location in ((proximity to the)) a
30 Rural Area or Natural Resources Lands. The Director should consider the following
31 ((criteria)) factors in the CUP review process:

- 32 • The majority of the product(s) being manufactured, processed or sold are primarily
33 composed of materials extracted from or grown in the Rural Area or Natural Resource
34 Lands.
35 • The majority of the product(s) being manufactured, processed or sold are ((primarily))
36 used or consumed in the Rural Area or Natural Resource Lands.

- 1 • ((The proposed use requires a location in proximity to the natural and physical features
2 of the Rural Area or Natural Resource Lands.))
3 • The proposed use provides services predominantly to Rural Area residents, or to other
4 uses of the Rural Area or Natural Resource Lands.

5 Examples of such uses include, but are not limited to: food processing, feed mills and
6 stores, small retail or wholesale stores, farm/forestry machinery manufacturing or repair,
7 agricultural product warehousing, and sales facilities for farm/forest products or for
8 products and services used by Rural residents and customarily retailed or wholesaled in
9 Rural Areas or Natural Resource Lands.

10 d) Any parcel governed by a basic use agreement between the property owner and the
11 Preston community shall not be subject to the requirements of Subsection d.1.(c) and
12 the department of development and environmental services would apply the provisions
13 of the basic use agreement as conditions of project approval. The basic use agreement
14 shall include provisions that are generally consistent with the basic use agreement
15 recorded under Auditor File No. 9708190805 and the following shall be used as a
16 guideline for the required provisions:

17 (1) Limitations on Use of Property: All commercial uses made of the property
18 shall be limited to those uses allowed, as of the date of the agreement, on
19 commercial zoned land that is located in areas designated as Rural, and
20 accessory uses. The following uses shall additionally be prohibited:
21 slaughterhouses; tanneries; animal rendering; processing of mineral resources,
22 including quarry rock and gravel; concrete batching facilities; asphalt batching
23 facilities; any use requiring a waste water discharge permit; campgrounds;
24 bowling center; shooting range; dry-cleaning plants; industrial laundrers;
25 vactor waste receiving facility; outdoor advertising service; miscellaneous
26 equipment rental; automotive rental and leasing; heavy equipment and truck
27 repair; helistop; motor vehicle and boat dealers; auto supply stores (although
28 auto supply wholesale distribution shall not be prohibited); gasoline service
29 stations; fuel dealers; auction houses; livestock sales; tire retreading; public
30 agency animal control facility; transfer station; adult use facility; any use that
31 extracts groundwater for sale of bottled water outside of the property; and
32 casinos and gambling uses. Recycling and waste receptacles may be located
33 outdoors, but must be screened from view from outside the property.

34 (2) Prohibition on Expanding Commercial Uses on Abutting or Adjacent Parcels:
35 The property owner shall not acquire any interest on abutting or adjacent
36 property for the purpose of expanding the size of commercially-zoned land that
37 currently exists in the Preston vicinity. The property owner shall not request or
38 otherwise pursue the rezoning of any abutting or adjacent property for
39 commercial use. "Adjacent" means any land in unincorporated King County
40 that is located within two miles of the boundaries of the Preston industrial area.

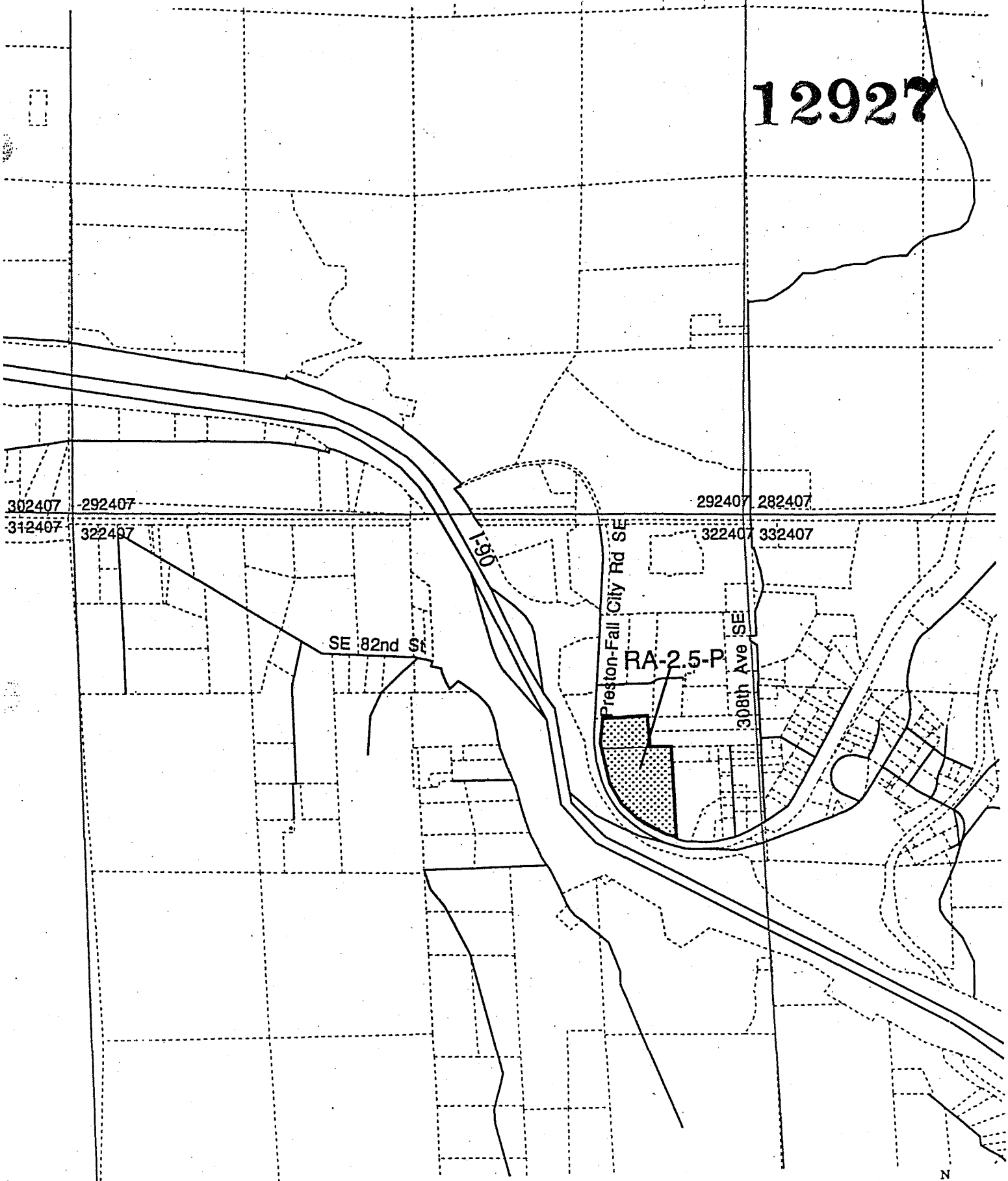
1 2. For industrial buildings already built or for new buildings having vested
2 applications, tenant improvements and changes of use completely within existing structures
3 shall not be subject to this P-suffix condition. However, P-suffix conditions for new
4 development and redevelopment established under Ordinance 11653 in 1994 will continue
5 to apply.

6 The subject property consists of tax lots 3224079029 and 3224079035.


7 **Effect:** These changes clarify that new proposed uses in the industrial area adjacent to the
8 Rural Neighborhood of Preston must be dependent upon location in and functionally
9 compatible with the rural area. Existing and vested uses are not subject to these P-suffix
10 conditions.

11 The amendment specifies provisions of the agreement recorded under Auditor File
12 9708190805 that future use agreements must be consistent with in order to qualify for an
13 exemption from subsection D.1.c of the p-suffix condition.

12927



1000 0 1000 2000 Feet

 P-Suffix Area



1
2
3

AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN - ZONING ATLAS.

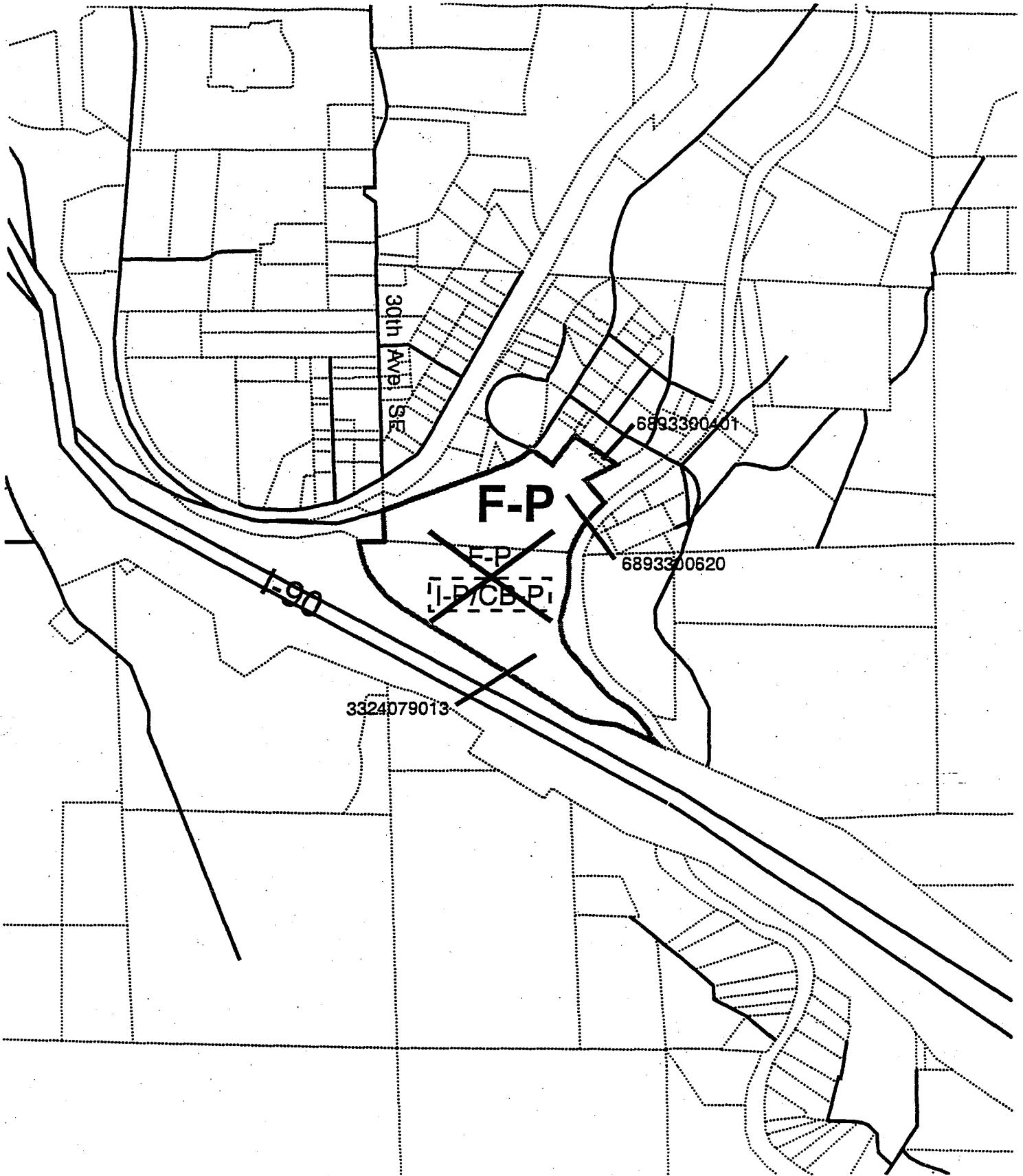
4

Amend Map # 26, Section # 33, Township # 24, Range # 7, as follows:


<u>Parcel Number</u>	<u>Existing Zoning</u>	<u>Proposed Zoning</u>
3324079013	F-P, Potential I-P and CB-P	F-P
6893300620	F-P, Potential I-P and CB-P	F-P
6893300401	F-P, Potential I-P and CB-P	F-P

5
6
7


Effect: Amendment Z-6 eliminates potential industrial for the Preston Mill sites and the Preston Baptist Church site. However, two other parcels (Luce and LeMaster) retain their potential community business zoning.



0 500 1000 1500 Feet

 Parcels proposed for removal of potential zone.
Amendment to Remove Potential Zone.

12927

 King County
 Department of Development and Environmental Services
 Geographic Information System
 This map is intended for planning purposes only and is not guaranteed to show accurate measurements.

May 29, 1997
 /users/pmcombs/xtra/cpa97/Preston.apr

1 AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN - LAND
2 USE MAP
3

4 **Amend the 1994 King County Comprehensive Plan Land Use Map for Section 31,**
5 **Township 22, Range 7 (Map #28) by redesignating the southerly portions of tax lots**
6 **3022079009, 3022079090, 3022079089, 3022079088, 3022079087 and 3022079086 lying**
7 **north of S.E. Kent-Kangley Road, indicated in the attached map, from Forestry Land**
8 **Use Designation to Rural Residential.**

9 **Effect:** These parcels are part of a 301 acre site which has split zoning. Approximately
10 289 acres are zoned RA-10 and the remaining 12 acres are zoned Forestry. The portion of
11 the property that is zoned Forestry is located in a different section than the remainder of the
12 property, and it appears that the zoning was applied following the section line, rather than
13 the natural property line, which is bounded by Kent-Kangley Road. The split zoning
14 creates a sliver of property which is inconsistent with the remainder of the property.

1997 King County Comprehensive Plan Land Use Amendment

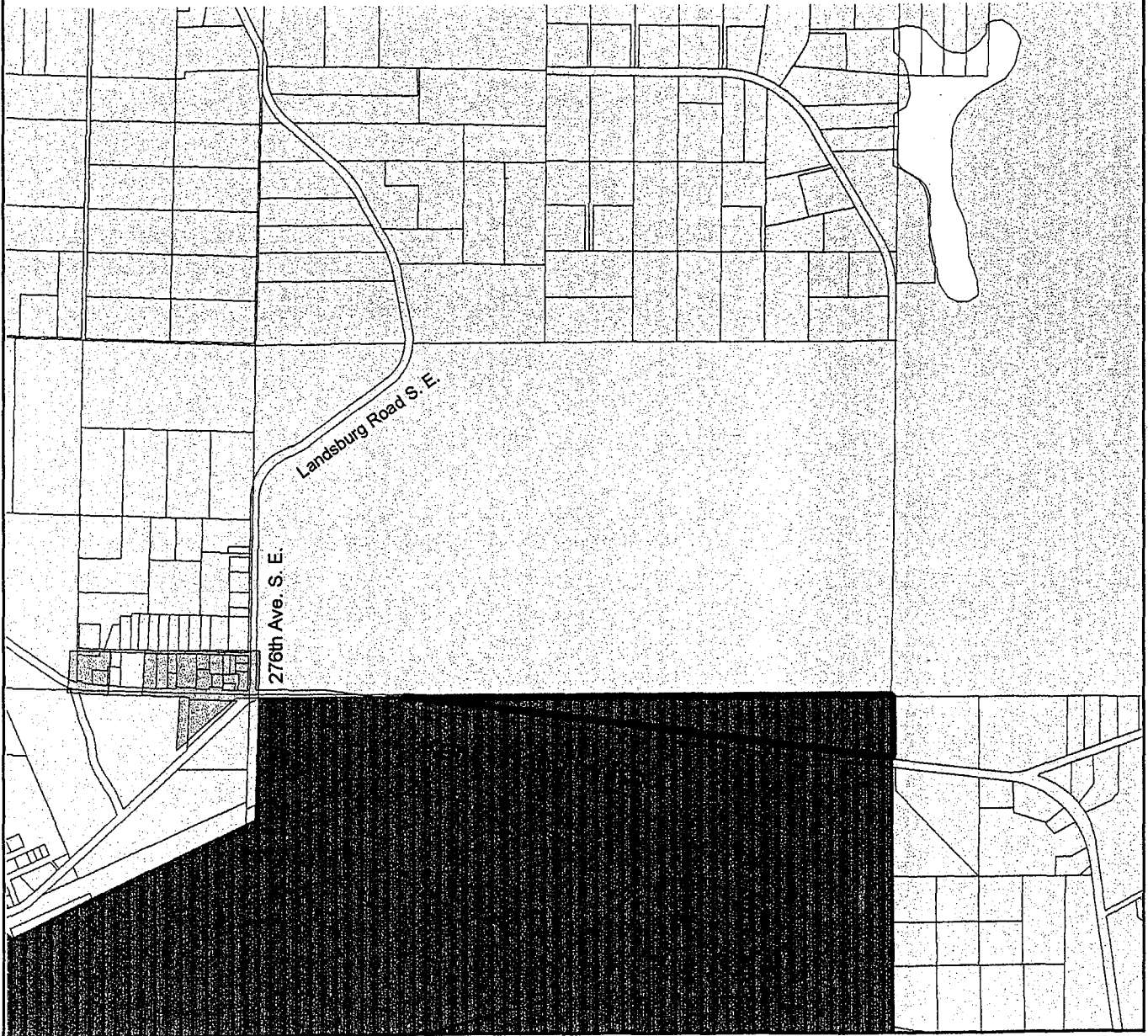
Proposed Land Use change: Forestry to Rural Residential
County Council District: 9
1997 Amendment number: L-7

This map is intended for planning purposes only and is not guaranteed to show accurate measurements. The official land use and zoning controls are displayed at the Department of Development and Environmental Services.



0 0.06 0.12 0.18 0.24 Miles

- Unincorporated Activity Center
- Agriculture
- Community Business
- Commercial Outside of centers
- Forest
- Greenbelt
- Industrial
- Mining
- Neighborhood Business
- King County owned open space
- Rural Neighborhood
- Rural Residential
- Rural Town
- Urban Residential High (>12du/ac)
- Urban Residential Low (1du/ac)
- Urban Residential Medium (4-12du/ac)
- Incorporated Cities
- Urban Growth Area Line



12927

Z-7























1 AMENDMENT TO THE 1994 KING COUNTY ZONING ATLAS CONSISTENT WITH
2 THE KING COUNTY COMPREHENSIVE PLAN LAND USE MAP
3

4 **Amend the 1994 King County Comprehensive Plan Zoning Atlas for Section 31,**
5 **Township 22, Range 7 (Map #28) by rezoning the southerly portions of tax lots**
6 **3022079009, 3022079090, 3022079089, 3022079088, 3022079087 and 3022079086 lying**
7 **north of S.E. Kent-Kangley Road, indicated in the attached map, from F to RA-10,**
8 **Rural Residential, one DU per 10 acres.**

9 **Effect:** This amendment is consistent with the accompanying proposed changes to the
10 Comprehensive Plan Land Use Map for these properties.

1997 King County Comprehensive Plan Zoning Amendment

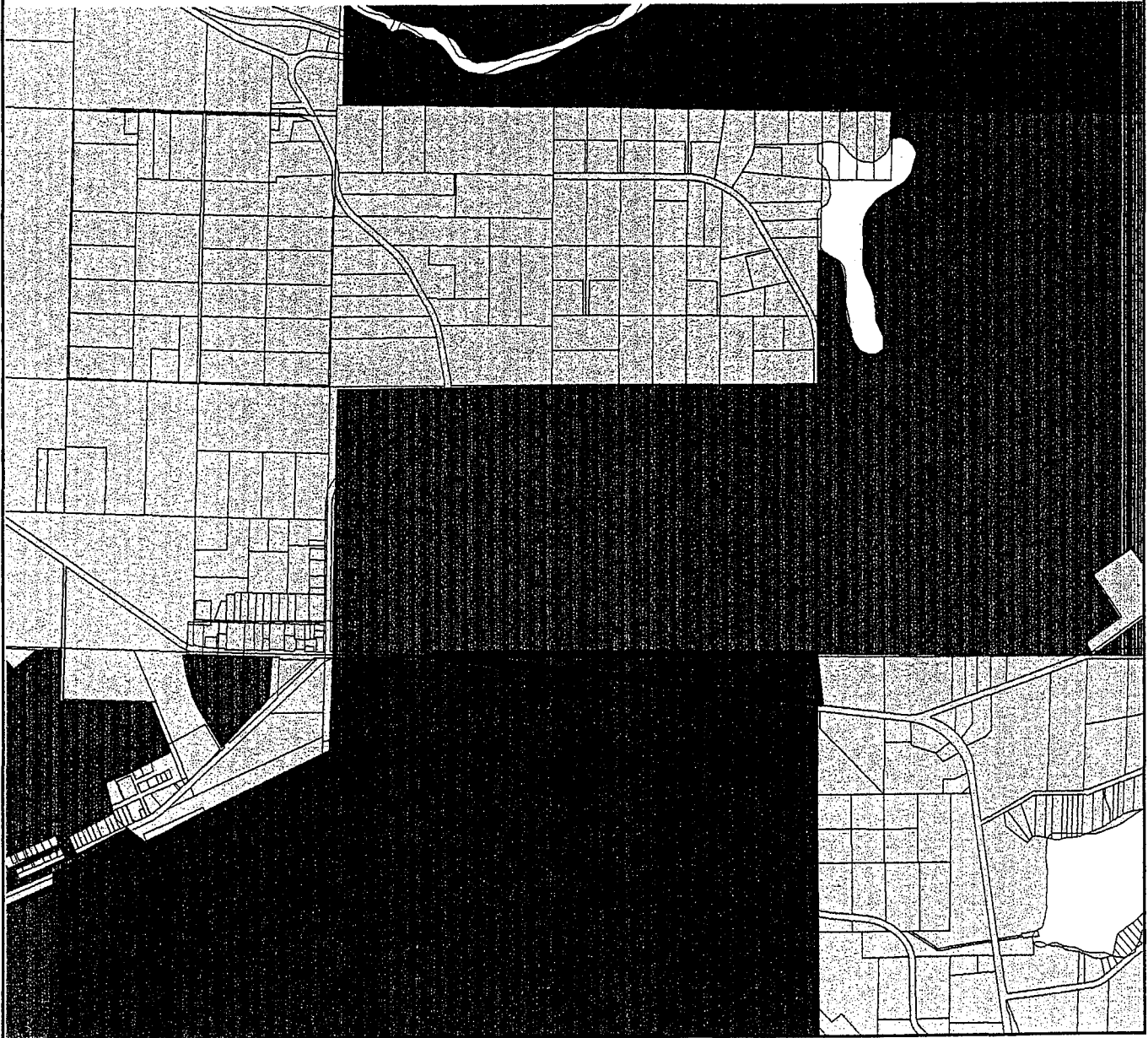
Proposed Zoning change: Forestry to RA-10 (Rural Residential, 1 DU/acre)
 County Council District: 9
 1997 Amendment number: Z-7

- | | |
|--|---|
|  Agriculture (1du/10ac) |  Urban Residential (8du/ac) |
|  Agriculture (1du/35ac) |  Urban Residential (12du/ac) |
|  Community Business |  Urban Residential (18du/ac) |
|  Forest |  Urban Residential (24du/ac) |
|  Industrial |  Urban Residential (48du/ac) |
|  Mining |  Rural Residential (1du/2.5ac) |
|  Neighborhood Business |  Rural Residential (1du/5ac) |
|  Office |  Rural Residential (1du/10ac) |
|  Urban Residential (1du/ac) |  Regional Business |
|  Urban Residential (4du/ac) |  Urban Reserve (1du/5ac) |
|  Urban Residential (6du/ac) |  Incorporated Cities |

This map is intended for planning purposes only and is not guaranteed to show accurate measurements. The official land use and zoning controls are displayed at the Department of Development and Environmental Services.



0 0.08 0.16 0.24 0.32 Miles



1 AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN - LAND
2 USE MAP
3

4 **Amend the 1994 King County Comprehensive Plan Land Use Map for Section 22,**
5 **Township 24, Range 6 (Map #19) by redesignating a portion of parcel 2224069012**
6 **lying north of the Issaquah-Fall City Road, as indicated in the attached map. The**
7 **westerly portion is redesignated from Mining (M) Land Use Designation to**
8 **Commercial outside of center (CO). The remaining (easterly) portion of the parcel is**
9 **redesignated from Mining (M) Land Use Designation to Urban Residential, 12 units**
10 **per acre or greater (UR12+).**

11 **Effect:** The proposed amendment would change the land use of approximately 25.44 acres
12 from the current M - Mining land use designation. The western 17.37 acres is redesignated
13 to Commercial outside of center (CO) and the easterly 8.07 acres is redesignated to Urban
14 residential - medium density (UM). The current mining operation has been completed and a
15 final reclamation plan is currently being developed. The parcel must be reclaimed and
16 utilized in a manner consistent with adopted plans and neighboring land uses. The 40 acre
17 Reid property located to the west of the parcel is zoned CB. Properties to the north totaling
18 30 acres are zoned R-18 and R-12.

19 The parcel is located within the East Sammamish Community Planning Area. The request
20 is consistent with the text and policies of that community plan.

21 The parcel is located within the City of Issaquah Potential Annexation Area. The request is
22 consistent with the city's policies as to the location of commercial and medium density
23 residential development.

24 The reclamation plan to be submitted and approved by the Washington State Department
25 of Natural Resources would include a statement, pursuant to RCW 78.44.091(1)(a), that
26 indicated future land use would be consistent with adopted local land use designation.

1997 King County Comprehensive Plan Land Use Amendment

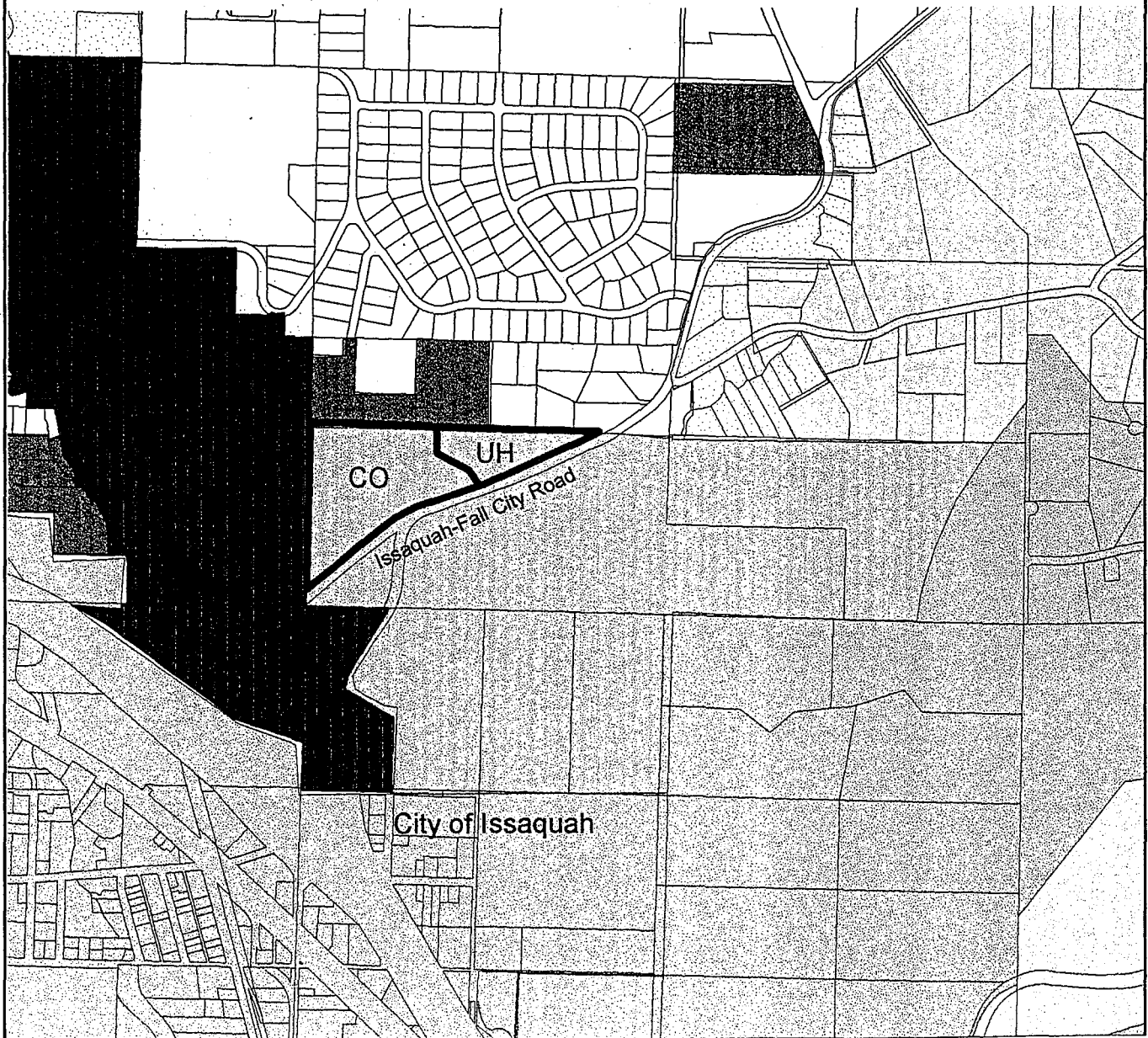
Proposed Land Use change: Mining to Commercial Outside of center & Mining to Urban Residential High
County Council District: 12
1997 Amendment number: L-8 (see also Executive proposed amendment L -1)

This map is intended for planning purposes only and is not guaranteed to show accurate measurements. The official land use and zoning controls are displayed at the Department of Development and Environmental Services.



0 0.06 0.12 0.18 0.24 Miles

- Unincorporated Activity Center
- King County owned open space
- Agriculture
- Rural Neighborhood
- Community Business
- Rural Residential
- Commercial Outside of centers
- Rural Town
- Forest
- Urban Residential High (>12du/ac)
- Greenbelt
- Urban Residential Low (1du/ac)
- Industrial
- Urban Residential Medium (4-12du/ac)
- Mining
- Incorporated Cities
- Neighborhood Business
- Urban Growth Area Line



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AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN - ZONING
MAP

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












Amend the 1994 King County Comprehensive Plan Land Use Map for Section 22, Township 24, Range 6 (Map #19) by reclassifying a portion of parcel 2224069012 lying north of the Issaquah-Fall City Road, as indicated in the attached map. The westerly portion is reclassified from Mineral (M) to Community Business (CB) The remaining easterly portion of the parcel is reclassified from Mineral (M) to Residential, 18 units/acre (R-18).

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Effect: The proposed amendment would implement proposed changes to the land use designation on the parcel by changing the zoning of approximately 25.44 acres from the current Mineral zone. The western 17.37 acres is reclassified to Community Business and the easterly 8.07 acres is reclassified to R-18. The parcel abuts R-18 and R-12 properties to the north.

1997 King County Comprehensive Plan Zoning Amendment

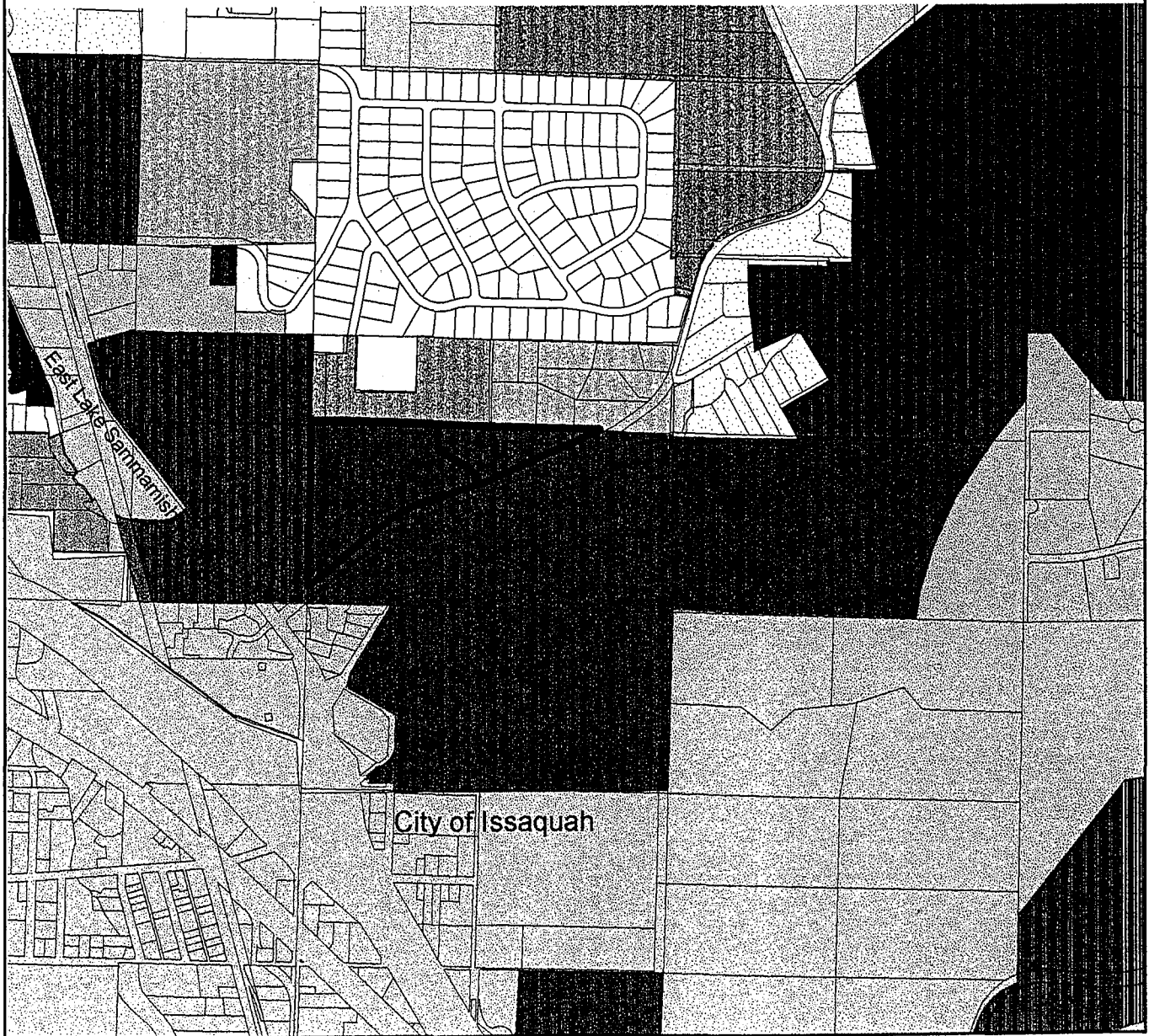
Proposed Zoning change: Mineral to Community Business & Mineral to Residential, 18 units/acre (R-18)
 County Council District: 12
 1997 Amendment number: Z-8

- | | |
|--|---|
|  Agriculture (1du/10ac) |  Urban Residential (8du/ac) |
|  Agriculture (1du/35ac) |  Urban Residential (12du/ac) |
|  Community Business |  Urban Residential (18du/ac) |
|  Forest |  Urban Residential (24du/ac) |
|  Industrial |  Urban Residential (48du/ac) |
|  Mining |  Rural Residential (1du/2.5ac) |
|  Neighborhood Business |  Rural Residential (1du/5ac) |
|  Office |  Rural Residential (1du/10ac) |
|  Urban Residential (1du/ac) |  Regional Business |
|  Urban Residential (4du/ac) |  Urban Reserve (1du/5ac) |
|  Urban Residential (6du/ac) |  Incorporated Cities |

This map is intended for planning purposes only and is not guaranteed to show accurate measurements. The official land use and zoning controls are displayed at the Department of Development and Environmental Services.



0 0.07 0.14 0.21 0.28 Miles



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AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN - LAND USE MAP

Amend the 1994 King County Comprehensive Plan Land Use Atlas for Section 22, Township 24, Range 6 (Map #19) by redesignating the tax lots listed below, as indicated in the attached map, from Urban Residential 4-12 du/ac to Urban Residential 1 du/ac.

6445800005	6445800040	6445800075	6445800110	6445800145
6445800010	6445800045	6445800080	6445800115	6445800150
6445800015	6445800050	6445800085	6445800120	6445800155
6445800020	6445800055	6445800090	6445800125	
6445800025	6445800060	6445800095	6445800130	
6445800030	6445800065	6445800100	6445800135	
6445800035	6445800070	6445800105	6445800140	

6446000005	6446000045	6446000085	6446000125	6446000165
6446000010	6446000050	6446000090	6446000130	6446000170
6446000015	6446000055	6446000095	6446000135	6446000175
6446000020	6446000060	6446000100	6446000140	6446000180
6446000025	6446000065	6446000105	6446000145	
6446000030	6446000070	6446000110	6446000150	
6446000035	6446000075	6446000115	6446000155	
6446000040	6446000080	6446000120	6446000160	

6446200005	6446200085	6446200165	6446200240	6446200325
6446200010	6446200090	6446200170	6446200245	6446200330
6446200015	6446200095	6446200175	6446200250	6446200335
6446200020	6446200100	6446200180	6446200255	6446200340
6446200025	6446200105	6446200185	6446200260	6446200345
6446200030	6446200110	6446200190	6446200265	6446200350
6446200035	6446200115	6446200195	6446200275	6446200355
6446200040	6446200120	6446200200	6446200280	6446200360
6446200045	6446200125	6446200205	6446200285	6446200365
6446200050	6446200130	6446200210	6446200290	6446200370
6446200055	6446200135	6446200215	6446200295	6446200375
6446200060	6446200140	6446200220	6446200300	6446200380
6446200065	6446200145	6446200225	6446200305	6446200385
6446200070	6446200150	6446200270	6446200310	6446200390
6446200075	6446200155	6446200230	6446200315	
6446200080	6446200160	6446200235	6446200320	

12927

1 **Effect:** These parcels would be changed from Urban Residential -1 1/2 du/ac to Urban
2 Residential 1 du/ac. All of the parcels are located in the Overdale Park residential
3 subdivision and most are currently developed with residences.

4 The Urban Residential -1 unit per acre designation is justified on the basis of
5 Comprehensive Plan Policy U-502 which states in part:

6 *".....A lower density zone may be used to recognize existing subdivisions with little or no*
7 *opportunity for infill or redevelopment."*

8 Overdale Park is a 145 lot residential subdivision averaging just under an acre per lot. The
9 lots have substantial sized homes ranging between 3 to 15 years. The subdivision is
10 essentially built-out with all but seven of the remaining lots undeveloped. These remaining
11 lots have topographic (but not sensitive area) constraints that appear to be the main reason
12 that the other lots have developed first.

13 Due to the physical constraints on the vacant lots and the nature of the housing stock
14 within the subdivision, Overdale Park represents little opportunity for meaningful in-fill
15 development as envisioned by the R-4 zone.

16 The Urban residential -1 acre per designation to recognize an existing subdivision pursuant
17 to Policy U-502 has been applied in several instances. These include Bridle Trails Estates
18 (north of Bridle Trails State Park) and two subdivisions located approximately 1.5 miles
19 north of the Overdale Park subdivision (east side of 228th Avenue SE @ SE 43rd Way).
20 The application of the proposed designation for Overdale Park is consistent with Council's
21 prior application of the designation in the above noted instances.

1997 King County Comprehensive Plan Land Use Amendment



















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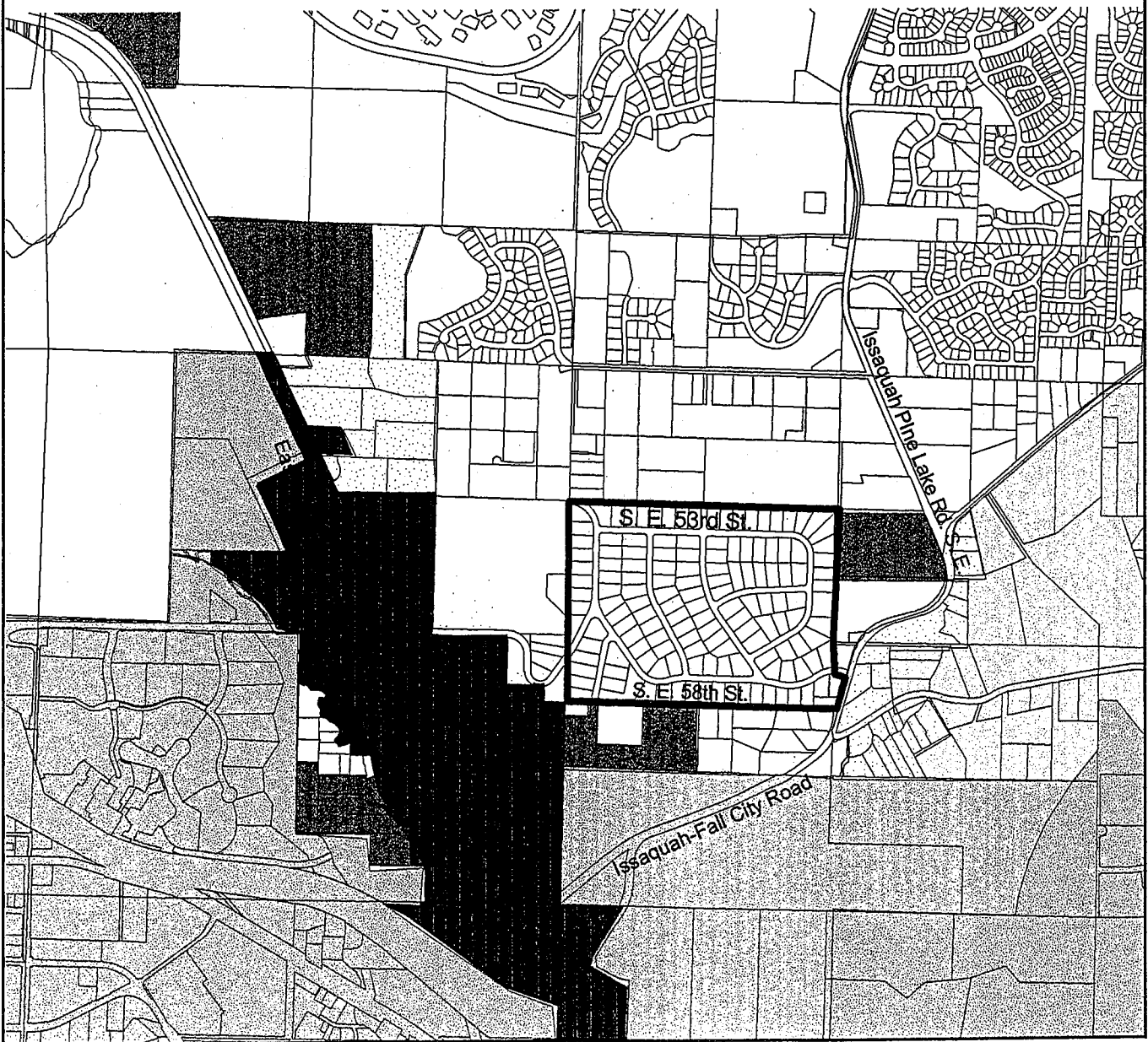
Proposed Land Use change: Urban Residential Medium to Urban Residential Low
 County Council District: 12
 1997 Amendment number: L-9

This map is intended for planning purposes only and is not guaranteed to show accurate measurements. The official land use and zoning controls are displayed at the Department of Development and Environmental Services.



0 0.06 0.12 0.18 0.24 Miles

- | | |
|--|--|
|  Unincorporated Activity Center |  King County owned open space |
|  Agriculture |  Rural Neighborhood |
|  Community Business |  Rural Residential |
|  Commercial Outside of centers |  Rural Town |
|  Forest |  Urban Residential High (>12du/ac) |
|  Greenbelt |  Urban Residential Low (1du/ac) |
|  Industrial |  Urban Residential Medium (4-12du/ac) |
|  Mining |  Incorporated Cities |
|  Neighborhood Business |  Urban Growth Area Line |



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AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN - ZONING MAP

Amend the 1994 King County Comprehensive Plan Land Use Atlas for Section 22, Township 24, Range 6 (Map #19) by reclassifying the tax lots listed below, as indicated in the attached map, from R-4 to R-1.

6445800005	6445800040	6445800075	6445800110	6445800145
6445800010	6445800045	6445800080	6445800115	6445800150
6445800015	6445800050	6445800085	6445800120	6445800155
6445800020	6445800055	6445800090	6445800125	
6445800025	6445800060	6445800095	6445800130	
6445800030	6445800065	6445800100	6445800135	
6445800035	6445800070	6445800105	6445800140	
6446000005	6446000045	6446000085	6446000125	6446000165
6446000010	6446000050	6446000090	6446000130	6446000170
6446000015	6446000055	6446000095	6446000135	6446000175
6446000020	6446000060	6446000100	6446000140	6446000180
6446000025	6446000065	6446000105	6446000145	
6446000030	6446000070	6446000110	6446000150	
6446000035	6446000075	6446000115	6446000155	
6446000040	6446000080	6446000120	6446000160	
6446200005	6446200085	6446200165	6446200240	6446200325
6446200010	6446200090	6446200170	6446200245	6446200330
6446200015	6446200095	6446200175	6446200250	6446200335
6446200020	6446200100	6446200180	6446200255	6446200340
6446200025	6446200105	6446200185	6446200260	6446200345
6446200030	6446200110	6446200190	6446200265	6446200350
6446200035	6446200115	6446200195	6446200275	6446200355
6446200040	6446200120	6446200200	6446200280	6446200360
6446200045	6446200125	6446200205	6446200285	6446200365
6446200050	6446200130	6446200210	6446200290	6446200370
6446200055	6446200135	6446200215	6446200295	6446200375
6446200060	6446200140	6446200220	6446200300	6446200380
6446200065	6446200145	6446200225	6446200305	6446200385
6446200070	6446200150	6446200270	6446200310	6446200390
6446200075	6446200155	6446200230	6446200315	
6446200080	6446200160	6446200235	6446200320	

1 **Effect:** These parcels would be changed from Residential - 4 units per acre (R-4) zoning
2 to Residential -1 unit per acre (R-1) zoning. All of the parcels are located in the Overdale
3 Park residential subdivision and most are currently developed with residences.

4 The R-1 is justified on the basis of Comprehensive Plan Policy U-502 which states in part:

5 ".....A lower density zone may be used to recognize existing subdivisions with little or no
6 opportunity for infill or redevelopment."























7 Overdale Park is a 145 lot residential subdivision averaging just under an acre per lot. The
8 lots have substantial sized homes ranging between 3 to 15 years. The subdivision is
9 essentially built-out with all but seven of the remaining lots undeveloped. These remaining
10 lots have topographic (but not sensitive area) constraints that appear to be the main reason
11 that the other lots have developed first.

12 Due to the physical constraints on the vacant lots and the nature of the housing stock
13 within the subdivision, Overdale Park represents little opportunity for meaningful in-fill
14 development as envisioned by the R-4 zone.

15 R -1 zoning to recognize an existing subdivision pursuant to Policy U-502 has been applied
16 in several instances. These include Bridle Trails Estates (north of Bridle Trails State Park)
17 and two subdivisions located approximately 1.5 miles north of the Overdale Park
18 subdivision (east side of 228th Avenue SE @ SE 43rd Way). The application of R-1 zoning
19 for Overdale Park is consistent with Council's prior application of the zoning in the above
20 noted instances.

1997 King County Comprehensive Plan Zoning Amendment

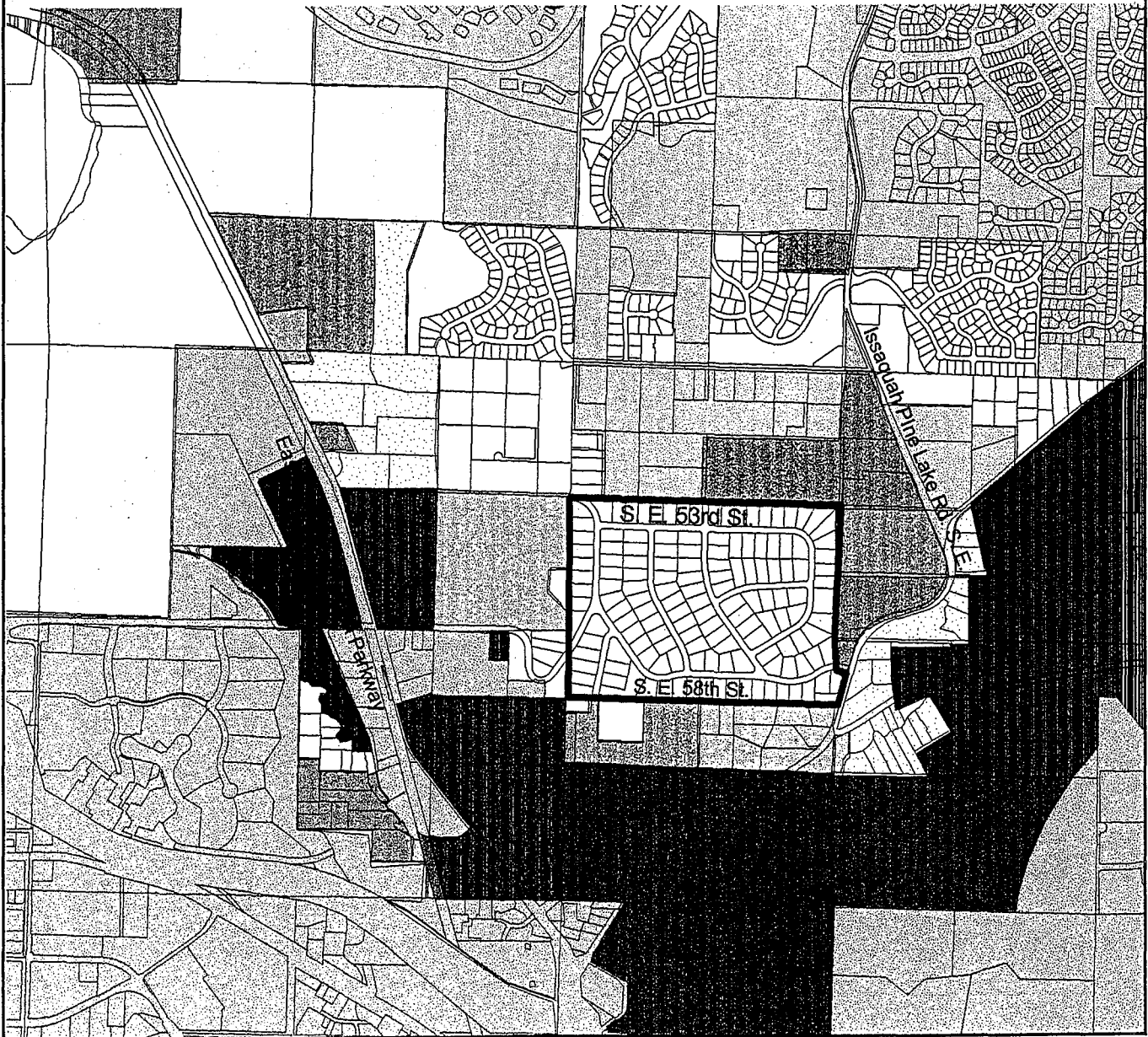
Proposed Zoning change: Urban Residential, 4 du/acre (R-4) to Urban Residential 1 du/acre (R-1)
 County Council District: 12
 1997 Amendment number: Z-9

- | | |
|--|---|
|  Agriculture (1du/10ac) |  Urban Residential (8du/ac) |
|  Agriculture (1du/35ac) |  Urban Residential (12du/ac) |
|  Community Business |  Urban Residential (18du/ac) |
|  Forest |  Urban Residential (24du/ac) |
|  Industrial |  Urban Residential (48du/ac) |
|  Mining |  Rural Residential (1du/2.5ac) |
|  Neighborhood Business |  Rural Residential (1du/5ac) |
|  Office |  Rural Residential (1du/10ac) |
|  Urban Residential (1du/ac) |  Regional Business |
|  Urban Residential (4du/ac) |  Urban Reserve (1du/5ac) |
|  Urban Residential (6du/ac) |  Incorporated Cities |

This map is intended for planning purposes only and is not guaranteed to show accurate measurements. The official land use and zoning controls are displayed at the Department of Development and Environmental Services.



0 0.07 0.14 0.21 0.28 Miles



1 AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN - LAND
2 USE MAP
3

4 **Amend the 1994 King County Comprehensive Plan Land Use Map for Section 27,**
5 **Township 24, Range 6 (Map #19) by redesignating the (~~portion of Washington State~~**
6 **~~Department of Transportation (WSDOT) I-90 right-of-way lying north of the City of~~**
7 **~~Issaquah, as indicated in the attached map.))~~ area indicated in the attached map and**
8 **described in the legal description included with the map, from Rural Residential to**
9 **Urban Separator. The following language shall be placed on the Comprehensive Plan**
10 **Land Use Map #19 in reference to this amendment:**

11 “Limited portions of the Urban Separator located in Section 27, Township
12 24, Range 6 will be utilized for the construction of roads and utilities
13 pursuant to the Grand Ridge Joint Agreement. Prior to annexation of this
14 area to the City of Issaquah, an interlocal agreement between the city and
15 county shall be completed which permanently affixes the Urban Separator or
16 other appropriate open space designation utilized by the city, to this area.”

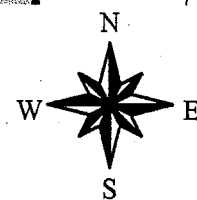
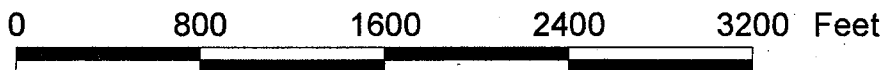
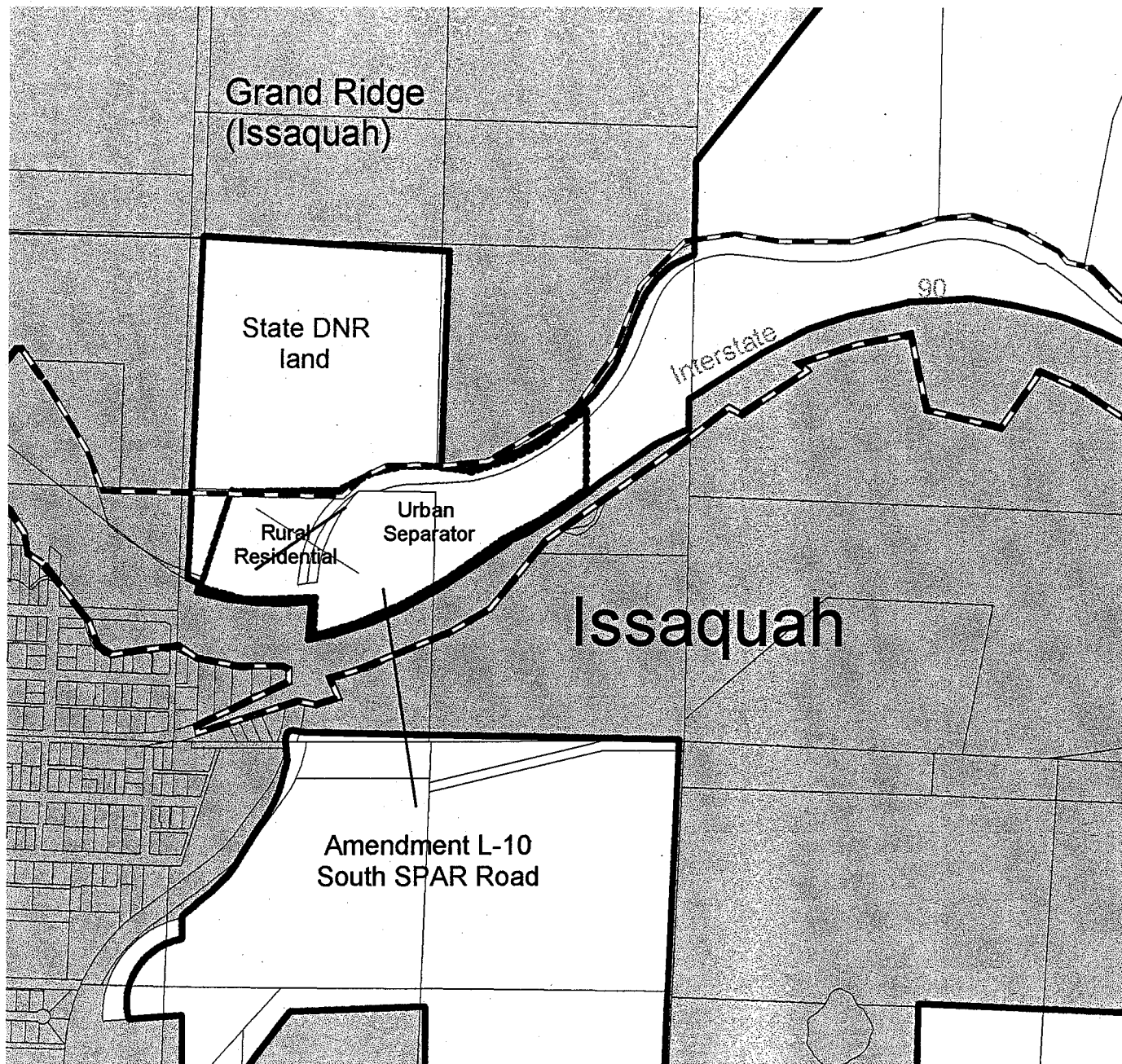
17 **Effect:** This amendment clarifies that the identified portion of the right-of-way (ROW) of
18 I-90 owned by WSDOT are added to the Urban Growth Area adjoining the City of
19 Issaquah and redesignated from Rural Residential to Urban Separator.

20 The amendment would allow the City of Issaquah to annex the land and have full
21 permitting authority, maintenance responsibility and liability for the new South SPAR
22 road, that will be placed within the corridor identified by this amendment. This corridor, in
23 addition to the roadways, may contain other utilities-related infrastructure.





24 The amendment would also require an interlocal agreement prior to annexation by the City
25 of Issaquah, that permanently designates the area Urban Separator or some other suitable
26 open space designation utilized by the city.

1 The amendment would not require a zone reclassification because road rights-of-way such
2 as the ROW in question are "unclassified" in the Zoning Code (i.e. do not have a zoning
3 designation).

4 **NOTE:** The roadway improvements for the new South SPAR road will be constructed
5 utilizing an alignment and configuration that must be jointly agreed to by a task force
6 including representatives from the Grand Ridge development, the City of Issaquah, the
7 state Department of Transportation, and King County. Through participation in this task
8 force, the county can ensure that the priorities indicated by the Urban Separator designation
9 are discussed and addressed in decisions relative to roadway alignment and configuration.



Amendment L-10 South SPAR Road

-  Urban Growth Line
-  WSDOT - I-90 ROW
-  Proposed Area
-  City of Issaquah

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AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN - ZONING MAP

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Amend the 1994 King County Comprehensive Plan Zoning Atlas for Section 28, Township 24, Range 6 (Map #19) by rezoning tax lots 2824069239, 2824069300, 2824069347, 5411700010, 5411700020, 5411700030, 5411700040, 5411700050, 5411700060, 5411700070 and 2824069346, as indicated in the attached map, from Industrial to Office.

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Effect: These 11 parcels would be changed from Industrial (I) zoning to Office (O) zoning. Ten parcels are located in the Meadow Creek Office Park, and one is located immediately south of the office park. All but three of these properties are currently developed with office buildings. Historically these properties had Manufacturing Park (M-P) zoning which allowed development for office uses. Eight of these parcels developed accordingly. In 1995 during the zoning conversion process, M-P zoning converted to Industrial zoning. Industrial zoning does not permit office development, thereby making these properties non-conforming uses.

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




















The three undeveloped parcels are currently seeking to develop in a manner consistent with the remainder of the office park. This amendment allows these parcels to develop as office uses, and by changing the zoning on the remainder of the properties in the office park, it provides consistency between the current land use and the properties' zoning.

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These properties are located in the Issaquah Employment Center, and are subject to a land use amendment proposed by the Executive. Currently the land use designation for the Issaquah Employment Center is Unincorporated Activity Center; the proposed land use designation would be Commercial Outside Center. The development of these properties for office uses is consistent with Commercial Outside Center land use designation.

