

February 21, 1996

Introduced By: Chris Vance

Proposed No.: 96-118

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ORDINANCE NO. **12170**

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, to comply with portions of the Central Puget Sound Growth Management Hearings Board's decision and order in Case No. 95-3-0008, as corrected, remanding portions of the 1994 King County Comprehensive Plan to the County for modification; amending Ordinance 263, Article 2, Section 1, as amended, and KCC 20.12.010, Ordinance 11653, Section 6, and KCC 20.12.017; and amending Ordinance 263, Article 2, Section 3, and K.C.C. 20.12.030.

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 amendments to the 1994 King County Comprehensive Plan proposed to be adopted by this ordinance are necessary to comply with portions of the Central Puget Sound Growth Management Hearings Board's Decision and Order in Case No. 95-3-0008, as corrected.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 263, Article 2, Section 1 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, R.C.W. 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1994 King County Comprehensive Plan is adopted and declared to be the Comprehensive Plan for King County until amended, repealed or superseded.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 and the 1995 area zoning amendments contained in King County Comprehensive Plan 1995 Amendments attached as Appendix A to ~~((this))~~ Ordinance 12061 are hereby adopted as amendments to the King County Comprehensive Plan and adopted as the official zoning control for those portions of unincorporated King County defined therein.

C. The amendments to the 1994 King County Comprehensive Plan contained in Attachment A to this ordinance 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 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 Condition.

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.

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

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

32 D. The 1995 area zoning amendments attached to ~~((this e))~~ Ordinance 12061 in appendix A
33 are adopted as the official zoning control for those portions of unincorporated King County defined
34 therein.

35 E. Amendments to the 1994 King County Comprehensive Plan area zoning. Ordinance
36 11653 Appendices A through P, as contained in Attachment A to this ordinance are hereby adopted to
37 comply with the Decision and Order of the Central Puget Sound Growth Management Hearings Board
38 in Vashon-Maury Island, et. al. v. King County, Case No. 95-3-0008.

39 SECTION 3. Ordinance 263, Article 2, Section 3 and K.C.C. 20.12.030 are each amended to
40 read as follows:

41 Amplification of elements. A. The Comprehensive Plan shall be amended no more than
42 once per calendar year except in case of an emergency, to comply with a growth management
43 hearings board ruling or with a court order, the initial adoption of a subarea plan, and the adoption or
44 amendment of a Shoreline Master Program, as provided in RCW 36.70A.130. All other proposed

1 amendments or revisions to the Comprehensive Plan, including ~~((adoption or))~~ amendments of
2 subarea plans, shall be considered by the council concurrently each year.

3 B. The department, in consultation with the council, shall adopt a process for
4 comprehensive plan land use map and policy amendments under the rule-making authority of K.C.C.
5 2.98. The process shall include, at a minimum, the following features:

6 1. Concurrent consideration of all proposed changes to allow cumulative impact
7 analysis and meet the limit of RCW 36.70A.130 of one comprehensive plan amendment per year;

8 2. Process and procedures for plan amendments which are initiated by:

- 9 a. King County council motion;
10 b. King County executive request; and,
11 c. private application.

12 3. Deadlines for submittal of proposed changes that will facilitate coordination between
13 the Comprehensive Plan amendment process and preparation and adoption of the county's budget and
14 permit State Environmental Policy Act (SEPA) review;

15 4. A detailed statement of what is recommended to be changed and why existing
16 policies or criteria should be changed or no longer apply;

17 5. Any proposed plan amendment shall be accompanied by a statement of how the
18 amendment complies with the Comprehensive Plan, Countywide Planning Policies, and the
19 Washington State Growth Management Act's goals and specific requirements;

20 6. Proposed amendments to the Comprehensive Plan should be accompanied by any
21 amendments to development regulations, including area zoning and codes and local of subarea plans
22 adopted pursuant to the Growth Management Act which are needed for consistency with the plan, and
23 work programs and schedules to update capital improvement programs and functional plans
24 consistent with the amendments;

25 7. A uniform application procedure and level of information required to evaluate the
26 feasibility of converting lands with a rural designation to urban growth area, and procedures for
27 dedicating or otherwise permanently protecting the requisite open space in accordance with
28 Countywide Planning Policy FW-1, step 7, and the applicable policies of the 1994 King County
29 Comprehensive Plan as amended; and

30 8. A public review process for recommended plan amendments and implementing measures.

1 SECTION 4. Severability. Should any section, subsection, paragraph, sentence, clause
2 or phrase of this ordinance be declared unconstitutional or invalid for any reason, such decisions
3 shall not affect the validity of the remaining portion of this ordinance,

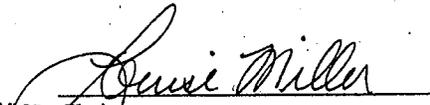
4 INTRODUCED AND READ for the first time this 29th day of

5 January, 19 96

6 PASSED by a vote of 9 to 4 this 11th day of March,

7 1996.

8 KING COUNTY COUNCIL
9 KING COUNTY, WASHINGTON

10 
11 VICE Chair

12 ATTEST:

13 
14 Clerk of the Council

15 APPROVED this 15th day of March, 1996

16 
17 King County Executive

18 Attachments:

- 19 A. Amendments to the 1994 Comprehensive Plan and Corresponding Development
20 Regulations for the Central Puget Sound Growth Management Hearings Board Decision and
21 Order on Case No. 95-3-0008
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23

ATTACHMENT A

**PROPOSED SUBSTITUTE ORDINANCE 96-118
TO COMPLY WITH THE
CENTRAL PUGET SOUND GROWTH MANAGEMENT
HEARINGS BOARD CASE NO. 95-3-0008**

**AMENDMENTS CONSIDERED BY THE FULL COUNCIL
IN THE REGULAR COUNCIL MEETING
ON MARCH 11, 1996
ATTACHED ON THE BACK**



Metropolitan King County Council
Growth Management, Housing, & Environment Committee

Revised Staff Report as reported out of Committee

Agenda Item No.: _____ Name: Caroline Whalen

Proposed No.: 96-118 Date: February 22, 1996

SUBJECT: Relating to comprehensive planning and zoning; adopting amendments to King County's Comprehensive Plan and area zoning in conformity with the Growth Management Act to comply with portions of the Central Puget Sound Growth Management Hearings Board order in Case No. 95-3-0008.

SUMMARY: The Central Puget Sound Growth Management Hearings Board determined in Case 95-3-0008 that parts of the 1994 King County Comprehensive Plan and related development regulations were not in compliance with requirements of the state Growth Management Act (GMA). The Board remanded these items to King County to make appropriate changes to achieve compliance, or in some cases, to justify compliance by March 15, 1996 for the following:

1. The Urban Growth Area designation and possible "Fully Contained Communities" designation, for the Bear Creek Urban Planned Developments.
2. Plan Policy R-206 as it relates to the 1 house per 5-acres zoning on Vashon-Maury Island.
3. Plan Policies R-314 and R-315 and the corresponding Industrial zoning for certain properties in Preston.
4. Four Specific Land Use Map & Zoning Changes (Spencer Industrial, Eastgate Congregational Church Senior Housing, Ring Hill Estates, and the Banks property).
5. Rural City Urban Growth Areas for Duvall, Carnation, Snoqualmie, North Bend and Enumclaw.

HIGHLIGHTS: Proposed Substitute Ordinance 96-118:

Section 1: Comprehensive Plan adoption, amends K.C.C. 20.12.010 to adopt amendments to the comprehensive plan, as contained in Attachment A to this ordinance, to comply with the Board's order in Case No. 95-3-008.

Section 1(B): Clerk recommended change to reference Ordinance 12061 by number.

Section 2: Adoption of Area Zoning, amends K.C.C. 20.12.070 to adopt amendments to area zoning, as contained in Attachment A to this ordinance, to comply with the Board's order in Case No. 95-3-008.

Section 3: Amplification of the Elements, amends K.C.C. 20.12.030 consistent with RCW 36.70A.130 (as amended in ESHB 1724) to allow amendments to the comprehensive plan more frequently than once a year in the following cases:

- amendments to comply with a growth management hearings board ruling or court order;
- amendments to adopt initial sub-area plan;
- amendments to adopt or amend a shoreline master program.

Section 4: Severability clause.

ATTACHMENT A: Amendments to the Comprehensive Plan and Area Zoning

• **Bear Creek UPDs FCC designation (nine amendments #1-9)**

The Executive's amendments #1 - 9 amend the Comprehensive Plan and corresponding development regulations for the Bear Creek UPD area to allow "new Fully Contained Communities" pursuant to RCW 36.70A.350.

Amendment #1: Amends Policy R-104 to state that the Blakely Ridge and Northridge UPD sites are the only Fully Contained Community (FCC) designations required in King County.

Amendment #2-1: Adds new text to precede Policy U-201 to provide an explanation for the Bear Creek UPD FCC designation. **Amendment 2 was amended in GMH&EC by Amendment 2-1 to Clarify the reference to Subsection D and to change "community" to singular form to provide consistency in the reference to one FCC designation comprised of two sites**

Amendment #3: Amends Policy U-201 (Urban Growth Area lands designation):

- a. New subsection f: includes in the UGA the Bear Creek UPD sites unless UPD or FCC permit applications are denied by King County or not pursued by the applicant.
- b. Deletes policy language relative to UPD review and approval and replaces with language recognizing the Bear Creek UPD sites as FCCs. The property reverts to a rural designation if FCC applications are denied by King County or not pursued by applicants and if the sites have not been approved as a UPD.

Amendment #4: Adds new text to precede and support new policies U-210 (#5), U-211 (#6) and U-212 (#7) all relating to FCC designation.

Amendment #5-1: New policy U-210 establishes and designates the Blakely Ridge and Northridge UPD sites as FCCs on the land use atlas and Urban Reserve on the zoning atlas. Maintains continued validity of approved UPD permit for either site. Amendment 5 was amended in GMH&EC by 5-1 to provides consistency in the references to one designation comprised of two sites

Amendment #6: New policy U-211 states that the County's UGA population and growth targets in Policy U-209 include the Bear Creek UPD sites and no further population allocation is necessary to satisfy the requirements in RCW 36.70A.350.

Amendment #7: New policy U-212 states that the review and approval process for a FCC permit shall be the same as an UPD permit and shall also include additional criteria pursuant to RCW 36.70A.350 (same language found in Proposed Ordinance 96-129, Section 8):

- Infrastructure including transportation and utilities is provided for and impact fees established and imposed on FCCs consistent with RCW 82.02.050.
- Transit-oriented site planning and traffic demand management programs are implemented. Non-motorized and high occupancy vehicle facilities are given high design and management priority.
- Buffers are provided between FCC and adjacent urban and low-density residential development to reduce impacts on adjacent lands.
- Mix of uses (jobs, housing and services) without a percentage formula for the mix, are provided to FCC residents. Mix of uses is to be determined on a case-by-case basis. Service uses may serve non-FCC residents.
- Affordable housing is provided for a broad range of income levels, including levels below and near the median income for the county.
- Environmental protection at a level at least equivalent to adopted regulations is provided.
- Development regulations, including zoning and sizing of FCC water and sewers, are established to ensure urban growth will not occur in adjacent nonurban areas.
- Provision made to mitigate impacts on designated resource lands.
- Consistent with critical area protection development regulations and the FCC plan is provided.

Amendment #8-1: Amends the 1994 Comprehensive Plan Land Use Map, as amended, to designate the existing UPD boundary of the Blakely Ridge and Northridge sites in the Bear Creek Area as Fully Contained Communities with an underlying UPD designation. Amendment 8 was amended at GMH&EC by 8-1 to add text to the FCC map designation providing the retention of the underlying UPD land use designation.

Amendment #9: Amends the 1994 Area Zoning Map, as amended, to designate the existing UPD boundary of the Blakely Ridge and Northridge sites in the Bear Creek Area as Fully Contained Communities (FCC) - special district overly and maintain as underlying the existing Urban Plan Development special district overlay.

• **Vashon-Maury Island 5 acre zoning (two amendments #10 & 11-1)**

The intent of the two amendments transmitted by the executive is to provide additional information to the Board to justify the existing policy R-206 as it relates to Vashon-Maury Island and the corresponding 1 house per 5-acre zoning and to provide additional policy support for the existing 1 house per 10-acre zoning.

Amendment #10: Amends text preceding Policy R-107 (monitor quantity and quality of Vashon water supply) to provide updated information from the Draft Vashon-Maury Island Ground Water Management Plan dated March, 1995.

Amendment #11-1:

- **Adds a new policy, R-205A,** to establish the criteria for 10 acre zoning on Vashon-Maury Island and states that:
 - a. The existing RA-10 zoning on Vashon-Maury Island shall be maintained;
 - b. RA-10 zoning may be applied:

1. where the area is designated as highly susceptible to ground water contamination or reduced recharge; and
2. where a certified ground water management plan determines that 10-acre zoning is needed to protect ground water resources.

Amendment 11 was amended in GMH&EC by 11-1 to eliminates the following condition from 205A(b): "lands are in a predominant pattern of 10-acre sizes".

- **Amends policy R-206 to specify that RA-5 zoning is applied in the rural area on land that does not meet the criteria for higher (RA 2.5) or lower (RA 10 and RA 20) density designations. This is added to the existing language requiring that the land is physically suitable for development at a density of one home per five acres and can be supported by rural services.**
- **Preston industrial zoning (three amendments #12, 13 & 14)**
The intent of the executive proposal to comply with the Board decision and GMA is to amend Policies R-314 and R-315 in the Plan and adopt implementing zoning conditions to limit uses on the affected properties.
Amendment #12-3: Zoning - Adds P-Suffix conditions to Preston Industrial Park and Preston Village properties identified on the accompanying map. Conditions specify that any new Industrial development or redevelopment shall be limited to uses dependent upon location in a Rural Area and that the use is compatible with the functional and visual character of the immediate area.
Function: Use must be located as such because the majority of the product(s) being manufactured or processed is composed of Rural Area/Resource lands' extracted or grown material(s).
Visual: Permit approval shall focus on the view sheds (i.e. linear physical feature such as ridgeline or treeline) of the Preston neighborhood.
Amendment 12 was amended in GMH&EC by 12-3 to specifies that a conditional use permit process will be utilized to determine compliance with the function and visual requirements and to clarify that this p-suffix conditions does not apply to existing or vested structures nor to tenant improvements. The p-suffix conditions adopted by Ordinance 11653 are still in effect.
Amendment #13-2: Amends Policy R-314 relating to the industrial area adjacent to Preston Rural Neighborhood, to include the condition that new industrial development or redevelopment must be dependent upon location in the rural area and must be compatible with the functional and visual character of the immediate area. Amendment 13 was amended in GMH&EC by 13-2 to exclude existing structures, those vested by applications and site improvements from application.
Amendment #14-1: Amends Policy R-315 relating to two sites within the Preston Rural Neighborhood, to include the condition that permitted industrial use must be dependent upon location in the rural area and must be compatible with the functional and visual character of the immediate area. Amendment 14 was amended in GMH&EC by 14-1 to make minor language changes and to eliminate the phrase "by its very nature" in reference to function and use.
- **Spencer Industrial (two amendments #15 & 16-1)**
The executive position for the Spencer property provided in Amendments 15 and 16 is to adopt Industrial land use and R-4. Potential Industrial zoning with P-suffix conditions.
Amendment #15: Land Use - Re-adopts Industrial land use for eight properties as identified by parcel and map.
Amendment #16-1: Zoning - Re-adopts R-4 zoning, Potential Industrial with a p-suffix condition (I-P).
Amendment 16 was amended in GMH&EC to concur with prior Council action to allow the Hearing Examiner process to apply specific P-suffix development conditions.
- **Eastgate Congregational Church (two amendments #17 & 18)**
The executive position for the Eastgate Congregational Church property provided in Amendments 17 and 18 is to adopt on the easterly 2.5 acres of parcel 1424059049 Urban Residential, greater than 12 units per acre land use and R-24 zoning (24 units per acre).
Amendment #17: Land Use Map amendment directs the application of Urban Residential, greater than 12 units per acre on the easterly 2.5 (approximate) portion of the identified property.

Amendment #18: Zoning Map amendment directs the application of R-24 with P-suffix conditions on the easterly 2.5 (approximate) portion of the identified property. Zoning is subject to three pre-effective and nine post-effective conditions.

• **Ring Hill Estates (1 amendment #19-1)**

Amendment #19-1: Amends the zoning map to designate 10 properties and the west portions of three properties RA-5-P zoning and proposes four P-suffix conditions. Amendment 19 was amended in GMH&EC by 19-1. The land use for RA-5 and RA-10 is the same. The executive proposal recommended by #19 proposed RA-10-P zoning and the removal of the four P-suffix conditions applied by Amendment 81 to Ordinance 11653.

• **Banks Property (two amendments #20-1 & 21-1)**

20-1: Banks. Designates properties known as Banks Rural Neighborhood land use.

21-1: Banks. Designates properties known as Banks Neighborhood Business zoning and retains existing P-suffix conditions.

Amendment 20 and 21 were amended in GMH&EC by 20-1 and 21-1. The executive position for the Banks property provided in Amendments 20 and 21 recommended changing the land use from Rural Neighborhood to Rural Residential, & zoning from Neighborhood Business to RA-5-P.

• **Rural Cities Urban Growth Area (no amendments)**

The executive finds that no formal action by the Council is necessary to comply with the Board's decision in this area because the UGAs in the 1994 Plan and the rural city "expansion areas" in the Countywide Planning Policies are identical. Three maps are supplied to support this position.

Attachment B to Proposed Ordinance 96-118 - Description of Public Notice:

- Approximately 7,000 notices were mailed on February 2, 1996 to owners of affected property, those within 500 feet of proposed changes and parties of record whose appeals before the Board resulted in the proposed action. A copy of the notice is contained in Attachment B.
- A published notice with the same text as the mailed notice was printed in the Seattle Times legal notices section on February 2, 1996.
- A 24-hour GMA Hotline (296-8777) is available for requesting additional information.

Attachment C to Proposed Ordinance 96-118 - Regulatory Note

Attachment D to Proposed Ordinance 96-118 - I-201, I-202 and I-203 Analyses

Attachment E to Proposed Ordinance 96-118 - Justification of the Urban Designation of the Bear Creek UPD Sites and Justification of Policy R-206 as Applied to Vashon-Maury Island.

Attachment F to Proposed Ordinance 96-118 - Addendum to the King County Comprehensive Plan 1994 Draft and Final Supplemental Environmental Impact Statements. A Determination of Significance was issued dated February 20, 1996. The comment period concludes March 6.

Attachment G to Proposed Ordinance 96-118 - Written Comments

STATE NOTICE: Notice to the State was given on January 11, 1996 and to date no comments have been received.

- ATTACHMENTS:**
1. Proposed Substitute Ordinance 96-118
 2. Attachments A-G

STAFF ATTENDING: Tim Ceis, Policy Staff, Executive Office
Greg Kipp, Deputy Director, DDES



**Metropolitan King County Council
Growth Management, Housing, & Environment Committee**

Revised Staff Report as reported out of Committee

Agenda Item No.: _____ Name: Caroline Whalen

Proposed No.: 96-129 Date: February 22, 1996

SUBJECT: Relating to zoning; adopting amendments to the King County Planning Code (Title 20) and Zoning Code (Title 21A) relating to new Fully Contained Communities, in compliance with the Washington State Growth Management Act, to comply with portions of the Central Puget Sound Growth Management Hearings Board's decision and order in Case No. 95-3-0008.

SUMMARY: Proposed Substitute Ordinance 96-129 amends Title 20 and 21A to implement development regulations relating to Fully Contained Communities necessitated by amendments to the comprehensive plan and area zoning offered in Proposed Ordinance 96-118.

HIGHLIGHTS OF PROPOSED SUBSTITUTE ORDINANCE 96-129:

Section 1: Amends K.C.C. 20.24.070 to include applications for new fully contained communities to the list of applications for which the Hearing Examiner prepares a recommendation to the Council.

Section 2: Amends the Urban Reserve (UR) zone purpose statement in K.C.C. 21A.04.070 to state that the UR zone is the appropriate designation in siting a new fully contained community.

Section 3: Provides a new section to the zoning code definition section in K.C.C. 21A.06 to include a definition for fully contained communities. A fully contained community is "a site specific project consisting of conceptual site plan(s), development standards, processing and other elements, and which is consistent with the criteria provided in RCW 36.70A.350."

Section 4: Amends the Special District Overlay purpose statement in K.C.C. 21A.38.010 to include the establishment of a special district overlay directed by the Comprehensive Plan. The current language allowing a designation by a community plan is retained.

Section 5: Amends the Special District Overlay authority and application section, K.C.C. 21A.38.020, to include the designation of a special district overlay directed by area zoning adopted with the Comprehensive Plan. The current language indicates that the overlay is applied only by area zoning done in conjunction with community plans. In addition, two corrections are made to code citations noting the accurate location of K.C.C. 20.16 rather than the inaccurate 20.18.

Section 6: Amends the Special District Overlay general provisions section in K.C.C. 21A.38.040 to include reference to designations applied by the comprehensive plan.

Section 7: Provides a new section to the Special District Overlay chapter, K.C.C. 21A.38, to describe the purpose, designation and implementation of the fully contained community special district overlay.

- **Purpose:** to provide a means for amendments to the comprehensive plan to designate a limited number of areas appropriate for conversion to urban development on a large scale basis.
- **Designation:**
The comprehensive plan amendment and area zoning shall:

1. delineate FCC overlay district boundaries; and
2. ensure that surrounding properties are classified with rural residential zoning consistent with adopted plans to restrict future urban development.

The comprehensive plan amendment and area zoning may:

1. set a maximum or range of number of dwelling units with the FCC and
 2. incorporate project description elements or requirements including but not limited to: conceptual site plan; mix of attached/detached housing; affordable housing goals/programs; major transportation or other major infrastructure programs and the FCC's participation.
- **Implementation:** is accomplished for FCCs by complying with the standards and procedures in K.C.C. 21A.39 (Urban Planned Development chapter).

Section 8: Provides a new section to K.C.C. 21A.39 (Urban Planned Development chapter) to describe the fully contained community permit.

A. FCC permit application accepted only for areas designated FCCs by the comprehensive plan and zoned as such.

B. FCC permit shall comply with UPD provisions in 21A.39.020(B) and (C) [UPD permit application review process]; 21A.39.030 - 21A.39.130 [these sections address: UPD conditions of approval, development agreement, land use, affordable housing, recreation and open space, road and school adequacy, water and sewer service, road design, storm water management design, applicability of other zoning code provisions and latecomer agreements and fair share]. FCC permit shall also comply with additional standards (RCW 36.70A.350):

- Infrastructure including transportation and utilities is provided for and impact fees established and imposed on FCCs consistent with RCW 82.02.050.
- Transit-oriented site planning and traffic demand management programs implemented. Non-motorized and high occupancy vehicle facilities given high design and management priority.
- Buffers provided between FCC and adjacent urban and low-density residential development to reduce impacts on adjacent lands.
- Mix of uses (jobs, housing and services) without percentage formula for the mix, provided to FCC residents. Mix of uses to be determined on a case-by-case basis. Service uses may serve non-FCC residents.
- Affordable housing provided for board range of income levels, including levels below and near the median income for the county.
- Environmental protection provided at least equivalent to adopted regulations.
- Development regulations, including zoning and sizing of FCC water and sewers, established to ensure urban growth will not occur in adjacent nonurban areas.
- Provision to mitigate impacts on designated resource lands.
- FCC plan is consistent with critical area protection development regulations.

C. Previously submitted UPD applications are accepted as complete FCC applications providing that the procedural provisions in section 8 of this ordinance are applied.

D. If more than one FCC is designated by the comprehensive plan within the same FCC overlay area, the applications may be submitted independently or in combination, if a combined review is requested by the applicants. Applicants can request that the criteria specified in Section B above be applied to the combined area and uses within the two adjoining FCC permit sites. In applying the FCC criteria of Section B above to an FCC permit, the County shall consider the uses and other characteristics of any existing FCC permit on an adjoining site within the FCC area.

E. An approved UPD can proceed in accordance with a recorded development agreement or the owner may request that the county review and issue a FCC permit. This review is to follow the FCC processing requirements, but would be limited to determining if additional findings and conclusions beyond those required for the UPD permit are necessary to issue the FCC permit.

Section 9: Provides a new section to K.C.C. 21A.44 (Decision Criteria Chapter) stating that application for FCC permit shall be granted only upon demonstrated compliance with provisions of K.C.C. 21A.38 and 21A.39.

Section 10 Severability clause.

12170

STATE NOTICE/SEPA: Notice to the State was given on January 11, 1996 and to date no comments have been received. SEPA notice published February 20, 1996.

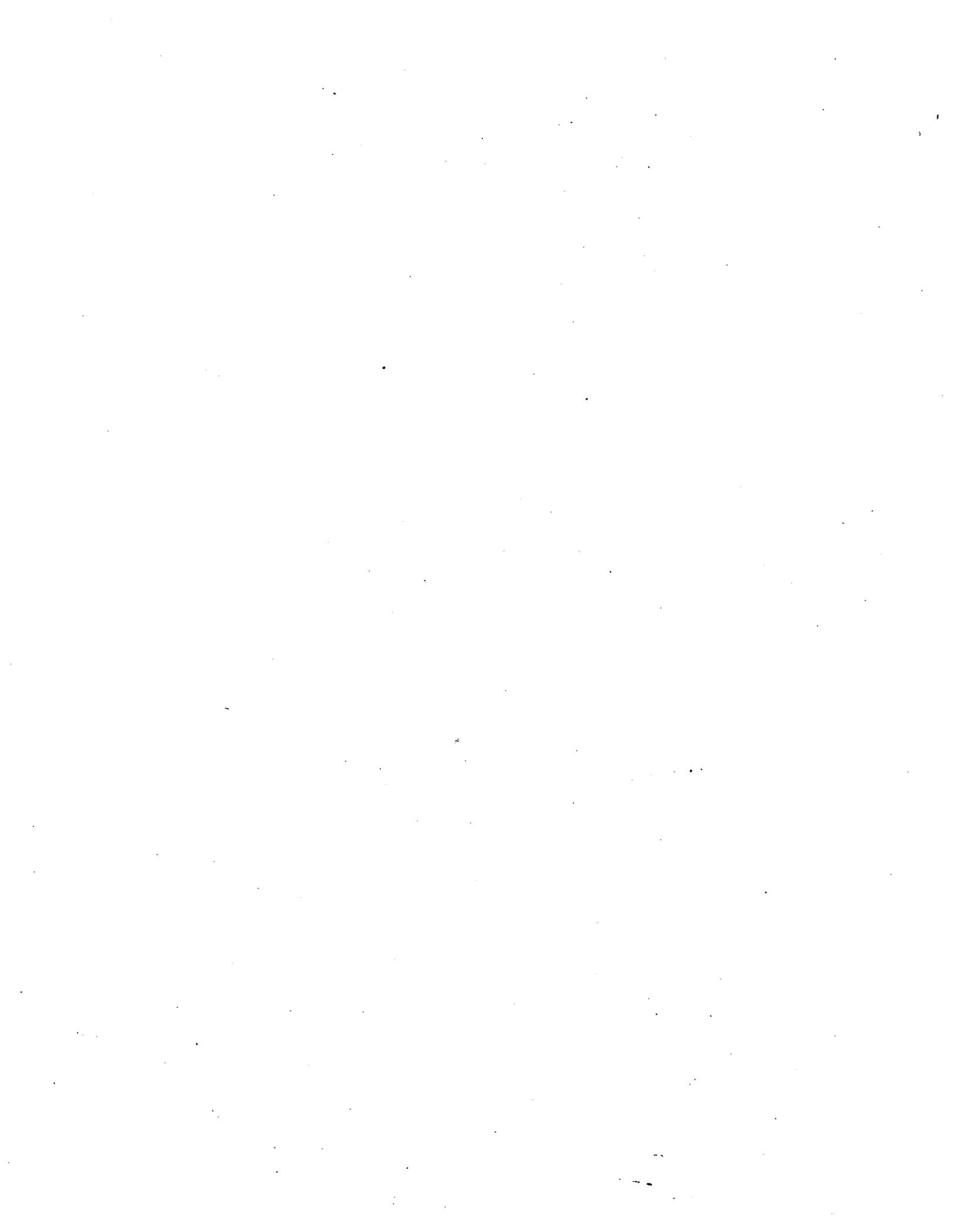
ATTACHMENTS:

1. Proposed Substitute Ordinance 96-129
2. Notebook containing Attachments A-G to Proposed Substitute Ordinance 96-118

STAFF ATTENDING:

Tim Ceis, Policy Staff, Executive Office
Greg Kipp, Deputy Director, DDES

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February 21, 1996

Introduced By: Chris Vance

Proposed No.: 96-118

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SUBSTITUTE
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, to comply with portions of the Central Puget Sound Growth Management Hearings Board's decision and order in Case No. 95-3-0008, as corrected, remanding portions of the 1994 King County Comprehensive Plan to the County for modification; amending Ordinance 263, Article 2, Section 1, as amended, and KCC 20.12.010, Ordinance 11653, Section 6, and KCC 20.12.017; and amending Ordinance 263, Article 2, Section 3, and K.C.C. 20.12.030.

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 amendments to the 1994 King County Comprehensive Plan proposed to be adopted by this ordinance are necessary to comply with portions of the Central Puget Sound Growth Management Hearings Board's Decision and Order in Case No. 95-3-0008, as corrected.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 263, Article 2, Section 1 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, R.C.W. 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 and the 1995 area zoning amendments contained in King County Comprehensive Plan 1995 Amendments attached as Appendix A to ((this)) Ordinance 1206 are hereby adopted as amendments to the King County Comprehensive Plan and adopted as the official zoning control for those portions of unincorporated King County defined therein.

C. The amendments to the 1994 King County Comprehensive Plan contained in Attachment A to this ordinance 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 **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 Condition.

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.

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

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

32 D. The 1995 area zoning amendments attached to ~~((this is))~~ Ordinance 12061 in appendix A
33 are adopted as the official zoning control for those portions of unincorporated King County defined
34 therein.

35 E. Amendments to the 1994 King County Comprehensive Plan area zoning Ordinance
36 11653 Appendices A through P, as contained in Attachment A to this ordinance are hereby adopted to
37 comply with the Decision and Order of the Central Puget Sound Growth Management Hearings Board
38 in Vashon-Maury Island, et. al. v. King County, Case No. 95-3-0008.

39 **SECTION 3.** Ordinance 263, Article 2, Section 3 and K.C.C. 20.12.030 are each amended to
40 read as follows:

41 Amplification of elements. A. The Comprehensive Plan shall be amended no more than
42 once per calendar year except in case of an emergency, to comply with a growth management
43 hearings board ruling or with a court order, the initial adoption of a subarea plan, and the adoption or
44 amendment of a Shoreline Master Program, as provided in RCW 36.70A.130. All other proposed

1 amendments or revisions to the Comprehensive Plan, including ((adoption-or)) amendments of
2 subarea plans, shall be considered by the council concurrently each year.

3 B. The department, in consultation with the council, shall adopt a process for
4 comprehensive plan land use map and policy amendments under the rule-making authority of K.C.C.
5 2.98. The process shall include, at a minimum, the following features:

6 1. Concurrent consideration of all proposed changes to allow cumulative impact
7 analysis and meet the limit of RCW 36.70A.130 of one comprehensive plan amendment per year;

8 2. Process and procedures for plan amendments which are initiated by:

- 9 a. King County council motion;
10 b. King County executive request; and,
11 c. private application.

12 3. Deadlines for submittal of proposed changes that will facilitate coordination between
13 the Comprehensive Plan amendment process and preparation and adoption of the county's budget and
14 permit State Environmental Policy Act (SEPA) review;

15 4. A detailed statement of what is recommended to be changed and why existing
16 policies or criteria should be changed or no longer apply;

17 5. Any proposed plan amendment shall be accompanied by a statement of how the
18 amendment complies with the Comprehensive Plan, Countywide Planning Policies, and the
19 Washington State Growth Management Act's goals and specific requirements;

20 6. Proposed amendments to the Comprehensive Plan should be accompanied by any
21 amendments to development regulations, including area zoning and codes and local of subarea plans
22 adopted pursuant to the Growth Management Act which are needed for consistency with the plan, and
23 work programs and schedules to update capital improvement programs and functional plans
24 consistent with the amendments;

25 7. A uniform application procedure and level of information required to evaluate the
26 feasibility of converting lands with a rural designation to urban growth area, and procedures for
27 dedicating or otherwise permanently protecting the requisite open space in accordance with
28 Countywide Planning Policy FW-1, step 7, and the applicable policies of the 1994 King County
29 Comprehensive Plan as amended; and

30 8. A public review process for recommended plan amendments and implementing measures.

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SECTION 4. 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 _____ day of

_____, 19__.

PASSED by a vote of ___ to ___ this _____ day of _____.

19__.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Chair

ATTEST:

Clerk of the Council

APPROVED this _____ day of _____, 19__.

King County Executive

Attachments:

A. Amendments to the 1994 Comprehensive Plan and Corresponding Development Regulations for the Central Puget Sound Growth Management Hearings Board Decision and Order on Case No. 95-3-0008

1 February 2, 1996

Introduced By:

Proposed By:

DDES

2 Bear Creek UPDs

3 AMENDMENT TO 1994 COMPREHENSIVE PLAN - CHAPTER THREE - RURAL LAND USE - AS
4 PRESENTED IN LEGISLATIVE FORMAT.

5
6 Page 61, Policy R-104

7 Amend policy R-104 as follows:

8 **R-104 (~~King County finds no need to establish new "fully contained communities"~~**
9 **~~within the Rural Area, as provided for by the Growth Management Act.~~)**
10 **Except for the Blakely Ridge and Northridge Fully Contained Community**
11 **designations in Policy U-210, no new Fully Contained Communities are**
12 **needed in King County.**

13
14 **Rationale:** The Central Puget Sound Growth Management Hearings Board, in
15 Consolidated Case No. 95-3-0008, remanded to King County the issue of the Bear Creek
16 "island" Urban Growth Area (UGA) with instructions to either: (a) delete it, or (b) adopt it
17 as a Fully Contained Community (FCC) if it meets the requirements of RCW 36.70A.350;
18 or (c) justify it pursuant to the requirements of RCW 36.70A.110, and the rank order
19 requirements for including lands in the UGA. The Board's remand decision did not
20 invalidate the Bear Creek "island" from the County's UGA. Therefore, the area is still
21 Urban under the Comprehensive Plan.

22 Deleting the area from the UGA is not supported by current Countywide Planning Policies
23 (CPPs), Comprehensive Plan policies, and Comprehensive Plan land use designation as an
24 Urban Planned Development (UPD). With regard to the justification option, the County
25 considers the designation of the Bear Creek UGA to be consistent with the CPPs and GMA
26 and has appealed the Board's decision. Alternatively, in order to comply with the Board's
27 remand, the Executive also recommends that a FCC designation be established for the
28 subject area (option (b) above). This option requires several amendments to the
29 Comprehensive Plan policies and an amendment to the area's land use designation to
30 reflect
31 the FCC designation.

32 The proposed amendment to Policy R-104 recognizes that only one area within King
33 County, i.e., the adjoining Blakely Ridge and Northridge sites, is recognized and designated
34 as a FCC within the Plan. The proposed amendment maintains current R-104 policy
35 direction that no new FCCs are needed within the Rural Area, and extends the FCC
36 exclusionary language to all other areas of King County. Therefore, the proposed

1 February 2, 1996

Introduced By:

Proposed By:

DDES

2 Bear Creek UPDs

3 AMENDMENT TO 1994 COMPREHENSIVE PLAN - CHAPTER THREE - RURAL LAND USE - AS
 4 PRESENTED IN LEGISLATIVE FORMAT.

5
 6 Page 61, Policy R-104

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 9 **~~within the Rural Area, as provided for by the Growth Management Act.~~)**
 10 **Except for the Blakely Ridge and Northridge Fully Contained Community**
 11 **designations in Policy U-210, no new Fully Contained Communities are**
 12 **needed in King County.**

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 15 Consolidated Case No. 95-3-0008, remanded to King County the issue of the Bear Creek
 16 "island" Urban Growth Area (UGA) with instructions to either: (a) delete it; or (b) adopt it
 17 as a Fully Contained Community (FCC) if it meets the requirements of RCW 36.70A.350;
 18 or (c) justify it pursuant to the requirements of RCW 36.70A.110, and the rank order
 19 requirements for including lands in the UGA. The Board's remand decision did not
 20 invalidate the Bear Creek "island" from the County's UGA. Therefore, the area is still
 21 Urban under the Comprehensive Plan.

22 Deleting the area from the UGA is not supported by current Countywide Planning Policies
 23 (CPPs), Comprehensive Plan policies, and Comprehensive Plan land use designation as an
 24 Urban Planned Development (UPD). With regard to the justification option, the County
 25 considers the designation of the Bear Creek UGA to be consistent with the CPPs and GMA
 26 and has appealed the Board's decision. Alternatively, in order to comply with the Board's
 27 remand, the Executive also recommends that a FCC designation be established for the
 28 subject area (option (b) above). This option requires several amendments to the
 29 Comprehensive Plan policies and an amendment to the area's land use designation to
 30 reflect
 31 the FCC designation.

32 The proposed amendment to Policy R-104 recognizes that only one area within King
 33 County, i.e., the adjoining Blakely Ridge and Northridge sites, is recognized and designated
 34 as a FCC within the Plan. The proposed amendment maintains current R-104 policy
 35 direction that no new FCCs are needed within the Rural Area, and extends the FCC
 36 exclusionary language to all other areas of King County. Therefore, the proposed

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amendment confines the FCC designation to one area and prevents the establishment or proliferation of other FCC's in King County.

