



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

August 20, 2002

Ordinance 14448

Proposed No. 2002-0118.3

Sponsors Hague

1 AN ORDINANCE relating to comprehensive planning
2 and zoning; adopting the King County Comprehensive
3 Plan 2002 amendments to the King County
4 Comprehensive Plan 2000 and area zoning, in accordance
5 with the Washington State Growth Management Act;
6 amending Ordinance 263, Art. 2 Section 1, as amended,
7 and K.C.C. 20.12.010.

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10 **PREAMBLE:**

11 For the purposes of effective land use planning and regulation, the King

12 County council makes the following legislative findings:

13 King County has adopted the 2000 King County Comprehensive Plan

14 to meet the requirements of the Washington State Growth Management

15 Act (GMA).

16 The GMA requires that the Comprehensive Plan and development
17 regulations be subject to continuing review and evaluation by the
18 county.

19 The GMA requires that King County adopt development regulations to
20 be consistent with and implement the Comprehensive Plan.

21 The changes to zoning contained in this ordinance are needed to
22 maintain conformity with the King County Comprehensive Plan, as
23 required by the GMA. As such, they bear a substantial relationship to,
24 and are necessary for, the public health, safety and general welfare of
25 King County and its residents.

26 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

27 SECTION 1. Ordinance 263, Article 2, Section 1, as amended, and K.C.C.
28 20.12.010 are each hereby amended to read as follows:

29 **Comprehensive Plan adopted.** A. Under the King County Charter, the state
30 Constitution and the Washington State Growth Management Act, chapter 36.70A RCW,
31 the 1994 King County Comprehensive Plan is adopted and declared to be the
32 Comprehensive Plan for King County until amended, repealed or superseded. King
33 County has performed its first comprehensive four-cycle review of the Comprehensive
34 Plan. As a result of the review, King County amended the 1994 Comprehensive Plan
35 through passage of the King County Comprehensive Plan 2000. The Comprehensive
36 Plan shall be the principal planning document for the orderly physical development of the
37 county and shall be used to guide subarea plans, functional plans, provision of public

38 facilities and services, review of proposed incorporations and annexations, development
39 regulations and land development decisions.

40 B. The amendments to the 1994 King County Comprehensive Plan contained in
41 Appendix A to Ordinance 12061 (King County Comprehensive Plan 1995 amendments)
42 are hereby adopted.

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

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

52 E. The amendments to the 1994 King County Comprehensive Plan contained in
53 Appendix A to Ordinance 12501 are hereby adopted to comply with the Order of the
54 Central Puget Sound Growth Management Hearings Board in Copac-Preston Mill, Inc., et
55 al, v. King County, Case No. 96-3-0013 as amendments to the King County
56 Comprehensive Plan.

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

60 G. The Black Diamond Urban Growth Area contained in Appendix A to Ordinance
61 12533 is hereby adopted as an amendment to the King County Comprehensive Plan.

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

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

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

73 K. The amendments to the 1994 King County Comprehensive Plan contained in
74 the 1998 Transportation Needs Report, contained in Appendices A and B to Ordinance
75 12931 and in the supporting text, are hereby adopted as amendments to the King County
76 Comprehensive Plan.

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

80 M. The 1999 Transportation Needs Report contained in Attachment A to
81 Ordinance 13339 is hereby adopted as an amendment to the 1994 King County
82 Comprehensive Plan, Technical Appendix C, and the amendments to the 1994 King

83 County Comprehensive Plan contained in Attachment B to Ordinance 13339 are hereby
84 adopted as amendments to the King County Comprehensive Plan.

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

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

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

96 Q. The amendments to the King County Comprehensive Plan contained in
97 Attachment A to Ordinance 13875 are hereby adopted as amendments to the King County
98 Comprehensive Plan.

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

104 S. The amendments to the 1994 King County Comprehensive Plan Land Use Map
105 contained in Attachment A to Ordinance 13987 are hereby adopted to comply with the

106 Central Puget Sound Growth Management Hearings Board Decision and Order on
107 Supreme Court Remand in Vashon-Maury Island, et. al. v. King County, Case No. 95-3-
108 0008 (Bear Creek Portion).

109 T. The 2001 transportation needs report contained in Attachment A to Ordinance
110 14010 is hereby adopted as an amendment to the 1994 King County Comprehensive Plan,
111 technical appendix C.

112 U. The amendments to the 1994 King County Comprehensive Plan contained in
113 Attachments A, B and C to Ordinance 14044 (King County Comprehensive Plan 2000) are
114 hereby adopted as amendments to the King County Comprehensive Plan. Attachment A
115 amends the policies, text and maps of the Comprehensive Plan. Amendments to the
116 policies are shown with deleted language struck out and new language underlined. The text
117 and maps in Attachment A replace the previous text and maps in the Comprehensive Plan.
118 Attachment B to Ordinance 14044 contains technical appendix A (capital facilities), which
119 replaces technical appendix A to the King County Comprehensive Plan, technical appendix
120 C (transportation), which replaces technical appendix C to the King County
121 Comprehensive Plan, and technical appendix M (public participation), which is a new
122 technical appendix that describes the public participation process for the King County
123 Comprehensive Plan 2000. Attachment C includes amendments to the King County
124 Comprehensive Plan Land Use Map. The land use amendments contained in Attachment C
125 are adopted as the official land use designations for those portions of unincorporated King
126 County defined in Attachment C to Ordinance 14044.

127 V. The Snoqualmie Urban Growth Area Subarea Plan contained in Attachment A
128 to Ordinance 14117 is adopted as a subarea plan of the King County Comprehensive Plan

129 and, as such, constitutes official county policy for the geographic area of unincorporated
130 King County defined in the plan. Attachment B to Ordinance 14117 amends the ((1994))
131 King County Comprehensive Plan 2000 land use map by revising the Urban Growth Area
132 for the City of Snoqualmie. Attachment C to Ordinance 14117 amends the policies of the
133 Comprehensive Plan.

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

139 X. The amendments to the ((1994)) King County Comprehensive Plan 2000
140 contained in Attachment B to Ordinance 14156 are hereby adopted as amendments to the
141 King County Comprehensive Plan.