1997 King County Comprehensive Plan Zoning Amendment

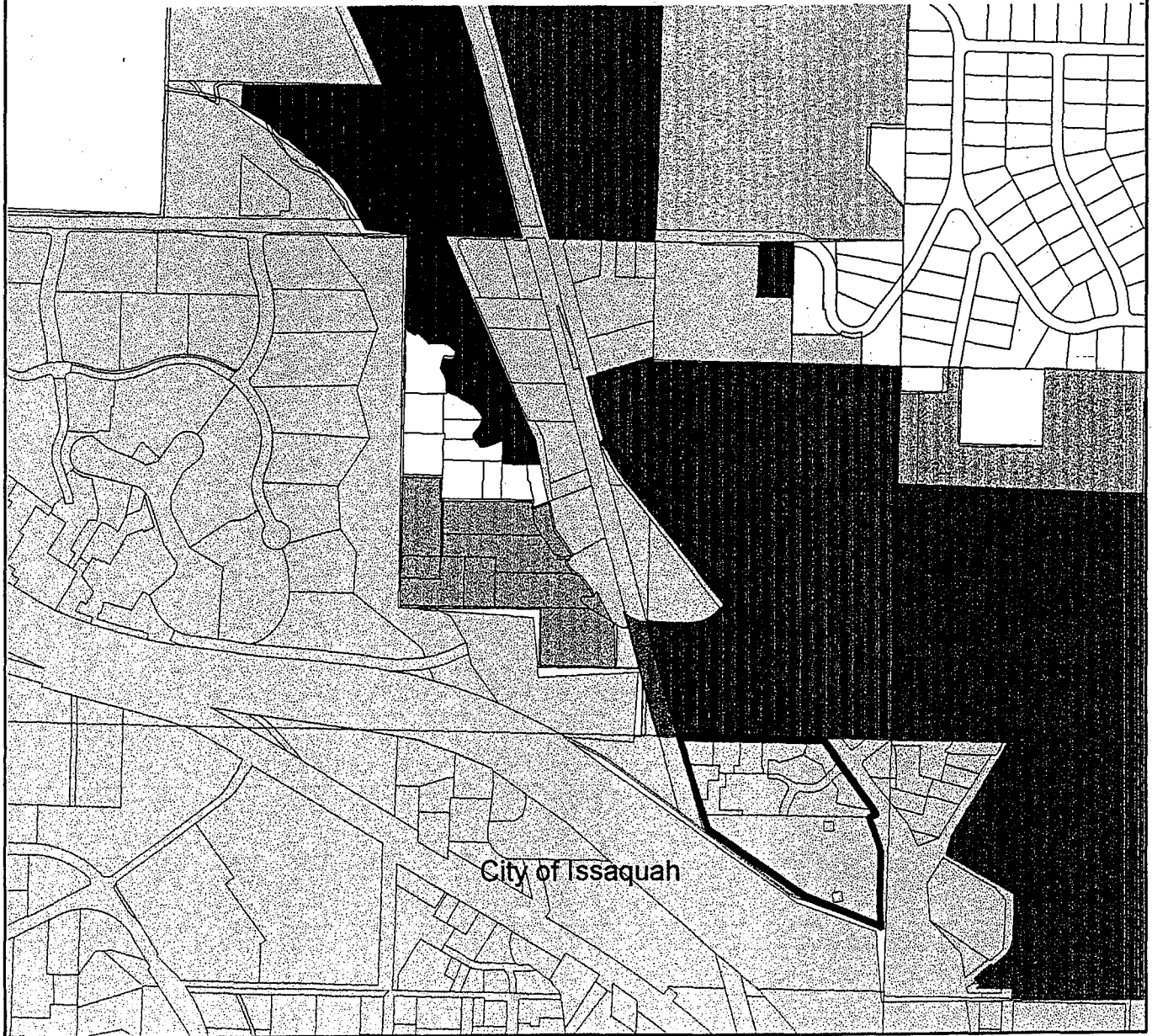
Proposed Zoning change: Industrial to Office
 County Council District: 12
 1997 Amendment number: Z-11

- | | |
|--|---|
|  Agriculture (1du/10ac) |  Urban Residential (8du/ac) |
|  Agriculture (1du/35ac) |  Urban Residential (12du/ac) |
|  Community Business |  Urban Residential (18du/ac) |
|  Forest |  Urban Residential (24du/ac) |
|  Industrial |  Urban Residential (48du/ac) |
|  Mining |  Rural Residential (1du/2.5ac) |
|  Neighborhood Business |  Rural Residential (1du/5ac) |
|  Office |  Rural Residential (1du/10ac) |
|  Urban Residential (1du/ac) |  Regional Business |
|  Urban Residential (4du/ac) |  Urban Reserve (1du/5ac) |
|  Urban Residential (6du/ac) |  Incorporated Cities |

This map is intended for planning purposes only and is not guaranteed to show accurate measurements. The official land use and zoning controls are displayed at the Department of Development and Environmental Services.



0 0.05 0.1 0.15 0.2 Miles



1
2 AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN - ZONING
3 ATLAS
4

5 **Amend the 1994 King County Comprehensive Plan Zoning Atlas for Section 7,**
6 **Township 23, Range 5 (Map #14) by rezoning parcels #1180002765 and #1180002795,**
7 **located southwest of Lake Washington, west of Rainier Ave. N., as indicated in the**
8 **attached map, from R-6 (Residential, 6 du/acre) to CB (Community Business).**

9 **Effect:** This amendment rezones two parcels from R-6 (6 units/acre) to CB (Community
10 Business).

11 The land use designation for this property is Commercial Outside of Centers. It appears
12 that the zoning for this parcel was incorrectly applied because all of the properties that
13 front this section of Rainier Ave. N. are commercially developed, with the exception of
14 these parcels. The West Hill Community Plan zoned this property CG (General
15 Commercial). The proper conversion from CG to Title 21A zoning was a commercial zone
16 (NB, CB or RB).

1997 King County Comprehensive Plan Zoning Amendment

Proposed Zoning Change:
County Council District:
1997 Amendment Number:

R-6-P to CB-P
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129

 **King County**
Department of Development and Environmental Services
Geographic Information System

This map is intended for planning purposes only and is not guaranteed to show accurate measurements.



100 0 100 200 Feet

Zoning

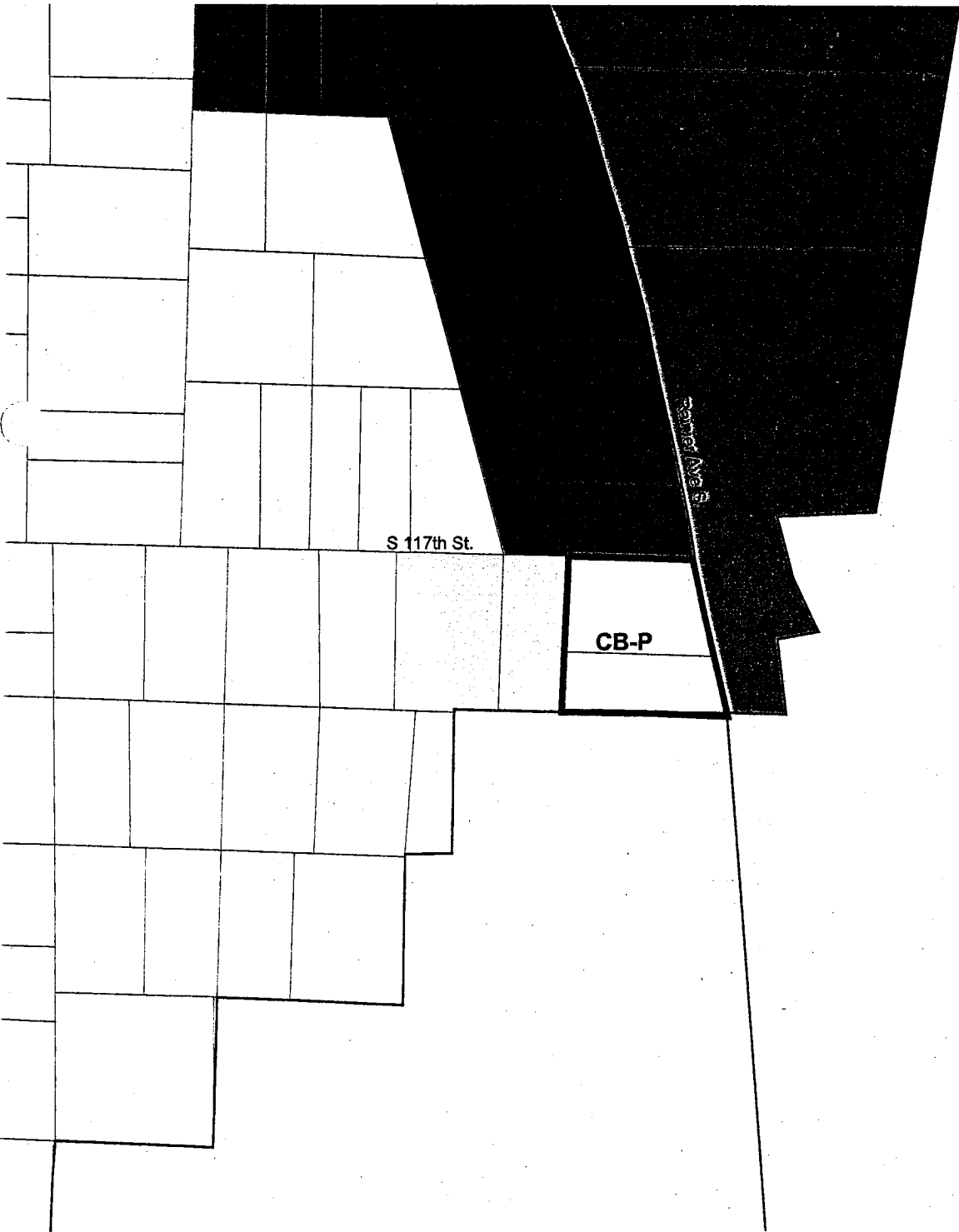
 CB

R-6

 R-12

 R-48

 Incorporated Areas



Renton

12927

97-326

King County Executive Recommended

**1997 AMENDMENTS
to the
1994 KING COUNTY
COMPREHENSIVE PLAN**

June 2, 1997

King County Office of Budget and Strategic Planning
516 - Third Avenue, 420 King County Courthouse
Seattle, WA 98104



**King County Executive
RON SIMS**

June 2, 1997

Dear Interested Citizen:

Enclosed is a set of my recommended amendments to the 1994 King County Comprehensive Plan. The Comprehensive Plan provides long-term direction about how and where growth should occur. The proposed amendments include policy changes to reflect new information, revisions to an area designated for commercial land uses, and changes to the Urban Growth Area boundary through the 4 to 1 Program.

This is the first set in series of proposed amendments to the 1994 King County Comprehensive Plan. Updates to the School Capital Facilities Plan will be proposed in July, and the Transportation Needs Report and Capital Improvement Program will be proposed this fall for review during the County's budget process. While these sets of amendments will be reviewed by the King County Council at different times, they will be adopted as a single amendment package later this year. The Council will provide opportunities for public comment at meetings of the Growth Management Committee and the full Council will also conduct a public hearing prior to scheduled final action in November.

An Addendum to the Environmental Impact Statement for the King County Comprehensive Plan will be published on July 10, 1997, and is included within this document.

Any questions or comments regarding the proposed 1997 Amendments to the 1994 King County Comprehensive Plan can be addressed to: Lori Grant, Comprehensive Plan Project Manager, Office of Budget and Strategic Planning, 420 King County Courthouse, 516 Third Avenue, Seattle, WA 98104, or by calling the Growth Management Hotline number at 296-8777.

Sincerely,

Ron Sims
King County Executive

**Executive Proposed 1997 Amendments to the 1994 King County
Comprehensive Plan
June 2, 1997**

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ANALYSIS OF AMENDMENTS

Amending the 1994 King County Comprehensive Plan

Policy I-202 of the King County Comprehensive Plan includes a description of the information which must be provided for consideration of all amendments.

I-202 Proposed amendments each calendar year shall be considered by the Metropolitan King County Council concurrently so that the cumulative effect of the proposals can be determined. All proposed Comprehensive Plan amendments should include the following elements:

- a. A detailed statement of what is proposed to be changed and why;**
- b. A statement of anticipated impacts of the change, including geographic area affected and issues presented.**
- c. A demonstration of why existing Comprehensive Plan guidance should not continue in effect or why existing criteria no longer apply;**
- d. A statement of how the amendment complies with the Growth Management Act's goals and specific requirements;**
- e. A statement of how the amendment complies with the Countywide Planning Policies;**
- f. A statement of how functional plans and capital improvement programs support the change; and**
- g. Public review of the recommended change, necessary implementation (including area zoning if appropriate) and alternatives.**

Policy I-203 further requires that any changes in regulations, the capital improvement program or other plans necessary to implement amendments to the King County Comprehensive Plan must accompany the proposed amendment.

I-203 Proposed amendments to the Comprehensive Plan policies should be accompanied by any changes to development regulations, modifications to capital improvement programs, subarea, neighborhood, and functional plans required for implementation so that regulations will be consistent with the Plan.

Consistent with policy I-203, changes in regulations or other plans necessary to implement an amendment are included in Sections II and III. An explanation of the rationale and the complete response to policy I-202 for each amendment can be found in Appendix A. The complete analysis of the proposed 4 to 1 projects can be found in Appendix B.

OFFICE OF BUDGET AND STRATEGIC PLANNING
1997 PROPOSED AMENDMENTS
TO THE
1994 KING COUNTY COMPREHENSIVE PLAN

EXECUTIVE SUMMARY

I. Organization

The proposed amendments contained in this document are organized to follow the chapters of the 1994 King County Comprehensive Plan. The first section includes all policy and text amendments; they appear in the same order as they are found within the Comprehensive Plan. Amendments to the Land Use Map and the Zoning Map, including the 4 to 1 Program proposals, are included in the second section. The third section includes amendments to the King County Code necessary to implement policy changes in the first section. The Appendix includes the detailed analysis for all amendments as well as a summary of the 4 to 1 Program applications.

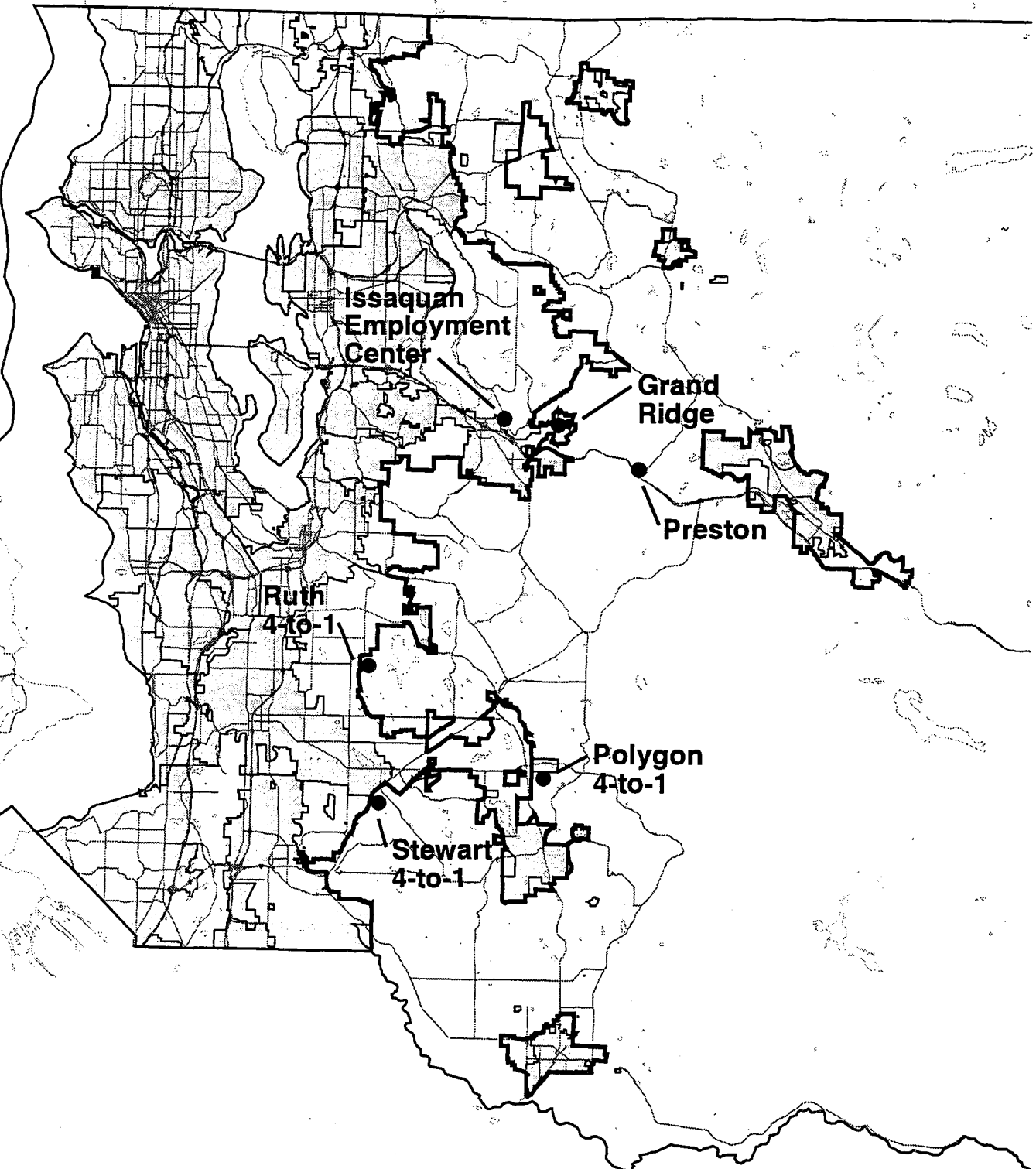
II. Proposed Amendments

The following policies are under review for possible changes this year:


- Urban Land Use: U-410 (Interim septic systems)
U-510 and U-513 (Grand Ridge)
U-602, U-611 and U-612 (Issaquah Employment Center)
- Rural Land Use: R-314 and R-315 (Preston industrial area)
- Natural Resource Lands: RL-210 (Conversion of forest lands)
RL-305 (A-60 zoning)
RL-308 (Uses in the Agricultural Production Districts)
RL-310 (Agriculture zoning in urban areas)
- Transportation: Transportation Report
- Planning and Implementation I-204 (The 4 to 1 Program)
I-206 (Joint Planning Areas)
I-301 and I-302 (Community Plan consistency)

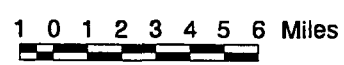
The following areas of unincorporated King County are under review for possible changes this year:

- The Grand Ridge area and the Issaquah employment center north of I-90
- Rural Neighborhood of Preston
- Properties near Maple Valley, Covington and Soos Creek through the 4 to 1 Program



**1994 King County Comprehensive Plan
 1997 Amendments - Executive Recommendations
 June 2, 1997**

-  Urban Growth Area Line
-  Incorporated Areas



King County
 Department of Development and Environmental Services
 Geographic Information System

This map is intended for planning purposes only and is not guaranteed to show accurate measurements.

PUBLIC PROCESS SUMMARY

Development of Proposed Amendments

The proposed amendments to the King County Comprehensive Plan contained in this document originated with the King County Executive Departments responsible for overseeing the particular subject area. The departments met with interested individuals, community groups, and stakeholder groups in developing and reviewing the amendments. King County staff also held meetings in the communities that would be possibly affected by a proposed amendment to the Comprehensive Plan. The comments that staff received at these meetings helped shape the amendments that are included in this document.

Review of Consolidated Proposed Amendment Package

On April 1, 1997, the Public Review Draft of 1997 Amendments to the 1994 King County Comprehensive Plan was distributed to local libraries and jurisdictions throughout King County. Brochures were mailed to an extensive list of citizens and community groups announcing the availability of the Public Review Draft and the date and location of a Public Open House to provide information and solicit comments. This information was also posted on the King County website. The King County Office of Budget and Strategic Planning hosted the Public Open House on April 17, 1997. Each amendment was represented by County staff who were available to provide further information and answer questions.

Public Comments

Written comments concerning the draft amendment package were received by the Office of Budget and Strategic Planning through May 16, 1997. Telephone calls to the Growth Management Hotline were answered on a regular basis.

Review of Executive Recommended Amendments by the King County Council

Beginning June 2, 1997, the Metropolitan King County Council Growth Management Committee will review the Executive proposed amendments to the King County Comprehensive Plan. The Committee meets the second and fourth Wednesday of the month at 9:30 a.m. in the 10th floor chamber of the King County Courthouse, located at 516 Third Avenue in Seattle. Dates for review of the proposed amendments will be announced. There will be opportunities for public comment at Council Committee meetings, and the committee will forward their recommendations to the Metropolitan King County Council in August. The full Council will hold a public hearing in fall. Final adoption, in conjunction with the King County budget, is expected in November.

PUBLIC MEETING REPORT

Date	2/5
Topic	Ruth 4 to 1 Proposal
Sponsor	Renton Planning Commission
Location	Renton City Hall
Notification	Usual City of Renton process
# Attendees	12
Comments	General support, concerns about access standards, road safety; joint review of plat application.

Date	3/3
Topic	Community Plan Consistency with KCCP
Sponsor	West Hill Area Council
Location	West Hill Fire Station
Notification	Usual Council process
# Attendees	20
Comments	No concerns

Date	3/11
Topic	Community Plan Consistency with KCCP
Sponsor	Four Creeks Area Council
Location	Lord of Life Lutheran Church
Notification	Usual Council process
# Attendees	20
Comments	Concerns over elimination of policies

Date	3/13
Topic	Issaquah Employment Center
Sponsor	KC DDES
Location	Issaquah City Council Chambers
Notification	Mailing to property owners within 1/4 mile radius
# Attendees	30
Comments	Bush Lane property owners: concerns about existing P-suffix conditions Overdale community: concerns about effects of development on well site and general land use issues

Date	3/26
Topic	Polygon 4 to 1 Proposal (first proposal, has since been revised)
Sponsor	Cedar River Council
Location	Maplewood Greens
Notification	Usual Council process
# Attendees	50
Comments	Opposition to creation of an urban island, concerns about impacts of urban development

Date	4/3
Topic	Polygon 4 to 1 Proposal
Sponsor	Greater Maple Valley Area Council
Location	Lake Wilderness Center
Notification	Usual Council process
# Attendees	100
Comments	Opposition based on urban impacts, desire to keep RA-5, timing, local control.

Date	4/7
Topic	Polygon 4 to 1 Proposal
Sponsor	Greater Maple Valley Area Council
Location	Maple Valley Precinct Station
Notification	Usual Council process
# Attendees	10
Comments	Incompatibility with urban character; inconsistent with work on Cedar River Plan; timing bad for new City of Maple Valley; impacts to great; one home per five acre development sufficient to preserve open space.

Date	4/14
Topic	DNR Patterson Creek 4 to 1 Proposal
Sponsor	KC Department of Natural Resources
Location	Inglewood Junior High
Notification	Mailing to taxpayers within 1000 feet of entire proposal
# Attendees	40
Comments	Concerns about access, flooding, density of new urban, WS DNR process; general opposition

Date	4/15
Topic	Ruth 4 to 1 Proposal
Sponsor	KC Department of Natural Resources
Location	Kentridge High School
Notification	Mailing to taxpayers within 500 feet of entire proposal
# Attendees	1
Comments	Supported proposal as reasonable compromise.

Date	4/16
Topic	Issaquah Employment Center
Sponsor	Overdale Community Council
Location	
Notification	Usual Council process
# Attendees	10
Comments	Concern for Overdale well site; want subarea planning process and associated environmental review now.

Date	4/17
Topic	Public Review Draft of 1997 Amendments to the 1994 KCCP
Sponsor	KC Office of Budget & Strategic Planning
Location	Bellevue Regional Library
Notification	Mailing to general Comprehensive Plan mailing list, Growth Management Committee mailing list, all suburban cities, press release to all local newspapers, advertisement on King County website
# Attendees	30
Comments	Concern for amendments to allow recreation in Agricultural Production Districts, request for new amendment to Mineral Resources Map for site #41

Date	4/21
Topic	Community Plan consistency with 1994 KCCP
Sponsor	Vashon-Maury Island Community Council
Location	Chataqua Elementary School
Notification	Usual Council process
# Attendees	100+
Comments	Opposition to elimination of policies

Date	4/29
Topic	Polygon 4 to 1 Proposal
Sponsor	Greater Maple Valley Area Council
Location	Lake Wilderness Shopping Center
Notification	Usual Council process
# Attendees	8
Comments	Opposition based on urban impacts, desire to keep RA-5, timing, local control.

Date	4/30
Topic	Polygon 4 to 1 Proposal
Sponsor	Department of Natural Resources
Location	Lake Wilderness Center
Notification	Mailing to taxpayers within 1500 feet of property; published in local newspapers.
# Attendees	75
Comments	Majority opposed due to impacts of urban (traffic, drainage, schools, water availability), timing, local control. Questions about Landsburg Mine. Three supported proposal, largely because of open space preservation opportunity. Concerns over process: time to review new proposal, only maps available were large display maps. Concern over domino effect on adjacent land.

Date	5/1
Topic	DNR Patterson 4 to 1 Proposal
Sponsor	Patterson Creek Flood Control District
Location	Inglewood Jr. High
Notification	Mailing to attendees at first meeting and to flood control district list.
# Attendees	25
Comments	Concerns about access, flooding, scale and size of new urban, WS DNR process; general opposition.

Date	5/5
Topic	Community Plan consistency with 1994 KCCP
Sponsor	Greater Maple Valley Area Council
Location	Lake Wilderness Shopping Center
Notification	Usual Council process
# Attendees	20
Comments	Concerns about elimination of policies

Date	5/7
Topic	Community Plan consistency with 1994 KCCP
Sponsor	Enumclaw 2000 Committee
Location	
Notification	Usual Committee process
# Attendees	20
Comments	No comments received

Date	5/7
Topic	Polygon 4 to 1 Proposal
Sponsor	Greater Maple Valley Area Council - Subcommittee
Location	Lake Wilderness Shopping Center
Notification	By GMVAC
# Attendees	
Comments	General opposition, desire to stay with rural designation, RA-5 saves adequate open space, proposal favors large developers over small landowners, urban impacts intolerable.

Date	5/7
Topic	DNR Cedar Downs, Stewart and Security Growth 4 to 1 Proposals
Sponsor	Department of Natural Resources
Location	Covington Regional Library
Notification	Mailing to taxpayers neighboring projects; published in local newspapers
# Attendees	78 who signed in plus about 20 overflow (98)
Comments	DNR Cedar Downs: Desire to keep 100% as open space because of habitat quality, trails; concerns over urban impacts - traffic, drainage, schools; access- residents along 204th Avenue SE object to use of that roadway as primary access for this proposal and for two other proposals (Maple Hills and Shire Hills). Want local control, time for City of Covington to get established. Stewart: Question by neighbor about sale of WSDOT land. Security Growth: No comments.

Date	5/8
Topic	Community Plan consistency with 1994 KCCP
Sponsor	Vashon-Maury Island Community Council Board
Location	Chataqua Elementary School
Notification	Announcement in Vashon-Maury Island Beachcomber
# Attendees	12
Comments	Working session to reach agreement on which Vashon policies conflict with KCCP

Date	5/13
Topic	DNR Patterson Creek 4 to 1 Proposal
Sponsor	Patterson Creek Flood Control District
Location	Inglewood Junior High
Notification	Mailing to attendees at 4/14 meeting, flood control district
# Attendees	20
Comments	Subject was WS DNR trust land management and sales process; repeat of urban impact comments listed above; discussion of park district.

Date	5/15
Topic	DNR Cedar Downs 4 to 1 Proposal
Sponsor	Department of Natural Resources (with Rebecca Clark, local citizen)
Location	Kentwood High School
Notification	Phone contact by Rebecca Clark and park advocates
# Attendees	50
Comments	WS DNR trust land management and sales process; concerns over urban impact; desire to leave 100% in open space.

Date	5/28
Topic	Community Plan consistency with 1994 KCCP
Sponsor	DDES
Location	Bothell Public Library
Notification	Mailing to general Comprehensive Plan mailing list, Growth Management Committee mailing list, all suburban cities, press release to all local newspapers
# Attendees	3
Comments	Concern over elimination of policies; desire for new subarea planning process to replace community plans

Date	6/2
Topic	Community Plan consistency with 1994 KCCP
Sponsor	DDES
Location	Lake Wilderness Center
Notification	Mailing to general Comprehensive Plan mailing list, Growth Management Committee mailing list, all suburban cities, press release to all local newspapers
# Attendees	TBA
Comments	TBA

Date	6/3
Topic	Community Plan consistency with 1994 KCCP
Sponsor	DDES
Location	Preston Community Center
Notification	Mailing to general Comprehensive Plan mailing list, Growth Management Committee mailing list, all suburban cities, press release to all local newspapers
# Attendees	TBA
Comments	TBA



June 2, 1997

Introduced By: _____

Proposed No.: _____

ORDINANCE NO. _____

AN ORDINANCE relating to comprehensive planning and zoning; adopting amendments to 1994 King County Comprehensive Plan and area zoning, in compliance with the Washington State Growth Management Act, as amended; amending Ordinance 263, Article 2, Section 1, as amended, and K.C.C. 20.12.010, Ordinance 11653, Section 6, and K.C.C. 20.12.017; amending Ordinance 11620, Section 2, and K.C.C. 20.12.458; repealing Ordinance 8846, as amended, and K.C.C. 20.12.170; repealing Ordinance 7746, as amended, and K.C.C. 20.12.180; repealing Ordinance 10703, as amended, and K.C.C. 20.12.210; repealing Ordinance 2883, as amended, and K.C.C. 220.12.240; repealing Ordinance 10197, Sections 1, 3, as amended, and K.C.C. 20.12.270; repealing Ordinance 5080, as amended, and K.C.C. 20.12.300; repealing Ordinance 7837, as amended, and K.C.C. 20.12.320; repealing Ordinance 10847, as amended, and K.C.C. 20.12.340; repealing Ordinance 9110, as amended, and K.C.C. 20.12.345; repealing Ordinance 6422, as amended, and K.C.C. 20.12.350; repealing Ordinance 6986, as amended, and K.C.C. 20.12.360; repealing Ordinance 9499, as amended, and K.C.C. 20.12.440; and adding a new section to K.C.C. 20.12.

PREAMBLE:

For the purpose of effective land use planning and regulation, the King County Council makes the following legislative findings:

1. King County has adopted the 1994 King County Comprehensive Plan, to meet the requirements of the Washington State Growth Management Act (GMA).
2. The GMA requires the County's comprehensive plan amendment process to include concurrent consideration of all map and policy changes in each calendar year, so that cumulative impacts may be analyzed, and so that coordination with capital improvement programs and facility plans and standards can occur. The GMA also requires that the County's development regulations, including, but not limited to area zoning, be consistent with and implement the comprehensive plan and its amendments.

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1 3. King County, with assistance of citizens of King County, business and
2 community representatives, the incorporated cities and towns and other public
3 agencies, and service providers, has studied and considered alternatives for
4 amendments to the 1994 King County Comprehensive Plan and development
5 regulations proposed during 1997, and has considered their cumulative
6 environmental impacts.

7 4. King County is adopting amendments to the Land Use Map of the 1994
8 Comprehensive Plan which require changes to the County's zoning maps.

9 5. The changes to the area zoning maps and text adopted by this ordinance are
10 required to make zoning consistent with the 1994 Comprehensive Plan, as
11 amended, as required by the GMA.

12 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

13 SECTION 1. Ordinance 263, Article 2, Section 1, as amended, and K.C.C.
14

15 20.12.010 are each amended to read as follows:

16 Comprehensive Plan adopted. A. Under the provisions of the King County Charter, King
17 County's constitutional authority and pursuant to the Washington State Growth Management Act, RCW
18 36.70A, the 1994 King County Comprehensive Plan is adopted and declared to be the Comprehensive
19 Plan for King County until amended, repealed or superseded. The Comprehensive Plan shall be the
20 principal planning document for the orderly physical development of the county and shall be used to
21 guide subarea plans, functional plans, provision of public facilities and services, review of proposed
22 incorporations and annexations, development regulations and land development decisions.

23 B. The amendments to the 1994 King County Comprehensive Plan and the 1995 area zoning
24 amendments contained in the King County Comprehensive Plan 1995 amendments attached as
25 Appendix A to Ordinance 12061 are hereby adopted as amendments to the King County Comprehensive
26 Plan and adopted as the official zoning control for those portions of unincorporated King County defined
27 therein.

28 C. The amendments to the 1994 King County Comprehensive Plan contained in
29 Attachment A to Ordinance 12170 are hereby adopted to comply with the Central Puget Sound

1 Growth Management Hearings Board Decision and Order in Vashon-Maury Island, et. al. v. King
2 County, Case No. 95-3-0008.

3 D. The Vashon Town Plan, attached to ((this)) Ordinance 12395 as Attachment 1, is
4 adopted as a subarea plan of the King County Comprehensive Plan and, as such, constitutes official
5 County policy for the geographic area of unincorporated King County defined therein and amending
6 the 1994 King County Comprehensive Plan Land Use Map.

7 E. The amendments to the 1994 King County Comprehensive Plan contained in Appendix
8 A to ((this)) Ordinance 12501 are hereby adopted as amendments to the King County Comprehensive
9 Plan.

10 F. The amendments to the 1994 King County Comprehensive Plan contained in King
11 County Comprehensive Plan 1996 Amendments as attached as Appendix A to ((this)) Ordinance
12 12531 are hereby adopted as amendments to the King County Comprehensive Plan.

13 G. The Black Diamond Urban Growth Area attached as Appendix A to ((this)) Ordinance
14 12533 is hereby adopted as an amendment to the King County Comprehensive Plan.

15 H. The 1994 King County Comprehensive Plan and Comprehensive Plan Land Use Map
16 are amended to include the area shown in Appendix A of Ordinance 12535 as Rural City Urban
17 Growth Area. The language from Section 1.D. ((this)) Ordinance 12535 shall be placed on
18 Comprehensive Plan Land Use Map page # 32 with a reference marker on the area affected by ((this))
19 Ordinance 12535.

20 I. The amendments to the 1994 King County Comprehensive Plan contained in the 1997
21 Transportation Needs Report, attached as Appendix A to ((this)) Ordinance 12536, are hereby
22 adopted as amendments to the King County Comprehensive Plan.

23 J. The amendments to the 1994 King County Comprehensive Plan contained in King
24 County Comprehensive Plan 1997 Amendments attached as Appendix A to this ordinance are hereby
25 adopted as amendments to the King County Comprehensive Plan.

1 SECTION 2. Ordinance No. 11653, Section 6, and K.C.C. 20.12.017 are each amended to
2 read as follows:

3 Adoption of area zoning to implement the 1994 King County Comprehensive Plan and
4 conversion to K.C.C. Title 21A. A. Ordinance 11653 adopts area zoning to implement the 1994 King
5 County Comprehensive Plan pursuant to the Washington State Growth Management Act RCW 36.70A.
6 Ordinance 11653 also converts existing zoning in unincorporated King County to the new zoning
7 classifications in the 1993 Zoning Code, codified in Title 21A, pursuant to the area zoning conversion
8 guidelines in K.C.C. 21A.01.070. The following are adopted as attachments to Ordinance 11653:

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

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

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

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

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

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

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

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

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

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

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

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

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

22 Appendix N: Amendments to Resource Lands P-Suffix Conditions.

23 Appendix O: Amendments to 1994 Parcel List, as amended December 19, 1994.

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

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

6 C. The department is hereby directed to correct the official zoning map in accordance with
7 Appendices A through O of Ordinance 11653.

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

10 E. Amendments to the 1994 King County Comprehensive Plan area zoning, Ordinance
11 11653 Appendices A through P, as contained in Attachment A to Ordinance 12170 are hereby
12 adopted to comply with the Decision and Order of the Central Puget Sound Growth Management
13 Hearings Board in Vashon-Maury Island, et. al. v. King County, Case No. 95-3-0008.

14 F. The Vashon Town Plan Area Zoning, attached to ((this)) Ordinance 12395 as
15 Attachment 2, is adopted as the official zoning control for that portion of unincorporated King County
16 defined herein.

17 G. The 1996 area zoning amendments attached to ((this)) Ordinance 12531 in Appendix A
18 are adopted as the official zoning control for those portions of unincorporated King County defined
19 therein. Existing P-suffix conditions whether adopted through reclassifications or area zoning are
20 retained by ((this)) Ordinance 12531.

21 H. The Black Diamond Urban Growth Area Zoning Map attached as Appendix B to
22 Ordinance 12533 is adopted as the official zoning control for those portions of unincorporated King
23 County defined herein. Existing p-suffix conditions whether adopted through reclassifications or area
24 zoning are retained by ((this)) Ordinance 12533.

1 I. The King County Zoning Atlas is amended to include the area shown in Appendix B to
2 Ordinance 12535 as UR-Urban Reserve, one DU per 5 acres. Existing p-suffix conditions whether
3 adopted through reclassifications or area zoning are retained by ~~((this))~~ Ordinance 12535. The language
4 from Section 1.D of ~~((this))~~ Ordinance 12535 shall be placed on the King County Zoning Atlas page #32
5 with a reference marker on the area affected by ~~((this))~~ Ordinance 12535.

6 J. The Northshore Community Plan Area Zoning is amended to add the Suffix “-DPA,
7 Demonstration Project Area, to the properties identified on Map A attached to ~~((this))~~ Ordinance 12627.

8 K. The 1997 area zoning amendments attached to this ordinance in Appendix A are
9 adopted as the official zoning control for those portions of unincorporated King County defined therein.
10 Existing P-suffix conditions whether adopted through reclassifications or area zoning are retained by this
11 ordinance.

12 SECTION 3. Ordinance 11620, Section 2 and K.C.C. 20.12.458 are each amended to read as
13 follows:

14 **The Four to One Program - Amending the Urban Growth Area to achieve open space.**
15 Rural area land may be added to the urban growth area in accordance with the following criteria in the
16 following manner.

17 A.All proposals to add land to the urban growth area under this program shall meet the
18 following criteria:

19 1. The land to be included is not zoned agriculture (A) or is in an area where a contiguous
20 band of publicly dedicated open space currently exists along the urban growth area line;

21 2. A permanent dedication to the King County open space system of four acres of open
22 space is required for every one acre of land added to the urban growth area;

23 3. The land added to the urban growth area must be physically contiguous to existing urban
24 growth area and must be able to be served by sewers and other urban services;

25 4. The minimum depth of the open space buffer shall be one half of the property width;

1 5. The minimum size of the property to be considered is 20 acres. Smaller parcels can be
2 combined to meet the 20 acre minimum.

3 6. Proposals for open space dedication and redesignation to the urban growth area must be
4 received between July 1, 1994 and December 31, 2006.

5 7. The total area added to the urban growth area as a result of this program shall not exceed
6 4000 acres. The department shall keep a cumulative total for all parcels added under this section.
7 Such total shall be updated annually through the plan amendment process.

8 8. Development under this section shall be residential development and shall be at a
9 minimum density of 4 dwelling units per acre. Site suitability and development conditions for both
10 the urban and rural portions of the proposal shall be established through the preliminary formal plat
11 approval process.

12 B. Proposals which add 200 acres or more to the urban growth area shall also meet the
13 following criteria:

14 1. Proposals shall include a mix of housing types including thirty percent below market rate
15 units affordable to low, moderate and median income households;

16 2. In proposals where the thirty percent requirement is exceeded, the required open space
17 dedication shall be reduced to 3.5 acres of open space for every one acre added to the urban growth
18 area.

19 C. Proposals which add less than 200 acres to the urban growth area and which meet the
20 affordable housing criteria in section B.1 above, shall meet a reduced open space dedication
21 requirement of 3.5 acres of open space for every one acre added to the urban growth area.

22 D. Requests for redesignation shall be evaluated to determine those which are the highest
23 quality with regard to but not limited to, fish and wildlife habitat, regional open space connections,
24 water quality protection, unique natural, cultural, historical or archeological resources, size of open
25 space dedication, and the ability to provide efficient urban services to the redesignated areas.

1 E. Proposals adjacent to incorporated area or potential annexation areas shall be referred to
2 the affected city for recommendations.

3 F. Proposals shall be processed as land use amendments to the comprehensive plan.

4 The open space acquired through this program shall be considered primarily as natural areas or
5 passive recreation sites. The following additional uses may be allowed only if located on a small
6 portion of the open space and are found to be compatible with the site's open space values and
7 functions such as those listed in I-204k:

8 1. trails;

9 2. natural appearing stormwater facilities;

10 3. compensatory mitigation of wetland losses on the urban designated portion of the project,
11 consistent with the King County Comprehensive Plan and the Sensitive Areas Ordinance; and

12 4. active recreation uses which are compatible with the functions and values of the open
13 space and are necessary to provide limited, low intensity recreational opportunities (such as mowed
14 meadows) for the adjacent Urban Area provided that: the active recreation is as near as possible
15 based on site conditions to the Urban Growth Area; the physical characteristics of the site, such as
16 topography, soils and hydrology are suitable for development of active facilities; the active recreation
17 area does not exceed five percent of the total open space acreage; and provided that no roads, parking,
18 or sanitary facilities are permitted. Development for active recreation allowed in the open space may
19 not be used to satisfy the active recreation requirements in K.C.C. 21A.

20 SECTION 4. Ordinance 8846, as amended, and K.C.C 20.12.170, Ordinance 7746, as
21 amended, and K.C.C. 20.12.180, Ordinance 10703, as amended, and K.C.C 20.12.210,
22 Ordinance 2883, as amended, and K.C.C. 220.12.240, Ordinance 10197, Sections 1, 3, as
23 amended, and K.C.C. 20.12.270, Ordinance 5080, as amended, and K.C.C. 20.12.300,
24 Ordinance 7837, as amended, and K.C.C. 20.12.320, Ordinance 10847, as amended, and

1 K.C.C. 20.12.340, Ordinance 9110, as amended, and K.C.C. 20.12.345, Ordinance 6422, as
2 amended, and K.C.C. 20.12.350, Ordinance 6986, as amended, and K.C.C. 20.12.360,
3 Ordinance 9499, as amended, and K.C.C. 20.12.440 are hereby repealed.

4 NEW SECTION SECTION 5. There is hereby added to K.C.C. 21.12 a new section
5 to read as follows:

6 The White Center Community Action Plan, a bound and published document (Attachment I)
7 as revised in the Attachements to Ordinance 11568 is adopted as an amplification and
8 augmentation of the Comprehensive Plan for King County and as such constitutes official
9 county policy for the geographic area of unincorporated King County defined therein.

10

1 SECTION 6. Severability. Should any section, subsection, paragraph, sentence, clause or phrase of this
2 ordinance be declared unconstitutional or invalid for any reason, such decisions shall not affect the
3 validity of the remaining portion of this ordinance.

4 INTRODUCED AND READ for the first time this _____ day of

5 _____, 19__.

6 PASSED by a vote of ___ to ___ this _____ day of _____, 19__.

7 KING COUNTY COUNCIL
8 KING COUNTY, WASHINGTON

9 _____
10 Chair

11 ATTEST:

12 _____
13 Clerk of the Council

14 APPROVED this _____ day of _____, 19__.

15 _____
16 King County Executive

17 Attachments:

18 A. 1997 Amendment to the 1994 King County Comprehensive Plan

19
20
21
22
23
24
25
26

**1997 AMENDMENT
to the
1994 KING COUNTY
COMPREHENSIVE PLAN**

***CHAPTER ONE
PLAN VISION***

NO CHANGE

1997 AMENDMENT
to the
1994 KING COUNTY
COMPREHENSIVE PLAN

CHAPTER TWO
URBAN LAND USE

Chapter 2

June 2, 1997

Executive Proposed

1 1994 King County Comprehensive Plan - Chapter 2 - Urban Land Use

2 AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN-
3 CHAPTER 2, URBAN LAND USE.
4

5 Amend policy U-410 and accompanying text as follows:

6 Development can and will occur within both Full Service Areas and Service Planning
7 Areas. ~~The significant difference between the Service Planning Areas and the Full~~
8 ~~Service Areas is that the latter has~~ have water supply to serve development uses and
9 densities consistent with the plan, public sewers now or within six years to serve
10 development uses and densities consistent with this plan, and transportation funding for
11 new growth. The Service Planning Areas are deficient in water supply and/or sewer
12 service.

13
14 **U-408 King County shall begin a subarea planning process with cities, service**
15 **providers and citizens to ensure sewer, water and transportation**
16 **improvements are coordinated and that high aquifer recharge issues are**
17 **addressed, with the objective of enabling development to occur according to**
18 **urban zoning, consistent with this plan.**

19
20 **U-409 In addition to providing guidance to King County and other service**
21 **providers developing land use and capital improvement plans, a Service**
22 **Planning Area designation shall inform property owners and prospective**
23 **developers that although a property may be zoned at urban densities,**
24 **individual development applications such as subdivisions or building permits**
25 **may be denied, or may not be accepted for vesting purposes by King County,**
26 **due to local or area-wide deficiencies in sewers, water or roads.**
27

1 **U-410** Whenever property owners or developers commit to fund their proportionate
2 share for improvements which remedy service deficiencies in sewers, water
3 and roads through developer contributions or through public-private
4 partnerships, then developments can proceed according to urban zoning and
5 applicable development regulations provided that water and sewer are
6 available, and road improvements to meet the level of service standards are
7 in a capital improvement program and can be completed within six years of
8 development, as required by the Growth Management Act. In the Service
9 Planning Areas, a development may proceed utilizing on-site systems on an
10 interim basis. Eventual connection to public sewers upon availability is
11 required.
12

13 ~~Development can and will occur in Service Planning Areas (yellow).~~ Within the entire
14 Urban Growth Area, King County commits funding for existing safety and maintenance
15 and pipeline transportation needs and for existing health, human, and public safety needs.
16 However, County transportation funds for new growth are deferred within the Service
17 Planning Areas. Development can occur if property owners demonstrate water and sewer
18 availability and compliance with transportation concurrency requirements or the property
19 owner funds the needed improvements. Water, sewer, and transportation certificates will
20 allow development to occur in the Service Planning Areas. Development may also occur
21 in the Service Planning Areas utilizing on-site systems in accordance with King County
22 Comprehensive Plan Policy F-310 and King County regulations. The use of on-site
23 systems is to be temporary until such time that sewers are available to the development.
24 This period of time is indefinite and dependent on the extension plans of the appropriate
25 sewer service provider.
26

27 Water and sewer availability is generally shown in adopted water and sewer
28 comprehensive plans and associated capital improvement plans of the service provider. In
29 this instance a certificate of availability will be given by the service provider to the
30 property owner. However, if service is not included in the service provider's
31 comprehensive plans and capital improvement plans, then the property owner may choose
32 to finance the service extension. In the case where the property owner is funding
33 improvements, a signed developer extension agreement can be used in place of a certificate
34 of availability.
35

36 The transportation certificate of concurrency is issued by the Department of Public Works.
37 The certificate means that the impacts of the new development will not exceed the level-of-
38 service standard for the area under consideration. However, if the impacts of the new
39 development require transportation improvements to comply with the level-of-service
40 standard, the developer may choose to fully fund the improvements to satisfy concurrency
41 requirements. In this case, a developer improvement agreement will be issued. The
42 agreement ensures the property owner will fully fund or construct the needed
43 improvements within the Concurrency Management System time requirements.
44

1 **U-411 Individual property owners may develop within the Service Planning Areas**
2 **when transportation concurrency certificates and water and sewer avail-**
3 **ability certificates are accepted by King County. Water and sewer certifi-**
4 **cates of availability and transportation certificates of concurrency must**
5 **satisfy the requirements defined in this Plan.**
6

7 Refer to Chapter Nine, Transportation, for more detailed information on the Transportation
8 Service Strategy and its relation to policies U-404 through U-407. For additional
9 information on how policy U-409 is administered see Chapter Thirteen, Planning and
10 Implementation. For a description of sewer and water availability certificates in the
11 Service Planning Areas, please refer to Chapter Eight, Facilities and Services.
12

13 Effect: This amendment clarifies that development can occur in the Service Planning Areas
14 utilizing on-site systems on a temporary basis. This change is consistent with existing
15 policies and text in Chapter Eight, Facilities and Services.



Chapter 2

June 2, 1997

Executive Proposed

1 1994 King County Comprehensive Plan - Chapter 2 - Urban Land Use

2 AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN-
3 CHAPTER 2, URBAN LAND USE.

4

5 Amend policy U-510 and accompanying text as follows:

6 **U-510 Sites for potential Urban Planned Developments (UPDs) may be designated**
7 **within the established Urban Growth Area to realize mutual benefits for the**
8 **public and the property owner. ~~Four~~ Three sites are designated through this**
9 **plan: ~~Grand Ridge~~ UPD, Northridge UPD, Blakely Ridge UPD and Cougar**
10 **Mountain Village UPD. Future UPD sites in the Urban Growth Area sites**
11 **shall be designated through a subarea planning process, or through a**
12 **comprehensive plan amendment initiated by the property owner.**

13 ~~The Grand Ridge area includes a UPD, public open space and rural areas. The exact uses~~
14 ~~and development standards for the urban and rural areas will be determined upon~~
15 ~~agreement to UPD development conditions by the Metropolitan King County Council.~~

16

17 **Effect: This is a "housekeeping" amendment to recognize that the urban portion of the**
18 **Grand Ridge property has annexed to the City of Issaquah, and is no longer subject to the**
19 **policies of the King County Comprehensive Plan.**



Chapter 2

June 2, 1997

Executive Proposed

1 1994 King County Comprehensive Plan - Chapter 2 - Urban Land Use

2 AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN-
3 CHAPTER 2, URBAN LAND USE.

4

5 Amend policy U-513 and preceding text as follows:

6 ~~Although Grand Ridge is designated as a Service Planning Area (yellow) it is understood~~
7 ~~that this UPD is intended to offer transit opportunities because of its higher urban density~~
8 ~~development. It is also understood that Grand Ridge requires major infrastructure planning~~
9 ~~and funding commitments prior to the time of a final developer extension agreement and~~
10 ~~other documentation. Therefore, the Comprehensive Plan acknowledges and supports the~~
11 ~~development of the Grand Ridge UPD. It will be treated as though it were a Full Service~~
12 ~~Area with transit priority (dark green) for the purpose of infrastructure planning and~~
13 ~~priorities. When the Metropolitan King County Council adopts the Grand Ridge UPD~~
14 ~~development conditions the Grand Ridge UPD will be designated as a Full Service Area~~
15 ~~with transit priority (dark green).~~

16 ~~**U-513 The Metropolitan King County Council's adoption of the Grand Ridge Urban**~~
17 ~~**Planned Development (UPD) development conditions will result in a change to**~~
18 ~~**the Service and Financing Strategy Map designation for Grand Ridge UPD**~~
19 ~~**from Service Planning Area to Full Service Areas with Transit.**~~

20

21 Effect: This is a "housekeeping" amendment to recognize that the urban portion of the
22 Grand Ridge property has annexed to the City of Issaquah, and is no longer subject to the
23 Service and Financing Strategy Map or policies of the King County Comprehensive Plan.

Chapter
2

June 2, 1997

Executive Proposed

1 1994 King County Comprehensive Plan - Chapter Two - Urban Land Use

2 **AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN-**
3 **CHAPTER TWO, URBAN LAND USE.**

4

5 Amend policy U-602 as follows:

6 **U-602 Designated Unincorporated Activity Centers are Kenmore, Aurora/Richmond,**
7 **White Center, Issaquah Employment Center, and Covington. The specific size**
8 **and boundaries of new Unincorporated Activity Centers and mix of uses**
9 **within them should be established through future planning efforts, based on**
10 **regional and local needs and constraints.**

11 Effect: This amendment would delete the Aurora/Richmond and Issaquah Employment
12 Center areas from the King County Comprehensive Plan's (KCCP's) list of designated
13 Unincorporated Activity Centers. In the case of Aurora/Richmond, this is a technical,
14 housekeeping change with no effect, because the entire area is within the City of Shoreline,
15 the incorporation of which became effective after policy U-602 was first adopted.

16 In the case of the Issaquah Employment Center, no changes to zoning of the properties
17 involved would occur, but the area's status as a group of commercial and industrial uses
18 outside a designated center would preclude zoning changes to allow more intensive uses
19 (e.g. from Community Business to Industrial) until the area is annexed by the City of
20 Issaquah. The existing zoning and uses would continue to be consistent with the KCCP
21 (see policies U-611 and U-612). The KCCP map amendment accompanying this policy
22 amendment also includes redesignation of part of an area known as Bush Lane from
23 Community Business to Commercial Outside of Centers. The existing zoning and uses
24 would continue to be consistent with the KCCP. The effect of this amendment also
25 would be to treat at least part of the Bush Lane area as part of the surrounding
26 commercial and industrial area for purposes of future land use studies and possible plan
27 amendments.

Chapter
2

June 2, 1997

Executive Proposed

1 1994 King County Comprehensive Plan - Chapter Two - Urban Land Use

2 **AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN-**
3 **CHAPTER TWO, URBAN LAND USE.**

4 _____

5 Amend policy U-611 as follows:

6 **U-611 Within the UGA but outside Unincorporated Activity Centers, Community**
7 **Business Centers and Neighborhood Business Centers, properties with existing**
8 **commercial and office uses should be zoned and regulated to preserve their**
9 **use into the future. No zone changes to these properties to allow other**
10 **nonresidential uses, or expansion of existing nonresidential uses onto other**
11 **properties, should occur unless or until a subarea planning process is**
12 **completed.**

13

14 Effect: In many cases, the properties referred to in policy U-611 received their zoning well
15 before the adoption of a community plan or either the 1985 or 1994 Comprehensive Plan.
16 The amendment would make it clear that when a Commercial Outside of Centers land use
17 map designation is applied to a property or group of properties referred to in this policy, a
18 subarea plan should be done to provide a planning basis for any zoning changes to allow
19 new nonresidential uses. This amendment would not require any changes to existing
20 commercial or industrial zoning now in place in areas designated Commercial Outside of
21 Centers.

Chapter
2

June 2, 1997

Executive Proposed

1 1994 King County Comprehensive Plan - Chapter Two - Urban Land Use

2 AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN-
3 CHAPTER TWO, URBAN LAND USE.

4

5 Amend policy U-612 as follows:

6 **U-612 Within the UGA but outside Unincorporated Activity Centers, properties with**
7 **existing industrial uses shall be protected. The County may use tools such as**
8 **special district overlays to identify them for property owners and residents of**
9 **surrounding neighborhoods. No zone changes to these properties to allow**
10 **other industrial uses, or expansion of existing industrial uses onto other**
11 **properties, should occur unless or until a subarea planning process is**
12 **completed.**

13

14 Effect: In many cases, the properties referred to in policy U-612 received their zoning well
15 before the adoption of a community plan or either the 1985 or 1994 Comprehensive Plan.
16 The amendment would make it clear that when a Commercial Outside of Centers land use
17 map designation is applied to a property or group of properties referred to in this policy, a
18 subarea plan should be done to provide a planning basis for any zoning changes to allow
19 new nonresidential uses. The amendment would not require any changes to existing
20 commercial or industrial zoning now in place in areas designated Commercial Outside of
21 Centers.

1997 AMENDMENT
to the
1994 KING COUNTY
COMPREHENSIVE PLAN

CHAPTER THREE
RURAL LAND USE

Chapter 3

June 2, 1997

Executive Proposed

1 1994 King County Comprehensive Plan - Chapter Three - Rural Land Use

2 AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN-
3 CHAPTER THREE, RURAL LAND USE.

4

5 Amend text following policy R-104 as follows:

6 **R-104 Except for the Blakely Ridge and Northridge Fully Contained Community**
7 **designations in Policy U-210, no new Fully Contained Communities are needed**
8 **in King County.**

9 ~~Policy R-104 establishes King County's position that new "fully contained communities"~~
10 ~~should not occur within the Rural Area. The King County Rural Area's land base is so~~
11 ~~small, and its road network and housing market are so integrated into those of the~~
12 ~~metropolitan area and its economy, that "containment" would not be possible. As~~
13 ~~discussed in Chapter Two, Urban Land Use, Fully Contained Communities (FCCs) may be~~
14 ~~established within as well as outside the UGA. If located outside the UGA, the County~~
15 ~~must reserve a portion of its 20-year population projection allocation to FCCs and reduce~~
16 ~~the UGA accordingly, and such FCCs must comply with criteria for approval in RCW~~
17 ~~36.70A.350. The County determined that the Blakely Ridge and Northridge master~~
18 ~~planned developments are appropriate for designation as an FCC. The Blakely Ridge and~~
19 ~~Northridge master planned developments remain within the UGA because when the UGA~~
20 ~~was established in 1994, they were intended to accommodate a portion of the 20-year~~
21 ~~population projection. Policy R-104 further clarifies that no additional FCCs, either within~~
22 ~~or outside the UGA, are needed to meet the growth and housing needs of King County.~~
23 See Chapter Six, Natural Resource Lands, for policies on the Snoqualmie Summit
24 recreation area and its relationship to the Growth Management Act's provisions for "master
25 planned resorts".

1

2

3

Effect: This is a “housekeeping” amendment that reconciles the text with policy changes made in 1996.

KING COUNTY TRANSFER OF DEVELOPMENT RIGHTS PROGRAM

POTENTIAL POLICY AND CODE AMENDMENTS

INTRODUCTION

King County Comprehensive Plan policies R-203 and R-217 call for the development of a mechanism to allow transfers of density from Rural areas to Urban areas. Policy R-207A also calls for a study to determine if some Rural-designated areas would also be suitable to receive density transferred from other properties within the Rural area. Consistent with these directives, the King County Department of Natural Resources is developing a Transfer of Development Rights (TDR) Program. The goals of the program are to preserve rural farm and forest lands, and to redirect residential growth from farm and forest lands to appropriate urban and rural areas. As one of several incentives available to rural landowners, the TDR Program will use the private real estate market rather than regulations or public purchases to preserve rural farm and forest lands.

Development rights will be sold from parcels located in the Rural Farm and Forest Districts (called "sending areas"), and purchased in urban or rural areas (called "Receiving Areas"), through private transactions between sending and receiving landowners, similar to conventional real estate transactions.

Transferring development rights from one site to another requires separating the development right from the rest of the property. The owner selling the development right receives a financial benefit, can retain the land itself, and continue to use it for forestry, farming or open space. The buyer acquires the rights to build additional houses (up to a maximum level) on one or more other sites. The transfer of development rights is recorded in public records, and diminishes the estate of the selling property.

THE RECEIVING AREAS PLAN

During 1997 King County will be preparing the Receiving Areas Plan and integrated environmental impact analysis to identify areas where it is environmentally feasible to receive additional development rights through transfers. A market study will be also prepared to analyze the financial aspects of development rights transfers to potential buyers and sellers.

The objectives of the Receiving Areas Plan are:

- Identify environmentally feasible geographic areas in urban and rural unincorporated King County as Receiving Areas for additional residential density; and,
- Develop and analyze the code provisions needed to allow rural to rural transfers while maintaining rural character and minimizing environmental impacts.

The King County Zoning Code (21A.36 - Transfer of Development Credits) currently allows development rights transfers only into *urban* areas of unincorporated King County. Residential density may be increased by 50% through the transfer of development rights from off-site.

King County has identified two potential Rural receiving area categories, the RA-2.5 zone and the “New Rural” area. Current development standards for the RA-2.5 zone allow a base density of one dwelling per five acres. “New Rural” lands were formerly designated as Urban or Transitional under the 1985 Comprehensive Plan, and currently are designated Rural under the 1994 Comprehensive Plan. New Rural areas are zoned mostly as RA-5 (one dwelling per five acres) and RA-10 (one dwelling per 10 acres).