February 15, 1996

Introduced By:


Chris Vance

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AMENDMENT TO THE 1994 COMPREHENSIVE PLAN - CHAPTER TWO - URBAN LAND USE - AS PRESENTED IN LEGISLATIVE FORMAT IN RESPONSE TO CENTRAL PUGET SOUND GROWTH MANAGEMENT HEARINGS BOARD CASE NO. 95-3-0008

Page 27. New Text Preceding Policy U-201

Add the new text as follows:

The adopted Countywide Planning Policies (CPPs) recognized the need for and appropriateness of urban master planned developments in the Bear Creek area. Accordingly, the CPPs specifically directed in Policy LU-26 that this area be included in the County's Urban Growth Area (UGA), as shown on the UGA map in the CPPs (Appendix 1), unless master plan developments are not pursued by the applicant or are denied by the County. As an alternative, the CPPs also recognize the possibility of future designation of these master planned developments as new Communities under the Growth Management Act.

Consistent with this policy direction in the CPPs, the Comprehensive Plan designated the area encompassing the Bear Creek master planned developments (now called urban planned developments or "UPDs" in this Plan) as part of the UGA on the Land Use Map. This UGA portion of the Plan was remanded to the County by the Central Puget Sound Growth Management Hearings Board in the case of Vashon-Maury, et. al. v. King County, with instructions to delete it, adopt it as a fully contained community if it meets the requirements of RCW 36.70A.350, or justify it pursuant to the requirements of RCW 36.70A.110.

The County considers the Bear Creek UPD sites are an appropriate part of the UGA and has appealed the Board's decision to superior court. As an alternative, and in compliance with the Board's instructions on remand, the County had determined that the Bear Creek UPD sites are appropriate for designation as a new Fully Contained Community under RCW 36.70A.350. Subsection D entitled "Fully Contained Communities" contains policies relating to the process and criteria for final approval of applications for new Fully Contained Community permits.

Rationale: This text supports amended Policy U-201 which recognizes the Bear Creek UPD sites as a designated Fully Contained Community. This amendment to Amendment 2 makes the following changes: On line 29, the reference to Subsection D is clarified and on line 30 the word "community" is changed from the plural to singular form and the word permits is added.

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February 2, 1996

Introduced By:
Proposed By:

DDES

Bear Creek UPDs

AMENDMENT TO 1994 COMPREHENSIVE PLAN - CHAPTER TWO - URBAN LAND USE - AS PRESENTED IN LEGISLATIVE FORMAT.

Page 27, Policy U-201

Amend the policy as follows:

- U-201** The Urban Growth Area designations shown on the official Land Use Map includes enough land to provide the capacity to accommodate growth expected over the period 1992-2012. These lands:
- a. Do not include rural land or unincorporated agricultural or forestry lands designated through the Countywide Planning Policies plan process;
 - b. Include only areas already characterized by urban development which can be efficiently and cost effectively served by roads, water, sanitary sewer and storm drainage, schools and other urban governmental services within the next 20 years;
 - c. Do not extend beyond natural boundaries, such as watersheds, which impede provision of urban services;
 - d. Respect topographical features which form a natural edge such as rivers and ridge lines; and
 - e. Include only areas which are sufficiently free of environmental constraints to be able to support urban growth without major environmental impacts unless such areas are designated as an urban separator by interlocal agreement between jurisdictions; and
 - f. Include the Bear Creek Urban Planned Development (UPD) sites, unless the applications for a UPD permit or a Fully Contained Community (FCC) permit are denied by King County or not pursued by the applicants.

Further, this policy recognizes that 100 acres of the Glacier Ridge Partnership lands near Lake Desire are conditionally suitable for the 4 to 1 Program, with any remaining issues to be resolved through the subdivision process. Approximately 83 acres of these lands are designated on the Land Use Map as urban. If the applicant fails to receive plat approval, the urban and open space properties shall convert to a rural designation and rural zoning at the time of the next annual review of the King County Comprehensive Plan.

1 In addition, this policy recognizes that the Bear Creek Urban
2 Planned Development (UPDs) are subject to an ongoing review
3 process under the adopted Bear Creek Community Plan and that
4 these properties are urban under the Countywide Planning Policies.
5 If the applications necessary to implement the UPDs are denied by
6 King County or not pursued by the applicant(s), then the property
7 subject to the UPD shall be redesignated rural pursuant to the Bear
8 Creek Community Plan. ~~((Nothing in this policy shall limit the
9 continued review and implementation through existing applications,
10 capital improvements, appropriations or other approvals of these
11 two UPDs as new communities under the Growth Management
12 Act.))~~ This policy recognizes the appropriateness of designating the
13 Bear Creek UPD sites as a Fully Contained Community under the
14 Growth Management Act. If the applications necessary to
15 implement the Fully Contained Community are denied by King
16 County or not pursued by the applicant(s), and if the sites have not
17 otherwise been approved as a UPD, then the Property shall be
18 designated Rural on the Land Use Map.

19 Rationale: The proposed amendment to Policy U-201 specifically identifies the Bear
20 Creek UPD sites within the UGA and recognizes that these sites are also appropriately
21 designated as a Fully Contained Community under the GMA. This designation is
22 consistent with Countywide Planning Policies which both recognized the need for and
23 appropriateness of urban master planned developments in the Bear Creek area. The policy
24 directs King County to redesignate these sites as Rural should a FCC or UPD development
25 proposal be denied or not pursued by the applicant.



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February 2, 1996

Introduced By:

Proposed By:

DDES

Bear Creek UPDs

AMENDMENT TO 1994 COMPREHENSIVE PLAN - CHAPTER TWO - URBAN LAND USE - AS PRESENTED IN LEGISLATIVE FORMAT.

Page 30, New Text Following Policy U-209

Add the new text as follows:

D. Fully Contained Communities

The Growth Management Act allows counties to establish a process, as part of its UGA designation, for reviewing proposals to authorize new Fully Contained Communities (FCC). Criteria for approval of FCCs are contained in RCW 36.70A.350. If the County establishes in its Comprehensive Plan a process for authorizing FCCs, it must adopt procedures for approving FCCs in its development regulations.

Like UPDs, development of large land ownerships may offer the public and the property owner opportunities to realize mutual benefits, as FCCs including: greater preservation of public open space and buffers for adjacent lands; proponent contributions to major capital improvement needs; infrastructure; impact fees; and opportunities for transit-oriented communities utilizing traffic demand management programs. A diversity in housing types and affordability levels, the establishment of a specific range and intensity of uses, including jobs, housing, and services for the FCC can be realized while maintaining the character of and limiting impacts and growth pressures on adjacent or nearby nonurban lands including agricultural, forest, and mineral resource lands. A property owner and the public could benefit from the efficiency of combined hearings and land use decision-making, as well as the establishment of comprehensive and consistently applied project-wide mitigation guiding the review of subsequent land use approvals.

Unlike UPDs, FCCs may be established in Rural Areas outside the UGA. However, if located outside the UGA, the County must reserve a portion of its 20-year population projection for allocation to FCCs and reduce the UGA accordingly. FCCs must also comply with the criteria for approval in RCW 36.70A.350.

The County finds a need to establish two FCCs in King County: the Blakely Ridge and Northridge UPD sites ("Bear Creek UPD sites"). The Countywide Planning Policies support development of these sites as urban master planned developments and directed that they be designated within the County UGA in its Comprehensive Plan unless the master planned developments are not pursued or are denied by King County. Accordingly, the

1 1994 Comprehensive Plan included the Bear Creek sites in the UGA and designated them
 2 as UPDs. The validity of this UGA designation is currently subject to an appeal in Superior
 3 Court. Regardless of whether the urban designation of the Bear Creek UPD sites in the
 4 1994 Comprehensive Plan is upheld, the GMA recognizes the FCC provision as an
 5 independent method of designation of lands as urban and the County has determined that
 6 the Bear Creek UPD sites are appropriate for designation as an FCC.

7 The Bear Creek FCCs provide substantial benefits and achieve Growth Management Act
 8 goals which cannot be duplicated through the UGAs associated with the cities in this part of
 9 the County. The findings and justifications for FCC designation, consistent with the
 10 criteria RCW 38.70A.350(1), include the following:

- 11 a. Site Characteristics: These two sites are appropriate as FCCs due to a large land
 12 mass managed under two ownerships allowing for an efficient and unified
 13 planning effort. Master planning promotes GMA goals by concentrating
 14 development, locating commercial services in close proximity to residents,
 15 provides for a mix of residential, commercial, and retail uses, allows for the
 16 preservation of larger, contiguous amounts of open space, and otherwise reduces
 17 inefficient consumption of land.
- 18 b. Affordable Housing: The 1992 median household income in the Bear Creek area
 19 is 54 percent higher than the countywide median for this same period and multi-
 20 family units occupy 2 percent of the housing stock compared with 19 percent
 21 countywide in unincorporated areas. These two sites will introduce multi-family
 22 units and provide housing units for low, median, and moderate income
 23 households. This introduction of substantial affordable, and multi-family housing
 24 opportunities will allow for greater housing choices not currently available in the
 25 area and will correct an affordable housing deficiency in this portion of the
 26 County which cannot be adequately provided in other urban growth areas.
- 27 c. Environmental Protection: Environmental protection standards can exceed the
 28 highest standards in the County through clustering and state-of-the-art water
 29 quality and drainage systems. Critical areas, including wetlands, streams, and
 30 steep slopes can be protected through comprehensive site design and
 31 extraordinary surface water management measures far beyond protections that
 32 could be achieved through rural lot development. The large scale of a master plan
 33 allows for development of construction and conservation practices that could not
 34 be achieved on smaller properties, or through rural lot development.
- 35 d. Open Space and Recreation: Larger, cohesive public open space systems
 36 including public parks, recreational facilities and trails can be provided through
 37 the FCC process. Acquisitions of this magnitude cannot be achieved in existing
 38 city UGAs, but are instead dependent upon large acreage ownerships available for
 39 master planning.
- 40 e. Public Facilities and Services: The large scale of a master plan allows for efficient
 41 provision of many public services internalized within the boundaries of the new
 42 communities. Infrastructure costs can be borne by developers for transportation,
 43 sewer, water, schools and other facilities and services consistent with the
 44 requirements of RCW 82.02.050. Site design and development conditions such as



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traffic demand management systems can encourage the use of transit and non-motorized means of transportation.

f. Buffers and Adjacent Lands: Perimeter buffers and development conditions can be imposed to reduce impacts and reduce growth pressures on adjacent and nearby lands, including designated agricultural, forest, and mineral resource lands.

The following policies designate the Bear Creek UPD sites as an FCC and establishes a process and criteria for review and final approval of an FCC permit.

Rationale: This new text supports amended policy U-210 and new policies U-211 and U-212.

5-1



Chris Vance

February 15, 1996

Introduced By:

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AMENDMENT TO THE 1994 COMPREHENSIVE PLAN - CHAPTER TWO -
URBAN LAND USE - AS PRESENTED IN LEGISLATIVE FORMAT AND IN
RESPONSE TO CENTRAL PUGET SOUND GROWTH MANAGEMENT
HEARINGS BOARD CASE NO. 95-3-0008

Page 30. New Policy

Add the new policy as follows:

U-210 King County finds a need to establish a new Fully Contained Community. Two sites are designated through this plan shown on the Land Use Map as a Fully Contained Community; and on the Area Zoning Map as Urban Reserve: Blakely Ridge and Northridge Urban Planned Development sites located in the Bear Creek Areas. Nothing in these policies shall affect the continued validity of an approved Urban Planned Development permit for either of these sites. This FCC designation may be implemented by separate or coordinated FCC permits for the two sites.

Rationale: Policy U-210 has been added to establish a FCC designation for the Bear Creek UPD sites. This policy is consistent with the Growth Management Act criteria specified in RCW 36.70A.350 for a FCC. This amendment to Amendment 5 provides consistency in the references to one designation comprised of two sites.

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February 2, 1996

Introduced By:
Proposed By:

DDES

Bear Creek UPDs

AMENDMENT TO 1994 COMPREHENSIVE PLAN - CHAPTER TWO - URBAN LAND USE - AS PRESENTED IN LEGISLATIVE FORMAT.

Page 30. New Policy

Add the new policy as follows:

U-211 The population, household, and employment growth targets and allocations for the County's UGA in this plan include the Northridge and Blakely Ridge sites. Accordingly, the requirements in RCW 36.70A.350 (2) that the County reserve a portion of the 20-year population projection for allocation to new Fully Contained Communities has been satisfied.

Rationale: Policy U-211 has been added to clarify that the population and growth targets for the County's UGA (contained in Policy U-209) include the Bear Creek UPD sites, and that these allocations offset other urban growth areas accordingly. This is consistent with RCW 36.70A.350 which requires the County to offset population allocations within the UGA to accommodate the urban growth within the FCC. Therefore, it is not necessary to further reserve population in the County's UGA.

1 February 2, 1996

Introduced By:

Proposed By:

DDES

2 Bear Creek UPDs

3 AMENDMENT TO 1994 COMPREHENSIVE PLAN - CHAPTER TWO - URBAN LAND USE - AS
 4 PRESENTED IN LEGISLATIVE FORMAT.

5 Page 30. New Policy and Text

7 Add the new policy and text as follows:

- 8 **U-212 The review and approval process for a Fully Contained Community (FCC)**
 9 **permit shall be the same as that for an Urban Planned Development (UPD)**
 10 **permit, except the following additional criteria shall be met, pursuant to the**
 11 **provisions of RCW 36.70A.350:**
- 12 **a. New infrastructure (including transportation and utilities infrastructure)**
 13 **is provided for and impact fees are established and imposed on the FCC**
 14 **consistent with the requirements of RCW 82.02.050;**
 - 15 **b. Transit-oriented site planning and traffic demand management programs**
 16 **are implemented in the FCC. Pedestrian, bicycle, and high occupancy**
 17 **vehicle facilities are given high priority in design and management of the**
 18 **FCC;**
 - 19 **c. Buffers are provided between the FCC and adjacent non FCC areas.**
 20 **Perimeter buffers located within the perimeter boundaries of the FCC**
 21 **delineated boundaries, consisting of either landscaped areas with native**
 22 **vegetation or natural areas, shall be provided and maintained to reduce**
 23 **impacts on adjacent lands;**
 - 24 **d. A mix of uses is provided to offer jobs, housing, and services to the**
 25 **residents of the new FCC. No particular percentage formula for the mix**
 26 **of uses should be required. Instead, the mix of uses for an FCC should be**
 27 **evaluated on a case-by-case basis, in light of the geography, market**
 28 **demand area, demographics, transportation patterns, and other relevant**
 29 **factors affecting the proposed FCC. Service uses in the FCC may also**
 30 **serve residents outside the FCC, where appropriate;**
 - 31 **e. Affordable housing is provided within the new FCC for a broad range of**
 32 **income levels, including housing affordable by households with income**
 33 **levels below and near the median income for King County;**
 - 34 **f. Environmental protection has been addressed and provided for in the**
 35 **new FCC, at levels at least equivalent to those imposed by adopted King**
 36 **County environmental regulations;**

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- g. Development regulations are established to ensure urban growth will not occur in adjacent nonurban areas. Such regulations shall include but are not limited to rural zoning of adjacent rural areas, FCC permit conditions requiring sizing of FCC water and sewer systems so as to ensure urban growth will not occur in adjacent nonurban areas; and/or FCC permit conditions prohibiting connection by property owners in the adjacent Rural Area (excepting public school sites) to new FCC sewer and water mains or lines;**
- h. Provision is made to mitigate impacts of the FCC on designated agricultural lands, forest lands, and mineral resource lands; and**
- i. The plan for the new FCC is consistent with the development regulations established for the protection of critical areas by King County pursuant to RCW 36.70A.170.**

For purposes of evaluating a FCC permit the following direction is provided: The term "Fully contained" is not intended to prohibit all interaction between a FCC and adjacent lands but to limit impacts on adjacent lands and contain them within the development site as much as possible. "Fully contained" should be achieved through the imposition of development conditions that limit impacts on adjacent and nearby lands and do not increase pressures on adjacent lands for urban development. "Fully contained" is not intended to mandate that all utilities and public service needed by an urban population both start and end within the property (since sewer, water, power, and roads, are of such a nature that the origin and/or outfall cannot reasonably both exist within the property boundaries), but that the costs and provisions for those utilities and public services that are generated primarily by the FCC (schools, police, parks, employment, retail needs) be reasonably accommodated within its boundaries and not increase pressure for more urban development on adjacent properties.

Rationale: Policy U-212 has been added to set forth the specific development criteria an FCC must met prior to final County approval. The nine criteria listed are consistent with criteria for FCC approval specified in RCW 36.70A.350. One of the shortcomings of the FCC provisions contained in the RCW, is that no definition or description of "FCC" is provided. Policy U-212 does provide a description of what is meant by FCC.

8-1



Chris Vance

February 15, 1996

Introduced By:

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**AMENDMENT TO THE 1994 COMPREHENSIVE PLAN LAND USE MAP IN
RESPONSE TO CENTRAL PUGET SOUND GROWTH MANAGEMENT
HEARINGS BOARD CASE NO. 95-3-0008**

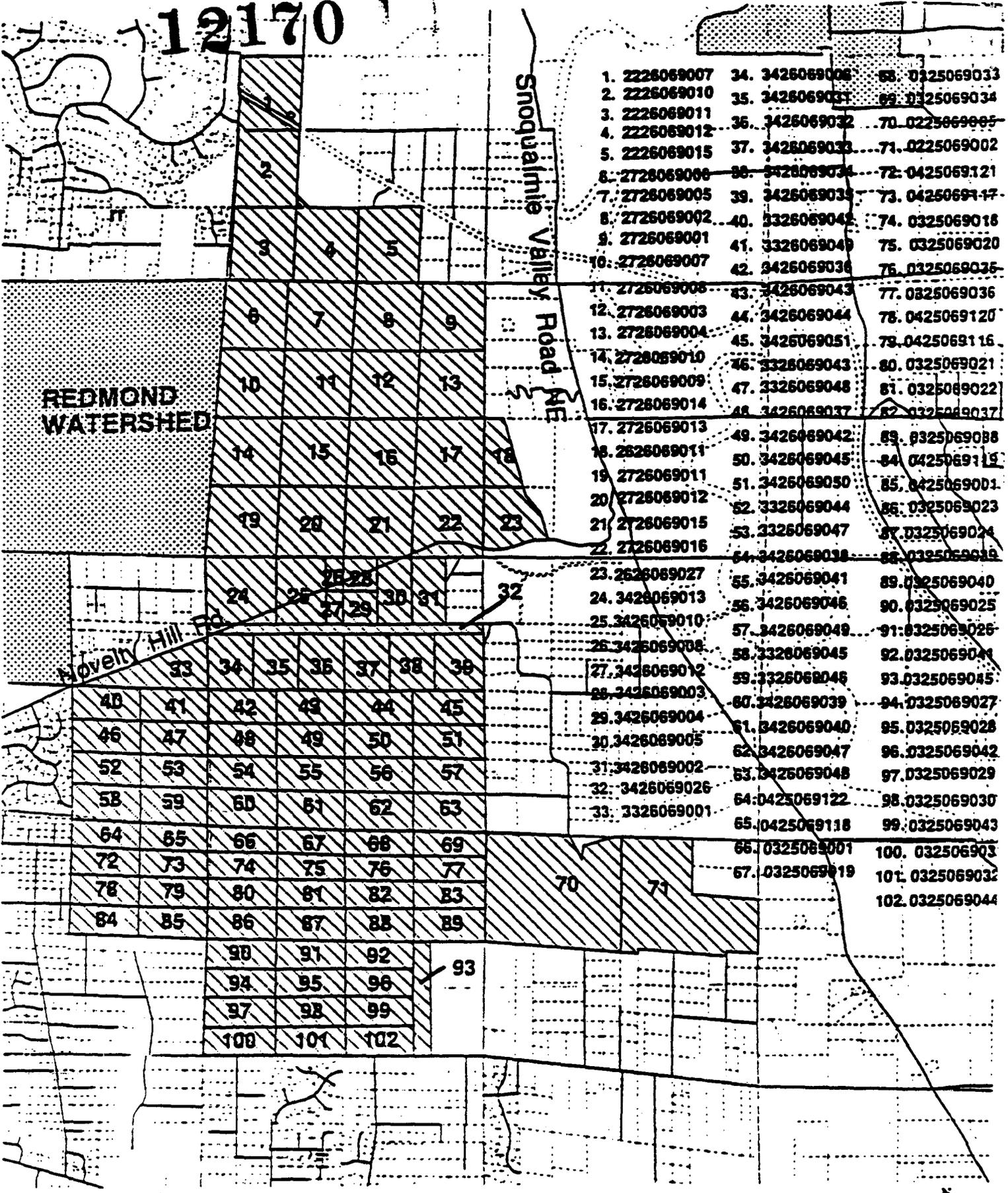
On the map attached to Amendment 8, insert the underlined text as follows:

Fully Contained Community (FCC) added to existing UPD designations

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Rationale: The added text is consistent the proposed text and policy amendments which provide for the retention of the underlying UPD land use designation.

12170



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| 3. 2226069011 | 36. 3426069032 | 70. 0225069005 |
| 4. 2226069012 | 37. 3426069033 | 71. 0225069002 |
| 5. 2226069015 | 38. 3426069034 | 72. 0425069121 |
| 6. 2726069006 | 39. 3426069035 | 73. 0425069147 |
| 7. 2726069005 | 40. 3326069042 | 74. 0325069016 |
| 8. 2726069002 | 41. 3326069049 | 75. 0325069020 |
| 9. 2726069001 | 42. 3426069036 | 76. 0325069036 |
| 10. 2726069007 | 43. 3426069043 | 77. 0325069036 |
| 11. 2726069008 | 44. 3426069044 | 78. 0425069120 |
| 12. 2726069003 | 45. 3426069051 | 79. 0425069116 |
| 13. 2726069004 | 46. 3326069043 | 80. 0325069021 |
| 14. 2726069010 | 47. 3326069048 | 81. 0325069022 |
| 15. 2726069009 | 48. 3426069037 | 82. 0325069037 |
| 16. 2726069014 | 49. 3426069042 | 83. 0325069088 |
| 17. 2726069013 | 50. 3426069045 | 84. 0425069119 |
| 18. 2626069011 | 51. 3426069050 | 85. 0425069001 |
| 19. 2726069011 | 52. 3326069044 | 86. 0325069023 |
| 20. 2726069012 | 53. 3326069047 | 87. 0325069024 |
| 21. 2726069015 | 54. 3426069038 | 88. 0325069039 |
| 22. 2726069016 | 55. 3426069041 | 89. 0325069040 |
| 23. 2626069027 | 56. 3426069046 | 90. 0325069025 |
| 24. 3426069013 | 57. 3426069049 | 91. 0325069026 |
| 25. 3426069010 | 58. 3326069045 | 92. 0325069041 |
| 26. 3426069008 | 59. 3326069046 | 93. 0325069045 |
| 27. 3426069012 | 60. 3426069039 | 94. 0325069027 |
| 28. 3426069003 | 61. 3426069040 | 95. 0325069028 |
| 29. 3426069004 | 62. 3426069047 | 96. 0325069042 |
| 30. 3426069005 | 63. 3426069048 | 97. 0325069029 |
| 31. 3426069002 | 64. 0425069122 | 98. 0325069030 |
| 32. 3426069026 | 65. 0425069118 | 99. 0325069043 |
| 33. 3326069001 | 66. 0325069001 | 100. 032506903 |
| | 67. 0325069019 | 101. 0325069032 |
| | | 102. 0325069044 |

0 3000 6000 Feet

Fully Contained Community (FCC) added to existing UPD designations



Amendment to 1994 Comprehensive Plan Land Use Map

Response to Growth Management Hearings Board Remand of 10/23/95 Consolidated Case No. 95-3-0008

February 2, 19
ord94-bcmapd

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February 2, 1996

Introduced By:
Proposed By:

DDES

Bear Creek UPDs

AMENDMENT TO ORDINANCE 11575 RELATING TO COMPREHENSIVE PLAN AREA ZONING - ZONING ATLAS - AS PRESENTED IN LEGISLATIVE FORMAT.

Amend the Area Zoning Map, page 18, by designating the Blakely Ridge and Northridge Urban Plan Development sites as Fully Contained Community (FCC) - special district overlay (in addition to the existing Urban Plan Development special district overlay).

Rationale: The Executive recommends that the area zoning be amended to add the FCC special overlay district to implement the recommended amendments to the Comprehensive Plan Policies and recommended FCC land use designation.

12170

Snoqualmie Valley Road NE

REDMOND WATERSHED

Novelty Hill P.C.

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0 3000 6000 Feet

Fully Contained Community (FCC) Special District Overlay added to existing UR-SO-P zoning.



Amendment to Area Zoning Map

February 2, 1996
ord94-00mpd2

Response to Growth Management Hearings Board Remand of 10/23/95 Consolidated Case No. 95-3-0008

16

February 2, 1996

Introduced By:

Proposed By:

Executive Proposed

Policy R-206 as it relates to Vashon-Maury Island

AMENDMENT TO 1994 COMPREHENSIVE PLAN, CENTRAL PUGET SOUND GROWTH
MANAGEMENT HEARINGS BOARD REMANDED ITEMS:
CHAPTER THREE- RURAL LAND USE - AS PRESENTED IN LEGISLATIVE FORMAT.

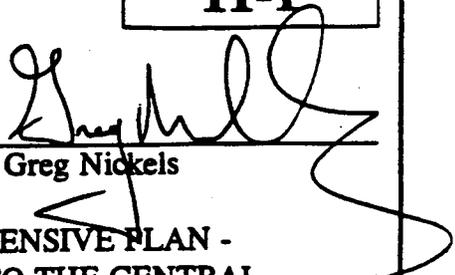
Page 62, Amend Text

Amend text as follows:

The Vashon community planning area, unlike the Rural Area as a whole, ~~((may))~~ requires ~~((a more definite))~~ additional attention to plan for growth ((limit)) because its water supply is derived from a sole-source aquifer. Vashon Island (including Maury island) was designated Rural by the King County Comprehensive Plan in 1985 and rural zoning was applied through the Vashon Community Plan and Area Zoning in 1986. Although subsequent development has conformed to the adopted policies, population has grown faster than expected. When the Vashon Community Plan was prepared, the planning area had about 7,800 people, with forecasts for 8,400 people in 1990, and about 10,800 by the year 2000. The 1990 Census, however, indicated a planning area population of 9,300, and the Washington State Office of Financial Management estimated the 1993 population at 9,900. King County estimates Vashon-Maury Island's 1994 population at 10,200.

~~((While))~~ According to a study done in 1983, the available water supply for Vashon Island could sustain an estimated population of 13,200 people before significant deterioration of aquifer water quality would occur, but the large supply of existing substandard lots in combination with adopted zoning would allow ((more than)) approximately 20,000 residents in the planning area. To address the water supply and quality issues, the Vashon-Maury Island Ground Water Management Plan (GWMP) is currently being prepared. Updated supply data gathered for the draft GWMP suggests that the available ground water resources may be larger than estimated in 1983. However, ((F)) the combination of increased demand and the adverse effects of development on the aquifer (contamination and/or reduced recharge) continues to exist. ((could result in an inadequate water supply with a consequent threat to public health and safety.)) Therefore, the draft GWMP reaches no conclusion on how large a population Vashon-Maury Island's ground water resources could ultimately support. The draft GWMP discusses measures now available to protect ground water from existing regulations such as zoning at Rural densities, sensitive area protections, and development regulations. Once certified, the GWMP may also identify other preventative measures necessary to protect the ground water resources on Vashon-Maury Island. ((The Seattle King County Department of Public Health is preparing an update to the study of Vashon Island's ground water supply.))

Rationale: The proposed amendment is a revised explanatory text with updated information from the Draft Vashon-Maury Island Ground Water Management Plan.


Greg Nickels

February 15, 1996

Introduced by:

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**AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN -
CHAPTER THREE - RURAL LAND USE IN RESPONSE TO THE CENTRAL
PUGET SOUND GROWTH MANAGEMENT HEARINGS BOARD CASE NO. 95-3-
0008**

Add New Policy R-205A and Amend-206

Add new policy as follows:

**R-205A For Vashon-Maury Island, a residential density of one home per 10 acres:
a. Shall be maintained on existing areas as applied through area zoning to help protect community character and reduce adverse impacts on the island's infrastructure; and,**

b. May be applied where lands are designated as highly susceptible to ground water contamination or reduced recharge, and where a certified ground water management plan has determined that 10-acre zoning is needed to protect ground water resources.

R-206 A residential density of one home per 5 acres shall be used in portions of the Rural Area where the land is physically suitable for development and can be supported by rural services, and does not meet the criteria in this plan for higher or lower density designations.

Rationale: The proposed amendments include a revised explanatory text with updated information, as well as a policy basis for the existing mix of rural zoning on Vashon-Maury Island, and the opportunity to apply additional 10-acre zoning to parcels if determined to be necessary following the certification of a ground water management plan.

To justify Policy R-206 as it is applied to Vashon-Maury Island, the Hearings Board has said that King County must show that:

1. The existing mix of zones on Vashon-Maury Island provides the variety of rural densities required by the GMA; and,
2. The water supply and contamination issues can be dealt with proactively.

1 Variety of Densities: Preliminary data was gathered for parcels in the rural zones to
2 estimate the percentage of vacant or developable land, the existing parcel sizes, future
3 subdivision potential, and resultant average parcel size. The data indicates that:

- 4 • Existing rural zoning at 2.5, 5.0 and 10-acre densities, in combination with historical
5 lot patterns, provides a wide range of densities.
- 6 • The range of parcel sizes in RA-5 will likely not change appreciably because of the
7 large number of lots below 5 acres in size.
- 8 • In the RA-5 zoned areas, even if subdividable parcels were downzoned to RA-10, the
9 average parcel size would increase by only 0.5 acre, from 2.5 acres to 3.0 acres.
- 10 • The nearly 4000 acres of existing RA-10 zoning will ensure that larger parcels will
11 be maintained on Vashon-Maury Island even with future subdivision.

12
13 Ground water: The draft Vashon-Maury Island Ground Water Management Plan
14 (GWMP) indicates that the existing mix of rural zoning, combined with sensitive area
15 protections, development regulations and other preventative measures, provides
16 protection for the ground water resources on Vashon-Maury Island. Once certified, the
17 GWMP may also identify other preventative measures necessary to protect the ground
18 water resources on Vashon-Maury Island.

12170

Jane Spivey (12-3)

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February 20, 1996

Introduced By:

B.D.

Proposed By:

DDES

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Robert M. McKenna
Preston

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**AMENDMENT TO AREA ZONING, SNOQUALMIE VALLEY COMMUNITY PLAN P-SUFFIX
CONDITIONS, IN RESPONSE TO CENTRAL PUGET SOUND GROWTH MANAGEMENT
HEARINGS BOARD CASE NUMBER 95-3-0008.**

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Add the following P-suffix condition to the Preston Industrial Park and Preston Village P-suffix conditions in Section D of Appendix I to Ordinance 11653, Permitted Uses:

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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:

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

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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.

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b) The proposed new use is dependent upon a location in proximity to the Rural Area or Natural Resource Lands. The Director should consider the following criteria in the CUP review process:

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• 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.

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• The majority of the product(s) being manufactured, processed or sold are primarily used or consumed in the Rural Area or Natural Resource Lands.

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• The proposed use requires a location in proximity to the natural and physical features of the Rural Area or Natural Resource Lands.

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• The proposed use provides services predominantly to Rural area residents, or to other uses of the Rural area or Natural Resources Lands.

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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

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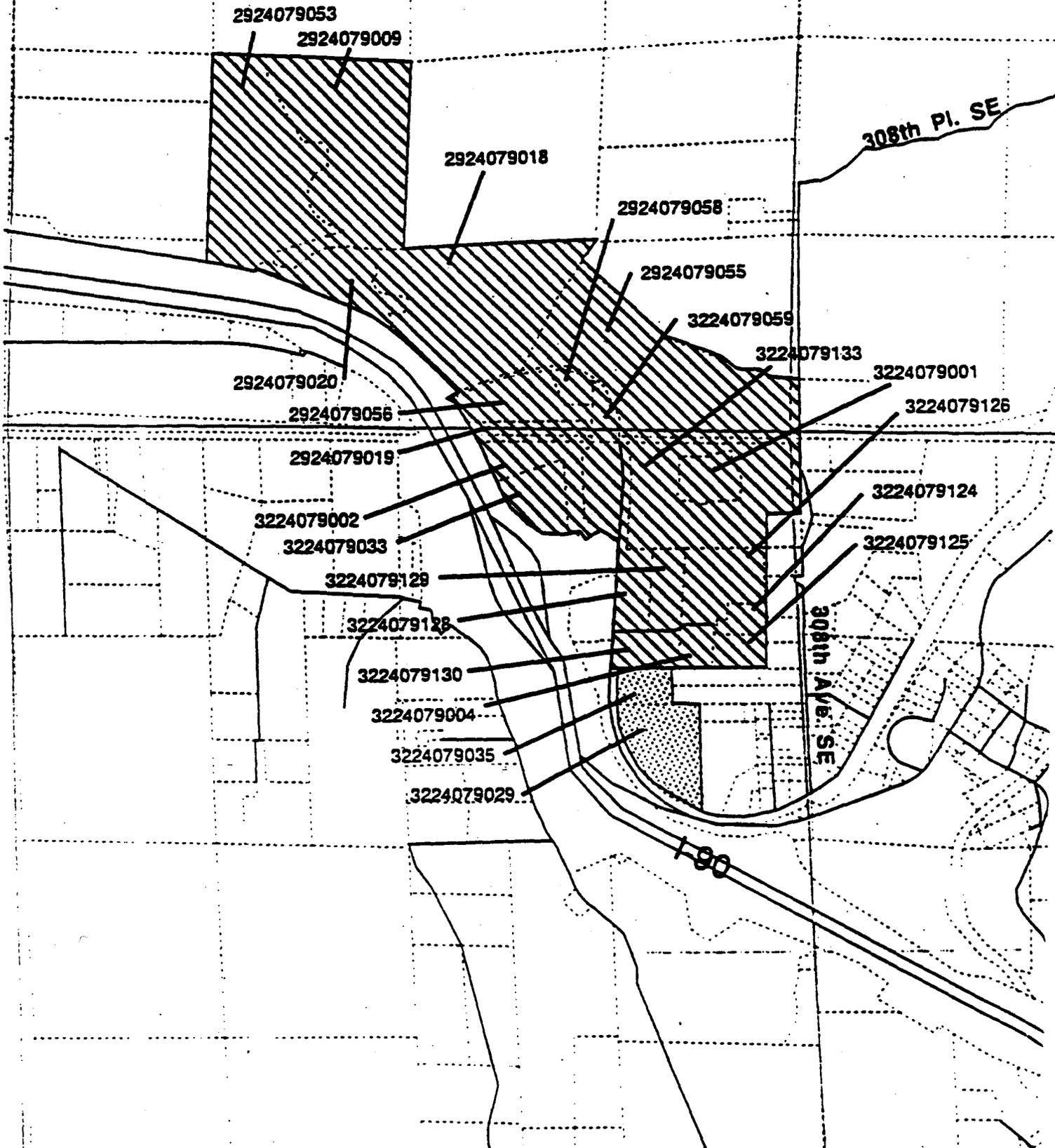
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products and services used by Rural residents and customarily retailed or wholesaled in Rural areas or Natural Resource Lands.

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

Rationale: The Central Puget Sound Growth Management Hearings Board, in Consolidated Case No. 95-3-0008, held that Policies R-314 and R-315 impermissibly created urban growth in the Rural Area. The policies are remanded by the Board to the County to render them consistent with the requirements of the GMA and the Board's order. The Board holds that proposed uses that meet the definition of urban growth will be prohibited in a Rural Area unless the use, by its very nature, is 1) dependent upon being in a Rural Area, and 2) is compatible with the functional and visual character of rural uses in the immediate vicinity. This amendment, together with amendments to R-314 and R-315 on Rural industrial areas and Policy R-316 and K.C.C. 21A.14.280 (Rural Industry Development Standards) will allow properties adjacent to Preston to be zoned industrial so long as the uses and the visual character of new or expanded structures meet the Board's order. For industrial buildings already built or for vested permit applications, tenant improvements and changes of use completely within existing structures would not be subject to the P-suffix condition above. However, P-suffix conditions for new development and redevelopment established under Ordinance 11653 in 1994 would continue to apply.

12170



0 1100 2200 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 and Policy R-315.

Amendment to 1994 Comprehensive Plan Area Zoning Map

Response to Growth Management Hearings Board Remand of 10/23/95 Consolidated Case No. 95-3-0008



22

Mr. Vance moved Amendment No. 95A. Mr. Phillips moved an amendment to the amendment, see Amendment No. 129 attached.

95A
12170

Ms. Hague moved an amendment to the amendment, see attached.
January 3, 1994

Introduced By _____

Voting on Mr. Vance's motion, the motion passed 11 to 0. Mr. Gosse and Mr. Sims excused, as amended.
Proposed By: Development Reg Team

Executive Proposed Ordinance 94-737 -
to Adopt Zoning and Convert Zoning to Title 21A

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AMENDMENT TO EXECUTIVE PROPOSED ORDINANCE 94-737 TO ADOPT ZONING AND CONVERT ZONING TO TITLE 21A - AS PRESENTED IN LEGISLATIVE FORMAT

Add new Appendix to Ordinance 94-737 with text as follows:

Appendix I to Ordinance 94-737
AMENDMENTS TO SNOQUALMIE VALLEY COMMUNITY PLAN P-SUFFIX CONDITIONS

The following Snoqualmie Valley Community Plan Area Zoning P-suffix conditions* are hereby repealed:

*Note: more than one P-suffix may apply to a single parcel; only those P-suffixes listed here are repealed. Conditions are listed first by page number(s) of the published version of the adopted Snoqualmie Valley area zoning document containing text describing the conditions, and then by map facing-page number(s) denoting where the conditions were applied, if applicable (area-wide P-suffixes were not shown on the Snoqualmie Valley area zoning maps, but were coded in the SITUS file at DDES). The second column also lists the Title 21 (old code) zones in which the conditions were applied; for large groups of properties, not all zones will be found on all of the listed pages.