142 Y. The amendments to the King County Comprehensive Plan 2000 contained in
143 Attachment A to Ordinance 14185 are hereby adopted as amendments to the King
144 County Comprehensive Plan in order to comply with the order of the Central Puget
145 Sound Growth Management Hearings Board in *Green Valley et al, v. King County*,
146 CPSGMHB Case No. 98-3-0008c, Final Decision and Order (1998) and the order of the
147 Washington Supreme Court in *King County v. Central Puget Sound Growth Management*
148 *Hearings Board*, 142 Wn.2d 543, 14 P.3d 133 (2000).

149 Z. The amendments to the ((1994)) King County Comprehensive Plan 2000
150 contained in Attachment A to Ordinance 14241 (King County Comprehensive Plan 2001

151 Amendments) are hereby adopted as amendments to the King County Comprehensive
152 Plan.

153 AA. The amendment to the King County Comprehensive Plan 2000 contained in
154 Attachment A to this ordinance is hereby adopted as an amendment to the King County
155 Comprehensive Plan in order to comply with the Central Puget Sound Growth
156 Management Hearings Board's Final Decision and Order in *Forster Woods Homeowners'*
157 *Association and Friends and Neighbors of Forster Woods, et al. v. King County, Case*
158 *No. 01-3-0008c (Forster Woods)*, dated November 6, 2001.

159 BB. The amendments to the King County Comprehensive Plan 2000 contained in
160 Attachment A to this ordinance (King County Comprehensive Plan 2002 Amendments)
161 are hereby adopted as amendments to the King County Comprehensive Plan.

162 SECTION 2. The King County Comprehensive Plan 2002 zoning amendments
163 contained in Attachment A to this ordinance are adopted as the official zoning control for
164 those portions of unincorporated King County defined in Attachment A to this ordinance
165 in accordance with K.C.C. 20.12.050.

166 SECTION 3. Severability. If any provision of this ordinance or its application to

167 any person or circumstance is held invalid, the remainder of the ordinance or the
168 application of the provision to other persons or circumstances is not affected.
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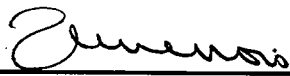
Ordinance 14448 was introduced on 3/11/2002 and passed as amended by the Metropolitan King County Council on 8/19/2002, by the following vote:

Yes: 11 - Ms. Sullivan, Mr. von Reichbauer, Ms. Lambert, Mr. Phillips, Mr. Pelz, Mr. McKenna, Mr. Constantine, Mr. Pullen, Mr. Gossett, Ms. Hague and Ms. Patterson
No: 0
Excused: 2 - Ms. Edmonds and Mr. Irons

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON


Cynthia Sullivan, Chair

ATTEST:



Anne Noris, Clerk of the Council

APPROVED this 19 day of August, 2002.



Ron Sims, County Executive

Attachments A. 2002 Amendments to the King County Comprehensive Plan 2000 amended August 19, 2002

RECEIVED
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CLERK
KING COUNTY COUNCIL

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2002 118

Attachment A

Amended by Council, August 19, 2002

**2002 Amendments to the
King County Comprehensive Plan 2000**

Executive Recommended
2002 Amendments to the King County Comprehensive Plan 2000

Policy/Text and Land Use and Zoning Amendment Summary

Policy/Text Amendments

Policy/Text	Description	Comments
U-115	<p>King County should apply the Urban Residential, Low land use designation: <u>to</u> protect floodplains, critical aquifer recharge areas, ((Regionally or Locally Significant Resource Areas,)) high function wetlands and unstable slopes from degradation, and link these environmental features into a network of open space, fish and wildlife habitat and Urban Separators. The residential density for land so designated should be maintained at one unit per acre, provided that lands that are sending sites under the Transfer of Density Program may transfer density at a rate of at least four units per acre.</p>	<p>Corrects typographical error and removes reference to Regionally or Locally Significant Resource Areas. In accordance with Policy E-123, King County studied the standards needed for RSRAs and LSRAs and concluded that adopted drainage standards offer appropriate protection.</p>
U-116	<p>Multifamily housing in the Urban Growth Area should be sited as follows:</p> <ul style="list-style-type: none"> a. In or next to Unincorporated Activity Centers or <u>next to</u> Community or Neighborhood Business Centers; b. In mixed use developments in centers activity areas; and c. On small, scattered parcels integrated into existing urban residential areas. New multifamily housing should be built to the scale and design of the existing community or neighborhood, while contributing to an areawide density that supports transit and allows for a range of housing choices. Over time, zoning should encourage a larger proportion of multifamily housing to be located on small scattered sites rather than on large sites. 	<p>This amendment makes U-116 consistent with policies U-156 and U-161 by clarifying that stand-alone multi-family development is not allowed within Community or Neighborhood Business Centers. Within these areas, multi-family can be occur as part of a mixed-use project.</p>

U-130	<p>Single family detached homes, townhomes, duplexes and apartments shall be allowed in all urban residential zones, provided that:</p> <p>a. Apartments shall not be allowed in the R-1 zone unless fifty percent or more of the site is environmentally constrained; and</p> <p>b. Apartments in R-1, R-4, R-6 and R-8 shall not be developed at densities in excess of 18 units per <u>acre in the net buildable ((acre)) area</u>.</p>	<p>This is a technical amendment that makes the policy consistent with K.C.C. 21A, which uses the term "net buildable area."</p>
R-564	<p>King County should work with the State Department of Natural Resources to ensure that mining areas are reclaimed in a timely and appropriate manner. Reclamation of mining sites in the Forest Production District should return the land to forestry. Where mining is completed in phases, reclamation also should be completed in phases as the resource is depleted. <u>When reclamation of mining sites located outside of the Forest Production District is completed, the site should be considered for redesignation to a land use designation and zoning classification compatible with the surrounding properties.</u></p>	<p>This amendment clarifies that sites designated with Mining Land Use and Mineral Zoning can be redesignated to allow other uses once the reclamation process is completed.</p>
E-123	<p>Regionally Significant Resource Areas (RSRAs) and Locally Significant Resource Areas (LSRAs) shall be mapped, designated by ordinance and protected at appropriate levels as part of early and long-term actions towards salmon conservation and recovery under the ESA. These designations shall be based on adopted basin plans or habitat/resource assessments completed for the Waterways 2000 program, but may be changed or new areas may be designated pursuant to recommendations of Water Resource Inventory Area plans. ((The Executive shall study the standards of protection needed for RSRAs and LSRAs. The Executive shall conduct a study as to which properties currently zoned R-1 in these areas are suitable for a high residential density of R-6 or more due to their lack of environmental constraints. The study will be presented to the Council by March 1, 2001 with recommended zoning changes.))</p>	<p>This amendment removes the reference to the R1 Study, which is being completed with the 2002 amendments to the Comprehensive Plan. <i>See below.</i></p>
Chap. 3 Text	<p>On page 3-6 delete reference to the Rural Farm Districts.</p>	<p>This technical amendment is needed because King County no longer designates Rural Farm Districts.</p>