The Plan will likely recommend amending the King County Zoning Code and Zoning Map to allow transfers of residential development rights into portions of the RA-2.5 and New Rural areas through the designation of a TDR Special District Overlay (SDO). Having some rural Receiving Areas would not increase the total number of future residences in the Rural Area of King County because for every residence transferred *into* a Rural Receiving Area, a corresponding unit would be transferred *out of* the Rural Farm and Forest Districts. The overall TDR Program, in fact, could transfer many of the development rights to urban areas of unincorporated King County, which would reduce overall rural growth levels.

FACTORS IN THE RECEIVING AREA ANALYSIS

Transportation Concurrency - Areas without concurrency are considered to be unfeasible for additional density, because the roadways currently exceed concurrency standards under existing residential densities.

Water Supply - Water districts where the projected demand equals or exceeds supply in year 2006 were assumed as infeasible for additional density, because water would not be available.

Sewer Service - Urban Receiving Areas would need public sewer service. Rural Receiving Areas will not be analyzed for sewer, because additional density at a rural level of development would not require public sewer service.

Additional Factors -

- Community interest, benefits and acceptance

- Natural environmental criteria; and
- Newly incorporated cities in King County

CHANGES TO KING COUNTY POLICIES AND CODES FOR RURAL RECEIVING AREAS

Implementation of the TDR Receiving Areas Plan will require amendments to the King County Comprehensive Plan, the Zoning Code, and the Zoning Map to allow transfers of residential development rights into *rural* areas of King County. Currently Countywide Planning Policy LU-14 and Comprehensive Plan policies R-203, R-217, and R-207A) allow *rural* Receiving Areas but the zoning code has not yet been amended to implement these policies.

Zoning Code Chapter 12 (Densities and Dimensions), Chapter 36 (Transfer of Development Credits) and Chapter 38 (Special District Overlays) would be need to be amended to allow residential development at a maximum density of one dwelling per 2.5 acres in Rural Receiving Areas. While this represents a 100% increase over the base density levels, rural character and rural levels of public services would be maintained, and urban densities and urban services (e.g., sewer service) would not be allowed. The following actions would be required:

The TDR Receiving Area Plan would be adopted as a subarea plan and will likely propose the following:

- New policies would be adopted to define the criteria for establishing and modifying the TDR Special District Overlay;
- Rural Receiving Areas would be designated through a Special District Overlay (SDO)
- and
- An ordinance proposing zoning code amendments would be adopted as development
- regulations required to implement TDR.

REVIEW SCHEDULE

Early July – Public Review Draft of Receiving Areas Plan/SEPA addendum issued

July-/August – Public Meetings and Public Comment Period for Receiving Areas Plan/SEPA Addendum

September – Final Receiving Areas Plan/SEPA Addendum prepared

September/October – Final Receiving Areas Plan (submitted as a subarea plan) and Implementing Regulation Ordinance transmitted from the Executive to Council

CONTACTS FOR FURTHER INFORMATION

King County is interested in your input on the TDR Program. To get further information and/or be added to the mailing list, contact:

Connie Blumen, Public Involvement Coordinator
Kamuron Gurol, TDR Program Manager

296-7809
205-0705

TDR Program Fax

296-1473

Email addresses

kamuron.gurol@metrokc.gov
connie.blumen@metrokc.gov

Chapter 3

June 2, 1997

1 1994 King County Comprehensive Plan - Chapter Three - Rural Land Use

2 AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN-
3 CHAPTER THREE, RURAL LAND USE.

4
5 Amend policy R-314 as follows:

6 **R-314** The industrial area adjacent to the Rural Neighborhood of Preston shall be
7 recognized with appropriate zoning for industrial uses. This area is
8 designated for industrial uses to recognize existing industrial uses and vested
9 applications for new industrial development. The boundaries of this
10 industrial area are permanent. No expansion of the designated industrial
11 area will be permitted, and any effort to expand its boundaries is recognized
12 as contrary to the Growth Management Act, including the 1997 amendments.
13 provided that Any industrial development or redevelopment in the designated
14 industrial area (excluding reconstruction in the event of accidental damage or
15 destruction) shall be conditioned and scaled to maintain and protect the rural
16 character of the area as defined in RCW 36.70A.030(14) and to protect
17 sensitive natural features. New industrial development or redevelopment on
18 lots not subject to restrictions and conditions consistent with those reflected
19 in Auditor's File No. must be dependent upon being in the rural area. New
20 industrial development or redevelopment (excluding existing structures and
21 site improvements or those vested by applications as of May 22, 1997) must
22 be dependent upon being in the rural area and be compatible with the
23 functional and visual character of rural uses in the immediate vicinity; and
24 must not encourage or facilitate conversion or re-designation of nearby Rural
25 and Rural Neighborhood lands to commercial, industrial or urban uses. The
26 boundaries of this industrial area shall be those properties within the Preston
27 Industrial Water System, as set by King County Ordinance No. 5948, with
28 the exception of the northeast parcel that is upland of the existing industrial
29 development.

1

2 **Effect:** This amendment strengthens and clarifies the intent of the policy to limit
3 expansion of the industrial area adjacent to the Rural Neighborhood of Preston, recognizes
4 recent changes to the Growth Management Act enacted in 1997, and supports a settlement
5 agreement reached by Preston community members and Preston area industrial property
6 owners. The settlement agreement has not yet been recorded at with the Auditor; the
7 Auditor's file number will be added to the policy once established.

**Chapter
3**

June 2, 1997

1 1994 King County Comprehensive Plan - Chapter Three - Rural Land Use

2 AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN-
3 CHAPTER THREE, RURAL LAND USE.

4
5 Amend policy R-315 and preceding text as follows:

6

7 ~~There are also sites within the Rural Neighborhood of Preston on which resource-based~~
8 ~~industrial uses have historically occurred and in some cases, like the Preston Mill Site,~~
9 ~~continue to occur. The sites were designated for industrial use or for future consideration~~
10 ~~of such uses through the Snoqualmie Valley Community Plan and Area Zoning, either~~
11 ~~through zoning that permitted existing or future industrial uses or through a P suffix~~
12 ~~condition that called for future consideration of industrial zoning through a Plan~~
13 ~~Amendment Study. The County recognizes that these sites are important to the economic~~
14 ~~well-being of Preston and provide jobs for many of the residents of Preston.~~

15

16 ~~Since the future uses of such sites can substantially affect the rural character of Preston as~~
17 ~~well as protect surrounding sensitive areas, outright industrial or other new zoning is not~~
18 ~~appropriate at this time.~~

19

20 ~~Since these sites have twice been the subject of a community-based planning process~~
21 ~~which has already determined the appropriateness of industrial or mixed use zoning on~~
22 ~~these sites, they should be given potential industrial or mixed use zoning, the actualization~~

1 of which is contingent on the completion of appropriate environmental review and
2 compliance with the property specific design and development standards set forth in the
3 Preston Village Community Plan transmitted to the King County Council in November,
4 1993.

5
6 ~~**R 315 Sites within the Rural Neighborhood of Preston that were designated in the**~~
7 ~~**Snoqualmie Valley Community Plan and Area Zoning for future consideration**~~
8 ~~**for industrial uses, based on existing site uses or proximity to industrially used**~~
9 ~~**sites shall be given potential industrial or community business zoning based on**~~
10 ~~**designations agreed upon in the Preston Village Community Plan submitted to**~~
11 ~~**the King County Council in November, 1993 and subject to appropriate**~~
12 ~~**environmental review. Any application for potential zoning actualization,**~~
13 ~~**however, 1) shall be extensively conditioned to maintain the rural character**~~
14 ~~**and scale of the adjacent Rural Neighborhood and to protect sensitive features**~~
15 ~~**of the environment; and 2) shall be limited to uses that are dependent upon**~~
16 ~~**location in the Rural Area and are compatible with the functional and visual**~~
17 ~~**character of rural uses in the immediate area. Such sites may be denied**~~
18 ~~**actualization of industrial or mixed use zoning where such sites are found to**~~
19 ~~**be too sensitive or too near a sensitive area to permit adequate mitigation even**~~
20 ~~**where mitigating conditions are proposed.**~~

21 Effect: There are three parcels of land within the Rural Neighborhood of Preston with
22 potential industrial zoning (and potential community business zoning): the Preston Mill
23 site (two parcels) which is now owned by the Trust For Public Land, and a .07 acre site
24 immediately adjacent to the Preston Mill site owned by the Preston Baptist Church. King
25 County will purchase the Preston Mill site from TPL for inclusion in the King County
26 Open Space system. It appears the potential industrial/community business zoning was
27 placed in error on the Preston Baptist Church site. Regardless, without
28 industrial/community business development on the Preston Mill site, the .07 acre (3050
29 square foot) site is not viable for future industrial or commercial use. Deletion of this
30 policy and text would preclude actualization of the potential industrial/community business
31 zoning on these three sites and future designation of industrial land within the Rural
32 Neighborhood.

1997 AMENDMENT
to the
1994 KING COUNTY
COMPREHENSIVE PLAN

CHAPTER FOUR
ECONOMIC DEVELOPMENT

NO CHANGE

1997 AMENDMENT
to the
1994 KING COUNTY
COMPREHENSIVE PLAN

CHAPTER FIVE
HOUSING

NO CHANGE

1997 AMENDMENT
to the
1994 KING COUNTY
COMPREHENSIVE PLAN

CHAPTER SIX
NATURAL RESOURCE LANDS

**Chapter
6**

June 2, 1997

Executive Proposed

1 1994 King County Comprehensive Plan - Chapter Six - Natural Resource Lands

2 **AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN-**
3 **CHAPTER SIX, NATURAL RESOURCE LANDS**

4
5 Amend text preceding policy RL-209 as follows:

6 **D . F o r e s t L a n d C o n v e r s i o n s**

7 Adverse environmental impacts associated with forest practices have the potential to heal
8 over time, whereas those associated with development are usually permanent. For this
9 reason, forest lands being converted to non-forest uses must be managed to control the
10 manner and extent of alteration and to minimize environmental impacts. Higher land
11 clearing and grading standards than those that apply under the Forest Practices Act must be
12 used, for example, to protect surface and ground water quality and quantity, control storm
13 water runoff and minimize damage to fish and wildlife habitat. (see Chapter Seven, Natu-
14 ral Environment.)

15
16 The best opportunity to manage forest land conversions occurs at the state and local
17 permitting stages. When conducting forest practices that have direct potential to damage
18 public resources as described in Washington Administrative Code (WAC 222-16-050),
19 landowners must apply to the Washington Department of Natural Resources (DNR) for a
20 Forest Practices Permit. Landowners choosing to remain in forestry must state their intent
21 to do so on the Forest Practice Application and must conduct their forest practices in
22 compliance with the standards of the Washington Forest Practices Act, administered by the
23 DNR. Should these landowners decide to convert their land within six years of the Forest
24 Practice Application date, King County has the option to impose a six-year development
25 moratorium, ~~unless the site has been harvested according to King County standards or the~~
26 ~~landowners are willing to restore the site to those standards.~~

27

1 **RL-209 King County shall exercise the option to impose a six-year development**
2 **moratorium for forest landowners who do not state their intent to convert at**
3 **the time of Forest Practice Application and who do not harvest the site**
4 **according to a King County approved Conversion Option Harvest Plan. For**
5 **cases where land under moratorium is sold, King County should develop**
6 **means to ensure that buyers are alerted to the moratorium.**

7

8

9 Effect: This is a “housekeeping” amendment to make the text preceding policy RL-209
10 consistent with the policy, which was amended in 1996. The text amendment has no effect
11 on policy or on the administration of forest practice permits.

Chapter 6

June 2, 1997

Executive Proposed

1 1994 King County Comprehensive Plan - Chapter Six - Natural Resource Lands

2 **AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN-**
3 **CHAPTER SIX, NATURAL RESOURCE LANDS**

4

5 Amend policy RL-210 and accompanying text as follows:

6

7 Landowners choosing to convert their land to non-forest uses also must state their intent on
8 the Forest Practice Application and, as provided in the Forest Practices Act, must conduct
9 their forest practices according to applicable local government regulations. In King
10 County, conversions require a Clearing and Grading Permit conditioned in accordance with
11 the King County Sensitive Areas Ordinance, which contains standards more protective of
12 the environment than those prescribed by the Forest Practices Act.

13

14 ~~The Forest Practices Act also authorizes the DNR, in consultation with local government~~
15 ~~and tribes, to designate "Areas Likely to Convert", commonly referred to as "ALTCs." An~~
16 ~~ALTC designation means that, unless the landowner demonstrates otherwise, conversion to~~
17 ~~non-forest use is assumed to occur and regulated accordingly. Because Rural forest lands~~
18 ~~experience conversion as well as urban-designated lands, an ALTC is not the equivalent of~~
19 ~~the Urban Growth Area.~~

20

21 **RL-210 King County should work with all affected parties and the Washington**
22 **Department of Natural Resources to designate appropriate Areas Likely to**
23 **Convert (ALTCs) under a signed Memorandum of Agreement to be signed**
24 **by March 1, 1995. King County's ALTC should include the Urban Growth**
25 **Area, and those Rural areas not considered for a Rural Forest District**
26 **designation. improve the management of forest practices in the urban and**
27 **rural areas and to ensure that forest practices related to conversion comply**
28 **with County regulations.**

29

1

2

3

4

5

6

7

Effect: This amendment removes the direction to adopt an “Area Likely to Convert” (ALTC) under a Memorandum of Agreement with Washington Department of Natural Resources. The policy is now more general, with the direction to work with WADNR to improve the management of forest practices in the rural and urban areas, the areas most likely to convert to nonforest use. The amended policy gives more flexibility in achieving the goal of improved management of forest practices.

Chapter 6

June 2, 1997

Executive Proposed

1 1994 King County Comprehensive Plan - Chapter Six -Natural Resource Lands

2 **AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN-**
3 **CHAPTER SIX, NATURAL RESOURCE LANDS.**

4

5 Amend policy and text of RL- 305 as follows:

6 ~~Livestock, dairy and large-scale commercial row crop operations require Agriculture~~
7 ~~requires large parcels of land to allow for production which is profitable and sustainable.~~
8 ~~For soils primarily suited as pasture for dairy operations at least 60 acres appears to be~~
9 ~~needed for commercial production. For soils suitable for row crops or other livestock,~~
10 ~~Generally, 35 acres is needed for full-time wholesale commercial production of such~~
11 ~~products berries or vegetables. Specialty agricultural products, products that are direct-~~
12 ~~marketed and part-time farming enterprises generally need less acreage to be profitable.~~

13
14 **RL-305 Lands within Agricultural Production Districts should remain in parcels large**
15 **enough for commercial agriculture. Residential C clustering of new dwelling**
16 **units should be encouraged for any new dwellings. In areas particularly**
17 **suitable for dairy farming, Within districts not yet affected by prior**
18 **subdivision or lot segregation a density of one dwelling unit per 60 35 acres or**
19 **clusters of lots at an average density of one dwelling unit per 60 35 acres may**
20 **be preferable to current zoning. Where the potential for full-time commercial**
21 **crop production exists, density should be one dwelling unit per 35 acres.**
22 **should be required. Where extensive subdivision and development of parcels**
23 **has already occurred, the density should be not exceed one dwelling unit per 10**
24 **acres. The County should accommodate the need of farmers to provide on-site**
25 **housing for employees, where this can be accomplished without unnecessarily**
26 **removing land from agricultural use or conflicting with other public interests.**
27 **King County should work with the Agricultural Commission to implement any**
28 **changes in zoning by December 31, 1996.**

29
30

1 **Effect:** There will be no change to the existing mix of A-35 or A-10 zoning in the APDs.
2 During 1997, staff and the King County Agriculture Commission will be presenting a
3 proposal that will address the issue of additional on-site housing for agricultural
4 employees.

**Chapter
6**

June 2, 1997

Executive Proposed

1 1994 King County Comprehensive Plan - Chapter Six - Natural Resource Lands

2 **AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN-**
3 **CHAPTER SIX, NATURAL RESOURCE LANDS.**

4

5 Amend policy RL-308 as follows:

6 **RL-308 Active recreational facilities should not be located within Agricultural**
7 **Production Districts , except when property is acquired using voter approved**
8 **recreation funds that pre-date designation of the subject Agricultural**
9 **Production District . When new parks or trails are planned for areas within or**
10 **adjacent to Agricultural Production Districts, King County should work with**
11 **farmers to minimize impacts to farmland and agricultural operations.**

12 Effect: This amendment expands the range of active recreation projects authorized within
13 Agricultural Production Districts (APDs) to recognize prior County commitments to voter-
14 approved recreation projects. The expansion of uses is limited to projects that pre-date the
15 establishment of the APD.

**Chapter
6**

June 2, 1997

Executive Proposed

1 1994 King County Comprehensive Plan - Chapter Six - Natural Resource Lands

2 **AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN-**
3 **CHAPTER SIX, NATURAL RESOURCE LANDS.**

4

5 Amend policy RL-310 as follows:

6 **RL-310 ~~The remaining p~~Prime farmlands in the Urban Growth Area should be**
7 **~~evaluated in 1996 for their potential value for food production. Those areas~~**
8 **~~that could continue to perform~~ that are capable of performing small-scale**
9 **agricultural activities, such as market gardens, small-scale livestock opera-**
10 **tions, community pea patches or as educational or research farms, ~~shall be~~**
11 **zoned for agriculture. ~~should be encouraged to utilize the County's incentive~~**
12 **programs as support for remaining in agricultural use.**

13

14 **Effect:** There will be no additional "A" zoned lands within the Urban Growth Area
15 outside of the Agricultural Production Districts. Non-acquisition incentive programs will
16 be directed to any lands supporting agriculture within the Urban Growth Areas.

Chapter 6

June 2, 1997

1 1994 King County Comprehensive Plan - Chapter 6 - Natural Resources Lands

2 AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN-
3 CHAPTER 6, NATURAL RESOURCES LANDS.
4

5 Amend the Mineral Resources Map and the accompanying Mineral Resources Property
6 Information Matricies as follows:

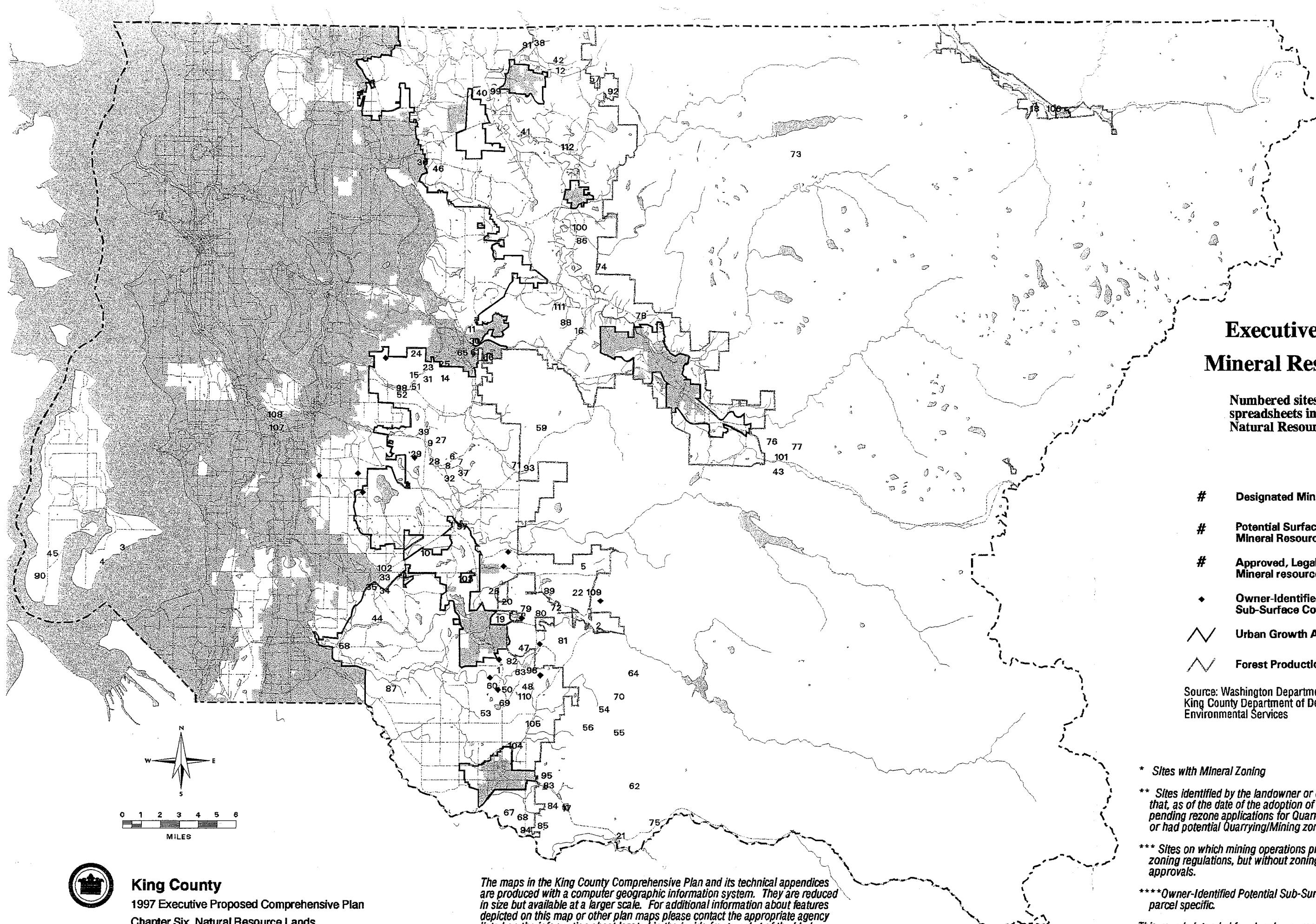
7 Site #41 shall be redesignated from Approved, Legal, Non-Conforming Mineral Resource
8 Sites to Potential Surface Mineral Resource Sites.

9

10 Effect: There will be no change in the land use designation , zoning or permitting process
11 for the 117 acre site #41, which is comprised of six parcels zoned RA-10, potential M and
12 RA-10/A-35, potential M. For informational purposes, the Mineral Resource Map shows
13 properties which have been determined to have a Legal, Non-Conforming mineral resource
14 use as determined by the Department of Development and Environmental Services. Site
15 #41 has not yet been determined to have Legal, Non-Conforming status in accordance with
16 DDES' review standards. Regardless of how the site is depicted on the Mineral Resource
17 Map, the property owner must still meet DDES' review standards for Legal, Non-
18 Conforming status before a clearing and grading permit can be approved. Designating the
19 site as a Potential Surface Mineral Resource site remedies confusion over how the site can
20 be developed. Under the Potential Surface Mineral Resource designation, the property
21 owner can seek Legal Non-Conforming status through DDES' review process and if
22 successful, seek approval of a clearing and grading permit consistent with the geographical
23 and operational extent of the established Legal, Non-Conforming use. As an alternative,
24 the property owner can apply for a rezone to Mineral (M) zoning.

1997 COMPREHENSIVE PLAN UPDATE MINERAL RESOURCES PROPERTY INFORMATION

POTENTIAL SURFACE MINERAL RESOURCE SITES												
#	Type	RP #	Parcel#	Taxpayer	Site Name	Operator	Product	Acres	Zoning	Potential Zoning	Land Use	Potential Site Type
41	POT	3	3126079007	ALBERG THOMAS A				19.24	RA10	M	rr	POT-M
41	POT	3	3126079008					18.7	RA10	M	rr	POT-M
41	POT	3	3126079011					20.09	RA10/A35	M	rr/ag	POT-M
41	POT	3	3126079039					16.38	RA10	M	rr	POT-M
41	POT	3	3126079040					19.45	RA10	M	rr	POT-M
41	POT	3	3626069013					23.26	RA10/A35	M	rr/ag	POT-M
42	POT	4	0826079020	THOMPSON ROBERT J+ AMBER D				1.41	RA10	M	rr	POT-M
42	POT	4	1726079001					9.86	RA10	M	rr	POT-M
43	POT	5	3223099013	THOMPSON, ROBERT				145.49	F	m	ff	IN FPD
44	POT	8	1121059001	B & M INVESTMENTS INC				13.9	RA5P	M	rr	POT-M
44	POT	8	1121059002					40.19	RA5P	M	rr	POT-M
44	POT	8	1121059003					40	RA5P	M	rr	POT-M
44	POT	8	1121059004					34.93	RA5P	M	rr	POT-M
44	POT	8	1121059016					29.99	RA5P	M	rr	POT-M
44	POT	8	1121059030					5.53	RA5P	M	rr	POT-M
44	POT	8	1121059031					6.42	RA5P	M	rr	POT-M
44	POT	8	1121059046					1.45	RA5P	M	rr	POT-M
44	POT	8	1121059048					1.34	RA5P	M	rr	POT-M
45	POT	11	2522029016	DOANE FAMILY LTD, PARTNERSHIP				60.39	RA10P/RA5P	M	rr	POT-M



Executive Proposed Mineral Resources 1997

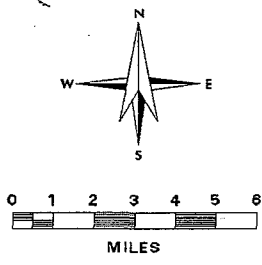
Numbered sites correspond to
spreadsheets in Chapter Six,
Natural Resource Lands.

- # Designated Mineral Resource Sites *
- # Potential Surface Mineral Resource Sites **
- # Approved, Legal, Non-Conforming Mineral resource Sites ***
- ◆ Owner-Identified Potential Sub-Surface Coal Sites ****
- Urban Growth Area Line
- Forest Production District Line

Source: Washington Department of Natural Resources;
King County Department of Development and
Environmental Services

- * Sites with Mineral Zoning
- ** Sites identified by the landowner or operator and sites that, as of the date of the adoption of this plan, had pending rezone applications for Quarrying/Mining zoning or had potential Quarrying/Mining zoning.
- *** Sites on which mining operations pre-date King County zoning regulations, but without zoning or other land use approvals.
- **** Owner-Identified Potential Sub-Surface Coal Sites are not parcel specific.

This map is intended for planning purposes only and is not guaranteed to show accurate measurements.



King County
1997 Executive Proposed Comprehensive Plan
Chapter Six, Natural Resource Lands

The maps in the King County Comprehensive Plan and its technical appendices are produced with a computer geographic information system. They are reduced in size but available at a larger scale. For additional information about features depicted on this map or other plan maps please contact the appropriate agency listed on the information sheet located in the inside front pocket of the binder, or call the Growth Management Hotline at 296-8777.

1997 AMENDMENT
to the
1994 KING COUNTY
COMPREHENSIVE PLAN

CHAPTER SEVEN
NATURAL ENVIRONMENT

NO CHANGE

1997 AMENDMENT
to the
1994 KING COUNTY
COMPREHENSIVE PLAN

CHAPTER EIGHT
FACILITIES AND SERVICES

NO CHANGE

1997 AMENDMENT
to the
1994 KING COUNTY
COMPREHENSIVE PLAN

CHAPTER NINE
TRANSPORTATION

POLICIES, TRANSPORTATION NEEDS REPORT AND FINANCIAL FORECASTS

INTRODUCTION

The Growth Management Act (RCW 36.70A.070) requires comprehensive plans to contain a transportation element which includes transportation policies and the identification of current and future transportation needs. The needs should be coordinated and consistent with the land use element and help to carry out the plan. Additionally, the Act requires a financial analysis of transportation funding to evaluate the capability of providing for the needs.

The Transportation Needs Report (TNR) identifies the transportation system needs to meet current and future travel demand based upon the adopted King County Comprehensive Plan. The update cycle for the TNR is tied directly to the schedule for annual amendments to the Comprehensive Plan and development of the capital improvement program. The accompanying Financial Forecast evaluates the financial ability of the County to meet the transportation needs based on a 20 year forecast.

Each year the TNR and Financial Forecasts are revised to reflect the most recent land use changes, project amendments, costs, and financial assumptions. Information from this TNR document will be adopted as part of the 1997 Comprehensive Plan Amendment. The information will become the "1998 Transportation Needs Report" and will be used to help formulate the 1998 Capital Improvement Program.

TRANSPORTATION POLICIES

The 1997 amendment to the Transportation chapter will contain a revision to policy T-603, which will clarify and detail the County's approach to funding road improvements in potential annexation and incorporating areas. At present, policy T-603 speaks in general terms concerning the joint funding of such projects through interlocal agreements with affected cities. The revised policy will propose to clarify the County's responsibilities in various situations, and to tie the revised policy to growth and concurrency needs.

WHAT IS THE TNR?

The continuing emphasis in the TNR is the reflection of total transportation needs throughout King County so that the Department's resources serve the whole county. It includes all transportation needs in unincorporated King County and countywide significant projects in cities, adjacent counties and on State highways.

In 1997, a new emphasis of the TNR will be to incorporate and integrate more transit related projects into the document. This emphasis stems from policy direction for developing a

multimodal transportation system, the consolidation of transit and transportation functions into the new Department of Transportation, and the adoption of the "1995 Six-Year Transit Development Plan."

The project list identifies transportation needs from a number of adopted County plans. Since the TNR is a planning-level document, in most cases further detailed study will be required to determine if projects are feasible from an environmental, financial or cost-benefit perspective and to determine the specific design requirements for the project.

PURPOSES OF THE TNR

The TNR helps King County make decisions on planning and funding transportation improvements. It provides an important link between land use and planning established by the Comprehensive Plan and the annual programming of capital funds for transportation. Its primary use is to assist in the formulation of the Capital Improvement Program (CIP). The CIP sets out the schedule for phasing projects and programming funds over the next six years.

TNR ROLE IN TRANSPORTATION CONCURRENCY MANAGEMENT

The TNR helps to coordinate transportation improvements between King County and other jurisdictions such as the Washington State Department of Transportation (WSDOT), adjacent cities and counties and within the King County Department of Transportation. By clearly showing where King County intends to make improvements and the priority of these projects, other jurisdictions can schedule their improvements to coincide with the County's work. Additionally, the private sector development community can identify areas where new growth can be accommodated by improved facilities.

The TNR serves as a major source of information in the review of proposed land developments and in determining appropriate mitigation measures required as a condition of new development approval. The County's Mitigation Payment System (MPS) uses the TNR to identify growth projects that will be part of the impact fee system.

The TNR plays a significant role in evaluating the difference between identified transportation needs and future expected revenues for King County. This annual analysis assesses the County's ability to keep pace with the demands of growth and in deciding on financial strategies to deal with unmet needs.

THE ROLE OF FINANCIAL FORECASTS

The Growth Management Act requires each comprehensive plan's transportation element to discuss transportation financing including 1) funding capability of revenues to meet needs, 2) preparation of a multiyear financing plan, and 3) a discussion of strategies for a funding shortfall. Item 3) has been discussed in the original Plan, while items 1) and 2) will be updated as part of this and subsequent plan amendments.

A Financial Forecast is prepared annually as part of the budget and capital improvement program development cycle. This information is also used to update the funding analysis for the Comprehensive Plan. Needs from the TNR are compared with revenues for capital improvements (after revenues for operation and maintenance have been allocated) to determine the funding status for the Plan's transportation element. This information is reflected in the Plan's narrative discussion and financial tables.

REFERENCE TO THE "1995 SIX-YEAR TRANSIT DEVELOPMENT PLAN"

The 1997 TNR reflected the first year of incorporating transit changes based on the December 1995 "Six Year Transit Development Plan". The 1998 TNR will continue to reflect the transit capital improvements based on the December 1995 "Six Year Transit Development Plan"(6YTDP). The 6YTDP identifies future transit service changes and capital improvements to support the Plan. The 1998 TNR identifies arterial and transit related projects that will help implement the 6YTDP.

OTHER AGENCIES' AND CITIES' REVIEW

Early in 1997, the TNR was distributed to cities in King County for review of projects within their boundaries. The project list was also distributed to the Washington State Department of Transportation, Snohomish and Pierce Counties, and within the King County Department of Transportation. The goal was to update the status of local projects, to inform King County of new regionally significant project recommendations and to coordinate the implementation of any joint projects with King County. Projects involving these other agencies were changed to reflect the new information.

TNR CHANGES FOR 1998

The update of the TNR for 1998 will incorporate the following changes:

- Technical revisions to reflect completed projects, cost updates, and project scope changes
- New projects in Activity Centers and "Full Service-Transit Priority Areas"
- Transportation concurrency needs
- Emergency projects from last winter's flooding
- Arterial circulation and access projects for new growth
- Multi-modal projects, such as those supporting the RTA
- Changes caused by recent annexations and incorporations

No new transportation projects resulting from land use amendments to the Comprehensive Plan are envisioned at this time.

The schedule for preparation of the new TNR, the Financial Forecasts and resulting changes to policy T-603 calls for completing an Executive Proposed draft by August, 1997.

1997 AMENDMENT
to the
1994 KING COUNTY
COMPREHENSIVE PLAN

CHAPTER TEN
PARKS, RECREATION, AND OPEN
SPACE

NO CHANGE

1997 AMENDMENT
to the
1994 KING COUNTY
COMPREHENSIVE PLAN

CHAPTER ELEVEN
CULTURAL RESOURCES

NO CHANGE

1997 AMENDMENT
to the
1994 KING COUNTY
COMPREHENSIVE PLAN

CHAPTER TWELVE
ENERGY AND
TELECOMMUNICATIONS

NO CHANGE

1997 AMENDMENT
to the
1994 KING COUNTY
COMPREHENSIVE PLAN

CHAPTER THIRTEEN
PLANNING AND IMPLEMENTATION

Chapter 13

June 2, 1997

Executive Proposed

1 1994 King County Comprehensive Plan -Chapter Thirteen- Planning and Implementation

2 **AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN-**
3 **CHAPTER THIRTEEN, PLANNING AND IMPLEMENTATION.**

4
5 Amend text preceding policy I-201 as follows:

6 **2. Amending the Comprehensive Plan ~~Land Use Map~~**

7
8 The ~~official Comprehensive Plan Land Use Map~~ can be amended only once a year except as
9 provided in RCW 36.70A.130. The Urban Growth Area line must be reviewed at least every
10 ten years. The boundaries between the Urban Growth Area, Rural Area and Natural
11 Resource Lands are intended to be long-term and unchanging. Changes to ~~land-use~~
12 ~~designations the Comprehensive Plan~~ will only occur after analysis, full public participation,
13 notice, and environmental review ~~and an official update of the Comprehensive Plan~~.

14
15 **I-201 Amendments to the Comprehensive Plan Land Use Map should be subject to**
16 **the same requirements as those for policies I-202 and I-203.**

17
18 Effect: This is a "housekeeping" amendment that clarifies all amendments are subject to
19 the analysis in I-202 and that State law provides for exceptions to the annual amendment
20 requirement.

Chapter 13

June 2, 1997

Executive Proposed

1 1994 King County Comprehensive Plan - Chapter Thirteen - Planning and
2 Implementation

3 **AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN -**
4 **CHAPTER THIRTEEN - PLANNING AND IMPLEMENTATION.**

5
6 Amend policy I-204(a) as follows:

- 7 a. Rural Area land, excluding agriculturally zoned land, may be added to the Urban
8 Growth Area only in exchange for a dedication of permanent open space to the King
9 County Open Space System. The dedication shall consist of a minimum of four acres
10 of open space for every one acre of land added to the Urban Growth Area calculated in
11 gross acres. The open space shall be ~~dedicated~~ protected through a Term Conservation
12 Easement at the time the application is approved;

13 Effect: This amendment provides a technical correction to resolve an inconsistency
14 between I-204(a) and I-205 pertaining to the timing of dedication of open space to King
15 County. The amendment provides for interim protection of the open space until dedication
16 after final plat approval through the use of a Term Conservation Easement. This tool is
17 currently utilized to protect the open space until conveyance to King County.

Chapter 13

June 2, 1997

Executive Proposed

1 1994 King County Comprehensive Plan - Chapter Thirteen-Planning and Implementation

2 **AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN-**
3 **CHAPTER THIRTEEN - PLANNING AND IMPLEMENTATION.**

4 Amend policy I-206 and accompanying text as follows:

5 5. Joint Planning Areas

6 The Growth Management Planning Council designated Joint Planning Areas for the cities
7 where an agreement on the Urban Growth Area had not been reached between King
8 County and a city. ~~By December 31, 1995, King County, the cities, citizens and property~~
9 ~~owners have completed a planning process to determine land uses and the Urban Growth~~
10 ~~Area for each city except Snoqualmie. King County and the City of Snoqualmie entered~~
11 ~~into an interlocal agreement in 1990 that calls for a future joint planning effort during the~~
12 ~~twenty year duration of the interlocal agreement to address long-term land use in~~
13 ~~Snoqualmie's Joint Planning Area. The King County Executive will recommend~~
14 ~~amendments to the Urban Growth Area for adoption by the Metropolitan King County~~
15 ~~Council. The cities where Joint Planning Areas are were designated include: Redmond,~~
16 ~~Issaquah, Renton, North Bend, Black Diamond and Snoqualmie. The Countywide Growth~~
17 ~~Pattern Map of Chapter One, Plan Vision, shows the Joint Planning Areas.~~

18 ~~The Joint Planning Area designated for the City of Black Diamond is 3,000 acres. The~~
19 ~~criteria that will apply to the Urban Growth Area adjacent to the City of Black Diamond~~
20 ~~are as follows: 1) 50 percent will be designated for development and 50 percent will be~~
21 ~~designated as open space; open space can be designated in the Urban Growth Area and can~~
22 ~~be used for the purposes listed in King County Code 26.04.0210L, such as preservation of~~
23 ~~wetlands and other critical areas, buffers, recreational areas and natural areas, or as an~~
24 ~~urban separator and/or urban/rural buffer in order to set the outside boundary of the future~~
25 ~~City of Black Diamond; 2) a cooperatively developed Natural Resource Management Plan~~
26 ~~for the Rock Creek and Ravensdale drainage basins; 3) a jobs/housing mix sufficient for a~~

1 ~~fiscally viable city; 4) net density on the land to be developed will average two to 18~~
2 ~~dwelling units per acre, and 5) a phasing plan.~~

3
4 ~~The Countywide Planning Policies, adopted in Ordinance 11446, identified the Urban~~
5 ~~Growth Area for the City of Black Diamond on Map 5 ("Black Diamond/Lake Sawyer~~
6 ~~Urban Growth Area") and Map 3 of 3 ("Growth Management Planning Council Proposed~~
7 ~~Urban Growth Boundary") in Appendix 1 of the Countywide Planning Policies and stated~~
8 ~~"City of Black Diamond to Provide Updated Joint Planning Area of 3,000 Acres maxi-~~
9 ~~imum." The 3,000 acres identified on the Countywide Growth Pattern Map contained in~~
10 ~~Chapter One is an amendment of the maps in Appendix 1. Since the time those maps were~~
11 ~~adopted, the Boundary Review Board (BRB) approved a 783-acre annexation to the City.~~
12 ~~The remaining Joint Planning Area (2,216 acres) will be subject to phasing, joint planning,~~
13 ~~open space, annexation and development limitations and conditions. It is acknowledged~~
14 ~~that the 783-acre annexation approved by the Boundary Review Board will be immediately~~
15 ~~annexed to the City, but is subject to the criteria that apply to the Joint Planning Area and~~
16 ~~the City's comprehensive plan. The BRB approved annexation area (783 acres) together~~
17 ~~with the current city limits constitute the Urban Growth Area for Black Diamond in the~~
18 ~~1994 King County Comprehensive Plan.~~

19
20 ~~The City of Black Diamond Comprehensive Plan should include a phasing plan, other~~
21 ~~conditions outlined below, as well as the justification for annexation and urban~~
22 ~~development in the 2,216-acre Joint Planning Area.~~

23
24 ~~Final designation of the Urban Growth Area for Black Diamond will be guided by a~~
25 ~~recommendation from the King County Executive for adoption by the Metropolitan King~~
26 ~~County Council of a proposed Joint Planning Area overlay ordinance as required by Step~~
27 ~~8.b. of Framework Policy 1 (FW 1) of the Countywide Planning Policies. The Joint~~
28 ~~Planning Area overlay ordinance will include a description of:~~

- 29
30 ~~1. The open space plan for the Joint Planning Area and the BRB approved annexation~~
31 ~~which will designate 50 percent of the area as open space and a city wide Transfer of~~
32 ~~Development Rights (TDR) program or similar plan adopted by the City;~~
33 ~~2. The requirements of the Natural Resource Management Plan as described in the~~
34 ~~City's Comprehensive Plan;~~
35 ~~3. A job/housing mix sufficient for a fiscally viable city;~~
36 ~~4. Net density on the land to be developed will range from a base of two dwelling~~
37 ~~units per acre, and potentially increased through additional clustering or the TDR program~~
38 ~~to a maximum of 18 dwelling units per acre, as described in the City's Comprehensive~~
39 ~~Plan; and~~
40 ~~5. The phasing plan for the Joint Planning Area will be conditioned upon sufficient~~
41 ~~proposed development within the undeveloped portions of the existing city limits as a~~
42 ~~requirement prior to new annexations. Those annexations are subject to the following~~
43 ~~additional considerations:~~
44 ~~—— a) —— anticipated private sector investments in infrastructure;~~

1 ~~_____ b) _____ anticipated public investments in infrastructure;~~
2 ~~_____ c) _____ market demand for residential, commercial and industrial land; and~~
3 ~~_____ d) _____ yearly monitoring of indicators and benchmarks consistent with Step 6. of~~
4 ~~FW 1 of the Countywide Planning Policies.~~

5
6 ~~Portions of Ordinance 12065* (adopted December 18, 1995) provide the following for~~
7 ~~King County, the City of Black Diamond, and affected property owners to address through~~
8 ~~1996:~~

9
10 SECTION 2.

11 ~~A. _____ The 783 acres of land annexed to the City in 1994 shall be included within the~~
12 ~~permanent Urban Growth Area (UGA) for the City as shown on Attachment A and as~~
13 ~~specified in the 1994 King County Comprehensive Plan text shall be designated~~
14 ~~“Incorporated City.”~~

15
16 ~~B. _____ 1,927 acres, including 1,767 acres of the former JPA and 160 acres in the area~~
17 ~~known as Lake 12 Neighborhood shall be designated “New Rural City Urban Growth~~
18 ~~Area” on the King County Comprehensive Plan Land Use Map as shown on Attachment A~~
19 ~~provided that no more than 915 acres, which does not include the area known as the Lake~~
20 ~~12 Neighborhood, shall be designated for future urban development and the remainder~~
21 ~~shall be designated Open Space or Natural Resource Use Lands.~~

22
23 ~~C. _____ All amendments to the King County Comprehensive Plan are due to the Council no~~
24 ~~later than June 3, 1996. Any required amendments to the King County Comprehensive~~
25 ~~Plan relative to the Black Diamond interlocal agreement shall be included in the Executive~~
26 ~~Comprehensive Plan transmittal on or before June 3, 1996. The deadline for all other~~
27 ~~aspects of the interlocal agreement which do not impact the King County Comprehensive~~
28 ~~Plan shall be transmitted to the Council no later than September 1, 1996.~~

29
30 ~~D. _____ On or before December 31, 1996, the Council shall designate 915 acres of the~~
31 ~~lands within the New Rural City Urban Growth Area for future urban development and the~~
32 ~~remainder of the New Rural City Urban Growth Area, excluding the Lake 12~~
33 ~~Neighborhood shall be designated Open Space or Natural Resource Use Land. These land~~
34 ~~use map designations shall be consistent with the provisions of Sections 3 and 4 of this~~
35 ~~ordinance. If these designations are not made and the provisions of Sections 3 and 4 of~~
36 ~~this ordinance are not met by December 31, 1996, the New Rural City Urban Growth~~
37 ~~Area designation shall expire and shall automatically revert to a Rural designation under~~
38 ~~the King County Comprehensive Plan.~~

39

* Language regarding planning for Black Diamond's UGA from Ordinance 12065 is reproduced herein. Text Amendment 13A, also adopted in 1995, was superseded by Ordinance 12065 and is therefore not reproduced.

1 ~~E. — Until annexation the New Rural City Urban Growth shall be zoned UR-~~
2 ~~Urban Reserve, one DU per 5 acres (UR-P) with conditions as shown on Attachment B,~~
3 ~~except the John Henry Mine shall retain the existing mining, with conditions, (M-P) zone~~
4 ~~classification. The conditions are that no development potential is permitted that would be~~
5 ~~greater than densities allowed under the 1994 Zoning Atlas and that existing~~
6 ~~mining/mineral uses be protected for the life of the resource or until such uses are~~
7 ~~terminated.~~

8
9 ~~[F. — This subsection provides directions for amending Comprehensive Plan text, is not~~
10 ~~substantial, and is intentionally left out per Ordinance 12065.]~~

11
12 ~~G. — No annexations or extension of utilities or commitments for extension of utilities~~
13 ~~shall be allowed within the New Rural City Urban Growth Area until the proviso in~~
14 ~~subsections B, C, D and E above and the requirements of Sections 3 and 4 below are~~
15 ~~satisfied on or before December 31, 1996 in the Potential Annexation Area agreements and~~
16 ~~or development agreement as described in Section 4.~~

17
18 ~~SECTION 3.~~

19 ~~King County, the City of Black Diamond and the affected property owners will address~~
20 ~~and resolve the following issues in the Potential Annexation Area agreement and or~~
21 ~~development agreement as described in Section 4.~~

22
23 ~~Affordable housing that meets or exceeds the goals established by the Countywide Planning~~
24 ~~Policies and King County Comprehensive Plan. Market rate housing goals shall also be~~
25 ~~established.~~

26
27 ~~Completion and/or amendment of the Black Diamond Comprehensive Plan that is~~
28 ~~consistent with the Countywide Planning Policies and includes:~~

- 29
30 1. ~~— The completion of the Natural Resource Management Plan, with input from~~
31 ~~King County Surface Water Management Division;~~
32 2. ~~— The UGA, when combined with the existing City boundary, provides a future~~
33 ~~job/housing mix sufficient for a fiscally viable city;~~
34 3. ~~— The net residential land within the New Rural City UGA (a portion of the~~
35 ~~915 acres) will have a base density to be determined but will be developed at a minimum~~
36 ~~of 2 dwelling units per acre to a maximum of 18 dwelling units per acre through~~
37 ~~clustering. Transfer of Development rights and other methods as described in the City's~~
38 ~~Comprehensive Plan; and~~
39
40 4. ~~— A Transfer of Development Rights program and residential densities that~~
41 ~~provide sufficient value to meet the open space goals within the existing City Limits.~~
42

- 1 ~~C. Nature and location of open space uses including resource management and the~~
2 ~~purposes described in the 1994 King County Comprehensive Plan found of pages 220-~~
3 ~~221.~~
- 4
- 5 ~~D. Timing of open space and density transfers.~~
- 6
- 7 ~~E. Implementation measures to ensure that open space and resource lands~~
8 ~~within the New Rural City UGA, Open Space and Natural Resource Use Overlay Area are~~
9 ~~not inappropriately developed pending transfer of density or property interests.~~
- 10
- 11 ~~F. Specify options for open space, including fee title, conservation easements,~~
12 ~~Transfer of Development Rights, resource management plans, reclamation plans and other~~
13 ~~methods.~~
- 14
- 15 ~~G. Delineation of open space and resource use lands and a process for exchanges of~~
16 ~~like kinds of open space and resource lands within the area surrounding Black Diamond.~~
- 17
- 18 ~~H. Identification of phasing criteria for annexations within the New Rural City UGA.~~
19 ~~Phasing shall be based on criteria described in County Comprehensive Plan, and will~~
20 ~~include benchmarks for open space acquisition, population growth and available land~~
21 ~~capacity. Phasing will prevent premature urbanization and ensure that annexations will not~~
22 ~~occur until an agreed upon level of residential and commercial development has first~~
23 ~~occurred in the existing incorporated area of the City. Phasing shall be enforced by zoning~~
24 ~~and land use contract.~~
- 25
- 26 ~~I. Long term contract mechanisms for zoning and land use controls to provide~~
27 ~~certainty for present and future land owners, and upon which public and private decisions~~
28 ~~can be made.~~
- 29
- 30 ~~J. Residential densities that comply with the Countywide Planning Policies and~~
31 ~~the King County Comprehensive Plan and which will preserve open space within the~~
32 ~~existing City.~~
- 33
- 34 ~~K. Phasing agreements relating to commercial development.~~
- 35
- 36 ~~L. Options for providing City water and sewer service to the Lake 12~~
37 ~~Neighborhood.~~
- 38
- 39 ~~M. Demonstrate whether or not the City is able to adequately provide sewer and water~~
40 ~~service to their area by either preparing an addendum to an existing plan or providing a~~
41 ~~new plan. Provide interlocal agreement with sewer serve provider prior to Black~~
42 ~~Diamond's utilization of service to a population equivalent of 3,600.~~
- 43

1 ~~N. Identification of Open Space or Natural Resource Use lands within the New City~~
2 ~~Rural UGA, plus additional lands inside the existing City and outside the New Rural City~~
3 ~~UGA (an area totaling 3,660 acres, or four times the 915 acres of future urban~~
4 ~~development) as "Open Space or Natural Resource Use Overlay Area." The exact~~
5 ~~boundaries of the Open Space or Natural Resource Use Land within the New Rural City~~
6 ~~UGA may be established at the time of annexation to the City. The County and City shall~~
7 ~~also agree on a mechanism to allow minor modifications of these designated areas at the~~
8 ~~time annexation occurs to the City which include the following:~~

9
10 1. ~~The City's east City Limit line and the Forest Production District line may be~~
11 ~~adjusted on an acre for acre basis to better reflect land use capabilities. Approximately~~
12 ~~four hundred fifty (450) acres of land formerly within the Joint Planning Area (JPA) and~~
13 ~~the current City Limits may be designated as the revised Forest Production District which~~
14 ~~will be subject to current King County zoning but shall recognize existing lot patterns.~~
15 ~~The east City Limits line may be adjusted to reflect the revised Forest Production District~~
16 ~~line. The maximum total acreage to be adjusted shall not exceed 100 acres (50 acres in,~~
17 ~~and 50 acres out) and should not result in any net increase of developable urban land~~
18 ~~within the City Limits.~~

19 2. ~~The west boundary of the City Limits may be adjusted up to 10 acres, to facilitate~~
20 ~~proper alignment of the transportation corridor for the 783 acre annexation area.~~

21
22 SECTION 4.

23 ~~The County, the City, Plum Creek Timber Company and Palmer Coking Coal Company~~
24 ~~must unanimously agree on the resolution of these issues outlined in Section 3 of this~~
25 ~~ordinance by executing a Potential Annexation Area agreement and or development~~
26 ~~agreement among all the parties reflecting such concurrence, no later than December 31,~~
27 ~~1996.~~

28 The Black Diamond Urban Growth Area Agreement adopted on November 26, 1997, and
29 signed by the City of Black Diamond, King County, Palmer Coking Coal Company and
30 Plum Creek Timber Company established the Urban Growth Area boundary and
31 annexation conditions for the City of Black Diamond. The Agreement requires the City of
32 Black Diamond to amend the City's Comprehensive Plan in accordance of the requirements
33 of the Agreement.

34
35 **I-206 King County, North Bend and Snoqualmie shall complete a joint planning**
36 **process consistent with Countywide Planning Policy FW-1, Step 8b and LU-38.**

37 Effect: This amendment reflects the resolution of all the joint planning areas except
38 Snoqualmie and acknowledges the existing interlocal agreement with Snoqualmie that
39 includes a provision for future joint planning It also recognizes the Black Diamond Urban

- 1 Growth Area Agreement, effective December 31, 1996, which implemented the language
- 2 of this section of the 1995 King County Comprehensive Plan.

June 2, 1997

1 1994 King County Comprehensive Plan - Chapter Thirteen - Planning and
2 Implementation

3 AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN-
4 CHAPTER THIRTEEN, PLANNING AND IMPLEMENTATION.

5
6 Amend policy I-301 and preceding text as follows:

7
8 **III. The Transition Period from King County's Past to Current and**
9 **Future Planning Systems**

10
11 A period of transition will occur between adoption of the 1994 Comprehensive Plan and
12 the updating or replacing of existing community and functional plans. During this
13 period of transition, it is necessary that the legal effect and standing of these existing
14 plans is clear to the public and decision makers.

15
16 King County has 13 existing, adopted community plans. Under King County's pre-
17 Growth Management Act planning system, a community plan comprised a section of the
18 Comprehensive Plan that contained more specific policies, guidelines, and criteria to
19 guide land use development and decisions in a local subarea of the County for a period
20 of six to ten years. Area zoning to implement community plan policies was adopted
21 simultaneously with adoption of a community plan.

22
23 This 1994 King County Comprehensive Plan meets all the mandatory comprehensive
24 planning requirements of the Growth Management Act. Adoption of existing community
25 plans into the 1994 Plan is not necessary to satisfy these requirements. By the end of
26 1994, the Metropolitan King County Council adopted development regulations, including
27 zoning, to implement the 1994 Plan, as required by the Growth Management Act.
28

1 Community plans include policies that support and direct zoning decisions, including
2 area zoning and P-suffix conditions. The Growth Management Act allows
3 comprehensive plans to include subarea plans as an optional element, but requires that
4 such subarea plans be consistent with the comprehensive plan. While existing
5 community plans are consistent in many respects with the 1994 Plan, they ~~((will be))~~
6 have been reviewed and ~~((likely revised to be consistent with the 1994 Plan))~~ found to
7 contain many policies either conflicting with or merely restating those in the 1994 Plan,
8 as well as area zoning P-suffix conditions addressing issues that are either now dealt with
9 by newer County-wide regulations, or now rendered inapplicable by the passage of time
10 (e.g. annexations, or completion of development review). Unlike new subarea plans
11 prepared within the framework of the 1994 Plan, those community plan policies that are
12 found to be consistent with the 1994 Plan and still applicable will be retained as separate
13 documents until no longer needed.

14
15 The County has a number of adopted functional plans, which are listed in Appendix K.
16 Functional plans address the location, design, and operation of public facilities and
17 services, such as surface water management and sewage disposal, and service programs
18 for other governmental activities, such as housing assistance and economic development.
19

20 The 1994 Comprehensive Plan contains a Capital Facilities Plan Element which has been
21 written to meet the requirements of the Growth Management Act. In addition, some
22 existing functional plans have been adopted as part of this Comprehensive Plan to meet
23 the requirements of the Growth Management Act. These functional plans, listed in
24 Appendix A, are consistent with the Comprehensive Plan. Other existing functional
25 plans provide much of the framework and background for the Capital Facilities Element.
26 They also provide important policy direction for specific service delivery issues, and are
27 used in some discretionary permitting decisions.
28

29 Like the existing community plans, the functional plans which were not adopted as part
30 of this Comprehensive Plan are in many ways consistent with it, but will require review
31 and revision to make them consistent. ~~((Unlike community plans, however, I))~~ It is
32 unlikely that these other functional plans would be adopted as elements of the
33 Comprehensive Plan once revised. Instead, these functional plans will continue to
34 provide policy direction for a variety of issues related to the Comprehensive Plan.
35

36 Because of the important policy support and direction that community plans and
37 functional plans provide, it is important that they continue to have effect as adopted
38 county policy until revised to be consistent with the 1994 Plan. ~~((Until so revised, or~~
39 ~~replaced or repealed, existing community and functional plans shall remain in effect and~~
40 ~~continue as official county policy for the areas for which they apply. From 1994 to~~
41 ~~1997, ((€))community and applicable functional plans ((shall act as a guide to)) guided~~
42 County decisions and actions relating to zoning and land use and development, including
43 State Environmental Policy Act and development applications, to the extent ~~((that~~
44 ~~applicable plan policies are))~~ they were consistent with and not in conflict with policies
45 in the 1994 Plan.

1
2 In 1997, King County reviewed all community plans and repealed those policies found to
3 be redundant or in conflict with the 1994 Plan. The original community plan documents
4 contained local historical background and lists of needed capital improvements such as
5 parks and roads; in many cases these documents are still providing useful information
6 and guidance to decisionmakers in these communities and in County service-providing
7 agencies. ~~((Community and f))~~ Functional plans shall continue to be used to make
8 service and infrastructure decisions, to the extent that applicable plan policies are
9 consistent with and not in conflict with 1994 Plan policies. In the case of inconsistency
10 or conflict between existing ~~((community and))~~ functional plans and the 1994 Plan, the
11 1994 Plan will prevail.

12
13 ~~((Because of the time and effort involved in adopting or updating community and~~
14 ~~functional plans, a process that in the past has taken up to five years for a single plan, it~~
15 ~~was not possible to review and amend existing plans to make them consistent with the~~
16 ~~1994 Comprehensive Plan. Nonetheless, to assure complete and consistent~~
17 ~~implementation of the 1994 Comprehensive Plan, the existing community plans should~~
18 ~~be revised in a timely manner and adopted as part of the 1994 Comprehensive Plan in~~
19 ~~conjunction with any amendments to the Comprehensive Plan. Within one year of~~
20 ~~adoption of this Plan, the County Executive should report to the Council with a work~~
21 ~~program to revise, replace or repeal existing community and functional plans within~~
22 ~~three years.))~~

23
24 **I-301 Existing community plans ~~((shall remain in effect and continue as official~~**
25 **~~County policy until)) were reviewed and ((revised)) those policies determined to be~~**
26 **~~consistent with the 1994 Comprehensive Plan ((and)) were adopted as ((elements))~~**
27 **~~part of the Comprehensive Plan ((, or until repealed or replaced)). In the case of~~**
28 **~~conflict or inconsistency between applicable retained community plan policies ((in~~**
29 **~~existing community plans)) and the 1994 Comprehensive Plan, the Comprehensive~~**
30 **Plan shall govern.**

31
32
33 **Effect:** No substantive effect (e.g. changed policy direction for zoning or other land use
34 decisions) would occur; the action consists only of updating this policy to recognize the
35 concurrent repeal of those community plan policies that have been found to conflict with
36 the 1994 King County Comprehensive Plan, to be redundant, or to be out of date by
37 virtue of subsequent actions such as annexations, incorporations, or completion of
38 development review. The community plan policies that remain in effect are compiled in
39 the attachment to the ordinance that repealed the conflicting, redundant or out-of-date
40 policies.

**Chapter
13**

June 2 , 1997

Executive Proposed

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1994 King County Comprehensive Plan - Chapter Thirteen - Planning and Implementation

AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN-
CHAPTER THIRTEEN, PLANNING AND IMPLEMENTATION.

Amend policy I-302 as follows:

I-302 ~~The King County Executive will report to the Council by December 31, 1995 or by the time the first amendments to the Comprehensive Plan are adopted, whichever is sooner, with a work program to periodically review and revise existing community plans and retained policies to make them consistent with the Comprehensive Plan, or to replace or repeal them, within three years of adoption of this Plan and propose repeal of any elements or policies found to conflict with the Comprehensive Plan or to be no longer needed. Any such review shall include extensive citizen participation and the participation of adjacent or affected cities.~~

Effect: No substantive effect (e.g. changed policy direction for zoning or other land use decisions) would occur; the action consists only of updating this policy to recognize the concurrent repeal of those community plan policies that have been found to conflict with the 1994 King County Comprehensive Plan, to be redundant, or to be out of date by virtue of subsequent actions such as annexations, incorporations, or completion of development review. The community plan policies that remain in effect are compiled in the attachment to the ordinance that repealed the conflicting, redundant or out-of-date policies.

1997 AMENDMENT
to the
1994 KING COUNTY
COMPREHENSIVE PLAN

*New Chapter 14
Community Plans*

June 2, 1997

Executive Proposed

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1994 King County Comprehensive Plan - Chapter 14 - Community Plans
AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN-
CHAPTER 14, COMMUNITY PLANS.