I. Stream Corridor Guidelines/Wetlands/Laterally Migrating Rivers

Page(s)	Subject/Zone
54-59	Text
58	All Zones.
122	AR-10 (Moss Lake)
141	AR-2.5 (Log storage yard)

II. Bonus-Density Cluster Development

Page(s)	Subject/Zone
17-19	Text All AR-5 properties in planning area, unless otherwise noted.

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The following Snoqualmie Valley Community Plan Area Zoning P-suffix conditions are hereby adopted:

Preston Industrial Park

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

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

A. Access

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.

B. Buffers, trails and aesthetics

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

- 1) All new development and re-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) For new development and re-development 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 for new development and re-development.
- 3) Each new development and re-development project shall be required to complete their portion of the Reforestation Program component of the Village Development Plan. New development and re-development should preserve and restore natural vegetation and the appearances of the hillsides to enhance the greenway corridor along Interstate 90 to a more natural setting.

C. Building Scale

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

D. Permitted Uses

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

E. Environment

- 1) All new development or re-development shall meet all reasonable conditions and mitigations identified in the Environmental Impact Statement requested under Ordinance 9110, as determined necessary by the Director of Development and Environmental Services.
- 2) New stormwater discharges to salmonid habitat and wetlands shall match predeveloped flow durations between the 2- and the 100-year events. Direct discharges to the Raging River shall be exempt.
- 3) Any new stormwater discharges shall provide source control best management practices and treatment treatment facilities to maintain water quality of the receiving waters. Treatment facilities shall remove a minimum of 90 percent of the total suspended solids.

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	<u>2924079053</u>

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

1. Preston Village

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

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

C. Building Scale

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

D Permitted Uses

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

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

2. - Preston Mill

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

A Access

- 1) A new controlled access road from Upper Preston Road shall be required. All industrial, commercial and residential uses shall directly connect off-street parking to the access road to avoid additional congestion along SE High Point Way/Preston Fall City Road.
- 2) Pedestrian access to open space, trails and residential neighborhoods shall be provided where feasible. ~~Public access to the Raging River and the~~

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 new development or re-development shall provide a landscaped buffer between each separate building site and adjoining uses and scenic vistas. Type 1 landscaping shall be

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required between the Raging River and residential or commercial development, and between residential development and commercial uses.

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 trails of the village trails plan and the Raging River shall be provided where feasible. All new development or re-development shall provide a landscaped, natural buffer along the trail easements identified in the Village Trail Plan. Landscape design shall be designed in cooperation with the parks division to promote uniform corridor development of the trail system.

3). Any new development or re-development shall be required to complete their portion of the Reforestation Program component of the Village Development Plan. New development or re-development shall preserve and restore natural vegetation of the hillsides and woodlands that stretch along Upper Preston Road, SE High Point Way/Preston Fall City Road and the Soberman Creek/Raging River corridor to visually buffer the mill site from the major roadways into Preston.

C. Building Scale

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

D. Permitted Uses

Permitted uses within the Community Business zone in the subject property shall exclude normally permitted uses that incorporate extensive outdoor storage and auto related uses. Retail of wood from the Preston Mill and related products is encouraged. Mixed use of these properties to develop housing of a scale and density compatible with the surrounding village is also encouraged.

Permitted uses within any industrial zoned portions of the subject property shall limit institutional, commercial, office and other non-industrial uses to those necessary for the convenience of industrial activities. Heavier industrial uses; uses providing substantial waste by-products or wastewater discharge; or paper, chemical and allied products manufacturing uses shall be prohibited. The Preston mill shall be encouraged to remain as the principle use.

E. Environment

~~1) All industrial development shall meet all conditions and mitigations identified in the Environmental Impact Statement for the Preston Industrial Park requested under Ordinance 8940.~~

12). Stormwater discharges to salmonid habitat and wetlands shall match predeveloped flow durations between the 2- and the 100-year events. ~~Direct discharges to the Raging River shall be exempt.~~

23). Any stormwater discharges shall provide source control best management practices and treatment ~~treatment~~ facilities to maintain water quality of the receiving waters. Treatment facilities shall remove a minimum of 90 percent of the total suspended solids.

The subject property consists of tax lots 3324079013, ~~6893300630~~, 6893300620 and 6893300407.

Rationale:

12170

1 The amendment implements Policy I-401a relating to retaining or repealing P-
2 suffix development conditions. The amendment also adds P-suffix conditions to
3 implement Policies R-315 and R-316 in the Preston neighborhood. These
4 amendments contain development conditions agreed upon in the Preston Village
5 Development Plan submitted to the King County Council in November, 1963.
6 Conditions and permitted use limitations in the Village Development Plan are not
7 included in the P-suffix conditions if they are already covered under current
8 regulations, including the proposed rural industry development standards in
9 K.C.C. 21.14.

Mr. Phillips moved amendment no. 1.
Amendments see below.

Voting on Mr. Phillips motion, the motion passed
7 to 0, Mr. Vance, Mr. von Reichbauer, Mr. Haller,
Mr. Sims, Mr. Nickels and Mr. Gossett excused, as
amended.

January 6, 1994

Introduced By: Phillips

12170
129

1 **AMENDMENT TO THE AMENDMENT TO THE EXECUTIVE PROPOSED**
2 **ORDINANCE 94-737 RELATING TO AREA ZONING APPENDIX I- AS PRESENT**
3 **IN LEGISLATIVE FORMAT**

4 Amend the Executive Proposed AREA Zoning appendix I as follows:

5 Three part amendment.

6 1. Page 2 lines 42 through 45 after 'Plan.' delete language and insert:

7 " New development and re-development ((~~should~~)) shall preserve and restore
8 natural vegetation, forest cover and the appearances of affected ((~~the~~)) hillsides
9 enhance the greenway corridor along interstate 90 to a more natural and rural
10 setting."

11 2. Page 3 lines 10 through 12 delete language and insert as follows:

12 " 2). New stormwater discharges to salmonid habitat and wetlands shall match
13 predeveloped flow durations between the 2- 1/2 of the 2 year- and the 100 year
14 events. ~~Direct discharges to the Raging River shall be exempt.~~"

15 3. Page 3 lines 13 through 15 delete language and insert as follows:

16 " 3). Any new stormwater discharges shall provide source control best manage
17 practices and treatment ~~treatment~~ facilities to maintain water quality of the rec
18 waters. Treatment facilities shall remove a minimum of 90 percent of the total
19 suspended solids. and result in the removal of at least 50% of total phosphor

AMENDMENTS

Mr. Phillips noted a correction on line 8, after 'of' and
'((~~the~~))' to delete "affected" and insert "affected". Ms.
Sullivan suggested an amendment to line 7, after 'preserve
before 'restore' to delete "and" and insert "or". This wa
accepted by Mr. Phillips. A motion was made by Ms. Sulliv
amend line 9, after 'natural' and before 'setting' to dele
"and rural" and insert "and forested". This was not accep
Mr. Phillips.

Ms. Hague moved an amendment to Amendment No. 95A.
The motion passed 10 to 0. Ms. Miller, Mr. Sims and Mr. Cossett
excused.

January 9, 1995

Introduced By: Hague

Proposed By: _____

Executive Proposed Comprehensive Plan Area Zoning Map

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**AMENDMENT TO AMENDMENT #95 OF PROPOSED ORDINANCE 94-737 TO
ADOPT AND CONVERT ZONING TO TITLE 21A - AS PRESENTED IN
LEGISLATIVE FORMAT**

On page 3, lines 5 through 15, amend as follows:

E. Environment

1). All new development and re-development for which this environmental impact statement was prepared shall meet all reasonable conditions and mitigations identified in the Environmental Impact Statement requested under Ordinance 9110, as determined necessary by the Director of Development and Environmental Services.

Rationale: Mitigating conditions identified for one new development are not established to apply to a different future development.

February 20, 1996

Introduced by: Jane Hague
Jane Hague

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AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN -
CHAPTER THREE - RURAL LAND USE IN RESPONSE TO THE CENTRAL
PUGET SOUND GROWTH MANAGEMENT HEARINGS BOARD CASE NO. 95-3-
0008

Policy R-314

Amend the policy as follows:

R-314 The industrial area adjacent to the Rural Neighborhood of Preston shall be recognized with appropriate zoning for industrial uses, provided that any industrial development or redevelopment shall be conditioned and scaled to maintain and protect the rural character of the area and to protect sensitive natural features. New industrial development or redevelopment (excluding existing structures and site improvements or those vested by applications) 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. 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.

Rationale: The Central Puget Sound Growth Management Hearings Board, in consolidate Case No. 95-3-0008, held that Policy R-314 impermissibly created urban growth in the Rural Area. The policy was remanded by the Board to the county to render it consistent with the requirements of the GMA and the Board's order. The Board holds that proposed uses that meet the definition of urban growth will be prohibited in a Rural Area unless the use is dependent upon being in a Rural Area and is compatible with the functional and visual character of rural uses in the immediate vicinity. This amendment allows properties developing adjacent to Preston to be industrial so long as the uses meet the Board's order.

February 15, 1996

Introduced by:

Jane Hague
Jane Hague

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**AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN -
CHAPTER THREE - RURAL LAND USE IN REPOSE TO THE CENTRAL PUGET
SOUND GROWTH MANAGEMENT HEARINGS BOARD CASE NO. 95-3-0008**

Policy R-315

Amend the policy as follows:

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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 natural 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.

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Rationale: The Central Puget Sound Growth Management Hearings Board, in consolidate Case No. 95-3-0008, held that Policy R-315 impermissibly created urban growth in the Rural Area. The policy was remanded by the Board to the county to render it consistent with the requirements of the GMA and the Board's order. The Board holds that proposed uses that meet the definition of urban growth will be prohibited in a Rural Area unless the use is dependent upon being in a Rural Area and is compatible with the functional and visual character of rural uses in the immediate vicinity. This amendment allows two properties within the Rural Neighborhood of Preston to be industrial or commercial so long as the uses meet the Board's order.

1 February 2, 1996

Introduced By:

Proposed By:

DDES

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3 Spencer Industries

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6 AMENDMENT TO 1994 COMPREHENSIVE PLAN - CHAPTER - - AS PRESENTED IN
7 LEGISLATIVE FORMAT.

8
9 Amend the 1994 Comprehensive Plan Land Use Map, page 8, by re-adopting the following
10 properties as Industrial:

11		
12	2185000956	2185001015
13	2185000945	2185000915
14	2185000990	2185000925
15	2185000995	2185000970
16		

17 **Rationale:** Industrial land use was recommended by the Executive on November 14, 1994
18 (Amendment 89). The Council adopted Industrial land use on November 18, 1994. The
19 Central Puget Sound Growth Management Hearings Board, in consolidated case No.
20 95-3-0008, dated October 23, 1995, issued a determination of invalidity finding Amendment
21 89 as invalid. Amendment 89 was remanded to the County with directions to provide a
22 reasonable opportunity for public comment prior to consideration by the Council of any
23 subsequent re-adoption of the amendments.
24

25 The Executive recommends Industrial land use because of the following findings:

- 26 • Industrial land use is consistent with the Highline Community Plan, Countywide
27 Planning Policies and 1994 King County Comprehensive Plan. All three of these
28 documents seek to ensure an adequate supply of land for manufacturing and industrial
29 uses.
- 30 • The site is within the Duwamish Manufacturing/Industrial Center designated by the
31 Countywide Planning Policies. This center includes portions of Seattle, Tukwila, and
32 unincorporated King County.
- 33 • Lands in the City of Seattle adjacent to the site and along the Duwamish Waterway are
34 zoned industrial. Seattle's land use and zoning documents identify the Duwamish
35 Corridor as a Manufacturing/Industrial Center.
- 36 • The housing units on the 0.9 acre site are deteriorating and do not have public sewer
37 service.
38

12170

DUWAMISH WATERWAY

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2185000990

2185000956

2185000995

2185000945

S Rose St.

2185001015

S Orr St.

14th Ave. S

2185000970

2185000925

2185000915

CO

0 150 300 Feet



Amendment to 1994 Comprehensive Plan Land Use Map

- co Commercial Outside of Centers
- i Industrial
- um Urban Medium Density (Urban Residential, 4-12 du/acre)

Response to Growth Management Hearings Board Remand of 10/23/95 Consolidated Case No. 95-3-0008



February 12, 1996

Introduced By:

Chris Vance
Chris Vance

King County Zoning Atlas

AMENDMENT TO THE 1994 KING COUNTY ZONING ATLAS CONSISTENT WITH THE KING COUNTY COMPREHENSIVE PLAN LAND USE MAP IN RESPONSE TO CENTRAL PUGET SOUND GROWTH MANAGEMENT HEARINGS BOARD CASE NO. 95-3-0008

Amend the 1994 King County Zoning Map, Map #8, to designate the following properties as R-4 Residential, Potential I-Industrial:

218500-0956	218500-1015
218500-0945	218500-0915
218500-0990	218500-0925
218500-0995	218500-0970

Rationale: These properties were zoned R-4 Residential, Potential I-Industrial by Ordinance 11653 adopted by Council on January 9, 1995. This amendment enables the Hearing Examiner process to continue and to determine the appropriate zoning and the application of specific development conditions.

12170

DUWAMISH WATERWAY

R-4

R-4

2185000990

2185000956

2185000995

2185000945

S Rose St.

2185001015

R-4, Pol. 1

RB

S Orr St.

14th Ave. S

RB

2185000970

2185000925

2185000915

RB

RB

0 150 300 Feet



Amendment to 1994 Comprehensive Plan Area Zoning Map

Response to Growth Management Hearings Board Remand of 10/23/95
Consolidated Case No. 95-3-0008



36

February 2, 1996

Introduced By:

Proposed By:

DDES

Eastgate Congregational Church

AMENDMENT TO ORDINANCE 11575 RELATING TO COMPREHENSIVE PLAN LAND USE -
LAND USE MAP - AS PRESENTED IN LEGISLATIVE FORMAT.

Amend the 1994 Comprehensive Plan Land Use Map, page 13, by re-adopting the easterly 2.5 acres (approximately) of the following property as Urban Residential, Greater Than 12 Homes Per Acre:

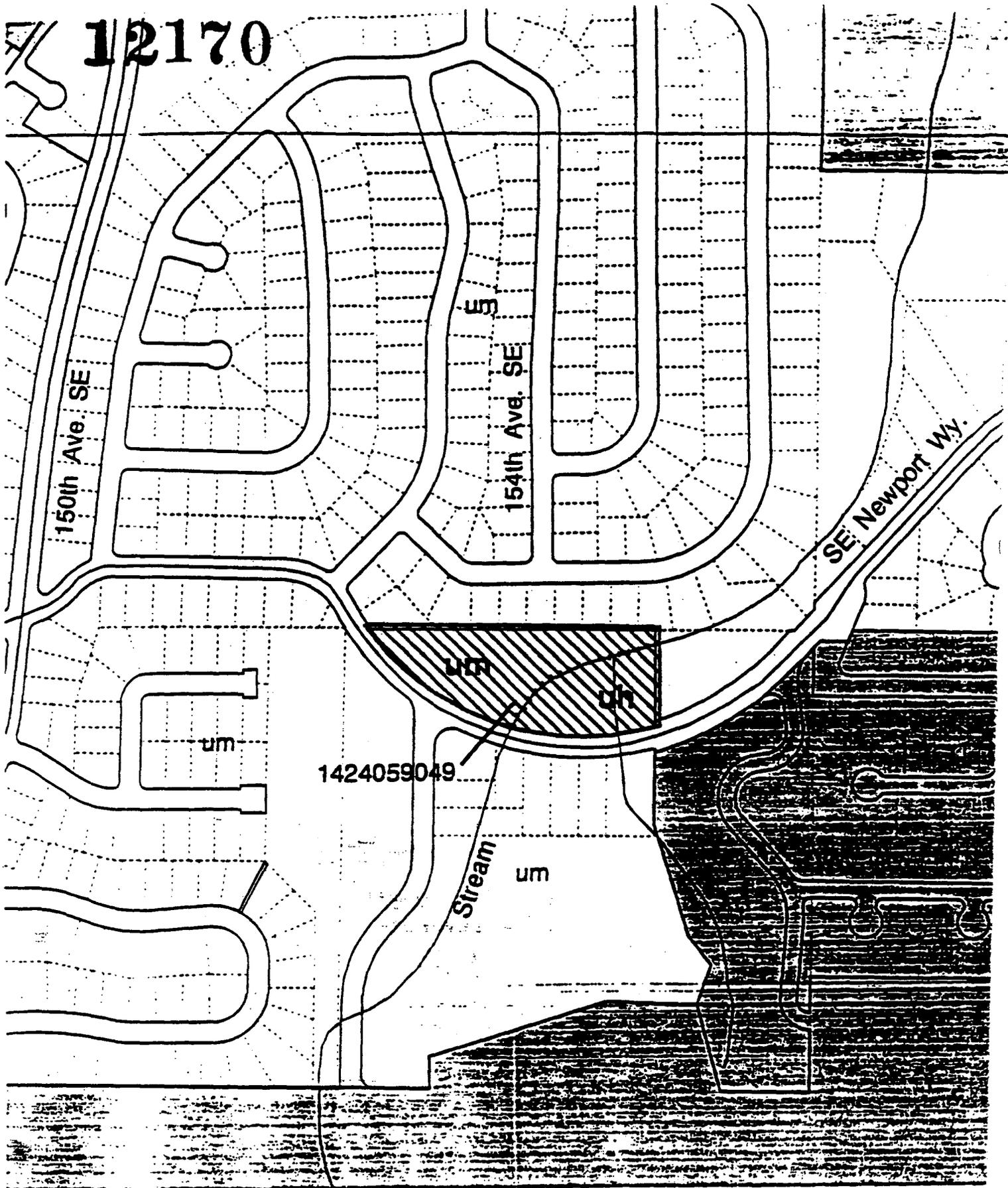
1424059049

Rationale: Urban Residential, Greater Than 12 Homes Per Acre was recommended by the Executive on November 14, 1994 (Amendment 90). The Council adopted Urban Residential, Greater Than 12 Homes Per Acre on November 18, 1994. The Central Puget Sound Growth Management Hearings Board, in Consolidated Case No. 95-3-0008, dated October 23, 1995, issued a determination of invalidity finding Amendment 90 as invalid. Amendment 90 was remanded to the County with directions to provide a reasonable opportunity for public comment prior to consideration by the Council of any subsequent readoption of the amendment.

The Executive recommends this land use because:

1. Statistics show that the percent of elderly population and the need for low-income senior housing are increasing in the Newcastle community.
2. The 1994 Comprehensive Plan and the Newcastle Community Plan, by policy, give high priority to providing low-income and multi-family elderly housing opportunities.
3. The site is suitable for low to moderate income elderly housing because it has utilities and transportation services which would support increased density without placing any great demand for new infrastructure or services.
4. The size of the site and its native vegetative and ravine buffer will minimize impacts to the neighborhood. A Determination of Non-Significance (DNS) of April 12, 1994 concluded that a rezone of this property would not pose a probable significant adverse impact on the environment. An appeal of the DNS was denied by the Hearing Examiner as the result of a hearing held September 20, 1994.

12170



0 440 880 Feet



Amendment to 1994 Comprehensive Plan Land Use Map

uh Urban High Density (Urban Residential, >12 du/ acre)
 um Urban Medium Density (Urban Residential, 4-12 du/ acre)

Response to Growth Management
 Hearings Board Remand of 10/23/95
 Consolidated Case No. 95-3-0008



February 2, 1996

Introduced By:

Proposed By:

DDES

Eastgate Congregational Church

AMENDMENT TO ORDINANCE 11653 RELATING TO AREA ZONING - ZONING ATLAS - AS PRESENTED IN LEGISLATIVE FORMAT.

Amend the Area Zoning Map, page 13, by designating the easterly 2.5 acres (approximately) of the following property from R-6-Residential, Potential R-24-Residential to R-24-P-Residential:

1424059049

This amendment shall be subject to the following pre-effective and post effective conditions:

Pre-effective Conditions:

1. The Applicant shall provide the Department of Development and Environmental Services with a legal description of that portion of the property which is the subject of this action (lying east and south of the West Fork of Vasa Creek), and shall initiate action with the King County Assessor to accomplish a segregation of that portion of the property for assessment and taxation.
2. The Applicant shall demonstrate to the King County Department of Public Works that applicable sight distance requirements can be met on the subject property, or shall obtain a variance.
3. The Applicant or its agent, assignee, or successor, shall apply for a building permit for the construction of multi-family housing for elderly persons of low to moderate income. The foregoing pre-effective conditions shall be accomplished to the satisfaction of the Department of Development and Environmental Services prior to December 31, 1998, or this zoning change shall be of no force or effect.

Post-effective Conditions:

4. Only the development and operation of low- to moderate-income multi-family housing for elderly persons, undertaken and maintained pursuant to the requirements for a project which is eligible for public subsidy or tax advantage for such housing, shall be permitted on the subject site.
5. The maximum height of residential buildings shall not exceed 40 feet above existing grade.
6. Building facade modulation shall be provided on facades exceeding 40 lineal feet and facing abutting streets or properties zoned R-1 through R-8 or the equivalent of these zoning. The following standards shall apply: (a) the maximum wall length without modulation shall be 30 feet; and (b) the sum of the modulation depth and the modulation width shall be no less than 8 feet. Neither the modulation depth nor the modulation width shall be less than 2 feet.

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- 7. Roof line variation on roof lines exceeding 40 horizontal feet shall be provided according to the following standards:
 - A. The maximum horizontal roof length without variations shall be 30 feet;
 - B. The maximum horizontal or vertical offset shall be 3 feet;
 - C. The minimum variation length shall be 8 feet; and
 - D. Roof line variation shall be achieved using one or more of the following methods:
 - (1) Vertical offset in ridge line;
 - (2) Horizontal offset in ridge line;
 - (3) Variations of roof pitch;
 - (4) Gables;
 - (5) False facade; or
 - (6) Any other technique approved by the manager of the Land Use Services Division or its successor that achieves the intent of this requirement.
- 8. No exemptions shall be granted from the Surface Water Design Manual standards applicable at the time of permit application for either water quality or peak rate runoff control.
- 9. Stormwater shall be stored in either a pond or a tank, or such other manner as may be approved by SWM.
- 10. Runoff from the retention/detention facility shall be tightlined to the main portion of Vasa (Squib) Creek at the northeasternmost portion of the property where the ravine is least steep. Adequate energy dissipation is required at the outfall. Alternatives which would have less likelihood of causing sedimentation or erosion may be approved by SWM.
- 11. No variance shall be permitted from applicable provisions of the Sensitive Areas Code.
- 12. The residential units developed on the subject property shall be managed by a single entity or organization, which shall provide convenient transportation services for project residents to area facilities and services in a manner and at a cost (if any) approved by the King County Planning and Community Development Division, or its successor agency with responsibility for County housing programs, to assure frequent, easy and affordable access to commercial areas. This condition may be enforced pursuant to Title 23 of the King County Code for so long as the property is used in accordance with Condition No. 4.

Rationale: This property was zoned R-6-Residential, Potential R-24-Residential by Ordinance 11653. The Executive recommends that the Area Zoning be consistent with his land use recommendation of Urban Residential, Greater Than 12 Homes Per Acres, and that R-24-P zoning be applied

The Executive recommends this land use because:

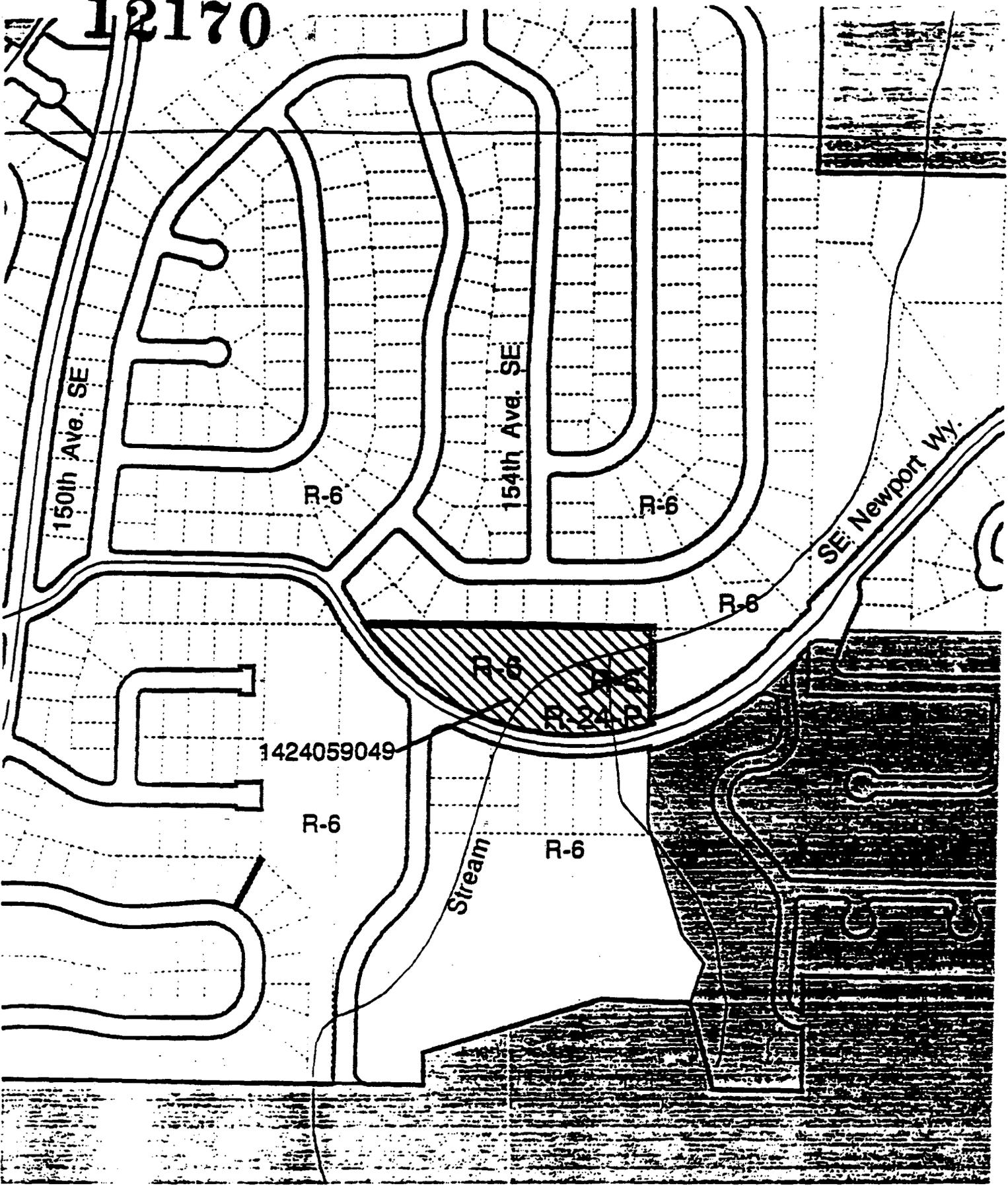
- 1. Statistics show that the percent of elderly population and the need for low-income senior housing are increasing in the Newcastle community.
- 2. The 1994 Comprehensive Plan and the Newcastle Community Plan, by policy, give high priority to providing low-income and multi-family elderly housing opportunities.

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- 3. The site is suitable for low to moderate income elderly housing because it has utilities and transportation services which would support increased density. Without placing any great demand for new infrastructure or services.
- 4. The size of the site and its native vegetative and ravine buffer will minimize impacts to the neighborhood. A Determination of Non-Significance (DNS) of April 12, 1994 concluded that a rezone of this property would not pose a probable significant adverse impact on the environment. An appeal of the DNS was denied by the Hearing Examiner as the result of a hearing held September 20, 1994.



12170



Amendment to 1994 Comprehensive Plan Area Zoning Map

Response to Growth Management Hearings Board Remand of 10/23/95.
 Consolidated Case No. 95-3-0008

Jane Hague
Chris Vance

February 7, 1996

Introduced By:

Jane Hague
Chris Vance

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King County Zoning Atlas

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AMENDMENT TO THE 1994 KING COUNTY ZONING ATLAS CONSISTENT WITH THE KING COUNTY COMPREHENSIVE PLAN LAND USE MAP IN RESPONSE TO CENTRAL PUGET SOUND GROWTH MANAGEMENT HEARINGS BOARD CASE NO. 95-3-0008

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Amend the 1994 King County Zoning Map, (Map #17), to designate the following properties 152606-9002, 152606-9003, 152606-9014, 152606-9015, 152606-9120, 152606-9121, 152606-9122, 152606-9124, 152606-9125, 152606-9126 together with west portions of Tax Lots #16, 57 and 123 RA 5-P. The following P-suffix conditions shall be applied to these properties:

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1. Any development proposal on these properties shall be required to set aside 4 acres of open space for every 1 acre of developed property.
2. All hillside, steep slope and ridgeline portions of these properties shall be preserved in open space tracts as a part of any development proposal.
3. These properties shall be subject to all Snoqualmie Valley P-suffix drainage conditions or their successors.
4. All sensitive areas of this site are to be treated as RA-10-P for density purposes.

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Rationale: The zoning designation RA 5-P retains the rural character of the area and does not constitute urban growth. The four P-suffix conditions protect the sensitive areas of the property and establish a permanent open space on a 4 to 1 basis between the Bear Creek Plateau and the Snoqualmie Valley.

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Attachment: Map

Jane Hague 20-1
Chris Vance

October 26, 1995

Introduced By

Jane Hague
Chris Vance

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1994 King County Comprehensive Plan Land Use Map

AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN -LAND
USE MAP IN RESPONSE TO CENTRAL PUGET SOUND GROWTH
MANAGEMENT HEARINGS BOARD CASE NO. 95-3-0008

Amend the 1994 King County Comprehensive Plan Land Use Map for Section 15,
Township 25, Range 6 (Map #18), to designate parcel numbers ~~152506-9096~~ and
~~222506-9023~~ Rural Neighborhood.

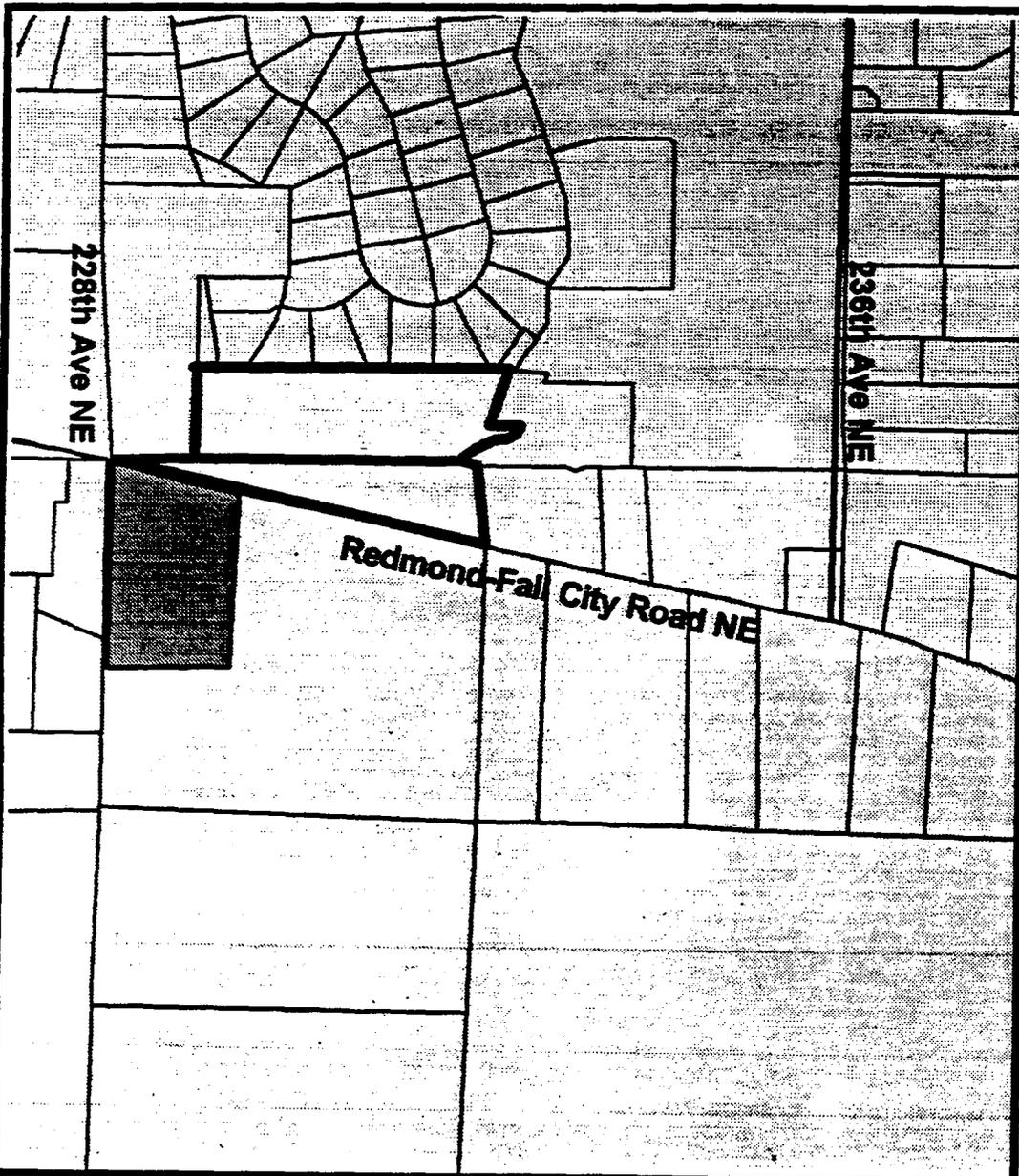
Rationale: These two properties are located within the boundary of the designated
Rural Neighborhood at SR 202 and 236th S.E. and are bordered by commercial,
industrial and institutional uses.

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12170 King County Comprehensive Plan Land Use Map Amendment

In response to the Central Puget Sound Growth Management Hearings Board,
Case No. 95-3-0008

County Council District: 3
 Community Planning Area: Bear Creek
 Parcel Identification Number: 1525069096, 2225069023
 Proposed Land Use: Rural Neighborhood



Metropolitan King County Council
Geographic Information System

Land Use

- Agriculture
- Industrial
- Mining
- Neighborhood Business
- Rural Neighborhood
- Rural Residential 1du/2.5-10ac
- Urban Residential >12du/ac
- Urban Residential 1du/ac
- Urban Residential 4-12du/ac
- Urban Planned Development

DU = Dwelling Unit

Note: Base densities do not include density lost from environmental controls nor additional density achievable through clustering and allowed bonuses.

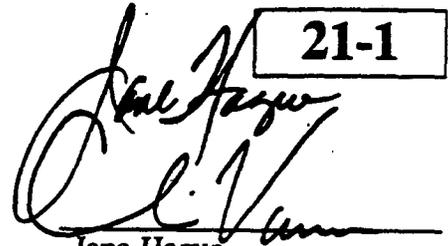
This is a draft map intended for discussion purposes only. The official King County Land Use and Zoning controls are on display at the Department of Development and Environmental Services, 3600 136th Place SE Bellevue, WA 98006.

Scale: 1 inch equals approximately 1/2 mile



12170

21-1



Jane Hague
Chris Vance

February 7, 1996

Introduced By:

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King County Zoning Atlas

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AMENDMENT TO THE KING COUNTY ZONING ATLAS CONSISTENT WITH
THE KING COUNTY COMPREHENSIVE PLAN -LAND USE MAP IN RESPONSE
TO CENTRAL PUGET SOUND GROWTH MANAGEMENT HEARINGS BOARD
CASE NO. 95-3-0008

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**Amend the 1994 King County Zoning Map for Section 15, Township 25, Range 6
(Map #18), to designate parcel numbers 152506-9096 and 222506-9023
Neighborhood Business (NB-P) and apply to this property any existing P-suffix
condition(s).**

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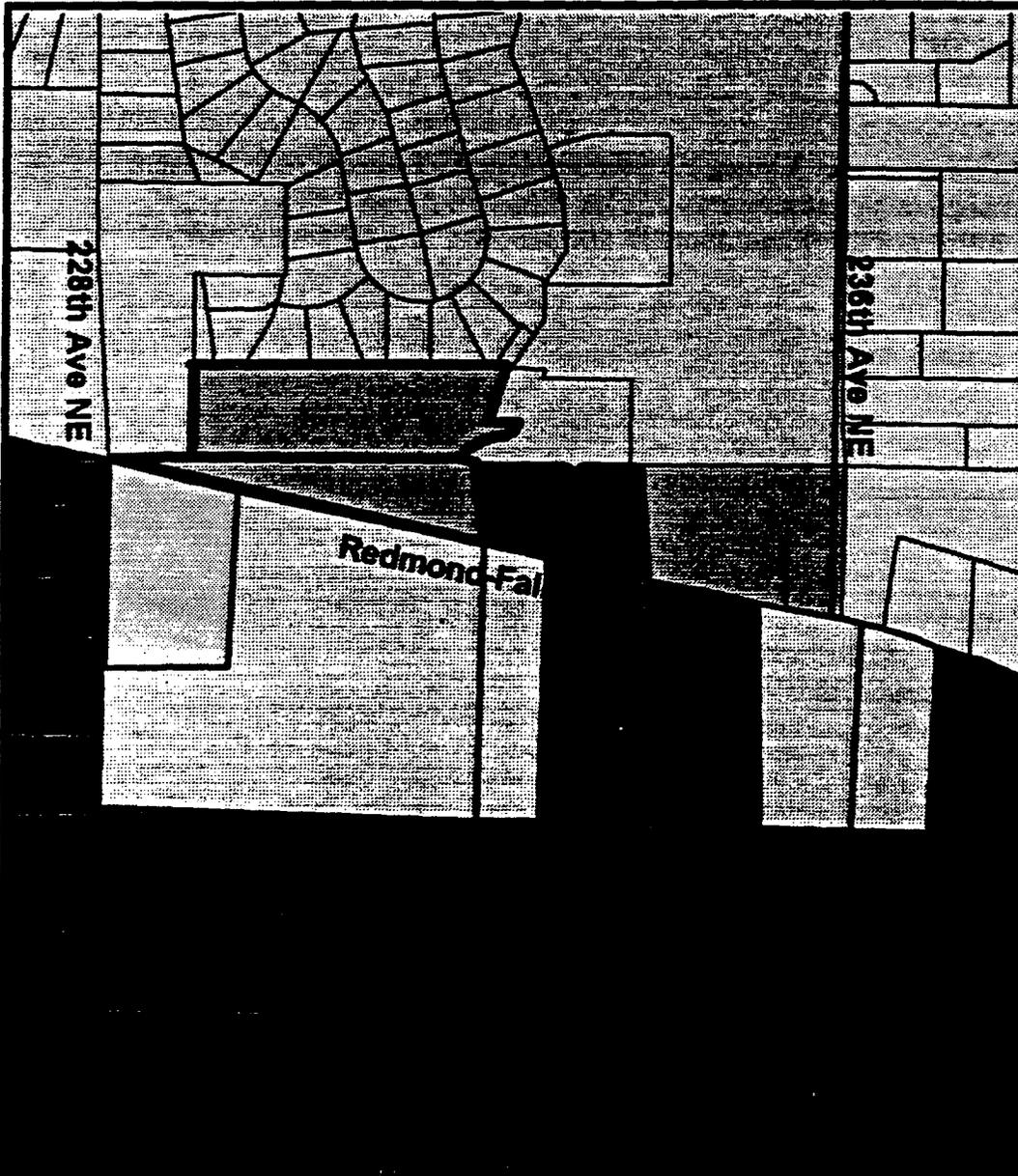
Rationale: These two properties are located within the boundary of the designated
Rural Neighborhood at SR 202 and 236th S.E. and are bordered by commercial,
industrial and institutional uses.