Land Use and Zoning Amendments

Location	Description	Comments
Northwest Snoqualmie (LUZ1)	Adds 209 acres to the City of Snoqualmie's Urban Growth Area (UGA). Together with the following amendment, the effect is a net decrease in the UGA of 5 acres.	Implements the Snoqualmie Urban Growth Area Subarea Plan 2001
Southeast Snoqualmie (LUZ2)	Removes 214 acres from the City of Snoqualmie's UGA.	Implements the Snoqualmie Urban Growth Area Subarea Plan 2001
NE Maple Valley (LUZ3)	Corrects a mapping error that occurred in 1994 by adding 3.47 acres to the UGA.	The UGA was intended to correspond to the top of the slope, but was drawn in error. This amendment adjusts the UGA to correct the mapping mistake.
West of Lake Sawyer (LUZ4)	Rezones approximately 163 acres from one dwelling unit per acre to four dwelling units per acre. Establishes area specific development conditions for drainage and stream corridor protection.	Implements the recommendations of the R1 Study.

**2002 Amendments to the
King County Comprehensive Plan 2000**

Policy/Text Amendments

03/01/2002
2002 Executive Recommended

U-115

kw Sponsor: _____

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AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN 2000:

In Chapter Two – Urban Communities, I. Urban Land Use, on page 2-5, amend Policy U-115 as follows:

U-115 King County should apply the Urban Residential, Low land use designation: to protect floodplains, critical aquifer recharge areas, (~~Regionally or Locally Significant Resource Areas~~) high function wetlands and unstable slopes from degradation, and link these environmental features into a network of open space, fish and wildlife habitat and Urban Separators. The residential density for land so designated should be maintained at one unit per acre, provided that lands that are sending sites under the Transfer of Density Program may transfer density at a rate of at least four units per acre.

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Effect: Corrects typographical error and removes reference to Regionally or Locally Significant Resource Areas.

Rationale: In accordance with Policy E-123, King County studied the standards needed for RSRAs and LSRAs and concluded that the adopted drainage standards offer adequate protection and these areas do not necessarily need to be designated Urban-Low.

kw Sponsor: _____

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AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN 2000:

In Chapter Two – Urban Communities, I. Urban Land Use, on page 2-5, amend Policy U-116 as follows:

- U-116 **Multifamily housing in the Urban Growth Area should be sited as follows:**
- a. **In or next to Unincorporated Activity Centers or next to Community or Neighborhood Business Centers;**
 - b. **In mixed use developments in centers and activity areas; and**
 - c. **On small, scattered parcels integrated into existing urban residential areas. New multifamily housing should be built to the scale and design of the existing community or neighborhood, while contributing to an areawide density that supports transit and allows for a range of housing choices. Over time, zoning should encourage a larger proportion of multifamily housing to be located on small scattered sites rather than on large sites.**

23 **Effect:** This amendment would clarify that stand-alone multi-family development is not
24 appropriate within the following land use designations: Community or Neighborhood
25 Business Centers.

26 **Rationale:** This amendment would make the policy consistent with U-156 and U-161.
27 These policies do not include stand-alone multi-family as appropriate within these land use
28 designations.

03/01/2002
2002 Executive Recommended

U-130

Sponsor: _____

kw _____

AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN 2000:

In Chapter Two – Urban Communities, I. Urban Land Use, on page 2-8, amend Policy U-130 as follows:

- U-130** **Single family detached homes, townhomes, duplexes and apartments shall be allowed in all urban residential zones, provided that:**
- a. Apartments shall not be allowed in the R-1 zone unless fifty percent or more of the site is environmentally constrained; and
 - b. Apartments in R-1, R-4, R-6 and R-8 shall not be developed at densities in excess of 18 units per acre in the net buildable ((acro)) area.

Effect: Clarifies how the density is calculated on each site.

Rationale: This amendment would make the policy consistent with K.C.C. 21A, which uses the term “net buildable area”. This is a technical amendment.

03/01/2002

2002 Executive Recommended

R-564

Sponsor: _____

kw

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN 2000:
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3 In Chapter Three – Rural Legacy and Natural Resource Lands, V. Resource Lands, on
4 page 3-39, amend Policy R-564 as follows:
5

6 **R-564** **King County should work with the State Department of Natural**
7 **Resources to ensure that mining areas are reclaimed in a timely**
8 **and appropriate manner. Reclamation of mining sites in the**
9 **Forest Production District should return the land to forestry.**
10 **Where mining is completed in phases, reclamation also should be**
11 **completed in phases as the resource is depleted. When**
12 **reclamation of mining sites located outside of the Forest**
13 **Production District is completed, the site should be considered for**
14 **redesignation to a land use designation and zoning classification**
15 **compatible with the surrounding properties.**
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18 **Effect:** This amendment would clarify that sites designated with Mining Land Use and
19 Mineral Zoning can be redesignated to allow other uses once the reclamation process is
20 completed.

21 **Rationale:** Sites with Mining Land Use and Mineral Zoning are precluded from being
22 developed with other uses. This amendment would allow these sites to be redesignated
23 and then developed compatible with the surrounding uses. This amendment is in response
24 to an item submitted on the 2001 Docket.

03/01/2002

E-123

2002 Executive Recommended

Sponsor:

kw

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN 2000:

2
3 In Chapter Four – Environment, I. Natural Environment, on page 4-8, amend Policy E-123
4 as follows:
5
6

7 E-123

8 **Regionally Significant Resource Areas (RSRAs) and Locally**
9 **Significant Resource Areas (LSRAs) shall be mapped, designated**
10 **by ordinance and protected at appropriate levels as part of early**
11 **and long-term actions towards salmon conservation and recovery**
12 **under the ESA. These designations shall be based on adopted**
13 **basin plans or habitat/resource assessments completed for the**
14 **Waterways 2000 program, but may be changed or new areas may**
15 **be designated pursuant to recommendations of Water Resource**
16 **Inventory Area plans. ~~((The Executive shall study the standards~~**
17 **~~of protection needed for RSRAs and LSRAs. The Executive shall~~**
18 **~~conduct a study as to which properties currently zoned R-1 in~~**
19 **~~these areas are suitable for a high residential density of R-6 or~~**
20 **~~more due to their lack of environmental constraints. The study~~**
21 **~~will be presented to the Council by March 1, 2001 with~~**
22 **~~recommended zoning changes.))~~**
23

24 **Effect:** Removes the reference to the R1 Study.