Add a new Chapter as follows:

Chapter Fourteen
Community Plans

**I. History and Legal Status of King County's
Community Plans**

Between 1973 and 1994 King County prepared community plans, plus numerous amendments and updates to them, for 12 areas with substantial unincorporated territory. The first generation of community plans, begun and/or substantially completed by 1984, were used to implement the County's 1964 Comprehensive Plan, and consisted of detailed land use policies, area zoning, and lists of capital projects (primarily roads and parks) for each planning area. The second generation of community plans, from 1985 to 1994, implemented many concepts of the 1985 King County Comprehensive Plan (for example low-density zoning for Rural Areas, Resource Lands and environmentally sensitive areas, higher urban residential densities, and development guidelines for major urban activity centers such as Kenmore) that were carried over to the 1994 King County Comprehensive Plan. See the map at the end of this chapter for the locations and boundaries of the community planning areas.

Under King County's pre-Growth Management Act (GMA) planning system, if a community plan conflicted with the Comprehensive Plan, the community plan governed. Under the GMA, the Comprehensive Plan prevails over "subarea" plans (RCW 36.70A.080.2). To further clarify this point, policies I-301 and I-302 of the 1994 King County Comprehensive Plan spell out the relationship and direct the County to review community plans and repeal or revise them to eliminate conflicts. The County has reviewed the community plans adopted between 1973 and 1994, and determined that,

1 while most community plans' policies are redundant (or in a few cases, in conflict with
2 the 1994 Comprehensive Plan), some are area-specific or issue-specific and should be
3 retained.

4
5 Although the community plans except for the Vashon Town Plan, the West Hill
6 Community Plan and the White Center Community Action Plan are no longer in effect as
7 separately adopted plans, in many cases the published plan documents contain valuable
8 historical information about King County's communities and other information that
9 provide background for the policies listed below and for the portions of the local pre-
10 GMA area zoning that remain in effect.

11 12 **II. Community Plan Policies**

13
14 This section contains those community plan policies retained by Ordinance ____ and
15 incorporated into the Comprehensive Plan. Unlike policies in other chapters of this
16 plan, the community plan policies are numbered as they were adopted, and not in
17 sequence with each other. Over time as new subarea plans are prepared, as actions or
18 programs called for by these policies are completed, or as portions of the Urban Growth
19 Area become part of cities, these policies may be repealed or replaced.

20 21 **A. Bear Creek Community Plan**

22
23 The Bear Creek Community Plan became effective in February, 1989, and directed most
24 forecast growth into a concentrated area near the City of Redmond Watershed, first
25 referred to as the "Novelty Hill Master Planned Developments." The rest of the Bear
26 Creek Plateau was designated for a mixture of suburban and rural residential
27 development.. The 1994 Comprehensive Plan redesignated most of the planning area as
28 Rural. In 1995, some of the Bear Creek Community Plan's policies relating to the
29 Novelty Hill Master Planned Developments (MPDs) were amended by Ordinance 11954.
30 After the 1994 Comprehensive Plan's designation of the Novelty Hill MPDs were
31 appealed and remanded to the County, the site in question was redesignated as Fully
32 Contained Communities (FCCs) as defined in the Growth Management Act, as well as
33 MPDs (see policy R-104 in Chapter 3, and policies U-201, U-210, U-211 and U-212 in
34 Chapter 2). The retained policies for the most part address Novelty Hill and some area-
35 specific transportation and trail issues.

36
37 **BC-3 To provide a range of housing opportunities and accommodate a fair share of**
38 **growth in Bear Creek, the Novelty Hill subarea should be designated an Urban**
39 **Activity Center. This designation will be implemented by master planned**
40 **development.**

41
42 **BC-4 Master plan development will be permitted in the Novelty Hill subarea only**
43 **when the following planning policies are met:**

1 **A. To protect existing wetlands, streams and wildlife habitat. Master plan**
2 **development shall be consistent with the intent of king county ordinances,**
3 **comprehensive plan policies and sensitive areas regulations (King County Code**
4 **chapter 21.54); the design of the proposed development shall protect and preserve**
5 **existing wetlands streams and wildlife habitat by several methods including (but not**
6 **limited to) minimizing alterations to the natural drainage features, maintaining**
7 **water quality, preserving storage capacity, providing undisturbed**
8 **unique/outstanding wetlands and undisturbed or enhanced buffers, restricting the**
9 **number of stream crossings and minimizing erosion and sedimentation. To achieve**
10 **the intent of this policy it may be necessary to exceed the requirements of the King**
11 **County wetlands guidelines.**

12 **B. A master drainage plan for the Novelty Hill subarea shall be approved**
13 **by King County Surface Water Management Division.**

14 **C. New development adjacent to a unique/outstanding or significant**
15 **wetland should preserve or enhance the and provide an undisturbed buffer around**
16 **the wetland adequate to protect its natural functions. Encroachments into**
17 **significant wetlands may be allowed when no feasible alternative exists and**
18 **enhancements are provided to replace the lost wetlands functions (KCCP Policy e-**
19 **329); and**

20 **D. Ground water recharge areas should be identified and protected to**
21 **ensure that ground water resource are protected from potential pollution (KCCP**
22 **Policy E-337).**

23 **E. To ensure that the existing road system in both King County and**
24 **Redmond is not adversely affected, on-site and off-site traffic impacts shall be**
25 **mitigated consistent with adopted county road adequacy standards.**

26 **F. A project environmental impacts statement (EIS) shall be required for**
27 **all property proposed for master plan development within the MPD development**
28 **area. The project EIS shall address the full range of public services necessary to**
29 **serve urban development on Novelty Hill. The EIS shall include the cost of these**
30 **services, the financial responsibility of the Developer(s) and affected jurisdictions,**
31 **and the method of phasing development to coincide with availability of these public**
32 **services.**

33 **G. Since the remainder of residential land in Bear Creek will either be**
34 **recognized as existing one-acre neighborhoods or designated as rural areas, all**
35 **improvements to public facilities including but not limited to road construction and**
36 **sewers, shall be financed by the MPD developers provided the impacts are the result**
37 **of MPD developments or according to a fair-share formula agreed to by affected**
38 **parties.**

39 **[para. H deleted in 1995 via Ordinance No. 11954]**

40 **I. A full range of housing densities, types and prices including housing for**
41 **low, moderate, and medium income groups shall be included in the MPD. The mix**
42 **of single family and multifamily housing in the MPD's shall approximate the**
43 **existing County housing stock mix.**

44 **J. Master plan development shall maintain and keep open for public use**
45 **identified major equestrian and hiking trails.**

1 **K. Master plan development shall provide active recreation facilities that**
2 **adequately serve the needs of future residents and employees.**

3 **L. Master plan development shall provide a minimum of 25% open space in**
4 **addition to the preservation of all surveyed wetlands.**

5 **M. The Novelty Hill master plan development area shall contain an urban**
6 **activity center, which includes a commercial center to provide for the everyday**
7 **shopping needs of the planned MPD population.**

8 **N. The activity center shall also contain a business park of sufficient size to**
9 **provide a diversity of employment opportunities and a balance of jobs and**
10 **households for the MPD area.**

11 **O. In order to preserve opportunities for a variety of employment types in**
12 **the business park areas, retail development in freestanding building should be**
13 **excluded. Up to 10% of gross floor area in business park buildings may be planned**
14 **for retail uses, such as restaurants and business services, to serve business park**
15 **employees.**

16 **P. Development conditions for the shopping and business park areas should**
17 **encourage high quality development and site design.**

18
19 **The area will revert to rural if MPD development is denied or not pursued.**
20 **If the MPD area reverted to rural, the zoning shall be AR-5-P, except those areas**
21 **designated natural resource protection areas by the Bear Creek Plan (see Natural**
22 **Resource Protection Areas Map) shall be AR-P. The P-suffix for the AR-5-P areas**
23 **require site plan review for assignment of appropriate environmental conditions.**
24 **The P-suffix for the SR-P areas shall prohibit all development within designated**
25 **natural resource protection areas in order to protect the unique environmentally**
26 **sensitive wetland system and its buffers.**

27
28 **BC-5 Sewer facilities necessary to serve master plan development on Novelty Hill**
29 **are planned, designed and constructed to serve only such development and are**
30 **prohibited from serving nearby surrounding low-density urban and rural areas.**
31 **Proposals to extend sewer service or expand urban development outside the Novelty**
32 **Hill subarea are not appropriate and are inconsistent with the purpose of the Bear**
33 **Creek Community Plan.**

34
35 **BC-5B The MPD sites shall only be included in the sewer local service area if the**
36 **pre-development application is approved for urban densities. Sewer purveyors**
37 **should consider the MPD site as if it were in the local service area, for purposes of**
38 **and for the provision of sewers to the site to support the pre-development**
39 **applications. The local service area designation shall not be placed on the MPD**
40 **sites for low density urban or rural development. Any local service area designation**
41 **shall be valid only for MPD approved development.**

42
43 **BC-17 The Novelty Hill master plan development area shall contain a commercial**
44 **area of sufficient size to serve the future residents and employees.**
45

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BC-45A Mitigation of traffic impacts to the City of Redmond arterial system will be accomplished through the interlocal agreement process. The Avondale arterial corridor study recommendations shall be used as a basis for traffic mitigation requirements for both city and county development affecting the corridor.

Mitigation shall preserve the operational integrity of the corridor and maintain existing local access. The primary arterial corridor between the Novelty Hill urban area and SR 520 should be located and designed to encourage transit and ride sharing alternatives to single-occupant vehicle travel, and to provide service to the West Union Hill urban area.

Transportation planning of new facilities and management of the transportation system should be coordinated with current and forecast needs of the East Sammamish and Northshore planning areas, adjacent areas of Snohomish County, and with the cities of Redmond and Kirkland, and should be a cooperative effort of the affected jurisdiction. Phasing of Bear Creek and Redmond development should be strongly linked to the provision of adequate transportation facilities and travel demand management programs.

BC-50 196th Avenue Northeast (“Red Brick Road”) between Union Hill Road and Redmond-Fall City Road (SR 202) is a historic road and should be preserved by restoring its brick surface, limiting vehicular loads and speeds, and prohibiting access to commercially-zoned properties to the west. Access to these properties should be provided by other existing roads and by a new north-south road connecting between Union Hill Road and 185th/187th Avenues Northeast.

BC-52 Park-and-ride and park-and-pool lots should be developed in Redmond, Cottage Lake, Ring Hill, Ames Lake, and Union Hill to provide focal points for transit and ride sharing. Park-and-pool lots should be located in rural areas along major commuting corridors such as SR 202, Redmond-Fall City Road, Novelty Hill Road, and Woodinville-Duvall Road.

BC-61 The Northwest Gas Pipeline and Puget Sound Power Line should be established as regional trails in Bear Creek to tie in with the East Sammamish plan and to connect with the King County Tolt Pipeline Trail and the Snoqualmie Valley Trail.

1 **B. East Sammamish**

2
3 The East Sammamish Community Plan was adopted in December, 1982. The East
4 Sammamish Community Plan Update became effective in June, 1993. Most of the
5 planning area was designated for urban development, but important Rural Areas included
6 Happy Valley, Grand Ridge and the eastern edge of the Sammamish Plateau. For the
7 most part, the 1994 Comprehensive Plan reaffirmed the land use designations of the East
8 Sammamish Community Plan Update. The major changes from the community plan
9 occasioned by the 1994 Comprehensive Plan were replacement of the "urban reserve"
10 approach to growth phasing with the service and finance strategy outlined in the 1994
11 Comprehensive Plan's Chapter One, Plan Vision, and Chapter Two, Urban Land Use,
12 and designation of a portion of Grand Ridge for urban growth. Most of the retained
13 policies address drainage, transportation, and road design.

14
15 **NE-3 As new roads are built and existing roads widened, special consideration shall**
16 **be taken to create or retain the aesthetic character of the area through the use of**
17 **vegetated buffers that utilize native vegetation.**

18
19 **NE-11 All golf courses proposals shall be carefully evaluated for their impacts on**
20 **surface and ground water quality, sensitive areas, and fish and wildlife resources**
21 **and habitat.**

22
23 **NE-12 Water used for irrigating golf courses should come from non-potable water**
24 **sources wherever possible. Use of natural surface water sources, such as streams**
25 **should be avoided due to impacts on fish and other wildlife habitat. A water**
26 **conservation plan shall be submitted with golf course applications which should**
27 **address measures such as the use of drought tolerant plant species.**

28
29 **NEW POLICY**

30 A water quality study should be conducted for Pine Lake and GR-5 zoning
31 should be applied to the Pine Lake Watershed until a plan amendment study is
32 completed to determine the appropriate density and development conditions for the
33 area. The plan amendment study should be based upon the findings of the water
34 quality study and the East Sammamish Basin & Nonpoint Action Plan.

35 The plan amendment study should be transmitted to the Council before June
36 1, 1994 and should provide a range of alternative densities based upon several levels
37 of phosphorus control and several levels of impact upon Pine Lake water quality.

38
39 **NEW POLICY**

40 A study should be conducted of the Pine Lake Basin to produce a Pine Lake
41 Management Plan, with the objective of specifying the controls, actions and
42 management practices to be implemented:

43 I. to reduce surface water problems that threaten public health and safety;

1 **II. to protect the value of Pine Lake for recreation, fish and wildlife habitat,**
2 **aesthetic enjoyment, and other hydrological and environmental functions;**

3 **III. to reduce the contributions of nonpoint source pollution, particularly**
4 **phosphorous, to the surface waters of Pine Lake basin.**

5
6 **T-9 New developments should be designed and constructed with an internal road**
7 **system which includes a Neighborhood Collector linking with existing or planned**
8 **adjacent developments, creating a complete Neighborhood Collector circulation**
9 **system and such linkage should be designed to ensure sure safety of local streets.**
10 **Through traffic on local access street should be discouraged.**

11
12 **T-13 Metropolitan King County Government should establish Park and Ride**
13 **facilities in the East Sammamish Community Planning area. Park and Ride**
14 **facilities should be built along 228th Avenue and/or adjacent to I-90 and SR 202.**
15 **The Park and Ride(s) lots should be sited adjacent to and connect with existing or**
16 **proposed community or neighborhood centers or within the employment center**
17 **located around the intersection of E. Lake Sammamish Parkway and SE 56th**
18 **Street. Establishment of a site near, but to the north of, I-90 should be high**
19 **priority response to current and anticipated I-90 access problems.**

20
21 **T-15 HOV improvements shall be considered in all major widening and new**
22 **construction road projects in East Sammamish. Consideration shall be given to**
23 **HOV lanes, queue bypasses and transit pull-outs. HOV facilities should be a high**
24 **priority on principal arterials. Metropolitan King County Government should also**
25 **coordinate with the cities of Redmond and Issaquah and the Washington State**
26 **Department of Transportation to include consideration of HOV facilities on**
27 **roadways in their jurisdictions.**

28
29 **P-12 Existing vegetation buffers shall be maintained along all major thoroughfares**
30 **within the planning area. These buffers should be as continuous as practicable.**
31 **Where existing vegetation is not adequate to create a visual buffer additional**
32 **landscaping shall be provided.**

33 34 35 36 **C. Enumclaw**

37
38 The Enumclaw Community Plan and Area Zoning were commenced in 1986-7 and
39 adopted in June 1990. The community plan refined boundaries between the Enumclaw
40 Plateau's Agricultural Production District and abutting Rural Areas and Forest
41 Production District, and designated the Urban Growth Area agreed to by King County
42 and the City of Enumclaw. The 1994 KCCP reaffirmed the Enumclaw Community
43 Plan's land use designations.
44

1 **EN 12 All development within 660 feet of the top of the Green River valley walls**
2 **should be conditioned to avoid adverse impacts on the environment and risks to life**
3 **and property.**

4
5 Policy EN-12 is implemented through P-suffix development conditions applied to
6 properties abutting or including the Green River Valley walls.

7
8 **EN 22 King County should work with landowners on either side of SR 410 east of**
9 **the City of Enumclaw to protect the scenic qualities of this highway corridor.**

10
11 **EN 23 King County should work with Washington State Parks and Recreation**
12 **Commission and landowners on either side of the Green River Gorge to protect the**
13 **scenic qualities of the Green River Gorge conservation area.**

14
15 **EN 56 Access to State park lands should be designed to minimize adverse traffic**
16 **impacts on the Southeast Green Valley Road.**

17
18 **EN 60 Any expansion of aircraft runway or hangar capacity in the Enumclaw plan-**
19 **ning area should be concentrated on or near the existing Enumclaw airport.**
20 **Existing legally approved landing strips associated with low-density residential**
21 **developments, such as Evergreen Sky Ranch, shall not be expanded.**

22
23 **EN 71 Redevelopment of the Enumclaw landfill site should be subject to studies to**
24 **assure public health and safety. If these studies determine that there is no threat to**
25 **public health and safety the site's rural designation may be changed to**
26 **accommodate a public use such as a park or other facility without a community plan**
27 **amendment.**

28 29 30 **D. Federal Way**

31
32 Work on the Federal Way Community Plan and/or amendments occurred from 1972 to
33 1975, 1977 to 1980, and from 1984 to 1986. Federal Way was part of the first
34 generation of community plans in the County (not counting Bear Creek, the others were
35 Highline, 1976 and Northshore, 1977), which were adopted separately from their
36 implementing area zoning. After these experiences, the County decided to adopt both
37 together to avoid going through essentially the same decisions twice for each community
38 (this is part of the genesis, via the 1985 KCCP, for the GMA's requirement for
39 consistency between plans and zoning). The City of Federal Way incorporated in 1990,
40 removing most of the planning area from the County's jurisdiction.

41
42 None of the Federal Way Community Plan or its amendments are retained.
43
44

1 **E. Highline**

2
3 Highline has one of the longest histories of any community planning area. Between its
4 original adoption in 1976 as the "Sea-Tac Communities Plan" and adoption of the 1994
5 KCCP and its 1995 area zoning, the Highline Community Plan has been updated or
6 amended 13 times, and been partially or wholly replaced by plans for smaller areas
7 within Highline (e.g. West Hill, Burien Activity Center, White Center Community
8 Action Plan, and Sea-Tac). The City of Sea Tac incorporated in 1990; the City of
9 Burien incorporated in 1993; and numerous portions of the planning area have been
10 annexed by Tukwila and Des Moines. Although the planning area as a whole has grown
11 slowly since 1970, the incorporations and annexations have resulted in a massive
12 decrease in the unincorporated area population (down over 38 percent between 1990 and
13 1994.

14
15 None of the Highline Community Plan or its amendments are retained except the West
16 Hill Community Plan and the White Center Community Action Plan (see below).

17
18
19 **F. Newcastle**

20
21 The Newcastle Community Plan commenced in 1978, and was adopted in May, 1983.
22 The final adopted plan designated three sites for MPDs, but stipulated that only two
23 MPDs could occur without an update of the community plan. One MPD was approved
24 by the County in the late 1980s. Bellevue annexed Factoria and Newport Hills in 1993,
25 and the City of Newcastle was incorporated in 1994, so the non-city portion of the
26 planning area's population fell 12 to 13 percent between 1990 and 1994 even though the
27 whole planning area is forecast to grow almost 18 percent between 1994 and 2010. The
28 planning area also includes some areas designated Rural.

29
30 **N-33 The plan supports the nomination of the Odd Fellows Cemetery and**
31 **counterbalance right-of-way to the National and State Registers of Historic Places.**

32
33 **N-41 Limit grazing animal access to May Creek and its tributaries shown on page**
34 **68 in order to 1) reduce water quality degradation from animal wastes, 2) reduce**
35 **bank collapse due to animals' hooves, and 3) allow shading vegetation to reestablish**
36 **along stream banks.**

37
38 **N-43 New development on Lakes Boren and Kathleen should maintain a 20-foot**
39 **setback from the ordinary high water mark.**

40
41 Note: Lake Boren is now within an incorporated area; Lake Kathleen is outside the
42 Urban Growth Area and will continue to be under King County jurisdiction for the
43 foreseeable future.

1 **G. Northshore**

2
3 The Northshore planning area has been one of King County's faster growing planning
4 areas. The first "Northshore Communities Development Plan" was commenced in 1972-
5 73 and adopted in August 1977. Almost immediately the Northshore Community Plan
6 Revision Committee was established, and the "Revised Northshore Community Plan"
7 was adopted in 1981.

8
9 The latest Northshore Community Plan Update was commenced in July 1988, and
10 adopted in February, 1993. During 1993, the newly incorporated City of Woodinville
11 assumed jurisdiction within its territory, and is still working on its Comprehensive Plan
12 and other requirements of the Growth Management Act. Portions of the planning area
13 have been annexed by Bothell, Kirkland and Redmond. Kenmore, a significant
14 Unincorporated Activity Center, will likely become a city in the near future.

15
16 **E-13 The undeveloped area to the south of Metro's Brickyard Park and Ride lot**
17 **should retain its office-only designation in recognition of its proximity to a major**
18 **transportation corridor and the need for increased employment opportunity in**
19 **proximity to planned high-density residential areas.**

20
21 **E-19 The King County Comprehensive Plan designated Kenmore as Urban. To**
22 **ensure that the full range of urban services necessary to serve urban densities are**
23 **provided to the residents of this area and that the area does not remain as an**
24 **unincorporated urban island within King County, annexation or incorporation of**
25 **this area would be appropriate and is consistent with the Northshore Community**
26 **Plan.**

27
28 **R-7 Swamp Creek provides important wildlife habitat, and serves as an urban**
29 **separator between Kenmore and Bothell. To protect the Swamp Creek corridor, no**
30 **development should be allowed in the Swamp Creek floodplain. Residential**
31 **development shall be clustered away from the tributary, as defined in the**
32 **Northshore area zoning.**

33
34 **R-21 The Northshore Community Plan recognizes the importance of existing**
35 **mobile home parks in providing affordable housing options. Mobile home parks**
36 **outside of the Woodinville and Kenmore commercial core areas are designated for**
37 **mobile homes park uses, and shall be zoned appropriately.**

38 **King County shall continue to examine the feasibility of funding and**
39 **developing a replacement mobile home park in north King County for displaced**
40 **mobile homes on county-owned or privately owned sites.**

41 **King County should develop interlocal agreements with the cities of Bothell,**
42 **Redmond and Kirkland for joint development of replacement parks to accommodate**
43 **mobile home owners if they are displaced from mobile parks within cities.**
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CI-8 The industrial areas in Kenmore and Woodinville, on the west side of the Sammamish Valley, and adjacent to the city of Kirkland should not be enlarged beyond the size designated by this plan.

T-7 The SR-522 corridor west of I-405 is recognized as being at or above LOS F. Further general capacity improvements to significantly improve roadway LOS in this corridor do not appear feasible. The Northshore Community Plan recognizes that SR-522 congestion will continue and result in future LOS F conditions which exceed the adopted road adequacy standards. A final decision on SR-522 "ultimate roadway section" will be determined as part of the state's route development plan process. In the event that an "ultimate roadway section" designation (by King County, WSDOT, and cities) is made for the SR-522 corridor, new development which distributes traffic to SR-522 will be required to participate in the implementation of aggressive transit and transportation management measures including capital improvements.

The SR-202 corridor from SR-522 to NE 175th St. is anticipated to be at or over capacity with roadway improvements at land use buildout of the Northshore plan. A route development plan with ultimate roadway section should be completed by WSDOT in conjunction with King County. New development which distributes traffic to this corridor will be required to participate in aggressive transit and transportation demand management measures as described above.

T-11 Roadway improvements addressing the transportation needs in the Sammamish Valley from the South Woodinville bypass to northeast 124th Street should carefully preserve the rural character of the valley as indicated by this and other adopted land use plans. Incorporating roadway design characteristics, such as open drainage swales, tree windbreaks and shoulders instead of curb and gutter, will enhance this rural atmosphere. Access from adjacent properties to the proposed Willows Road extension shall be discouraged. Where access is necessary from adjacent properties, access shall be consolidated.

T-12 The Northshore Community Plan transportation element should improve motorized and non-motorized transportation circulation east and west across the I-405 corridor to provide relief in the congested Totem Lake and Kingsgate areas. The transportation element should also improve north/south across the SR-522 corridor from Bothell to Lake Forest Park.

T-25 Transit improvements and HOV treatments on I 405 and SR 522 should be given highest priority. This may include developer contributions to these improvements as part of the development review process.

1 **W-14** Pedestrian and bicycle linkages are encouraged and should be planned.
2 There should also be link for equestrian uses from Hollywood Hill and NE 171st St.
3 to the Sammamish River trail in the vicinity of the south CBD bypass.
4

5 **NR-3** The Northshore area has experienced ongoing environmental degradation
6 from clearing operations. Clearing as part of site preparation should be limited to
7 roads and drainage facilities until building construction permits are approved.
8 Cleared areas should be revegetated or protected from erosion within 15 days.
9 Clearing should not be allowed during fall and winter October 1 through March 31.
10

11 **P-16** King County should transfer ownership of county-owned property located
12 north of NE 145th, south of 148th St., west of 124th Ave. NE and east of 119th Ave.
13 NE to the cities of Bothell and Kirkland in order to preserve it for park and open
14 space purposes.
15

16 **K-2** Public and private sector development in Kenmore should be directed to
17 encourage pedestrian activity, increase a sense of identity for Kenmore, reduce its
18 reliance on the automobile, and to enhance its marine orientation and to encourage
19 a shift in individual travel patterns towards transit and carpooling.
20

21 **K-6** Industrial properties adjacent to Lake Washington and the Sammamish
22 River within the Kenmore center should be encouraged to convert to mixed uses.
23 Water dependent uses should remain such as the marina and sea plane harbor.
24

25 **K-7** The commercial and industrial-designated properties south of SR 522 where
26 it intersects with 68th NE are appropriate for mixed use development. Until all
27 impacts of such a large scale development adjacent to a congested intersection and
28 the Sammamish River can be addressed as defined in policy K-11, the properties
29 should receive designations that will permit continuation or expansion of existing
30 uses.
31

32 **K-10** The commercial core of Kenmore, where redevelopment at high residential
33 densities in mixed use projects is sought, is not an appropriate long-term location
34 for mobile home parks. Existing parks within the pedestrian overlay district should
35 continue until those properties are redeveloped. If the property is proposed for
36 redevelopment, the county should require relocation assistance as permitted by
37 RCW 59.21 and develop a relocation assistance program containing the following
38 elements:

- 39 A. Options for relocation funding, and
40 B. Options for NEW mobile home sites, including potential NEW park
41 development. NEW sites should be:
42 Within 15 miles of Kenmore
43 Within an urban area and compatible with surrounding land uses;

1 Rented for no more than average market pad rent based on U.S. department
2 of housing and urban development fair market rent for mobile home parks,
3 and
4 Close to shopping and within 1/4 mile of public transit.
5

6 **K-11** This plan supports a mixed use development area in Kenmore. Issues
7 identified in this plan must be addressed before mixed use development can occur.
8 The mixed use development area is designated industrial/commercial, potential
9 mixed use. Mixed use development shall meet the following conditions before
10 redevelopment can occur:

- 11 A. Provide pedestrian linkages into other parts of Kenmore.
- 12 B. Provide for easily accessible transit hub, and a strong transportation
13 demand management program that facilitates transit use.
- 14 C. SR-522 through Kenmore is currently at LOS F and at ultimate
15 design. Further study is necessary to determine if potential roadway and transit
16 improvements will be sufficient to mitigate roadway congestion to acceptable levels.
17 Therefore, prior to the actualization of any potential zoning on the site, a plan
18 amendment study shall be completed by the executive and transmitted to the council
19 90 days after the applicant submits its transportation analysis to King County. The
20 study should identify acceptable congestion thresholds based on aggressive transit
21 solutions. King County will determine if potential transit and roadway
22 improvement will be sufficient to meet new transit thresholds. If it is determined
23 that transit and roadway improvement will be sufficient to meet transit thresholds,
24 the new development shall pay a pro-rata share towards these improvements
25 including both roadway and transits capital projects. New development may occur
26 only when transportation impacts are adequately mitigated.
- 27 D. Provide for substantial public access to and access to and use of the
28 lake Washington and Sammamish River waterfront.
- 29 E. Contribute to any Kenmore business improvement district.
- 30 F. Mitigate for impacts upon affordable housing, as determined by King
31 County.
- 32 G. Provide for community open space.
- 33 H. Provide for fish and wildlife enhancement.
- 34 I. Mitigate for impacts to the shoreline edge through riparian vegetation
35 enhancement.
- 36 J. Provide for easily accessible public viewpoints and protects view
37 corridors.
- 38 K. Provide for convenient pedestrian access from the development to link
39 to nearby park facilities.
- 40 L. Development shall provide for thorough environmental review, which
41 should include analysis of available water-based industrial land in the region to
42 support this type of use.

43
44 **K-12** The Kenmore urban design study provides guidelines for future development
45 to enhance the aesthetics, and build on the character and function of Kenmore. The

1 following elements from the design study should be implemented through zoning p-
2 suffix conditions, the King County capital improvement program and any other
3 identified methods.

4 A. Identification of the most desirable placement and orientation of new
5 buildings to improve overall pedestrian activity and improve the aesthetics of the
6 center.

7 B. Location of pedestrian linkages to allow maximum mobility and
8 enjoyment of pedestrians in Kenmore.

9 C. Identification of potential parks, plazas, and public green spaces
10 which enhance the aesthetics and character of Kenmore.

11 D. Specific identification of linkages to the Burke-Gilman trail.
12
13

14 H. Shoreline

15
16 The Shoreline Community Plan was commenced in March, 1977 and adopted in August,
17 1980. The new City of Shoreline commenced operating in August, 1995; between
18 Shoreline and Lake Forest Park the planning area has very little unincorporated territory
19 left, all of which is in one or the other city's Potential Annexation Area. Therefore,
20 none of the Shoreline Community Plan's policies are retained.
21
22

23 I. Snoqualmie Valley

24
25 The Snoqualmie Valley Community Plan was initiated in April, 1984, and adopted in
26 August, 1989. The process resulted in designation of the Snoqualmie Ridge UGA for
27 the City of Snoqualmie. The area was annexed by the City of Snoqualmie, and
28 development is proceeding under an interlocal agreement as directed by the community
29 plan. The 1994 KCCP largely reaffirmed the Rural and Resource Lands land use map
30 designations of the community plan.
31

32 **SQP 4** A study of current river water quality should begin upon adoption of this
33 plan with the participation of the valley rural activity centers; county, state and
34 federal agencies; and private developers.
35

36 **SQP 5** A study which shows the cumulative impact of future development on river
37 water quality and which identifies methods of equitably controlling these impacts,
38 should begin upon adoption of this plan with the participation of rural activity
39 centers; county, state , federal agencies; and private developers.
40

41 **SQP 6** At the conclusion of the studies of the current river water quality and the
42 impact of future development, an interlocal should be negotiated between state
43 agencies, the county, the rural activity centers and other relevant agencies to

1 establish responsibility and set forth corrective actions for point source and
2 nonprofit source pollution.

3
4 **SQP 7** If the studies of current water quality and the impact of future development
5 identify significant impacts which cannot be mitigated, king county will initiate an
6 amendment to the Snoqualmie valley development conditions, or annexation areas
7 necessitated by the impacts.

8
9 **SQP 17** Wildlife populations in the Snoqualmie valley community plan area are
10 recognized as a regionally important resource and an important resource and an
11 important characteristic of the area's rural character. Special studies should be
12 undertaken, in cooperation with the Washington department of wildlife, to identify
13 wildlife populations at risk due to the land uses proposed by the community plan
14 and to develop mitigation measures to protect the continued viability of the area's
15 wildlife populations. Should these studies indicate unmitigatable impact affecting
16 wildlife populations viability due to the land uses in the community plan, a plan
17 amendment study will be undertaken to provide for the continued existence of this
18 valuable resource.

19
20 **SQP 21** Properties in erosion prone drainage basins are subject to special
21 development conditions applied to protect the safety and property development
22 conditions applied to protect the safety and property of county residents and
23 property owners through reducing or eliminating the occurrence of gully formation
24 and sever erosion. These conditions may include: (a) a drainage control plan: (b)
25 installation of drainage control features prior to any land clearing, vegetation
26 removal, site grading, road construction, or utility installation: and (c) run off
27 control requirements. The areas known to have these conditions are shown on the
28 erosion problem area map. Properties containing the characteristics of erosion
29 prone drainage basins, but not identified on the erosion problem area map are also
30 subject to these special development conditions to protect the safety and property of
31 county residents and property owners. To implement this policy, king county will
32 require development proposals to provide studies sufficient to identify sites
33 containing these characteristics of erosion prone drainage basins. Mitigation shall
34 be required consistent with the intent of the areawide p-suffix conditions for erosion
35 prone drainage basins and the king county sensitive areas ordinance.

36
37 **SQP 30** Where existing mapping is inadequate or unavailable, studies sufficient to
38 identify and map fisheries, wildlife, habitat, drainage systems, wetlands, and
39 natural hazard areas should be funded and completed to provide basis for the
40 protection of these resources during the development review process.

41
42 **SQP 32** The Shoreline Environment designation of the County Shoreline
43 Management Program should be consistent with Snoqualmie Valley Area Zoning

1 designations. King County should initiate the shoreline redesignation process
2 consistent with K.C.C. 25.32.130.

3
4 **SQP 61** King County shall initiate an amendment to the Snoqualmie Valley
5 Community Plan if the cumulative impact of development of expansion area one and
6 two will reduce the quality of the Snoqualmie River and its tributaries below the
7 current "A and AA" standards.

8
9 **SQP 69** King County supports development of the non-flood plain areas of
10 Snoqualmie when higher residential densities can be achieved, municipal services
11 can be provided, and river water quality will not be degraded.

12
13 **SQP 70** Achieving a long-term solution to flood damages within the City of
14 Snoqualmie is one of King County's highest priorities for this planning area.

15
16 **SQP 72** King County reaffirms its support for the spirit and intent of the Snohomish
17 Mediated Agreement, and the recommendations of the Snohomish River Basin
18 Coordinating Council which led to the signing of the intergovernmental agreement
19 for implementation. King County considers this work to be a sound basis for a long
20 term flood damage reduction program for the City of Snoqualmie.

21
22 **SQP 73** King County intends to assist the City of Snoqualmie to develop a long-
23 term solution and an implementation program which will solve flooding problems in
24 the city.

25
26 **SQP 74** If the long-term solution to flooding problems in the City of Snoqualmie is
27 determined to have basinwide impacts, these impacts shall be reviewed by the King
28 County flood control management plan team or its equivalent to identify any
29 additional mitigations which may be required. If the long-term solution to flooding
30 problems is demonstrated to not have basinwide impacts, it should be implemented
31 as soon as possible and would not require a second, basinwide, review of impacts
32 and mitigations.

33
34 **SQP 75** King County urges a public/private resource commitment to implement a
35 long-term solution to flooding problems in the City of Snoqualmie.

36
37 **SQP 79** King County supports the continued industrial use of Weyerhaeuser's
38 Snoqualmie Mill site and its annexation to the City of Snoqualmie.

39
40 **SQP 82** Commercial and light industrial land uses are appropriate along Southeast
41 North Bend Way subject to special development conditions to mitigate impacts.

42
43 **SQP 83** Only non-retail commercial development shall be allowed in the area
44 bounded by Southeast North Bend Way and the Burlington-Northern Railroad

1 right-of-way. King County supports the existing North Bend downtown as the
2 primary retail business area.

3
4 **SQP 84** The area between Tanner and the Edgewick Interchange, south of Southeast
5 140th and north of I-90, is appropriate for non-retail commercial and light
6 industrial land uses. Commercial and light industrial uses shall be limited to uses
7 that do not require sewers, do not impact ground water and are related to resource-
8 based shipping, distributing and trucking-related industrial development.

9
10 **SQP 85** Land uses adjacent to the Edgewick Interchange shall be limited to highway
11 oriented commercial uses that do not require sewers, do not impact ground water,
12 and serve the traveling public.

13
14 **SQP 86** The area north of the Edgewick Interchange is appropriate for resource-
15 based, shipping, distributing and trucking related industrial uses that do not require
16 sewers and do not impact ground water.

17
18 **SQP 89** Within the Fall City rural activity center but outside the sewer local service
19 area, development may cluster at one home per 2.5 acres to provide the option for
20 higher densities in the future. When sewers become available, property owners in
21 the 2.5 acre area may rezone their properties to single family residential densities of
22 up to eight homes per acre without an amendment to the Snoqualmie Valley
23 Community Plan.

24
25 **SQP 91** Potential commercial areas within Fall City identified in this community
26 plan may be reclassified when sewer, water, and transportation facilities are
27 available.

28
29 **SQP 94** The existing store in Preston and the Preston Mill are recognized as historic
30 land uses and will be zoned to rural residential uses without a plan amendment.

31
32 **SQP 95** The historic mill at Preston is a continuing industrial use. If the present
33 use ends, the property may be rezoned to rural residential uses without a plan
34 amendment.

35
36 **SQP 96** Development adjacent to the historic Preston community should be designed
37 to have limited impacts on the historic area. No additional land should be zoned
38 for commercial or industrial uses within or adjacent to Preston, or in the Exit 22
39 area.

40
41 **SQP 98** Land uses at freeway interchanges without existing commercial or industrial
42 development, and outside rural activity centers, are designated rural residential to
43 support development in rural activity centers and to preserve the scenic nature of
44 the corridor.

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SQP 99 New development at the Exit 22 Interchange shall not expand beyond the area designated in this plan and shall not adversely impact surrounding rural residential areas. All uses should be planned and sited to use long-term on-site waste disposal systems.

SQP 100 The existing two acres of land currently zoned for commercial use at Exit 22 is recognized, but no additional land for commercial uses is designated.

SQP 122 The presence of the Snoqualmie Tribe in the planning area has important historic and cultural significance for the Puget Sound region. The following places, recognized by the Tribe as historically, culturally and archeologically important, should be considered for inclusion in the king county historic sites survey, and designation to local and/or national register of historic places.

The tribe recognizes the following areas as culturally significant:

- Snoqualmie Falls
- The banks of the Snoqualmie River between the falls and the three forks confluence area.
- Fall City Indian Cemetery
- Banks at the confluence of Snoqualmie and Raging Rivers
- Banks at the confluence of Snoqualmie and Tolt Rivers
- Fall City Park (site of John Sanawa's Council House and the first white school)
- Mt. Si
- Granite outcropping used as a quarry between North Bend and the City of Snoqualmie on SR 202.

SQP 123 King County recognizes the spiritual, historic, cultural and recreational value of the Snoqualmie Falls. Any development adjacent to Snoqualmie Falls shall be designed and sited to protect these values.

SQP 124 Because of the spiritual significance of the area at the base of the Falls to the various tribes in the Puget Sound region, this area of the Falls should remain free of development and open for public access.

SQP 125 The community of Preston is a significant cultural and historic reminder of the planning area's roots in the logging industry. The existing land use shall be maintained, and new development should respect the existing character of the community.

SQP 126 King County supports efforts of the community of Preston to achieve recognition of its historic character should be maintained through designation as an historic area.

1 **SQP 127** The King County Historic Sites Survey should be updated to include
2 additional sites identified by the Preston Heritage Committee.

3
4 **SQP 128** The development of a regional railroad museum in the Snoqualmie area is
5 encouraged to promote understanding of the regional significance of railroads in the
6 settlement and development pattern of Washington State.

7
8 **SQP 134** Truck traffic access associated with the industrial zoning at Preston Fall
9 City Interchange Exit 22 should only be allowed from the arterial system and should
10 be designed to preclude use of residential roads for access. All on-site and adjacent
11 roads should conform to the industrial access street design standards.

12
13 **SQP 135** Existing roads in the commercial area of Fall City shall be upgraded to
14 commercial standards. Fall City businesses should establish a road improvement
15 district for improving vehicular circulation and pedestrian amenities.

16
17 **SQP 142** King County should inventory and assess State Forest Board trust lands to
18 determine if these lands would be appropriate as regional county parks.

19
20 **SQP 143** King County shall put high priority on the acquisition and development of
21 a regional trail system linking the Snoqualmie Valley planning area to other parts of
22 the county.

23
24 **SQP 149** The Snoqualmie River, Tolt River, Raging River and their tributaries are
25 recognized as water trails with scenic and recreational value.

26
27 **SQP 151** King County supports designation of the Middle Fork of the Snoqualmie
28 River under either the national or state Wild and Scenic River program.

29
30 **SQP 152** King County supports evaluation of the North Fork of the Snoqualmie
31 River and the main stem of the Tolt River under either the national or state Wild
32 and Scenic River program.

33
34
35 **J. Soos Creek**

36
37 Soos Creek is one of King County's largest and fastest growing planning areas. The
38 first Soos Creek Plateau Communities Plan (SCCP) commenced during the fall of 1975,
39 and was adopted in November, 1979. The process was controversial, partly because
40 Soos Creek served as a laboratory for several emerging planning concepts, including a
41 Rural land use designation implemented with zoning limiting residential density to one
42 home per 5 acres.

1 The Soos Creek Community Plan Update commenced in March, 1988 and was adopted
2 in December, 1991. In 1995 the City of Kent initiated annexation of a very large area
3 between it and Lake Meridian, intended to encompass most of its Potential Annexation
4 Area within the planning area. The new cities of Maple Valley and Covington are
5 established as of August 31, 1997.
6

7 **NR-1** The continued viability and health of the Soos Creek planning area's stream
8 systems and the fisheries resources dependent upon them should be assured through
9 zoning, special zoning conditions and development regulations. The intent of policy
10 NR-1 is to control densities along stream corridors identified by the Soos Creek
11 Basin Plan. This policy will be implemented through the Area Zoning by placing
12 Rural and Urban densities within 1/4 mile of significant stream systems identified as
13 Types 1, 2, and 3 waters according to the Sensitive Areas Ordinance.
14

15 **NR-1A** Lot coverage limitations for building shall be applied in all stream corridors
16 in urban designated areas of the Soos Creek basin and classified SC-P. In all
17 stream corridors, townhouse design shall also be required. Dwelling unit footprints
18 shall not exceed 1,000 square feet per unit, and the footprint for associated parking
19 structure shall not exceed 400 square feet per dwelling unit. Total impervious
20 surface should not exceed 8%, and total clearing of forested vegetation should not
21 exceed 30%. Reforestation to achieve sites that are 70% forested should be
22 required.
23

24 **NR-8** Within the Soos Creek basin, bare ground associated with clearing,
25 grading, utility installation, building construction, and other development activity
26 should be covered or revegetated in accordance with King County Surface Water
27 Design Manual Standards between November 1 and March 31 each year. Earth-
28 moving and land-clearing activity should not occur during this period within the
29 Soos Creek basin except for regular maintenance of public facilities and public
30 agency response to emergencies that threaten the public health, safety and welfare.
31 Landscaping of single-family residences, existing permitted commercial forestry and
32 mining activities and development sites with approved and constructed drainage
33 facilities that infiltrate 100 percent of surface runoff should be exempt from these
34 restrictions.
35

36 **NR-9** For new subdivisions in the Soos Creek basin Rural Area, a minimum of
37 20% of the property should be retained as a separate tract of undisturbed
38 indigenous vegetation.
39

40 **NR-14** All development within 660 feet of the top of the Cedar River Valley and the
41 Green River Valley walls, particularly along the bluffs south and west of the Lea
42 Hill plateau and within the Lake Heights area, should be conditioned to avoid
43 adverse impacts on the environment and risks to life and property.
44

1 **R-9 Multifamily housing opportunities should be provided in close proximity to**
2 **the Green River Community College in locations with good freeway access.**

3
4 **T-29 Equestrian crossings of arterials should be permitted only where they do not**
5 **greatly disrupt traffic. Where possible, these crossings should be combined with**
6 **pedestrian and bicycle crossings. There should be no at grade equestrian crossings**
7 **of SR-516, except at Lake Meridian.**

8
9 **T-31 King County efforts should focus on improving existing corridors and on the**
10 **development of traffic reduction programs such as TDM and Transit/HOV to**
11 **improve traffic congestion in those corridors leading off the Soos Creek Plateau.**
12 **The Soos Creek Community Plan Update, however, recognizes that these efforts**
13 **represent short term solutions. In the long term, it is evident that new corridors are**
14 **needed between the plateau and the valley employment centers. The Update**
15 **supports the County and local jurisdictions in their continuing efforts to determine**
16 **the feasibility and locations of these new east-west corridors. King County should**
17 **emphasize, as soon as possible, the identification and acquisition of rights-of-ways**
18 **for these new corridors before development patterns make it impossible or because**
19 **increasing land values make it cost prohibitive. The Soos Creek Community Plan**
20 **Update also recognizes that the Southeast 277th Street corridor project will be an**
21 **important element of a long term solution to existing east-west traffic congestion.**
22 **Upon final completion of the City of Kent's environmental impact study process and**
23 **upon agreement with King County as to the proper alignment, the City of Kent is**
24 **encouraged to commence construction of its portion of the 277th corridor project.**

25
26 **F-15 Crest Airpark is an important local facility and should continue operation at**
27 **current levels of use.**

28
29 **F-16 Because of noise and public safety concerns, low density, single family devel-**
30 **opment should be the primary land use allowed within Crest Airpark's north flight**
31 **path within 1/2 mile of the airport runway.**

32
33 **F-17 All new subdivisions within 1/4 mile of Crest Airpark, approved subsequent**
34 **to the adoption of this plan, should include a covenant. The covenant should state**
35 **that the property owner and/or resident recognize the existence of Crest Airpark, its**
36 **value to the community, and the noise and public safety aspects of living in**
37 **proximity to the airpark.**

38
39 **F-18 The operation of SIR is expected to continue through the life of this plan.**
40 **Any future consideration of the Conditional Use Permit should be consistent with**
41 **the spirit and intent of the existing rules and conditions which regulate operation of**
42 **the facility.**

43
44 **P-8 King County should encourage retention of significant views of Mt. Rainier.**
45 **Protection of scenic vistas of Mt. Rainier should be encouraged by using a variety of**

1 residential development strategies such as clustering, siting of building, height
2 limitations and other techniques. Properties with significant vistas of Mt. Rainier
3 should be considered for acquisition.

4
5 **P-15 King County should give high priority to expanding the Big Soos Creek trail**
6 **by linking the Covington Urban Activity Center to the south and Fairwood Center**
7 **to the north to the existing trail system.**

8
9 **P-16 King County should give high priority to linking the Green River and Cedar**
10 **River corridors.**

11
12 **P-18a King County should coordinate with the City of Seattle, WSDOT, and other**
13 **jurisdictions to link major elements of the open space system including the Cedar**
14 **River, Lake Desire, Big Soos Creek, SR-18 and the Green River trail systems.**

15
16 **P-19 King County should support the protection and/or preservation of the open**
17 **space sites identified for acquisition by the Open Space Action Plan, especially the**
18 **regionally important open space area located between Lake Desire and Spring Lake,**
19 **and the open space adjacent to Clark Lake, either through acquisition, the**
20 **establishment of development controls, or provision of development incentives.**

21 22 23 **K. Tahoma/Raven Heights**

24
25 The Tahoma/Raven Heights planning area is the second largest (149 square miles) and
26 was the second-fastest growing community planning area during 1990-1994. The
27 Tahoma/Raven Heights Communities Plan (T/RH) commenced in August, 1979 and was
28 adopted in October, 1984. T/RH continued to apply the Growth Reserve and Rural
29 designations and zoning that emerged during the Soos Creek planning process. The
30 planning area is mostly unincorporated Rural or Forest Production District. In the years
31 prior to the GMA the City of Black Diamond completed several large annexations, but
32 the lands involved have limited development potential. A final UGA for the City of
33 Black Diamond was adopted as an amendment to the 1994 Comprehensive Plan in 1996.
34 The planning area is also will be affected by the incorporation of the new cities of
35 Covington and Maple Valley.

36
37 In response to data and recommendations emerging while the Soos Creek Basin Plan was
38 being prepared, interim 5-acre zoning was applied to portions of the Jenkins and
39 Covington Creek watersheds in July 1989. A T/RH Update covering about one-fifth of
40 the planning area was initiated in March, 1991, and adopted in December, 1991. The
41 area zoning was changed in some cases, but this action was based on the 1985 KCCP
42 and applicable basin plan policies. None of the T/RH policies adopted in 1984 are
43 retained.

44

1 **L. Vashon**

2
3 The Vashon Community Plan commenced in the Spring of 1977 and was adopted in June
4 1981. Due to concerns about Vashon-Maury Island's water supply, which consists of
5 local rain-fed aquifers, a revision to the plan was set for 1986 after completion of the
6 Vashon/Maury Island Water Resources Study. The revision process began in April
7 1984, and the updated Vashon Community Plan was adopted in October 1986. In
8 addition to responding to the Water Resources Study, the plan update also implemented
9 the 1985 KCCP's designation of the entire planning area as Rural. In 1996 the Vashon
10 Town Plan repealed or modified several of the 1986 plan's policies, and adopted new
11 policies and area zoning to guide development in the unincorporated Rural Town of
12 Vashon. The Vashon Town Plan was adopted as a subarea plan and therefore is part of
13 the King County Comprehensive Plan, as provided by the GMA. The policies below are
14 the issue- or area-specific policies retained from the 1986 plan.

15
16 **V-86 A boat launch site should be acquired and developed at the north end of**
17 **Vashon Island and possibly on the west side.**

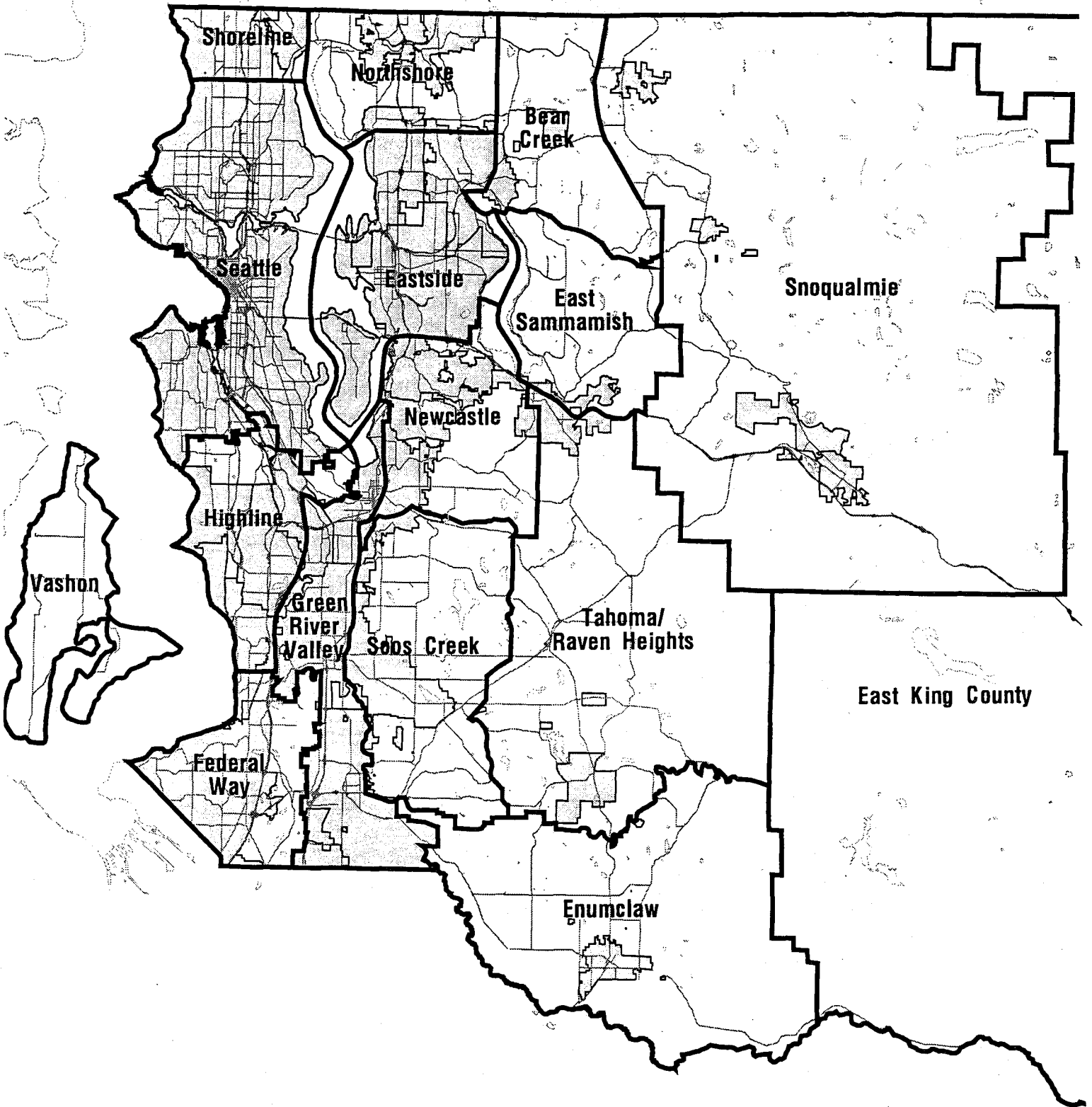
18
19 **V-88 If a marina is contemplated during the 6-to 10-year life of the plan, it should**
20 **be established on the outside perimeter of the Island or if in Quartermaster Harbor,**
21 **south of southwest 256th Street, if extended.**

22
23 **V-89 King County should explore options for trading the northeast Vashon**
24 **(Winghaven) Park site for another waterfront park on the Island.**

25
26
27 **M. West Hill and White Center**

28
29 These two plans, applying to portions of the original Highline community planning area,
30 were the last adopted by King County (West Hill in 1993, White Center in 1994), and as
31 such were prepared in conformance with the Growth Management Act, and are already
32 incorporated as part of the 1994 King County Comprehensive Plan. They will be
33 reviewed and possibly revised as part of a future revision to this plan.

34
35
36 Effect: No substantive effect (i.e. changed policy direction for zoning or other land use
37 decisions would occur. The action consists only of repealing those community plan
38 policies that have been found to conflict with the 1994 King County Comprehensive
39 Plan, to be redundant, or to be out of date by virtue of subsequent actions such as
40 annexations, incorporations or completion of development review, and compiling the
41 retained policies into a new chapter of the Plan.



King County Community Planning Areas

 **King County**
 Department of Development and Environmental Services
 Geographic Information System

This map is intended for planning purposes only and is not guaranteed to show accurate measurements.



June 2, 1997

1997 AMENDMENT
to the
1994 KING COUNTY
COMPREHENSIVE PLAN

LAND USE MAP
and
ZONING MAP

June 2, 1997

Executive Proposed

1 1994 King County Comprehensive Plan - Land Use Map

2 AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN - LAND
3 USE MAP.

4

5 Amend Map 19, Sections 21, 27 and 28, Township 24, Range 6, as follows:

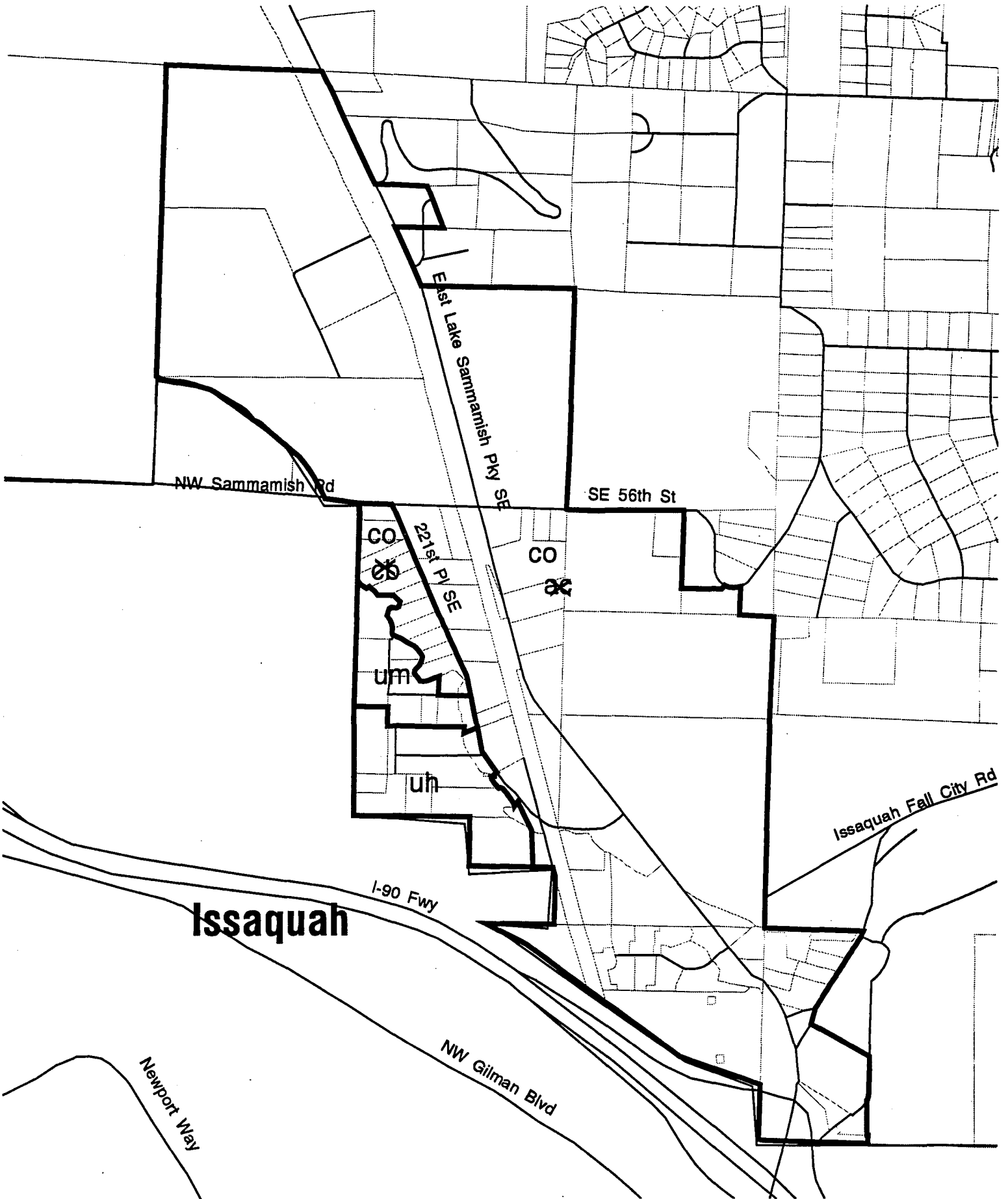
6 1. Redesignate the following parcels from Unincorporated Activity Center to Commercial
7 Outside of Centers:

8	2124069003	2124069014	2124069015	2124069019
9	2124069020	2124069021	2124069022	2124069024
10	2124069026	2124069029	2124069032	2124069033
11	2124069034	2124069038	2124069038	2124069049
12	2124069051	2124069054	2124069056	2124069058
13	2124069061	2124069062	2124069067	2124069068
14	2124069069	2124069070	2124069075	2124069085
15	2124069090	2124069093	2124069094	2124069095
16	2124069097	2124069098	2124069099	2124069100
17	2124069101	2124069116	2124069122	2124069123
18	2124069124	2124069129	2124069131	2124069131
19	2724069084	2724069086	2724069134	2724069142
20	2724069143	2724069149	2724069156	2724069184
21	2724069194	2724069195	2724069196	2824069001
22	2824069002	2824069132	2824069239	2824069300
23	2824069339	2824069341	2824069342	2824069346
24	2824069347	2824069349	5411700010	5411700020
25	5411700030	5411700040	5411700050	5411700060
26	5411700070	5411700080		

1 2. Redesignate the following parcels, which are part of the area known as Bush Lane,
2 from Community Business to Commercial Outside of Centers:

3	2124069039	2124069052	2124069053	2124069055
4	1275300005	1275300010	1275300015	1275300020
5	1275300025	1275300030	1275300035	1275300040
6	1275300045			

7 Effect: See the statement on the effect of the proposed amendment to policy U-602. In
8 addition, this plan map amendment would apply the Commercial Outside of Centers
9 designation to part of the area adjacent to the Issaquah Employment Center known as Bush
10 Lane. This area now is zoned Office. The plan map amendment would treat this part of
11 Bush Lane as part of the Issaquah Employment Center for purposes of future land use
12 studies and plan amendments, but would not require any immediate zone changes.