12170

King County Zoning Atlas Area Zoning Amendment Consistent with the King County Comprehensive Plan Land Use Map

In response to the Central Puget Sound Growth Management Hearings Board,
Case No. 95-3-0008

County Council District: **3**
Community Planning Area: **Bear Creek**
Parcel Identification Number: **1525069096, 2225069023**
Proposed Zoning: **NB-P**



Metropolitan King County Council
Geographic Information System

- Agriculture, 1 DU per 10 acres
- Agriculture, 1 DU per 35 acres
- Community Business
- Forest
- Industrial
- Mining
- Neighborhood Business
- Office
- Residential, 12 DU per acre
- Residential, 4 DU per acre
- Rural Area, 1 DU per 10 acres
- Rural Area, 1 DU per 2.5 acres
- Rural Area, 1 DU per 5 acres
- Regional Business
- Urban Reserve
- Urban Growth Area Boundary

DU = Dwelling Unit

Note: This is a draft map intended for discussion purposes only. This map does not show special development conditions, such as P-Suffix conditions, special district overlays, or potential zoning that apply to many properties in King County.

All property-specific development conditions are displayed on the official zoning control at the Department of Development and Environmental Services, 3600 136th Place SE Bellevue, WA 98006. Public review copies of the Zoning Atlas are located at all King County library branches.

Scale: 1 inch equals approximately
1/2 mile



AR

Chris Vance
Chris Vance

February 7, 1996

Introduced By:

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2 **AMENDMENT IN RESPONSE TO CENTRAL PUGET SOUND GROWTH**
3 **MANAGEMENT HEARINGS BOARD CASE NO. 95-3-0008**
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Amend amendments 8, 9, 12, 17, 18, 20 and 21 contained in Attachment A to Proposed Ordinance 96-118 to delete the ordinance referenced in the title of each of these amendments.

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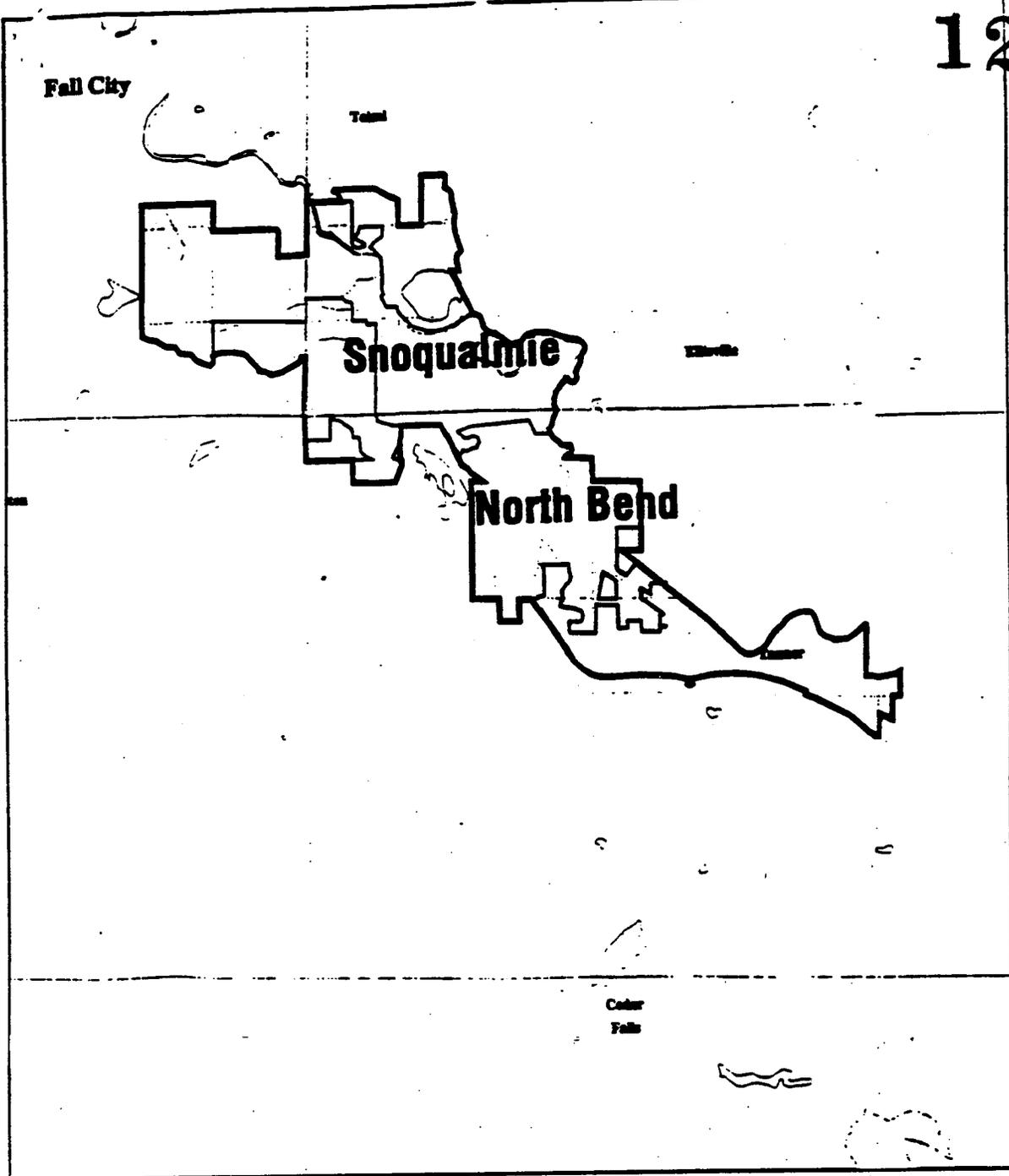
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Rationale: These amendments comprise Attachment A to Proposed Ordinance 96-118. The title of the ordinance references the correct ordinances to be amended.

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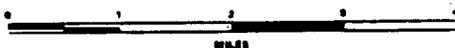
Rural Cities Urban Growth Area

The attached series of maps show the Rural Cities Urban Growth Areas (UGA) in both the King County Comprehensive Plan adopted on November 18, 1994 and in Phase II of the Countywide Planning Policies adopted on August 15, 1994. The UGA in the Comprehensive Plan is identical to the UGA in the Countywide Planning Policies. Therefore, no action by the Metropolitan King County Council is necessary to comply with the Growth Management Hearings Board decision.

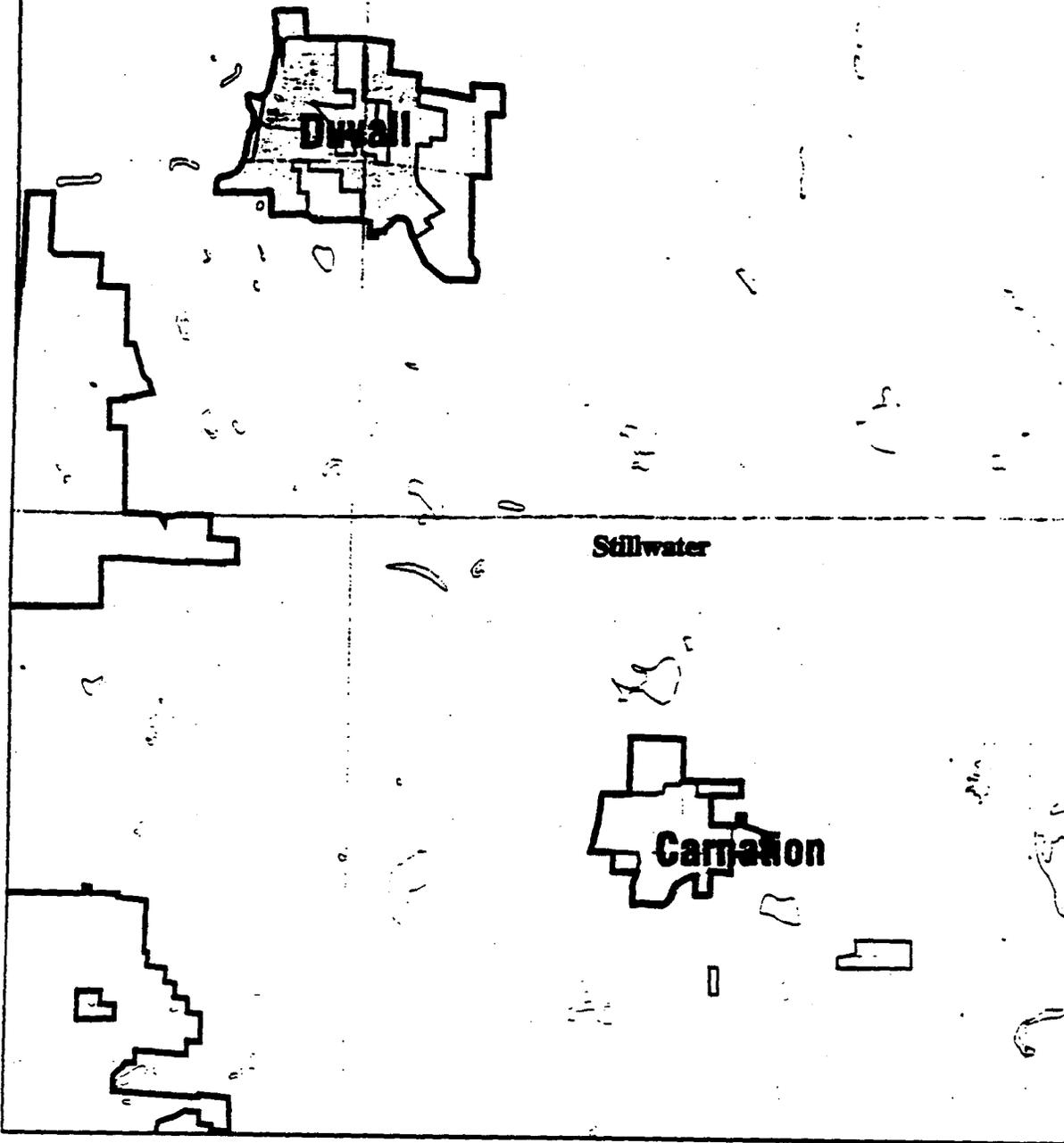


North Bend and Snoqualmie

-  Rural City
-  Rural City Urban Growth Areas Adopted by the
Countywide Planning Policies on 8-15-94
(Ordinance #11468)
-  Urban Growth Area Line, Adopted by the 1994
King County Comprehensive Plan on 11-16-94
(Ordinance #11878)



12170



Duvall and Carnation

-  Rural City
-  Rural City Urban Growth Areas Adopted by the Countywide Planning Policies on 8-18-84 (Ordinance #11448)
-  Urban Growth Area Lims. Adopted by the 1994 King County Comprehensive Plan on 11-16-94 (Ordinance #11876)

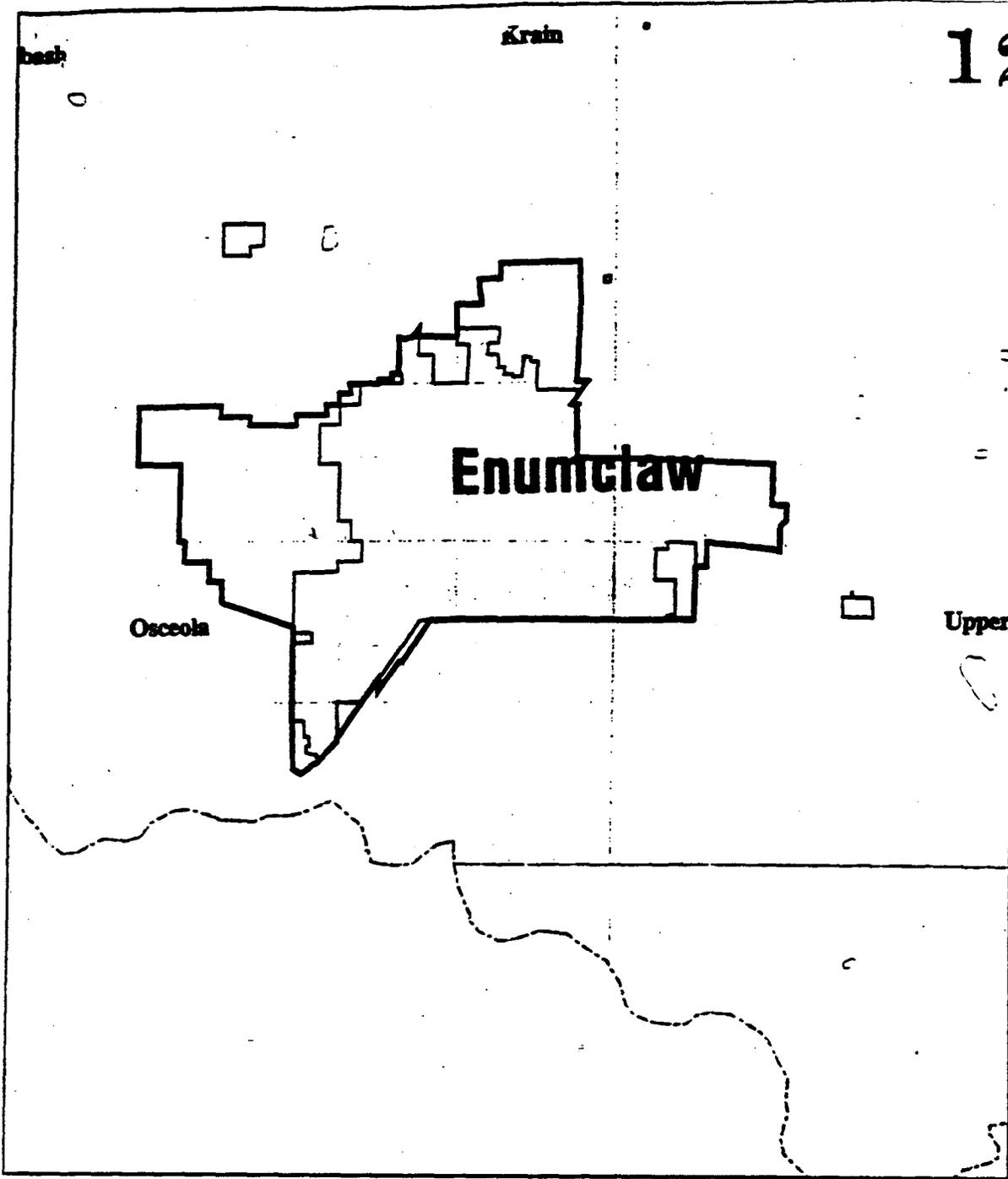


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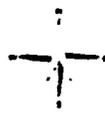
Krain

West



Enumclaw

-  Rural City
-  Rural City Urban Growth Areas Adopted by the Countywide Planning Policies on 8-15-84 (Ordinance #11448)
-  Urban Growth Area Line Adopted by the 1994 King County Comprehensive Plan on 11-15-94 (Ordinance #11678)



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February 21, 1996

Introduced by:

Chris Vance

Proposed No.:

96-129

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SUBSTITUTE
ORDINANCE NO. _____

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AN ORDINANCE relating to zoning; adopting amendments to the King County Planning Code and Zoning Code relating to new Fully Contained Communities, in compliance with the Washington State Growth Management Act, as amended, to comply with portions of the Central Puget Sound Growth Management Hearings Board's decision and order in Case No. 95-3-0008, as corrected, remanding portions of the Comprehensive Plan to the County for modification; amending Ordinance 4461, Section 1, as amended and K.C.C. 20.24.070; amending Ordinance 10870, Section 28, as amended and K.C.C. 21A.04.070; amending Ordinance 10870, Section 574, and K.C.C. 21A.38.010; amending Ordinance 10870, Section 575, and K.C.C. 21A.38.020; and amending Ordinance 10870, Section 577, as amended and K.C.C. 21A.38.040; adding a new section to K.C.C. 21A.06; adding new sections to K.C.C. 21A.38; adding new sections to K.C.C. 21A.39; and adding a new section to K.C.C. 21A.44.

26
PREAMBLE:

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

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1. King County has adopted the 1994 King County Comprehensive Plan, to meet the requirements of the Washington State Growth Management Act (GMA).

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2. The amendments to the King County Code proposed to be adopted by this ordinance are necessary to comply with portions of the Central Puget Sound Growth Management Hearings Board's Decision and Order in Case No. 95-3-0008, as corrected.

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BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

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SECTION 1. Ordinance 4461, Section 1, as amended and K.C.C. 20.24.070 are each amended to read as follows:

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Recommendations to the council. A. The examiner shall receive and examine available information, conduct public hearings and prepare records and reports thereof and issue recommendations, including findings and conclusions to the council based on the issues and evidence in the record in the following cases;

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44
1. Applications for reclassifications of property;
2. Applications for special use permits;

3. Applications for urban planned development permits or new fully contained community permits;

4. Applications for preliminary plats; including those variance decisions made by the road engineer pursuant to K.C.C. 14.42.060 with regard to road circulation in the subject preliminary plat proposal;

5. Applications for shoreline environment redesignations;

6. Applications to extend sewer service pursuant to K.C.C. 13.24;

7. Applications for agricultural land variances;

8. Applications for public benefit rating system assessed valuation on open space land and current use assessment on timber lands except as provided in Section 20.36.090;

9. Appeals from denials by the county assessor of applications for current use assessments on farm and agricultural lands;

10. Appeals from decisions regarding residential condominium binding site plan applications pursuant to Section 19.34.050;

11. Applications for the vacation of county roads;

12. Appeals of a recommendation by the department of public works to deny the petition for vacation of a county road;

13. Appeals of a recommendation by the department of public works of the compensation amount to be paid for vacation of a county road;

14. Proposals for establishment or modification of cable system rates; and

15. Other applications or appeals which the council may prescribe by ordinance.

B. The examiner's recommendation may be to grant or deny the application or appeal, or the examiner may recommend that the council adopt the application or appeal with such condition, modifications and restrictions as the examiner finds necessary to make the application reasonably compatible with the environment and carry out applicable state laws and regulations and the regulations, policies, objectives and goals of the Comprehensive Plan, the community plan, subarea or neighborhood plans, the zoning code, the subdivision code and other official laws, policies and objectives of King County. In case of conflict between the King County Comprehensive Plan and a community, subarea or neighborhood plan, the Comprehensive Plan shall govern.

SECTION 2. Ordinance 10870, Section 28, as amended and K.C.C. 21A.04.070 are each amended to read as follows:

Urban reserve zone. A. The purposes of the urban reserve zone (UR) are to phase growth and demand for urban services, and to reserve large tracts of land for possible future growth in portions of King County designated by the Comprehensive Plan for future urban growth while allowing reasonable interim uses of property; or to reflect designation by the Comprehensive Plan of a property or area as part of the urban growth area when a detailed plan for urban uses and densities has not been completed; or when the area has been designated as a site for a potential urban planned development or new fully contained community, as provided in K.C.C. 21A.38. These purposes are accomplished by:

1. Allowing for rural, agricultural and other low-intensity uses;

1 2. Allowing for limited residential growth, either contiguous to existing urban
2 public facilities, or at a density supportable by existing rural public service levels; and

3 3. Requiring clustered residential developments where feasible, to prevent
4 establishment of uses and lot patterns which may foreclose future alternatives and impede
5 efficient later development at urban densities.

6 B. Use of this zone is appropriate in urban areas or in rural city expansion areas
7 designated by the Comprehensive Plan, when such areas do not have adequate public facilities
8 and services or are not yet needed to accommodate planned growth, do not yet have detailed
9 land use plans for urban uses and densities, or are designated as sites for a potential urban
10 planned development or new fully contained communities.

11 NEW SECTION. SECTION 3. There is added to K.C.C. 21A.06 a new section to
12 read as follows:

13 Fully contained community (FCC). FCC: a site specific development project
14 consisting of conceptual site plan(s), development standards, processing and other elements,
15 and which is consistent with the criteria provided in RCW 36.70A.350.

16 SECTION 4. Ordinance 10870, Section 574 and K.C.C. 21A.38.010 are each
17 amended to read as follows:

18 Purpose. The purposes of this chapter are to provide for alternative development
19 standards to address unique site characteristics and to address development opportunities which
20 can exceed the quality of standard developments, by:

21 A. Establishing authority to adopt property-specific development standards for
22 increasing minimum requirements of this title on individual sites; or

23 B. Establishing special district overlays with alternative standards for special areas
24 designated by community plans or the Comprehensive Plan.

25 SECTION 5. Ordinance 10870, Section 575 and K.C.C. 21A.38.020 are each
26 amended to read as follows:

27 Authority and application. A. This chapter authorizes King County to increase
28 development standards or limit uses on specific properties beyond the general requirements of
29 this title through property-specific development standards, and to carry out comprehensive and
30 community plan policies and map designations through special overlay districts which
31 supplement or modify standard zones through different uses, design or density standards or
32 review processes;

33 B. Property-specific development standards shall be applied to specific properties
34 through either area zoning as provided in K.C.C. 20.12 and ~~((20-18))~~ 20.16, or reclassifications
35 of individual properties as provided in K.C.C. 20.24 and 21A.44; and

36 C. Special district overlays shall be applied to specific properties or areas containing
37 several properties through area zoning adopted in conjunction with community plans or the
38 Comprehensive Plan as provided in K.C.C. 20.12 and ~~((20-18))~~ 20.16.

39 SECTION 6. Ordinance 10870, Section 577, as amended and K.C.C. 21A.38.040 are
40 each amended to read as follows:

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Special district overlay - general provisions. Special district overlays shall be designated on community plan maps and indicated on area zoning maps or a notation in the SITUS File, as follows:

A. A special district overlay shall be designated in a community plan, plan update or plan amendment or the Comprehensive Plan, as provided in K.C.C. 20.12. Designation of an overlay district shall include policies that prescribe the purposes and location of the overlay;

B. A special district overlay shall be applied to land through the area zoning adopted in conjunction with the community plan or the Comprehensive Plan and shall be indicated on the zoning map or a notation in the SITUS File, with the suffix "-SO" following the map symbol of the underlying zone or zones;

C. The special district overlays set forth in this chapter are the only overlays authorized by the code. New or amended overlays to carry out new or different goals or policies shall be adopted as part of this chapter and be available for use in all appropriate community planning areas;

D. The special district overlays set forth in this chapter may waive, modify and substitute for the range of permitted uses and development standards established by this title for any use or underlying zone;

E. Unless they are specifically modified by the provisions of this chapter, the standard requirements of this title and other county ordinances and regulations govern all development and land uses within special district overlays; and

F. A special district overlay on an individual site may be modified by property-specific development standards as provided in K.C.C. 21A.38.030.

NEW SECTION. SECTION 7. There is added to K.C.C. 21A.38 a new section to read as follows:

Special district overlay - fully contained community (FCC) purpose, designation, and implementation.

A. The purpose of the FCC special district overlay is to provide a means to designate a limited number of areas which are uniquely appropriate for conversion to urban development on a large scale basis.

B. In designating an overlay district, the Comprehensive Plan and area zoning shall:
1. Delineate FCC overlay district boundaries; and
2. Ensure that surrounding properties are classified with rural residential zoning consistent with community plan and comprehensive plan policies, in order to restrict future urban development in the area solely to the FCC site.

C. In designating an overlay district, the Comprehensive Plan and area zoning may:
1. Set a maximum or range of the number of dwelling units within the FCC; and
2. Incorporate project description elements or requirements to the extent known, including but not limited to the following: conceptual site plan; mix of attached and detached housing; affordable housing goals and/or programs; major transportation or other major infrastructure programs and the FCC's participation therein; any other provision or element deemed appropriate.

1 D. Implementation of the FCC shall be accomplished by complying with the
2 standards and procedures set forth in 21A.39.

3 NEW SECTION. SECTION 8. There is added to K.C.C. 21A.39 a new section to
4 read as follows:

5 Fully contained community (FCC) - permit. A. King County shall accept an
6 application for a FCC permit only in areas designated as a FCC by the Comprehensive Plan and
7 contained within the boundaries of a FCC special district overlay designated by the area zoning
8 implementing the Comprehensive Plan.

9 B. In order to be approved, a proposed FCC permit shall comply with the provisions
10 relating to urban planned development permits in King County Council 21A.39.020(B) and (C)
11 and 21A.39.030 through 21A.39.130, except that a proposed FCC shall comply with the
12 following additional standards:

13 1. New infrastructure (including transportation and utilities infrastructure) is
14 provided for and impact fees are established and imposed on the FCC consistent with the
15 requirements of RCW 82.02.050;

16 2. Transit-oriented site planning and traffic demand management programs are
17 implemented in the FCC. Pedestrian, bicycle, and high occupancy vehicle facilities are given
18 high priority in design and management of the FCC;

19 3. Buffers are provided between the FCC and adjacent urban and low-density
20 residential development. Buffers located on the perimeter boundaries of the FCC delineated
21 boundaries, consisting of either landscaped areas with native vegetation or natural areas, shall
22 be provided and maintained to reduce impacts on adjacent lands;

23 4. A mix of uses is provided to offer jobs, housing, and services to the residents of
24 the new FCC. No particular percentage formula for the mix of uses is required. Instead, the
25 mix of uses for an FCC shall be evaluated on a case-by-case basis, in light of the geography,
26 market demand area, transportation patterns, and other relevant factors affecting the proposed
27 FCC. Service uses in the FCC may also serve residents outside the FCC, where appropriate;

28 5. Affordable housing is provided within the new FCC for a broad range of income
29 levels, including housing affordable by households with income levels below and near the
30 median income for King County;

31 6. Environmental protection has been addressed and provided for in the new FCC,
32 at levels at least equivalent to those imposed by adopted King County environmental
33 regulations;

34 7. Development regulations are established to ensure urban growth will not occur
35 in adjacent nonurban areas. Such regulations shall include but are not limited to rural zoning of
36 adjacent rural areas, urban planned development permit conditions requiring sizing of FCC
37 water and sewer systems so as to ensure urban growth will not occur in adjacent nonurban
38 areas; and/or urban planned development permit conditions prohibiting connection by property
39 owners in the adjacent rural area (excepting public school sites) to new FCC sewer and water
40 mains or lines;

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8. Provision is made to mitigate impacts of the FCC on designated agricultural lands, forest lands, and mineral resource lands; and

9. The plan for the new FCC is consistent with the development regulations established for the protection of critical areas by King County pursuant to RCW 36.70A.170.

C. If an applicant utilizes the procedural provisions of this section of King County Council 21A.39, any previously submitted urban planned development permit applications are deemed the equivalent of and accepted as complete applications for a FCC permit under this chapter.

D. If the Comprehensive Plan designates more than one FCC site within a FCC area, the FCC applications may be submitted and reviewed independently unless a combined review is requested by the owners of the proposed FCC sites. If FCC permits on adjoining properties within the designated FCC area are considered in combined review, then the applicants can request that the criteria specified in Section B above be applied to the combined area and uses within the two adjoining FCC permit sites. In applying the FCC criteria of Section B above to an FCC permit, the County shall consider the uses and other characteristics of any existing FCC permit on an adjoining site within the FCC area.

E. Approved urban planned developments. Any approved urban planned development can proceed with development consistent with the terms of the recorded development agreement or, at the owner's election, may request King County to review and issue an FCC permit. The additional review process shall follow the processing requirements for a FCC but would incorporate the prior urban planned development permit file and prior proceedings and would be limited to determining whether there is a basis for the additional findings and conclusions necessary for a FCC permit beyond those required for an urban planned development.

NEW SECTION SECTION 9. There is added to K.C.C. 21A.44 a new section to read as follows:

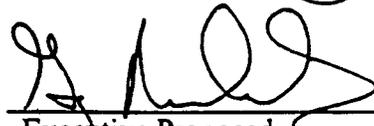
Fully contained community (FCC) permit.
An application for a FCC permit shall be granted only if the applicant demonstrates compliance with the provisions of K.C.C. 21A .38 and 21A.39.



A motion was made by Mr. Nickels to pass Amendment 11-2 to replace 11-1. The motion passed 8 to 5, Mr. McKenna, Mr. Vance, Mr. Pullen, Ms. Miller and Mr. von Reichbauer voting "no".

March 11, 1996

Introduced By:
Proposed By:


Executive Proposed

Policy R-206 as it relates to Vashon-Maury Island

AMENDMENT TO 1994 COMPREHENSIVE PLAN, CENTRAL PUGET SOUND GROWTH
MANAGEMENT HEARINGS BOARD REMANDED ITEMS:
CHAPTER THREE- RURAL LAND USE - AS PRESENTED IN LEGISLATIVE FORMAT.

Page 66. Add New Policy and Amend R-206

Add new policy as follows:

R-205A For Vashon-Maury Island, a residential density of one home per 10 acres:
a. Shall be maintained on existing areas as applied through area zoning to help protect community character and reduce adverse impacts on the island's infrastructure; and,

~~((b. May be applied where lands are designated as highly susceptible to ground water contamination or reduced recharge, and where a certified ground water management plan has determined that 10-acre zoning is needed to protect ground water resources.))~~

b. May be applied to areas identified as highly susceptible to ground water contamination or reduced recharge in a ground water management plan with which King County has concurred.

R-206 A residential density of one home per 5 acres shall be used in portions of the Rural Area where the land is physically suitable for development and can be supported by rural services, and does not meet the criteria in this plan for higher or lower density designations.

Rationale: The proposed amendments include a revised explanatory text with updated information, as well as an policy basis for the existing mix of Rural zoning on Vashon-Maury Island, and the opportunity to apply additional 10-acre zoning to larger parcels if determined to be necessary following the certification of a ground water management plan.

To justify Policy R-206 as it is applied to Vashon-Maury Island, the Hearings Board has said that King County must show that:

1. The existing mix of zones on Vashon-Maury Island provides the variety of rural densities required by the GMA; and,



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2. The water supply and contamination issues can be dealt with proactively.

Variety of Densities: Preliminary data were gathered for parcels in the rural zones to estimate the percentage of vacant or redevelopable land, the existing parcel sizes, future subdivision potential, and resultant average parcel size. The data indicate that:

- Existing rural zoning at 2.5, 5.0 and 10-acre densities, in combination with historical lot patterns, provides a wide range of densities.
- The range of parcel sizes in RA-5 will likely not change appreciably because of the large number of lots below 5 acres in size..
- In the RA-5 zoned areas, even if subdividable parcels were downzoned to RA-10, the average parcel size would increase by only 0.5 acre, from 2.5 acres to 3.0 acres.
- The nearly 4000 acres of existing RA-10 zoning will ensure that larger parcels will be maintained on Vashon-Maury Island even with future subdivisions.

Ground water: The draft Vashon-Maury Island Ground Water Management Plan (GWMP) indicates that the existing mix of rural zoning, combined with sensitive area protections, development regulations and other preventative measures, provides protection for the ground water resources on Vashon-Maury Island. The GWMP may also identify other preventative measures necessary to protect the ground water resources on Vashon-Maury Island.



A motion was made by Mr. Phillips to pass Amendment 19-2 to replace 19-1. The motion FAILED 6 to 6, Mr. Phillips, Ms. Fimia, Mr. Gossett, Ms. Miller, Mr. Derdowski and Mr. Nickels voting "yes", Mr. von Reichbauer excused.

Massig 7
Larry Phillips
Larry Phillips
Jerry Gossett
Louise Miller
Ben Durdow
Massig Fimia

February 28, 1996

Introduced By:

Jerry Gossett
Louise Miller
King County Zoning Atlas
Ben Durdow
Massig Fimia

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AMENDMENT TO THE 1994 KING COUNTY ZONING ATLAS CONSISTENT WITH THE KING COUNTY COMPREHENSIVE PLAN LAND USE MAP IN RESPONSE TO CENTRAL PUGET SOUND GROWTH MANAGEMENT HEARINGS BOARD CASE NO. 95-3-0008

Amend the 1994 King County Zoning Map, (Map #17), to designate the following properties 152606-9002, 152606-9003, 152606-9014, 152606-9015, 152606-9120, 152606-9121, 152606-9122, 152606-9124, 152606-9125, 152606-9126 together with west portions of Tax Lots #16, 57 and 123 RA 10 and apply to this property any existing P-suffix condition(s).

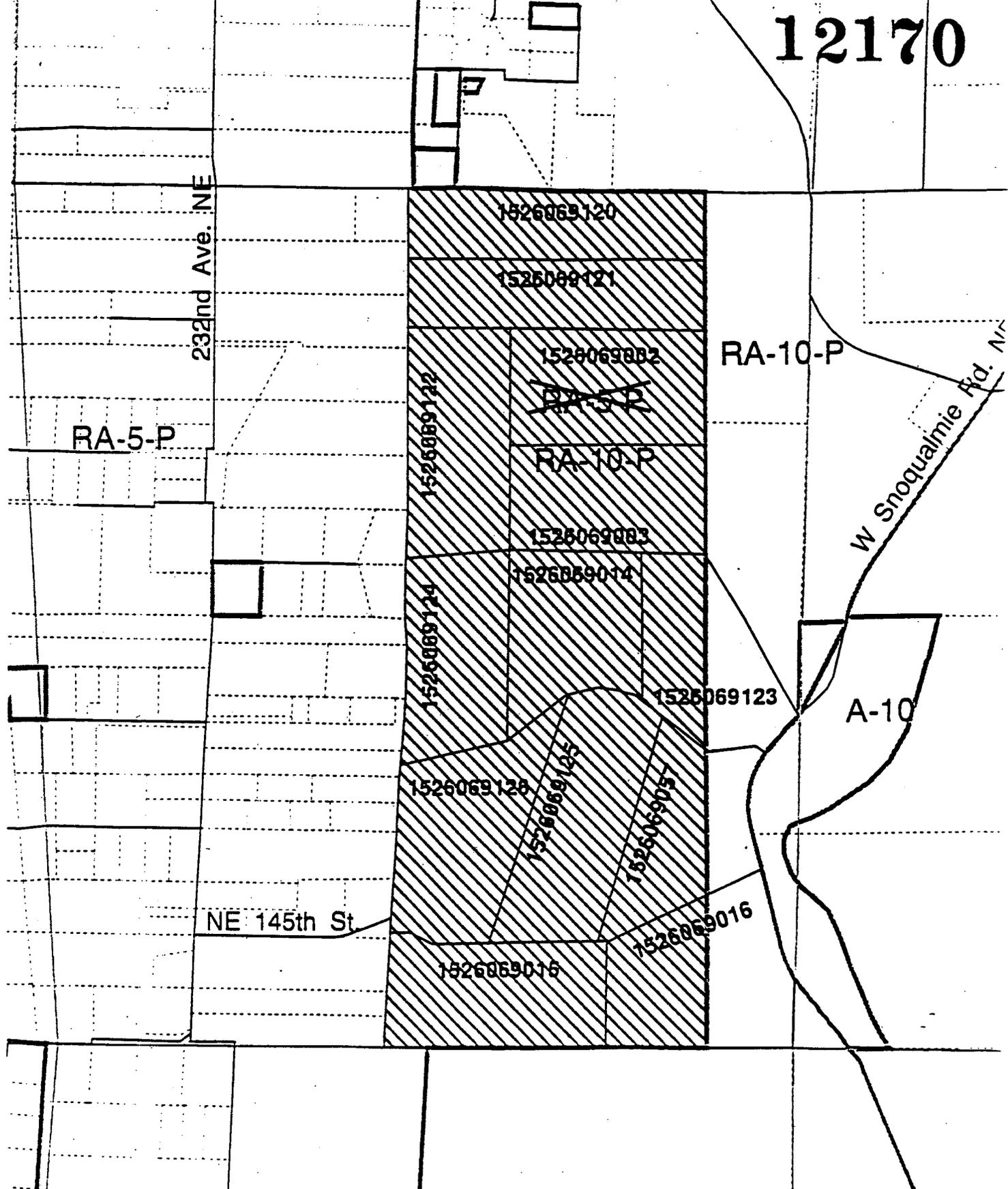
Rationale: The zoning designation RA 10 is recommended for this property based on King County Comprehensive Plan Policy R-205 and Countywide Planning Policy LU-12. The zoning code provides additional clarification of the application of rural area zoning; K.C.C. 21A.04.060 describes the application of RA 5 versus RA 10 zoning as follows:
AR-5/RA-5 in rural areas without established subdivision patterns and predominantly environmentally unconstrained lands;
AR-10/RA-10 in rural areas next to designated resource production areas where additional buffering is required, or where area-wide environmental features constrain development. RA-10 is also applied to Rural Farm Districts designated by the King County Comprehensive Plan.