25 **Rationale:** The R1 Study is to be completed with transmittal to the Council from the
26 Executive on March 1, 2001. The zoning recommendations will be included with the 2002
27 Amendments to the King County Comprehensive Plan.

03/01/2002

Text1

2002 Executive Recommended

Sponsor: _____

kw

AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN 2000:

In Chapter Three – Rural Legacy and Natural Resource Lands, I. Rural Legacy, on page 3-6, amend the text as follows:

C. Farming in the Rural Area

The 1996 Farm and Forest Report provided a series of strategies for conserving farmland and sustaining farming within the designated Agricultural Production District where the prime agricultural soils are found, and recognized that there are also areas outside the APD where meaningful agricultural practices continue. The Report identified areas where lands were in dairy or crop production and enrolled in the current use taxation program, determined that the low-density zoning in place in these areas was sufficient to protect the land base, and recommended that landowner incentive programs be focussed there as well. ~~((These areas are identified on the Agricultural and Forest Lands map)).~~

Effect: Removes reference to the Rural Farm Districts.

Rationale: This amendment would correct the reference to the Agricultural and Forest Lands Map, which depicts the FPD, APD, and Rural Forest Focus Areas. The Rural Farm Districts were removed from the map in the 2000 Comprehensive Plan Update.

**2002 Amendments to the
King County Comprehensive Plan 2000**

Land Use and Zoning Amendments

03/01/2002

2002 Executive Recommended

LUZ1

Sponsor: _____

Ig _____

AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN 2000 LAND USE AND ZONING MAPS:

Location: Northwest Snoqualmie
Land Use and Zoning Atlas Map 26
Sections 23, 24, 26 and 27, Township 24, Range 7

Parcel Number	Current Land Use	Current Zoning	Proposed Land Use	Proposed Zoning
2324079011	Rural Residential	RA-10	Rural City Urban Growth Area	UR
2424079012 (portion)	Rural Residential	RA-10	Rural City Urban Growth Area	UR
2424079013 (portion)	Rural Residential	RA-10	Rural City Urban Growth Area	UR
2624079001	Rural Residential	RA-5	Rural City Urban Growth Area	UR
2624079031	Rural Residential	RA-5	Rural City Urban Growth Area	UR
2624079032	Rural Residential	RA-5	Rural City Urban Growth Area	UR
2624079033	Rural Residential	RA-5	Rural City Urban Growth Area	UR
2624079078	Rural Residential	RA-5	Rural City Urban Growth Area	UR
2724079001	Rural Residential	RA-5-SO	Rural City Urban Growth Area	UR
2724079092	Rural Residential	RA-5-SO	Rural City Urban Growth Area	UR
2724079093	Rural Residential	RA-5-SO	Rural City Urban Growth Area	UR

Effect: Adds 209 acres to the City of Snoqualmie's Urban Growth Area. Coupled with Map Amendment 2 which removes 214 acres from the City of Snoqualmie's UGA, the effect is a net decrease in the UGA of 5 acres. The Special Overlay on three of the parcels refers to rural development; as the parcels are to be rezoned to Urban Reserve, the Overlay is no longer applicable and is eliminated.

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Rationale: Implements the Snoqualmie Urban Growth Area Subarea Plan 2001, as adopted by Ordinance 14117. This UGA change was unanimously approved by the Growth Management Planning Council on October 24, 2001. UR zoning is consistent with policy R-402 which calls for one home per 5 acre density within Rural City Urban Growth Areas until the area annexes to the city.

Executive Recommended 2002 King County Comprehensive Plan Northwest Snoqualmie - Zoning Amendment