Executive Proposed Amendment to the
1994 King County Comprehensive Plan
Land Use Map

490 0 490 980 1470 Feet



March 12, 1997

Ausers/dennis/projects/1970311.apr



King County
Department of Development and Environmental Services
Geographic Information System

This map is intended for planning purposes only and is not guaranteed to show accurate measurements.

June 2, 1997

Executive Proposed

1 1994 King County Comprehensive Plan - Land Use Map

2 AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN - LAND
3 USE MAP.

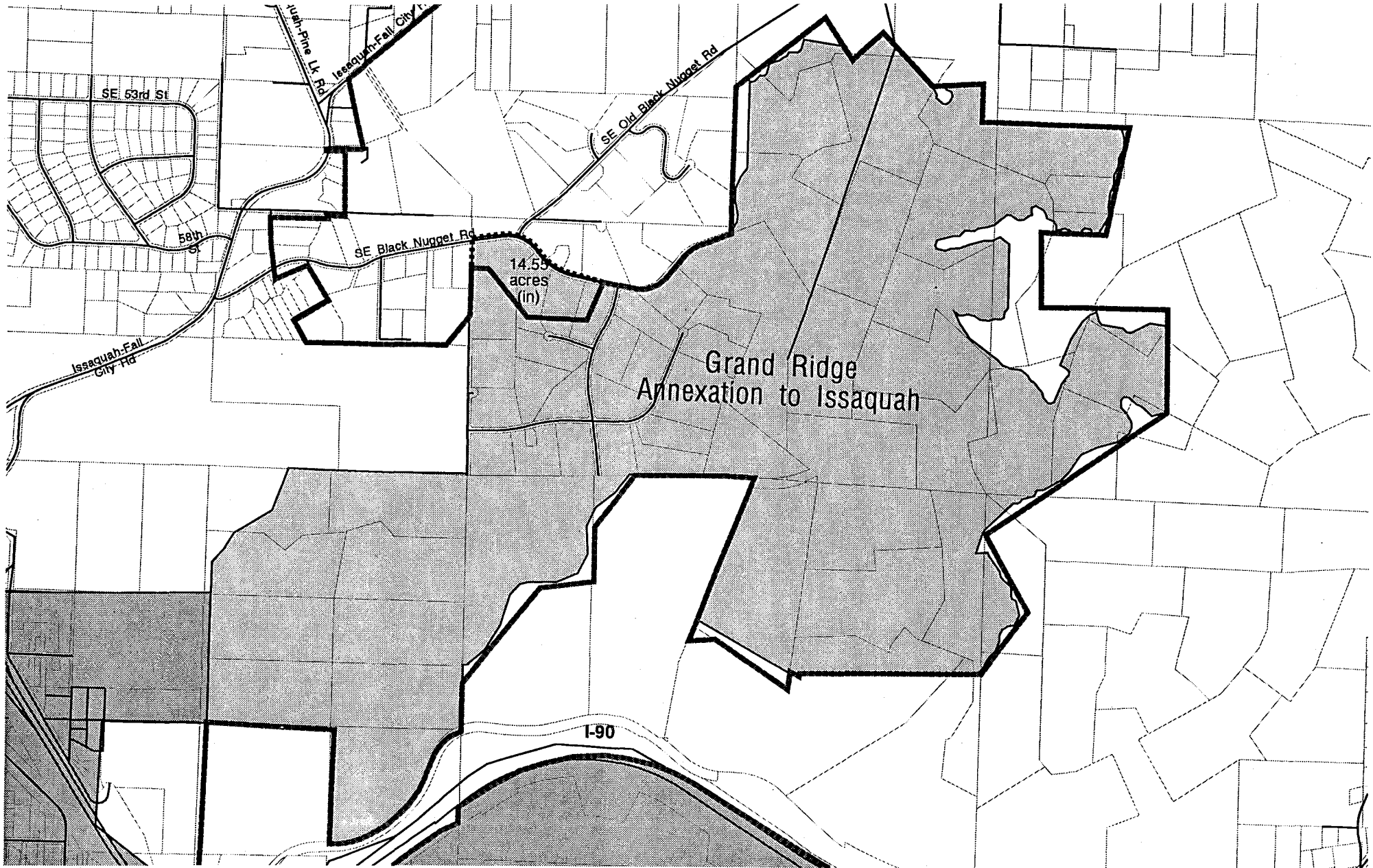
4

5 Amend Map 19, Section 23, Township 24, Range 6, as follows:





6 Add the portions of the following parcels which were annexed to the City of Issaquah to
7 the Urban Growth Area:

8 2323069150 (portion) 2324069144 (portion)
9 2324069143 (portion) 2324069145 (portion)

10 Effect: This amendment includes within the UGA four open space parcels which were
11 annexed by the City of Issaquah in accordance with the terms of the Grand Ridge Joint
12 Agreement but are currently bisected by the UGA. This amendment adds 14.55 acres to
13 the UGA.



Proposed Urban Growth Area Line Adjustment

-  Urban Growth Area Line (Current)
-  Urban Growth Area Line (Proposed)
-  Grand Ridge Annexation
-  City of Issaquah



This map is intended for planning purposes only and is not guaranteed to show accurate measurements.

June 2, 1997

June 2, 1997

Executive Proposed

1 1994 King County Comprehensive Plan - Land use Map

2 AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN-LAND
3 USE MAP

4

5 **4 TO 1 PROPOSAL - POLYGON NW**

6 Amend the 1994 King County Comprehensive Plan Land Use Map #21 by redesignating
7 163 acres from Rural to Urban on a portion of parcel 3522069001 in Section 35, Township
8 22, Range 6, as presented on attached Land Use Recommendation map. This amendment
9 is contingent on the following:

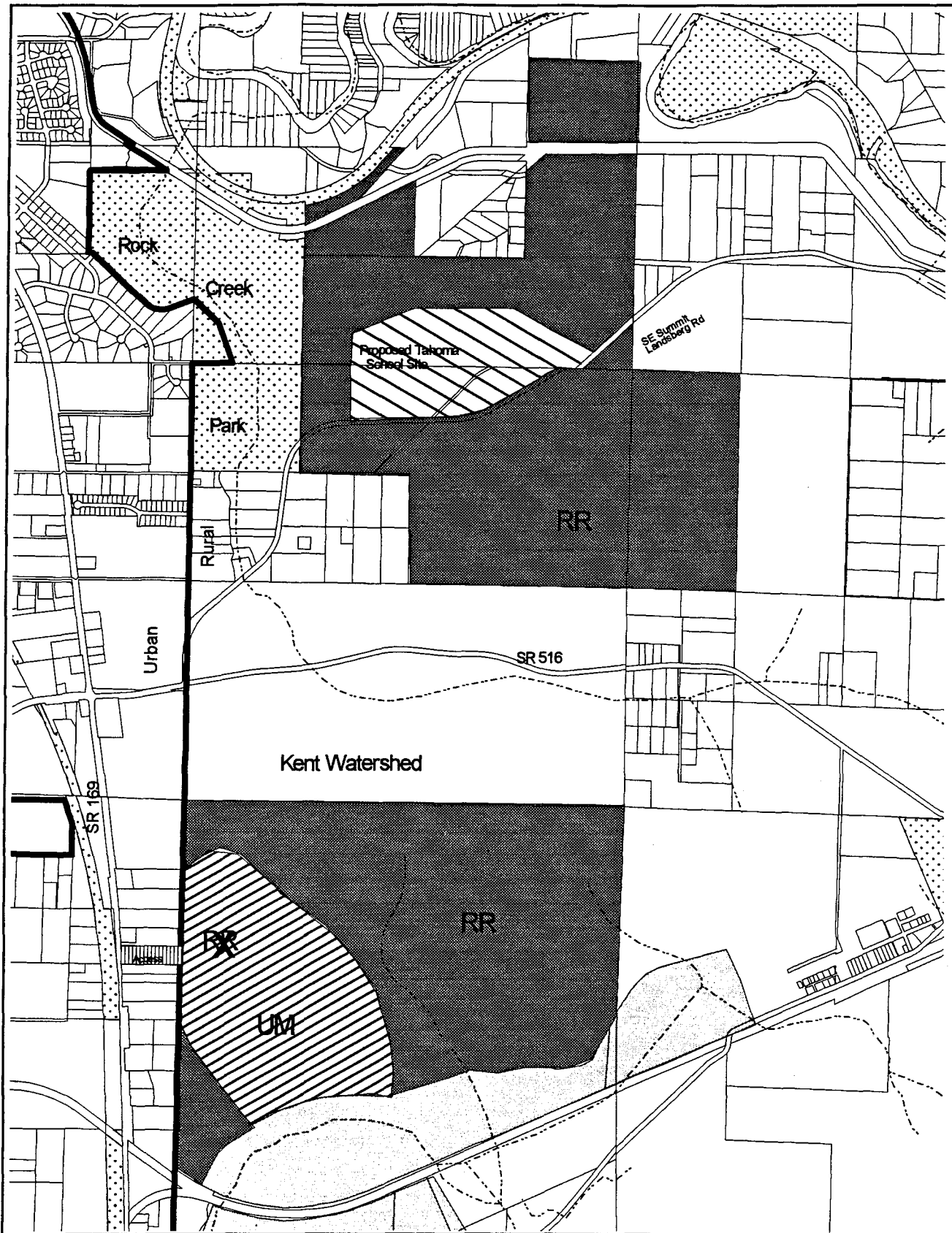
10

- 11 • Verification that the proposed open space does not include any portion of the
12 Landsburg Mine Site and associated areas of subsidence.
- 13
- 14 • Completion of a joint planning process between King County, the City of Maple
15 Valley, and Polygon NW that will result in a Memorandum of Understanding. The
16 MOU shall describe how the parties will resolve a range of issues to include but not be
17 limited to: annexation, land use; development standards; impact mitigation; and
18 management of and responsibility for open space and resources. The Tahoma School
19 District will be requested to participate in the process.
- 20

21 Amend all other KCCP and Technical Appendix maps which include the Urban Growth
22 Area to be consistent with this change. The new urban land is to be within the Full Service
23 Area (green) of the Service and Finance Strategy Map of Chapter One.

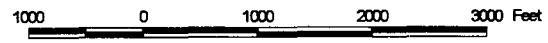
24 Effect: One hundred sixty-three acres of land will be added to the Urban Growth Area
25 (UGA). The remaining 653 acres of rural land will be dedicated as permanent public open
26 space. The second contingency ensures the City of Maple Valley has a leading role in
27 determining the conditions for mitigating the impacts of new urban development adjacent
28 to their current city boundary. Before approval of this amendment, King County, the City

1 of Maple Valley and Polygon NW will jointly develop and present to the King County and
2 Maple Valley Councils a MOU establishing the process for working through the issues
3 described above. Following approval of the MOU and this amendment, the parties will
4 work together to develop an interlocal agreement to guide development of the Polygon
5 proposal.



Polygon 4 to 1 Proposal

1997 Executive Proposed Land Use Amendment



Water and Land Resources Division,
 Dept. of Natural Resources,
 For Planning Purposes Only.
 Areas not necessarily drawn to scale



Legend

- Proposed Open Space (653 acres)
- Proposed Urban (163 acres)
- Proposed School (80 acres)
- Urban Growth Boundary
- Parks
- Proposed Open Space (Black Diamond Agreement)
- Streams

1

#Z 3.0

June 2, 1997

Executive Proposed

2 1994 King County Comprehensive Plan - Zoning Atlas

3 **AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN -**
4 **ZONING ATLAS**

5

6 **4 TO 1 PROPOSAL - POLYGON NW**

7 Amend the 1994 King County Comprehensive Plan Zoning Map #21 by redesignating 163
8 acres from RA-10P to Urban on a portion of parcel 3522069001 in Section 35, Township
9 22, Range 6, as presented on attached Zoning Recommendation map. This amendment is
10 contingent on the following:

11

12 • Verification that the proposed open space does not include any portion of the
13 Landsburg Mine Site and associated areas of subsidence.

14

15 • Completion of a joint planning process between King County, the City of Maple
16 Valley, and Polygon NW that will result in a Memorandum of Understanding. The
17 MOU shall describe how the parties will resolve a range of issues to include but not be
18 limited to: annexation, land use; development standards; impact mitigation; and
19 management of and responsibility for open space and resources. The Tahoma School
20 District will be requested to participate in the process.

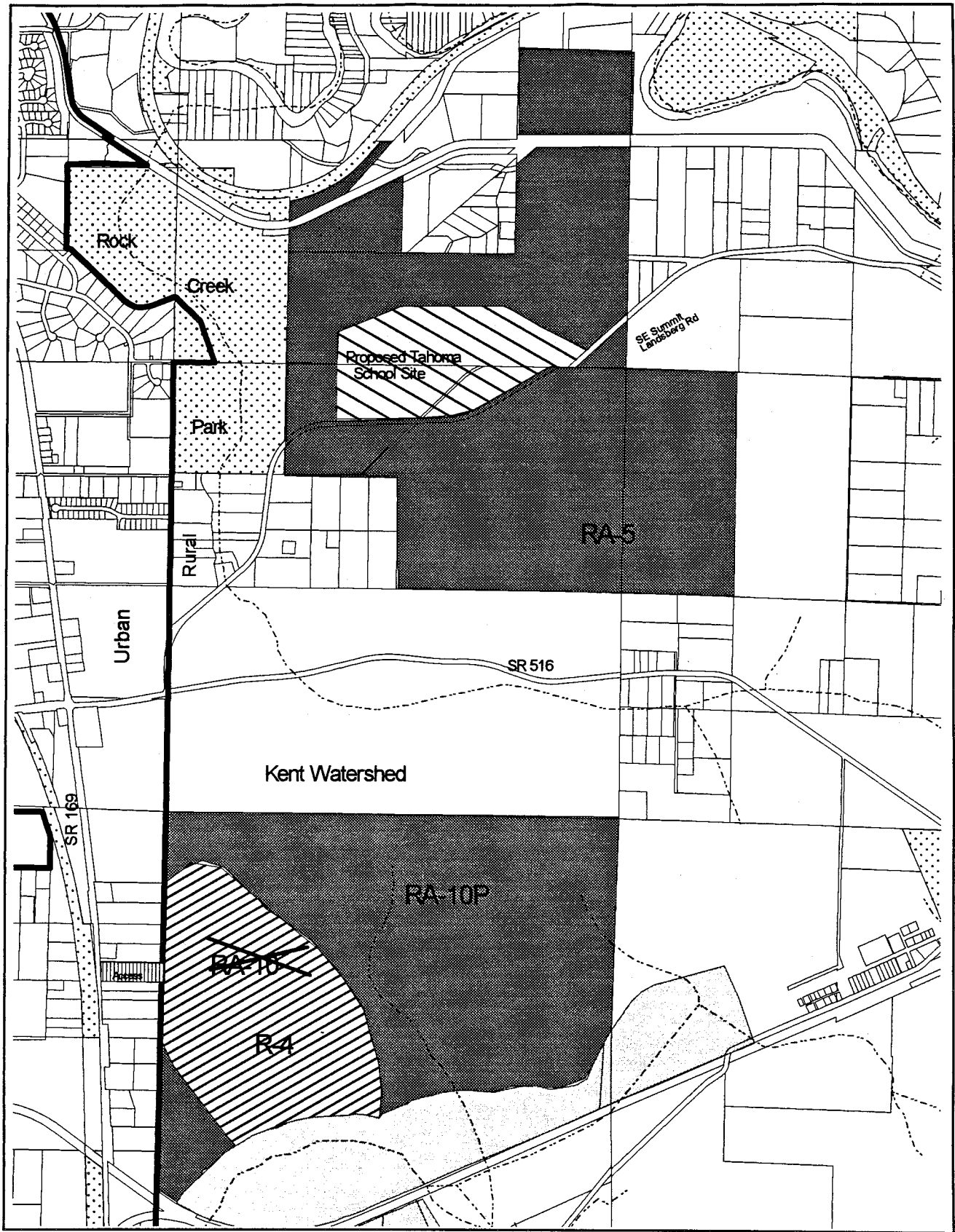
21

22 Amend all other KCCP and Technical Appendix maps which include zoning to be
23 consistent with this change.

24 The **P-suffix** (property-specific development standard) reads as follows:

1 This property is within the 4 to 1 Program and shall comply with 4 to 1 Program
2 Countywide Planning Policies FW-1, Step 7, and King County Comprehensive Plan
3 Policies I-204 and I-205.

4 Effect: This proposed Zoning Atlas amendment provides consistency with the
5 accompanying Land Use amendment. It is the result of an application to the 4 to 1
6 Program which implements Countywide Planning Policy FW-1, Step 7a, and King
7 County Comprehensive Plan Policies I-204 and I-205.



Polygon 4 to 1 Proposal

1997 Executive Proposed Zoning Amendment

1000 0 1000 2000 3000 Feet

Water and Land Resources Division,
 Dept. of Natural Resources,
 For Planning Purposes Only,
 Areas not necessarily drawn to scale



Legend

- Proposed Open Space (653 acres)
- Proposed Urban (163 acres)
- Proposed School (80 acres)
- Urban Growth Boundary
- Parks
- Proposed Open Space (Black Diamond Agreement)
- Streams

June 2, 1997

Executive Proposed

1 1994 King County Comprehensive Plan - Land Use Map

2 AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN - LAND
3 USE MAP

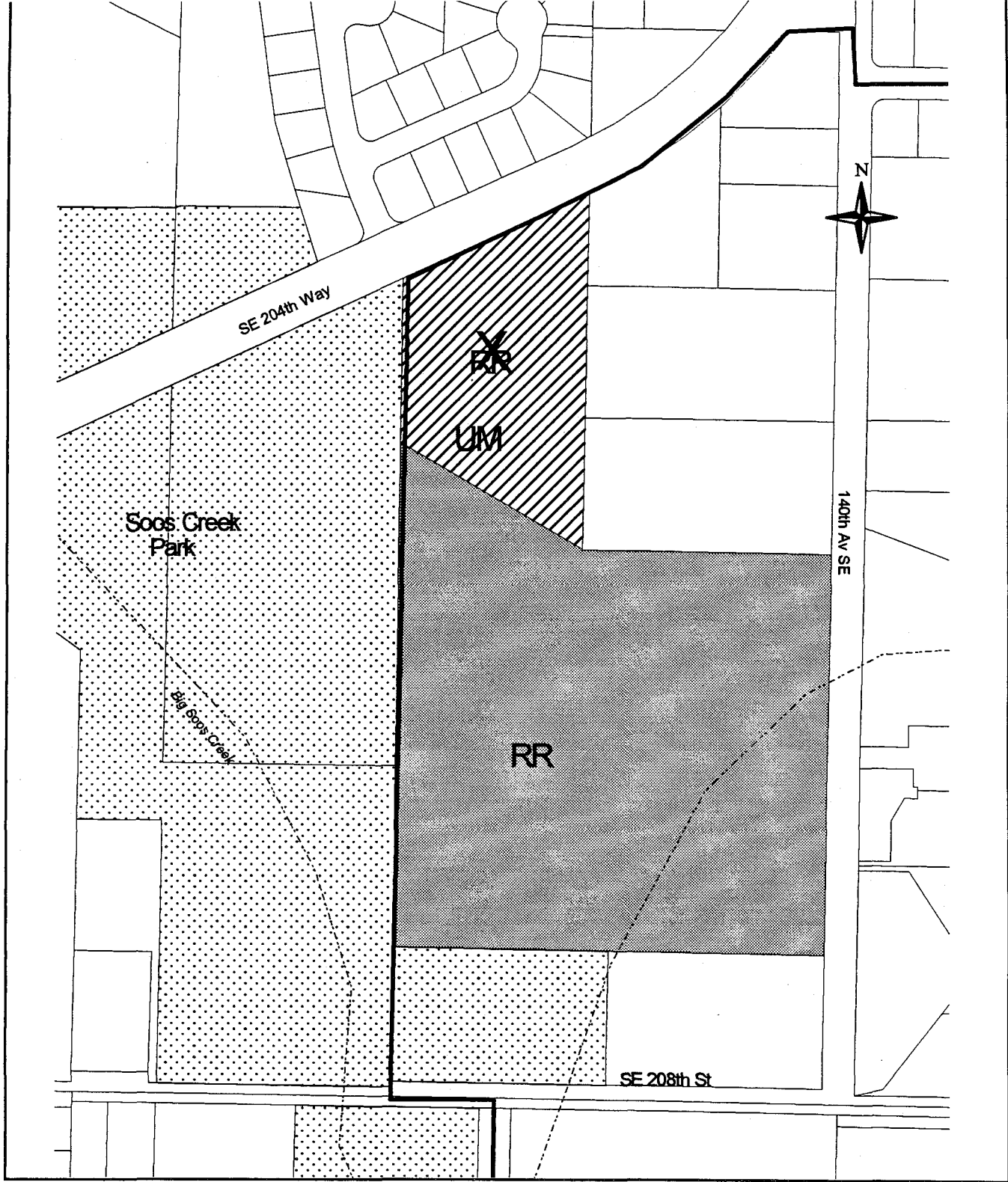
4

5 **4 TO 1 PROPOSAL - RUTH**

6 Amend the 1994 King County Comprehensive Plan Land Use Map #15 by redesignating 4
7 acres from Rural to Urban on a portion of Parcel # 0322059024 owned by Jerry Ruth in
8 Section 3, Township 22, Range 5, as presented on attached Land Use Recommendation
9 map. Amend all other KCCP and Technical Appendix maps which include the Urban
10 Growth Area to be consistent with this change. The new urban land is to be within the
11 Service Planning Area (yellow) of the Service and Finance Strategy Map of Chapter One.

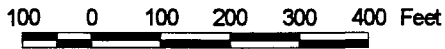
12

13 Effect: Four acres of land will be added to the Urban Growth Area. The remaining rural
14 land (16 acres) will be conveyed to King County as permanent public open space upon
15 final plat approval. This will add 16 acres of permanent public open space to the Soos
16 Creek Park and trail system.

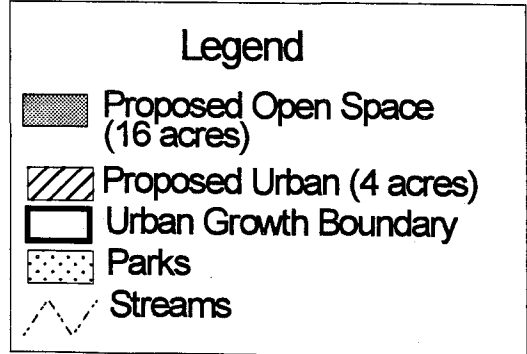


Ruth 4 to 1 Proposal

1997 Executive Proposed Land Use Amendment



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1

#Z 4.0

June 2, 1997

Executive Proposed

2 1994 King County Comprehensive Plan - Zoning Atlas

3 **AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN -**
4 **ZONING ATLAS.**

5

6 **4 TO 1 PROPOSAL - RUTH**

7 Amend the 1994 King County Comprehensive Plan Zoning Atlas Map #15 by
8 redesignating 4 acres from RA-5P to R-6P on a portion of parcel # 0322059024 owned by
9 Jerry Ruth in Section 3, Township 22, Range 5, as presented on attached Zoning
10 Recommendation map.

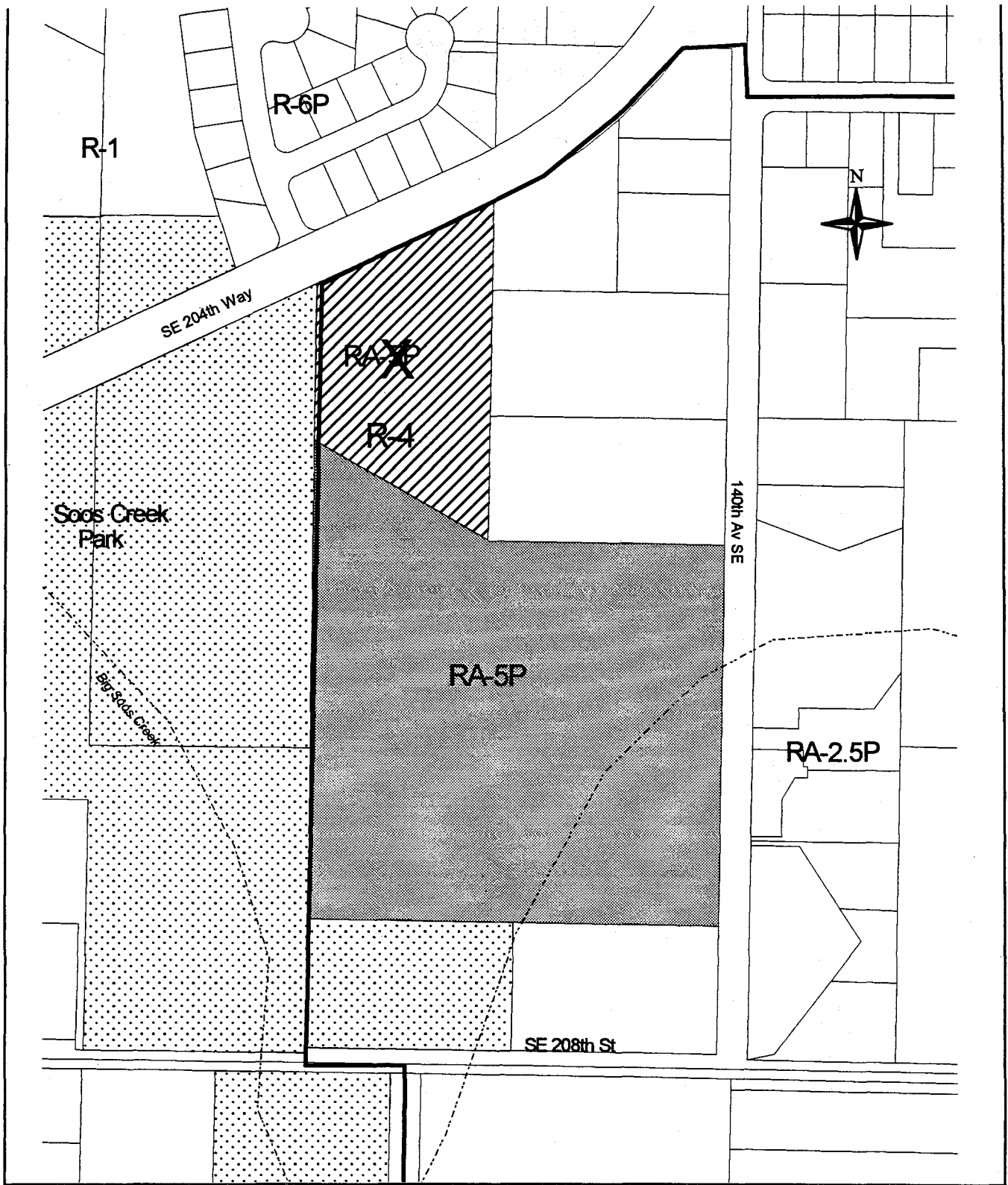
11

12 The **P-Suffix** (Property-specific development standard) reads as follows:

13

14 This property is within the 4 to 1 Program and shall comply with 4 to 1 Program
15 Countywide Planning Policies FW-1, Step 7 and King County Comprehensive Plan
16 Policies I-204 and I-205.

17 **Effect:** This proposed Zoning Atlas amendment provides consistency with the
18 accompanying Land Use amendment. It implements the 4 to 1 program as directed by
19 Countywide Planning Policy FW-1, Step 7a and King County Comprehensive Plan
20 Policies I-204 and I-205.



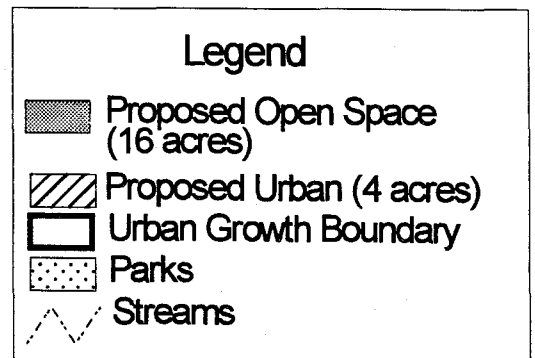
Ruth 4 to 1 Proposal

1997 Executive Proposed Zoning Amendment

100 0 100 200 300 400 Feet



Water and Land Resources Division,
 Dept. of Natural Resources,
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June 2, 1997

Executive Proposed

1 1994 King County Comprehensive Plan - Land use Map

2 AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN-LAND
3 USE MAP

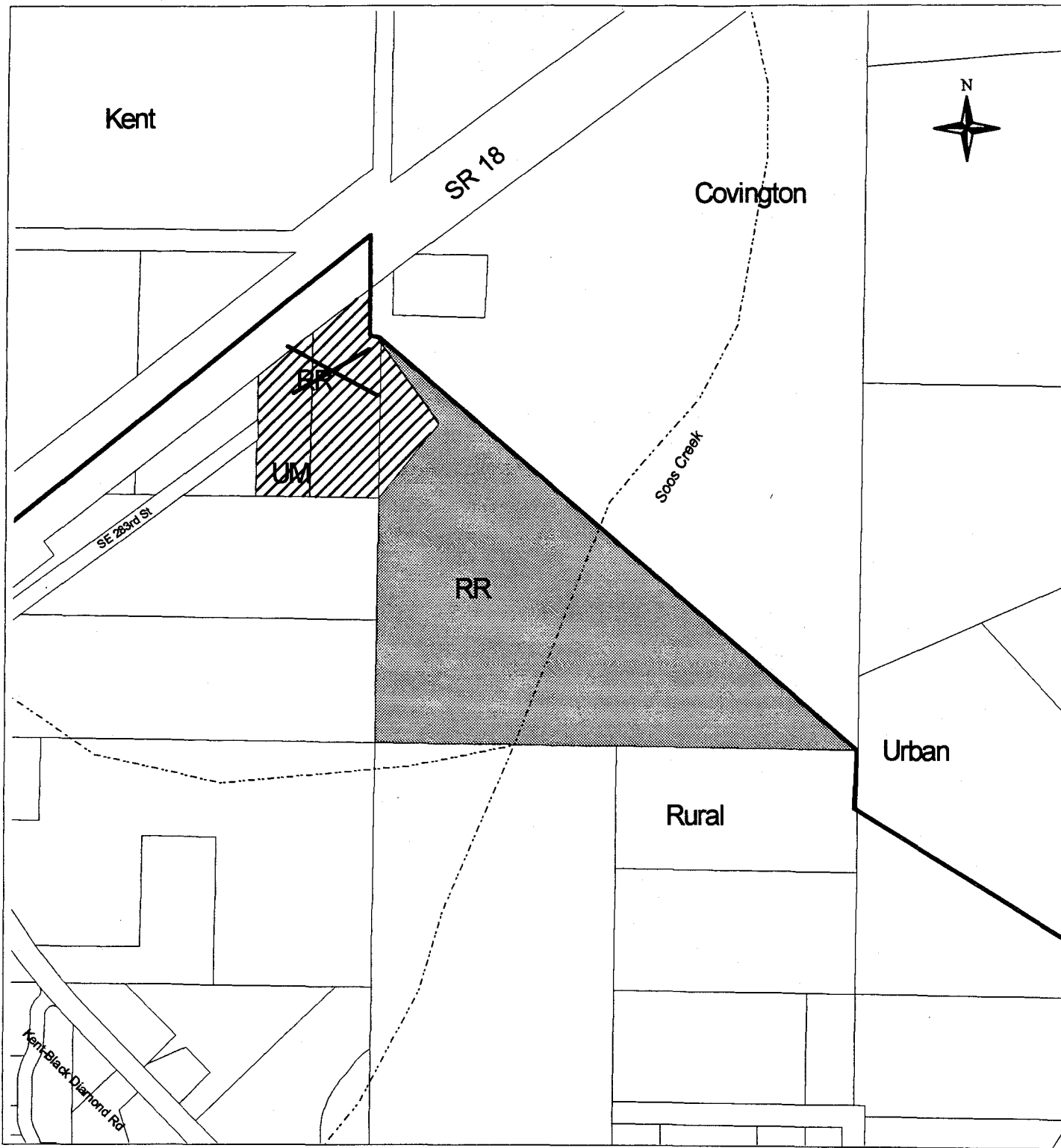
4

5 **4 TO 1 PROPOSAL - STEWART**

- 6 • Amend the 1994 King County Comprehensive Plan Land Use Map #15 by
7 redesignating 4 acres from Rural to Urban on a portion of parcels 3522059115,
8 3522059063, and 3522059191 in Section 35, Township 22, Range 5, as presented on
9 the attached Land Use Recommendation map. This amendment is contingent on
10 purchase of parcels 3522059063 and 3522059191 from Washington State Department
11 of Transportation by the 4 to 1 applicant, William and Shirley Stewart, owners of
12 parcel 3522059115.

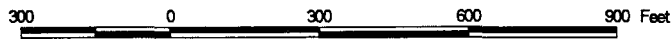
13 Amend all other KCCP and Technical Appendix maps which include the Urban Growth
14 Area to be consistent with this change. The new urban land is to be within the Service
15 Planning Area (yellow) of the Service and Finance Strategy Map of Chapter One.

16 Effect: Four acres of land will be added to the Urban Growth Area (UGA). The remaining
17 rural land (16 acres) will be conveyed to King County as permanent public open space.



Stewart 4 to 1 Proposal

1997 Executive Proposed Land Use Amendment



Water and Land Resources Division,
 Dept. of Natural Resources,
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Legend	
	Proposed Open Space (16 acres)
	Proposed Urban (4 acres)
	Urban Growth Boundary
	Streams

1

#Z 5.0

June 2, 1997

Executive Proposed

2 1994 King County Comprehensive Plan - Zoning Atlas

3 AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN -
4 ZONING ATLAS

5

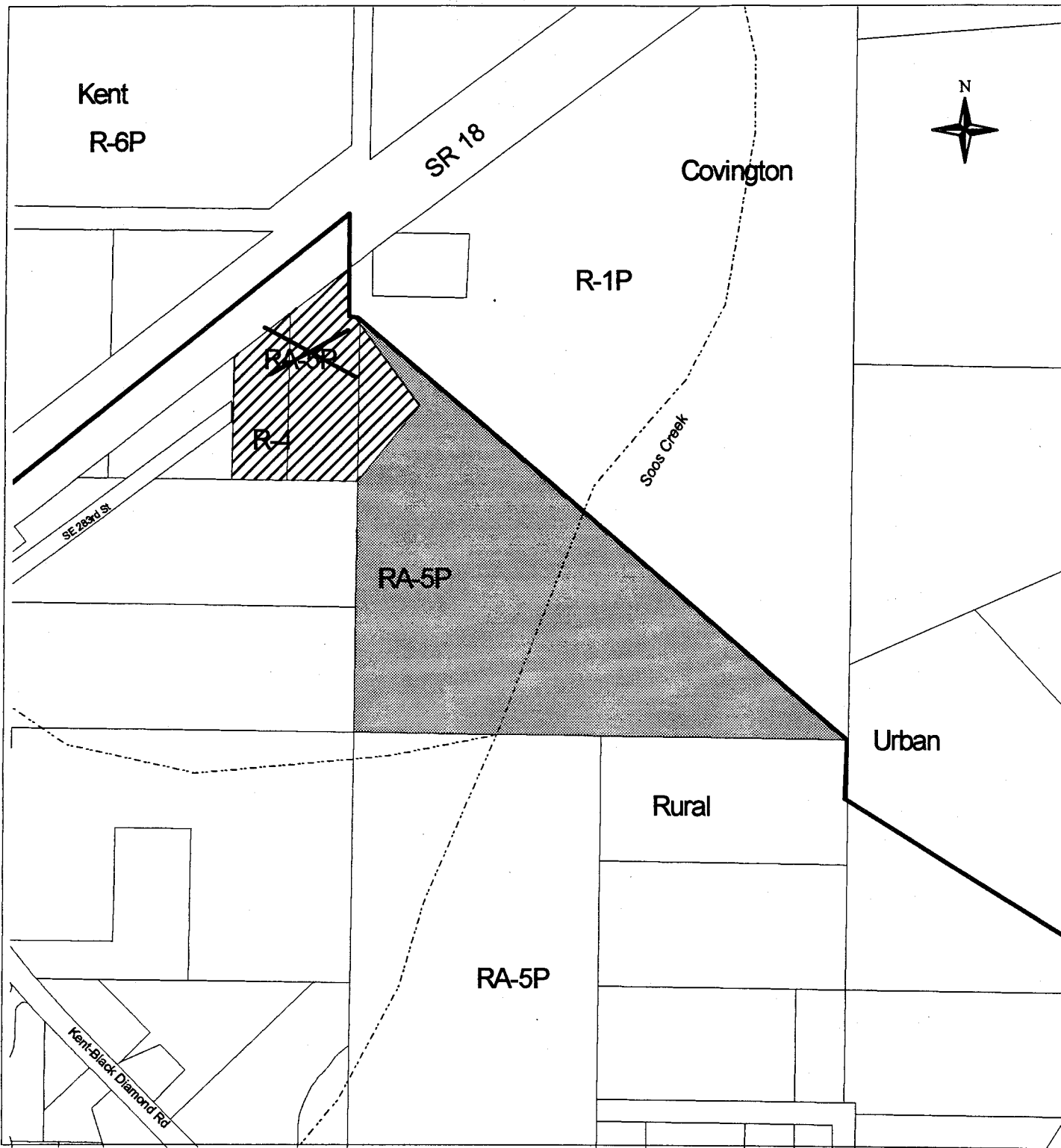
6 **4 TO 1 PROPOSAL - STEWART**

7 Amend the 1994 King County Comprehensive Plan Zoning Atlas Map #15 by
8 redesignating 4 acres from RA-5P to R-4P on a portion of parcels 3522059115,
9 3522059063, and 3522059191 in Section 35, Township 22, Range 5, as presented on
10 attached Zoning Recommendation map. This amendment is contingent on the purchase of
11 parcels 3522059063 and 3522059191 from Washington State Department of
12 Transportation by the 4 to 1 applicant, William and Shirley Stewart, owners of parcel
13 3522059115.

14 Amend all other KCCP and Technical Appendix maps which include zoning to be
15 consistent with this change.

16 The **P-suffix** (property-specific development standard) is:
17 This property is within the 4 to 1 Program and shall comply with 4 to 1 Program
18 Countywide Planning Policies FW-1, Step 7, and King County Comprehensive Plan
19 Policies I-204 and I-205.

20 **Effect:** This proposed Zoning Atlas amendment provides consistency with the
21 accompanying Land Use amendment. It is the result of an application to the 4 to 1
22 Program which implements Countywide Planning Policy FW-1, Step 7a, and King
23 County Comprehensive Plan Policies I-204 and I-205.



Stewart 4 to 1 Proposal





1997 Executive Proposed Zoning Amendment

300 0 300 600 900 Feet

Water and Land Resources Division,
 Dept. of Natural Resources,
 For Planning Purposes Only.



Legend

-  Proposed Open Space (16 acres)
-  Proposed Urban (4 acres)
-  Urban Growth Boundary
-  Streams

June 2, 1997

Executive Proposed

1
2
3
4
5
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7
8

1994 King County Comprehensive Plan - Zoning Atlas
AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN -
ZONING ATLAS.

Amend the P-suffix conditions for the following parcels:

2924079053	2924079009
2924079018	2924079058
2924079055	3224079059
3224079133	3224079001
3224097126	3224079124
3224079125	3224079029
3224079035	3224079004
3224079130	3224079128
3224079129	322079033
3224079002	2924079019
2924079056	2924079020

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The P-suffix conditions shall be modified as follows:

Uses shall be limited to those that are dependent upon a location in ~~proximity to~~ a Rural Area or Natural Resource Lands, and are compatible with the functional and visual character of rural residential uses in the immediate area as follows:

1. A Conditional Use Permit (CUP) shall be required for new building construction permits or for expansion of existing buildings to ensure that:
 - a) The visual character of the Rural Area will be protected and enhanced. In addition to the decision criteria of KCC 21A.44.040, the CUP review process shall focus on the view sheds of the Preston neighborhood. A view shed is that portion of the landscape that is visible from a given point or points, terminating at the horizon, such as a ridgeline, treeline, or other prominent linear physical feature.
 - b) The proposed use must be functionally compatible with rural uses in the immediate vicinity. Functional compatibility requires a determination that the proposed use will not create impacts to or demand for public facilities and services beyond that

1 specified in the rural level of service standards in the Comprehensive Plan (policy F-303
2 for water and policy F-313 for sewers). Functional transportation compatibility shall
3 consider both rural level of service standards relating to concurrency (Comprehensive
4 Plan policy T-305) and whether the increased traffic would conform to SEPA standards,
5 Intersection Standards and Road Design Standards.
6

7 b) c) The proposed new land use is dependent upon a location in ~~proximity to the a~~
8 Rural Area or Natural Resources Lands. The Director should consider the following
9 ~~criteria factors~~ in the CUP review process:

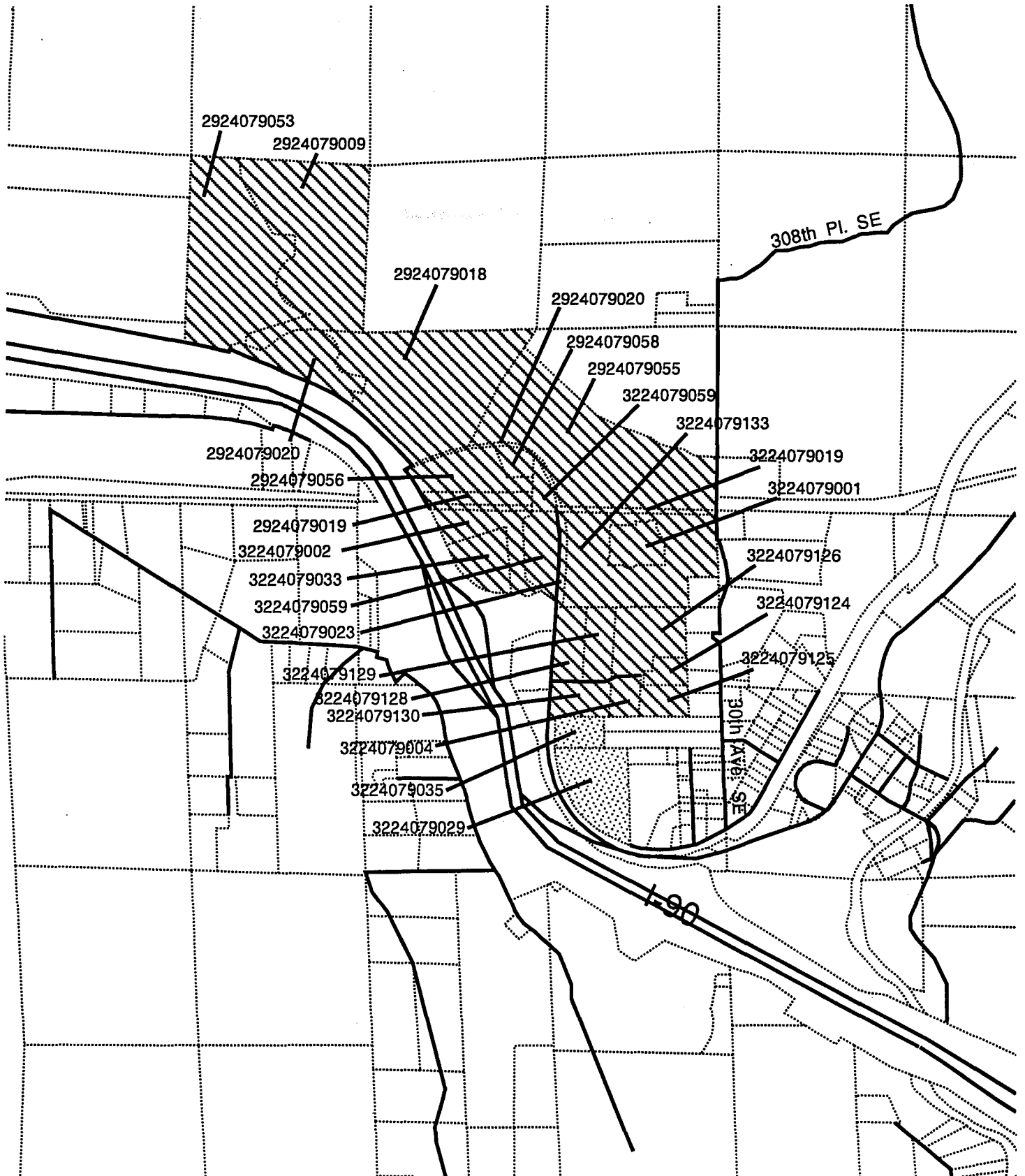
- 10 • The majority of the product(s) being manufactured, processed or sold are primarily
11 composed of materials extracted from or grown in the Rural Area or Natural
12 Resource Lands.
- 13 • The majority of the product(s) being manufactured, processed or sold are primarily
14 used or consumed in the Rural Area or Natural Resource Lands.
- 15 • ~~The proposed use requires a location in proximity to the natural and physical features~~
16 ~~of the Rural Area or Natural Resource Lands.~~
- 17 • The proposed use provides services predominantly to Rural Area residents, or to
18 other uses of the Rural Area or Natural Resource Lands.
- 19 • Examples of such uses include, but are not limited to: food processing, feed mills
20 and stores, small retail or wholesale stores, farm/forestry machinery manufacturing
21 or repair, agricultural product warehousing, and sales facilities for farm/forest
22 products or for products and services used by Rural residents and customarily
23 retailed or wholesaled in Rural Areas or Natural Resource Lands.

24
25 The following parcels shall not be subject to the requirements of Section c, above:

26 2924079009
27 2924079018
28 2924079058
29 2924079055
30 2924079056

31
32 2. For industrial buildings already built or for vested applications, tenant
33 improvements and changes of use completely within existing structures shall not be
34 subject to this P-suffix condition. However, P-suffix conditions for new development
35 and redevelopment established under Ordinance 11653 in 1994 will continue to apply.
36

37 Effect: These changes clarify that new proposed uses in the industrial area adjacent to the
38 Rural Neighborhood of Preston must be dependent upon location in and functionally
39 compatible with the rural area. Existing and vested uses are not subject to these P-suffix
40 conditions.



0 1000 2000 Feet



Parcels which are subject to the Preston Industrial Park P-Suffix Conditions and Policy R-314.
 Parcels which are subject to the Preston Village P-Suffix Conditions.



Amendment to 1994 Comprehensive Plan Area Zoning Map

King County
 Department of Development and Environmental Services
 Geographic Information System
 The map is intended for planning purposes only and is not guaranteed to show accurate measurements.

May 28, 1997
 /users/pmcombs/xtra/cpa97/Preston.apr

June 2, 1997

Executive Proposed

1 1994 King County Comprehensive Plan - Zoning Atlas

2 AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN -
3 ZONING ATLAS.

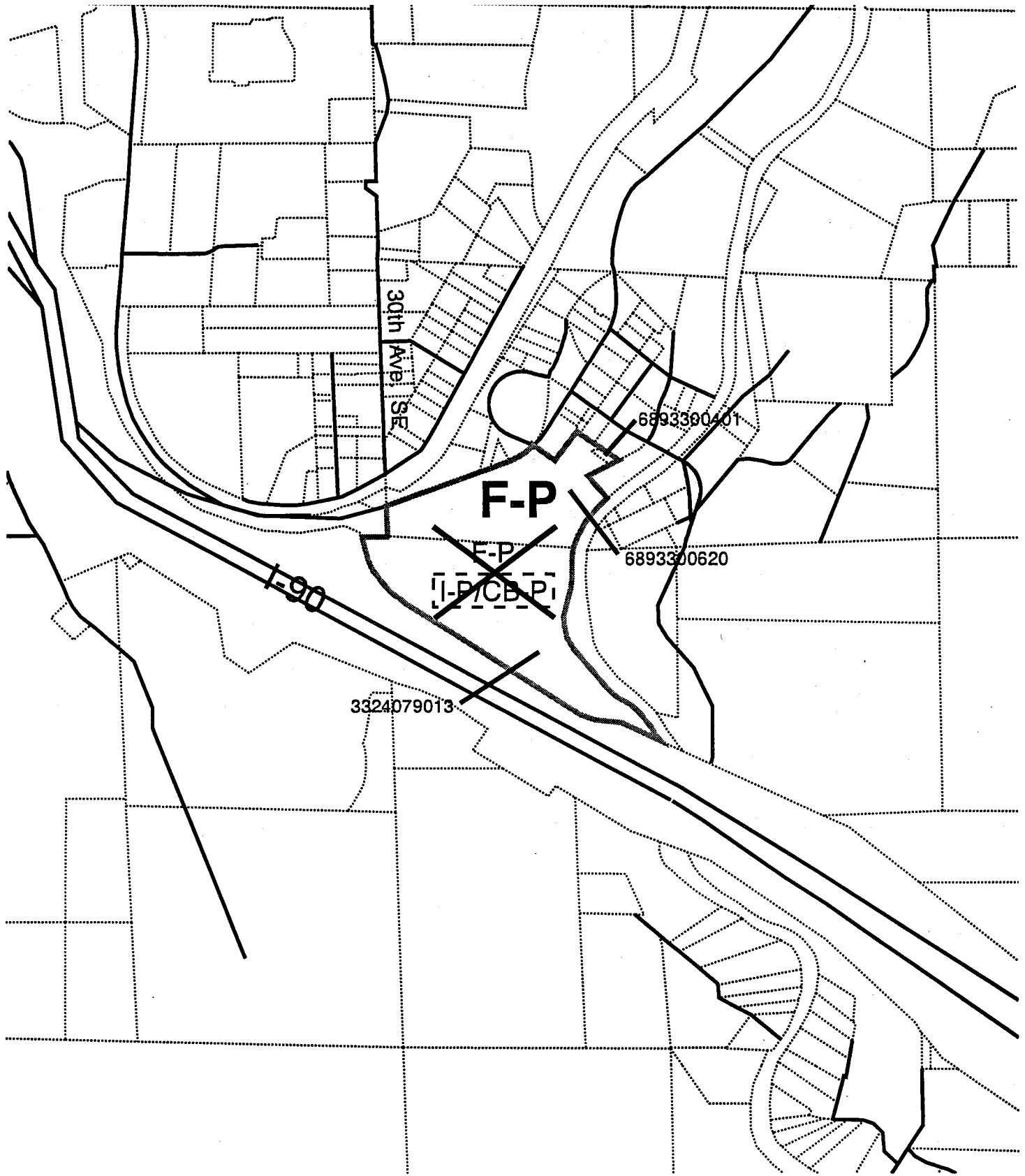
4

5 Amend Map # 26, Section # 33, Township # 24, Range # 7, as follows:


<u>Parcel Number</u>	<u>Existing Zoning</u>	<u>Proposed Zoning</u>
3324079013	F-P, Potential I-P and CB-P	F-P
6893300620	F-P, Potential I-P and CB-P	F-P
6893300401	F-P, Potential I-P and CB-P	F-P

6

7 **Effect:** This change eliminates all potential industrial and community business zoning at
8 the Rural Neighborhood of Preston. This amendment should be considered with proposed
9 amendments to Chapter 3 regarding policy R-315.



0 500 1000 1500 Feet

 Parcels proposed for removal of potential zone.

Amendment to Remove Potential Zone.

1997 AMENDMENT
to the
1994 KING COUNTY
COMPREHENSIVE PLAN

ZONING CODE AMENDMENTS

1 June 2, 1997

Introduced by: _____

Proposed No.: _____

8 ORDINANCE NO. _____

11 AN ORDINANCE relating to zoning;
12 amending the Agricultural (A) zone to
13 remove the A-60 designation; amending
14 Ordinance 10870, Sections 22 and 341,
15 both as amended; and K.C.C. 21A.04.010
16 and 21A.12.040.

21 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

22 SECTION 1. Ordinance 10870, Section 22, as amended, and
23 K.C.C. 21A.04.010 are each hereby amended to read as follows:

24 Zones and map designations established. In order to
25 accomplish the purposes of this title the following zoning
26 designations and zoning map symbols are established:

<u>ZONING DESIGNATIONS</u>	<u>MAP SYMBOL</u>
Agricultural	A (10 7 ^{or} 35 or 60 acre minimum lot size)
Forest	F
Mineral	M

1	Rural Area	RA (2.5-acre, 5-acre, 10-
2		acre or 20-acre minimum
3		lot size)
4	Urban Reserve	UR
5	Urban Residential	R (base density in
6		dwellings per acre)
7	Neighborhood Business	NB
8	Community Business	CB
9	Regional Business	RB
10	Office	O
11	Industrial	I
12	Regional Use	Case file number
13		following zone's map
14		symbol
15	Property-specific develop	-P (suffix to zone's map
16	ment standards	symbol)
17	Special District Overlay	-SO(suffix to zone's map
18		symbol)
19	Potential Zone	┌ - - ┐ (dashed box
20		└ - - ┘ surrounding

zone's map

symbol)

Interim Zone

* (asterisk adjacent to

zone's map symbol)

SECTION 2. Ordinance 10870, Section 341, as amended, and

K.C.C. 21A.12.040 are each hereby amended to read as follows:

A. Densities and dimensions - resource and commercial/
industrial zones

STANDARDS	Z O N E S		RESOURCE				COMMERCIAL/INDUSTRIAL				
			AGRICULTURE		FOREST	MINERAL	NEIGHBORHOOD BUSINESS	COMMUNITY BUSINESS	REGIONAL BUSINESS	OFFICE	INDUSTRIAL
			A-10	A-35	A-60	F	M	NB	CB	RB	O
Base Density: Dwelling Unit/Acre	0.1 du/ac	.0286 du/ac	.0167 du/ae	.0125 du/ac		8 du/ac (2)	18 du/ac (2)	36 du/ac (2)	36 du/ac (2)		
Maximum Density: Dwelling Unit/Acre						12 du/ac (3)	24 du/ac (3)	48 du/ac (3)	48 du/ac (3)		
Minimum Lot Area	10 acres	35 acres	60 acres	80 acres	10 acres						
Maximum Lot Depth/Width Ratio	4 to 1	4 to 1	4 to 1								
Minimum Street Setback	30 ft (4)	30 ft (4)	30 ft (4)	100 ft (4)	(12)	10 ft (5)	10 ft (5)	10 ft (5)	10 ft	25 ft	
Minimum Interior Setback	10 ft (4)	10 ft (4)	10 ft (4)	100 ft (4)	(12)	20 ft (7)	20 ft (7)	20 ft (7)	20 ft (7)	20 ft (7) 50 ft (8)	
Base Height (10)	35 ft	35 Ft	35 ft			35 ft 45 ft (6)	35 ft 60 ft (6)	35 ft 65 ft (6)	45 ft 60 ft (6)	45 ft	
Maximum Floor/Lot Ratio: Square Feet						1/1 (9)	1.5/1 (9)	2.5/1 (9)	2.5/1 (9)	2.5/1	
Maximum Impervious Surface: Percentage (13)	15% 35% (11)	10% 35% (11)	10% 35% (11)	10% 35% (11)		85%	85%	90%	75%	90%	

1 B. Development Conditions.

2 1. Reserved.

3 2. These densities are allowed only through the
4 application of mixed use development standards and for stand-
5 alone townhouse development in the NB zone on property
6 designated Commercial Outside of Center in the urban area.

7 3. These densities may only be achieved through the
8 application of residential density incentives or transfer of
9 density credits in mixed use developments and for stand-alone
10 townhouse development in the NB zone on property designated
11 Commercial Outside of Center in the urban area, see K.C.C.
12 21A.34 and 21A.36.

13 4. a. In the F zone, scaling stations may be located 35
14 feet from property lines. Residences shall have a setback of
15 at least 30 from all property lines.

16 b. For lots between one acre and 2.5 acres in size,
17 the setback requirements of the R-1 zone shall apply. For lots
18 under one acre, the setback requirements of the R-4 zone shall
19 apply.

20 c. For development consisting of three or more
21 single-detached dwellings located on a single parcel, the

1 setback shall be 10 feet along any property line abutting R-1
2 through R-8, RA and UR zones.

3 5. Gas station pump islands shall be placed no closer
4 than 25 feet to street front lines.

5 6. This base height allowed only for mixed use
6 developments and for stand-alone townhouse development in the
7 NB zone on property designated Commercial Outside of Center in
8 the urban area.

9 7. Required on property lines adjoining residential
10 zones.

11 8. Required on property lines adjoining residential
12 zones for industrial uses established by conditional use
13 permits.

14 9. The floor/lot ratio for mixed use developments shall
15 conform to K.C.C. 21A.14.

16 10. Height limits may be increased when portions of the
17 structure building which exceed the base height limit provide
18 one additional foot of street and interior setback for each
19 foot above the base height limit, provided the maximum height
20 may exceed 75 feet only in mixed use developments. Netting or
21 fencing and support structures for the netting or fencing used

1 to contain golf balls in the operation of golf courses or golf
2 driving ranges are exempt from the additional interior setback
3 requirement provided that the maximum height shall not exceed
4 75 feet.

5 11. Applicable only to lots containing less than one
6 acre of lot area. Development on lots containing less than
7 15,000 square feet of lot area shall be governed by impervious
8 surface standards of the nearest comparable R-4 through R-8
9 zone.

10 12. See Section 21A.22.060 for setback requirements in
11 the mineral zone.

12 13. The impervious surface area for any lot may be
13 increased beyond the total amount permitted in this chapter
14 subject to approval of a conditional use permit.

15
16 INTRODUCED AND READ for the first time this _____ day
17 of _____, 19 ____.

18 PASSED by a vote of ____ to ____ this ____ day of
19 _____, 19____.

20 KING COUNTY COUNCIL
21 KING COUNTY, WASHINGTON

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Chair

ATTEST:

Clerk of the Council

APPROVED this ____ day of _____, 19__.

King County Executive

Attachments:

None

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June 2, 1997

Introduced by: _____

Proposed No.: _____

ORDINANCE NO. _____

AN ORDINANCE relating to zoning;
modifying allowable recreation in the
Agricultural (A) zone; amending
Ordinance 10870, section 331, as
amended; and K.C.C. 21A.08.040.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 10870, section 331, as amended and
K.C.C. 21A.08.040 are each hereby amended to read as follows:

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21A.08.040 A.