The 13 parcels of Ring Hill Estates all approximate 20 acres in size and are bordered to the north, south and east by parcels zoned RA-10. Three of the parcels border the Snoqualmie Valley Agricultural Production District. Seven of the parcels are either wholly or partially within 1/4 mile of the Agricultural Production District. Ring Hill Estates is significantly environmentally constrained with steep slopes, ravines, landslide hazards, erosion hazards, seismic hazards, five streams, and four wetlands. A significant portion of the property is designated as Areas Highly Susceptible to Ground Water Contamination.

Attachment: Map



12170



0 1000 2000 Feet

 Amendment to 1994 Comprehensive Plan Area Zoning Map



Response to Growth Management Hearings Board Remand of -10/23/95
Consolidated Case No. 95-3-0008

February 2, 1996
ora94-737

March 11, 1996

19-3

Sponsor:


Chris Vance

Ring Hill Estates

Amendment to 1994 Comprehensive Plan - Central Puget Sound Growth Management Hearings Board - As Presented in Legislative Format.

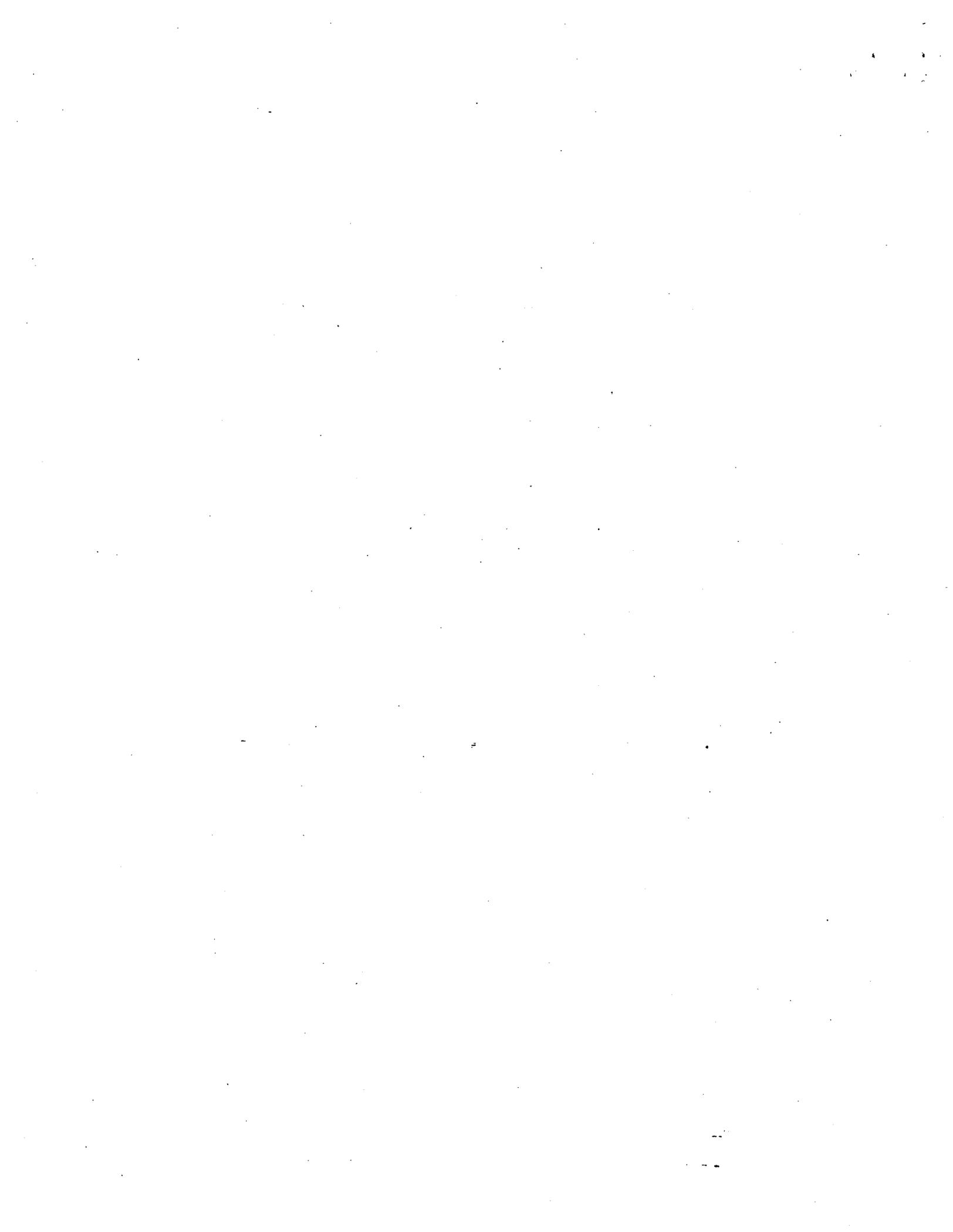
Amend the Area Zoning Map, page 17, by designating the following properties as RA-10-P: The east portion of 152606-9003, 152606-9014, 152606-9125, together with west portions of tax lots #16, 57 and 123; and by designating the following properties as RA-5-P: the west portion of 152606-9003, 152606-9014, 152606-9125, and the following parcels in their entirety : 152606-9002, 152606-9015, 152606-9120, 152606-9121, 152606-9122, 152606-9124 and 152606-9126. For all parcels add the P-suffix conditions shown below, and remove all P-suffix conditions associated with Amendments 81 and 81A to the 1994 Comprehensive Plan.

P-suffix conditions:

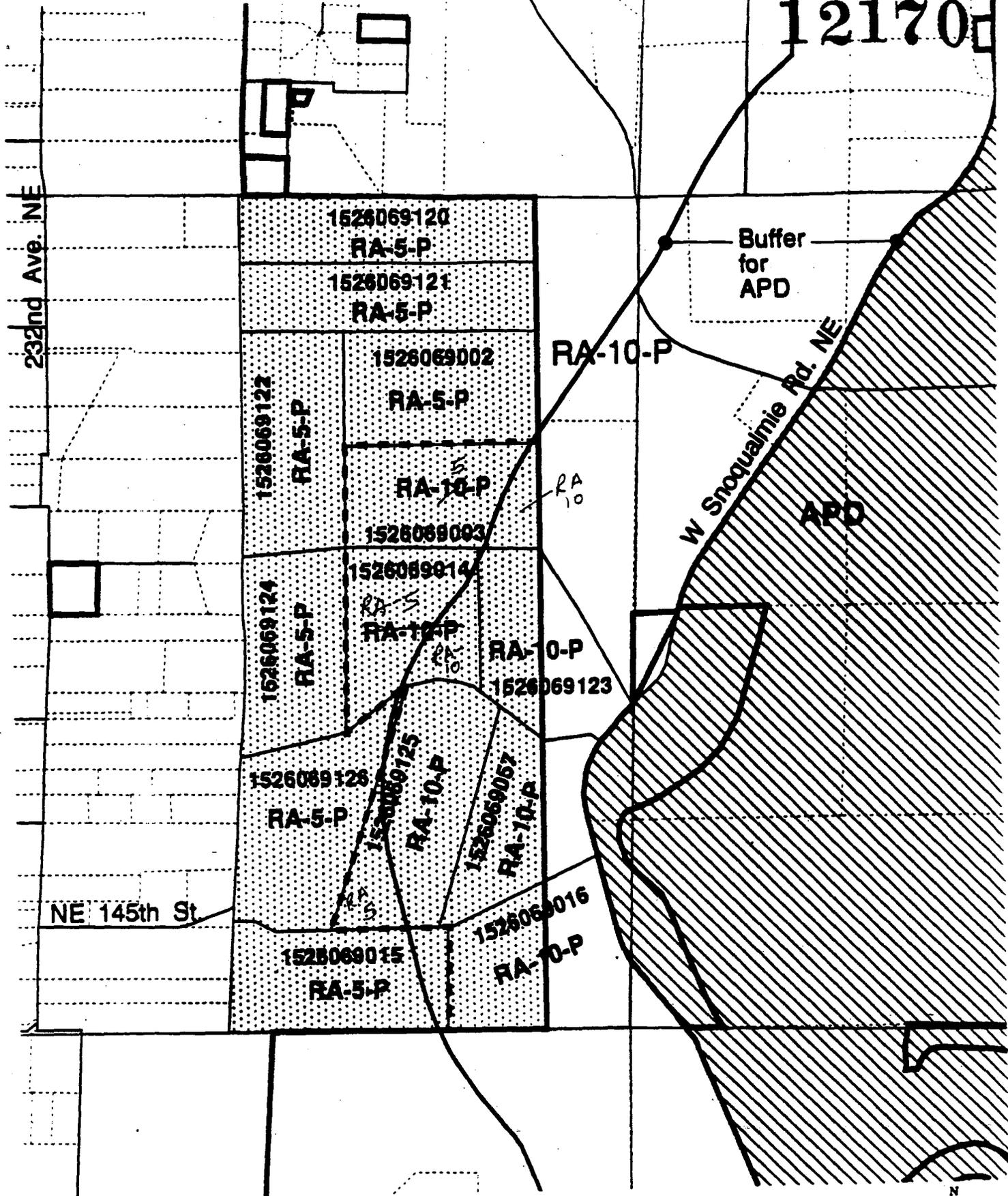
1. All sensitive areas on these parcels shall be treated as RA-10-P for calculating density.
2. All hillside, steep slope, and ridge line portions of these parcels shall be preserved in open space tracts as a part of any development proposal.
3. These properties shall be subject to all Snoqualmie Valley P-suffix drainage conditions or their successors.

Rationale:

The Executive recommended these properties be zoned RA-10-P in Executive Proposed Ordinance 96-118. Additional analysis has indicated that a combination of RA-5-P and RA-10-P with the P-suffix conditions shown above would be consistent with Comprehensive Plan Policy R-205, but would also recognize the fact that a variety of lot sizes exist in the immediate area. This amendment would likely result in eventual development of approximately 50 to 55 lots, which represents an approximate half-way point between the achievable under RA-10-P (as initially proposed by by the Executive) and RA-5-P (as proposed by the property owner).



12170d



Amendment to 1994 Comprehensive Plan Area Zoning Map

Map Attached to 19-3

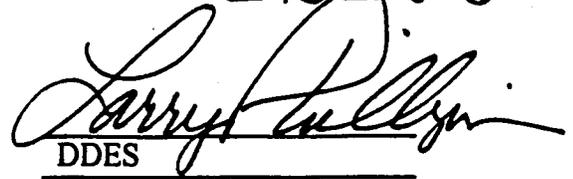
Response to Growth Management Hearings Board Remand of 10/23/95 Consolidated Case No. 95-3-0008

March



March 11, 1996

Introduced By:
Proposed By:


DDES

Ring Hill Estates

AMENDMENT TO 1994 COMPREHENSIVE PLAN - CENTRAL PUGET SOUND GROWTH
MANAGEMENT HEARINGS BOARD - AS PRESENTED IN LEGISLATIVE FORMAT.

Amend the Area Zoning Map, page 17, by designating the following properties as RA-10-P: 152606-9014, 152606-9125, together with west portions of tax lots #16, 57 and 123; and by designating the following properties as RA-5-P: 152606-9002, 152606-9003, 152606-9015, 152606-9120, 152606-9121, 152606-9122, 152606-9124, 152606-9126. For all parcels add the P-suffix conditions shown below, and remove all P-suffix conditions associated with Amendments 81 and 81A to the 1994 Comprehensive Plan.

P-suffix conditions:

1. All sensitive areas on these parcels shall be treated as RA-10-P for calculating density.
2. All hillslope, steep slope, and ridge line portions of these parcels shall be preserved in open space tracts as a part of any development proposal.
3. These properties shall be subject to all Snoqualmie Valley P-suffix drainage conditions or their successors, whichever provides the greatest level of protection.
4. All remaining RA-10-P parcels, and all remaining portions of RA-5-P parcels determined not to be developable or ultimately not developed for residential use by a project applicant, shall be considered for King County's rural area forestry program incentives and shall be included in the Rural Forest District.

Rationale:

The Executive recommended these properties be zoned RA-10-P in Executive Proposed Ordinance 96-118. Additional analysis has indicated that a combination of RA-5-P and RA-10-P with the P-suffix conditions shown above would be consistent with Comprehensive Plan Policy R-205, but would also recognize the fact that a variety of lots sizes exist in the immediate area. This amendment would likely result in eventual development of approximately 42 lots, which represents a point between that achievable under RA-10-P for all parcels (as initially proposed by the Executive) versus RA-5-P for all parcels (as proposed by the property owner).



A motion was made by Mr. Phillips to pass Amendment 20-2 to replace 20-1. The motion passed 9 to 4, Mr. Vance, Mr. von Reichbauer, Mr. Pullen and Ms. Hague voting "no".

103170
20-2

February 28, 1996

Introduced By:

Gottman
Sullivan
Larry Phillips
Larry Phillips

Jerry Gossett *Louise Miller*

1994 King County Comprehensive Plan Land Use Map

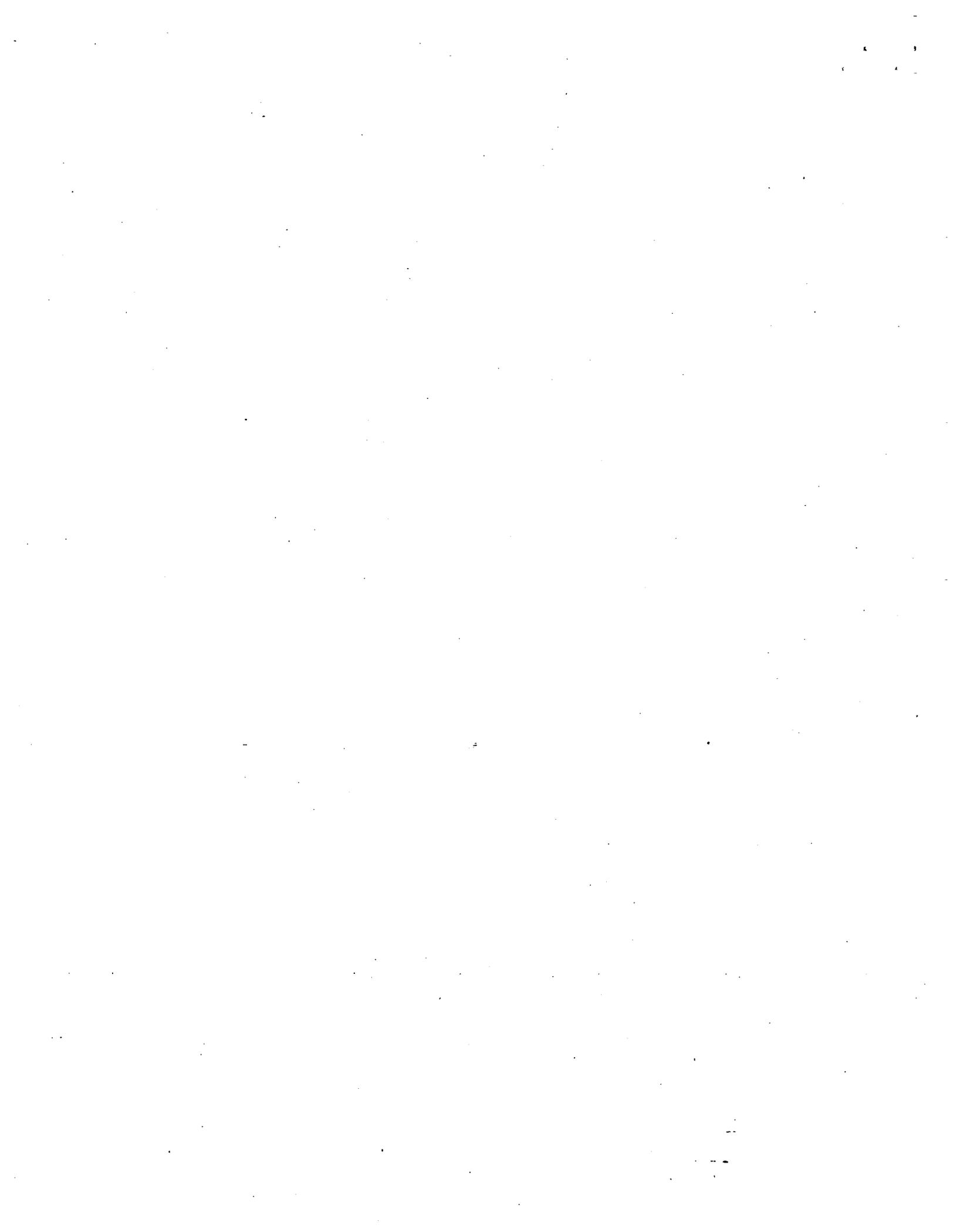
Ann *B. J. Dumbouch*
Maggie Jerni

2 AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN - LAND
3 USE MAP IN RESPONSE TO CENTRAL PUGET SOUND GROWTH
4 MANAGEMENT HEARINGS BOARD CASE NO. 95-3-0008
5

6 Amend the 1994 King County Comprehensive Plan Land Use Map for Section 15,
7 Township 25, Range 6 (Map #18), to designate parcel numbers 152506-9096 and
8 222506-9023 Rural Residential 1 DU per 2.5 - 10 acres.

9 **Rationale:** A return to Rural Residential land use and RA-5-P zoning would reduce
10 environmental impacts and is consistent with the rural character of the area. Both
11 parcels 152506-9096 (8.17 acres) and 222506-9023 (2.07) are forested with second
12 growth timber. The parcels with commercial use to the east of parcel 2225069023 and
13 the Industrial parcel to the south have largely been cleared. Maintaining forest cover on
14 the Banks property through low-density rural residential zoning and applicable
15 development regulations is critical to the health of the Bear Creek system. Evans Creek,
16 which is a tributary to Bear Creek, has few areas left which support salmon spawning.
17 The portion of the creek which flows near the eastern property line separating the Banks
18 property from the existing commercial uses is one of the few stretches of the stream
19 which supports salmon spawning. Impacts to the stream by commercial development on
20 the subject property would be substantially more difficult to mitigate than impacts by
21 rural residential development (3 homes on 10 acres).

22 Attachment: Map



12170

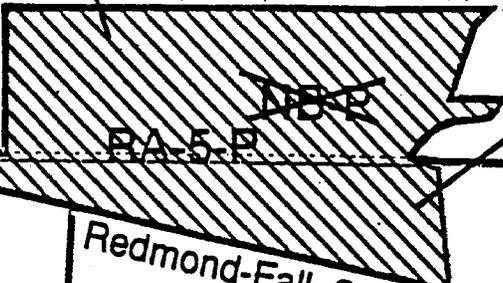
228th Ave. NE

236th Ave. NE

1525069096

RA-5-P

2225069023



RA-10-P

I-P

Redmond-Fall City Rd. NE

O-P

NB-P

RA-5-P

RA-10-P

RA

0 540 1080 Feet

 Rural Area: RA-5-P 1 du/ 5 ac.

February 2, 1996
ord94-737c

Amendment to 1994 Comprehensive Plan Area Zoning Map



A motion was made by Mr. Phillips to pass Amendment 21-2 to replace 21-1. The motion passed 9 to 4, Mr. Vance, Mr. Pullen, Mr. von Reichbauer and Ms. Hague voting "no".

12170
10
21-2

Cynthia Sullivan
Doug [unclear]
Larry Phillips
Larry Phillips
James G. [unclear]
Louise Miller
Jim [unclear]
B. D. [unclear]
Maag [unclear]

February 28, 1996

Introduced By:

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AMENDMENT TO THE KING COUNTY ZONING ATLAS CONSISTENT WITH THE KING COUNTY COMPREHENSIVE PLAN -LAND USE MAP IN RESPONSE TO CENTRAL PUGET SOUND GROWTH MANAGEMENT HEARINGS BOARD CASE NO. 95-3-0008

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Amend the 1994 King County Zoning Map for Section 15, Township 25, Range 6 (Map #18), to designate parcel numbers 152506-9096 and 222506-9023 RA-5 and apply to this property any existing P-suffix condition(s).

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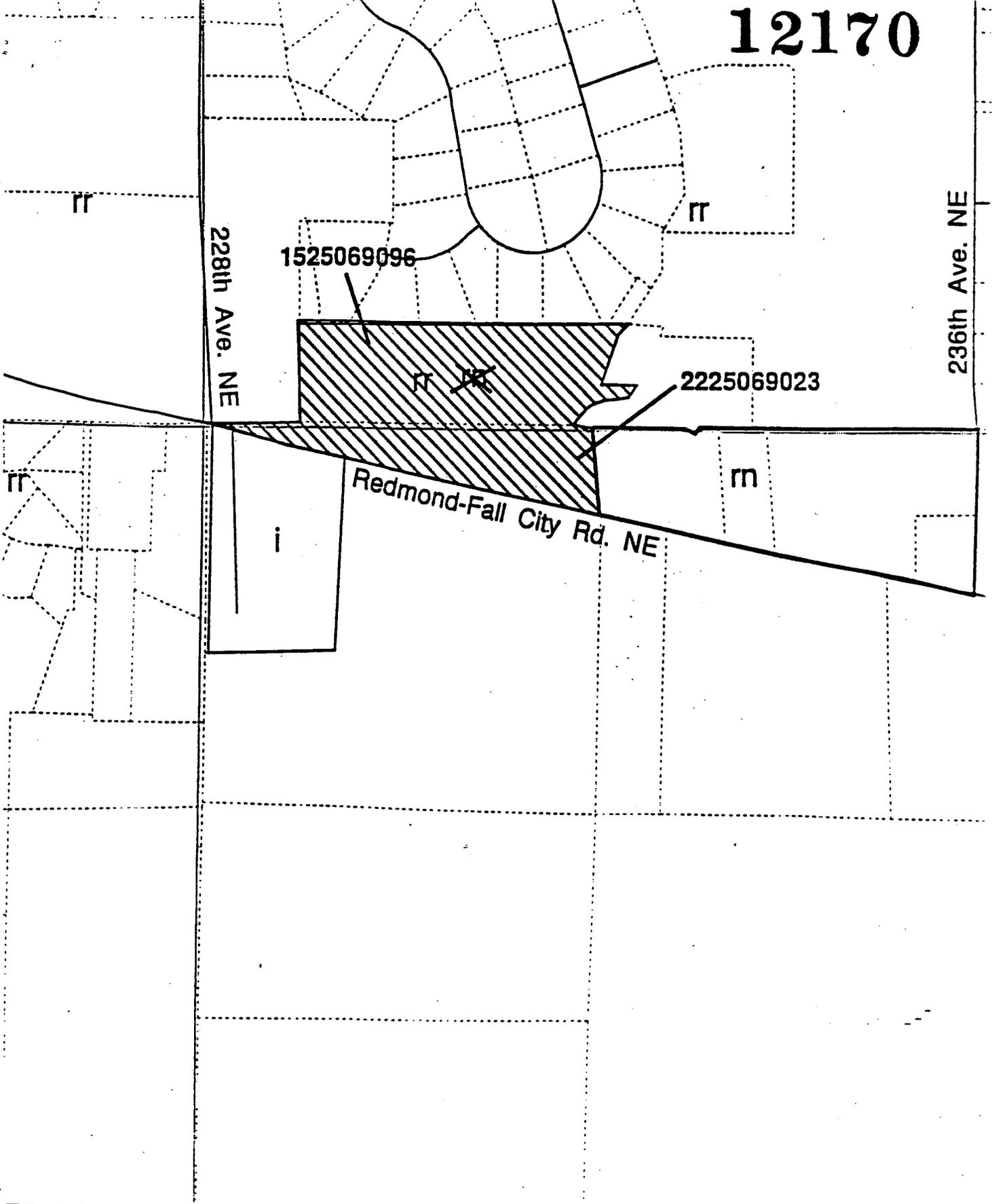
Rationale: A return to Rural Residential land use and RA-5-P zoning would reduce environmental impacts and is consistent with the rural character of the area. Both parcels 152506-9096 (8.17 acres) and 222506-9023 (2.07) are forested with second growth timber. The parcels with commercial use to the east of parcel 2225069023 and the Industrial parcel to the south have largely been cleared. Maintaining forest cover on the Banks property through low-density rural residential zoning and applicable development regulations is critical to the health of the Bear Creek system. Evans Creek, which is a tributary to Bear Creek, has few areas left which support salmon spawning. The portion of the creek which flows near the eastern property line separating the Banks property from the existing commercial uses is one of the few stretches of the stream which supports salmon spawning. Impacts to the stream by commercial development on the subject property would be substantially more difficult to mitigate than impacts by rural residential development (3 homes on 10 acres).

23

Attachment: Map



12170



0 540 1080 Feet

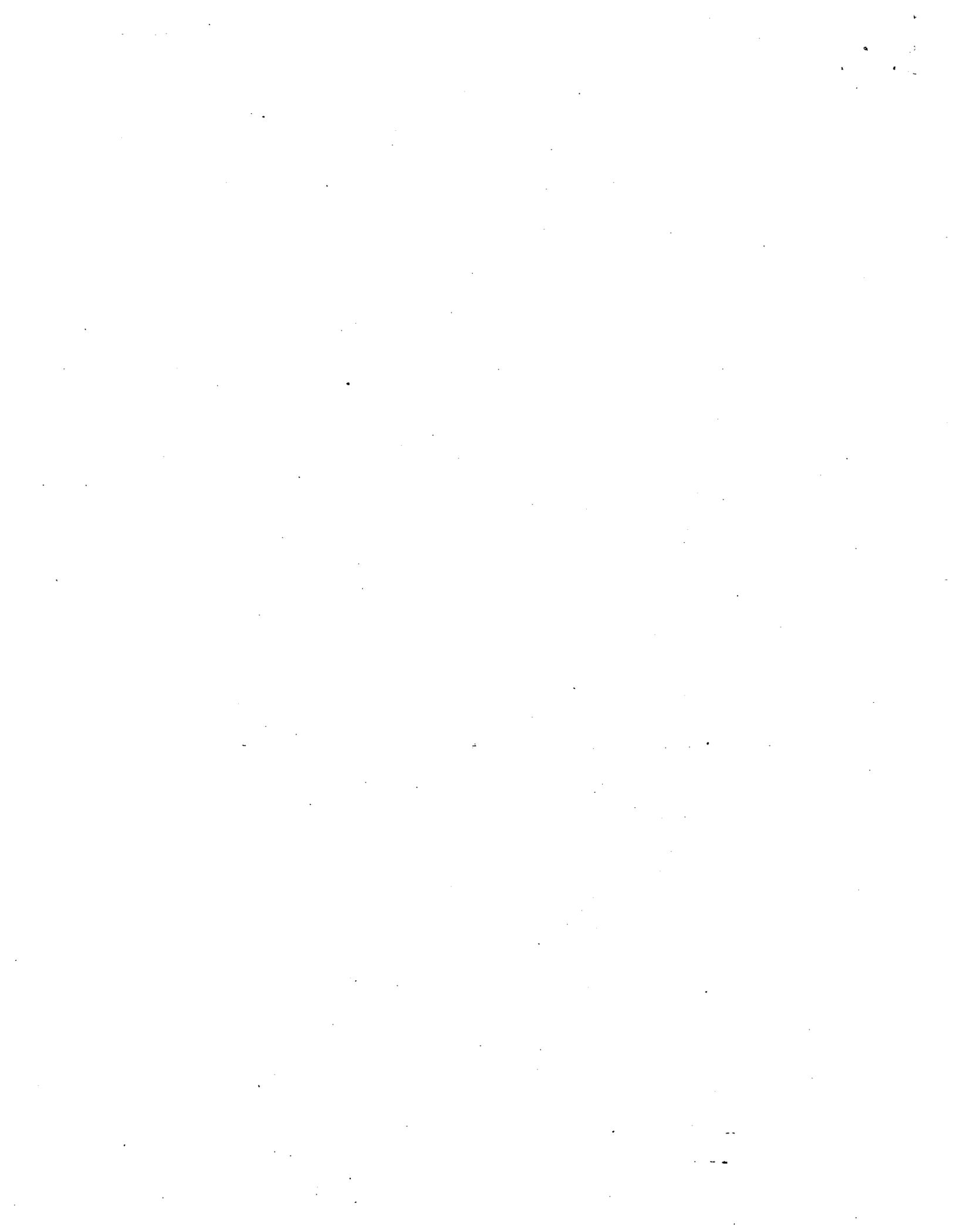


Amendment to 1994 Comprehensive Plan Land Use Map

- i Industrial
- m Rural Neighborhood
- rr Rural Residential



Response to Growth Management:
 Hearings Board Remand of 10/23/95
 Consolidated Case No. 95-3-0008



21-3



March 6, 1996

Introduced By: _____

Banks Property

AMENDMENT TO THE 1994 KING COUNTY ZONING ATLAS CONSISTENT WITH THE KING COUNTY COMPREHENSIVE PLAN LAND USE MAP IN RESPONSE TO CENTRAL PUGET SOUND GROWTH MANAGEMENT HEARINGS BOARD CASE NO. 95-3008

Amend the 1994 King County Zoning Atlas, map #18, by designating the following properties Neighborhood Business: Section -15, Township -25, Range -6, tax lot # -96, and Section 22, Township -25, Range -6, tax lot # -23. Attach the following P-suffix conditions:

- 1) Any development proposal shall include a 150 ft. Native Growth Protection Easement (NGPE) along property boundaries shared with designated Rural Residential properties.
- 2) Any development proposal shall include a 200 ft. NGPE along both sides of Evans Creek.
- 3) Allowed uses are restricted to those necessary to serve a rural community, such as family medicine facilities, churches, educational facilities, family-style restaurants, specialty food stores, veterinarian services and supply, retail nursery operations, farm/livestock/garden stores.
- 4) The maximum allowed impervious surface shall be 40 percent of the project area.
- 5) Development must be served by sanitary sewers and public water supplies.
- 6) Any development proposal is subject to a conditional use permit pursuant to K.C.C. 21.24.040 to ensure that design of site layout, building, and landscaping shall be of high quality. Design, design elements, scale, and project aesthetics shall incorporate rural characteristics and shall be compatible with the Rural Area.



1 Rationale: The amendment addresses the Central Puget Sound Growth Management Hearings
2 Board's remand of 1994 Comprehensive Plan Substitute Amendment 101, dated
3 October 23, 1995.

4 The amendment is consistent with Comprehensive Plan policy R-308, which
5 designates Redmond-Fall City Road/236th NE as Rural Neighborhood. The
6 amendment also is consistent with policy R-307, and recognizes existing
7 commercial uses and urban activity adjacent to the Bank's Property: an
8 Albertson's supermarket store and a proposed BP gas station; a fire station with a
9 school immediately beyond; and across SR-202, a construction company yard and
10 office, an automobile wrecking yard with construction uses, a commercial well-
11 drilling yard and office, and a pipeline utility shop, warehouse and maintenance
12 facility.

13 The Neighborhood Business designation and attached P-suffix conditions provide
14 necessary protection to the environment and to Evans Creek fisheries. The
15 designation and conditions provide a preferred alternative to large-lot zoning and
16 hobby farm development. The amendment provides a substantial buffer area
17 between any development proposals on the Banks Property and residences on
18 adjoining properties.

19 An application has been submitted for a Forest Practices Permit on the Banks
20 Property. If the Banks Property is given large lot RA-5 zoning, the property would
21 be cleared, leaving no buffer area for adjoining residential areas. The amendment
22 also provides for substantially more buffering of the Evans Creek tributary than
23 would be required under a Forest Practices Permit with no development proposal.

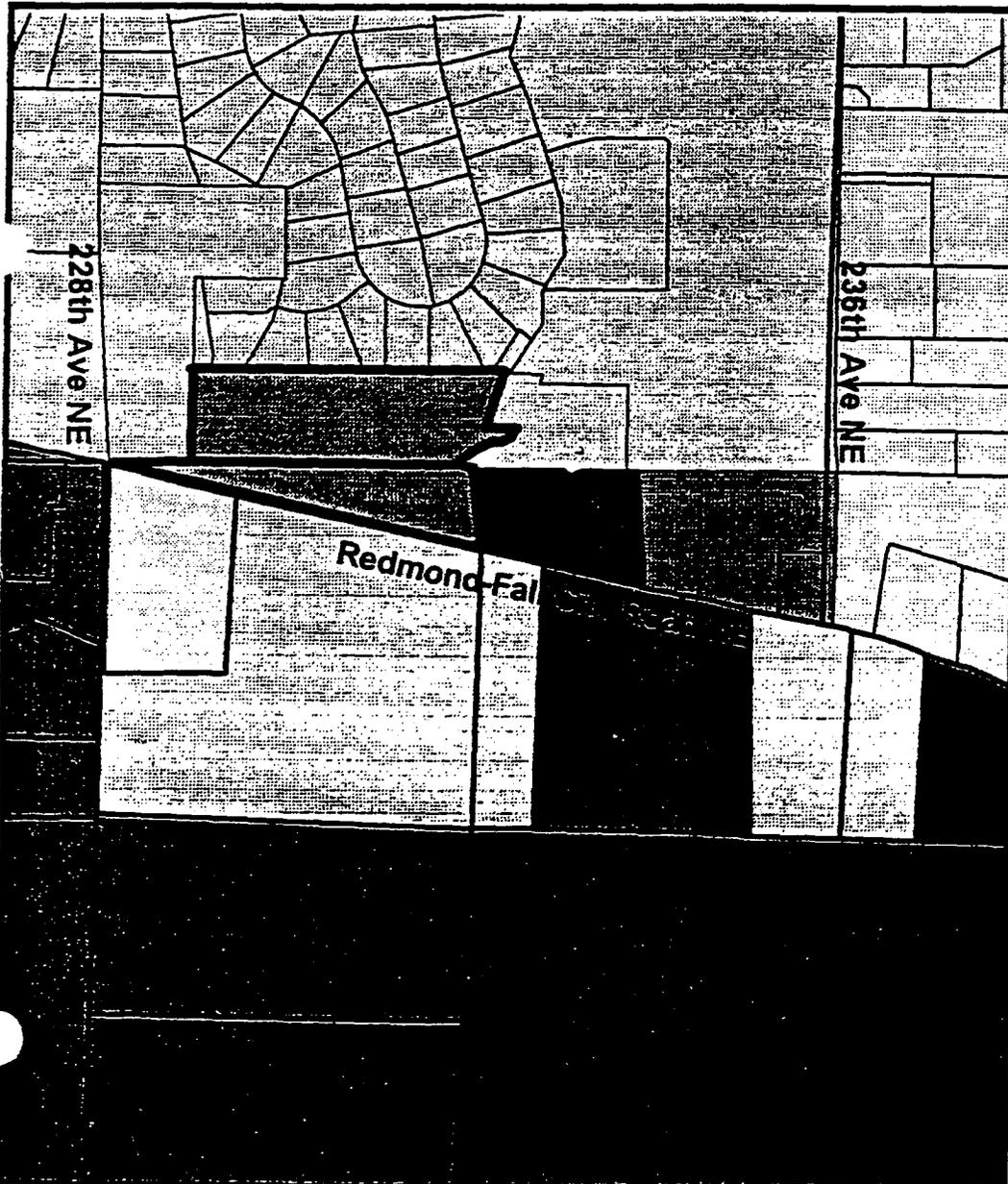
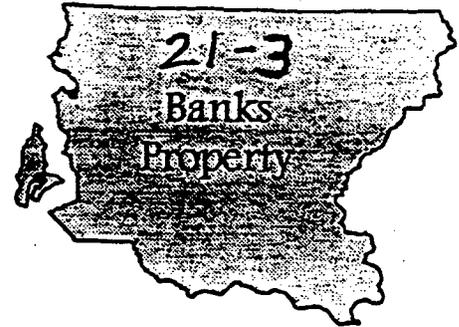
24 The Growth Management Hearings Board has found that it is appropriate to allow
25 limited urban growth in Rural Area neighborhoods as long as it is compatible with
26 the functional and visual character of Rural Uses in the immediate vicinity.

12170

King County Zoning Atlas Area Zoning Amendment Consistent with the King County Comprehensive Plan Land Use Map

In response to the Central Puget Sound Growth Management Hearings Board,
Case No. 95-3-0008

County Council District: **3**
Community Planning Area: **Bear Creek**
Parcel Identification Number: **1525069096, 2225069023**
Proposed Zoning: **NB-P**



Metropolitan King County Council
Geographic Information System

- Agriculture, 1 DU per 10 acres
- Agriculture, 1 DU per 35 acres
- Community Business
- Forest
- Industrial
- Mining
- Neighborhood Business
- Office
- Residential, 12 DU per acre
- Residential, 4 DU per acre
- Rural Area, 1 DU per 10 acres
- Rural Area, 1 DU per 2.5 acres
- Rural Area, 1 DU per 5 acres
- Regional Business
- Urban Reserve
- Urban Growth Area Boundary

DU = Dwelling Unit

Note: This is a draft map intended for discussion purposes only. This map does not show special development conditions, such as P-Suffix conditions, special district overlays, or potential zoning that apply to many properties in King County.

All property-specific development conditions are displayed on the official zoning control at the Department of Development and Environmental Services, 3600 136th Place SE Bellevue, WA 98006. Public review copies of the Zoning Atlas are located at all King County library branches.