March 2002



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

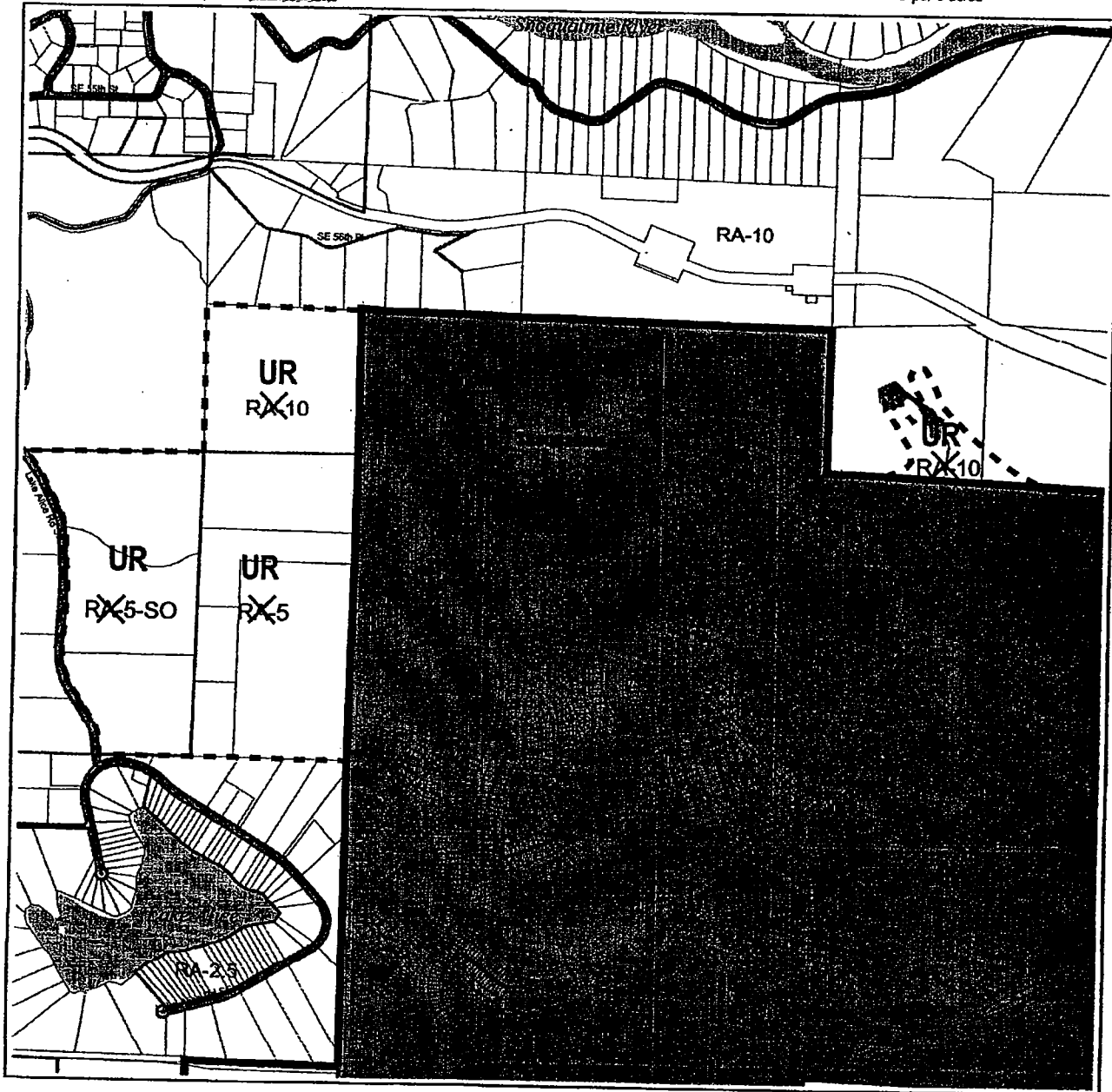


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February 11, 2002
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- Urban Growth Boundary
- Proposed Urban Growth Boundary
- Incorporated Areas

- RA-2.5 Rural Area,
1 DU per 5 acres
- RA-5 Rural Area,
1 DU per 5 acres
- RA-10 Rural Area,
1 DU per 10 acres
- UR Urban Reserve,
1 DU per 5 acres



03/01/2002

2002 Executive Recommended

LUZ2

Sponsor:

lg

AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN 2000 LAND USE AND ZONING MAPS:

Location: Southeast Snoqualmie
Land Use and Zoning Atlas Map 32
Section 6, Township 23, Range 8

Parcel Numbers: 0623089006
0623089019
0623089022
0623089023 (portion)
0623089024
0623089026 (portion)
0623089027
All WADOT Right of Way in 6-23-8

Current Land Use: Rural City Urban Growth Area
Current Zoning: UR

Proposed Land Use: Rural Residential
Proposed Zoning: RA-10

Effect: Removes 214 acres of primarily publicly owned land from the City of Snoqualmie's Urban Growth Area. Coupled with Map Amendment 1 which adds 209 acres to the City of Snoqualmie's UGA, the effect is a net decrease in the UGA of 5 acres.

Rationale: Implements the Snoqualmie Urban Growth Area Subarea Plan 2001, as adopted by Ordinance 14117. This UGA change was unanimously approved by the Growth Management Planning Council on October 24, 2001. RA-10 zoning is consistent with policy R-206 which calls for RA-10 zoning for Rural lands within ¼ mile of the Forest Production District.

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06/18/02

LUZ 3

2002 Proposed Amendment

Sponsor:

Jane Hague

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AMENDMENT TO ATTACHMENT A TO PROPOSED ORDINANCE 2002-0118
VERSION 1.

Location: Northeast Maple Valley
Land Use and Zoning Atlas Map 21
Section 15, Township 22, Range 6

Parcel Numbers: Tract A and lots 25, 26, 27, and 28 of the preliminary plat "River Ridge at Daybreak"; all are within the Rural portion of tax lot 1522069117

Current Land Use: Rural Residential
Current Zoning: RA-5-P

Proposed Land Use: Urban Residential Medium
Proposed Zoning: R-4-P (1522069117 to retain P-suffix)

Parcel Numbers: 1522069121
1522069114 (portion of)
1522069057 (portion of)

Current Land Use: Urban Residential Medium
Current Zoning: R-4

Proposed Land Use: Rural Residential
Proposed Zoning: RA-5

Effect: Corrects a mapping error that occurred in 1994. This correction is consistent with King County Code 20.18.B. that permits minor alterations to the Urban Growth Area to correct documented mapping errors. This amendment would make a minor adjustment to the Urban Growth Area by removing from the UGA one developed lot, and portions of two developed lots that are split by the UGA. A total of 1.6 acres would be removed from the UGA. This amendment would also add 1.06 acres to the UGA. As a result of this amendment, an existing neighborhood would be entirely within the Rural area, and a proposed Urban subdivision would be entirely within the UGA.

Rationale: In 1994, property owned by Cedar Valley Associates was intentionally split by the Urban Growth Area boundary to allow urban residential development on the upland portion of the property, consistent with the development pattern directly to the south across the Cedar River pipeline road. The remainder of the property, including steep slope and

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riparian areas adjacent to the Cedar River was designated Rural. A portion of this Rural area has been subdivided and developed.

The Urban Growth Area boundary was intended to correspond with the top of the slope and was drawn using the best topographical information available at the time. Current topographical information specific to the property indicates the 1994 boundary does not correspond to the top of the slope, and needs to be corrected in order to meet the original intent. Additionally, Rural lots split by the UGA boundary are proposed to be fully included in the Rural area.

Proposed Amendmer.