RECREATION/CULTURAL LAND USES		ZONE	RESOURCE			RESIDENTIAL		COMMERCIAL/INDUSTRIAL						
			A G R I C U L T U R E	F O R E S T	M I N E R A L	R U R A L	U R B A N R E S I D E N T I A L	U R B A N	R E S I D E N T I A L	N B U I S I G N B E R S	C B O U S I N G H O U S E S	R B E U G S I O N E N E A S S A L S	O F F I C E	I N D U S T R I A L
SIC#	SPECIFIC LAND USE		A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
PARK/RECREATION:														
*	Park		P1	P1	P1	P1	P1	P1	P1	P	P	P	P	P13
*	Trails		P	P	P	P	P	P	P	P	P	P	P	P
*	Campgrounds			P		P	P							P
*	Destination Resorts			S		S	C					C		
*	Marina			C3		C4	C4	C4	C4	P5	P	P	P	P
*	Recreational Vehicle Park					C2	C							
*	Ski Area			S		S								
AMUSEMENT/ENTERTAINMENT:														
7832	Theater										P6	P6	P6	
7833	Theater, Drive-in											C6		
792	Plays/Theatrical production										P6	P6		P
793	Bowling center										P	P		P
*	Sports club				C4	C4	C4	C4	C4	C	P	P		
*	Golf facility				C7	C7	P7	P7	P7					
7999	Amusement and recreation services				P8 C15	P8 C15	P8 C15	P8 C15	P8 C15		P	P		
14	Shooting range			C9		C9						C10		P10
*	Amusement arcades										P	P		
7996	Amusement park											C		
*	Outdoor performance center			S		C12 S						S		
CULTURAL:														
823	Library				P11	P11 C	P11 C	P11 C	P11 C	P	P	P	P	
841	Museum				P11	P11 C	P11 C	P11 C	P11 C	P	P	P	P	P
842	Arboretum		P	P		P	P	P	P	P	P	P	P	
*	Conference Center				P11 C12	P11 C	P11 C	P11 C	P11 C	P		P	P	

GENERAL CROSS REFERENCES: Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070
 Development Standards, see K.C.C. 21A.12 through 21A.30
 General Provisions, see K.C.C. 21A.32 through 21A.38
 Application and Review Procedures, see K.C.C. 21A.40 through 21A.44
 (*)Definition of this specific Land Use, see K.C.C. 21A.06

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B. Development Conditions:

1. The following conditions and limitations shall apply, where appropriate:

a. No stadiums on sites less than ten acres;

b. Lighting for structures and fields shall be directed away from residential areas;

c. Structures or service yards shall maintain a minimum distance of 50 feet from property lines adjoining residential zones; and

d. Facilities in the F, A, or M zones, or in a designated Rural Farm or Forest District, shall be limited to trails and trailheads, including related accessory uses such as parking and sanitary facilities, except active recreation facilities shall be allowed in the A zone when property is acquired using voter approved recreation funds that predate designation of the subject Agricultural Production District. For such properties, the following deed restrictions will be applied:

(1)Active recreation uses shall be designed in a manner that visually screens adjacent agricultural uses from

1 park users and that restricts physical trespass onto adjacent
2 Agricultural Production District properties;

3 _____
4 (2) Buildings associated with recreational uses shall
5 be limited to restroom facilities, picnic shelters and storage/
6 maintenance facilities for equipment used on-site;

7 _____
8 (3) No use that permanently compacts, removes,
9 sterilizes, pollutes or otherwise materially impairs the future
10 use of the soil for raising agricultural crops shall be
11 allowed;

12 _____
13 (4) Any soil surfaces temporarily disturbed through
14 construction activities shall be restored in a manner
15 consistent with agricultural uses, including restoration of the
16 original soil horizon sequence, as soon as practical following
17 such disruptions;

18 _____
19 (5) Access to recreational uses shall be designed to
20 minimize impact on the surrounding Agricultural Production
21 District and should be limited to direct access along District
boundaries whenever feasible; and

_____ (6) Although the recreational use of Agricultural
Production District properties may be long term, such use shall
be recognized as an interim use of the Production District's

1 prime agricultural soils. As such, any acquisition funding or
2 policy restrictions for the recreational use of the property
3 shall be viewed as subordinate to the County's prior commitment
4 to the preservation of prime agricultural soils and the
5 viability of local agricultural production. Whenever the
6 County declares through action of the King County Council a
7 critical shortage of agricultural soils to accommodate an
8 active soil-dependent agricultural proposal, the County shall
9 initiate a process to relocate any recreational uses off the
10 subject property, and to make the property available for re-
11 establishment of agricultural activities.

12 2. Recreational vehicle parks are subject to the
13 following conditions and limitations:

14 a. The maximum length of stay of any vehicle shall not
15 exceed 180 days;

16 b. The minimum distance between recreational vehicle
17 pads shall be no less than ten feet; and

18 c. Sewage shall be disposed in a system approved by
19 the Seattle-King County health department.

1 3. Limited to day moorage. The marina shall not create
2 a need for off-site public services beyond those already
3 available prior to date of application.

4 4. Not permitted in the RA-20 zone, or in the RA-10 zone
5 when located in a designated Rural Farm District. Limited to
6 recreation facilities subject to the following conditions and
7 limitations:

8 a. The bulk and scale shall be compatible with
9 residential or rural character of the area;

10 b. For sports clubs, the gross floor area shall not
11 exceed 10,000 square feet unless the building is on the same
12 site or adjacent to a site where a public facility is located
13 or unless the building is a non-profit facility located in the
14 urban area; and

15 c. Use is limited to residents of a specified
16 residential development or to sports clubs providing supervised
17 instructional or athletic programs.

18 5. Limited to day moorage.

19 6. Adult use facilities shall be prohibited within 660
20 feet of any residential zones, any other adult use facility, or
21 school licensed daycare centers, public parks, community

1 centers, public libraries or churches which conduct religious
2 or educational classes for minors.

3 7. Clubhouses, maintenance buildings and equipment
4 storage areas, and driving range tees shall be at least 50 feet
5 from residential property lines. Lighting for practice greens
6 and driving range ball impact areas shall be directed away from
7 adjoining residential zones. Within the RA zone, such
8 facilities shall be permitted only in the RA-5 and RA-2.5
9 zones.

10 8. Limited to a golf driving range as an accessory to
11 golf courses.

12 9.a. New structures and outdoor ranges shall maintain a
13 minimum distance of 50 feet from property lines adjoining
14 residential zones; provided that existing facilities shall be
15 exempt;

16 b. Ranges shall be designed to prevent stray or
17 ricocheting projectiles, pellets, or arrows from leaving the
18 property;

19 c. Site plans shall include safety features of the
20 range; provisions for reducing sound produced on the firing
21 line; elevations of the range showing target area, backdrops or

1 butts; and approximate locations of buildings on adjoining
2 properties; and

3 d. Subject to the licensing provisions of K.C.C. Title
4 6.

5 10.a. Only in an enclosed building, and subject to the
6 licensing provisions of K.C.C. 6;

7 b. Indoor ranges shall be designed and operated so as
8 to provide a healthful environment for user's and operators by:

9 (1) installing ventilation systems which provide
10 sufficient clean air in the user's breathing zone, and

11 (2) adopting appropriate procedures and policies
12 which monitor and control exposure time to airborne lead for
13 individual users.

14 11. Only as accessory to a park or in a building listed
15 on the National Register as an historic site or designated as a
16 King County landmark subject to the provisions of K.C.C.

17 21A.32.

18 12. Only as accessory to a nonresidential use established
19 through a discretionary permit process, and provided further
20 that the scale is limited to ensure compatibility with
21 surrounding neighborhoods.

1 13. Limited to publicly owned and operated park, subject
2 to the following:

3 a. The park shall abut intervening roads
4 notwithstanding, an existing park on one or more sides.

5 b. No bleachers or stadiums are permitted if the site
6 is less than ten acres, and no public amusement devices for
7 hire are permitted.

8 c. Any lights provided to illuminate any building or
9 recreational area shall be so arranged as to reflect the light
10 away from any premises upon which a dwelling unit is located.

11 d. All buildings or structures or service yards on the
12 site shall maintain a distance not less than fifty feet from
13 any property line and from any public street.

14 14. Excluding amusement and recreational uses classified
15 elsewhere in this chapter.

16 15. Limited to golf driving ranges and subject to the

1 provisions of K.C.C. 21A.08.040 B.7.

2 INTRODUCED AND READ for the first time this _____ day
3 of _____, 19 ____.

4 PASSED by a vote of ____ to ____ this ____ day of
5 _____, 19 ____.

6 KING COUNTY COUNCIL
7 KING COUNTY, WASHINGTON

8
9 _____
10 Chair

11 ATTEST:

12
13 _____
14 Clerk of the Council

15 APPROVED this _____ day of _____, 19 ____.

16
17
18 _____
19 King County Executive

20 Attachments:

21 None

1 June 2, 1997

Introduced by: _____

2 S:\tf

3 Proposed No.: _____

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7 ORDINANCE NO. _____

8
9 AN ORDINANCE relating to zoning; providing for
10 additional notice to cities in the urban growth area
11 designated by the King County Comprehensive Plan
12 where King County and a city have adopted a
13 memorandum of understanding and/or a potential
14 annexation boundary agreement; amending Ordinance
15 10870, Section 680, and K.C.C. 21A.4 0.120.
16

17 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

18 SECTION 1. Ordinance 10870, Section 680 and KCC21A.40.120 are each hereby
19 amended to read as follows:

20 A. The department may provide additional notice or may expand the area of notice in
21 order to affirm affected property owners of a proposed action.

22 B. In those parts of the urban growth area designated by the King County
23 Comprehensive Plan where King County and a city have adopted a memorandum of

1 understanding and/or a potential annexation boundary agreement, the director shall ensure that
2 the city receives notice of all applications for development subject to this chapter, and shall
3 respond specifically and in writing to any comments on proposed developments subject to this
4 title.

5 INTRODUCED AND READ for the first time this _____ day of
6 _____, 19 ____.

7 PASSED by a vote of ____ to ____ this ____ day of _____, 19 ____.

8 KING COUNTY COUNCIL
9 KING COUNTY, WASHINGTON

11 _____
12 Chair

13 ATTEST:

15 _____
16 Clerk of the Council

17 APPROVED this ____ day of _____, 19 ____.

21 _____
King County Executive

22 Attachments:
23 None
24

1997 AMENDMENT
to the
1994 KING COUNTY
COMPREHENSIVE PLAN

APPENDICES

APPENDIX A

KING COUNTY COMPREHENSIVE PLAN I-202 ANALYSIS

King County Comprehensive Plan I-202 Analysis for Chapter 2 (See Analysis of Amendments, page iv, for complete text of policy I-202)

Amendments to policy U-410 and accompanying text

Rationale:

Policy F-310 in Chapter Eight, Facilities and Services, allows for the use of interim septic systems in designated Service Planning Areas for new construction and subdivisions, and requires eventual connection to public sewers. "Interim" is not defined within the policy or accompanying text. Policy U-410 as adopted in 1994 could be interpreted to preclude development on interim septic systems in Service Planning Areas. A recent subdivision application in the Service Planning Area proposing interim community septic systems brought the policy inconsistency to light, and the lack of clarity on the term "interim" resulted in the King County Hearing Examiner recommending approval of the subdivision with the condition that the subdivision be connected to public sewer in six years. The policy and text changes clarify that interim septic systems are allowed in Service Planning Areas, and that there is not a time requirement for connection to public sewer.

I-202 Analysis:

- a. Changes to text and policy language clarify that septic systems are allowed on an interim basis in Service Planning Areas within the Urban Growth Area, and clarify that "interim" does not have a set time limit. Review of recent development proposals has been confused by a seeming inconsistency of policy U-410 with policy F-310. Further, the term "interim" is not defined and has also lead to confusion.
- b. There are no anticipated impacts other than improved clarity.
- c. KCCP guidance continues to apply. This is a housekeeping amendment.
- d. The change improves the Comprehensive Plan's internal consistency.
- e. The change does not alter the County's implementation of the Countywide Planning Policies.
- f. Not applicable.

- g. This amendment was included in the Public Review Draft of the 1997 Amendments to the 1994 KCCP.

Amendments to policies U-510 and U-513, and accompanying text

Rationale:

This is a housekeeping amendment to recognize the urban portion of Grand Ridge has annexed to the City of Issaquah and is no longer subject to the policies of the King County Comprehensive Plan.

I-202 Analysis:

- a. References to Grand Ridge are proposed to be removed as the portion of the Grand Ridge proposal within the Urban Growth Area (UGA) has annexed to the City of Issaquah.
- b. There are no anticipated impacts other than to clarify that King County policies and the Service and Financing map no longer apply to the portion of Grand Ridge within the UGA.
- c. Existing Comprehensive Plan guidance no longer applies to the portion of Grand Ridge which is now in the jurisdiction of the City of Issaquah.
- d. The Growth Management Act recognizes cities as the appropriate governments to provide local urban services. The annexation of the urban portion of Grand Ridge to the City of Issaquah, who will provide urban services, advances the goals of the GMA. This amendment recognizes the annexation.
- e. Countywide Planning Policy FW-13 also recognizes cities as the appropriate providers of local urban services. This amendment recognizes the annexation of the urban portion of Grand Ridge to the City of Issaquah.
- f. The amendment has no impact on King County functional plans and the capital improvement program.
- g. This amendment was included in the Public Review Draft of the 1997 Amendments to the 1994 KCCP.

Amendments to policies U-602, U-611 and U-612, LU-1 and the Zoning Code

Rationale:

The County and the City of Issaquah, consistent with policy I-210 and a joint Memorandum of understanding, are exploring a variety of issues within Issaquah's Potential Annexation Area

(PAA). One issue of importance to the City is to make King County's land use designations within the PAA, including the Issaquah Employment Center, "comparable to and consistent with the land use vision established in the City's Comprehensive Plan" (Memorandum of Understanding). Because the City would like to see more commercial or office development, rather than industrial development, within the Issaquah Employment Center, removing the Unincorporated Activity Center designation and replacing it with Commercial Outside of Centers would make the KCCP land use map more consistent with the City's land use policies for the area, while allowing property owners to retain their existing mix of zones. In the case of Bush Lane, this group of properties, developed with single family homes but zoned a combination of office, high-density and low-density residential, is surrounded by the commercial and industrial zoned area, and can only be accessed through it. Bush Lane and some of the existing industrial and commercially used properties also are located in or abut the 100-year floodplain of Jordon Creek, which has a Conservancy Environment designation in the County's Shoreline Management Master Program. The Conservancy Environment regulations prohibit commercial development. Bush Lane and the surrounding properties should be studied as a whole to resolve these issues. A change to the King County Zoning Code requiring an enhanced public notification process for zoning issues within PAA areas is also included.

I-202 Analysis:

- a. The proposal is to replace the current "Unincorporated Activity Center" (UAC) designation on the commercial, industrial and office-zoned properties with the "Commercial Outside of Centers" designation, and to include a portion of the area known as Bush Lane in the "Commercial Outside of Centers" designation. There would be no effect on current zoning. See the proposed amendment for a more detailed description of the proposal and its impacts.
- b. The geographic area affected is described in the proposed amendment. Generally, it is an area of just under 200 acres including commercial, industrial and office-zoned properties plus the office-zoned portion of the Bush Lane area. The general location is Sections 21, 27 and 28, Township. 24, Range 6, north of the City of Issaquah near the intersection of Interstate 90 and the East Lake Sammamish Parkway.
- c. The change is proposed because the Issaquah Employment Center and Bush Lane are within the City of Issaquah's Potential Annexation Area (PAA). The City of Issaquah and King County are working on a series of issues of mutual interest within Issaquah's PAA; the City has stated that the original 1994 KCCP designations in this area are more consistent with its own comprehensive plan than the UAC designation, which would otherwise permit an undetermined amount of industrial rezoning within the UAC designation. County planning staff have determined that the "Commercial Outside of Centers" designation would accomplish the City's stated goals while maintaining consistency with applicable KCCP policies (U-611 and U-612). The proposed change includes the office-zoned portion of an area known as Bush Lane for the following reasons: first, Bush Lane is surrounded by commercial uses in the City of Issaquah to the west and by the Employment Center on all other sides, and is accessible only through the

Employment Center. During its review of the 1992 East Sammamish Community Plan, the Council zoned a portion of the Bush Lane properties Office (O). All of the Bush Lane parcels and some Employment Center parcels along East Lake Sammamish Parkway south of Southeast 56th Street are within the 100-year floodplains of Issaquah Creek and Jordon Creek, and within the King County Shoreline Management Master Program's Conservancy Environment designation established in 1978. Under the Shoreline Management regulations in effect for the Conservancy Environment, commercial development is not permitted (KCC 25.24.070). This inconsistency affects many properties, and should be addressed as part of a study of the entire affected area.

- d. King County has satisfied the goals and requirements of the GMA in its process of joint planning with the City of Issaquah in Issaquah's PAA, and in providing enough land for projected needs for residential, commercial and industrial growth within the Urban Growth Area.
- e. The proposed land use map change is consistent with Countywide Planning Policies FW-17, and LU-63 to 65 (Urban Activity Areas), and LU-70 to 74 (business/office parks). The proposed change does not alter the current zoning of any properties involved in the redesignation.
- f. Not applicable.
- g. King County and the City of Issaquah conducted a public meeting on the proposed Issaquah Employment Center redesignation on March 13, 1997 to seek initial comment on the proposal. All property owners and many surrounding residents were notified of this meeting. These amendments were also included in the Public Review Draft of the 1997 Amendments to the 1994 KCCP.

APPENDIX A

KING COUNTY COMPREHENSIVE PLAN I-202 ANALYSIS

See Analysis of Amendments, page iii, for complete text of policy I-202

King County Comprehensive Plan I-202 Analysis for Chapter 2

Amendments to policy U-410 and accompanying text

Rationale:

Policy F-310 in Chapter Eight, Facilities and Services, allows for the use of interim septic systems in designated Service Planning Areas for new construction and subdivisions, and requires eventual connection to public sewers. “Interim” is not defined within the policy or accompanying text. Policy U-410 as adopted in 1994 could be interpreted to preclude development on interim septic systems in Service Planning Areas. A recent subdivision application in the Service Planning Area proposing interim community septic systems brought the policy inconsistency to light, and the lack of clarity on the term “interim” resulted in the King County Hearing Examiner recommending approval of the subdivision with the condition that the subdivision be connected to public sewer in six years. The policy and text changes clarify that interim septic systems are allowed in Service Planning Areas, and that there is not a time requirement for connection to public sewer.

I-202 Analysis:

- a. Changes to text and policy language clarify that septic systems are allowed on an interim basis in Service Planning Areas within the Urban Growth Area, and clarify that “interim” does not have a set time limit. Review of recent development proposals has been confused by a seeming inconsistency of policy U-410 with policy F-310. Further, the term “interim” is not defined and has also lead to confusion.
- b. There are no anticipated impacts other than improved clarity.
- c. KCCP guidance continues to apply. This is a housekeeping amendment.
- d. The change improves the Comprehensive Plan’s internal consistency.
- e. The change does not alter the County’s implementation of the Countywide Planning Policies.

- f. Not applicable.
- g. This amendment was included in the Public Review Draft of the 1997 Amendments to the 1994 KCCP.

Amendments to policies U-510 and U-513, and accompanying text

Rationale:

This is a housekeeping amendment to recognize the urban portion of Grand Ridge has annexed to the City of Issaquah and is no longer subject to the policies of the King County Comprehensive Plan.

I-202 Analysis:

- a. References to Grand Ridge are proposed to be removed as the portion of the Grand Ridge proposal within the Urban Growth Area (UGA) has annexed to the City of Issaquah.
- b. There are no anticipated impacts other than to clarify that King County policies and the Service and Financing map no longer apply to the portion of Grand Ridge within the UGA.
- c. Existing Comprehensive Plan guidance no longer applies to the portion of Grand Ridge which is now in the jurisdiction of the City of Issaquah.
- d. The Growth Management Act recognizes cities as the appropriate governments to provide local urban services. The annexation of the urban portion of Grand Ridge to the City of Issaquah, who will provide urban services, advances the goals of the GMA. This amendment recognizes the annexation.
- e. Countywide Planning Policy FW-13 also recognizes cities as the appropriate providers of local urban services. This amendment recognizes the annexation of the urban portion of Grand Ridge to the City of Issaquah.
- f. The amendment has no impact on King County functional plans and the capital improvement program.
- g. This amendment was included in the Public Review Draft of the 1997 Amendments to the 1994 KCCP.

Amendments to policies U-602, U-611 and U-612, LU-1 and the Zoning Code

Rationale:

The County and the City of Issaquah, consistent with policy I-210 and a joint Memorandum of understanding, are exploring a variety of issues within Issaquah's Potential Annexation Area (PAA). One issue of importance to the City is to make King County's land use designations within the PAA, including the Issaquah Employment Center, "comparable to and consistent with the land use vision established in the City's Comprehensive Plan" (Memorandum of Understanding). Because the City would like to see more commercial or office development, rather than industrial development, within the Issaquah Employment Center, removing the Unincorporated Activity Center designation and replacing it with Commercial Outside of Centers would make the KCCP land use map more consistent with the City's land use policies for the area, while allowing property owners to retain their existing mix of zones. In the case of Bush Lane, this group of properties, developed with single family homes but zoned a combination of office, high-density and low-density residential, is surrounded by the commercial and industrial zoned area, and can only be accessed through it. Bush Lane and some of the existing industrial and commercially used properties also are located in or abut the 100-year floodplain of Jordon Creek, which has a Conservancy Environment designation in the County's Shoreline Management Master Program. The Conservancy Environment regulations prohibit commercial development. Bush Lane and the surrounding properties should be studied as a whole to resolve these issues. A change to the King County Zoning Code requiring an enhanced public notification process for zoning issues within PAA areas is also included.

I-202 Analysis:

- a. The proposal is to replace the current "Unincorporated Activity Center" (UAC) designation on the commercial, industrial and office-zoned properties with the "Commercial Outside of Centers" designation, and to include a portion of the area known as Bush Lane in the "Commercial Outside of Centers" designation. There would be no effect on current zoning. See the proposed amendment for a more detailed description of the proposal and its impacts.
- b. The geographic area affected is described in the proposed amendment. Generally, it is an area of just under 200 acres including commercial, industrial and office-zoned properties plus the office-zoned portion of the Bush Lane area. The general location is Sections 21, 27 and 28, Township. 24, Range 6, north of the City of Issaquah near the intersection of Interstate 90 and the East Lake Sammamish Parkway.
- c. The change is proposed because the Issaquah Employment Center and Bush Lane are within the City of Issaquah's Potential Annexation Area (PAA). The City of Issaquah and King County are working on a series of issues of mutual interest within Issaquah's PAA; the City has stated that the original 1994 KCCP designations in this area are more consistent with its own comprehensive plan than the UAC designation, which would otherwise permit an undetermined amount of industrial rezoning within the UAC

designation. County planning staff have determined that the "Commercial Outside of Centers" designation would accomplish the City's stated goals while maintaining consistency with applicable KCCP policies (U-611 and U-612). The proposed change includes the office-zoned portion of an area known as Bush Lane for the following reasons: first, Bush Lane is surrounded by commercial uses in the City of Issaquah to the west and by the Employment Center on all other sides, and is accessible only through the Employment Center. During its review of the 1992 East Sammamish Community Plan, the Council zoned a portion of the Bush Lane properties Office (O). All of the Bush Lane parcels and some Employment Center parcels along East Lake Sammamish Parkway south of Southeast 56th Street are within the 100-year floodplains of Issaquah Creek and Jordon Creek, and within the King County Shoreline Management Master Program's Conservancy Environment designation established in 1978. Under the Shoreline Management regulations in effect for the Conservancy Environment, commercial development is not permitted (KCC 25.24.070). This inconsistency affects many properties, and should be addressed as part of a study of the entire affected area.

- d. King County has satisfied the goals and requirements of the GMA in its process of joint planning with the City of Issaquah in Issaquah's PAA, and in providing enough land for projected needs for residential, commercial and industrial growth within the Urban Growth Area.
- e. The proposed land use map change is consistent with Countywide Planning Policies FW-17, and LU-63 to 65 (Urban Activity Areas), and LU-70 to 74 (business/office parks). The proposed change does not alter the current zoning of any properties involved in the redesignation.
- f. Not applicable.
- g. King County and the City of Issaquah conducted a public meeting on the proposed Issaquah Employment Center redesignation on March 13, 1997 to seek initial comment on the proposal. All property owners and many surrounding residents were notified of this meeting. These amendments were also included in the Public Review Draft of the 1997 Amendments to the 1994 KCCP.

King County Comprehensive Plan I-202 Analysis for Amendments to Chapter 3

Amendments to text accompanying R-104

Rationale:

Policy R-104 as adopted in 1994 stated that new Fully Contained Communities were not needed in the Rural Area. The policy was amended in 1996 to recognize the Blakely Ridge and Northridge master planned communities as Fully Contained Communities within the UGA, and to indicate that additional Fully Contained Communities are not needed. When the 1996 amendments were adopted, the accompanying text was inadvertently not corrected to correspond to the change in policy language. This proposed text amendment remedies the situation.

I-202 Analysis:

- a. The text following policy R-104 is proposed to be amended to be consistent with R-104 as amended in 1996. Appropriate text amendments were inadvertently not included when R-104 was amended.
- b. There are no anticipated impacts other than improved clarity.
- c. KCCP guidance continues in effect. This is a housekeeping amendment.
- d. The amendment reiterates the Growth Management Act's criteria for establishing Fully Contained Communities, and explains how the Northridge and Blakely Ridge master planned developments comply.
- e. The amendment continues to support Countywide Planning Policy LU-26.
- f. Not applicable
- g. This amendment was included in the Public Review Draft of the 1997 Amendments to the 1994 KCCP.

Amendments to policies R-314, R315 and accompanying text, #Z 6.0 and #Z 9.0

Rationale:

Preston community members signed a settlement agreement with a Preston industrial property owner which states that all parties:

“shall support an appropriately worded King County Comprehensive Plan and zoning ordinance amendment, generally in the form attached hereto as Exhibit 12, that strengthens King County’s commitment to allow no geographical expansion of the Preston industrial area, to eliminate the industrial uses currently contemplated in King County Comprehensive Plan Policy R-315, and to implement section 7 of 1997 Engrossed Senate Bill 6094 to the extent necessary to recognize existing and vested industrial development as lawful permitted uses and to implement section 3 of ESB 6094 to define rural character.”

The proposed amendment reflects language agreed to by the parties.

I-202 Analysis:

- a. Policies R-314 and R-315 provide direction for industrial uses in the Preston area. These policies were intended to resolve outstanding issues between the Preston community and industrial property owners. As a result of a remand from the Growth Management Hearings Board, policy R-314 was amended in 1996 to require that industrial uses in Preston must be dependent upon locating in the rural area. Recently passed Engrossed Senate Bill 6094 amending the Growth Management Act indicates industrial uses in rural areas do not have to be dependent upon locating in a rural area.

Policy R-314 is proposed to be amended to ensure there is no expansion of industrial uses beyond the current boundaries of the Preston Industrial Water System, to clarify that consistent with the GMA as recently amended, existing and vested industrial uses are not required to be dependent upon being in a rural area, and to ensure new industrial permits comply with the definition of rural character as defined in ESB 6094. P-suffix conditions for the Preston area are proposed to be amended to reflect the changes to policy R-314.

Policy R-315 is proposed to be deleted to preclude new industrial development within the Rural Neighborhood of Preston. Consistent with this policy change, three parcels are proposed to be rezoned from F-P, potential I-P and CB-P to F-P.

- b. The proposed changes affect the Rural Neighborhood of Preston and the adjacent industrial area only. There will be no impact to vested industrial permits. New industrial permits will be reviewed to ensure proposed uses meet rural character guidelines. There will be no increase in industrial zoned land in Preston as well as the adjacent industrial area.
- c. In the case of R-314, the proposed changes strengthen the policy intent and provide consistency with newly passed amendments to the GMA. In the case of R-315, the Preston Mill site was the only property in the Rural Neighborhood of Preston with the potential for future industrial use. As the site is now owned by the Trust for Public Land until King County purchases it for open space, policy R-315 has no further relevance.
- d. The amendments comply with new GMA provisions added through passage of ESB 6094 recognizing the appropriateness of limited areas of more intensive uses in rural areas to provide employment opportunities.

- e. The Countywide Planning Policies do not address more intensive uses in rural areas.
- f. N/A
- g. Notification that changes to Preston area policies were under consideration was included in the Public Review Draft of the 1997 Amendments to the 1994 KCCP.

King County Comprehensive Plan I-202 Analysis of Amendments to Chapter 6

Amendments to text accompanying policy RL-209

Rationale:

The purpose of the amendment is to clean up the text preceding Policy RL-209. The policy was amended in 1996 to add the concept of the conversion option harvest plan, and to remove the option of after-harvest-relief from the development moratorium for properties restored to meet County standards. The text preceding the amendment was inadvertently not amended at the time, leaving an inconsistency between the policy and the text.

I-202 Analysis:

- a. This amendment deletes the last phrase of text preceding Policy RL-209 to make the text consistent with the policy. Policy RL-209 was amended in 1996 to add the concept of the conversion option harvest plan, and to remove the option of after-harvest-relief from the development moratorium for properties restored to meet County standards. The reference to after-harvest relief should have been deleted from the text as well, but was not.
- b. The text amendment has no effect on policy or on the administration of forest practice permits.
- c. The amendment does not change Comprehensive Plan guidance.
- d. N/A
- e. N/A
- f. N/A
- g. This amendment was included in the Public Review Draft of the 1997 Amendments to the 1994 KCCP.

Amendments to policy RL-210

Rationale:

The ALTC is a geographic area in which a county assumes jurisdiction over most forest practices, because the presumption in an ALTC is that the land is likely to convert to a use other than forestry. Since the policy was adopted, WADNR and interest groups (through the Timber/Fish/Wildlife forum) have drafted proposed changes to the Forest Practices Act that redefine the classes of forest practices, and the mechanisms for management of conversion permits. The legislation has been introduced in both the house and the senate, and is likely to

pass. The state legislation, if passed, will accomplish much of what an ALTC designation would have accomplished. However, there are County concerns that are not addressed in the legislation, which will require continued dialogue with DNR. The amended language contains the direction to continue cooperative efforts to address those concerns.

I-202 Analysis:

- a. This amendment removes the direction to adopt an "Area Likely to Convert" (ALTC) under a Memorandum of Agreement with Washington Department of Natural Resources. The policy is now more general, with the direction to work with WADNR to improve the management of forest practices in the rural and urban areas, the areas most likely to convert to nonforest use. The amended policy gives more flexibility in achieving the goal of improved management of forest practices. The ALTC is a geographic area in which a county assumes jurisdiction over most forest practices, because the presumption in an ALTC is that the land is likely to convert to a use other than forestry. Since the policy was adopted, WADNR and interest groups (through the Timber/Fish/Wildlife forum) have drafted proposed changes to the Forest Practices Act that redefine the classes of forest practices, and the mechanisms for management of conversion permits. The legislation has been introduced in both the house and the senate, and is likely to pass. The state legislation, if passed, will accomplish much of what an ALTC designation would have accomplished. However, there are County concerns that are not addressed in the legislation, which will require continued dialogue with DNR. The amended language contains the direction to continue cooperative efforts to address those concerns.
- b. The policy amendment will not have a major impact, as it is a change only in approach to the issue of clarifying jurisdiction over certain forest practices. The change reflects an anticipated change in the Forest Practices Act.
- c. The existing policy direction should change because the anticipated change in state law will make the adoption of an ALTC unnecessary for the urban growth area. Rural area forest practices are partially addressed in the proposed state legislation. More effort is needed to fully address rural area forest practices, but an ALTC may not be the best approach. The proposed change directs us to continue to work cooperatively with DNR and others to address the issues, but with flexibility in the approach.
- d. There is no specific GMA direction to address forest practices issues.
- e. There is no Countywide Planning Policy direction to address forest practices issues.
- f. Not applicable.
- g. This amendment was included in the Public Review Draft of the 1997 Amendments to the 1994 KCCP.

Amendments to policy RL-305 and accompanying text

Rationale:

Currently contained within this policy and preceding text are statements suggesting the rezoning of some properties in use as dairy farms within the Agricultural Production Districts to better promote large scale commercial farming. Due to the high degree of parcelization that has already occurred in the areas where an A-60 zone has been contemplated, this zoning classification would not have the desired effect.

Consistent with the direction of the policy, Agriculture Program staff have worked with local operators, the King County Agriculture Commission and the Farm Study Committee in Fall, 1995, and found very little support for such rezones. The King County Agriculture Commission voted on February 13, 1997 to recommend this direction be removed from policy RL-305.

Consistent with policy I-203, an amendment to the King County Zoning Code to delete the A-60 zone is also proposed. The Agriculture Commission voted their support for this code amendment on February 13, 1997. In addition, there will be a recommendation to amend the zoning code to allow for the on-site housing of employees as called for in policy RL-305 once the Agriculture Commission has made their recommendation.

Policy RL-305 also directs staff to look into County policies that relate to accommodating on-site housing for farm employees. A sub-committee of the Agriculture Commission is looking into this issue as it affects farms both within and outside the Farmland Preservation Program. It is hoped that the sub-committee's deliberations will result in a specific recommendation from the Commission to the Executive during the second quarter of 1997.

I-202 Analysis:

- a. Policy RL-305 suggests the rezoning of properties within Agricultural Production Districts to better promote large scale commercial farming. The policy directs staff to consider rezoning some properties in dairying areas to a 60 acre minimum lot size from the 10 or 35 acre minimum now in effect. Due to the high degree of parcelization that has already occurred in the areas where an A-60 zone has been contemplated, this zoning classification would not have the desired effect. If amended, references to an A-60 zone would be eliminated from policy RL-305 and King County Code 21A.04.010 and 21A.12.040. The sentence directing the County to consider zoning changes by December 31, 1996 would also be eliminated.
- b. Two Agricultural Production Districts (APDs) are generally affected by this amendment: the Snoqualmie Valley APD and the Enumclaw APD. According to GIS data there are approximately 89 parcels that could be further divided with current

zoning. If A-60 zoning were to be incorporated in these areas these 89 parcels would be unable to be further divided.

- c. As stated above, analysis shows that there would be only be 89 parcels affected by this change. The King County Agricultural Commission and the King Conservation District consider the current A-35 zoning to be suitable for the continued use of these agricultural lands for dairy purposes and other large livestock related and large crop farming enterprises. Most of the dairy farms in the area currently have enough land with which to support their operations.
- d. The GMA does not specify a residential density level nor any specific zoning requirement to preserve the natural resource lands. King County's current zoning levels of A-35 and A-10 will adequately provide protection for long term commercially significant agricultural lands
- e. The Countywide Planning Policies do not specify a residential density level nor any zoning requirement as a way to preserve the natural resource lands. King County's current zoning levels of A-35 and A-10 will adequately provide protection for long term commercially significant agricultural lands
- f. Not applicable.
- g. The following public review of this amendment has been completed:
 - King County Agriculture Commission The Commission heard a staff report on this topic at their February 13, 1997 meeting. The Commission voted 6-3 to approve the staff recommendation. Public notice was provided for the meeting as required by law.
 - King Conservation District The District Board of Supervisors heard a staff recommendation at their February 4, 1997 regular meeting. The District Board agreed unanimously with the staff recommendation. Public notice was provided for the meeting as required by law.
 - This amendment was also included in the Public Review Draft of the 1997 Amendments to the 1994 KCCP.

Amendments to policy RL-308 and the Zoning Code

Rationale:

Policy RL-308 limits recreational uses in designated Agricultural Production Districts (APDs). There are properties in the Sammamish, Green River and Enumclaw APDs which were purchased with voter-approved Forward Thrust funds and Interagency Committee for Outdoor Recreation (IAC) funds specifically for development of recreational uses. Citizens voted for

Forward Thrust with the expectation that land purchased with the funds would provide recreation in their neighborhoods. IAC funded properties must be used for recreation; if they are not, the County must transfer those funds to another site. This amendment allows for limited recreational uses only on these circumstances.

Consistent with policy I-203, an amendment to the King County Zoning Code to add voter-approved recreational uses to the permitted use tables is also proposed. Further, covenants protecting agricultural soils and requiring conversion back to agricultural uses if the recreational use is discontinued will be applied to any parcels of land developed for voter-approved recreational uses in the APD.

I-202 Analysis:

- a. The proposed amendments allow for limited recreation within APDs on properties purchased using voter-approved recreation funds predating the establishment of the APDs. The implementing King County Code amendment includes restrictions preventing permanent disturbance of agricultural soils. This approach maintains such properties within the APD, ensuring the land could revert to agricultural uses if the recreational use was terminated.
- b. The proposed amendments could allow for limited recreational uses on up to three properties within the Sammamish, Green River and Enumclaw APDs. The properties most likely to be affected in the near future located in the northern apex of the Sammamish APD. A parcel of land along the Sammamish River Trail was purchased with Forward Thrust and IAC funds in the early 1970's, but has not yet been developed for active recreation uses. In the interim, King County allowed the property to be used by the King County Cooperative Extension as a farming training site for Indo-Chinese immigrants. The training program has been very successful, and public comment during Council review of the Northshore Community Plan revealed a desire by the community to continue use of the site for farming. The site is currently leased to a cooperative of Hmong farmers. In exchange, King County has set aside funds through the 1996 CIP to replace the Forward Thrust and IAC funding on the Hmong site, keep it in agricultural production, and transfer the Forward Thrust and IAC funds to properties in the northern portion of the Sammamish APD for soccer fields.
- c. King County Comprehensive Plan guidance to limit non-agricultural uses in the APDs remains in effect while the proposed amendments recognize existing conditions.
- d. The proposed amendments meet the GMA goals of encouraging the development of recreational opportunities and maintaining productive agricultural uses. As proposed, limited recreational uses would be permitted, but the land will not need to be removed from the APD. The soils will be protected to allow for reversion to agricultural production if the recreational uses are abandoned.

- e. Consistent with CPPs LU-1 and LU-2, the proposed amendments protect valuable agricultural lands while allowing for secondary benefits.
- f. The adopted 1996 CIP supports the amendments as funds have been allocated to purchase the Hmong site and transfer funds to purchase the northern Sammamish APD properties for recreational uses.
- g. This amendment was included in the Public Review Draft of the 1997 Amendments to the 1994 KCCP.

Amendments to policy RL-310

Rationale:

As adopted in 1994, policy RL-310 directs staff to evaluate prime farmlands within the Urban Growth Area and consider rezoning such lands for agriculture. Staff has, through the Farm Advisory Committee (FAC), the King County Agriculture Commission and previous field studies, determined that some prime farmland does exist within the Urban Growth Area outside of the designated Agricultural Production Districts and that such lands could provide valuable production if continued in farming.

Most of these parcels, however, are smaller than ten acres in size, the current minimum agriculture zoning level of A-10. Applying A-10 zoning would not achieve the desired effect of maintaining parcels of ten acres or greater. Further, most of these lots are not contiguous with other farmed lands, and applying A-10 zoning would result in "spot zones" throughout the urban area. While it is important to retain any prime farmland in agricultural production, neither the FAC or the Commission support addressing this issue by downzoning such lands. Instead, both the FAC and the Commission have previously indicated the county should allow such lands to participate in any incentives programs, except acquisition, that are developed to enhance agriculture in King County. The proposed amendment should help achieve this goal, and the King County Agriculture Commission voted on February 13, 1997 to support the amendment.

I-202 Analysis:

- a. Policy RL-310 directs staff to evaluate prime farmlands within the Urban Growth Area (UGA) and consider rezoning such lands for agriculture. Changes to the policy recognize completed staff work as directed by the policy, and reflect a different approach to maintaining farmlands in the UGA. In evaluating prime farmlands in the UGA, it was discovered that most such parcels are already smaller than the minimum lot size for agricultural zoning (A-10), and were not contiguous with one another. Application of A-10 zoning to these farmlands would in effect result in spot zoning. The amendment would instead direct incentive programs to any lands supporting agriculture within the UGA.

- b. The amendment will not affect properties currently zoned for agricultural use. However, there will be no additional "A" zoned lands within the UGA outside of the Agricultural Production Districts.
- c. In general, Comprehensive Plan guidance to protect prime farmlands will continue. However, the approach for protecting prime farmland within the UGA which is not currently within an APD should be changed to accommodate the circumstance. Application of A-10 zoning to small, noncontiguous parcels would result in spot zoning.
- d. King County's long term commercially significant agricultural lands have already been designated by zoning A-10 and A-35, as required by the GMA and CPP. Urban lands that are being used for agricultural production are important to the County but not deemed long term commercially significant, thus no agricultural zoning has been recommended.
- e. See d. above.
- f. Not applicable.
- g. The following public review of this amendment was completed:
 - King County Agricultural Commission: The King County Agriculture Commission heard a presentation from staff on this proposed amendment on February 13, 1997. The Commission voted 8-0-1 to accept the staff' recommendation. Public notice was provided for this meeting as required by law.
 - King Conservation District: The King Conservation District Board of Supervisors voted to support King County's position concerning this proposed amendment. Public notice was provided for this meeting as required by law.
 - This amendment was also included in the Public Review Draft of the 1997 Amendments to the 1994 KCCP.

Amendments to Mineral Resources Map and Mineral Resources Property Information Matrix

Rationale:

The Mineral Resources Map depicts, for informational purposes, all mineral extraction sites which have demonstrated compliance with the King County Department of Development and Environmental Services' procedure for designation as a Legal, Non-Conforming mineral

extraction site. Site #41 has not yet demonstrated compliance with the Department of Development and Environmental Services' requirements for Legal, Non-Conforming status.

I-202 Analysis:

- a. The Mineral Resources Map is proposed to be amended to depict site #41 as a Potential Mineral Resource Site because it is the only site currently so depicted on the Mineral Resource Map which has not demonstrated compliance with the Department of Development and Environmental Services' process for LNC status.
- b. The amendment does not change the permitting process to which the property owner must comply, but clears up confusion about the applicable permitting process for the property owner and concerned neighbors. This site is on the east side of the Snoqualmie Valley, just north of the City of Carnation.
- c. The 1994 King County Comprehensive Plan depicted this site as a Potential Mineral Resource Site as LNC status had not yet been demonstrated consistent with the Department of Development and Environmental Services' review standards. The site was redesignated as a Legal, Non-Conforming Mineral Resource Site through the 1995 King County Comprehensive Plan amendment process. However, the property owner has not been able to document historical uses to satisfy the same LNC process all other sites depicted as LNC have demonstrated. Returning the site to the Potential Mineral Resource Site designation is necessary to ensure consistency with existing Comprehensive Plan guidance.
- d. GMA section 36.70A.050 provides guidelines for classifying agriculture, forest and mineral lands and critical areas. These guidelines were followed in developing the mineral resource designations adopted as part of the 1994 Comprehensive Plan. Returning site #41 to its original designation ensures consistency with the GMA guidelines.
- e. CPP FW-6 requires all jurisdictions to designate land uses to protect the natural environment by reducing the consumption of land and concentrating development, including designating resource lands and the necessary implementing regulations. Consistent with FW-6, the 1994 KCCP designated a range of land uses including mineral resource lands and established policy guidance for regulating mineral resource lands. Zoning and clearing and grading regulations implement the policies. Returning site #41 to a Potential Mining Site designation clarifies the applicable implementing regulations and permitting processes available to the property owner.
- f. Not applicable.
- g. More than 40 letters, including a letter representing 65 citizens, have been submitted by neighbors and members of the community surrounding site #41 in support of the proposed amendment.

King County Comprehensive Plan I-202 Analysis for Amendments to Chapter 13

Amendments to the text preceding policy I-201

Rationale:

When the Comprehensive Plan was adopted in 1994, Chapter 13 included a section pertaining to Comprehensive Plan Land Use Map amendments, and a separate section pertaining to Comprehensive Plan policy amendments. Each section included text indicating that the map and policies could only be amended once per year. In 1996, Chapter 13 was amended to consolidate the two sections, and the text indicating that the Comprehensive Plan policies could only be amended once per year was eliminated. This amendment modifies the title and the introductory text of the consolidated section to clarify that policies I-202 and I-203 apply to all Comprehensive Plan amendments.

I-202 Analysis:

- a. This text change clarifies that all amendments to the Comprehensive Plan can be made only once per year.
- b. There are no anticipated impacts other than improved clarity.
- c. KCCP guidance continues to apply. This is a housekeeping amendment.
- d. This change clarifies the Growth Management Act's requirement that Comprehensive Plans be amended no more than once per year.
- e. Not applicable.
- f. Not applicable.

This amendment was included in the Public Review Draft of the 1997 Amendments to the 1994 KCCP.

Amendment to policy I-204

Rationale:

Policies I-204 and I-205 provide contradictory direction for the timing of open space dedication. I-204(a) states that "the open space shall be dedicated at the time the application is approved." Although not specifically defined, it is assumed that this means dedication at

the time the amendment is approved by Council. I-205 states that “open space dedication shall occur at final format plat approval.” The amendment modifies the language and specifically provides for use of a Term Conservation Easement to provide interim protection of the open space until dedication after final plat approval. During adoption of the 4 to 1 Program in 1994, it was the intent that the open space should be conveyed to King County after final plat approval, as specified in I-205.

I-202 Analysis:

- a. This amendment provides a technical correction to resolve an inconsistency between I-204(a) and I-205 pertaining to the timing of dedication of open space to King County. I-204(a) states that “the open space shall be dedicated at the time the application is approved.” This could be interpreted to mean that open space dedication shall occur at the time the amendment is approved by Council. I-205 states that “open space dedication shall occur at final format plat approval.” During adoption of the 4 to 1 Program in 1994, it was the intent that the open space should be conveyed to King County after final plat approval, as specified in I-205. The amendment modifies the language and specifically provides for use of a Term Conservation Easement to provide interim protection of the open space until dedication at final plat approval. A Term Conservation Easement is currently utilized for approved 4 to 1 properties to protect the open space until conveyance to King County.
- b. This amendment would provide policy direction for the use of a Term Conservation Easement and would ensure that the county’s interests are protected in the interim until the open space is conveyed.
- c. This amendment provides a technical correction by clarifying the inconsistency between I-204(a) and I-205. It is consistent with Comprehensive Plan guidance and will promote future implementation of the 4 to 1 Program as adopted in the Comprehensive Plan. It complies with the following Comprehensive Plan policies:
 - which amends the Urban Growth Area to achieve open space through the 4 to 1 Program;
 - which guides the process for 4 to 1 applications;
 - NE-106 which directs King County to use incentive programs to protect resource lands including steep slopes and wetlands;
 - which states that King County shall use incentives to protect environmentally significant areas.
- d. This amendment will clarify implementation of the 4 to 1 Program which promotes the Growth Management Act goals to reduce sprawl and protect the natural environment.
- e. This amendment will clarify implementation of the 4 to 1 Program which complies with the following Countywide Planning Policies:
 - FW-1, Step 7 which amends the Urban Growth Area to achieve open space though the 4 to 1 Program.

- FW-6, which encourages protection of the natural environment by concentrating development and reducing the consumption of land.
- f. This proposal does not affect the functional plans and capital improvement programs.
- g. This amendment was included in the Public Review Draft of the 1997 Amendments to the 1994 KCCP.

Amendments to policy I-206 and accompanying text

Rationale:

This amendment reflects the resolution of all the joint planning areas except Snoqualmie and acknowledges the existing interlocal agreement with Snoqualmie that includes a provision for future joint planning. It also recognizes the Black Diamond Urban Growth Area Agreement, effective December 31, 1996, which implemented the language of this section of the 1995 King County Comprehensive Plan.

I-202 Analysis:

- a. These changes acknowledge that North Bend's Joint Planning Area (JPA) and Black Diamond's Urban Growth Area (UGA) were resolved in 1996. Specifically regarding Black Diamond, in 1996 the Metropolitan King County Council adopted Ordinance 12533 which designated 782.2 acres as "Rural City Urban Growth Area" for the City of Black Diamond on the King County Comprehensive Plan Land Use Map with the proviso that no more than 597.2 acres shall be designated for future urban development and the remainder shall be designated Open Space lands consistent with the terms of the Black Diamond Urban Growth Area (UGA) Agreement adopted by Ordinance 12534. The Ordinance adopted Urban Reserve zoning with development conditions (UR-P) on all properties within the Rural City Urban Growth Area. The adopted zoning is in effect until annexation of these lands into the City of Black Diamond. The P-suffix conditions for the affected lands requires development to be consistent with the terms of the Black Diamond UGA Agreement. As the Black Diamond UGA Agreement has been adopted by King County and the City of Black Diamond this King County Comprehensive Plan language that established the requirements for the Black Diamond UGA agreement should be deleted. The King County Comprehensive Land Use Map should be amended to reflect the urban growth boundary established by the Black Diamond UGA Agreement and Ordinance 12533.
- b. This amendment updates the King County Comprehensive Plan to reflect that North Bend's JPA has been resolved and the Black Diamond Agreement establishing Black Diamond's Urban Growth Boundary has been established. The Black Diamond Comprehensive Plan addresses only the current city boundaries. The City is required to amend its comprehensive plan to include these new urban growth areas. These changes are anticipated by the King County Comprehensive Plan.

- c. KCCP guidance continues to apply. These changes result in a housekeeping amendment anticipated by the KCCP.
- d. Resolution of the North Bend JPA and the Urban Growth Area for the City of Black Diamond has been anticipated in the Countywide Planning Policies, the 1994 King County Comprehensive Plan, and the 1995 amendment to the King County Comprehensive Plan. Each of these documents were prepared consistent with the State Growth Management Act for establishing land use, transportation, housing, facilities and services, utilities, natural environment, economic development.
- e. Resolution of the JPA for North Bend and the Urban Growth Area for the City of Black Diamond was anticipated by the Countywide Planning Policies consistent with Policy FW-1, Step 8.b.)
- f. King County will continue to provide service within the Black Diamond urban growth area prior to annexation. The King County functional plans that support rural residential densities for properties with sensitive features and/or a low level of public services will continue to apply during the pre-annexation period. The City of Black Diamond will prepare a comprehensive plan amendment and will address provision of services for the urban growth areas. In addition, the Natural Resource Principles that were developed as part of this Agreement provide additional guidance on the location and design of future urban development within the new rural city urban growth area. The Principles were developed to recognize the environmental features and community valued sites found in the area and the goal of locating future development that is sensitive to these features.
- g. Public review of the North Bend JPA occurred through the public review process for the 1996 KCCP amendments. As for the Black Diamond UGA agreement, a public forum was held August 14, 1996 in Black Diamond. The Black Diamond City Council and Metropolitan King County Councils held a joint public meeting in October and public hearings prior to the adoption of the agreement in November 1996. This amendment was also included in the Public Review Draft of the 1997 Amendments to the 1994 KCCP.

Amendments to Policies I-301 and I-302 and new Chapter 14

Rationale:

The explicit repeal of conflicting, redundant and out-of-date community plan policies reduces or eliminates confusion about what policy direction is applicable, and the compilation of retained policies in one document makes it easier for the public and County decision-makers to refer to those policies still in effect.

I-202 Analysis:

- a. Policies I-301 and I-302 and accompanying text are proposed to be revised to reflect completion of the work called for by these two policies. The proposed ordinance adopting the 1997 amendments to the 1994 KCCP repeals all existing community plans except for the West Hill Community Plan, the White Center Community Action Plan, and the Vashon Town Plan which were adopted consistent with the GMA. Proposed new Chapter 14 provides a brief history of each community plan and readopts all existing community plan policies which are consistent with and not redundant to KCCP policies and Countywide Planning Policies.
- b. These changes will provide clarity for property owners and permitting staff as to which policies apply to land in unincorporated King County. Even though the existing community plans contain policies and recommended capital projects which are inconsistent with KCCP policies and current capital planning procedures, many of the plans are valued by communities. Repeal of all community plans will affect all of unincorporated King County except for West Hill, White Center and the Rural Neighborhood of Vashon.
- c. These amendments implement Comprehensive Plan directives.
- d. The amendments comply with GMA requirements that all subarea plans must be consistent with comprehensive plans.
- e. Subarea plans are not addressed in the Countywide Planning Policies.
- f. The Service and Financing Strategy outlined in the 1994 KCCP as well as policies within the Facilities and Services, Transportation, and Parks, Recreation and Open Space chapters form the basis for capital planning in King County. Most existing community plans include lists of recommended capital projects to serve the land uses established in each planning area. Those lists are out of date and were based on a different planning approach than outlined in the 1994 KCCP. Deletion of these aspects of the community plans supports current capital planning efforts.
- g. A series of public meetings have been conducted in affected communities. These issues were also described in the Public Review Draft of the 1997 Amendments to the 1994 KCCP.

4 To 1 Proposal: Polygon NW

Recommendation: This proposal is recommended for approval

Summary of Proposal

The Polygon NW proposal recommends addition of 163 acres to the Urban Growth Area and an urban zoning of R-4P. The proposed open space (653 acres) remains in rural designation and zoning and would be conveyed to King County as permanent open space at final plat approval. This proposal would establish an extensive greenbelt of open space along the Urban Growth Area to the east of Maple Valley.

Analysis of Options

No Action Retain rural land use designation for the entire property with current zoning of RA-5P and RA-10P. This would allow for development of 125 units with no permanent public open space (427 acres @ RA-5 = 85 units; 389 acres @ RA-10 = 40 units). P-suffix conditions relate to the following: a) seasonal clearing and grading restrictions (TRH-P1 & TRH-P2); and b) vegetation retention in rural areas (TRH-P3).

Utilizing a 4 to 1 ratio, approve amendment to UGA to include 163 acres, zoned R-4P as presented on the attached Land Use and Zoning maps. Approval of this amendment would result in 653 acres of open space to be conveyed as permanent open space after final plat approval.

Utilizing a 3.5 to 1 ratio, approve amendment to UGA to include 180 acres, zoned R-4P. Approval of this amendment would result in approximately 636 acres of open space to be conveyed as permanent open space after final plat approval and due to the 3.5 to 1 ratio which provides an affordable housing incentive, would require construction of at least 30% affordable housing. The applicant determined that affordable housing was not feasible in this area and applied under the 4 to 1 ratio (#2 above).

Proposed Comprehensive Plan Amendment

Amend the Urban Growth Area to include an additional 163 acres, zoned R-4P, contiguous to the Urban Growth Area as shown on the accompanying Land Use and Zoning Maps. Approval of this amendment will meet the intent and criteria of the 4 to 1 Program as specified in Countywide Planning Policy FW-1, Step 7, and King County Comprehensive Plan Policies I-204 and I-205. Approval will contribute significantly to creation of a greenbelt of over 1000 acres of open space along the Urban Growth Line to the east of Maple Valley.

King County Comprehensive Plan Policy I-202 Analysis

KCCP Policy I-202 states:

I-202 All proposed Comprehensive Plan policy amendments should include the following elements:

- a. A detailed statement of what is proposed to be changed and why;

- b. A statement of anticipated impacts of the change, including geographic area affected and issues presented.
- c. A demonstration of why existing Comprehensive Plan guidance should not continue in effect or why existing criteria no longer apply;
- d. A statement of how the amendment complies with the Growth Management Act's goals and specific requirements;
- e. A statement of how the amendment complies with the Countywide Planning Policies;
- f. A statement of how functional plans and capital improvement programs support the change;
- g. Public review of the recommended change, necessary implementation (including area zoning if appropriate) and alternatives; and,

Proposed amendments each calendar year shall be considered by the Metropolitan King County Council concurrently so that the cumulative effect of the proposals can be determined.

A response to the criteria in KCCP Policy I-202 is outlined below:

- a. 163 acres of land will be redesignated from a rural to an urban designation and will be zoned R-4-P. The remaining land (653 acres) will remain in rural designation and dedicated to King County as permanent open space following final plat approval. This proposed amendment implements the 4 to 1 Program.
- b. 163 acres of rural designated land currently zoned RA-10-P will be redesignated to urban with an R-4P zoning. Development will be clustered along the Urban Growth Area and will be served by urban services. The remainder of the property, 653 acres, will remain in rural designation and zoning and will be conveyed to King County as permanent open space following final plat approval. The properties are within the Cedar River, Green River and Covington Basins.

The positive impacts of the proposed open space will include:

- Establishment of important links between existing regional open space, eventually creating over 1000 acres of contiguous open space along the UGA, including: the Green River Trail, Rock Creek Natural Area (138 acres), Kent Watershed (approximately 320 acres), and Ravensdale Corridor (approximately 130 acres of open space proposed through the Black Diamond agreement).
- Increased protection to Rock Creek and the Kent Watershed by providing 100% open space adjacent to the resource areas and clustering of urban development away from these critical resource areas.
- Creation of a greenbelt of over 1000 acres along the UGA.

There will be environmental and neighborhood impacts, such as increased traffic and impacts to schools, due to development of the new urban portion. Detailed identification of environmental impacts and appropriate mitigation will be conducted at the plat application stage under the State Environmental Protection Act (SEPA).

Additionally, impacts are mitigated by protection of 80% of the property as permanent open space which will be conveyed to King County after final plat approval.

- c. This amendment to the Urban Growth Area implements the 4 to 1 Program adopted in the Comprehensive Plan and is consistent with Comprehensive Plan guidance. It complies with the following Comprehensive Plan policies:
- I-204 which amends the Urban Growth Area to achieve open space through the 4 to 1 Program;
 - I-205 which guides the process for 4 to 1 applications;
 - NE-106 which directs King County to use incentive programs to protect resource lands including steep slopes and wetlands;
 - U-503 which states that King County shall use incentives to protect environmentally significant areas.
- d. This amendment promotes the Growth Management Act goals to reduce sprawl and protect the natural environment.
- e. This policy complies with the following Countywide Planning Policies:
- **FW-1, Step 7** which amends the Urban Growth Area to achieve open space through the 4 to 1 Program.
 - **FW-6**, which encourages protection of the natural environment by concentrating development and reducing the consumption of land.
- f. N/A
- g. Public review of this amendment consisted of the following:

Public Workshop: This proposal was included in the Public Review Draft of 1997 King County Comprehensive Plan Amendments published April 1, 1997. In addition to public notices and mailings, a public workshop to solicit comments on the Public Review Draft was held on April 17, 1997, at the Bellevue Regional Library. 4 to 1 Program staff were available to answer questions regarding this specific proposal. The properties proposed for redesignation through the 4 to 1 Program were identified on a map available for public review.

Public Meeting: A public meeting to specifically address questions and receive comments on the Polygon Proposal was held on April 30, 1997 at Lake Wilderness Center. Information on both the initial proposal (approximately 450 acres to the north of the Kent Watershed) and the revised (and current) proposal was presented. Approximately 125 people attended.

Additional meetings and presentations: 4 to 1 staff also attended the following meetings to provide information and answer questions on the Polygon Proposal: Cedar River Council, 3/26/97. Approximately 50 people attended.

Greater Maple Valley Area Council meeting, 4/3/97, Lake Wilderness Center.

Approximately 100 people attended.

Greater Maple Valley Area Council, 4/7/97; Subcommittee meetings: 4/29/97 and 5/7/97.

Public notification: All property owners within a 1500 foot radius of the urban portion of the initial Polygon 4 to 1 Proposal (450 acres to the north of Kent Watershed) were mailed letters with the project description, maps, and notice of the public meetings and workshops.

Following the public meeting on 4/30/97, information on the revised proposal was mailed to all who attended the meeting, including a map and summary of the proposal.

Public comments: Approximately 26 letters were received providing comments on the Polygon proposal. The majority of the comments voiced opposition based on preference for rural development and concern for additional impacts to traffic and schools. Several letters expressed support for the current proposal based on increased protection of Rock Creek, extensive open space, and future retention of forest lands.

Agency coordination: Inter-agency review for this proposal has been conducted through:

- The Interdepartmental Review Team (IRT), comprised of staff from King County Department of Development and Environmental Services, Parks, Department of Transportation, Office of Budget and Strategic Planning and Department of Natural Resources.
- Discussions with representatives of the new City of Maple Valley;
- Consultation with Covington Water District;
- Consultation with the Soos Creek Sewer District; and
- Consultation with the Muckleshoot Tribe.

Proposal Implementation

Amendments to the KCCP should also meet the requirements of Policy I-203. This policy states:

I-203 Proposed amendments to the Comprehensive Plan policies should be accompanied by any changes to development regulations, modifications to capital improvement programs, subarea, neighborhood, and functional plans required for implementation so that regulations will be consistent with the Plan.

A response to the criteria in KCCP Policy I-203 is as follows:

Land Use and Zoning Atlas Map amendments have been transmitted with this report to Council. No changes are required to the development regulations, capital improvement programs, subarea, neighborhood, or functional plans.

Property Description

Location: The proposal includes portions of land within Sections 26, 25, 24, 23 and 35, Township 22, Range 6. It is east of the City of Maple Valley, north and south of the Kent Watershed, and east of King County open space along Rock Creek. The northern property is bisected by Summit-Landsburg Rd; the southern property is adjacent to the Urban Growth Area to the east of SR 169.

Surrounding Land Use: Rural lands to the north, east and south along the UGA are designated Rural with RA-5 and RA-10 zoning. The Kent Watershed is designated as Incorporated City, which is technically considered to be urban. To the west of the northern property is Rock Creek Natural Area, 138 acres which was recently acquired by King County Office of Open Space for protection of Rock Creek. To the west within the UGA, the urban lands are zoned R-6. The property is adjacent to the City of Maple Valley.