Scale: 1 inch equals approximately
1/2 mile



12170

PROPOSED SUBSTITUTE ORDINANCE 96-118

AND

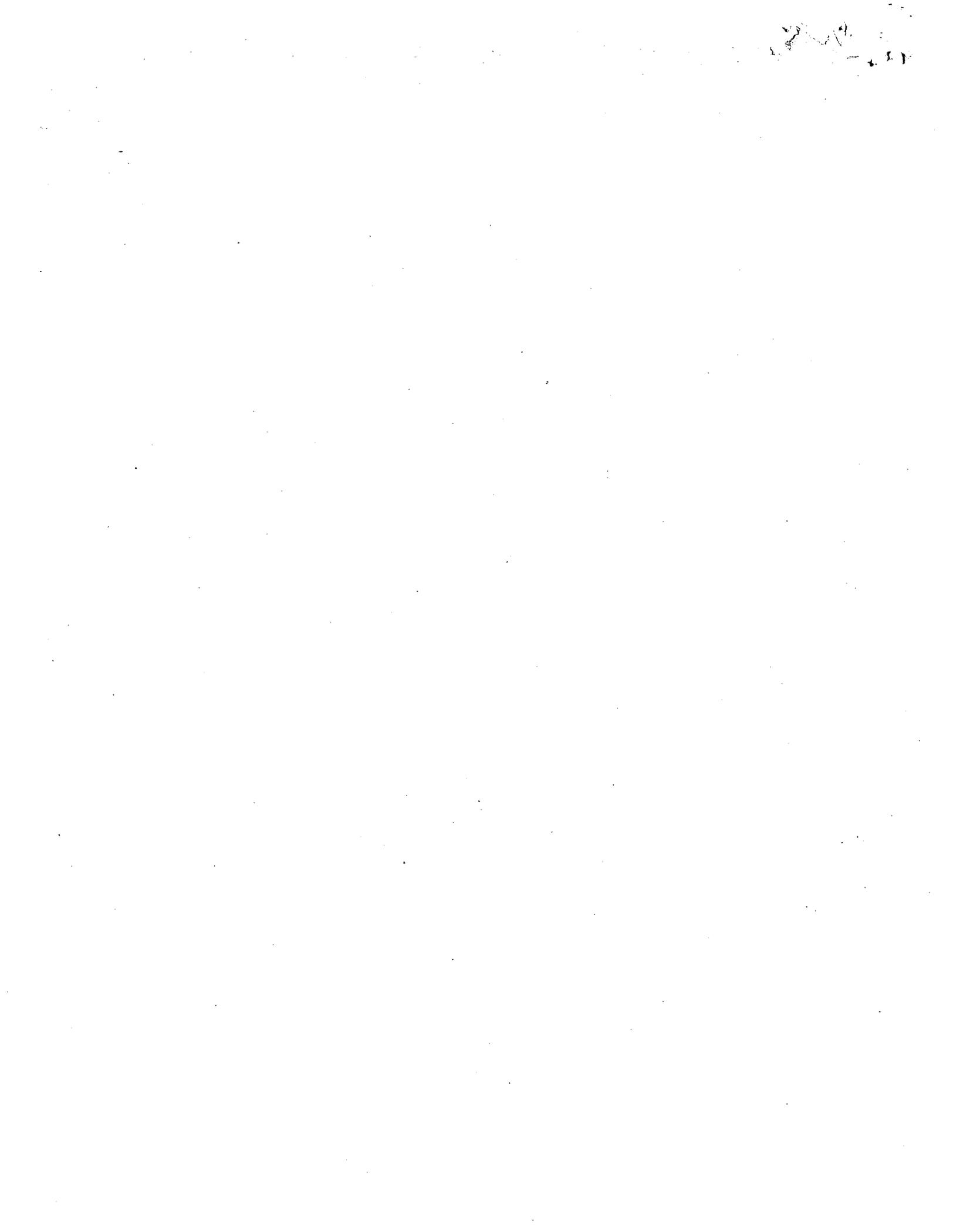
PROPOSED SUBSTITUTE ORDINANCE

96-129

**TO COMPLY WITH THE CENTRAL PUGET
SOUND GROWTH MANAGEMENT HEARINGS
BOARD CASE NO. 95-3-0008.**

FEBRUARY 26, 1996

Public Copy





12170

Metropolitan King County Council
Growth Management, Housing, & Environment Committee

Revised Staff Report as reported out of Committee

Agenda Item No.: _____ Name: Caroline Whalen

Proposed No.: 96-118 Date: February 22, 1996

SUBJECT: Relating to comprehensive planning and zoning; adopting amendments to King County's Comprehensive Plan and area zoning in conformity with the Growth Management Act to comply with portions of the Central Puget Sound Growth Management Hearings Board order in Case No. 95-3-0008.

SUMMARY: The Central Puget Sound Growth Management Hearings Board determined in Case 95-3-0008 that parts of the 1994 King County Comprehensive Plan and related development regulations were not in compliance with requirements of the state Growth Management Act (GMA). The Board remanded these items to King County to make appropriate changes to achieve compliance, or in some cases, to justify compliance by March 15, 1996 for the following:

1. The Urban Growth Area designation and possible "Fully Contained Communities" designation, for the Bear Creek Urban Planned Developments.
2. Plan Policy R-206 as it relates to the 1 house per 5-acres zoning on Vashon-Maury Island.
3. Plan Policies R-314 and R-315 and the corresponding Industrial zoning for certain properties in Preston.
4. Four Specific Land Use Map & Zoning Changes (Spencer Industrial, Eastgate Congregational Church Senior Housing, Ring Hill Estates, and the Banks property).
5. Rural City Urban Growth Areas for Duvall, Carnation, Snoqualmie, North Bend and Enumclaw.

HIGHLIGHTS: Proposed Substitute Ordinance 96-118:

Section 1: Comprehensive Plan adoption, amends K.C.C. 20.12.010 to adopt amendments to the comprehensive plan, as contained in Attachment A to this ordinance, to comply with the Board's order in Case No. 95-3-008.

Section 1(B): Clerk recommended change to reference Ordinance 12061 by number.

Section 2: Adoption of Area Zoning, amends K.C.C. 20.12.070 to adopt amendments to area zoning, as contained in Attachment A to this ordinance, to comply with the Board's order in Case No. 95-3-008.

Section 3: Amplification of the Elements, amends K.C.C. 20.12.030 consistent with RCW 36.70A.130 (as amended in ESHB 1724) to allow amendments to the comprehensive plan more frequently than once a year in the following cases:

- amendments to comply with a growth management hearings board ruling or court order;
- amendments to adopt initial sub-area plan;
- amendments to adopt or amend a shoreline master program.

Section 4: Severability clause.

ATTACHMENT A: Amendments to the Comprehensive Plan and Area Zoning

• **Bear Creek UPDs FCC designation (nine amendments #1-9)**

The Executive's amendments #1 - 9 amend the Comprehensive Plan and corresponding development regulations for the Bear Creek UPD area to allow "new Fully Contained Communities" pursuant to RCW 36.70A.350.

Amendment #1: Amends Policy R-104 to state that the Blakely Ridge and Northridge UPD sites are the only Fully Contained Community (FCC) designations required in King County.

Amendment #2-1: Adds new text to precede Policy U-201 to provide an explanation for the Bear Creek UPD FCC designation. **Amendment 2 was amended in GMH&EC by Amendment 2-1** to Clarify the reference to Subsection D and to change "community" to singular form to provide consistency in the reference to one FCC designation comprised of two sites

Amendment #3: Amends Policy U-201 (Urban Growth Area lands designation):

- a. New subsection f: includes in the UGA the Bear Creek UPD sites unless UPD or FCC applications are denied by King County or not pursued by the applicant.
- b. Deletes policy language relative to UPD review and approval and replaces with language recognizing the Bear Creek UPD sites as FCCs. The property reverts to a rural designation if FCC applications are denied by King County or not pursued by applicants and if the sites have not been approved as a UPD.

Amendment #4: Adds new text to precede and support new policies U-210 (#5), U-211 (#6) and U-212 (#7) all relating to FCC designation.

Amendment #5-1: New policy U-210 establishes and designates the Blakely Ridge and Northridge UPD sites as FCCs on the land use atlas and Urban Reserve on the zoning atlas. Maintains continued validity of approved UPD permit for either site. **Amendment 5 was amended in GMH&EC by 5-1** to provides consistency in the references to one designation comprised of two sites

Amendment #6: New policy U-211 states that the County's UGA population and growth targets in Policy U-209 include the Bear Creek UPD sites and no further population allocation is necessary to satisfy the requirements in RCW 36.70A.350.

Amendment #7: New policy U-212 states that the review and approval process for a FCC permit shall be the same as an UPD permit and shall also include additional criteria pursuant to RCW 36.70A.350 (same language found in Proposed Ordinance 96-129, Section 8):

- Infrastructure including transportation and utilities is provided for and impact fees established and imposed on FCCs consistent with RCW 82.02.050.
- Transit-oriented site planning and traffic demand management programs are implemented. Non-motorized and high occupancy vehicle facilities are given high design and management priority.
- Buffers are provided between FCC and adjacent urban and low-density residential development to reduce impacts on adjacent lands.
- Mix of uses (jobs, housing and services) without a percentage formula for the mix, are provided to FCC residents. Mix of uses is to be determined on a case-by-case basis. Service uses may serve non-FCC residents.
- Affordable housing is provided for a broad range of income levels, including levels below and near the median income for the county.
- Environmental protection at a level at least equivalent to adopted regulations is provided.
- Development regulations, including zoning and sizing of FCC water and sewers, are established to ensure urban growth will not occur in adjacent nonurban areas.
- Provision made to mitigate impacts on designated resource lands.
- Consistent with critical area protection development regulations and the FCC plan is provided.

Amendment #8-1: Amends the 1994 Comprehensive Plan Land Use Map, as amended, to designate the existing UPD boundary of the Blakely Ridge and Northridge sites in the Bear Creek Area as Fully Contained Communities with an underlying UPD designation. **Amendment 8 was amended at GMH&EC by 8-1** to add text to the FCC map designation providing the retention of the underlying UPD land use designation.

Amendment #9: Amends the 1994 Area Zoning Map, as amended, to designate the existing UPD boundary of the Blakely Ridge and Northridge sites in the Bear Creek Area as Fully Contained Communities (FCC) - special district overlay and maintain as underlying the existing Urban Plan Development special district overlay.

• **Vashon-Maury Island 5 acre zoning (two amendments #10 & 11-1)**

The intent of the two amendments transmitted by the executive is to provide additional information to the Board to justify the existing policy R-206 as it relates to Vashon-Maury Island and the corresponding 1 house per 5-acre zoning and to provide additional policy support for the existing 1 house per 10-acre zoning.

Amendment #10: Amends text preceding Policy R-107 (monitor quantity and quality of Vashon water supply) to provide updated information from the Draft Vashon-Maury Island Ground Water Management Plan dated March, 1995.

Amendment #11-1:

- Adds a new policy, R-205A, to establish the criteria for 10 acre zoning on Vashon-Maury Island and states that:
 - a. The existing RA-10 zoning on Vashon-Maury Island shall be maintained;
 - b. RA-10 zoning may be applied:

1. where the area is designated as highly susceptible to ground water contamination or reduced recharge; and
2. where a certified ground water management plan determines that 10-acre zoning is needed to protect ground water resources.

Amendment 11 was amended in GMH&EC by 11-1 to eliminates the following condition from 205A(b):
 "lands are in a predominant pattern of 10-acre sizes".

- **Amends policy R-206 to specify that RA-5 zoning is applied in the rural area on land that does not meet the criteria for higher (RA 2.5) or lower (RA 10 and RA 20) density designations. This is added to the existing language requiring that the land is physically suitable for development at a density of one home per five acres and can be supported by rural services.**

- **Preston industrial zoning (three amendments #12, 13 & 14)**

The intent of the executive proposal to comply with the Board decision and GMA is to amend Policies R-314 and R-315 in the Plan and adopt implementing zoning conditions to limit uses on the affected properties.

Amendment #12-3: Zoning - Adds P-Suffix conditions to Preston Industrial Park and Preston Village properties identified on the accompanying map. Conditions specify that any new Industrial development or redevelopment shall be limited to uses dependent upon location in a Rural Area and that the use is compatible with the functional and visual character of the immediate area.

Function: Use must be located as such because the majority of the product(s) being manufactured or processed is composed of Rural Area/Resource lands' extracted or grown material(s).

Visual: Permit approval shall focus on the view sheds (i.e. linear physical feature such as ridgeline or treeline) of the Preston neighborhood.

Amendment 12 was amended in GMH&EC by 12-3 to specifies that a conditional use permit process will be utilized to determine compliance with the function and visual requirements and to clarify that this p-suffix conditions does not apply to existing or vested structures nor to tenant improvements. The p-suffix conditions adopted by Ordinance 11653 are still in effect.

Amendment #13-2: Amends Policy R-314 relating to the industrial area adjacent to Preston Rural Neighborhood, to include the condition that new industrial development or redevelopment must be dependent upon location in the rural area and must be compatible with the functional and visual character of the immediate area. Amendment 13 was amended in GMH&EC by 13-2 to exclude existing structures, those vested by applications and site improvements from application.

Amendment #14-1: Amends Policy R-315 relating to two sites within the Preston Rural Neighborhood, to include the condition that permitted industrial use must be dependent upon location in the rural area and must be compatible with the functional and visual character of the immediate area. Amendment 14 was amended in GMH&EC by 14-1 to make minor language changes and to eliminate the phrase "by its very nature" in reference to function and use.

- **Spencer Industrial (two amendments #15 & 16-1)**

The executive position for the Spencer property provided in Amendments 15 and 16 is to adopt Industrial land use and R-4, Potential Industrial zoning with P-suffix conditions.

Amendment #15: Land Use - Re-adopts Industrial land use for eight properties as identified by parcel and map.

Amendment #16-1: Zoning - Re-adopts R-4 zoning, Potential Industrial with a p-suffix condition (I-P).

Amendment 16 was amended in GMH&EC to concur with prior Council action to allow the Hearing Examiner process to apply specific P-suffix development conditions.

- **Eastgate Congregational Church (two amendments #17 & 18)**

The executive position for the Eastgate Congregational Church property provided in Amendments 17 and 18 is to adopt on the easterly 2.5 acres of parcel 1424059049 Urban Residential, greater than 12 units per acre land use and R-24 zoning (24 units per acre).

Amendment #17: Land Use Map amendment directs the application of Urban Residential, greater than 12 units per acre on the easterly 2.5 (approximate) portion of the identified property.

Amendment #18: Zoning Map amendment directs the application of R-24 with P-suffix conditions on the easterly 2.5 (approximate) portion of the identified property. Zoning is subject to three pre-effective and three post-effective conditions.

• **Ring Hill Estates (1 amendment #19-1)**

Amendment #19-1: Amends the zoning map to designate 10 properties and the west portions of three properties RA-5-P zoning and proposes four P-suffix conditions. **Amendment 19 was amended in GMH&EC by 19-1.** The land use for RA-5 and RA-10 is the same. The executive proposal recommended by #19 proposed RA-10-P zoning and the removal of the four P-suffix conditions applied by Amendment 81 to Ordinance 11653.

• **Banks Property (two amendments #20-1 & 21-1)**

20-1: Banks. Designates properties known as Banks Rural Neighborhood land use.

21-1: Banks. Designates properties known as Banks Neighborhood Business zoning and retains existing P-suffix conditions.

Amendment 20 and 21 were amended in GMH&EC by 20-1 and 21-1. The executive position for the Banks property provided in Amendments 20 and 21 recommended changing the land use from Rural Neighborhood to Rural Residential, & zoning from Neighborhood Business to RA-5-P.

• **Rural Cities Urban Growth Area (no amendments)**

The executive finds that no formal action by the Council is necessary to comply with the Board's decision in this area because the UGAs in the 1994 Plan and the rural city "expansion areas" in the Countywide Planning Policies are identical. Three maps are supplied to support this position.

Attachment B to Proposed Ordinance 96-118 - Description of Public Notice:

- Approximately 7,000 notices were mailed on February 2, 1996 to owners of affected property, those within 500 feet of proposed changes and parties of record whose appeals before the Board resulted in the proposed action. A copy of the notice is contained in Attachment B.
- A published notice with the same text as the mailed notice was printed in the Seattle Times legal notices section on February 2, 1996.
- A 24-hour GMA Hotline (296-8777) is available for requesting additional information.

Attachment C to Proposed Ordinance 96-118 - Regulatory Note

Attachment D to Proposed Ordinance 96-118 - I-201, I-202 and I-203 Analyses

Attachment E to Proposed Ordinance 96-118 - Justification of the Urban Designation of the Bear Creek UPD Sites and Justification of Policy R-206 as Applied to Vashon-Maury Island.

Attachment F to Proposed Ordinance 96-118 - Addendum to the King County Comprehensive Plan 1994 Draft and Final Supplemental Environmental Impact Statements. A Determination of Significance was issued dated February 20, 1996. The comment period concludes March 6.

Attachment G to Proposed Ordinance 96-118 - Written Comments

STATE NOTICE: Notice to the State was given on January 11, 1996 and to date no comments have been received.

ATTACHMENTS:

1. Proposed Substitute Ordinance 96-118
2. Attachments A-G

STAFF ATTENDING:

Tim Ceis, Policy Staff, Executive Office
Greg Kipp, Deputy Director, DDES



Metropolitan King County Council
Growth Management, Housing, & Environment Committee

Revised Staff Report as reported out of Committee

Agenda Item No.: _____ Name: Caroline Whalen
Proposed No.: 96-129 Date: February 22, 1996

SUBJECT: Relating to zoning; adopting amendments to the King County Planning Code (Title 20) and Zoning Code (Title 21A) relating to new Fully Contained Communities, in compliance with the Washington State Growth Management Act, to comply with portions of the Central Puget Sound Growth Management Hearings Board's decision and order in Case No. 95-3-0008.

SUMMARY: Proposed Substitute Ordinance 96-129 amends Title 20 and 21A to implement development regulations relating to Fully Contained Communities necessitated by amendments to the comprehensive plan and area zoning offered in Proposed Ordinance 96-118.

HIGHLIGHTS OF PROPOSED SUBSTITUTE ORDINANCE 96-129:

- Section 1: Amends K.C.C. 20.24.070 to include applications for new fully contained communities to the list of applications for which the Hearing Examiner prepares a recommendation to the Council.
- Section 2: Amends the Urban Reserve (UR) zone purpose statement in K.C.C. 21A.04.070 to state that the UR zone is the appropriate designation in siting a new fully contained community.
- Section 3: Provides a new section to the zoning code definition section in K.C.C. 21A.06 to include a definition for fully contained communities. A fully contained community is "a site specific project consisting of conceptual site plan(s), development standards, processing and other elements, and which is consistent with the criteria provided in RCW 36.70A.350."
- Section 4: Amends the Special District Overlay purpose statement in K.C.C. 21A.38.010 to include the establishment of a special district overlay directed by the Comprehensive Plan. The current language allowing a designation by a community plan is retained.
- Section 5: Amends the Special District Overlay authority and application section, K.C.C. 21A.38.020, to include the designation of a special district overlay directed by area zoning adopted with the Comprehensive Plan. The current language indicates that the overlay is applied only by area zoning done in conjunction with community plans. In addition, two corrections are made to code citations noting the accurate location of K.C.C. 20.16 rather than the inaccurate 20.18.
- Section 6: Amends the Special District Overlay general provisions section in K.C.C. 21A.38.040 to include reference to designations applied by the comprehensive plan.
- Section 7: Provides a new section to the Special District Overlay chapter, K.C.C. 21A.38, to describe the purpose, designation and implementation of the fully contained community special district overlay.
 - Purpose: to provide a means for amendments to the comprehensive plan to designate a limited number of areas appropriate for conversion to urban development on a large scale basis.
 - Designation:
The comprehensive plan amendment and area zoning shall:

1. delineate FCC overlay district boundaries; and
2. ensure that surrounding properties are classified with rural residential zoning consistent with adopted plans to restrict future urban development.

The comprehensive plan amendment and area zoning may:

1. set a maximum or range of number of dwelling units with the FCC and
 2. incorporate project description elements or requirements including but not limited to: conceptual site plan; mix of attached/detached housing; affordable housing goals/programs; major transportation or other major infrastructure programs and the FCC's participation.
- **Implementation:** is accomplished for FCCs by complying with the standards and procedures in K.C.C. 21A.39 (Urban Planned Development chapter).

Section 8: Provides a new section to K.C.C. 21A.39 (Urban Planned Development chapter) to describe the fully contained community permit.

A. FCC permit application accepted only for areas designated FCCs by the comprehensive plan and zoned as such.

B. FCC permit shall comply with UPD provisions in 21A.39.020(B) and (C) [UPD permit application review process]; 21A.39.030 - 21A.39.130 [these sections address: UPD conditions of approval, development agreement, land use, affordable housing, recreation and open space, road and school adequacy, water and sewer service, road design, storm water management design, applicability of other zoning code provisions and latecomer agreements and fair share]. FCC permit shall also comply with additional standards (RCW 36.70A.350):

- Infrastructure including transportation and utilities is provided for and impact fees established and imposed on FCCs consistent with RCW 82.02.050.
- Transit-oriented site planning and traffic demand management programs implemented. Non-motorized and high occupancy vehicle facilities given high design and management priority.
- Buffers provided between FCC and adjacent urban and low-density residential development to reduce impacts on adjacent lands.
- Mix of uses (jobs, housing and services) without percentage formula for the mix, provided to FCC residents. Mix of uses to be determined on a case-by-case basis. Service uses may serve non-FCC residents.
- Affordable housing provided for board range of income levels, including levels below and near the median income for the county.
- Environmental protection provided at least equivalent to adopted regulations.
- Development regulations, including zoning and sizing of FCC water and sewers, established to ensure urban growth will not occur in adjacent nonurban areas.
- Provision to mitigate impacts on designated resource lands.
- FCC plan is consistent with critical area protection development regulations.

C. Previously submitted UPD applications are accepted as complete FCC applications providing that the procedural provisions in section 8 of this ordinance are applied.

D. If more than one FCC is designated by the comprehensive plan within the same FCC overlay area, the applications may be submitted independently or in combination, if a combined review is requested by the applicants. Applicants can request that the criteria specified in Section B above be applied to the combined area and uses within the two adjoining FCC permit sites. In applying the FCC criteria of Section B above to an FCC permit, the County shall consider the uses and other characteristics of any existing FCC permit on an adjoining site within the FCC area.

E. An approved UPD can proceed in accordance with a recorded development agreement or the owner may request that the county review and issue a FCC permit. This review is to follow the FCC processing requirements, but would be limited to determining if additional findings and conclusions beyond those required for the UPD permit are necessary to issue the FCC permit.

Section 9: Provides a new section to K.C.C. 21A.44 (Decision Criteria Chapter) stating that application for FCC permit shall be granted only upon demonstrated compliance with provisions of K.C.C. 21A.38 and 21A.39.

Section 10 Severability clause.

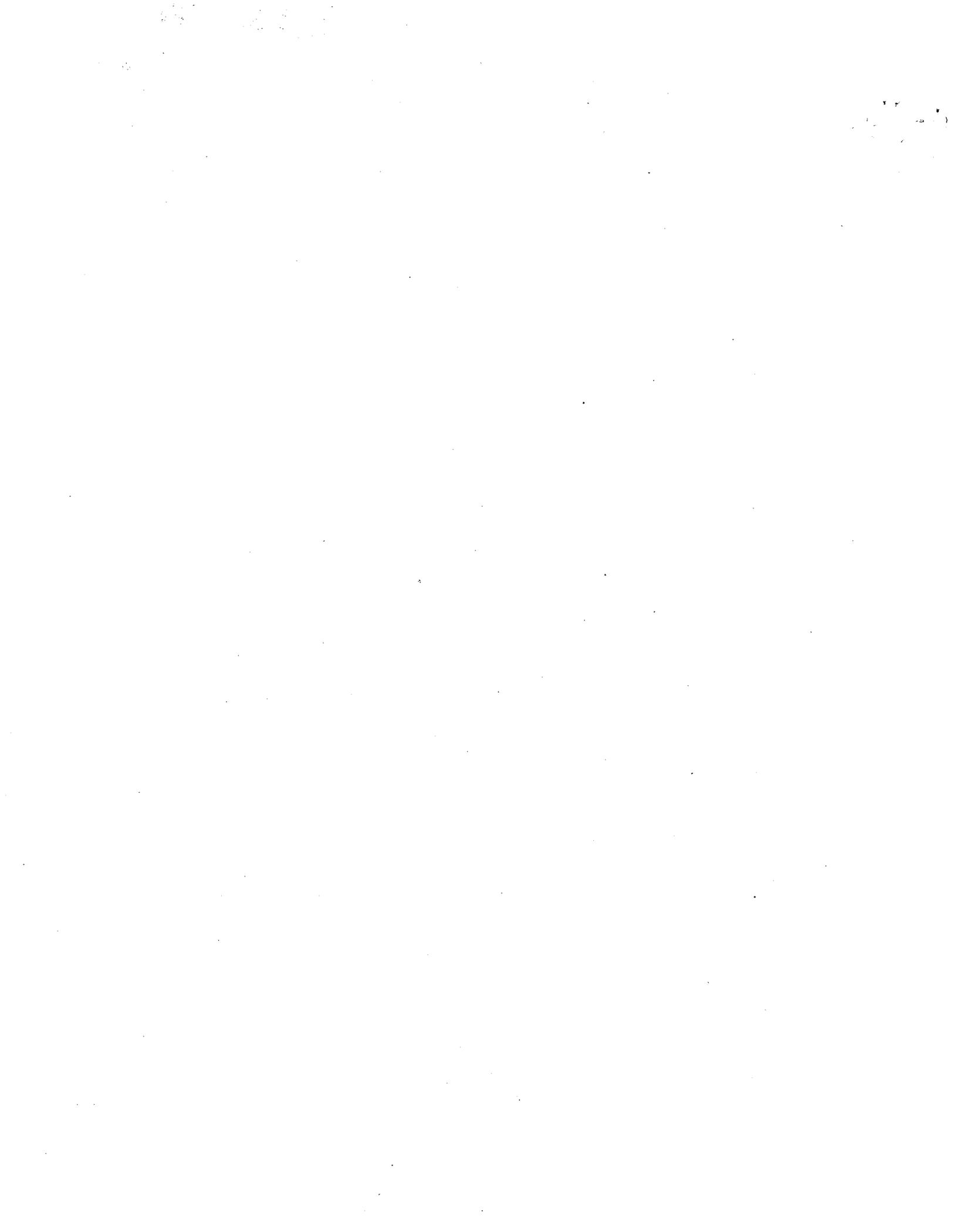
STATE NOTICE/SEPA: Notice to the State was given on January 11, 1996 and to date no comments have been received. SEPA notice published February 20, 1996.

ATTACHMENTS:

1. Proposed Substitute Ordinance 96-129
2. Notebook containing Attachments A-G to Proposed Substitute Ordinance 96-118

STAFF ATTENDING:

Tim Ceis, Policy Staff, Executive Office
Greg Kipp, Deputy Director, DDES



February 21, 1996

Introduced By: Chris Vance

Proposed No.: 96-118

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SUBSTITUTE
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, to comply with portions of the Central Puget Sound Growth Management Hearings Board's decision and order in Case No. 95-3-0008, as corrected, remanding portions of the 1994 King County Comprehensive Plan to the County for modification; amending Ordinance 263, Article 2, Section 1, as amended, and KCC 20.12.010, Ordinance 11653, Section 6, and KCC 20.12.017; and amending Ordinance 263, Article 2, Section 3, and K.C.C. 20.12.030.

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 amendments to the 1994 King County Comprehensive Plan proposed to be adopted by this ordinance are necessary to comply with portions of the Central Puget Sound Growth Management Hearings Board's Decision and Order in Case No. 95-3-0008, as corrected.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 263, Article 2, Section 1 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, R.C.W. 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 and the 1995 area zoning amendments contained in King County Comprehensive Plan 1995 Amendments attached as Appendix A to ((this)) Ordinance 12061 are hereby adopted as amendments to the King County Comprehensive Plan and adopted as the official zoning control for those portions of unincorporated King County defined therein.

C. The amendments to the 1994 King County Comprehensive Plan contained in Attachment A to this ordinance 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 **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 Condition.

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.

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

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

32 D. The 1995 area zoning amendments attached to ~~((this -e))~~ Ordinance 12061 in appendix A
33 are adopted as the official zoning control for those portions of unincorporated King County defined
34 therein.

35 E. Amendments to the 1994 King County Comprehensive Plan area zoning. Ordinance
36 11653 Appendices A through P, as contained in Attachment A to this ordinance are hereby adopted to
37 comply with the Decision and Order of the Central Puget Sound Growth Management Hearings Board
38 in Vashon-Maury Island, et. al. v. King County, Case No. 95-3-0008.

39 **SECTION 3.** Ordinance 263, Article 2, Section 3 and K.C.C. 20.12.030 are each amended to
40 read as follows:

41 Amplification of elements. A. The Comprehensive Plan shall be amended no more than
42 once per calendar year except in case of an emergency, to comply with a growth management
43 hearings board ruling or with a court order, the initial adoption of a subarea plan, and the adoption or
44 amendment of a Shoreline Master Program, as provided in RCW 36.70A.130. All other proposed

1 amendments or revisions to the Comprehensive Plan, including ((~~adoption~~ or)) amendments of
2 subarea plans, shall be considered by the council concurrently each year.

3 B. The department, in consultation with the council, shall adopt a process for
4 comprehensive plan land use map and policy amendments under the rule-making authority of K.C.C.
5 2.98. The process shall include, at a minimum, the following features:

6 1. Concurrent consideration of all proposed changes to allow cumulative impact
7 analysis and meet the limit of RCW 36.70A.130 of one comprehensive plan amendment per year;

8 2. Process and procedures for plan amendments which are initiated by:

- 9 a. King County council motion;
10 b. King County executive request; and,
11 c. private application.

12 3. Deadlines for submittal of proposed changes that will facilitate coordination between
13 the Comprehensive Plan amendment process and preparation and adoption of the county's budget and
14 permit State Environmental Policy Act (SEPA) review;

15 4. A detailed statement of what is recommended to be changed and why existing
16 policies or criteria should be changed or no longer apply;

17 5. Any proposed plan amendment shall be accompanied by a statement of how the
18 amendment complies with the Comprehensive Plan, Countywide Planning Policies, and the
19 Washington State Growth Management Act's goals and specific requirements;

20 6. Proposed amendments to the Comprehensive Plan should be accompanied by any
21 amendments to development regulations, including area zoning and codes and local of subarea plans
22 adopted pursuant to the Growth Management Act which are needed for consistency with the plan, and
23 work programs and schedules to update capital improvement programs and functional plans
24 consistent with the amendments;

25 7. A uniform application procedure and level of information required to evaluate the
26 feasibility of converting lands with a rural designation to urban growth area, and procedures for
27 dedicating or otherwise permanently protecting the requisite open space in accordance with
28 Countywide Planning Policy FW-1, step 7, and the applicable policies of the 1994 King County
29 Comprehensive Plan as amended; and

30 8. A public review process for recommended plan amendments and implementing measures.

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SECTION 4. 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 _____ day of

_____, 19__.

PASSED by a vote of ___ to ___ this _____ day of _____,

19__.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Chair

ATTEST:

Clerk of the Council

APPROVED this _____ day of _____, 19__.

King County Executive

Attachments:

A. Amendments to the 1994 Comprehensive Plan and Corresponding Development Regulations for the Central Puget Sound Growth Management Hearings Board Decision and Order on Case No. 95-3-0008

1 February 2, 1996

Introduced By:

Proposed By:

DDES

2 Bear Creek UPDs

3 AMENDMENT TO 1994 COMPREHENSIVE PLAN - CHAPTER THREE - RURAL LAND USE - AS
4 PRESENTED IN LEGISLATIVE FORMAT.

5
6 Page 61, Policy R-104

7 Amend policy R-104 as follows:

8 **R-104 (~~King County finds no need to establish new "fully contained communities"~~**
9 **~~within the Rural Area, as provided for by the Growth Management Act.~~)**
10 **Except for the Blakely Ridge and Northridge Fully Contained Community**
11 **designations in Policy U-210, no new Fully Contained Communities are**
12 **needed in King County.**

13
14 **Rationale:** The Central Puget Sound Growth Management Hearings Board, in
15 Consolidated Case No. 95-3-0008, remanded to King County the issue of the Bear Creek
16 "island" Urban Growth Area (UGA) with instructions to either: (a) delete it, or (b) adopt it
17 as a Fully Contained Community (FCC) if it meets the requirements of RCW 36.70A.350;
18 or (c) justify it pursuant to the requirements of RCW 36.70A.110, and the rank order
19 requirements for including lands in the UGA. The Board's remand decision did not
20 invalidate the Bear Creek "island" from the County's UGA. Therefore, the area is still
21 Urban under the Comprehensive Plan.

22 Deleting the area from the UGA is not supported by current Countywide Planning Policies
23 (CPPs), Comprehensive Plan policies, and Comprehensive Plan land use designation as an
24 Urban Planned Development (UPD). With regard to the justification option, the County
25 considers the designation of the Bear Creek UGA to be consistent with the CPPs and GMA
26 and has appealed the Board's decision. Alternatively, in order to comply with the Board's
27 remand, the Executive also recommends that a FCC designation be established for the
28 subject area (option (b) above). This option requires several amendments to the
29 Comprehensive Plan policies and an amendment to the area's land use designation to
30 reflect
31 the FCC designation.

32 The proposed amendment to Policy R-104 recognizes that only one area within King
33 County, i.e., the adjoining Blakely Ridge and Northridge sites, is recognized and designated
34 as a FCC within the Plan. The proposed amendment maintains current R-104 policy
35 direction that no new FCCs are needed within the Rural Area, and extends the FCC
36 exclusionary language to all other areas of King County. Therefore, the proposed

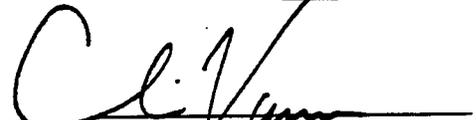
12170



- 1 amendment confines the FCC designation to one area and prevents the establishment or
- 2 proliferation of other FCC's in King County.

February 15, 1996

Introduced By:


Chris Vance

AMENDMENT TO THE 1994 COMPREHENSIVE PLAN - CHAPTER TWO - URBAN LAND USE - AS PRESENTED IN LEGISLATIVE FORMAT IN RESPONSE TO CENTRAL PUGET SOUND GROWTH MANAGEMENT HEARINGS BOARD CASE NO. 95-3-0008

Page 27. New Text Preceding Policy U-201

Add the new text as follows:

The adopted Countywide Planning Policies (CPPs) recognized the need for and appropriateness of urban master planned developments in the Bear Creek area. Accordingly, the CPPs specifically directed in Policy LU-26 that this area be included in the County's Urban Growth Area (UGA), as shown on the UGA map in the CPPs (Appendix 1), unless master plan developments are not pursued by the applicant or are denied by the County. As an alternative, the CPPs also recognize the possibility of future designation of these master planned developments as new Communities under the Growth Management Act.

Consistent with this policy direction in the CPPs, the Comprehensive Plan designated the area encompassing the Bear Creek master planned developments (now called urban planned developments or "UPDs" in this Plan) as part of the UGA on the Land Use Map. This UGA portion of the Plan was remanded to the County by the Central Puget Sound Growth Management Hearings Board in the case of Vashon-Maury, et. al. v. King County, with instructions to delete it, adopt is as a fully contained community if it meets the requirements of RCW 36.70A.350, or justify it pursuant to the requirements of RCW 36.70A.110.

The County considers the Bear Creek UPD sites are an appropriate part of the UGA and has appealed the Board's decision to superior court. As an alternative, and in compliance with the Board's instructions on remand, the County had determined that the Bear Creek UPD sites are appropriate for designation as a new Fully Contained Community under RCW 36.70A.350. Subsection D entitled "Fully Contained Communities" contains policies relating to the process and criteria for final approval of applications for new Fully Contained Community permits.

Rationale: This text supports amended Policy U-201 which recognizes the Bear Creek UPD sites as a designated Fully Contained Community. This amendment to Amendment 2 makes the following changes: On line 29, the reference to Subsection D is clarified and on line 30 the word "community" is changed from the plural to singular form and the word permits is added.

1 February 2, 1996

Introduced By:

Proposed By:

DDES

2 Bear Creek UPDs

3 AMENDMENT TO 1994 COMPREHENSIVE PLAN - CHAPTER TWO - URBAN LAND USE - AS
4 PRESENTED IN LEGISLATIVE FORMAT.

5
6 Page 27, Policy U-201

7 Amend the policy as follows:

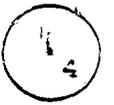
8 **U-201 The Urban Growth Area designations shown on the official Land Use Map**
9 **includes enough land to provide the capacity to accommodate growth**
10 **expected over the period 1992-2012. These lands:**

- 11 a. **Do not include rural land or unincorporated agricultural or forestry**
- 12 **lands designated through the Countywide Planning Policies plan process;**
- 13 b. **Include only areas already characterized by urban development which**
- 14 **can be efficiently and cost effectively served by roads, water, sanitary**
- 15 **sewer and storm drainage, schools and other urban governmental services**
- 16 **within the next 20 years;**
- 17 c. **Do not extend beyond natural boundaries, such as watersheds, which**
- 18 **impede provision of urban services;**
- 19 d. **Respect topographical features which form a natural edge such as rivers**
- 20 **and ridge lines; and**
- 21 e. **Include only areas which are sufficiently free of environmental**
- 22 **constraints to be able to support urban growth without major**
- 23 **environmental impacts unless such areas are designated as an urban**
- 24 **separator by interlocal agreement between jurisdictions; and**
- 25 **f. Include the Bear Creek Urban Planned Development (UPD) sites. unless**
- 26 **the applications for a UPD permit or a Fully Contained Community**
- 27 **(FCC) permit are denied by King County or not pursued by the**
- 28 **applicants.**

29
30 **Further, this policy recognizes that 100 acres of the Glacier Ridge**
31 **Partnership lands near Lake Desire are conditionally suitable for the 4 to 1**
32 **Program, with any remaining issues to be resolved through the subdivision**
33 **process. Approximately 83 acres of these lands are designated on the Land**
34 **Use Map as urban. If the applicant fails to receive plat approval, the urban**
35 **and open space properties shall convert to a rural designation and rural**
36 **zoning at the time of the next annual review of the King County**
37 **Comprehensive Plan.**
38

1 In addition, this policy recognizes that the Bear Creek Urban
2 Planned Development (UPDs) are subject to an ongoing review
3 process under the adopted Bear Creek Community Plan and that
4 these properties are urban under the Countywide Planning Policies.
5 If the applications necessary to implement the UPDs are denied by
6 King County or not pursued by the applicant(s), then the property
7 subject to the UPD shall be redesignated rural pursuant to the Bear
8 Creek Community Plan. ~~((Nothing in this policy shall limit the
9 continued review and implementation through existing applications,
10 capital improvements, appropriations or other approvals of these
11 two UPDs as new communities under the Growth Management
12 Act.))~~ This policy recognizes the appropriateness of designating the
13 Bear Creek UPD sites as a Fully Contained Community under the
14 Growth Management Act. If the applications necessary to
15 implement the Fully Contained Community are denied by King
16 County or not pursued by the applicant(s), and if the sites have not
17 otherwise been approved as a UPD, then the Property shall be
18 designated Rural on the Land Use Map.