2002 King County Comprehensive Plan

Northeast Maple Valley Land Use Amendment

May 2002



King County

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May 21, 2002
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 m:\maps\000005\mwc_20020521_anno_fm_kba.mxd



Urban Growth Boundary

Proposed Urban Growth Boundary

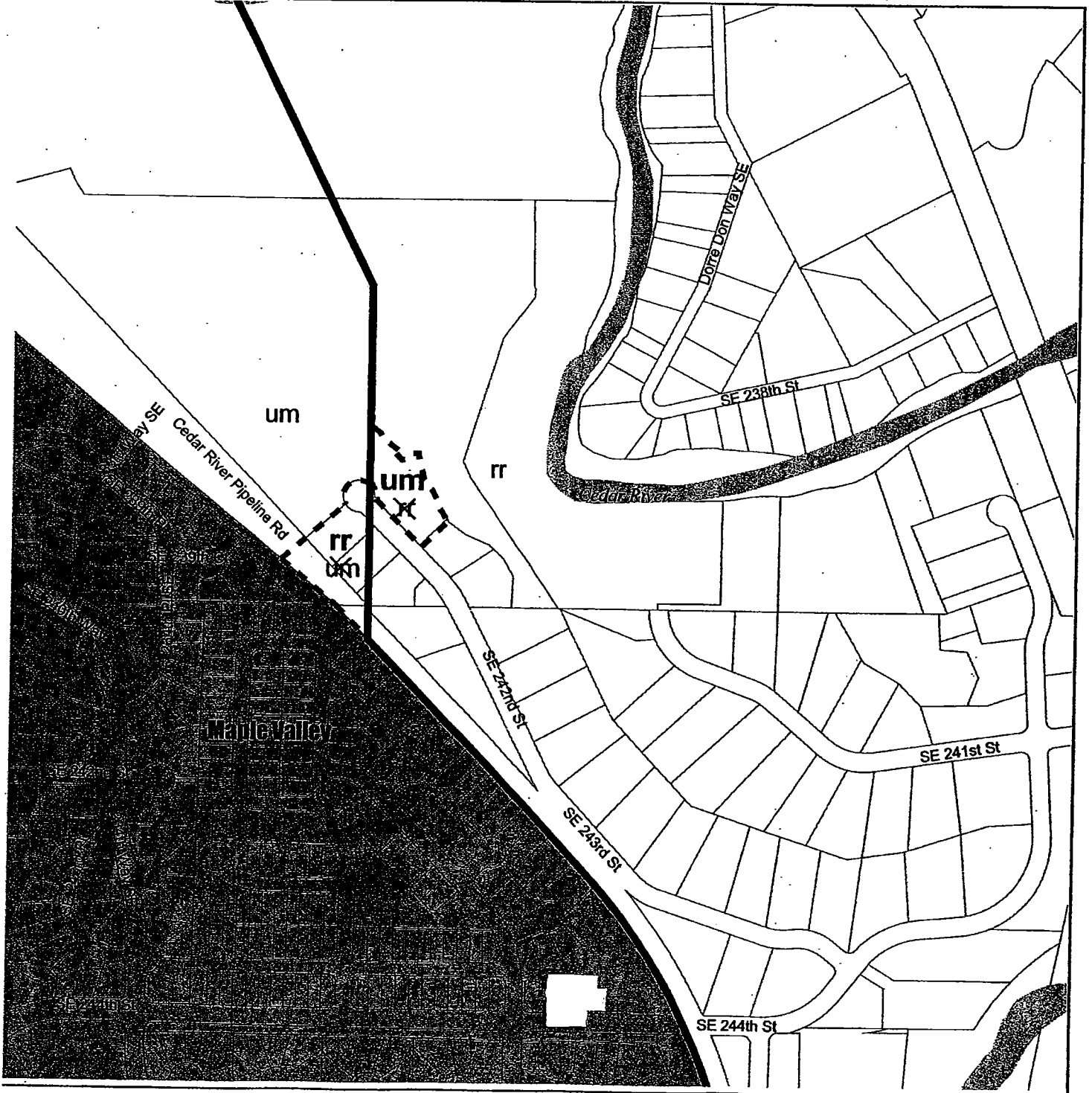
Incorporated Areas



Rural Residential



Urban Residential 4-12du/ac



03/01/2002

LUZ4

2002 Executive Recommended

Sponsor: _____

sb

**AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN 2000 LAND USE
AND ZONING MAPS:**

Location: West of Lake Sawyer
Land Use and Zoning Atlas Map 22
Section 04, Township 22, Range 06

Parcel Numbers:

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- 3522049092
- 3522049079
- 3522049095
- 3522049090
- 3522049080
- 3522049064
- 3522049069
- 3522049102
- 3522049101
- 3522049066
- 3522049081
- 3522049093
- 3522049078
- 3522049086
- 3522049068
- 3522049006
- 3522049100
- 3522049091
- 3522049007
- 3522049070
- 3522049104
- 3522049099
- 3522049063
- 9510930650
- 9510930600
- 9510930110
- 9510930610
- 3522049059
- 3522049020
- 9269300020
- 9269300010

1	9286200010
2	9286200070
3	0221049103
4	2214800580
5	0221049220
6	0221049157
7	0221049006
8	0221049007
9	0221049008
10	0221049009
11	0221049155
12	0221049154
13	0221049153
14	0221049057
15	0221049201
16	0221049202
17	0221049203
18	0221049046
19	0221049099
20	0221049055
21	0221049041
22	0221049112
23	0221049181
24	0221049038
25	0221049052
26	0221049062
27	0221049152
28	0221047777
29	0221049216
30	0221049054
31	0221049214
32	0221049215
33	0221049049
34	0221049108
35	0221049028
36	0221049027
37	0221049186
38	0221049165
39	0221049236
40	0221049063
41	0221049180
42	0221049218
43	0221049029
44	0221049177
45	9510937777
46	3522049012
47	3522049058
48	3522049044
49	3522049087
50	3522049017
51	3522049038
52	3522049089
53	0221049178
54	0221049105
55	0221049173
56	0221049089
57	0221049163

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9269300030

Current Land Use: Urban Residential Low
Current Zoning: R-1

Proposed Land Use: Urban Residential Medium
Proposed Zoning: R-4-P

P-suffix condition: The following P-suffix conditions are added to the above parcels (Area 10 of the R-1 Study):

- Natural land cover shall be retained on at least 35% of the site.
- Stream buffers shall be a minimum of 150 feet for Class 1 and Class 2 streams and stream buffers shall be a minimum of 100 feet for Class 3 streams.
- King County Surface Water Design Manual Level 2 flow control shall be applied.

Effect: Rezones an area west of Lake Sawyer of approximately 163 acres from one dwelling unit per acre to four dwelling units per acre. Establishes area specific development conditions for drainage and stream corridor protection.

Rationale: As part of the R-1 Study, this area was determined to have no physical limits to development. Public services are currently available or will be in the near future with the completion of Pipeline Five. R-1 zoning is not an appropriate residential density in the Urban Area when physical constraints to development are not present and public services are readily available. This area is not an adopted Urban Separator. Special development conditions are necessary in order to provide additional protection for Chinook salmon habitat.