Property Development: The property that is proposed for urban and open space land is undeveloped.

Land cover: The property is currently owned by Plum Creek Timber Company, L.P. The majority of the northern portion of the property was logged within the last 5 years and has been replanted. The southern portion of the property was logged approximately 25 years ago and is vegetated primarily with replanted conifers.

Wetlands: Based on the King County Sensitive Areas Folio, there are no wetlands on the northern portion of the property. Within the south parcel, there are several wetlands, including Covington Creek 76b, Covington Creek 77b, and Covington Creek 78b.

Streams: Based on the King County Sensitive Areas Folio, there are no streams on the northern property. Within Section 35 to the south of the Kent Watershed, there is one unclassified stream. Ravensdale Creek, a class 2 stream with salmonids, is located to the south of the property within proposed open space identified through the Black Diamond agreement.

Geologic Hazards: The King County Sensitive Areas Folio shows no Landslide Hazard Areas on the property, and indicates some Erosion Hazard in the SE corner of the northern property and within the NE corner of the southern property. Both are within proposed open space.

Urban Services

Water Service: The proposed urban land is within the Covington Water District's Comprehensive Water Plan and outside its annexed service area. Covington Water District currently has a full connection moratorium and cannot provide service at this time to this parcel. Recent negotiations between the City of Seattle, the City of Auburn and Covington Water District indicate that the water moratorium is expected to be resolved by June 1997.

Sewer Service: The Soos Creek Water and Sewer District is the most logical sewer service provider for this property. This property is currently outside the district boundaries and would

have to be annexed. The District has indicated that it is physically possible to serve this property. It is unknown at this point whether capacity would have to be increased to serve the number of units that would result from this proposal. The closest sewer main is at Four Corners along Maple Valley - Black Diamond Road. In order to serve this property, a new lift station may need to be installed.

Transportation Concurrency: This property is within zones 277 and 282 of King County's Mitigation Payment System. The proposed urban area is within zone 282. This zone is currently within compliance. Final determination of compliance requires that a concurrency test be run prior to submittal of the plat application.

Access: Access to the property will be off SR 169 through a private property that has been optioned by the developer.

Additional Analysis and Issues

Non-contiguous parcels: The proposal combines two non-contiguous properties that are owned by Plum Creek Timber Company, L.P.. The north 427 acres and south 389 acres are separated by the Kent Watershed which is maintained as open space for management and protection of the City of Kent's water supply. All of the northern property is proposed for protection as open space, as well as 226 acres of the southern property. The resulting open space fully achieves the goal of the 4 to 1 Program by establishing an extensive greenbelt of open space contiguous to the UGA that connects with other existing regional open space areas. Consolidation of two non-contiguous parcels is consistent with KCCP Policy I-204.

City of Maple Valley: The City of Maple Valley sent a letter to Executive Sims on May 14, 1997 stating that the City has serious concerns about this 4 to 1 proposal. The letter identifies the following concerns: 1) lack of adequate time for input from the newly elected City Council; 2) community impacts to traffic, schools, parks and recreation and other infrastructure systems; 3) approval of proposal would prevent future annexation to the east in this area; and 4) lack of time to respond to revised proposal. In recognition of the potential impacts of this proposal on the new City of Maple Valley, a P-suffix is proposed to be included requiring completion of a joint planning process with the City prior to approval of development under the 4 to 1 program.

Greater Maple Valley Area Council: The Greater Maple Valley Area Council (GMVAC) sent a letter to Executive Sims on May 15, 1997 stating opposition to the Polygon and DNR Cedar Downs 4 to 1 proposals adjacent to the Cities of Covington and Maple Valley, and recommending a moratorium be placed on all 4 to 1 proposals currently under consideration. Issues raised included: 1) need for new Cities of Maple Valley and Covington to have adequate time to address issues and to develop a recommendation; 2) additional impacts to overcrowded schools and traffic congestion; and 3) a question concerning legality of combining two non-contiguous parcels.

City of Issaquah: The City of Issaquah sent a letter on May 7, 1997 expressing concerns about all 4 to 1 proposals in the Maple Valley area and their potential impact on Issaquah-Hobart Road. Issaquah-Hobart Road provides access from the Maple Valley area to I-90 to the north via Front Street in downtown Issaquah.

Tahoma School District: The Tahoma School passed a bond in February 1997 approving construction of a new school by 1999. The preferred site of the School district is situated on the northern parcel of the Plum Creek property, as shown on the attached map. The District has an option for acquisition of 80 acres. This acreage is not included in the total acreage of the Polygon NW 4 to 1 Proposal. The exact location of the school is subject to change based on additional studies and negotiations with Plum Creek Timber, Polygon NW, and the King County.

Landsburg Mine Site: There is a hazardous waste site located on the Old Landsburg Mine, situated on a small portion of property owned by Plum Creek Timber Company to the northeast of the Kent Watershed, and directly east of the southeast portion of the northern property. The majority of the mine site is on property owned by Palmer Coking Coal. The mine site, including any areas that are determined to be hazardous due to subsidence, have been excluded from the proposal and are not included in the total acreage. Approval of the final proposal boundary requires verification that the mine site and areas of subsidence associated with the mine site are excluded from the open space.

Water: This property is within the Covington Water District which currently has a water moratorium. Development of this site is contingent on resolution of the water moratorium.

Title Report: A title report is being conducted for this property. Approval is contingent on resolution of any issues identified through the Title Report.

Environmental Assessment: An environmental assessment to identify existence of hazardous wastes is being conducted for this property. Final approval is contingent on a determination that no areas with hazardous wastes are within the proposal boundaries.

4 TO 1 PROPOSAL:

RUTH

Recommendation: This proposal is recommended for approval

Summary of Proposal

The Ruth 4 to 1 Proposal recommends addition of 4 acres to the Urban Growth Area adjacent to SE 204th Way and an urban zoning of R-6P. The proposed open space is contiguous to Soos Creek Park and would provide protection for emergent wetlands and a small stream.

Analysis of Options

No Action: Retain rural land use designation for the entire property with current zoning of RA-5-P. This would allow for development of four lots with no permanent public open space. P-suffix condition requires 20% native vegetation set-aside.

Utilizing a 4 to 1 ratio, approve amendment to UGA to include 4 acres, zoned R-6-P as presented on the attached Land Use and Zoning maps. Approval of this amendment would result in 16 acres of open space to be conveyed as permanent open space after final plat approval.

Utilizing a 3.5 to 1 ratio, approve amendment to UGA to include 4.4 acres, zoned R-6-P. Approval of this amendment would result in approximately 15.6 acres of open space to be conveyed as permanent open space after final plat approval and due to the 3.5 to 1 ratio which provides an affordable housing incentive, would require construction of at least 30% affordable housing. The applicant determined that affordable housing was not feasible in this area and applied under the 4 to 1 ratio (#2 above).

Proposed Comprehensive Plan Amendment

Amend the Urban Growth Area to include an additional 4 acres, zoned R-6-P, contiguous to the Urban Growth Area on property owned by Jerry Ruth as shown on the accompanying Land Use and Zoning Maps. Approval of this amendment will meet the intent and criteria of the 4 to 1 Program as specified in Countywide Planning Policy FW-1, Step 7, and King County Comprehensive Plan Policies I-204 and I-205.

King County Comprehensive Plan Policy I-202 Analysis

KCCP Policy I-202 states:

I-202 All proposed Comprehensive Plan policy amendments should include the following elements:

- a. A detailed statement of what is proposed to be changed and why;
- b. A statement of anticipated impacts of the change, including geographic area affected and issues presented.

- c. A demonstration of why existing Comprehensive Plan guidance should not continue in effect or why existing criteria no longer apply;
- d. A statement of how the amendment complies with the Growth Management Act's goals and specific requirements;
- e. A statement of how the amendment complies with the Countywide Planning Policies;
- f. A statement of how functional plans and capital improvement programs support the change;
- g. Public review of the recommended change, necessary implementation (including area zoning if appropriate) and alternatives; and,

Proposed amendments each calendar year shall be considered by the Metropolitan King County Council concurrently so that the cumulative effect of the proposals can be determined.

A response to the criteria in KCCP Policy I-202 is outlined below:

- a. Four acres of land will be redesignated from a rural to an urban designation and will be zoned R-6-P. The remaining land (16 acres) will remain in rural designation and dedicated to King County as permanent open space following final plat approval. This proposed amendment implements the 4 to 1 Program and will contribute to existing open space in Soos Creek Park.
- b. Four acres of rural designated land currently zoned RA-5P will be redesignated to urban with an R-6P zoning. Development will be clustered along the Urban Growth Area and will be served by urban services. The remainder of the property, 16 acres, will remain in rural designation and will be dedicated to King County as permanent open space following final plat approval. The property is in the Soos Creek Basin and is adjacent to Soos Creek Park. Positive impacts include increased protection to Soos Creek and protection for International Creek corridor and its associated emergent wetlands.
- c. There will be environmental and neighborhood impacts, such as increased traffic and impacts to schools, due to development of the new urban portion. Detailed identification of environmental impacts and appropriate mitigation will be conducted at the plat application stage under the State Environmental Protection Act (SEPA). Additionally, impacts are mitigated by protection of 80% of the property as permanent open space which will be conveyed to King County after final plat approval.
- d. This amendment to the Urban Growth Area implements the 4 to 1 Program adopted in the Comprehensive Plan and is consistent with Comprehensive Plan guidance. It complies with the following Comprehensive Plan policies:
 - I-204 which amends the Urban Growth Area to achieve a greenbelt of open space along the Urban Growth Boundary through the 4 to 1 Program;
 - I-205 which guides the process for 4 to 1 applications;

- NE-106 which directs King County to use incentive programs to protect resource lands including steep slopes and wetlands;
 - U-503 which states that King County shall use incentives to protect environmentally significant areas.
- e. This amendment promotes the Growth Management Act goals to reduce sprawl and protect the natural environment.
- f. This policy complies with the following Countywide Planning Policies:
- FW-1, Step 7 which amends the Urban Growth Area to achieve open space through the 4 to 1 Program.
 - FW-6, which encourages protection of the natural environment by concentrating development and reducing the consumption of land.
- g. N/A
- h. Public review of this amendment consisted of the following two elements:

Public Review Draft of 1997 Amendments to the 1994 KCCP

The proposal contained in this report was included in the Public Review Draft of the 1997 Amendments to the 1994 KCCP. In addition to published notices and mailings, a public open house was held on April 17, 1997, at the Bellevue Regional Library. 4 to 1 Program staff were available to answer questions regarding this specific proposal. The properties proposed for redesignation through the 4 to 1 Program were identified on a map available for public review.

Public and agency review specific to this proposal

Public notification

All property owners within a 500 foot radius of the urban portion of this proposal were mailed letters with the project description, maps, notice of the public workshop held in proximity to the proposal and notice of the April 17, 1997 Public Review Draft Open House.

Public Meeting

A public meeting was held at the Kentridge High School on April 15, 1997. 4 to 1 Program staff were available to answer any questions and to receive comments. One person attended and provided comments supporting the proposal.

Inter-agency coordination

Inter-agency review included:

- The Interdepartmental Review Team (IRT), comprised of staff from DDES, Parks, KCDOT, OBSP, and DNR;
- Presentations and consultation with the City of Renton Planning Commission, City Council, and staff;

- Consultation with Soos Creek Water and Sewer District;
- Consultation with the Muckleshoot Tribe; and
- Discussion with the City of Renton.

I-203 Proposal Implementation

1. Amendments to the KCCP should also meet the requirements of Policy I-203. This policy states:

I-203 Proposed amendments to the Comprehensive Plan policies should be accompanied by any changes to development regulations, modifications to capital improvement programs, subarea, neighborhood, and functional plans required for implementation so that regulations will be consistent with the Plan.

A response to the criteria in KCCP Policy I-203 is as follows:

Land Use and Zoning Atlas Map amendments have been transmitted with this report to Council. No changes are required to the development regulations, capital improvement programs, subarea, neighborhood, or functional plans.

Property Description

Location: Property is on the south side of SE 204th Way between 140th Avenue SE and 136th Avenue SE. in Section 3, Township 22 North, Range 5 East. It is adjacent to Soos Creek Park.

Basin: The property is in the Soos Creek Basin.

Surrounding land use: North of the site, within the UGA, is an urban residential neighborhood called Forest Glen South, zoned R-6P. East and south of the site, adjacent to the proposed open space, are larger lot single family lots zoned RA-5-P and RA-2.5-P. West of the site is open space within the Soos Creek Park and trail system.

Property development: The property is undeveloped.

Wetlands: King County Sensitive Areas Folio shows no wetlands on the property. No wetland assessment has been conducted on the site, however, a portion of the proposed open space supports plants which are typically associated with seasonal emergent wetlands.

Streams: King County Sensitive Areas Folio indicates the presence of a class 2 stream with salmonids, International Creek, which traverses the southern portion of the site within the proposed open space and connects to Soos Creek to the west.

Geologic Hazards: King County Sensitive Areas Folio shows no Landslide or Erosion Hazard Areas on the site.

Terrain: There is a flat upland plateau on the north end of the property (within the proposed urban land) which then slopes down to the south end of the property which is a flat meadow/wetland.

Zoning: The property is currently zoned RA-5P. R-6P zoning is recommended for the four acre urban area. Based on King County Comprehensive Plan Policy I-205, specific detailed site suitability and development conditions for both the urban and open space portions of the proposal shall be established through the preliminary formal plat approval process. The Urban land across SE 204th Way is zoned R-6; the Rural land to the east is zoned R2.5-P and RA-5-P. The P-suffix condition requires 20% of the parcel to be retained as a separate tract of undisturbed indigenous vegetation. Under the 4 to 1 program, a much larger proportion of the parcel would be retained as a separate tract of undisturbed indigenous vegetation.

Urban Services

Water and Sewer: There should be no significant cost barriers to providing water and sewer to this property. The parcel is in Soos Creek Water and Sewer District. The recently adopted water plan for the District shows an adequate water supply through 2015, using population forecasts consistent with PSRC and King County. Because the District's planned sewer capacity is sized only for the adopted Urban Growth Area, additional capacity will need to be added to the overall system at some time in the future. The District will determine the best way to serve the property at the time of plat application. At this point the closest sewer line is to the north of SE 204th Way within the UGA. The nearest water line now is at SE 204th Way and 140th Avenue S.

Transportation: This property is within zone 346 of King County's Mitigation Payment System. This zone is in compliance for concurrency for level of service (LOS) standards. There are no critical link problems.

Access: Legal access is provided to the site from SE 204th Way to the north and 140th Avenue SE to the east.

Public Benefits

Open Space: The 16 acres of open space provides the following benefits:

- Connects to existing public open space within Soos Creek Park;
- Provides increased protection to Soos Creek and protects International Creek stream corridor;
- Protects emergent wetlands associated with International Creek.

Additional Analysis and Issues

Access: King County Road Standards (2.10) require intersections along SE 204th Way to either be aligned with 137th Avenue SE or to be separated a distance of 1000 feet. Since SE 204th

Way is a principal arterial, a variance may be difficult to obtain. A boundary line adjustment with the adjacent property to the west would allow the intersection alignment to be achieved. Since this property is Soos Creek Park, owned by King County, a boundary line adjustment may be required to go through the surplus process. Legal access may also be attained from 140th Avenue SE. KCCP policy I-204 does not allow access through the open space.

City of Renton: Policy I-204 (i) states: Where applications are adjacent to city boundaries of Potential Annexation Areas, King County shall consult with and solicit recommendations from the city.

4 to 1 staff met with the City of Renton Planning Department to discuss the Ruth application and to solicit comments. Staff presented information on the Ruth application to the Renton Planning Commission in February. The Planning Commission voted to approve the proposal, followed by approval by the City Council. A letter from the Mayor stating the City's support for the proposal was received on March 27, 1997. A response from Executive Sims has been provided.

In the letter, Renton asked to participate in an advisory role in the review of the development of the urban portion. Under current practice, cities are notified when a complete application is received by DDES. Until an inter-local agreement is implemented between Renton and King County dealing with land use proposals within the City's potential annexation area, the following action shall be taken to coordinate development review with Renton. Renton will be provided an opportunity to participate in any pre-application meeting in an advisory role. This is in addition to the normal notice requirements for formal subdivisions. The applicant is encouraged to meet with the City of Renton at the pre-application stage to discuss city regulations, since this site is in Renton's Potential Annexation Area.

4 TO 1 PROPOSAL:

STEWART

Recommendation: **This proposal is recommended for approval**

Summary of proposal

This Stewart 4 to 1 proposal recommends addition of 4 acres to the Urban Growth Area and urban zoning of R-4-P. The proposed open space (16 acres) would remain in rural designation and zoning and be dedicated to King County as permanent open space at final plat approval.

Analysis of Options

1. **No Action:** Retain rural land use designation for the entire property with current zoning of RA-5-P. This would potentially allow for development of four lots with no permanent public open space.
2. **Utilizing a 4 to 1 ratio, approve amendment to UGA to include 4 acres, zoned R-4P as presented on the attached Land Use and Zoning maps.** Approval of this amendment would result in 16 acres of open space to be dedicated as permanent open space after final plat approval.
3. **Utilizing a 3.5 to 1 ratio, approve amendment to UGA to include 4.4 acres, zoned R-4P.** Approval of this amendment would result in approximately 15.6 acres of open space to be dedicated as permanent open space after final plat approval and due to the 3.5 to 1 ratio which provides an affordable housing incentive, would require construction of at least 30% affordable housing. The applicant determined that affordable housing was not feasible in this area and applied under the 4 to 1 ratio (#2 above).

Proposed Comprehensive Plan Amendment

Amend the Urban Growth Area to include an additional 4 acres, zoned R-4-P, contiguous to the Urban Growth Area as shown on the accompanying Land Use and Zoning Maps. This amendment is contingent on the purchase of parcels 3522059063 and 3522059191 from Washington State Department of Transportation by the 4 to 1 applicant, William and Shirley Stewart, owners of parcel 3522059115. Approval of this amendment will meet the intent and criteria of the 4 to 1 Program as specified in Countywide Planning Policy FW-1, Step 7, and King County Comprehensive Plan policies I-204 and I-205.

King County Comprehensive Plan Policy I-202 and I-203 Analysis

KCCP Policy I-202 states:

I-202 All proposed Comprehensive Plan policy amendments should include the following elements:

- a. A detailed statement of what is proposed to be changed and why;
- b. A statement of anticipated impacts of the change, including geographic area affected and issues presented.
- c. A demonstration of why existing Comprehensive Plan guidance should not continue in effect or why existing criteria no longer apply;
- d. A statement of how the amendment complies with the Growth Management Act's goals and specific requirements;
- e. A statement of how the amendment complies with the Countywide Planning Policies;
- f. A statement of how functional plans and capital improvement programs support the change;

- g. Public review of the recommended change, necessary implementation (including area zoning if appropriate) and alternatives; and,

Proposed amendments each calendar year shall be considered by the Metropolitan King County Council concurrently so that the cumulative effect of the proposals can be determined.

A response to the criteria in KCCP Policy I-202 is outlined below:

- a. Four acres of land will be redesignated from a rural to an urban designation and be zoned R-4-P. The remaining land (16 acres) will remain in rural designation and dedicated to King County as permanent open space following final plat approval. This proposed amendment is part of 4 to 1 Program implementation.
- b. Four acres of rural designated land currently zoned RA-5P will be redesignated to urban with R-4-P zoning. Development will be clustered along the Urban Growth Area and will be served by urban services. The remainder of the property, 16 acres, will remain in rural designation and will be dedicated to King County as permanent open space following final plat approval. The property is in the Soos Creek Basin.

Positive impacts of the proposed open space include:

- increased protection to Soos Creek and Soos Creek Wetland #77, a 62 acre class 2 wetland;
- potential access to the Big Soos Regional Trail and the proposed regional trail along SR 18;
- expansion of the urban separator providing a buffer between the new city of Covington and rural King County, consistent with KCCP Urban Separator policy U-307 and King County Parks, Recreation and Open Space Plan policy S-109; and
- elimination of damage from grazing within the riparian corridor and wetland.

There will be environmental and neighborhood impacts, such as increased traffic and impacts to schools, due to development of the new urban portion. Detailed identification of environmental impacts and appropriate mitigation will be conducted at the plat application stage under the State Environmental Protection Act (SEPA). Additionally, impacts are mitigated by protection of 80% of the property as permanent open space which will be conveyed to King County after final plat approval.

- c. This amendment to the Urban Growth Area implements the 4 to 1 Program adopted in the Comprehensive Plan and is consistent with Comprehensive Plan guidance. It furthers the Comprehensive Plan guidance and uses existing criteria. It complies with the following Comprehensive Plan policies:
- which amends the Urban Growth Area to achieve open space through the 4 to 1 Program;
 - which guides the process for 4 to 1 applications;
 - NE-106 which directs King County to use incentive programs to protect resource lands including steep slopes and wetlands;
 - which states that King County shall use incentives to protect environmentally significant areas.
- d. This amendment promotes the Growth Management Act goals to reduce sprawl and protect the natural environment.

- e. This policy complies with the following Countywide Planning Policies:
 - FW-1, Step 7 which amends the Urban Growth Area to achieve open space through the 4 to 1 Program
 - FW-6, which encourages protection of the natural environment by concentrating development and reducing the consumption of land.
- f. N/A
- g. Public review of this amendment consisted of the following:

Public Review Draft of 1997 Amendments to the 1994 KCCP

The proposal contained in this report was included in the Public Review Draft of the 1997 Amendments to the 1994 KCCP. In addition to published notices and mailings, a public open house was held on April 17, 1997, at the Bellevue Regional Library. 4 to 1 Program staff were available to answer questions regarding this specific proposal. The properties proposed for redesignation through the 4 to 1 Program were identified on a map available for public review.

Public and agency review specific to this proposal

Public notification

All property owners within a 500 foot radius of the urban portion of this proposal were mailed letters with the project description, maps, notice of the public workshop held in proximity to the proposal and notice of the April 17, 1997 Public Review Draft Open House.

Public Meetings and Presentations

A public meeting for Stewart, Security Growth, and DNR Cedar Downs was held at the Covington Public Library on May 7, 1997. Approximately 125 people attended. One citizen commented on the Stewart proposal. Notice of this meeting was published in the Voice of the Valley and the South County Journal.

Staff presented information about this and other 4 to 1 proposals at a meeting of the Metropolitan King County Council Unincorporated Area Committee on March 26 at Lake Wilderness Center; about 125 citizens attended.

Inter-agency coordination

Inter-agency review included:

- Inter-departmental Review Team (IRT), comprised of delegated staff from DDES, Parks, KCDOT, OBSP, and DNR;
- Consultation with the citizen leader of the Covington incorporation campaign (prior to incorporation); and
- Consultation with Soos Creek Water and Sewer District.

I-203 Proposal Implementation

1. Amendments to the KCCP should also meet the requirements of Policy I-203. This policy states:

I-203 Proposed amendments to the Comprehensive Plan policies should be accompanied by any changes to development regulations, modifications to capital improvement programs, subarea, neighborhood, and functional plans required for implementation so that regulations will be consistent with the Plan.

A response to the criteria in KCCP Policy I-203 is as follows:

A Land Use and Zoning Atlas map amendment has been prepared for transmittal with this report to Council. No changes are required to the development regulations, capital improvement programs, subarea, neighborhood, or functional plans.

Property Description

Location and Basin: Property is within Section 35, Township 22, Range 5. It is southeast of SR 18 and contiguous to both the City of Kent and the newly incorporated City of Covington.. The property is in the Soos Creek basin.

Surrounding land use: The property to the north, also owned by the Stewarts (which is not part of the proposal) is inside the Urban Growth Area and within the boundaries of the City of Covington. It is designated as Greenbelt/Urban Separator and zoned R-1, one dwelling unit per acre. To the east, the designated land uses are Industrial, zoned Regional Business, and Mining. To the south and southeast is Rural Residential, zoned RA-5. To the northwest of the property across SR 18 is the City of Kent.

Zoning: The property is currently zoned RA-5-P. R-4-P zoning is recommended for the four acre urban area. Based on King County Comprehensive Plan Policy I-205, specific detailed site suitability and development conditions for both the urban and open space portions of the proposal shall be established through the preliminary formal plat approval process.

Property development: The property is undeveloped, with cattle pasture on the parcel owned by the Stewarts. Structures on the WSDOT property were removed as part of the road widening; some remains of foundations are still on the property.

Land cover: The proposed urban portion of the property is primarily flat pasture. The proposed open space is primarily wetland, including pastures with emergent vegetation and the riparian corridor and associated wetland along Soos Creek.

Wetlands: King County Sensitive Areas Folio identifies Soos Creek Wetland #77 within the proposed open space portion of the property. Soos Creek Wetland #77 is described as a 62 acre class 2 wetland. A band of property adjacent to SR 18 was included in the wetland assessment conducted by Washington State Department of Transportation as a requirement for road-widening. However, no wetland assessment has been completed for the majority of the property.

Streams: King County Sensitive Areas Folio indicates that Soos Creek, a class 1 stream with salmonids, traverses the property from north to south on the eastern portion.

Open Space: Dedication of the open space would protect a portion of the Soos Creek corridor, a class 1 stream with salmonids and a portion of Soos Creek Wetland #77, a 62 acre class 2 wetland. Dedication as permanent open space would also eliminate damage from grazing within the riparian

corridor and wetland. The proposed open space, adjacent to an existing urban separator, would extend the urban separator south providing a buffer between the new city of Covington and rural King County. This is consistent with KCCP Urban Separator policy U-307 and King County Parks, Recreation and Open Space Plan policy S-109. The proposed open space offers potential access to the Big Soos Regional Trail and the proposed regional trail along SR 18.

Geologic Hazards: The King County Sensitive Areas Folio shows no Erosion or Landslide Hazard Areas on the property.

Urban Services

Water: The property is within Covington Water District's Comprehensive Water Plan and outside its annexed service area. Covington Water District currently has a full connection moratorium and cannot provide service at this time to this parcel. Recent negotiations between the City of Seattle, the City of Auburn and Covington Water District indicate that the water moratorium may be resolved by mid-summer. Once the moratorium is lifted, this parcel would have to be annexed to the District and would require extension of a main to front all properties to be served.

Sewer: The Soos Creek Water and Sewer District is the most logical sewer service provider for this property. This property is currently outside the district boundaries and outside their franchise area. The District has indicated that it is physically possible to serve this property and the District has enough capacity to serve the number of units that would result from this proposal. The closest sewer main is at 152nd north of 280th. There is a lift station just south of 276th. In order to serve this property, either a new lift station would need to be installed or the current one at 276th moved.

Transportation Concurrency: This property lies within King County Mitigation Payment System zones 365 and 366. Zone 365 is split between the urban and rural and is out of compliance in both areas. A final determination of concurrency will be made prior to plat application.

Access: Legal access to the property is from 283 Place SE, which was recently upgraded and paved, with a cul-de-sac ending at the site of the proposal.

Additional Analysis and Issues

Water: Development of this property is contingent on resolution of the Covington Water District moratorium.

Purchase Contingency to Meet Minimum Size: In order to meet the minimum size requirement of 20 acres, the applicant proposes to buy two adjacent properties which were purchased by Washington State Department of Transportation (WSDOT) for widening of SR 18. Approval of this amendment is contingent on the purchase of parcels 3522059063 and 3522059191 from Washington State Department of Transportation by the 4 to 1 applicant, William and Shirley Stewart, owners of parcel 3522059115.

The relevant policy is KCCP Policy I-204(g): "The minimum size of property to be considered will be 20 acres, which includes both the proposed addition to the Urban Growth Area and land proposed for open space dedication. Smaller properties may be combined to meet the 20 acre threshold."

4 TO 1 PROGRAM 1997 SUMMARY REPORT

1994-1997 SUMMARY

The 4 to 1 Program was adopted in 1994 as part of the King County Comprehensive Plan. Since 1994, over 1000 acres have been approved which will provide over 800 acres of open space along the Urban Growth Line. In 1997, the 4 to 1 Program received seven applications representing a total of 1130 acres. Three proposals representing a total of 856 acres are being forwarded with recommendations for approval and two proposals, representing 190 acres, are recommended to be delayed for 1 year. Two other proposals are not recommended for approval.

1994-97 PROGRAM SUMMARY

	Number of Proposals	Acres of New Urban	Acres of Open Space	Total Acres
1994-96: Total Acres Approved	7 proposals approved	208 acres	815 acres	1023 acres
1997: Total Acres Recommended	3 proposals recommended	171 acres	685 acres	856 acres
1994-97: Grand Total Acres		379 acres	1500 acres	1879 acres

This report presents the following: a) a summary of the review process of 4 to 1 proposals; b) summaries of 4 to 1 proposals which are recommended for a 1 year delay; and c) summaries of proposals that are not recommended for approval. The summaries include a map of the proposal and justification for the final recommendation to either deny or delay action for 1 year. A summary of proposals that are recommended for approval are presented separately within this transmittal document.

BACKGROUND

The 4 to 1 Program provides a mechanism to amend the Urban Growth Area to achieve open space. The Program allows rural property owners with property contiguous to the Urban Growth Boundary to obtain urban designation in exchange for dedicated open space: one acre (20%) of the property is redesignated as urban land if four acres (80%) of the property are dedicated to the public as permanent open space. An affordable housing incentive allows a 3.5 to 1 ratio: one acre of the property is redesignated as urban land for every 3.5 acres dedicated as public open space. A maximum of 4,000 acres of new urban land may be added to the Urban Growth Area as a result of the program. To be eligible, a proposal must include at least 20 acres. New urban land added to the Urban

Growth Area through the 4 to 1 Program is limited to residential development with a minimum of R-4 zoning.

Changes to the Urban Growth Area through the 4 to 1 Program are processed as Land Use Map Amendments which occur each year as part of the annual review of the Plan.

1997 PROPOSALS

In 1996, King County Department of Natural Resources received seven applications to the 4 to 1 Program. Following extensive internal review and consultation with other jurisdictions, the Executive recommends the following:

Proposals recommended for approval

Three applications (Ruth, Stewart, and Polygon NW) have been forwarded with a recommendation for approval. Analysis of these proposals and the accompanying amendments is provided separately within this transmittal document.

Proposals recommended to be held for 1 year

Two applications, both for properties owned by Washington State Department of Natural Resources (DNR), (DNR Patterson Creek and DNR Cedar Downs) are recommended to be held for 1 year and resubmitted as 1998 proposed amendments. During the interim, staff will continue to work with the applicant and adjacent jurisdictions to resolve issues.

Proposals not recommended for approval

Two applications (Security Growth and Allison) are not recommended for approval.

SUMMARY OF 1997 PROPOSALS

	# of Proposals	Proposal Name	Acres	Total Acres
Proposals Recommended for Approval	3	Ruth	20	856
		Stewart	20	
		Polygon NW	816	
Proposals Recommended for Denial	2	Allison	42	83
		Security Growth	41	
Proposals Recommended to be held for 1 year	2	DNR Cedar Downs	80	190
		DNR Patterson Crk	110	
TOTALS	7	225.6	903.4	1129

APPLICATION REVIEW PROCESS

Only those proposals that meet all of the 4 to 1 Program policies as specified in KCCP Policies I-204 and I-205 and which are consistent with other King County policies and regulations have been forwarded with a recommendation for approval. Proposals which have been recommended to be held for 1 year have also been determined to be consistent with King County policies and regulations, but require additional time to resolve specific issues.

The following process was used to evaluate all applications.:

1. 4 to 1 staff meet with property owner, compile site data, and prepare summary report of each proposal.
2. King County Interdepartmental Review Team (IRT) reviews each proposal
 - IRT provides a formalized framework for analysis of 4 to 1 proposals to identify and resolve issues prior to transmittal
 - IRT is comprised of delegated staff from DDES, OBSP, Transportation Planning, Roads, Parks, and DNR Water and Land Resources Basin Stewards
3. Inter-jurisdictional review by cities and Districts
4. King County Prosecuting Attorney reviews proposals to identify legal issues and to ensure consistency
5. Threshold issues addressed by Deputy Directors of DNR, DDES, Parks
6. Final issues addressed by Executive Senior Planning Group
7. Public review

4 TO 1 PROPOSAL:

DNR CEDAR DOWNS

Recommendation: The recommendation for this proposal is to delay action for one year.

Summary of Proposal

Property Owner/Applicant: Washington State Dept. of Natural Resources¹
Total Acreage: 80 Acres
Location: Adjacent to the City of Covington and the City of Maple Valley; to the west of Cedar Hills subdivision and north of Kent-Kangley Road.
Community Planning Area: Tahoma Raven Heights
Current Zoning: RA-5-P
Proposed new urban land: 16 rural acres to redesignated to Urban
Proposed zoning: R-4-P
Proposed open space: 64 acres

Open Space: The open space supports exceptionally high quality, diverse old growth and second growth forested habitat. Diversity of native species is high. There are several small wetlands and an unclassified stream within the open space. Open space dedication would protect part of the Jenkins Creek corridor.

Surrounding Land Use :The property is surrounded on the east, south and west by UGA, with Rural designation to the north. South and east of the property is urban residential development zoned R-4 and R-6. West of the property is the Black River Quarry, zoned Commercial Business. North of the property is zoned Rural, RA-5.

Urban Services

Water Service: The property is within Covington Water District's Comprehensive Water Plan and outside its annexed service area. Covington Water District currently has a full connection moratorium and cannot provide service at this time to this parcel. Once the moratorium is lifted, this parcel would have to be annexed to the District and would require extension of a main to front all properties to be served. A water main is within 100 feet of the east or south boundary line. Recent negotiations between the City of Seattle, the City of Auburn and Covington Water District indicate that the water moratorium may be resolved by June 1997.

Sewer Service: The Soos Creek Water and Sewer District is the most logical sewer service provider for this property. This property is within the District's current sewer service area. It would be physically possible to serve the development that would

¹ This property has been identified by WS Dept. of Natural Resources as a transition property which will be sold to generate funds for the School Trust Fund, as mandated through Washington State law.

result from this proposal and the District's sewer system has enough capacity to service the property. Annexation would not be necessary, however, sewer mainline construction will be required. The closest sewer is to the south at SE 256th Place and 210th Avenue SE. There is also a sewer main at 212th Avenue SE and SE 252nd Place.

Transportation Concurrency: These properties are within zone 276 of King County's Mitigation Payment System. There is no critical link problem, but there is a level of service problem. Transportation Concurrency has not yet been determined.

Public Review

Public review of this proposal consisted of the following:

Public Review Draft of 1997 Amendments to the 1994 KCCP

The proposal contained in this report was included in the Public Review Draft of the 1997 Amendments to the 1994 KCCP. In addition to published notices and mailings, a public open house was held on April 17, 1997, at the Bellevue Regional Library. 4 to 1 Program staff were available to answer questions regarding this specific proposal. The properties proposed for redesignation through the 4 to 1 Program were identified on a map available for public review.

Public notification

All property owners within a 1500 foot radius of the proposal were mailed letters with the project description, maps, notice of the public workshop held in proximity to the proposal and notice of the April 17, 1997 Public Review Draft Open House.

Public Meetings

A public meeting for Cedar Downs, Stewart and Security Growth was held on May 7, 1997 at the Covington Library. 4 to 1 Program staff presented information and were available to answer questions and receive comments.

An additional meeting was held on May 15 at Kentwood High School organized by Covington City Councilmember Rebecca Clark to discuss issues related to management of land held in trust by the Washington Department of Natural Resources (WSDNR). Rich Scrivner of WSDNR and the 4 to 1 Program staff presented information and responded to comments and questions.

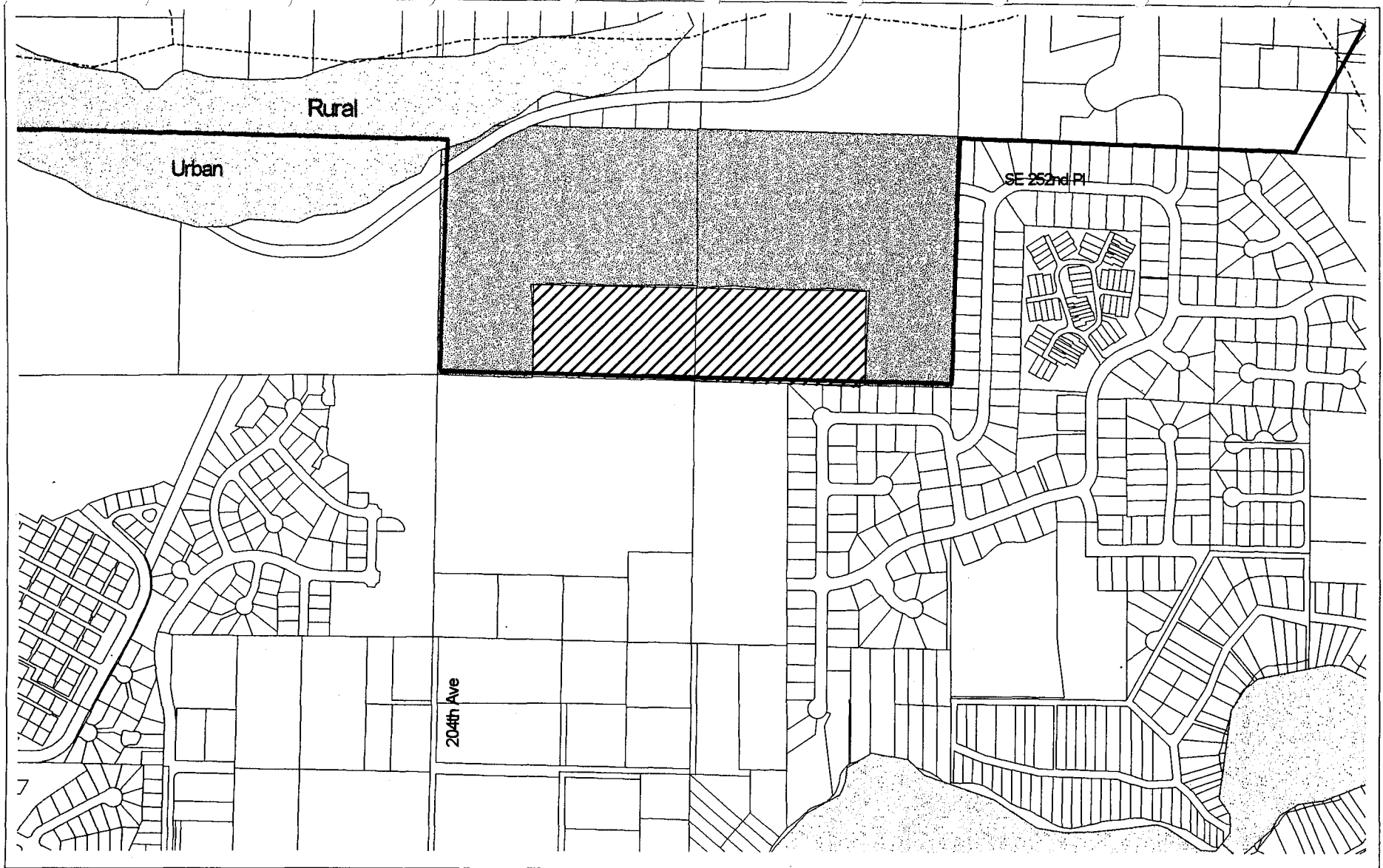
Reasons for recommendation to delay action for 1 year

KCCP Policy I-204(b): "Land added under this policy must be able to be served by sewers and other urban services."

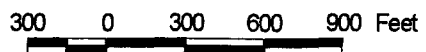
Access: There is a long history of problems with providing adequate access to adjacent development proposals in proximity to DNR Cedar Downs (Shire Hills, Maple Hills). Both of these properties are directly south of the proposed urban and require access on 204th Avenue SE., which is currently undeveloped. To date, no

feasible alternatives have been identified for either of these developments. The 1997 CIP has approved funds to do an alignment feasibility study. However, construction of 204th Avenue SE is identified as the responsibility of developers for Shire Hills and Maple Hills. Legal access may be provided through SE 253rd Street, although this access would be through the Cedar Hills subdivision and may exceed the current standard for maximum number of lots to be served.






100 Lot Rule: Since access through either 204th Avenue SE or SE 253rd already serves other homes, it is likely that the 100 lot rule will apply. The location of the second access point has not been identified.



DNR Cedar Downs 4 to 1 Proposal



Legend

-  Proposed Open Space (64 acres)
-  Proposed Urban (16 acres)
-  Urban Growth Boundary
-  Wetlands and Lakes
-  Streams

Water and Land Resources Division,
 Dept. of Natural Resources,
 For Planning Purposes Only.

4 TO 1 PROPOSAL:

DNR Patterson Creek

Recommendation: The recommendation for this proposal is to delay action for one year.

Summary of Proposal

Property Owner/Applicant: Washington State Dept. of Natural Resources²
Total Acreage: 110 acres
Location: East Sammamish Plateau, north of NE 8th, east of 244th NE
Community Planning Area: East Lake Sammamish
Current Zoning: RA-5-P and RA-10-P
Proposed new urban land: 22 Rural acres zoned RA-5 to be redesignated to Urban
Proposed zoning: R-4-P
Proposed open space: 88 acres

Open space: The 88 acres of proposed open space would contribute to over 900 acres of King County Open Space along the Sammamish Plateau and is in close proximity to Section 36 (640 acres), Ravenholt 4 to 1 proposed open space (32 acres, approved 1995), Baroh Waterways acquisition (40 acres) and Emmerson 4 to 1 proposed open space (27 acres, approved 1996).

The property is covered with dense second growth forest. Dominant species include Douglas fir and Western red cedar, with the understory comprised of native species typically found in Northwest forests such as sword fern, huckleberry, and vine maple.

Surrounding Land Use: Urban properties to the west of the proposal are designated Urban Residential and zoned R-1. These properties (50 acres) are also owned by WSDNR. Properties to the east and north are designated Rural Residential and zoned RA-5, one unit per 5 acres and RA-10, one unit per 10 acres. Properties directly to the south (Crosse Creek Subdivision) are designated Rural Residential and zoned RA-2.5.

Wetlands: A wetland assessment has not been performed on the property. The Sensitive Areas Folio indicates that there are three Class 2 wetlands: Patterson Creek #9, a 73.8 acre Forested and Scrub-Shrub wetland; Evans Creek #39, a 9 acre Scrub-Shrub Bog; and Evans Creek #42, a 2.3 acre Scrub-Shrub wetland. Based on an initial site assessment, there appear to be numerous small wetlands within the forest in the southern portion of the property. Wetland delineations within the proposed urban area would be required prior to site development.

² This property is identified by WSDNR as a transition property which will be sold to generate funds for the School Trust Fund, as mandated by Washington State law.

Streams: Patterson Creek, a Class 2 stream with salmonids crosses the northeast corner of these properties, at the foot of the steep slopes. The Creek and the steep slopes which drain down to Patterson Creek are within the proposed open space.

Urban Services

Water Service: These properties are within the Sammamish Plateau Water and Sewer District planning area for water. Their comprehensive water plan adopted in May 1995 shows a water supply sufficient to last until 2005, but for a much lower level of growth than has occurred recently in the district. Negotiations are underway for additional water supply. The District has indicated that it would be physically possible to serve these properties with water. A water main could be extended down NE 18th. Another option would be to extend from the Crosse Creek subdivision to the south of the properties.

Sewer Service: These properties are adjacent to the Sammamish Plateau Water and Sewer District planning area for sewer. The District has indicated that it would be physically possible to serve these properties with sewer. The properties would have to be annexed into the District's sewer service area. The District may have to pump from portions of the property, depending on topography.

Transportation Concurrency: This property is within Zone 404 of King County's Mitigation Payment System. As of February 1997, this zone is out of compliance for concurrency for level of service (LOS) standards. This is a split urban/rural zone; it is within the designated Service Planning Area within the UGA. There are no critical link problems. Transportation Concurrency has not yet been determined.

Access: At this time there is only resource management access to the property. No other legal access is provided to the site. *See discussion below.*

Additional Analysis

City of Redmond

4 to 1 staff met with the City of Redmond Planning Department to discuss the DNR Patterson Creek application and to solicit comments. Staff indicated support for the proposal.

Public Review

Public review of this proposal consisted of the following:

Public Review Draft of 1997 Amendments to the 1994 KCCP

The proposal contained in this report was included in the Public Review Draft of the 1997 Amendments to the 1994 KCCP. In addition to published notices and mailings, a public open house was held on April 17, 1997, at the Bellevue Regional Library. 4 to 1 Program staff were available to answer questions regarding this specific proposal.

The properties proposed for redesignation through the 4 to 1 Program were identified on a map available for public review.

Public notification

All property owners within a 1500 foot radius of the urban portion of this proposal were mailed letters with the project description, maps, notice of the public workshop held in proximity to the proposal and notice of the April 17, 1997 Public Review Draft Open House.

Public Meeting

A public meeting was held on April 14, 1997 at the Inglewood Junior High School. 4 to 1 program staff presented information on the proposal and were available to answer questions and to receive comments.

Additional Meetings

Two additional meetings were held on May 1st and May 13th at the Inglewood Junior High School in conjunction with the Patterson Flood Control District to answer questions about the proposal. WS DNR also attended the meeting on May 13th and provided information about DNR requirements for the sale or transfer of land.

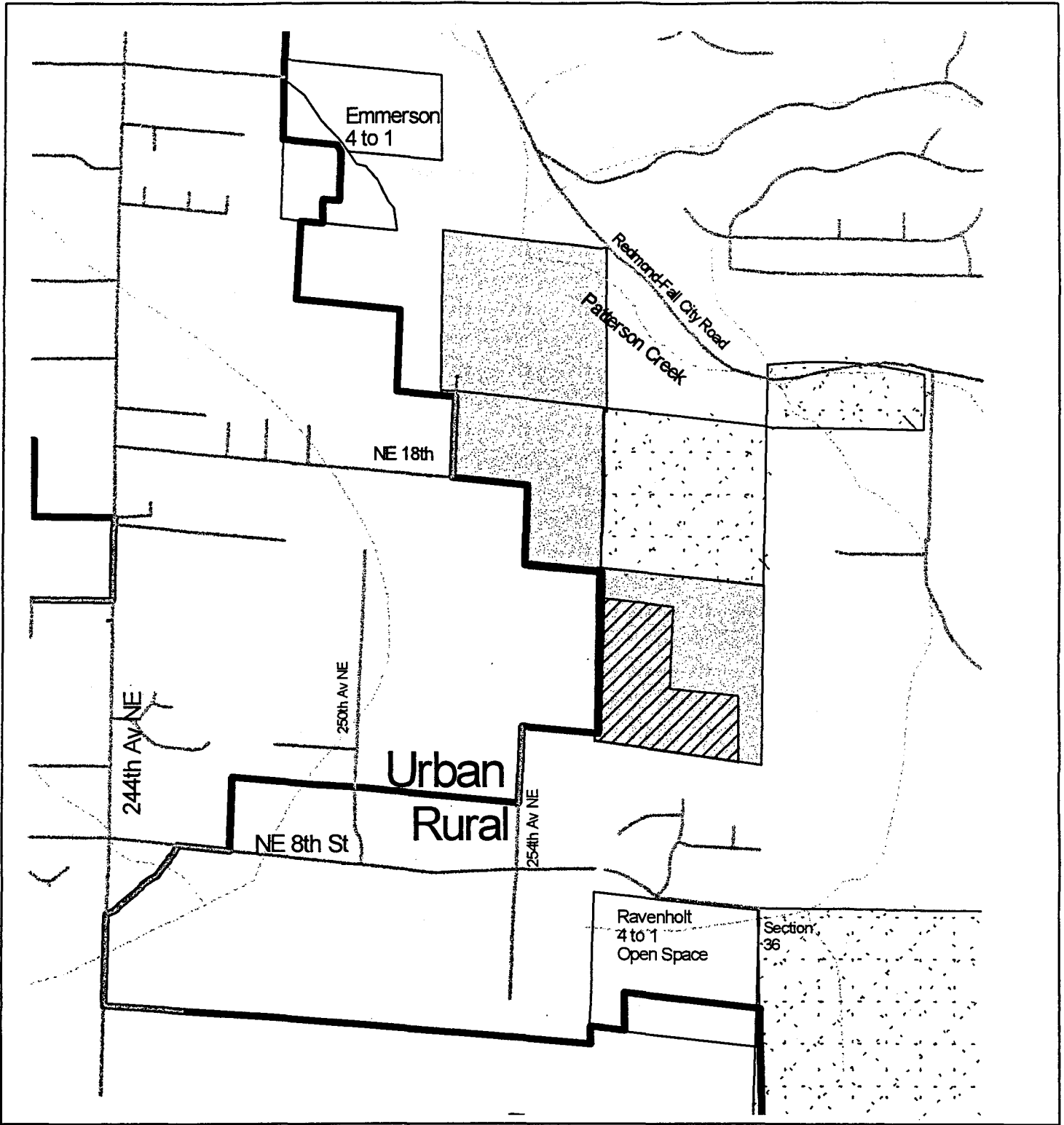
Reasons for recommendation to delay action for 1 year

KCCP Policy I-204(b): "Land added under this policy must be able to be served by sewers and other urban services."

Access: There is currently no legal access to the property. Successful negotiation of access must be completed prior to transmittal of this proposal. Legal access is currently being negotiated by the property owner through Cross Creek development to the south. Access would be provided through extension of 258th Ave. NE through Tract A of Cross Creek.

Rural road: Access via extension of 258th Avenue NE off NE 8th may require improvements through a rural zoned area and may not meet King County Road Standards for length of cul-de-sac.


100 Lot Rule: Access via extension of 258th Avenue NE off NE 8th to serve the additional 88 units on the 4 to 1 property may require a second access point to comply with the 100 lot rule which requires a second access for greater than 100 units.




DNR Patterson Proposal

Open Space - 88 acres New Urban - 22 acres




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King County



490 0 490 980 Feet

	DNR Patterson Creek Property
	New Urban
	Parks

4 TO 1 PROPOSAL:

ALLISON

Recommendation **This proposal is not recommended for approval.**

Summary of proposal

Property Owner/Applicant	Ronald D. & Virginia Allison
Total Acreage	42 acres
Current Zoning	RA-5
Location	South of Issaquah, adjacent to Tiger Mt. State Park
Community Planning Area	Tahoma Raven Heights
Proposed new urban land	8.5 rural acres to be redesignated to Urban
Proposed zoning	R-4-P
Open Space	33.5 acres contiguous to Tiger Mountain State Park; supports large second growth forested habitat.

Surrounding Land Use: The proposed urban area is contiguous to the City of Issaquah (Urban) and rural zoned land (RA-5). To the northeast, adjacent to the proposed open space, is Tiger Mountain State Park, designated Parks and Wilderness and zoned F (Forestry).

Property Development: The portion of the property included in this proposal has a small abandoned house in the northwest corner adjacent to the Urban Growth Area. The property owner's house is in the southeast corner of the property and is not included in this proposal. There is a pasture with fences in the proposed Urban area.

Wetlands and Streams: Issaquah Creek Tributary 0199 drains through a 1.2 acre class 2 Scrub-Shrub wetland (Issaquah Creek 5) in the northwestern portion of the property. Tributary 0200 flows from Tiger Mountain across the proposed open space and a portion of the proposed urban.

Terrain: The proposed urban area is primarily flat pasture. The forested open space includes steep hillsides adjacent to Tiger Mountain.

Geologic Hazards: The proposed urban portion of the proposal is within a Seismic Hazard Area and the proposed open space is within an Erosion Hazard Area.

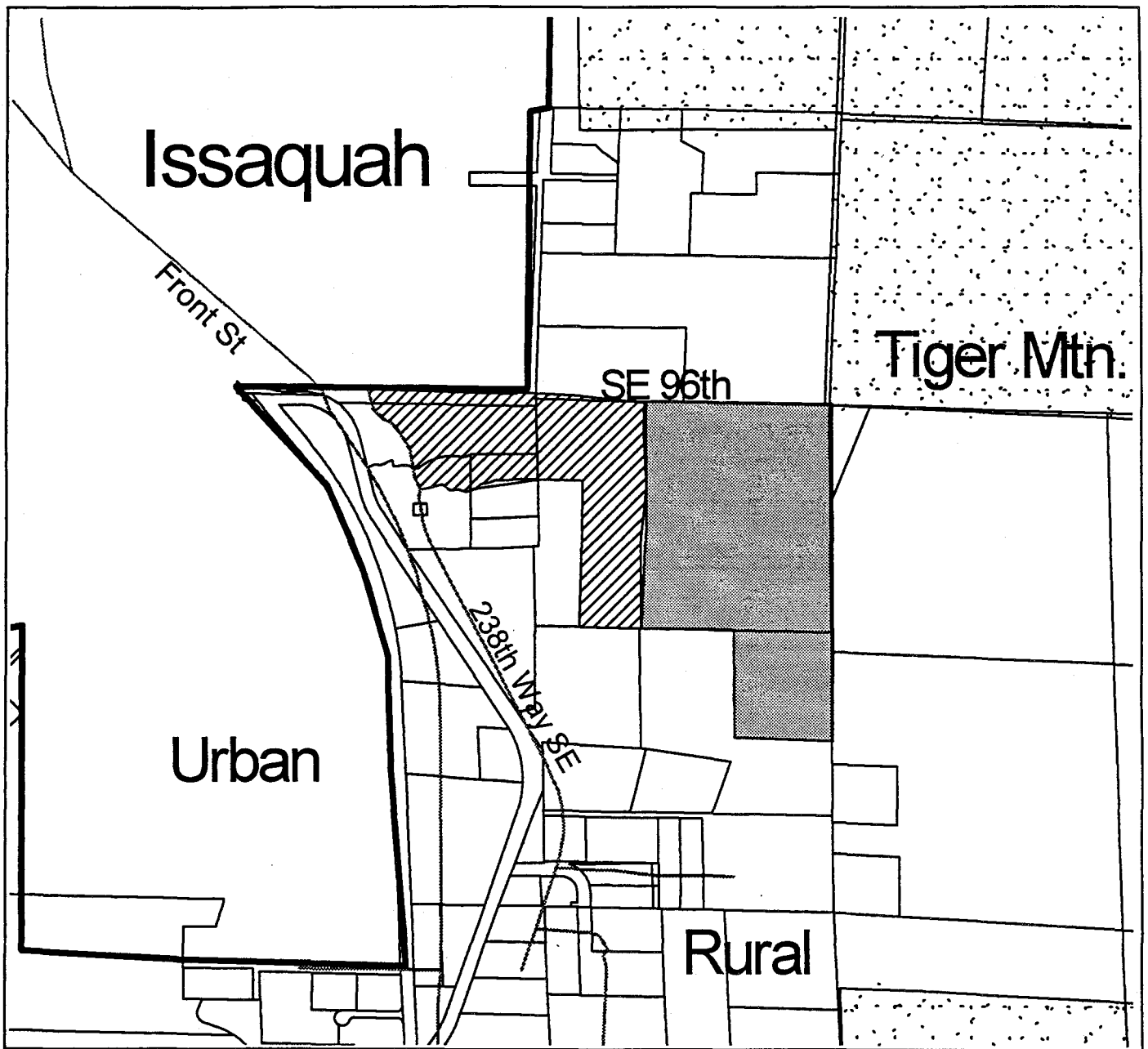
Reasons for Denial

KCCP Policy I-204(i): "Where applications are adjacent to city boundaries or Potential Annexation Areas, King County shall consult with and solicit recommendations from the city."

The County has received a letter from the City of Issaquah stating opposition to the proposal due to “inconsistency with Comprehensive Plan, causing utility, transportation and fiscal issues.”

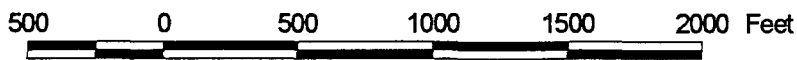
KCCP Policy I-204(f): “The minimum depth of the open space buffer between the proposed addition to the UGA and the Rural Area shall be at least one half of the property width.”

Existing rural lands cannot be buffered from proposed urban by open space.



Allison

4 to 1 Proposal



4 TO 1 PROPOSAL:

SECURITY GROWTH

Recommendation:
approval.

This proposal is not recommended for

Summary of proposal

Applicant: Security Growth General Partnership
Total acreage: Approximately 41 acres
Current zoning: RA-5-P
Location: NW of SR 18, S of Wax Road.; adjacent to the City of Covington.
Proposed new urban land: 8.2 acres to be redesignated to an urban land use designation
Proposed zoning: R-4-P
Open space: 32.8 acres

Wetlands, streams: The open space would protect a portion of Jenkins Creek, a class 2 stream with salmonids, and Jenkins Creek Wetland #15, a 29 acre class 2 forested wetland.

Surrounding Land Use: The property touches the UGA along SR 18 to the southeast. Across SR 18 is the Timberlane subdivision, zoned R-6, and Black River quarry, zoned Commercial Business. Land use designation to the west, north and east is Rural, zoned RA-5.

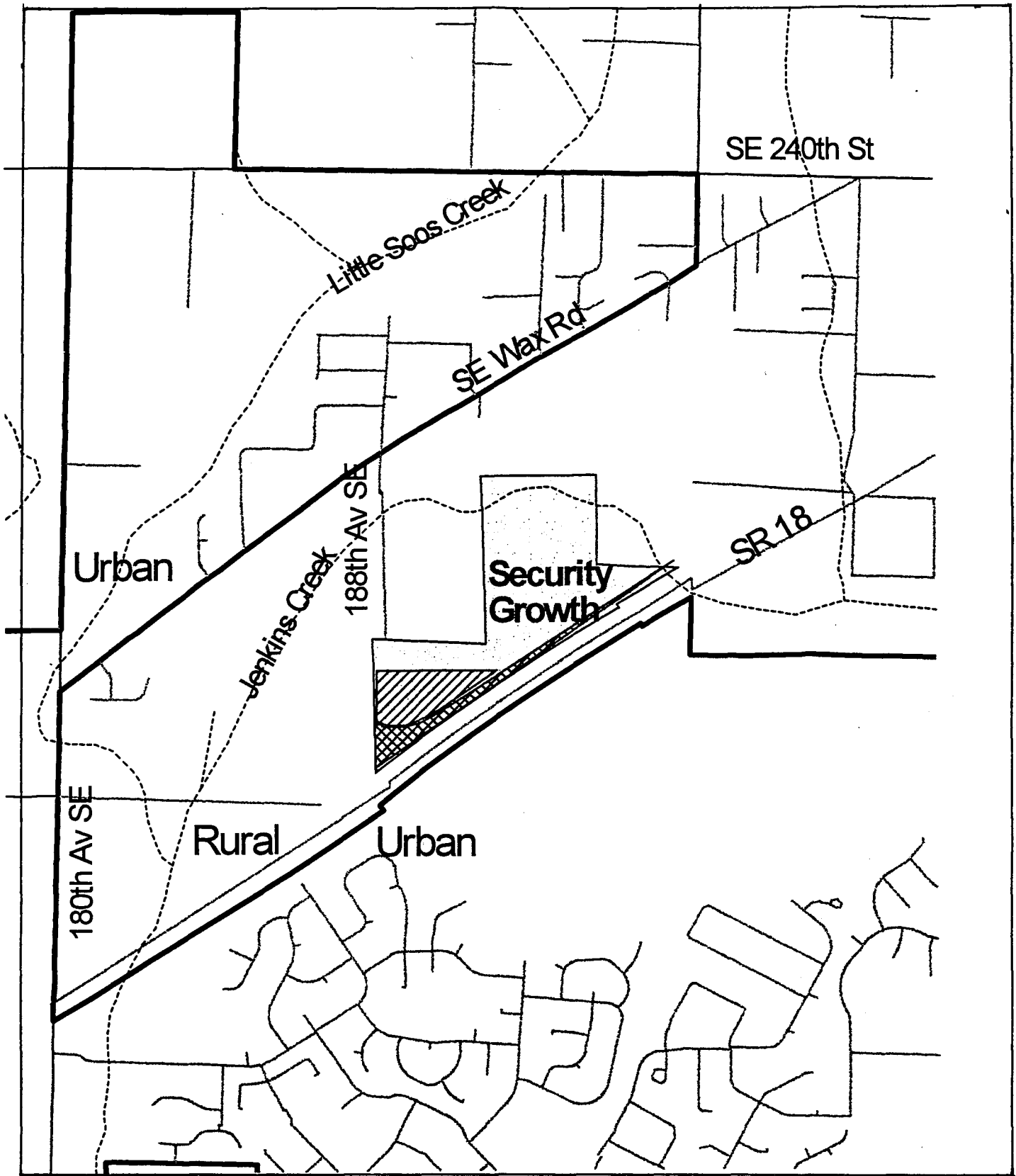
Urban Services

Water and Sewer: The property is within both the Cedar River Water and Sewer District and the Covington Water District's Comprehensive Water Plan and outside its annexed service area. Covington Water District has a full connection moratorium which may be resolved during the summer of 1997. The Soos Creek Water and Sewer District is the most logical sewer service provider for this property. This property is within the District's current sewer boundary. It would be physically possible for the District to serve this proposal and the District's sewer system has enough capacity. The location of the closest sewer has not been determined.