19 Rationale: The proposed amendment to Policy U-201 specifically identifies the Bear
20 Creek UPD sites within the UGA and recognizes that these sites are also appropriately
21 designated as a Fully Contained Community under the GMA. This designation is
22 consistent with Countywide Planning Policies which both recognized the need for and
23 appropriateness of urban master planned developments in the Bear Creek area. The policy
24 directs King County to redesignate these sites as Rural should a FCC or UPD development
25 proposal be denied or not pursued by the applicant.



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February 2, 1996

Introduced By:
Proposed By:

DDES

Bear Creek UPDs

AMENDMENT TO 1994 COMPREHENSIVE PLAN - CHAPTER TWO - URBAN LAND USE - AS PRESENTED IN LEGISLATIVE FORMAT.

Page 30, New Text Following Policy U-209

Add the new text as follows:

D. Fully Contained Communities

The Growth Management Act allows counties to establish a process, as part of its UGA designation, for reviewing proposals to authorize new Fully Contained Communities (FCC). Criteria for approval of FCCs are contained in RCW 36.70A.350. If the County establishes in its Comprehensive Plan a process for authorizing FCCs, it must adopt procedures for approving FCCs in its development regulations.

Like UPDs, development of large land ownerships may offer the public and the property owner opportunities to realize mutual benefits, as FCCs including: greater preservation of public open space and buffers for adjacent lands; proponent contributions to major capital improvement needs; infrastructure; impact fees; and opportunities for transit-oriented communities utilizing traffic demand management programs. A diversity in housing types and affordability levels, the establishment of a specific range and intensity of uses, including jobs, housing, and services for the FCC can be realized while maintaining the character of and limiting impacts and growth pressures on adjacent or nearby nonurban lands including agricultural, forest, and mineral resource lands. A property owner and the public could benefit from the efficiency of combined hearings and land use decision-making, as well as the establishment of comprehensive and consistently applied project-wide mitigation guiding the review of subsequent land use approvals.

Unlike UPDs, FCCs may be established in Rural Areas outside the UGA. However, if located outside the UGA, the County must reserve a portion of its 20-year population projection for allocation to FCCs and reduce the UGA accordingly. FCCs must also comply with the criteria for approval in RCW 36.70A.350.

The County finds a need to establish two FCCs in King County: the Blakely Ridge and Northridge UPD sites ("Bear Creek UPD sites"). The Countywide Planning Policies support development of these sites as urban master planned developments and directed that they be designated within the County UGA in its Comprehensive Plan unless the master planned developments are not pursued or are denied by King County. Accordingly, the

1 1994 Comprehensive Plan included the Bear Creek sites in the UGA and designated them
2 as UPDs. The validity of this UGA designation is currently subject to an appeal in Superior
3 Court. Regardless of whether the urban designation of the Bear Creek UPD sites in the
4 1994 Comprehensive Plan is upheld, the GMA recognizes the FCC provision as an
5 independent method of designation of lands as urban and the County has determined that
6 the Bear Creek UPD sites are appropriate for designation as an FCC.

7 The Bear Creek FCCs provide substantial benefits and achieve Growth Management Act
8 goals which cannot be duplicated through the UGAs associated with the cities in this part of
9 the County. The findings and justifications for FCC designation, consistent with the
10 criteria RCW 38.70A.350(1), include the following:

- 11 a. Site Characteristics: These two sites are appropriate as FCCs due to a large land
12 mass managed under two ownerships allowing for an efficient and unified
13 planning effort. Master planning promotes GMA goals by concentrating
14 development, locating commercial services in close proximity to residents,
15 provides for a mix of residential, commercial, and retail uses, allows for the
16 preservation of larger, contiguous amounts of open space, and otherwise reduces
17 inefficient consumption of land.
- 18 b. Affordable Housing: The 1992 median household income in the Bear Creek area
19 is 54 percent higher than the countywide median for this same period and multi-
20 family units occupy 2 percent of the housing stock compared with 19 percent
21 countywide in unincorporated areas. These two sites will introduce multi-family
22 units and provide housing units for low, median, and moderate income
23 households. This introduction of substantial affordable, and multi-family housing
24 opportunities will allow for greater housing choices not currently available in the
25 area and will correct an affordable housing deficiency in this portion of the
26 County which cannot be adequately provided in other urban growth areas.
- 27 c. Environmental Protection: Environmental protection standards can exceed the
28 highest standards in the County through clustering and state-of-the-art water
29 quality and drainage systems. Critical areas, including wetlands, streams, and
30 steep slopes can be protected through comprehensive site design and
31 extraordinary surface water management measures far beyond protections that
32 could be achieved through rural lot development. The large scale of a master plan
33 allows for development of construction and conservation practices that could not
34 be achieved on smaller properties, or through rural lot development.
- 35 d. Open Space and Recreation: Larger, cohesive public open space systems
36 including public parks, recreational facilities and trails can be provided through
37 the FCC process. Acquisitions of this magnitude cannot be achieved in existing
38 city UGAs, but are instead dependent upon large acreage ownerships available for
39 master planning.
- 40 e. Public Facilities and Services: The large scale of a master plan allows for efficient
41 provision of many public services internalized within the boundaries of the new
42 communities. Infrastructure costs can be borne by developers for transportation,
43 sewer, water, schools and other facilities and services consistent with the
44 requirements of RCW 82.02.050. Site design and development conditions such as



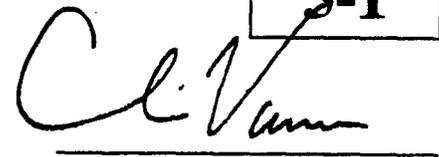
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traffic demand management systems can encourage the use of transit and non-motorized means of transportation.

f. Buffers and Adjacent Lands: Perimeter buffers and development conditions can be imposed to reduce impacts and reduce growth pressures on adjacent and nearby lands, including designated agricultural, forest, and mineral resource lands.

The following policies designate the Bear Creek UPD sites as an FCC and establishes a process and criteria for review and final approval of an FCC permit.

Rationale: This new text supports amended policy U-210 and new policies U-211 and U-212.



Chris Vance

February 15, 1996

Introduced By:

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AMENDMENT TO THE 1994 COMPREHENSIVE PLAN - CHAPTER TWO -
URBAN LAND USE - AS PRESENTED IN LEGISLATIVE FORMAT AND IN
RESPONSE TO CENTRAL PUGET SOUND GROWTH MANAGEMENT
HEARINGS BOARD CASE NO. 95-3-0008

Page 30. New Policy

Add the new policy as follows:

U-210 King County finds a need to establish a new Fully Contained Community. Two sites are designated through this plan shown on the Land Use Map as a Fully Contained Community; and on the Area Zoning Map as Urban Reserve: Blakely Ridge and Northridge Urban Planned Development sites located in the Bear Creek Areas. Nothing in these policies shall affect the continued validity of an approved Urban Planned Development permit for either of these sites. This FCC designation may be implemented by separate or coordinated FCC permits for the two sites.

Rationale: Policy U-210 has been added to establish a FCC designation for the Bear Creek UPD sites. This policy is consistent with the Growth Management Act criteria specified in RCW 36.70A.350 for a FCC. This amendment to Amendment 5 provides consistency in the references to one designation comprised of two sites.

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February 2, 1996

Introduced By:

Proposed By:

DDES

Bear Creek UPDs

AMENDMENT TO 1994 COMPREHENSIVE PLAN - CHAPTER TWO - URBAN LAND USE - AS PRESENTED IN LEGISLATIVE FORMAT.

Page 30, New Policy

Add the new policy as follows:

U-211 The population, household, and employment growth targets and allocations for the County's UGA in this plan include the Northridge and Blakely Ridge sites. Accordingly, the requirements in RCW 36.70A.350 (2) that the County reserve a portion of the 20-year population projection for allocation to new Fully Contained Communities has been satisfied.

Rationale: Policy U-211 has been added to clarify that the population and growth targets for the County's UGA (contained in Policy U-209) include the Bear Creek UPD sites, and that these allocations offset other urban growth areas accordingly. This is consistent with RCW 36.70A.350 which requires the County to offset population allocations within the UGA to accommodate the urban growth within the FCC. Therefore, it is not necessary to further reserve population in the County's UGA.

1 February 2, 1996

Introduced By:

Proposed By:

DDES

2 Bear Creek UPDs

3 AMENDMENT TO 1994 COMPREHENSIVE PLAN - CHAPTER TWO - URBAN LAND USE - AS
4 PRESENTED IN LEGISLATIVE FORMAT.

5 Page 30, New Policy and Text
6

7 Add the new policy and text as follows:

8 U-212 The review and approval process for a Fully Contained Community (FCC)
9 permit shall be the same as that for an Urban Planned Development (UPD)
10 permit, except the following additional criteria shall be met, pursuant to the
11 provisions of RCW 36.70A.350:

- 12 a. New infrastructure (including transportation and utilities infrastructure)
13 is provided for and impact fees are established and imposed on the FCC
14 consistent with the requirements of RCW 82.02.050;
- 15 b. Transit-oriented site planning and traffic demand management programs
16 are implemented in the FCC. Pedestrian, bicycle, and high occupancy
17 vehicle facilities are given high priority in design and management of the
18 FCC;
- 19 c. Buffers are provided between the FCC and adjacent non FCC areas.
20 Perimeter buffers located within the perimeter boundaries of the FCC
21 delineated boundaries, consisting of either landscaped areas with native
22 vegetation or natural areas, shall be provided and maintained to reduce
23 impacts on adjacent lands;
- 24 d. A mix of uses is provided to offer jobs, housing, and services to the
25 residents of the new FCC. No particular percentage formula for the mix
26 of uses should be required. Instead, the mix of uses for an FCC should be
27 evaluated on a case-by-case basis, in light of the geography, market
28 demand area, demographics, transportation patterns, and other relevant
29 factors affecting the proposed FCC. Service uses in the FCC may also
30 serve residents outside the FCC, where appropriate;
- 31 e. Affordable housing is provided within the new FCC for a broad range of
32 income levels, including housing affordable by households with income
33 levels below and near the median income for King County;
- 34 f. Environmental protection has been addressed and provided for in the
35 new FCC, at levels at least equivalent to those imposed by adopted King
36 County environmental regulations;



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- g. Development regulations are established to ensure urban growth will not occur in adjacent nonurban areas. Such regulations shall include but are not limited to rural zoning of adjacent rural areas, FCC permit conditions requiring sizing of FCC water and sewer systems so as to ensure urban growth will not occur in adjacent nonurban areas; and/or FCC permit conditions prohibiting connection by property owners in the adjacent Rural Area (excepting public school sites) to new FCC sewer and water mains or lines;**
- h. Provision is made to mitigate impacts of the FCC on designated agricultural lands, forest lands, and mineral resource lands; and**
- i. The plan for the new FCC is consistent with the development regulations established for the protection of critical areas by King County pursuant to RCW 36.70A.170.**

For purposes of evaluating a FCC permit the following direction is provided: The term "Fully contained" is not intended to prohibit all interaction between a FCC and adjacent lands but to limit impacts on adjacent lands and contain them within the development site as much as possible. "Fully contained" should be achieved through the imposition of development conditions that limit impacts on adjacent and nearby lands and do not increase pressures on adjacent lands for urban development. "Fully contained" is not intended to mandate that all utilities and public service needed by an urban population both start and end within the property (since sewer, water, power, and roads, are of such a nature that the origin and/or outfall cannot reasonably both exist within the property boundaries), but that the costs and provisions for those utilities and public services that are generated primarily by the FCC (schools, police, parks, employment, retail needs) be reasonably accommodated within its boundaries and not increase pressure for more urban development on adjacent properties.

Rationale: Policy U-212 has been added to set forth the specific development criteria an FCC must met prior to final County approval. The nine criteria listed are consistent with criteria for FCC approval specified in RCW 36.70A.350. One of the shortcomings of the FCC provisions contained in the RCW, is that no definition or description of "FCC" is provided. Policy U-212 does provide a description of what is meant by FCC.

12

8-1

Chris Vance

Chris Vance

February 15, 1996

Introduced By:

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AMENDMENT TO THE 1994 COMPREHENSIVE PLAN LAND USE MAP IN
RESPONSE TO CENTRAL PUGET SOUND GROWTH MANAGEMENT
HEARINGS BOARD CASE NO. 95-3-0008

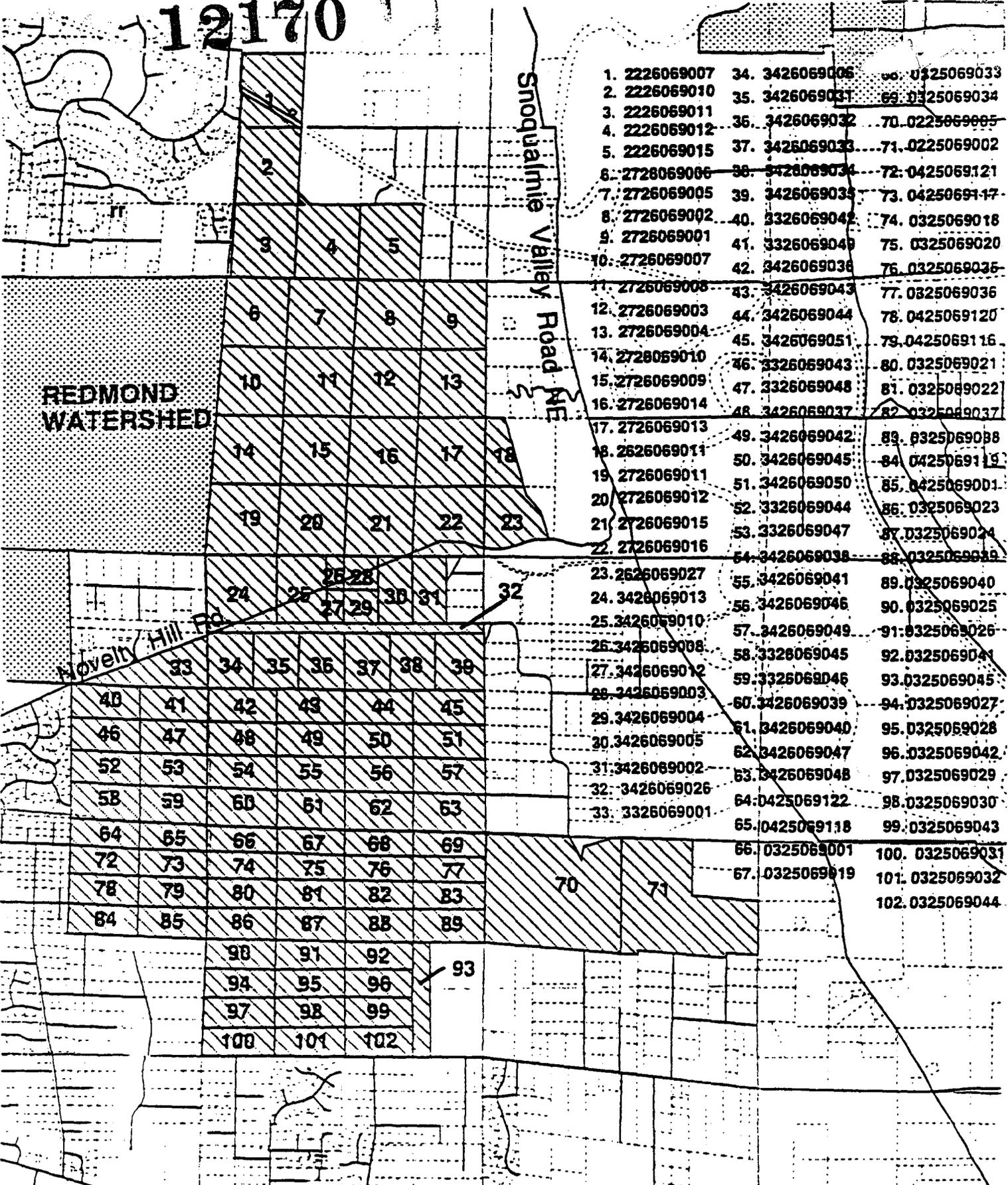
On the map attached to Amendment 8, insert the underlined text as follows:

Fully Contained Community (FCC) added to existing UPD designations

10
11

Rationale: The added text is consistent the proposed text and policy amendments which provide for the retention of the underlying UPD land use designation.

12170



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|----------------|----------------|-----------------|
| 1. 2226069007 | 34. 3426069006 | 66. 0325069033 |
| 2. 2226069010 | 35. 3426069031 | 69. 0325069034 |
| 3. 2226069011 | 36. 3426069032 | 70. 0225069005 |
| 4. 2226069012 | 37. 3426069033 | 71. 0225069002 |
| 5. 2226069015 | 38. 3426069034 | 72. 0425069121 |
| 6. 2726069006 | 39. 3426069035 | 73. 0425069117 |
| 7. 2726069005 | 40. 3326069042 | 74. 0325069018 |
| 8. 2726069002 | 41. 3326069049 | 75. 0325069020 |
| 9. 2726069001 | 42. 3426069036 | 76. 0325069036 |
| 10. 2726069007 | 43. 3426069043 | 77. 0325069036 |
| 11. 2726069008 | 44. 3426069044 | 78. 0425069120 |
| 12. 2726069003 | 45. 3426069051 | 79. 0425069116 |
| 13. 2726069004 | 46. 3326069043 | 80. 0325069021 |
| 14. 2726069010 | 47. 3326069048 | 81. 0325069022 |
| 15. 2726069009 | 48. 3426069037 | 82. 0325069037 |
| 16. 2726069014 | 49. 3426069042 | 83. 0325069088 |
| 17. 2726069013 | 50. 3426069045 | 84. 0425069119 |
| 18. 2626069011 | 51. 3426069050 | 85. 0425069001 |
| 19. 2726069011 | 52. 3326069044 | 86. 0325069023 |
| 20. 2726069012 | 53. 3326069047 | 87. 0325069024 |
| 21. 2726069015 | 54. 3426069038 | 88. 0325069089 |
| 22. 2726069016 | 55. 3426069041 | 89. 0325069040 |
| 23. 2626069027 | 56. 3426069046 | 90. 0325069025 |
| 24. 3426069013 | 57. 3426069049 | 91. 0325069026 |
| 25. 3426069010 | 58. 3326069045 | 92. 0325069041 |
| 26. 3426069008 | 59. 3326069046 | 93. 0325069045 |
| 27. 3426069012 | 60. 3426069039 | 94. 0325069027 |
| 28. 3426069003 | 61. 3426069040 | 95. 0325069028 |
| 29. 3426069004 | 62. 3426069047 | 96. 0325069042 |
| 30. 3426069005 | 63. 3426069048 | 97. 0325069029 |
| 31. 3426069002 | 64. 0425069122 | 98. 0325069030 |
| 32. 3426069026 | 65. 0425069118 | 99. 0325069043 |
| 33. 3326069001 | 66. 0325069001 | 100. 0325069031 |
| | 67. 0325069019 | 101. 0325069032 |
| | | 102. 0325069044 |

0 3000 6000 Feet

Fully Contained Community (FCC) added to existing UPD designations



Amendment to 1994 Comprehensive Plan Land Use Map

Response to Growth Management Hearings Board Remand of 10/23/95 Consolidated Case No. 95-3-0008

February 2, 1999
ord94-bc/mpd

14

1 February 2, 1996

Introduced By:

Proposed By:

DDES

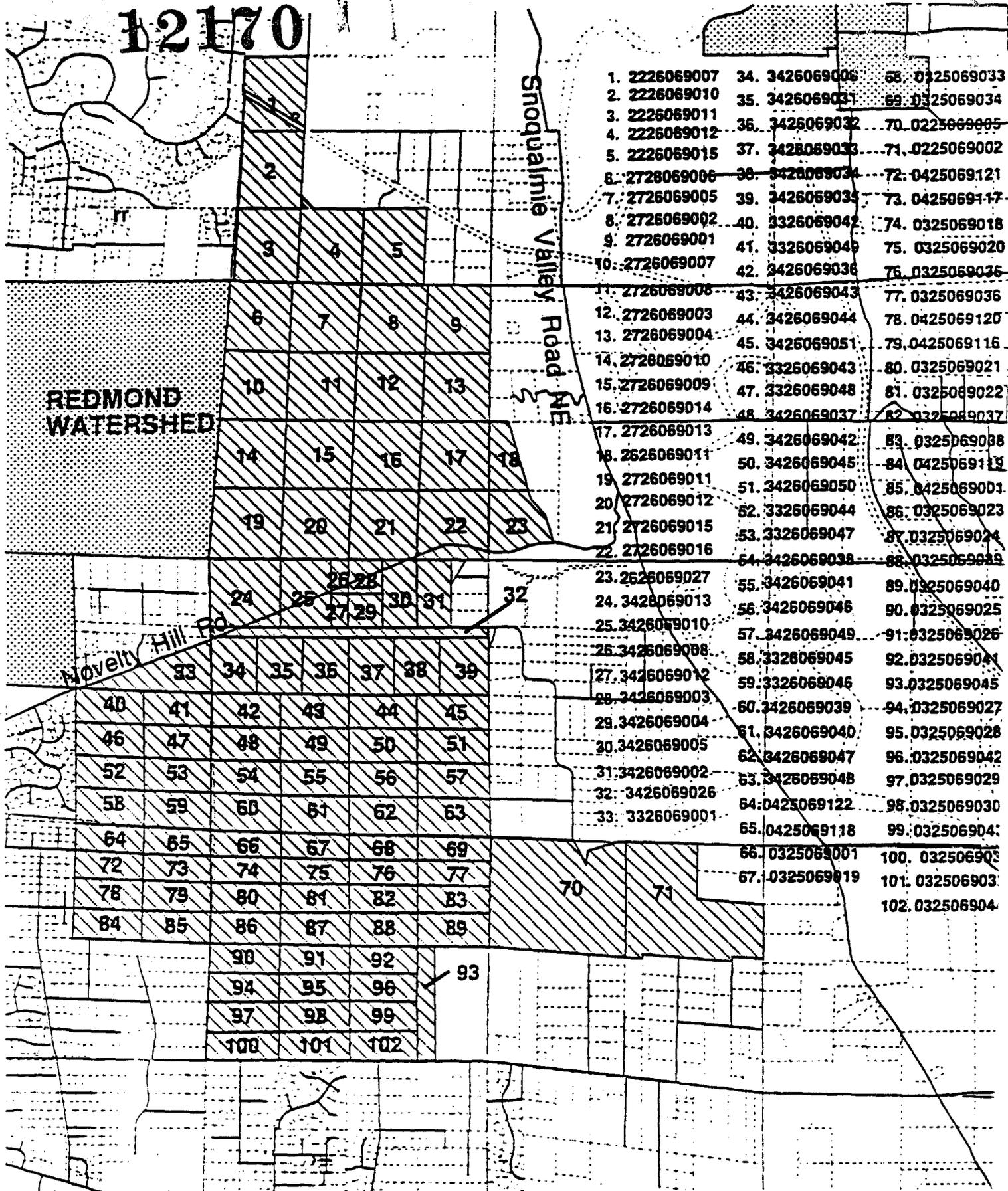
2 Bear Creek UPDs

3 AMENDMENT TO ORDINANCE 11575 RELATING TO COMPREHENSIVE PLAN AREA ZONING -
4 ZONING ATLAS - AS PRESENTED IN LEGISLATIVE FORMAT.

5 Amend the Area Zoning Map, page 18, by designating the Blakely Ridge and Northridge
6 Urban Plan Development sites as Fully Contained Community (FCC) - special district
7 overlay (in addition to the existing Urban Plan Development special district overlay).
8

9 Rationale: The Executive recommends that the area zoning be amended to add the FCC
10 special overlay district to implement the recommended amendments to the Comprehensive
11 Plan Policies and recommended FCC land use designation.

12170



- 1. 2226069007 34. 3426069006 68. 0325069033
- 2. 2226069010 35. 3426069031 69. 0325069034
- 3. 2226069011 36. 3426069032 70. 0225069005
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- 7. 2726069005 40. 3326069042 74. 0325069018
- 8. 2726069002 41. 3326069049 75. 0325069020
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- 15. 2726069009 48. 3426069037 82. 0325069037
- 16. 2726069014 49. 3426069042 83. 0325069098
- 17. 2726069013 50. 3426069045 84. 0425069119
- 18. 2626069011 51. 3426069050 85. 0425069001
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- 25. 3426069010 58. 3326069045 92. 0325069041
- 26. 3426069098 59. 3326069046 93. 0325069045
- 27. 3426069012 60. 3426069039 94. 0325069027
- 28. 3426069003 61. 3426069040 95. 0325069028
- 29. 3426069004 62. 3426069047 96. 0325069042
- 30. 3426069005 63. 3426069048 97. 0325069029
- 31. 3426069002 64. 0425069122 98. 0325069030
- 32. 3426069026 65. 0425069118 99. 0325069041
- 33. 3326069001 66. 0325069001 100. 0325069031
- 67. 0325069019 101. 0325069032
- 102. 0325069042

0 3000 6000 Feet

Fully Contained Community (FCC) Special District Overlay added to existing UR-SO-P zoning.



Amendment to Area Zoning Map

Response to Growth Management Hearings Board Remand of 10/23/95 Consolidated Case No. 95-3-0008

February 2, 1996
ord94-bcnpd2

16

February 2, 1996

Introduced By:

Proposed By:

Executive Proposed

Policy R-206 as it relates to Vashon-Maury Island

AMENDMENT TO 1994 COMPREHENSIVE PLAN, CENTRAL PUGET SOUND GROWTH
MANAGEMENT HEARINGS BOARD REMANDED ITEMS:
CHAPTER THREE- RURAL LAND USE - AS PRESENTED IN LEGISLATIVE FORMAT.

Page 62, Amend Text

Amend text as follows:

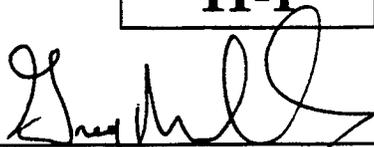
The Vashon community planning area, unlike the Rural Area as a whole, ~~((may))~~ requires ~~((a more definite))~~ additional attention to plan for growth ~~((limit))~~ because its water supply is derived from a sole-source aquifer. Vashon Island (including Maury island) was designated Rural by the King County Comprehensive Plan in 1985 and rural zoning was applied through the Vashon Community Plan and Area Zoning in 1986. Although subsequent development has conformed to the adopted policies, population has grown faster than expected. When the Vashon Community Plan was prepared, the planning area had about 7,800 people, with forecasts for 8,400 people in 1990, and about 10,800 by the year 2000. The 1990 Census, however, indicated a planning area population of 9,300, and the Washington State Office of Financial Management estimated the 1993 population at 9,900. King County estimates Vashon-Maury Island's 1994 population at 10,200.

~~((While))~~ According to a study done in 1983, the available water supply for Vashon Island could sustain an estimated population of 13,200 people before significant deterioration of aquifer water quality would occur, but the large supply of existing substandard lots in combination with adopted zoning would allow ~~((more than))~~ approximately 20,000 residents in the planning area. To address the water supply and quality issues, the Vashon-Maury Island Ground Water Management Plan (GWMP) is currently being prepared. Updated supply data gathered for the draft GWMP suggests that the available ground water resources may be larger than estimated in 1983. However, ~~((F))~~ the combination of increased demand and the adverse effects of development on the aquifer (contamination and/or reduced recharge) continues to exist. ~~((could result in an inadequate water supply with a consequent threat to public health and safety.))~~ Therefore, the draft GWMP reaches no conclusion on how large a population Vashon-Maury Island's ground water resources could ultimately support. The draft GWMP discusses measures now available to protect ground water from existing regulations such as zoning at Rural densities, sensitive area protections, and development regulations. Once certified, the GWMP may also identify other preventative measures necessary to protect the ground water resources on Vashon-Maury Island. ~~((The Seattle King County Department of Public Health is preparing an update to the study of Vashon Island's ground water supply.))~~

Rationale: The proposed amendment is a revised explanatory text with updated information from the Draft Vashon-Maury Island Ground Water Management Plan.

February 15, 1996

Introduced by:


Greg Nickels

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**AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN -
CHAPTER THREE - RURAL LAND USE IN RESPONSE TO THE CENTRAL
PUGET SOUND GROWTH MANAGEMENT HEARINGS BOARD CASE NO. 95-3-
0008**

Add New Policy R-205A and Amend-206

Add new policy as follows:

**R-205A For Vashon-Maury Island, a residential density of one home per 10 acres:
a. Shall be maintained on existing areas as applied through area zoning to
help protect community character and reduce adverse impacts on the
island's infrastructure; and,**

**b. May be applied where lands are designated as highly susceptible to
ground water contamination or reduced recharge, and where a certified
ground water management plan has determined that 10-acre zoning is
needed to protect ground water resources.**

**R-206 A residential density of one home per 5 acres shall be used in portions of the
Rural Area where the land is physically suitable for development and can be
supported by rural services, and does not meet the criteria in this plan for
higher or lower density designations.**

Rationale: The proposed amendments include a revised explanatory text with updated
information, as well as a policy basis for the existing mix of rural zoning on Vashon-
Maury Island, and the opportunity to apply additional 10-acre zoning to parcels if
determined to be necessary following the certification of a ground water management plan.

To justify Policy R-206 as it is applied to Vashon-Maury Island, the Hearings Board has
said that King County must show that:

- 1. The existing mix of zones on Vashon-Maury Island provides the variety of rural
densities required by the GMA; and,
- 2. The water supply and contamination issues can be dealt with proactively.

Jane [Signature]

February 20, 1996

Introduced By:

B.D.

Proposed By:

DDES

Robert M. McKenna
Preston

AMENDMENT TO AREA ZONING, SNOQUALMIE VALLEY COMMUNITY PLAN P-SUFFIX CONDITIONS, IN RESPONSE TO CENTRAL PUGET SOUND GROWTH MANAGEMENT HEARINGS BOARD CASE NUMBER 95-3-0008.

Add the following P-suffix condition to the Preston Industrial Park and Preston Village P-suffix conditions in Section D of Appendix I to Ordinance 11653, Permitted Uses:

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 new use is dependent upon a location in proximity to the Rural Area or Natural Resource Lands. The Director should consider the following criteria 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 Resources 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

1 Variety of Densities: Preliminary data was gathered for parcels in the rural zones to
2 estimate the percentage of vacant or developable land, the existing parcel sizes, future
3 subdivision potential, and resultant average parcel size. The data indicates that:

- 4 • Existing rural zoning at 2.5, 5.0 and 10-acre densities, in combination with historical
5 lot patterns, provides a wide range of densities.
6 • The range of parcel sizes in RA-5 will likely not change appreciably because of the
7 large number of lots below 5 acres in size.
8 • In the RA-5 zoned areas, even if subdividable parcels were downzoned to RA-10, the
9 average parcel size would increase by only 0.5 acre, from 2.5 acres to 3.0 acres.
10 • The nearly 4000 acres of existing RA-10 zoning will ensure that larger parcels will
11 be maintained on Vashon-Maury Island even with future subdivision.
12

13 Ground water: The draft Vashon-Maury Island Ground Water Management Plan
14 (GWMP) indicates that the existing mix of rural zoning, combined with sensitive area
15 protections, development regulations and other preventative measures, provides
16 protection for the ground water resources on Vashon-Maury Island. Once certified, the
17 GWMP may also identify other preventative measures necessary to protect the ground
18 water resource s on Vashon-Maury Island.

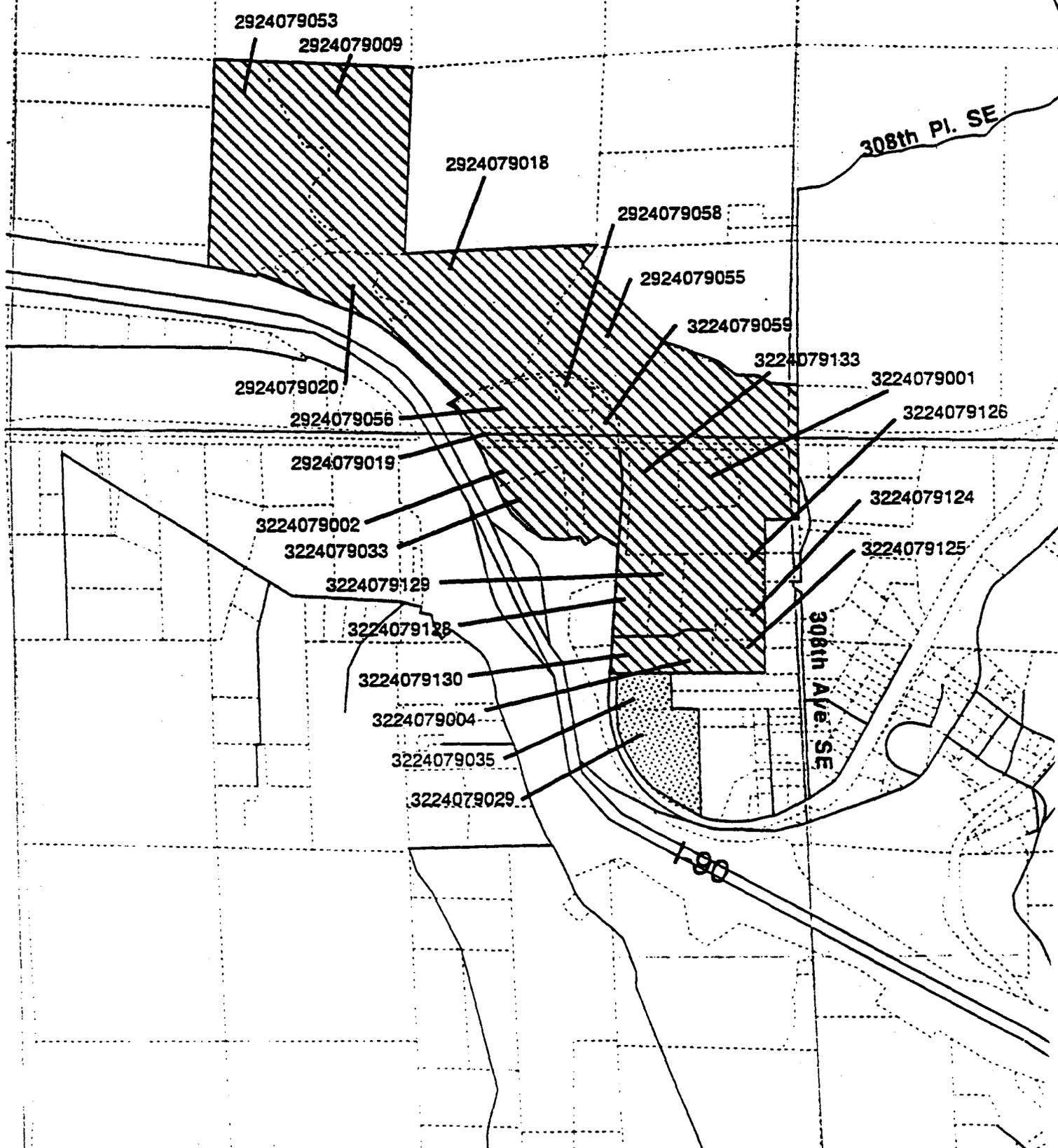
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products and services used by Rural residents and customarily retailed or wholesaled in Rural areas or Natural Resource Lands.

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

Rationale: The Central Puget Sound Growth Management Hearings Board, in Consolidated Case No. 95-3-0008, held that Policies R-314 and R-315 impermissibly created urban growth in the Rural Area. The policies are remanded by the Board to the County to render them consistent with the requirements of the GMA and the Board's order. The Board holds that proposed uses that meet the definition of urban growth will be prohibited in a Rural Area unless the use, by its very nature, is 1) dependent upon being in a Rural Area , and 2) is compatible with the functional and visual character of rural uses in the immediate vicinity. This amendment, together with amendments to R-314 and R-315 on Rural industrial areas and Policy R-316 and K.C.C. 21A.14.280 (Rural Industry Development Standards) will allow properties adjacent to Preston to be zoned industrial so long as the uses and the visual character of new or expanded structures meet the Board's order. For industrial buildings already built or for vested permit applications, tenant improvements and changes of use completely within existing structures would not be subject to the P-suffix condition above. However, P-suffix conditions for new development and redevelopment established under Ordinance 11653 in 1994 would continue to apply.

12170



0 1100 2200 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 and Policy R-315.

Amendment to 1994 Comprehensive Plan Area Zoning Map

Response to Growth Management Hearings Board Remand of 10/23/95 Consolidated Case No. 95-3-0008



ORIGINATED BY: [illegible]

Mr. Vance moved Amendment No. 95A. Mr. Phillips moved an amendment to the amendment, see Amendment No. 129 attached.

95A
12170

Ms. Hague moved an amendment to the amendment, see attached.
January 3, 1994

Introduced By _____

Voting on Mr. Vance's motion, the motion passed 11 to 0, Mr. Gosse and Mr. Sims excused, as amended.
Proposed By: Development Reg Team

Executive Proposed Ordinance 94-737 -
to Adopt Zoning and Convert Zoning to Title 21A

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AMENDMENT TO EXECUTIVE PROPOSED ORDINANCE 94-737 TO ADOPT ZONING AND CONVERT ZONING TO TITLE 21A - AS PRESENTED IN LEGISLATIVE FORMAT

Add new Appendix to Ordinance 94-737 with text as follows:

Appendix I to Ordinance 94-737
AMENDMENTS TO SNOQUALMIE VALLEY COMMUNITY PLAN P-SUFFIX CONDITIONS

The following Snoqualmie Valley Community Plan Area Zoning P-suffix conditions* are hereby repealed:

*Note: more than one P-suffix may apply to a single parcel; only those P-suffixes listed here are repealed. Conditions are listed first by page number(s) of the published version of the adopted Snoqualmie Valley area zoning document containing text describing the conditions, and then by map facing-page number(s) denoting where the conditions were applied, if applicable (area-wide P-suffixes were not shown on the Snoqualmie Valley area zoning maps, but were coded in the SITUS file at DDES). The second column also lists the Title 21 (old code) zones in which the conditions were applied; for large groups of properties, not all zones will be found on all of the listed pages.