Executive Recommended 2002 King County Comprehensive Plan Lake Sawyer - Land Use Amendment

March 2002



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February 28, 2002
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 Urban Growth Boundary

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Urban Residential,
4 -12 DU per acre

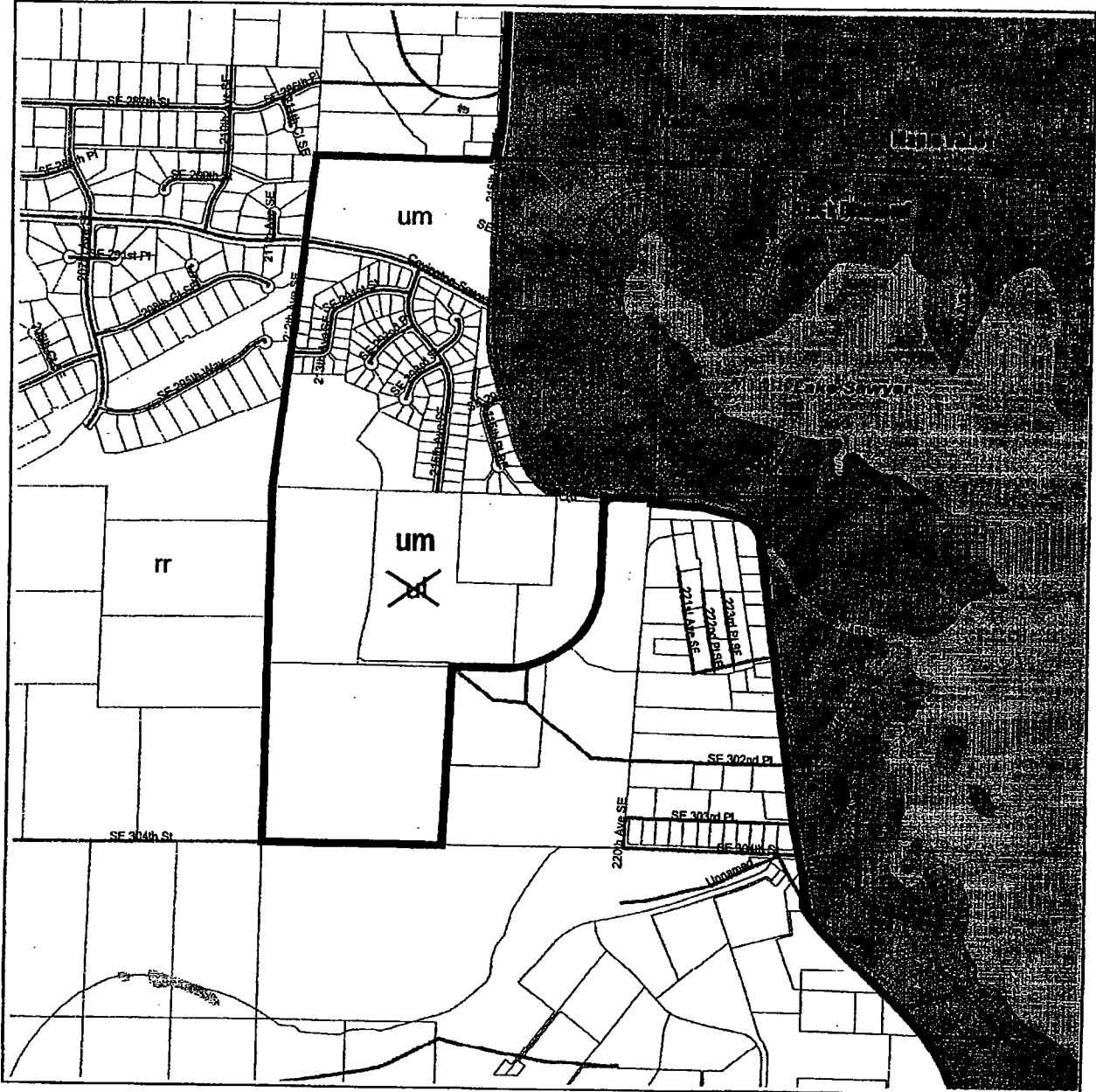
ul

Urban Residential,
1 DU per acre

rr

Rural Residential

 Incorporated Areas



06/18/02

LUZ 5

2002 Proposed Amendment

Sponsor:

Jane Hague

lcs

**AMENDMENT TO ATTACHMENT A TO PROPOSED ORDINANCE 2002-0118
VERSION 1.**

Amend the parcels shown on the attached maps as follows:

Current Land Use: Urban Residential Low

Current Zoning: R-1

Proposed Land Use: Urban Residential Medium

Proposed Zoning: R-4-P*

*P-Suffix condition: Development limited to single family dwelling units.

Background: The geographic area shown on the attached map was identified by the executive as one of the R-1 areas that could be suitable for higher densities in the future. However, it was not included in the Executive Recommended changes to the Comprehensive Plan due to concerns communicated by the City of Auburn. Those concerns centered on a provision in the King County Zoning Code allowing apartments in the R-4 zone. Amendment 3, which would rezone this area to R-4, addresses those concerns by adding a property specific development condition limiting development in this area to single family dwelling units.