Reasons for Denial

Access limitations: Part of a new WSDOT interchange for SR 18 at SE 256th Street is designed to occupy the SW corner of the property adjacent to the proposed new urban land. A planned cul-de-sac from SE 256th Street will not meet King County Road Standards since it would greatly exceed the length of cul-de-sac requirements. Access improvements would be required through rural designated land.

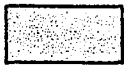


Creation of an urban island: Although contiguous to the UGA at SR 18, the proposal creates an urban island because it is separated from the nearest urban designated area by SR 18.



Security Growth

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-  Security Growth Property
-  Proposed new urban
-  WSDOT interchange

Determination of Significance

Adoption of and Addendum to Existing Environmental Documents for the 1997 Amendments to the 1994 King County Comprehensive Plan (File No. E97E0053)

Publish Date of Issuance: 10 June 1997

Project: Adoption of annual amendments to the King County Comprehensive Plan (KCCP) in accordance with the Growth Management Act. Amendments are proposed for text, policies, land use and zoning, and King County Code changes listed below. The GMA requires that all proposed amendments to a comprehensive plan be considered no more than once a year and that they be considered concurrently so that the cumulative effect of the various proposals can be ascertained. Therefore, the following proposals are being considered as one consolidated package.

Amendments to Urban Land Use Chapter
Policies U-410 (Interim septic systems), U-510 & U-513 (Grand Ridge), and U-602, U-611 and U-612 (Issaquah Employment Center)

Amendments to Rural Land Use Chapter
Text following Policy R-104 (Fully Contained Communities)
Policies R-314 and R-315 (Preston industrial area)

Amendments to Natural Resource Lands Chapter
Text of Policy RL-209
RL-210 (Conversion of forest lands), RL-305 (A-60 zoning), RL-308 (Uses in the Agricultural Production Districts), RL-310 (Agriculture zoning in urban areas)
Amend the Mineral Resources Map and Mineral Resources Property Information Matrix

Transportation Chapter
Annual Update to Transportation Needs Report

Amendments to Planning and Implementation Chapter
Text of Policy I-201 (Amending the Comprehensive Plan)
Policies I-204 (The 4 to 1 Program), I-206 (Joint Planning Areas), I-301 and I-302 (Community Plan consistency)

Amendments to the Comprehensive Plan Land Use and Zoning Maps
Issaquah Employment Center:

Amend Map 19, Sections 21, 27, and 28, Township 24, Range 6
Grand Ridge:

Amend Land Use Map 19, Section 23, Township 24, Range 6
Preston:

Amend P-suffix conditions

Amend Zoning Map 26, Section 33, Township 24, Range 7

4 to 1 Proposals: Stewart

Polygon Northwest

Ruth

Amendments to the Zoning Code

Allow limited recreation uses in the A (Agriculture) zone

Delete the A-60 zoning designation

Require early notice for development in Cities' Potential Annexation
Areas

Appendices are included for the following:

King County Comprehensive Plan I-202 Analysis

Complete analysis for the 4 to 1 Proposals

Location: Throughout unincorporated King County

King County Permits: Adoption of Ordinance by the Metropolitan King County Council

SEPA Contact: Betty Capehart, Environmental Planner
206.296.7095

Permit Contact: Lori Grant, Project Manager,
King County Comprehensive Plan Amendments
Office of Budget and Strategic Planning
King County Courthouse, 4th Floor
516 Third Avenue
Seattle, WA 98104
206.296.3458

Proponent: Ron Sims, King County Executive
King County Courthouse
516 Third Avenue
Seattle, WA 98104

Zoning: Multiple Zones

Community Plan: Multiple Community Plans

Drainage Subbasin: Multiple Drainage Basins

Section/Township/Range: Multiple STRs

Threshold Determination

The responsible official finds that the above-described proposal poses a probable significant adverse impact to the environment and therefore is issuing a Determination of Significance. This finding is made pursuant to RCW 43.21C, WAC 197-11, and KCC 20.44. After independent review of the documents listed below, the responsible official has identified and adopted them as being appropriate for this proposal. In addition, an addendum has been prepared to add information and analyses regarding the 1997 Executive-proposed amendments to the KCCP. The addendum adds information and analyses to the 1997 Executive proposals but does not substantially change the analysis of significant impacts and alternatives in the adopted environmental documents. The threshold determination, including the determination of significance, adoption of existing documents, and addendum are scheduled to be published on June 10, 1997.

Titles & Descriptions of Documents Being Adopted

King County Department of Development and Environmental Services, King County Office of Budget and Strategic Planning. Addendum for the 1996 Amendments to the 1994 King County Comprehensive Plan, June 1996.

King County Department of Development and Environmental Services, King County Office of Budget and Strategic Planning. Second Addendum for the 1996 Amendments to the 1994 King County Comprehensive Plan, September, 1996, 26 pages.

King County Department of Development and Environmental Services, King County Office of Budget and Strategic Planning. Addendum for the 1995 Amendments to the 1994 King County Comprehensive Plan, November, 1995, 47 pages.

King County Department of Development and Environmental Services, King County Office of Budget and Strategic Planning. Addendum to the King County Comprehensive Plan 1994 Draft and Final Supplemental Environmental Impact Statements: Executive Recommended Amendments to the 1994 King County Comprehensive Plan to comply with Central Puget Sound Growth Management Hearings Board Consolidated Case No. 95-3-0008. February 1996, 20 pages and Attachment A.

King County Department of Development and Environmental Services. EIS Addendum: King County Comprehensive Plan Development Regulations. Prepared by Huckell/Weinman Associates, Inc., December 1994, 25 pages and Appendix A.

King County Parks, Planning and Resources Department. Draft Supplemental Environmental Impact Statement for the Countywide Planning Policies. Prepared by Henigar & Ray, January 12, 1994, 208+ pages and Appendices A-K.

King County Parks, Planning and Resources Department. Final Supplemental Environmental Impact Statement for the Countywide Planning Policies. Prepared by Henigar & Ray, May 18, 1994, approx. 150 pages and Appendix.

King County Parks, Planning and Resources Department. King County Comprehensive Plan Supplemental Environmental Impact Statement, Executive Proposed Plan. Prepared by Huckell/Weinman Associates, Inc., June 1994, 309 pages and Appendices A-F.

King County Parks, Planning and Resources Department. King County Comprehensive Plan Final Supplementary Environmental Impact Statement. Prepared by Huckell/Weinman Associates, Inc., November 1994, 143 pages and Written Comments from Agencies, Organizations and Individuals.

The Countywide Planning Policies EISs analyze the environmental impacts of policies that serve as the framework for the comprehensive plans for King County and its local jurisdictions. The King County Comprehensive Plan Supplemental EISs analyze the environmental impacts of planning policies and land use designations adopted by the King County Council in 1994. The KCCP policies provide the basis for the subsequently adopted development regulations. The EIS Addendum of the development regulations provides additional information about the regulations that were adopted to implement the KCCP. The 1995 and 1996 Addenda to the KCCP Supplementary EIS provide additional information and analysis about changes to policies, land use designations, and zoning.

The documents are available to be read at:

King County Land Use Services Division
900 Oakesdale Avenue Southwest
Renton, Washington 98055-1212

Office hours are Monday through Friday, 8:30 a.m. to 4:30 p.m., except Wednesday, 10:30 a.m. to 4:30 p.m. The documents being adopted also are available for review in local King County libraries.

Comments and Appeals

There is no administrative appeal of this threshold determination. Written comments should be submitted to the King County Land Use Services Division at the address shown below. Please reference the file number when corresponding.

Comments:

In addition to written comments, the Growth Management Committee of the Metropolitan King County Council will begin public discussions on the proposed Ordinance from June 1997 through final adoption in November 1997, and comments may be submitted to the Committee any time prior to final adoption.

Address for comment:

King County Land Use Services Division
900 Oakesdale Avenue SW
Renton, WA 98055-1219
ATTN: SEPA Section

Responsible Official:

Marilyn E. Cox, Chief, SEPA Section
Land Use Services Division

June 10, 1997

Environmental Review Process

The Growth Management Act (GMA), adopted by the Washington State Legislature in 1990, establishes an overall framework for tiered and coordinated planning in Washington State. It requires counties and cities to work cooperatively to plan for orderly development. In 1994, in compliance with the GMA, King County adopted and the cities ratified the Countywide Planning Policies (CPPs). In addition, King County adopted the King County Comprehensive Plan (KCCP). The CPPs provide policy guidance to King County and its cities as they plan for orderly development. The 1994 KCCP addresses the overall vision for King County and the region. It provides policy direction related to urban land use, rural land use, economic development, housing, natural resource lands, the natural environment, facilities and services, transportation, parks and recreation, cultural resources, energy and communications, and planning and implementation.

In compliance with the State Environmental Policy Act (SEPA), King County issued Environmental Impact Statements (EISs) on the CPPs and the KCCP in 1994, and issued addenda to the EISs in 1994, 1995, and 1996.

King County is adopting annual amendments to the KCCP. A Determination of Significance for the 1997 Executive-proposed amendments will be issued on June 10, 1997. Several existing environmental documents were adopted as part of the Determination of Significance, and this draft addendum is being issued to add information and analysis about the proposed amendments. King County's environmental review needs for the current proposal is accompanying the proposal to the decision-makers.

Environmental Review of Proposed Amendments

1. Amend Chapter Two, Urban Land Use
 - a. Policy U-410 and accompanying text:

Amend policy U-410 and accompanying text as follows:

Development can and will occur within both Full Service Areas and Service Planning Areas. ~~The significant difference between the Service Planning Areas and~~ ~~the Full Service Areas is that the latter has~~ have water supply to serve development uses and densities consistent with the plan, public sewers now or within six years to serve development uses and densities consistent with this plan, and transportation funding for new growth. The Service Planning Areas are deficient in water supply and/or sewer service.

U-410 Whenever property owners or developers commit to fund their proportionate share for improvements which remedy service deficiencies in sewers, water and roads through developer contributions or through public-private partnerships, then developments can proceed according to urban zoning and applicable development regulations provided that water and sewer are available, and road improvements to meet the level of service standards are in a capital improvement program and can be completed within six years of development, as required by the Growth Management Act. In the Service Planning Areas, a development may proceed utilizing on-site systems on an interim basis. Eventual connection to public sewers upon availability is required.

Background

The Facilities and Services chapter of KCCP explains that developments within the Urban Growth Area which use on-site systems should be scheduled for replacement with public sewers to achieve maximum density. Policy F-310 declares that in the Service Planning Areas on-site systems are temporarily allowed, with the future view that these developments would connect to public sewers.

The Countywide Planning Policies (CPPs) CO-10 explains that urban water and sewer systems are necessary to support growth in the urban area over the next 10 years. This policy says that a sewer system is preferred for new construction and “shall be required for new subdivisions.”

Analysis

The proposed text and policy amendment to U-410 clarifies that development can occur in Service Planning Areas (areas defined in the KCCP as areas deficient in water and/or sewer) using septic systems in the interim. It is clarified that there is no time limit associated with the term “interim.” There is no substantive change to the original policy direction; therefore, there are no significant adverse environmental impacts.

b. Policy U-510:

U-510 Sites for potential Urban Planned Developments (UPDs) may be designated within the established Urban Growth Area to realize mutual benefits for the public and the property owner. ~~Four~~ Three sites are designated through this plan: ~~Grand Ridge~~ UPD, Northridge UPD, Blakely Ridge UPD and Cougar Mountain Village UPD. Future UPD sites in the Urban Growth Area sites shall be designated through a subarea planning process, or through a comprehensive plan amendment initiated by the property owner.

~~The Grand Ridge area includes a UPD, public open space and rural areas. The exact uses and development standards for the urban and rural areas will be determined upon agreement to UPD development conditions by the Metropolitan King County Council.~~

Background/Analysis

Issaquah annexed the urban portions of Grand Ridge to its city boundaries. The proposed text and policy changes are simply technical, recognizing that the urban portions of Grand Ridge have been annexed to Issaquah and are no longer under the jurisdiction of King County’s Service and Financing strategy. There are no significant adverse environmental impacts.

c. Policy U-602

U-602 Designated Unincorporated Activity Centers are Kenmore, ~~Aurora/Richmond~~, White Center, ~~Issaquah Employment Center~~, and Covington. The specific size and boundaries of new Unincorporated Activity Centers and mix of uses within them should be established through future planning efforts, based on regional and local needs and constraints.

Background

The proposed amendment recognizes that the Aurora/Richmond Unincorporated Activity Center (UAC) is within the City of Shoreline and no longer under King County’s jurisdiction. This is simply a technical correction.

The Issaquah Employment Center status as an Unincorporated Activity Center is proposed to be deleted because it is within the City of Issaquah's potential annexation area. The City plans to develop more commercial and office development rather than industrial uses. The redesignation would attempt to make the land use compatible with the land use vision discussed in Issaquah's comprehensive plan. Further, within this UAC is an area called Bush Lane which is proposed to be redesignated from Community Business land use to Commercial Outside of Centers. Bush Lane is characterized by single family dwellings and is accessed through the surrounding commercial and industrial zoned area.

Analysis

The Issaquah Employment Center would not be rezoned, but the land use change would preclude zoning that would allow for industrial and other more intensive uses until a subarea planning process has been completed with the full participation of the City of Issaquah. The portion of Bush Lane redesignated from Community Business to Commercial Outside of Centers would be treated the same as the surrounding commercial and industrial area and left to be analyzed in future subarea studies. Bush Lane is located within a 100-year flood plain. There should be no probable significant adverse environmental impacts.

d. Policies U-611 and U-612

U-611 Within the UGA but outside Unincorporated Activity Centers, Community Business Centers and Neighborhood Business Centers, properties with existing commercial and office uses should be zoned and regulated to preserve their use into the future. No zone changes to these properties to allow other nonresidential uses, or expansion of existing nonresidential uses onto other properties, should occur unless or until a subarea planning process is completed.

U-612 Within the UGA but outside Unincorporated Activity Centers, properties with existing industrial uses shall be protected. The County may use tools such as special district overlays to identify them for property owners and residents of surrounding neighborhoods. No zone changes to these properties to allow other industrial uses, or expansion of existing industrial uses onto other properties, should occur unless or until a subarea planning process is completed.

Background/Analysis

This is a clarification of the intent of the existing policies which is to protect the existing commercial and office uses, but not create additional nonresidential uses without conducting a subarea plan. No significant adverse environmental impacts are anticipated.

2. Chapter Three, Rural Land Use

a. Amend text following Policy R-104

R-104 Except for the Blakely Ridge and Northridge Fully Contained Community designations in Policy U-210, no new Fully Contained Communities are needed in King County.

~~Policy R-104 establishes King County's position that new "fully-contained communities" should not occur within the Rural Area. The King County Rural Area's land base is so small, and its road network and housing market are so integrated into those of the metropolitan area and its economy, that "containment" would not be possible. As discussed in Chapter Two, Urban Land Use, Fully Contained Communities (FCCs) may be established within as well as outside the UGA. If located outside the UGA, the County must reserve a portion of its 20-year population projection allocation to FCCs and reduce the UGA accordingly, and such FCCs must comply with criteria for approval in RCW 36.70A.350. The County determined that the Blakely Ridge and Northridge master planned developments are appropriate for designation as an FCC. The Blakely Ridge and Northridge master planned developments remain within the UGA because when the UGA was established in 1994, they were intended to accommodate a portion of the 20-year population projection. Policy R-104 further clarifies that no additional FCCs, either within or outside the UGA, are needed to meet the growth and housing needs of King County. See Chapter Six, Natural Resource Lands, for policies on the Snoqualmie Summit recreation area and its relationship to the Growth Management Act's provisions for "master planned resorts".~~

Background

The text of Policy R-104 is proposed to be amended to be consistent with the policy, recognizing the Blakely Ridge and Northridge communities as Fully Contained Communities within the UGA and that additional Fully Contained Communities are unnecessary. Policy R-104 was amended in 1996 but the text was not corrected.

Analysis

This is simply a reconciliation of text with policy changes adopted in 1996. There are no significant adverse environmental impacts.

b. Policies R-314 and R-315

R-314 The industrial area adjacent to the Rural Neighborhood of Preston shall be recognized with appropriate zoning for industrial uses. This area is designated for industrial uses to recognize existing industrial uses and vested applications for new industrial development. The boundaries of this industrial area are permanent. No expansion of the designated industrial area will be permitted, and any effort to expand its boundaries is recognized as contrary to the Growth Management Act, including the 1997 amendments, provided that Any industrial development or redevelopment in the designated industrial area (excluding reconstruction in the event of accidental damage or destruction) shall be conditioned and scaled to maintain and protect the rural character of the area as defined in RCW 36.70A.030(14) and to protect sensitive natural features. New industrial development or redevelopment on lots not subject to the restrictions and conditions consistent with those reflected in Auditor's File No. must be dependent upon being in a rural area. New industrial development or redevelopment (excluding existing structures and site improvements or those vested by applications as of May 22, 1997) must be dependent upon being in the rural area and be compatible with the functional and visual character of rural uses in the immediate vicinity; and must not encourage or facilitate conversion or re-designation of nearby Rural and Rural Neighborhood lands to commercial, industrial or urban uses. The boundaries of this industrial area shall be those properties within the Preston Industrial Water System, as set by King County Ordinance No. 5948, with the exception of the northeast parcel that is upland of the existing industrial development.

~~**R-315** Sites within the Rural Neighborhood of Preston that were designated in the Snoqualmie Valley Community Plan and Area Zoning for future consideration for industrial uses, based on existing site uses or proximity to industrially used sites shall be given potential industrial or community business zoning based on designations agreed upon in the Preston Village Community Plan submitted to the King County Council in November, 1993 and subject to appropriate environmental review. Any application for potential zoning actualization, however, 1) shall be extensively conditioned to maintain the rural character and scale of the adjacent Rural Neighborhood and to protect sensitive features of the environment; and 2) shall be limited to uses that are dependent upon location in the Rural Area and are compatible with the functional and visual character of rural uses in the immediate area. Such sites may be denied actualization of industrial or mixed use zoning where such sites are found to be too sensitive or too near a sensitive area to permit adequate mitigation even where mitigating conditions are proposed.~~

Background

Policies R-314 and R-315 provide direction for industrial uses in the designated area west of the Rural Neighborhood of Preston (R-314) and within the Rural

Neighborhood of Preston (R-315). These policies were intended to resolve outstanding issues between industrial property owners and Preston community members. As a result of a remand from the Growth Management Hearings Board, policy R-314 was amended in 1996 to require that industrial uses in the Preston area must be dependent upon locating in a rural area. Recently passed Engrossed Senate Bill 6094 amending the GMA indicates that in rural areas, more intensive uses such as industrial use can be allowed to provide employment, and do not have to be dependent upon location in a rural area. These amendments are intended to forward an agreement reached between the Preston industrial property owners and Preston community members.

Analysis

Changes to policy R-314 strengthen King County's intent to limit industrial uses to the existing boundaries of the Preston Industrial Water System, clarifies that existing industrial uses and vested industrial permit applications are not required to be dependent upon location in a rural area, but that new industrial uses or redevelopment outside the area of agreement will continue to be required to be dependent upon location in a rural area.

Three parcels of land within the Rural Neighborhood of Preston have potential industrial/community business zoning: the Preston Mill and a 3050 square foot portion of a parcel owned by the Preston Baptist Church adjacent to the Preston Mill site. The Preston Mill parcels have been purchased by the Trust for Public Land, to be held in trust until purchased by King County for inclusion in the King County Open Space System. They are no longer intended to be used for industrial development. It appears the potential industrial/community business zoning on the portion of the Preston Baptist Church site was the result of a mapping error. The deletion of policy R-315 and deletion of potential industrial/community business zoning from these three parcels precludes additional industrial development within the Rural Neighborhood of Preston.

No significant non-project-level impacts are anticipated as a result of these amendments.

3. Chapter Six, Natural Resource Lands

a. Text preceding RL-209

The best opportunity to manage forest land conversions occurs at the state and local permitting stages. When conducting forest practices that have direct potential to damage public resources as described in Washington Administrative Code (WAC 222-16-050), landowners must apply to the Washington Department of Natural Resources (DNR) for a Forest Practices Permit. Landowners choosing to remain in forestry must state their intent to do so on the Forest Practice Application and must conduct their forest practices in compliance with the standards of the Washington Forest Practices Act, administered by the DNR. Should these landowners decide to

convert their land within six years of the Forest Practice Application date, King County has the option to impose a six-year development moratorium, ~~unless the site has been harvested according to King County standards or the landowners are willing to restore the site to those standards.~~

RL-209 King County shall exercise the option to impose a six-year development moratorium for forest landowners who do not state their intent to convert at the time of Forest Practice Application and who do not harvest the site according to a King County approved Conversion Option Harvest Plan. For cases where land under moratorium is sold, King County should develop means to ensure that buyers are alerted to the moratorium.

Background

Policy RL-209 was amended in 1996 but the text preceding the policy was mistakenly unchanged to reflect the amended policy language.

Analysis

This is simply a technical correction. No significant adverse environmental impacts are anticipated.

b. Text and RL-210

Landowners choosing to convert their land to non-forest uses also must state their intent on the Forest Practice Application and, as provided in the Forest Practices Act, must conduct their forest practices according to applicable local government regulations. In King County, conversions require a Clearing and Grading Permit conditioned in accordance with the King County Sensitive Areas Ordinance, which contains standards more protective of the environment than those prescribed by the Forest Practices Act.

~~The Forest Practices Act also authorizes the DNR, in consultation with local government and tribes, to designate "Areas Likely to Convert", commonly referred to as "ALTCs." An ALTC designation means that, unless the landowner demonstrates otherwise, conversion to non-forest use is assumed to occur and regulated accordingly. Because Rural forest lands experience conversion as well as urban designated lands, an ALTC is not the equivalent of the Urban Growth Area.~~

RL-210 King County should work with all affected parties and the Washington Department of Natural Resources to designate appropriate Areas Likely to Convert (ALTCs) under a signed Memorandum of Agreement to be signed by March 1, 1995. King County's ALTC should include the Urban

~~Growth Area, and those Rural areas not considered for a Rural Forest District designation. improve the management of forest practices in the urban and rural areas and to ensure that forest practices related to conversion comply with County regulations.~~

Background

The existing policy calls for a designation of "Area Likely to Convert" to nonforest uses. The amendment is more general, calling for cooperation between King County and the state Department of Natural Resources to improve forest practices in urban and rural areas in those areas likely to convert to nonforest uses. The text amendment makes the language consistent with the policy.

Analysis

The amended policy is less restrictive, calling on all parties to cooperate in improving forest practice management. The policy is general and leaves the specifics of forest practice management to the parties concerned. There are no probable adverse environmental impacts anticipated from this amendment.

c. RL-305

~~Livestock, dairy and large-scale commercial row crop operations require Agriculture requires large parcels of land to allow for production which is profitable and sustainable. For soils primarily suited as pasture for dairy operations at least 60 acres appears to be needed for commercial production. For soils suitable for row crops or other livestock, Generally, 35 acres is needed for full-time wholesale commercial production of such products berries or vegetables. Specialty agricultural products, products that are direct-marketed and part-time farming enterprises generally need less acreage to be profitable.~~

RL-305 Lands within Agricultural Production Districts should remain in parcels large enough for commercial agriculture. Residential C clustering of new dwelling units should be encouraged for any new dwellings. In areas particularly suitable for dairy farming, Within districts not yet affected by prior subdivision or lot segregation a density of one dwelling unit per 60 35 acres or clusters of lots at an average density of one dwelling unit per 60 35 acres may be preferable to current zoning. Where the potential for full-time commercial crop production exists, density should be one dwelling unit per 35 acres. should be required. Where extensive subdivision and development of parcels has already occurred, the density should be not exceed one dwelling unit per 10 acres. The County should accommodate the need of farmers to provide on-site housing for employees, where this can be accomplished without unnecessarily removing land from agricultural use or conflicting with other public interests. ~~King County should work with the Agricultural Commission to implement any changes in zoning by December 31, 1996.~~

Background

Existing text and policy indicate a desire to rezone some properties in the APDs to promote large scale commercial agriculture. However, due to the development patterns, there are few large parcels to warrant downzoning to one dwelling unit per 60 acres. Moreover, there seems to be little support in the commercial farming community for downzoning.

Analysis

The text delineates specific kinds of agricultural uses requiring large parcels of 35 acres to be viable. The policy change encourages clustered residential development at densities of one home per 35 acres where the land patterns have retained large parcels and one home per 10 acres where extensive parcelization has occurred. GIS analysis shows that there are about 89 parcels of land in the APDs which could be divided under current zoning. However, if A-60 zoning were adopted, these parcels could not be further divided. Agriculture staff has been working with the King County Agricultural Commission and the King Conservation District on this issue. These two groups agree that A-35 zoning allows for sustainable dairy farming, and other large livestock and crop farming businesses. Neither GMA or the CPPs give guidance regarding zoning requirements in resource designated areas. This change is not anticipated to result in a significant adverse impact which has not been previously addressed in the adopted environmental documents.

d. RL-308

RL-308 Active recreational facilities should not be located within Agricultural Production Districts , except when property is acquired using voter approved recreation funds that pre-date designation of the subject Agricultural Production District. When new parks or trails are planned for areas within or adjacent to Agricultural Production Districts, King County should work with farmers to minimize impacts to farmland and agricultural operations.

Background

This proposed amendment recognizes that although policy does not permit active recreation use in APDs, prior to the establishment of APDs, there are properties which were purchased through voter-approved Forward Thrust funds and Interagency Committee for Outdoor Recreation funds to develop recreational opportunities. Approximately 40,500 acres are contained within the APDs. This proposal would allow for about 28 acres in the Sammamish APD to be used for limited recreational purposes.

Analysis

The amendment allows for limited recreational uses to meet the expectations of the voter initiatives. This amendment is consistent with CPPs LU-1 which calls for protection of resource lands for their long term productive resource value, while also recognizing that these lands also provide secondary benefits such as open space, scenic views and wildlife habitat.

In order for this amendment to be consistent with existing County zoning standards, as called for by GMA, an amendment is being proposed in the 1997 amendment to the KCCP to the King County Zoning Code, Title, 21A which will add voter-approved recreational uses in the permitted use chapter of the Code. This change is not anticipated to result in significant adverse impacts which have not been previously addressed in the adopted environmental documents.

e. RL-310

RL-310 ~~The remaining p~~Prime farmlands in the Urban Growth Area should be evaluated in 1996 for their potential value for food production. Those areas that could continue to perform that are capable of performing small-scale agricultural activities, such as market gardens, small-scale livestock operations, community pea patches or as educational or research farms, shall be zoned for agriculture. should be encouraged to utilize the County's incentive programs as support for remaining in agricultural use.

Background

The existing policy calls for County staff to evaluate prime farmlands within the Urban Growth Area for capacity in performing small-scale farming activities, and then zone those lands Agricultural. Staff conducted the evaluation and found that such parcels are below the 10-acre threshold for agriculture zoning and are not contiguous. The conclusion was that rezoning would be equivalent to spot zoning since these parcels are noncontiguous. Instead, the amendment would direct incentive programs to any lands supporting agriculture within the UGA. Such incentives include: Current Use Taxation, Public Benefits Rating System, and Marketing and Promotion Grants Program, etc. The King County Agricultural Commission, the King Conservation District, and the Farm Advisory Committee support the incentive program approach over downzoning.

Analysis

This proposed amendment is a departure from the existing policy which uses "shall," indicating a mandate, while the proposed amendment states "should," encouraging the use of incentive programs to foster agricultural use.

Countywide Planning Policy FW-6 requires that all jurisdictions designate land use to protect the natural environment by reducing the consumption of land and concentrating development, including designating resource lands and the necessary implementing development.

Whether there are significant environmental impacts may depend on the strength of the incentive program to encourage small scale farming. This change is not anticipated to result in a significant adverse impact which has not been previously addressed in the adopted environmental documents.

f. Amend Mineral Resources Map and Information Matrix.

Background

Site #41 as depicted on the Mineral Resources Map is proposed to be redesignated from "Approved Legal, Non-Conforming Mineral Resource Sites" to "Potential Surface Mineral Resource Sites". Site #41 is located on the east side of Snoqualmie Valley north of Carnation. According to the text preceding the Mineral Resources Map, sites are shown *for informational purposes* as "Approved, Legal Non-Conforming Mineral Resource Sites" if the site has been determined to have legal, non-conforming mineral extraction uses per a process managed by the King County Department of Development and Environmental Services. In the 1994 King County Comprehensive Plan, site #41 was depicted as "Potential Surface Mineral Resources Sites" as legal, non-conforming status had not yet been established via DDES' process. In 1995, the site was redesignated to "Approved Legal, Non-Conforming Mineral Resource Sites" although official status had not yet been established.

Analysis

There is no change in the land use designation, zoning, or permitting process for the 117-acre site, comprised of six parcels zoned RA-10 and RA-10/A-35; all zones are potential M.

The proposal is in compliance with KCCP policy RL-404 inasmuch as additional Potential Surface Mineral Resource Sites have been identified. The Final SEIS for the 1994 Comprehensive Plan discusses recommendations for Mineral Resource Lands, requiring that the County identify potential sites to avoid precluding future lose of these resources. Consistent with CPP FW-6 the 1994 KCCP established policy guidance for regulating mineral resource lands. Zoning, clearing, and grading regulations implement the policies. Changing site #41 status back to Potential Mining Site designation clarifies the applicable implementing regulations and permitting processes available to the property owner. No significant adverse environmental impacts are anticipated.

4. Chapter Nine, Transportation

Transportation proposals are listed in the Transportation Needs Report (TNR) which is hereby incorporated by reference. Adoption of the existing environmental documents adequately addresses non-project-level impacts; project-specific impacts will be addressed through the SEPA process at the time of actual project development.

5. Chapter Thirteen, Planning and Implementation

a. Text of Policy I-201

2. Amending the Comprehensive Plan ~~Land Use Map~~

~~The official Comprehensive Plan Land Use Map can be amended only once a year except as provided in RCW 36.70A.130. The Urban Growth Area line must be reviewed at least every ten years. The boundaries between the Urban Growth Area, Rural Area and Natural Resource Lands are intended to be long-term and unchanging. Changes to land use designations the Comprehensive Plan will only occur after analysis, full public participation, notice, and environmental review and an official update of the Comprehensive Plan.~~

I-201 Amendments to the Comprehensive Plan Land Use Map should be subject to the same requirements as those for policies I-202 and I-203.

Background

When the 1994 KCCP was adopted, there were two distinct sections describing the annual amendment process for land use map changes and policy changes. In 1996 the two sections were consolidated into one; however, the discussion about the annual amendment process was dropped. This proposed amendment clarifies that the annual process occurs for policy as well as map changes, and that policies I-202 and I-203 apply to all Comprehensive Plan amendments.

Analysis

This is simply clarifying language; there are no adverse environmental impacts anticipated.

b. Policy I-204(a)

Rural Area land, excluding agriculturally zoned land, may be added to the Urban Growth Area only in exchange for a dedication of permanent open space to the King County Open Space System. The dedication shall consist of a minimum of four acres

of open space for every one acre of land added to the Urban Growth Area calculated in gross acres. The open space shall be ~~dedicated~~ protected through a Term Conservation Easement at the time the application is approved;

Background

This amendment is simply a technical correction to resolve inconsistency between I-204(a) and I-205 relative to the timing of open space dedication for the 4 to 1 Program. The amendment provides for interim protection of lands through the use of a Term Conservation Easement. This Easement designation will be in place up to the time of final plat approval.

Analysis

This amendment will clarify implementation of the 4 to 1 Program in compliance with the CPPs, FW-1, Step 7, and FW-6. There are no probable adverse impacts.

- c. Policy I-206 and accompanying text.

5. Joint Planning Areas

The Growth Management Planning Council designated Joint Planning Areas for the cities where an agreement on the Urban Growth Area had not been reached between King County and a city. ~~By December 31, 1995, King County, the cities, citizens and property owners have completed a planning process to determine land uses and the Urban Growth Area for each city~~ except Snoqualmie. King County and the City of Snoqualmie entered into an interlocal agreement in 1990 that calls for a future joint planning effort during the twenty year duration of the interlocal agreement to address long-term land use in Snoqualmie's Joint Planning Area. The King County Executive will recommend amendments to the Urban Growth Area for adoption by the Metropolitan King County Council. The cities where Joint Planning Areas are were designated include: Redmond, Issaquah, Renton, North Bend, Black Diamond and Snoqualmie. The Countywide Growth Pattern Map of Chapter One, Plan Vision, shows the Joint Planning Areas.

~~The Joint Planning Area designated for the City of Black Diamond is 3,000 acres. The criteria that will apply to the Urban Growth Area adjacent to the City of Black Diamond are as follows: 1) 50 percent will be designated for development and 50 percent will be designated as open space; open space can be designated in the Urban Growth Area and can be used for the purposes listed in King County Code 26.04.0210L, such as preservation of wetlands and other critical areas, buffers, recreational areas and natural areas, or as an urban separator and/or urban/rural buffer~~

in order to set the outside boundary of the future City of Black Diamond; 2) a cooperatively developed Natural Resource Management Plan for the Rock Creek and Ravensdale drainage basins; 3) a jobs/housing mix sufficient for a fiscally viable city; 4) net density on the land to be developed will average two to 18 dwelling units per acre, and 5) a phasing plan.

The Countywide Planning Policies, adopted in Ordinance 11446, identified the Urban Growth Area for the City of Black Diamond on Map 5 (“Black Diamond/Lake Sawyer Urban Growth Area”) and Map 3 of 3 (“Growth Management Planning Council Proposed Urban Growth Boundary”) in Appendix 1 of the Countywide Planning Policies and stated “City of Black Diamond to Provide Updated Joint Planning Area of 3,000 Acres—maximum.” The 3,000 acres identified on the Countywide Growth Pattern Map contained in Chapter One is an amendment of the maps in Appendix 1. Since the time those maps were adopted, the Boundary Review Board (BRB) approved a 783-acre annexation to the City. The remaining Joint Planning Area (2,216 acres) will be subject to phasing, joint planning, open space, annexation and development limitations and conditions. It is acknowledged that the 783-acre annexation approved by the Boundary Review Board will be immediately annexed to the City, but is subject to the criteria that apply to the Joint Planning Area and the City’s comprehensive plan. The BRB approved annexation area (783 acres) together with the current city limits constitute the Urban Growth Area for Black Diamond in the 1994 King County Comprehensive Plan.

The City of Black Diamond Comprehensive Plan should include a phasing plan, other conditions outlined below, as well as the justification for annexation and urban development in the 2,216-acre Joint Planning Area.

Final designation of the Urban Growth Area for Black Diamond will be guided by a recommendation from the King County Executive for adoption by the Metropolitan King County Council of a proposed Joint Planning Area overlay ordinance as required by Step 8.b. of Framework Policy 1 (FW 1) of the Countywide Planning Policies. The Joint Planning Area overlay ordinance will include a description of:

1. The open space plan for the Joint Planning Area and the BRB-approved annexation which will designate 50 percent of the area as open space and a city-wide Transfer of Development Rights (TDR) program or similar plan adopted by the City;
2. The requirements of the Natural Resource Management Plan as described in the City’s Comprehensive Plan;
3. A job/housing mix sufficient for a fiscally viable city;
4. Net density on the land to be developed will range from a base of two dwelling units per acre, and potentially increased through additional clustering or the TDR program to a maximum of 18 dwelling units per acre, as described in the City’s Comprehensive Plan; and
5. The phasing plan for the Joint Planning Area will be conditioned upon sufficient proposed development within the undeveloped portions of the existing city limits as a requirement prior to new annexations. Those annexations are subject to the following additional considerations:

- a) ~~anticipated private sector investments in infrastructure;~~
- b) ~~anticipated public investments in infrastructure;~~
- c) ~~market demand for residential, commercial and industrial land; and~~
- d) ~~yearly monitoring of indicators and benchmarks consistent with Step 6. of PW 1 of the Countywide Planning Policies.~~

~~Portions of Ordinance 12065* (adopted December 18, 1995) provide the following for King County, the City of Black Diamond, and affected property owners to address through 1996:~~

~~SECTION 2.~~

~~A. The 783 acres of land annexed to the City in 1994 shall be included within the permanent Urban Growth Area (UGA) for the City as shown on Attachment A and as specified in the 1994 King County Comprehensive Plan text shall be designated "Incorporated City."~~

~~B. 1,927 acres, including 1,767 acres of the former JPA and 160 acres in the area known as Lake 12 Neighborhood shall be designated "New Rural City Urban Growth Area" on the King County Comprehensive Plan Land Use Map as shown on Attachment A provided that no more than 915 acres, which does not include the area known as the Lake 12 Neighborhood, shall be designated for future urban development and the remainder shall be designated Open Space or Natural Resource Use Lands.~~

~~C. All amendments to the King County Comprehensive Plan are due to the Council no later than June 3, 1996. Any required amendments to the King County Comprehensive Plan relative to the Black Diamond interlocal agreement shall be included in the Executive Comprehensive Plan transmittal on or before June 3, 1996. The deadline for all other aspects of the interlocal agreement which do not impact the King County Comprehensive Plan shall be transmitted to the Council no later than September 1, 1996.~~

~~D. On or before December 31, 1996, the Council shall designate 915 acres of the lands within the New Rural City Urban Growth Area for future urban development and the remainder of the New Rural City Urban Growth Area, excluding the Lake 12 Neighborhood shall be designated Open Space or Natural Resource Use Land. These land use map designations shall be consistent with the provisions of Sections 3 and 4 of this ordinance. If these designations are not made and the provisions of Sections 3 and 4 of this ordinance are not met by December 31, 1996, the New Rural City Urban Growth Area designation shall expire and shall automatically revert to a Rural designation under the King County Comprehensive Plan.~~

~~E. Until annexation the New Rural City Urban Growth shall be zoned UR Urban Reserve, one DU per 5 acres (UR P) with conditions as shown on~~

Attachment B, except the John Henry Mine shall retain the existing mining, with conditions, (M-P) zone classification. The conditions are that no development potential is permitted that would be greater than densities allowed under the 1994 Zoning Atlas and that existing mining/mineral uses be protected for the life of the resource or until such uses are terminated.

F. This subsection provides directions for amending Comprehensive Plan text, is not substantial, and is intentionally left out per Ordinance 12065.]

G. No annexations or extension of utilities or commitments for extension of utilities shall be allowed within the New Rural City Urban Growth Area until the proviso in subsections B, C, D and E above and the requirements of Sections 3 and 4 below are satisfied on or before December 31, 1996 in the Potential Annexation Area agreements and or development agreement as described in Section 4.

SECTION 2.

King County, the City of Black Diamond and the affected property owners will address and resolve the following issues in the Potential Annexation Area agreement and or development agreement as described in Section 4.

Affordable housing that meets or exceeds the goals established by the Countywide Planning Policies and King County Comprehensive Plan. Market rate housing goals shall also be established.

Completion and/or amendment of the Black Diamond Comprehensive Plan that is consistent with the Countywide Planning Policies and includes:

1. The completion of the Natural Resource Management Plan, with input from King County Surface Water Management Division;
2. The UGA, when combined with the existing City boundary, provides a future job/housing mix sufficient for a fiscally viable city;
3. The net residential land within the New Rural City UGA (a portion of the 915 acres) will have a base density to be determined but will be developed at a minimum of 2 dwelling units per acre to a maximum of 18 dwelling units per acre through clustering. Transfer of Development rights and other methods as described in the City's Comprehensive Plan, and

4. A Transfer of Development Rights program and residential densities that provide sufficient value to meet the open space goals within the existing City Limits.

C. Nature and location of open space uses including resource management and the purposes described in the 1994 King County Comprehensive Plan found on pages 220-221.

D. Timing of open space and density transfers.

- ~~E. Implementation measures to ensure that open space and resource lands within the New Rural City UGA, Open Space and Natural Resource Use Overlay Area are not inappropriately developed pending transfer of density or property interests.~~
- ~~F. Specify options for open space, including fee title, conservation easements, Transfer of Development Rights, resource management plans, reclamation plans and other methods.~~
- ~~G. Delineation of open space and resource use lands and a process for exchanges of like kinds of open space and resource lands within the area surrounding Black Diamond.~~
- ~~H. Identification of phasing criteria for annexations within the New Rural City UGA. Phasing shall be based on criteria described in County Comprehensive Plan, and will include benchmarks for open space acquisition, population growth and available land capacity. Phasing will prevent premature urbanization and ensure that annexations will not occur until an agreed upon level of residential and commercial development has first occurred in the existing incorporated area of the City. Phasing shall be enforced by zoning and land use contract.~~
- ~~I. Long term contract mechanisms for zoning and land use controls to provide certainty for present and future land owners, and upon which public and private decisions can be made.~~
- ~~J. Residential densities that comply with the Countywide Planning Policies and the King County Comprehensive Plan and which will preserve open space within the existing City.~~
- ~~K. Phasing agreements relating to commercial development.~~
- ~~L. Options for providing City water and sewer service to the Lake 12 Neighborhood.~~
- ~~M. Demonstrate whether or not the City is able to adequately provide sewer and water service to their area by either preparing an addendum to an existing plan or providing a new plan. Provide interlocal agreement with sewer serve provider prior to Black Diamond's utilization of service to a population equivalent of 3,600.~~
- ~~N. Identification of Open Space or Natural Resource Use lands within the New City Rural UGA, plus additional lands inside the existing City and outside the New Rural City UGA (an area totaling 3,660 acres, or four times the 915 acres of future urban development) as "Open Space or Natural Resource Use Overlay Area." The exact boundaries of the Open Space or Natural Resource Use Land within the New Rural City UGA may be established at the time of annexation to the City. The County and City shall also agree on a mechanism to allow minor modifications of~~

these designated areas at the time annexation occurs to the City which include the following:

1. ~~The City's east City Limit line and the Forest Production District line may be adjusted on an acre for acre basis to better reflect land use capabilities. Approximately four hundred fifty (450) acres of land formerly within the Joint Planning Area (JPA) and the current City Limits may be designated as the revised Forest Production District which will be subject to current King County zoning but shall recognize existing lot patterns. The east City Limits line may be adjusted to reflect the revised Forest Production District line. The maximum total acreage to be adjusted shall not exceed 100 acres (50 acres in, and 50 acres out) and should not result in any net increase of developable urban land within the City Limits.~~
2. ~~The west boundary of the City Limits may be adjusted up to 10 acres, to facilitate proper alignment of the transportation corridor for the 783-acre annexation area.~~

SECTION 4.

~~The County, the City, Plum Creek Timber Company and Palmer Coking Coal Company must unanimously agree on the resolution of these issues outlined in Section 3 of this ordinance by executing a Potential Annexation Area agreement and or development agreement among all the parties reflecting such concurrence, no later than December 31, 1996.~~

~~The Black Diamond Urban Growth Area Agreement adopted on November 26, 1997, and signed by the City of Black Diamond, King County, Palmer Coking Coal Company and Plum Creek Timber Company established the Urban Growth Area boundary and annexation conditions for the City of Black Diamond. The Agreement requires the City of Black Diamond to amend the City's Comprehensive Plan in accordance of the requirements of the Agreement.~~

I-206 King County, ~~North Bend~~ and Snoqualmie shall complete a joint planning process consistent with Countywide Planning Policy FW-1, Step 8b and LU-38.

Background

The Growth Management Planning Council assigned Joint Planning Area designations where urban growth areas had not been decided between the County and a city. To date these areas have been resolved with the exception of Snoqualmie. The amendment states that the County and Snoqualmie will develop a joint planning process consistent with the CPPs. The text amendment also recognizes the Black Diamond Urban Growth Area Agreement, adopted and effective on December 31, 1996.

Analysis

CPPs Policy FW-1, Step 8 (b), designates Joint Planning Areas (JPAs), and directs that the affected city and the County plan and adopt an Urban Growth Area boundary.

The proposed policy change simply clarifies that Snoqualmie is the last city to complete the establishment of an urban growth area as identified in CPPs Policy LU-38. There are no significant adverse environmental impacts anticipated.

- d. Amend policy I-301 and I-302 and preceding text

III. The Transition Period from King County's Past to Current and Future Planning Systems

A period of transition will occur between adoption of the 1994 Comprehensive Plan and the updating or replacing of existing community and functional plans. During this period of transition, it is necessary that the legal effect and standing of these existing plans is clear to the public and decision makers.

King County has 13 existing, adopted community plans. Under King County's pre-Growth Management Act planning system, a community plan comprised a section of the Comprehensive Plan that contained more specific policies, guidelines, and criteria to guide land use development and decisions in a local subarea of the County for a period of six to ten years. Area zoning to implement community plan policies was adopted simultaneously with adoption of a community plan.

This 1994 King County Comprehensive Plan meets all the mandatory comprehensive planning requirements of the Growth Management Act. Adoption of existing community plans into the 1994 Plan is not necessary to satisfy these requirements. By the end of 1994, the Metropolitan King County Council adopted development regulations, including zoning, to implement the 1994 Plan, as required by the Growth Management Act.

Community plans include policies that support and direct zoning decisions, including area zoning and P-suffix conditions. The Growth Management Act allows comprehensive plans to include subarea plans as an optional element, but requires that such subarea plans be consistent with the comprehensive plan. While existing community plans are consistent in many respects with the 1994 Plan, they ~~((will be))~~ have been reviewed and ((likely revised to be consistent with the 1994 Plan)) found to contain many policies either conflicting with or merely restating those in the 1994 Plan, as well as area zoning P-suffix conditions addressing issues that are either now dealt with by newer County-wide regulations, or now rendered inapplicable by the passage of time (e.g. annexations, or completion of development review). Unlike new subarea plans prepared within the framework of the 1994 Plan, those community plan policies that are found to be consistent with the 1994 Plan and still applicable will be retained as separate documents until no longer needed.

The County has a number of adopted functional plans, which are listed in Appendix K. Functional plans address the location, design, and operation of public facilities and services, such as surface water management and sewage disposal, and service programs for other governmental activities, such as housing assistance and economic development.

The 1994 Comprehensive Plan contains a Capital Facilities Plan Element which has been written to meet the requirements of the Growth Management Act. In addition, some existing functional plans have been adopted as part of this Comprehensive Plan to meet the requirements of the Growth Management Act. These functional plans, listed in Appendix A, are consistent with the Comprehensive Plan. Other existing functional plans provide much of the framework and background for the Capital Facilities Element. They also provide important policy direction for specific service delivery issues, and are used in some discretionary permitting decisions.

Like the existing community plans, the functional plans which were not adopted as part of this Comprehensive Plan are in many ways consistent with it, but will require review and revision to make them consistent. ~~((Unlike community plans, however, I))~~ It is unlikely that these other functional plans would be adopted as elements of the Comprehensive Plan once revised. Instead, these functional plans will continue to provide policy direction for a variety of issues related to the Comprehensive Plan.

Because of the important policy support and direction that community plans and functional plans provide, it is important that they continue to have effect as adopted county policy until revised to be consistent with the 1994 Plan. ~~((Until so revised, or replaced or repealed, existing community and functional plans shall remain in effect and continue as official county policy for the areas for which they apply. From 1994 to 1997, ((C))community and applicable functional plans ((shall act as a guide to)) guided County decisions and actions relating to zoning and land use and~~

development, including State Environmental Policy Act and development applications, to the extent ~~((that applicable plan policies are))~~ they were consistent with and not in conflict with policies in the 1994 Plan.

In 1997, King County reviewed all community plans and repealed those policies found to be redundant or in conflict with the 1994 Plan. The original community plan documents contained local historical background and lists of needed capital improvements such as parks and roads; in many cases these documents are still providing useful information and guidance to decision-makers in these communities and in County service-providing agencies. ~~((Community and f))~~ Functional plans shall continue to be used to make service and infrastructure decisions, to the extent that applicable plan policies are consistent with and not in conflict with 1994 Plan policies. In the case of inconsistency or conflict between existing ~~((community and))~~ functional plans and the 1994 Plan, the 1994 Plan will prevail.

~~((Because of the time and effort involved in adopting or updating community and functional plans, a process that in the past has taken up to five years for a single plan, it was not possible to review and amend existing plans to make them consistent with the 1994 Comprehensive Plan. Nonetheless, to assure complete and consistent implementation of the 1994 Comprehensive Plan, the existing community plans should be revised in a timely manner and adopted as part of the 1994 Comprehensive Plan in conjunction with any amendments to the Comprehensive Plan. Within one year of adoption of this Plan, the County Executive should report to the Council with a work program to revise, replace or repeal existing community and functional plans within three years.))~~

I-301 Existing community plans ~~((shall remain in effect and continue as official County policy until))~~ were reviewed and ~~((revised))~~ those policies determined to be consistent with the 1994 Comprehensive Plan ~~((and))~~ were adopted as ~~((elements))~~ part of the Comprehensive Plan ~~((, or until repealed or replaced))~~. In the case of conflict or inconsistency between applicable retained community plan policies ~~((in existing community plans))~~ and the 1994 Comprehensive Plan, the Comprehensive Plan shall govern.

I-302 The King County Executive will report to the Council by December 31, 1995 or by the time the first amendments to the Comprehensive Plan are adopted, whichever is sooner, with a work program to periodically review and revise existing community plans and retained policies to make them consistent with the Comprehensive Plan, or to replace or repeal them, within three years of adoption of this Plan and propose repeal of any elements or policies found to conflict with the Comprehensive Plan or to be no longer needed. Any such review shall include extensive citizen participation and the participation of adjacent or affected cities.

- e. Implement Policies I-301 and I-302 and add new chapter to KCCP

Background

Policies I-301 and I-302 call for a review and revision of community plans for consistency with the KCCP by the end of 1997. The proposal is for a new chapter in the KCCP describing the community plans, and retaining only those policies deemed not to be in conflict with the KCCP, and not redundant to it. The West Hill Community Plan, the White Center Community Plans, and the Vashon Town Plan (distinct from the Vashon Community Plan of 1986) will be left intact since they were adopted consistent with the GMA--1993, 1994, and 1996 respectively.

Analysis

The proposal is to repeal all Community plan policies inconsistent with or redundant to the KCCP. Public meetings have been conducted and will continue to be conducted through June 3, 1997, eliciting public comments. The goal is to have all policy direction, KCCP, and community plan policies as a separate chapter of the KCCP to facilitate public understanding of and access to the remaining community plan policies. No significant adverse environmental impacts are anticipated.

6. Land Use and Zoning Map Revisions

- a. #L 1.0 Amend Map, 19, Sections 21, 27, and 28, Township 24, Range 6 (from Unincorporated Activity Center to Commercial Outside of Centers)

Background

This map modification is to implement proposed amendment U-611 and U-612, redesignating parcels within the Issaquah Employment Center from Unincorporated Activity Center to Commercial Outside of Centers. In addition, the change redesignates listed parcels which are part of Bush Lane from Community Business to Commercial Outside of Centers. This area is currently zoned Office. The proposed amendment would treat this area as part of the Issaquah Employment Center where further land use studies would be conducted. No new zone changes are required for either properties currently within the Issaquah Employment Center UAC nor that portion of Bush Lane.

Analysis

No significant adverse environmental impacts are anticipated because the intent of the existing policies is clarified to ensure protection of the existing industrial, commercial, and office uses, but not create additional nonresidential uses without conducting a subarea plan.

- b. #L2.0 Amend Land Use Map, 19, Section 23, Township 24, Range 6 (add land to the UGA)

Background

This map modification reconciles the Urban Growth Area boundary of the area annexed to Issaquah per the terms of the Grand Ridge Agreement adopted by the County and Issaquah. The portions of properties which were annexed to Issaquah were added to the UGA. Although the UGA boundary adjacent to Grand Ridge was established in 1994, the exact boundaries of the Grand Ridge urban areas were not specified until 1996 by the Grand Ridge Joint Agreement.

Analysis

This modification to the land use map would serve to reconcile conflicting UGA boundaries. No significant environment impacts not previously addressed are expected to occur.

- c. #L3.0 Amend Land Use Map--Sections 23-26, and 35, Township 22, Range 6. (Polygon NW). (from Rural Residential to Urban Residential)

Background

The Polygon proposal is a proposed 4 to 1 project. This project responds to CCPs FW-1, Step 7 (a) which directs that the County will pursue dedication of open space along the UGA with a desire of creating a contiguous band of open space along the boundary. This policy establishes the 4 to 1 Program. The program allows rural property owners with property contiguous to the UGA to obtain urban designation in exchange for dedicated open space: one acre (20%) of the property is redesignated urban if four acres (80%) of the property are dedicated to the public as permanent open space.

KCCP Policy I-204 elaborates on the participation criteria of 4 to 1. The text that precedes the policy explains that changes to the UGA through the 4 to 1 program will need to be processed as Land Use Map Amendments.

The proposed site is east of the City of Maple Valley, north and south of the Kent Watershed, and east of King County open space along Rock Creek. The northern property is bisected by Summit-Landsburg Road; the southern property is adjacent to the UGA to the east of SR 169. The proposal is to amend the UGA to include an additional 163 acres within the 4 to 1 program. The zoning would be R-4-P. The remaining 653 acres will be dedicated to permanent open space. Properties are within the Cedar River, Green River and Covington Basins. This amendment will contribute to the creation of a greenbelt of over 1000 acres of open space along the UGA to the east of Maple Valley.

Analysis

KCCP Policy NE-106 directs the County to use incentive programs to protect resource lands. Policy U-503 encourages the County to use incentives to protect environmentally sensitive areas. There are numerous sensitive feature on the site: wetlands on the southern parcel, including Covington Creek 76b., Covington

Creek 77b, and Covington Creek 78b. Within Section 35 to the south of the Kent Watershed, there is one unclassified stream. Ravensdale Creek, a class 2 stream with salmonids, is located to the south of the property within the open space identified through the Black Diamond Agreement. There are some Erosion Hazard areas in the SE corner of the northern property and with the NE corner of the southern property. Both of these are within the proposed open space.

The proposed lands are within the Covington Water District service area, but there is currently a water moratorium. Recent negotiations between the City of Seattle, the City of Auburn and the District indicate that the moratorium will be resolved by June, 1997. Sewer service would require an annexation to the Soos Creek Water and Sewer district. The closest sewer main is at Four Corners along the Maple Valley Black Diamond Highway. A new lift station may need to be installed to serve the site. The proposed project meets transportation concurrency at this time. Prior to development of the project, a joint planning process to address issues raised by the City of Maple Valley would be required. Adoption of the existing environmental documents adequately addresses non-project-level impacts; project-specific impacts will be addressed through the SEPA process at the time of project development.

- c. #L4.0 Amend Land Use Map 15 (**Ruth Property**).
(from Rural Residential to Urban Residential)

Background

The Ruth property is also a proposed 4 to 1 project. The proposal is to amend the KCCP land use map by redesignating 4 acres from Rural to Urban on a portion of Parcel #0322059024, which is in the Soos Creek Basin adjacent to Soos Creek Park. The urban zoning would be R-6-P

Analysis

Within the Service and Finance Strategy Map, this new urban land will be assigned Service Planning Area and is therefore unsewered. This designation is due to the fact that the property is currently within the rural area. The parcel is within the franchise area of the Soos Creek Water and Sewer District which states that it has sufficient water supply through 2015. Additional sewer capacity will have to be augmented during the plat review process.

Adoption of the existing environmental documents adequately addresses non-project level impacts; project-specific impacts will be addressed through the SEPA process.

- d. #L5.0 Amend Land Use Map --Section 35, Township 22, Range 5 (**Stewart Property**) (from Rural Residential to Urban Residential)

Background

This amendment proposal, known as the Stewart property, is also a 4 to 1 project. The Stewart property recommends adding 4 acres to the UGA and providing an urban zone of R-4-P. The remaining 16 acres will be dedicated to permanent open space.

Analysis

Development will be clustered along the UGA which is in the Soos Creek Basin. The proposed open space will contribute to the following: provide increased protection to the Soos Creek and Soos Creek wetland #77 (a 62-acre Class 2 wetland); expansion of the urban separator providing a visual buffer between the City of Covington and rural King County, consistent with KCCP Urban Separator Policy U-307 and the King County Parks, Recreation and Open Space Plan Policy S-109; will eliminate damage from grazing within the riparian corridor and wetland; and will give potential access to the Big Soos Regional Trail and the proposed regional trail along SR 18.

The proposal appears to meet the criteria of the 4 to 1 program criteria, although in order for property owners to meet the minimum size requirement of 20 acres, they propose to purchase two adjacent properties from Washington State Department of Transportation. Clustered development is a residential design feature supported by the KCCP and the Zoning Code for the purpose of utilizing land more efficiently, and preserving open space. Adoption of the existing environmental documents adequately addresses non-project-level impacts; project-specific impacts will be addressed through the SEPA process at the time of actual project development.

7. Zoning Code Amendments

- a. Ordinance modifying allowable recreation in the Agriculture (A) Zone.

Background

This Zoning Code amendment is necessary to be consistent with proposed amendment Policy RL-308 which seeks to permit active recreational uses in the Agricultural (A) zone on properties which were purchased through voter-approved Forward Thrust funds and Interagency Committee for Outdoor Recreation funds to develop recreational opportunities.

Analysis

GMA requires that policy and existing zoning standards be consistent. This ordinance calls for amending the King County Zoning Code, Title 21A to reflect that active recreation is permitted in the Agriculture zones when property is acquired using voter approved recreation funds that predate designation of Agricultural Production Districts. Adoption of the existing environmental documents adequately

addresses non-project-level impacts; project-specific impacts will be addressed through the SEPA process at the time of project development.

- b. Ordinance amending the Agricultural (A) zone, deleting the A-60 designation

Background

This Zoning Code Amendment is necessary to be consistent with proposed amendment Policy RL-305 which seeks to recognize only two agricultural zoning designations: A-35 and A-10, deleting the A-60 zone.

Analysis

County staff recommended the amendment to delete the A-60 zone, and the King County Agriculture Commission and the King County Conservation District concurred. GMA requires that policy and existing zoning standards be consistent. This ordinance calls for amending King County Zoning Code, Title, 21A to reflect a deletion of the A-60 zone.

- c. Ordinance amending K.C.C. 21A.40.120, requiring notification of development applications for cities.

Background

An important component of recently adopted Memorandums of Understanding between cities and King County has been a commitment by King County to notify that city of any development proposal within their potential annexation area, and to actively seek that city's input. This amendment to the code is consistent with the proposed amendments to U-611 and U-612 as well as recent MOUs.

Analysis

This amendment is procedural and therefore there are no significant adverse environmental impacts.