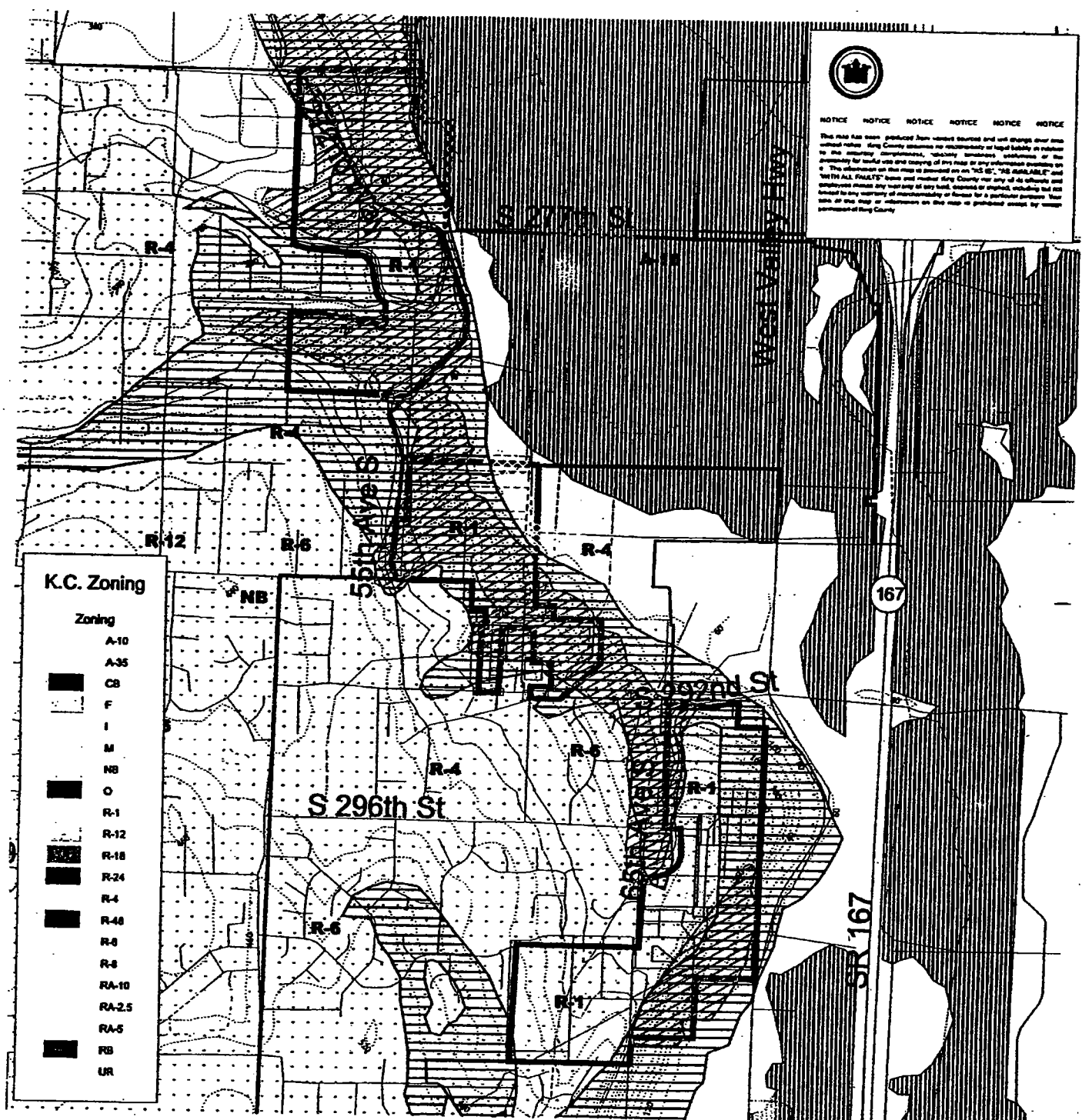
Effect: Redesignates the area shown on the attached map from Urban Residential Low to Urban Residential Medium, and reclassifies the same area from R-1 to R-4-P.

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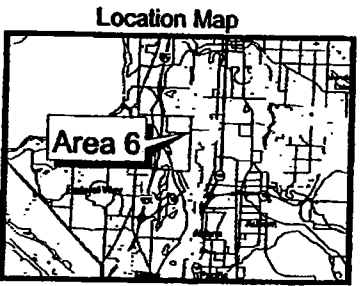
NOTICE NOTICE NOTICE NOTICE NOTICE NOTICE

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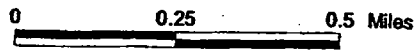
K.C. Zoning

Zoning	Symbol
A-10	[Symbol]
A-35	[Symbol]
CB	[Symbol]
F	[Symbol]
I	[Symbol]
M	[Symbol]
NB	[Symbol]
O	[Symbol]
R-1	[Symbol]
R-12	[Symbol]
R-18	[Symbol]
R-24	[Symbol]
R-4	[Symbol]
R-46	[Symbol]
R-8	[Symbol]
RA-10	[Symbol]
RA-2.5	[Symbol]
RA-5	[Symbol]
FB	[Symbol]
UR	[Symbol]



Land Use / Zoning Amendment Area 6

Redesignate yellow shaded area from Urban Residential Low to Urban Residential Medium.
 Reclassify yellow shaded area from R-1 to R-4.



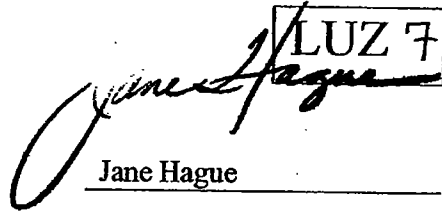
Vacancy	Count
A	31
D	1
E	3
F	1
G	2
H	2
I	1
J	2
K	1
L	2
M	4
N	6
O	13
P	13
Q	1
R	1
	8

R - 1 Zoned Areas

- Wetlands
- 100 yr Flood Planes
- Erosion Hazards
- Landslide Hazards
- Coastline Hazards
- Regional Significant Resource Areas
- Topography (20ft Intervals)
- Urban Separators
- Potential Annexation Areas
- Water and Sewer Districts

04/15/2002

LUZ 7



Sponsor: Jane Hague

RB

Proposed No.: 2002-0000

1 **AMENDMENT 1 TO ATTACHMENT A OF PROPOSED ORDINANCE**

2 **2002-0118, VERSION 1**

3 Location: Near Snohomish County boundary, between Kenmore and Bothell
4 Zoning Atlas Map 11
5 Section 6, Township 26, Range 05
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8 In the map legend, delete the reference to a designation for the "Quality Urban
9 Environment Demonstration Project Area".

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11 In the northwest quarter of Section 6, delete the map symbol for the "Quality Urban
12 Environment Demonstration Project Area".
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EFFECT: Amendment deletes the map symbol and designation for the "Quality Urban Environment Demonstration Project Area" in an area between Kenmore and Bothell.

This designation was first placed on the subject properties with the adoption of Ordinance 12627, which was later codified as KCC 21A.55.040. This code section has a sunset clause stating that any proposal wanting to utilize the provision had to submit an application prior to December 31, 1997. Only one project submitted an application prior to that date. This was the Lakepoint project, which is now within the city of Kenmore. For all other properties within the demonstration project area, the opportunity to use the provisions of KCC 21A.55.040 has long since expired.

ArcIMS HTML Viewer Map