I. Stream Corridor Guidelines/Wetlands/Laterally Migrating Rivers

Page(s)	Subject/Zone
54-59	Text
58	All Zones.
122	AR-10 (Moss Lake)
141	AR-2.5 (Log storage yard)

II. Bonus Density Cluster Development

Page(s)	Subject/Zone
17-19	Text All AR-5 properties in planning area, unless otherwise noted.

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The following Snoqualmie Valley Community Plan Area Zoning P-suffix conditions are hereby adopted:

Preston Industrial Park

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

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

A. Access

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.

B. Buffers, trails and aesthetics

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

- 1) All new development and re-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) For new development and re-development 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 for new development and re-development.
- 3) Each new development and re-development project shall be required to complete their portion of the Reforestation Program component of the Village Development Plan. New development and re-development should preserve and restore natural vegetation and the appearances of the hillsides to enhance the greenway corridor along interstate 90 to a more natural setting.

C. Building Scale

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

D. Permitted Uses

1 Heavier industrial uses; new or re-developed industrial uses providing substantial waste
2 products or wastewater discharge; or new or re-developed paper, chemical and allied products
3 manufacturing uses shall be prohibited

4
5 E. Environment

- 6 1). All new development or re-development shall meet all reasonable conditions and
7 mitigations identified in the Environmental Impact Statement requested under Ordinance 9110,
8 as determined necessary by the Director of Development and Environmental Services.
- 9 2). New stormwater discharges to salmonid habitat and wetlands shall match predeveloped flow
10 durations between the 2- and the 100-year events. ~~Direct discharges to the Raging River shall~~
11 be exempt.
- 12 3). Any new stormwater discharges shall provide source control best management practices and
13 treatment ~~treatment~~ facilities to maintain water quality of the receiving waters. Treatment
14 facilities shall remove a minimum of 90 percent of the total suspended solids.

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17
18 The subject property consists of tax lots:

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20	2924079009	2924079020	2924079018
21	2924079055	2924079058	2924079056
22	2924079019	3224079019	3224079002
23	3224079033	3224079059	3224079001
24	3224079133	3224079004	3224079124
25	3224079125	3224079126	3224079128
26	3224079129	3224079130	<u>2924079053</u>
27			

28
29 The 1994 Comprehensive Plan identified two areas of Preston that may be developed under
30 specific development conditions. These properties were designated in the Snoquaimie
31 Community Plan and Area Zoning for future consideration for industrial use. All of these
32 properties received potential zoning that acknowledges appropriate industrial or mixed use
33 development consistent with the Preston Village Development Plan: Preston Village parcels -
34 CB-P potential zoning; Preston Mill parcels - I-P and CB-P potential zoning. Consistent with the
35 Comprehensive Plan, these properties shall only actualize their potential zoning if the
36 development proposals meet these conditions and the site finishes adequate environmental
37 review.

38
39 1. Preston Village

40
41 For new development and re-development, the following P-suffix conditions apply to the
42 subject property:

43
44 A. Village Access

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

50
51
52 B. Buffers

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

4 1) All development adjacent to SE High Point Way/Preston-Fall City Road shall provide a
5 landscaped, natural buffer along the Preston-Snoqualmie Trail and other trail easements
6 identified in the Village Trail Plan component of the Village Development Plan. Landscape
7 design shall be designed in cooperation with the parks division to promote uniform corridor
8 development of the trail system.

9 2). Easements shall be provided for all trail segments identified in the village trail plan
10 component of the Village Development Plan. Pedestrian access to the Preston - Snoqualmie
11 trail and other components of the village trails plan shall be provided where feasible.

12 3). All new development and re-development on parcels adjacent to SE High Point
13 Way/Preston-Fall City Road shall provide a landscaped buffer between each development or
14 adjoining land use. Type 1 landscaping shall be required between the park and residential or
15 commercial development, and between residential development and commercial or industrial
16 uses.

17 4). Any Each new development or re-development shall be required to complete their portion
18 of the Reforestation Program component of the Village Development Plan

19
20 C. Building Scale

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

25
26 D Permitted Uses

27
28 Normally permitted uses in the Community Business zone that have extensive outdoor storage
29 and auto related uses shall be prohibited. Mixed use of these properties to develop housing of a
30 scale and density compatible with the surrounding village is encouraged.

31
32 The subject property consists of tax lots 3224079029 and 3224079035..

33
34
35 2. Preston Mill

36
37 In addition to meeting the rural industry development standards under K.C.C. 21A.14, the
38 following P-suffix conditions apply to the subject property:

39
40 A Access

41
42 1) A new controlled access road from Upper Preston Road shall be required. All industrial,
43 commercial and residential uses shall directly connect off-street parking to the access road to
44 avoid additional congestion along SE High Point Way/Preston Fall City Road.

45 2) Pedestrian access to open space, trails and residential neighborhoods shall be provided
46 where feasible. ~~Public access to the Raging River and the~~

47
48 B Buffers

49
50 Landscape buffers shall exceed the requirements of 21A.16 by 50 percent to provide additional
51 buffering between different land uses and the transition to the Preston rural neighborhood.
52 Buffer types shall include the following:

53 1) All new development or re-development shall provide a landscaped buffer between each
54 separate building site and adjoining uses and scenic vistas. Type 1 landscaping shall be

1 required between the Raging River and residential or commercial development, and between
2 residential development and commercial uses.

3 2). Easements shall be provided for all trail segments identified in the Village Trail Plan
4 component of the Village Development Plan. Pedestrian access to the trails of the village trails
5 plan and the Raging River shall be provided where feasible. All new development or re-
6 development shall provide a landscaped, natural buffer along the trail easements identified in the
7 Village Trail Plan. Landscape design shall be designed in cooperation with the parks division to
8 promote uniform corridor development of the trail system.

9 3). Any new development or re-development shall be required to complete their portion of the
10 Reforestation Program component of the Village Development Plan. New development or re-
11 development shall preserve and restore natural vegetation of the hillsides and woodlands that
12 stretch along Upper Preston Road, SE High Point Way/Preston Fall City Road and the
13 Soderman Creek/Raging River corridor to visually buffer the mill site from the major roadways
14 into Preston.

15 C. Building Scale

16 All new development or re-development shall be of a scale, modulation, materials and color
17 that will transition with the surrounding land uses including the Old Preston Store, village open
18 space, trails and rural residential neighborhoods.

19 D. Permitted Uses

20 Permitted uses within the Community Business zone in the subject property shall exclude
21 normally permitted uses that incorporate extensive outdoor storage and auto related uses.
22 Retail of wood from the Preston Mill and related products is encouraged. Mixed use of these
23 properties to develop housing of a scale and density compatible with the surrounding village is
24 also encouraged.

25 Permitted uses within any industrial zoned portions of the subject property shall limit institutional,
26 commercial, office and other non-industrial uses to those necessary for the convenience of
27 industrial activities. Heavier industrial uses; uses providing substantial waste by-products or
28 wastewater discharge; or paper, chemical and allied products manufacturing uses shall be
29 prohibited. The Preston mill shall be encouraged to remain as the principle use.

30 E. Environment

31 ~~1). All industrial development shall meet all conditions and mitigations identified in the~~
32 ~~Environmental Impact Statement for the Preston Industrial Park requested under~~
33 ~~Ordinance 9440.~~

34 12). Stormwater discharges to salmonid habitat and wetlands shall match predeveloped flow
35 durations between the 2- and the 100-year events. ~~Direct discharges to the Raging River~~
36 ~~shall be exempt.~~

37 23). Any stormwater discharges shall provide source control best management practices and
38 treatment ~~treatment~~ facilities to maintain water quality of the receiving waters. Treatment
39 facilities shall remove a minimum of 90 percent of the total suspended solids.

40 The subject property consists of tax lots 3324079013, ~~6893300620~~, 6893300620 and
41 6893300407.

42 Rationale:

12170

1 The amendment implements Policy I-401a relating to retaining or repealing P-
2 suffix development conditions. The amendment also adds P-suffix conditions to
3 implement Policies R-315 and R-316 in the Preston neighborhood. These
4 amendments contain development conditions agreed upon in the Preston Village
5 Development Plan submitted to the King County Council in November, 1993.
6 Conditions and permitted use limitations in the Village Development Plan are not
7 included in the P-suffix conditions if they are already covered under current
8 regulations, including the proposed rural industry development standards in
9 K.C.C. 21.14.

Mr. Phillips moved Amendment No. 12170
Amendments see below.
Voting on Mr. Phillips motion, the motion passed
7 to 0, Mr. Vance, Mr. von Reichbauer, Ms. Miller,
Mr. Sims, Mr. Nickels and Mr. Gossett excused, as
amended.

12170
129

January 6, 1994

Introduced By: Phillips

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**AMENDMENT TO THE AMENDMENT TO THE EXECUTIVE PROPOSED
ORDINANCE 94-737 RELATING TO AREA ZONING APPENDIX I- AS PRESENT
IN LEGISLATIVE FORMAT**

Amend the Executive Proposed AREA Zoning appendix I as follows:

Three part amendment

1. Page 2 lines 42 through 45 after 'Plan.' delete language and insert:

" New development and re-development (~~should~~) shall preserve and restore natural vegetation, forest cover and the appearances of affected (~~the~~) hillsides to enhance the greenway corridor along interstate 90 to a more natural and rural setting."

2. Page 3 lines 10 through 12 delete language and insert as follows:

" 2). New stormwater discharges to salmonid habitat and wetlands shall match predeveloped flow durations between the 2 1/2 of the 2 year and the 100 year events. ~~Direct discharges to the Raging River shall be exempt.~~"

3. Page 3 lines 13 through 15 delete language and insert as follows:

" 3). Any new stormwater discharges shall provide source control best management practices and treatment ~~treatment~~ facilities to maintain water quality of the receiving waters. Treatment facilities shall remove a minimum of 90 percent of the total suspended solids. and result in the removal of at least 50% of total phosphorus"

AMENDMENTS

Mr. Phillips noted a correction on line 8, after 'of' and before '(the)' to delete "effected" and insert "affected". Ms. Sullivan suggested an amendment to line 7, after 'preserve' before 'restore' to delete "and" and insert "or". This was accepted by Mr. Phillips. A motion was made by Ms. Sullivan amend line 9, after 'natural' and before 'setting' to delete "and rural" and insert "and forested". This was not accepted by Mr. Phillips.

29

Ms. Hague moved an amendment to Amendment No. 95A.
The motion passed 10 to 0. Ms. Miller, Mr. Sims and Mr. Gossett
excused.

January 9, 1995

Introduced By: Hague

Proposed By: _____

Executive Proposed Comprehensive Plan Area Zoning Map

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AMENDMENT TO AMENDMENT #95 OF PROPOSED ORDINANCE 94-737 TO
ADOPT AND CONVERT ZONING TO TITLE 21A - AS PRESENTED IN
LEGISLATIVE FORMAT

On page 3, lines 5 through 15, amend as follows:

E. Environment

1). All new development and re-development for which this environmental
impact statement was prepared shall meet all reasonable conditions and
mitigations identified in the Environmental Impact Statement requested under
Ordinance 9110, as determined necessary by the Director of Development
and Environmental Services.

Rationale: Mitigating conditions identified for one new development are not
established to apply to a different future development.

February 20, 1996

Introduced by: Jane Hague
Jane Hague

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AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN -
CHAPTER THREE - RURAL LAND USE IN RESPONSE TO THE CENTRAL
PUGET SOUND GROWTH MANAGEMENT HEARINGS BOARD CASE NO. 95-3-
0008

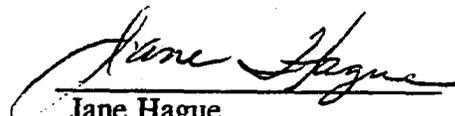
Policy R-314

Amend the policy as follows:

R-314 The industrial area adjacent to the Rural Neighborhood of Preston shall be recognized with appropriate zoning for industrial uses, provided that any industrial development or redevelopment shall be conditioned and scaled to maintain and protect the rural character of the area and to protect sensitive natural features. New industrial development or redevelopment (excluding existing structures and site improvements or those vested by applications) 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. 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.

Rationale: The Central Puget Sound Growth Management Hearings Board, in consolidate Case No. 95-3-0008, held that Policy R-314 impermissibly created urban growth in the Rural Area. The policy was remanded by the Board to the county to render it consistent with the requirements of the GMA and the Board's order. The Board holds that proposed uses that meet the definition of urban growth will be prohibited in a Rural Area unless the use is dependent upon being in a Rural Area and is compatible with the functional and visual character of rural uses in the immediate vicinity. This amendment allows properties developing adjacent to Preston to be industrial so long as the uses meet the Board's order.

February 15, 1996

Introduced by: 
Jane Hague

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AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN -
CHAPTER THREE - RURAL LAND USE IN REPOSE TO THE CENTRAL PUGET
SOUND GROWTH MANAGEMENT HEARINGS BOARD CASE NO. 95-3-0008

Policy R-315

Amend the policy as follows:

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 natural 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.

Rationale: The Central Puget Sound Growth Management Hearings Board, in consolidate Case No. 95-3-0008, held that Policy R-315 impermissibly created urban growth in the Rural Area. The policy was remanded by the Board to the county to render it consistent with the requirements of the GMA and the Board's order. The Board holds that proposed uses that meet the definition of urban growth will be prohibited in a Rural Area unless the use is dependent upon being in a Rural Area and is compatible with the functional and visual character of rural uses in the immediate vicinity. This amendment allows two properties within the Rural Neighborhood of Preston to be industrial or commercial so long as the uses meet the Board's order.

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February 2, 1996

Introduced By:
Proposed By:

DDES

Spencer Industries

AMENDMENT TO 1994 COMPREHENSIVE PLAN - CHAPTER - - AS PRESENTED IN
LEGISLATIVE FORMAT.

Amend the 1994 Comprehensive Plan Land Use Map, page 8, by re-adopting the following properties as Industrial:

2185000956	2185001015
2185000945	2185000915
2185000990	2185000925
2185000995	2185000970

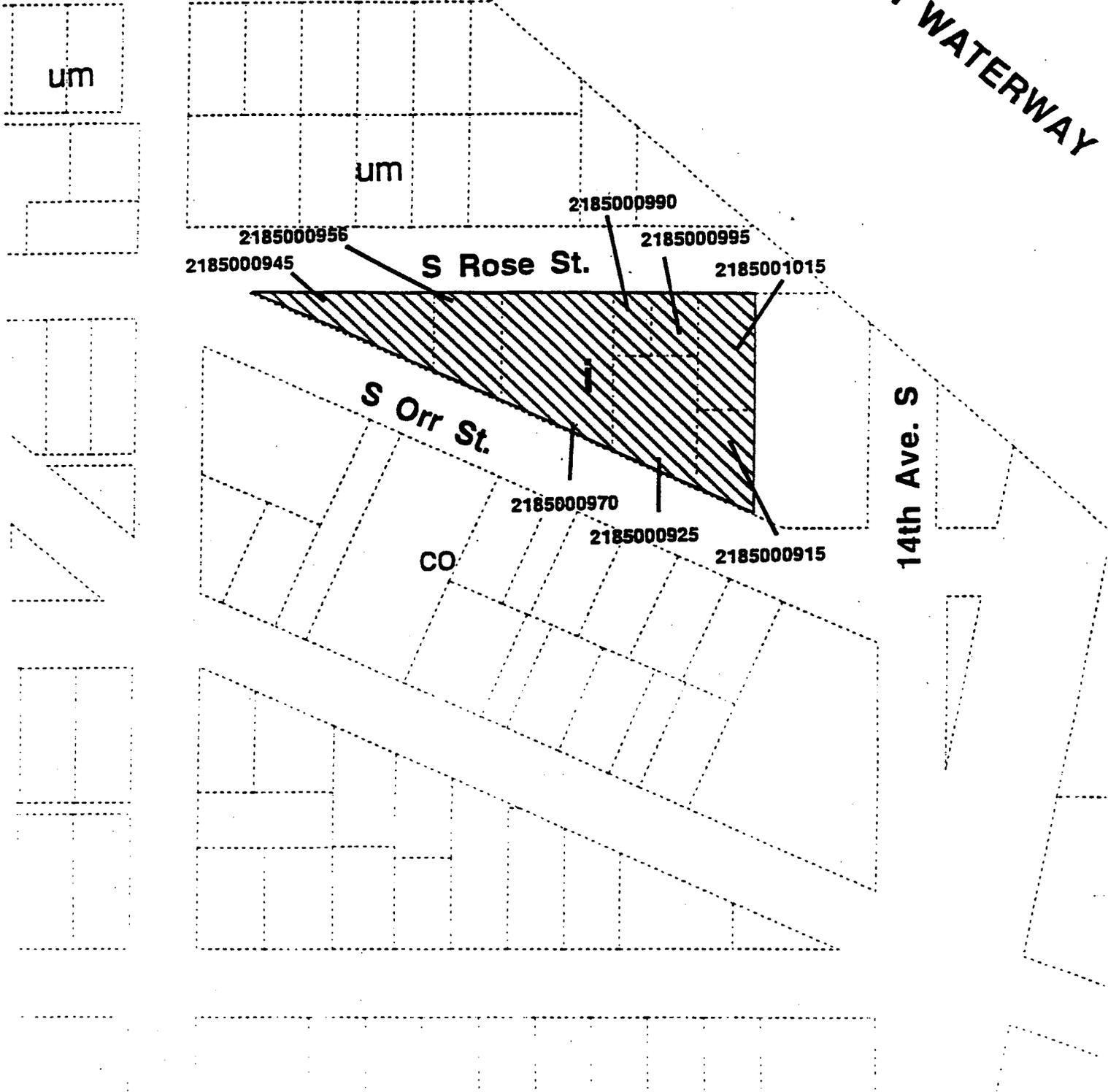
Rationale: Industrial land use was recommended by the Executive on November 14, 1994 (Amendment 89). The Council adopted Industrial land use on November 18, 1994. The Central Puget Sound Growth Management Hearings Board, in consolidated case No. 95-3-0008, dated October 23, 1995, issued a determination of invalidity finding Amendment 89 as invalid. Amendment 89 was remanded to the County with directions to provide a reasonable opportunity for public comment prior to consideration by the Council of any subsequent re-adoption of the amendments.

The Executive recommends Industrial land use because of the following findings:

- Industrial land use is consistent with the Highline Community Plan, Countywide Planning Policies and 1994 King County Comprehensive Plan. All three of these documents seek to ensure an adequate supply of land for manufacturing and industrial uses.
- The site is within the Duwamish Manufacturing/Industrial Center designated by the Countywide Planning Policies. This center includes portions of Seattle, Tukwila, and unincorporated King County.
- Lands in the City of Seattle adjacent to the site and along the Duwamish Waterway are zoned industrial. Seattle's land use and zoning documents identify the Duwamish Corridor as a Manufacturing/Industrial Center.
- The housing units on the 0.9 acre site are deteriorating and do not have public sewer service.

12170

DUWAMISH WATERWAY



0 150 300 Feet



Amendment to 1994 Comprehensive Plan Land Use Map

- co Commercial Outside of Centers
- i Industrial
- um Urban Medium Density (Urban Residential, 4-12 du/acre)

Response to Growth Management
 Hearings Board Remand of 10/23/95
 Consolidated Case No. 95-3-0008

34



January 2, 1996 0000-00

February 12, 1996

Introduced By:

Chris Vance
Chris Vance

1

King County Zoning Atlas

2

AMENDMENT TO THE 1994 KING COUNTY ZONING ATLAS CONSISTENT
WITH THE KING COUNTY COMPREHENSIVE PLAN LAND USE MAP IN
RESPONSE TO CENTRAL PUGET SOUND GROWTH MANAGEMENT
HEARINGS BOARD CASE NO. 95-3-0008

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Amend the 1994 King County Zoning Map, Map #8, to designate the following
properties as R-4 Residential, Potential I-Industrial:

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218500-0956

218500-1015

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218500-0945

218500-0915

13

218500-0990

218500-0925

14

218500-0995

218500-0970

15

Rationale: These properties were zoned R-4 Residential, Potential I-Industrial by
Ordinance 11653 adopted by Council on January 9, 1995. This amendment enables the
Hearing Examiner process to continue and to determine the appropriate zoning and the
application of specific development conditions.

16

17

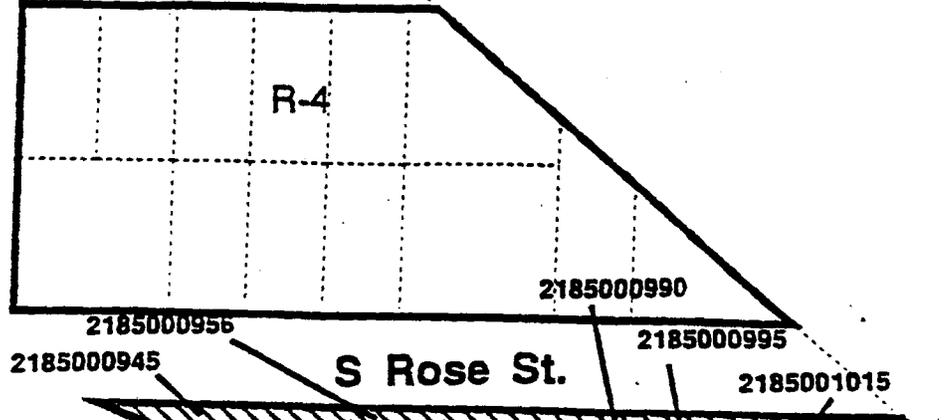
18

12170

DUWAMISH WATERWAY

R-4

R-4



R-4, Pol. I

RB

S Orr St.

14th Ave. S

RB

2185000970

2185000925

2185000915

RB

RB

0 150 300 Feet



Amendment to 1994 Comprehensive Plan Area Zoning Map



Response to Growth Management Hearings Board Remand of 10/23/95
Consolidated Case No. 95-3-0008.....

36

February 2, 1996

Introduced By:

Proposed By:

DDES

Eastgate Congregational Church

AMENDMENT TO ORDINANCE 11575 RELATING TO COMPREHENSIVE PLAN LAND USE -
LAND USE MAP - AS PRESENTED IN LEGISLATIVE FORMAT.

Amend the 1994 Comprehensive Plan Land Use Map, page 13, by re-adopting the easterly 2.5 acres (approximately) of the following property as Urban Residential, Greater Than 12 Homes Per Acre:

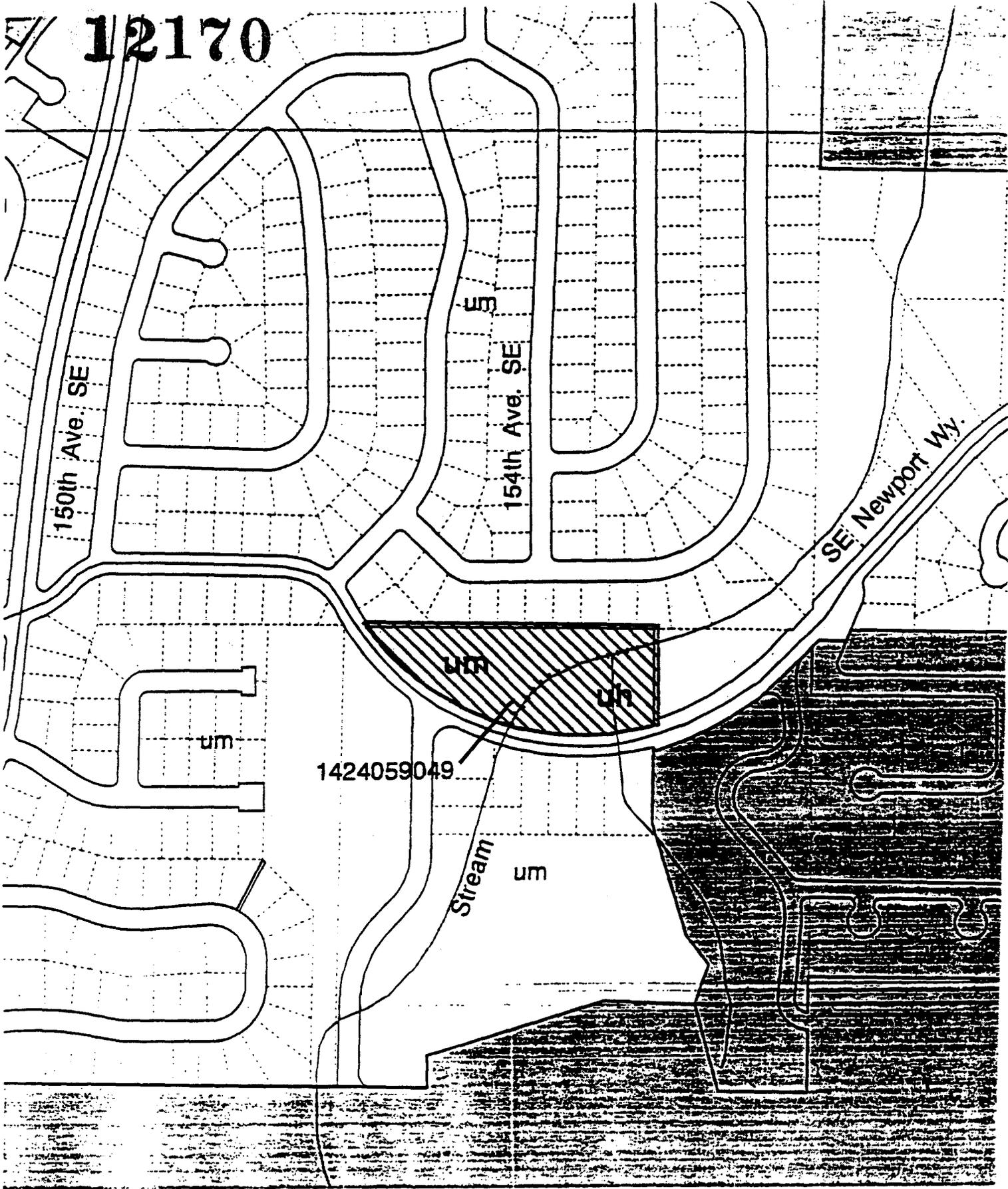
1424059049

Rationale: Urban Residential, Greater Than 12 Homes Per Acre was recommended by the Executive on November 14, 1994 (Amendment 90). The Council adopted Urban Residential, Greater Than 12 Homes Per Acre on November 18, 1994. The Central Puget Sound Growth Management Hearings Board, in Consolidated Case No. 95-3-0008, dated October 23, 1995, issued a determination of invalidity finding Amendment 90 as invalid. Amendment 90 was remanded to the County with directions to provide a reasonable opportunity for public comment prior to consideration by the Council of any subsequent readoption of the amendment.

The Executive recommends this land use because:

1. Statistics show that the percent of elderly population and the need for low-income senior housing are increasing in the Newcastle community.
2. The 1994 Comprehensive Plan and the Newcastle Community Plan, by policy, give high priority to providing low-income and multi-family elderly housing opportunities.
3. The site is suitable for low to moderate income elderly housing because it has utilities and transportation services which would support increased density without placing any great demand for new infrastructure or services.
4. The size of the site and its native vegetative and ravine buffer will minimize impacts to the neighborhood. A Determination of Non-Significance (DNS) of April 12, 1994 concluded that a rezone of this property would not pose a probable significant adverse impact on the environment. An appeal of the DNS was denied by the Hearing Examiner as the result of a hearing held September 20, 1994.

12170



0 440 880 Feet

 Amendment to 1994 Comprehensive Plan Land Use Map

uh Urban High Density (Urban Residential, >12 du/ acre)
um Urban Medium Density (Urban Residential, 4-12 du/ acre)

Response to Growth Management
Hearings Board Remand of 10/23/9
Consolidated Case No. 95-3-0008

38

January 2, 1999 0000-700

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February 2, 1996

Introduced By:
Proposed By:

DDES

Eastgate Congregational Church

AMENDMENT TO ORDINANCE 11653 RELATING TO AREA ZONING - ZONING ATLAS - AS PRESENTED IN LEGISLATIVE FORMAT.

Amend the Area Zoning Map, page 13, by designating the easterly 2.5 acres (approximately) of the following property from R-6-Residential, Potential R-24-Residential to R-24-P-Residential:

1424059049

This amendment shall be subject to the following pre-effective and post effective conditions:

Pre-effective Conditions:

1. The Applicant shall provide the Department of Development and Environmental Services with a legal description of that portion of the property which is the subject of this action (lying east and south of the West Fork of Vasa Creek), and shall initiate action with the King County Assessor to accomplish a segregation of that portion of the property for assessment and taxation.
2. The Applicant shall demonstrate to the King County Department of Public Works that applicable sight distance requirements can be met on the subject property, or shall obtain a variance.
3. The Applicant or its agent, assignee, or successor, shall apply for a building permit for the construction of multi-family housing for elderly persons of low to moderate income. The foregoing pre-effective conditions shall be accomplished to the satisfaction of the Department of Development and Environmental Services prior to December 31, 1998, or this zoning change shall be of no force or effect.

Post-effective Conditions:

4. Only the development and operation of low- to moderate-income multi-family housing for elderly persons, undertaken and maintained pursuant to the requirements for a project which is eligible for public subsidy or tax advantage for such housing, shall be permitted on the subject site.
5. The maximum height of residential buildings shall not exceed 40 feet above existing grade.
6. Building facade modulation shall be provided on facades exceeding 40 lineal feet and facing abutting streets or properties zoned R-1 through R-8 or the equivalent of these zoning. The following standards shall apply: (a) the maximum wall length without modulation shall be 30 feet; and (b) the sum of the modulation depth and the modulation width shall be no less than 8 feet. Neither the modulation depth nor the modulation width shall be less than 2 feet.

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- 7. Roof line variation on roof lines exceeding 40 horizontal feet shall be provided according to the following standards:
 - A. The maximum horizontal roof length without variations shall be 30 feet;
 - B. The maximum horizontal or vertical offset shall be 3 feet;
 - C. The minimum variation length shall be 8 feet; and
 - D. Roof line variation shall be achieved using one or more of the following methods:
 - (1) Vertical offset in ridge line;
 - (2) Horizontal offset in ridge line;
 - (3) Variations of roof pitch;
 - (4) Gables;
 - (5) False facade; or
 - (6) Any other technique approved by the manager of the Land Use Services Division or its successor that achieves the intent of this requirement.
- 8. No exemptions shall be granted from the Surface Water Design Manual standards applicable at the time of permit application for either water quality or peak rate runoff control.
- 9. Stormwater shall be stored in either a pond or a tank, or such other manner as may be approved by SWM.
- 10. Runoff from the retention/detention facility shall be tightlined to the main portion of Vasa (Squib) Creek at the northeasternmost portion of the property where the ravine is least steep. Adequate energy dissipation is required at the outfall. Alternatives which would have less likelihood of causing sedimentation or erosion may be approved by SWM.
- 11. No variance shall be permitted from applicable provisions of the Sensitive Areas Code.
- 12. The residential units developed on the subject property shall be managed by a single entity or organization, which shall provide convenient transportation services for project residents to area facilities and services in a manner and at a cost (if any) approved by the King County Planning and Community Development Division, or its successor agency with responsibility for County housing programs, to assure frequent, easy and affordable access to commercial areas. This condition may be enforced pursuant to Title 23 of the King County Code for so long as the property is used in accordance with Condition No. 4.

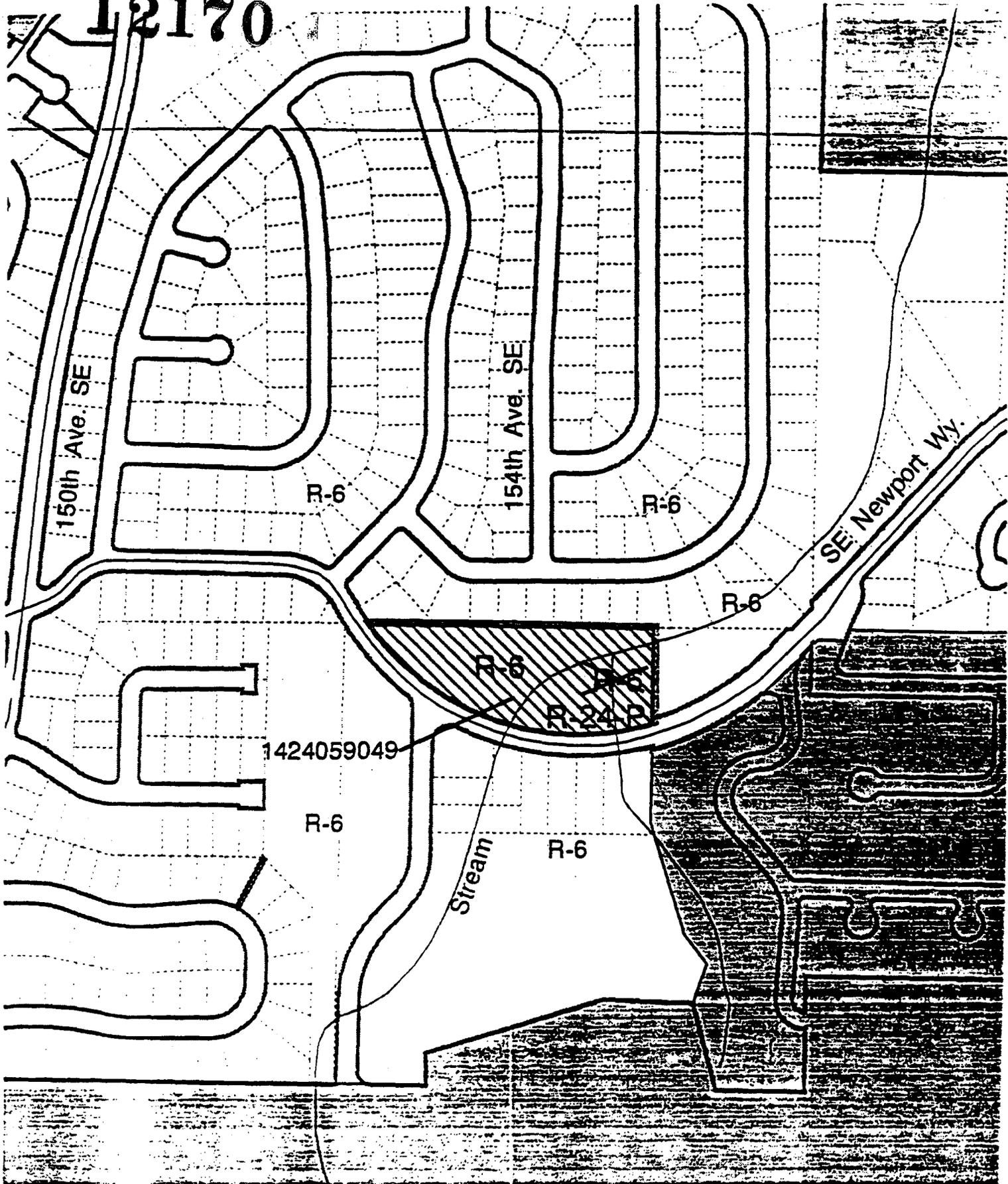
Rationale: This property was zoned R-6-Residential, Potential R-24-Residential by Ordinance 11653. The Executive recommends that the Area Zoning be consistent with his land use recommendation of Urban Residential, Greater Than 12 Homes Per Acres, and that R-24-P zoning be applied

- The Executive recommends this land use because:
- 1. Statistics show that the percent of elderly population and the need for low-income senior housing are increasing in the Newcastle community.
 - 2. The 1994 Comprehensive Plan and the Newcastle Community Plan, by policy, give high priority to providing low-income and multi-family elderly housing opportunities.

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- 3. The site is suitable for low to moderate income elderly housing because it has utilities and transportation services which would support increased density. Without placing any great demand for new infrastructure or services.
- 4. The size of the site and its native vegetative and ravine buffer will minimize impacts to the neighborhood. A Determination of Non-Significance (DNS) of April 12, 1994 concluded that a rezone of this property would not pose a probable significant adverse impact on the environment. An appeal of the DNS was denied by the Hearing Examiner as the result of a hearing held September 20, 1994.

12170



0 440 880 Feet



Amendment to 1994 Comprehensive Plan Area Zoning Map

Response to Growth Management Hearings Board Remand of 10/23/95
Consolidated Case No. 95-3-0008



42

February 2, 1999
ord94-737e

19-1

Jane Hague
Chris Vance

February 7, 1996

Introduced By:

Jane Hague
Chris Vance

King County Zoning Atlas

AMENDMENT TO THE 1994 KING COUNTY ZONING ATLAS CONSISTENT WITH THE KING COUNTY COMPREHENSIVE PLAN LAND USE MAP IN RESPONSE TO CENTRAL PUGET SOUND GROWTH MANAGEMENT HEARINGS BOARD CASE NO. 95-3-0008

Amend the 1994 King County Zoning Map, (Map #17), to designate the following properties 152606-9002, 152606-9003, 152606-9014, 152606-9015, 152606-9120, 152606-9121, 152606-9122, 152606-9124, 152606-9125, 152606-9126 together with west portions of Tax Lots #16, 57 and 123 RA 5-P. The following P-suffix conditions shall be applied to these properties:

1. Any development proposal on these properties shall be required to set aside 4 acres of open space for every 1 acre of developed property.
2. All hillside, steep slope and ridgeline portions of these properties shall be preserved in open space tracts as a part of any development proposal.
3. These properties shall be subject to all Snoqualmie Valley P-suffix drainage conditions or their successors.
4. All sensitive areas of this site are to be treated as RA-10-P for density purposes.

Rationale: The zoning designation RA 5-P retains the rural character of the area and does not constitute urban growth. The four P-suffix conditions protect the sensitive areas of the property and establish a permanent open space on a 4 to 1 basis between the Bear Creek Plateau and the Snoqualmie Valley.

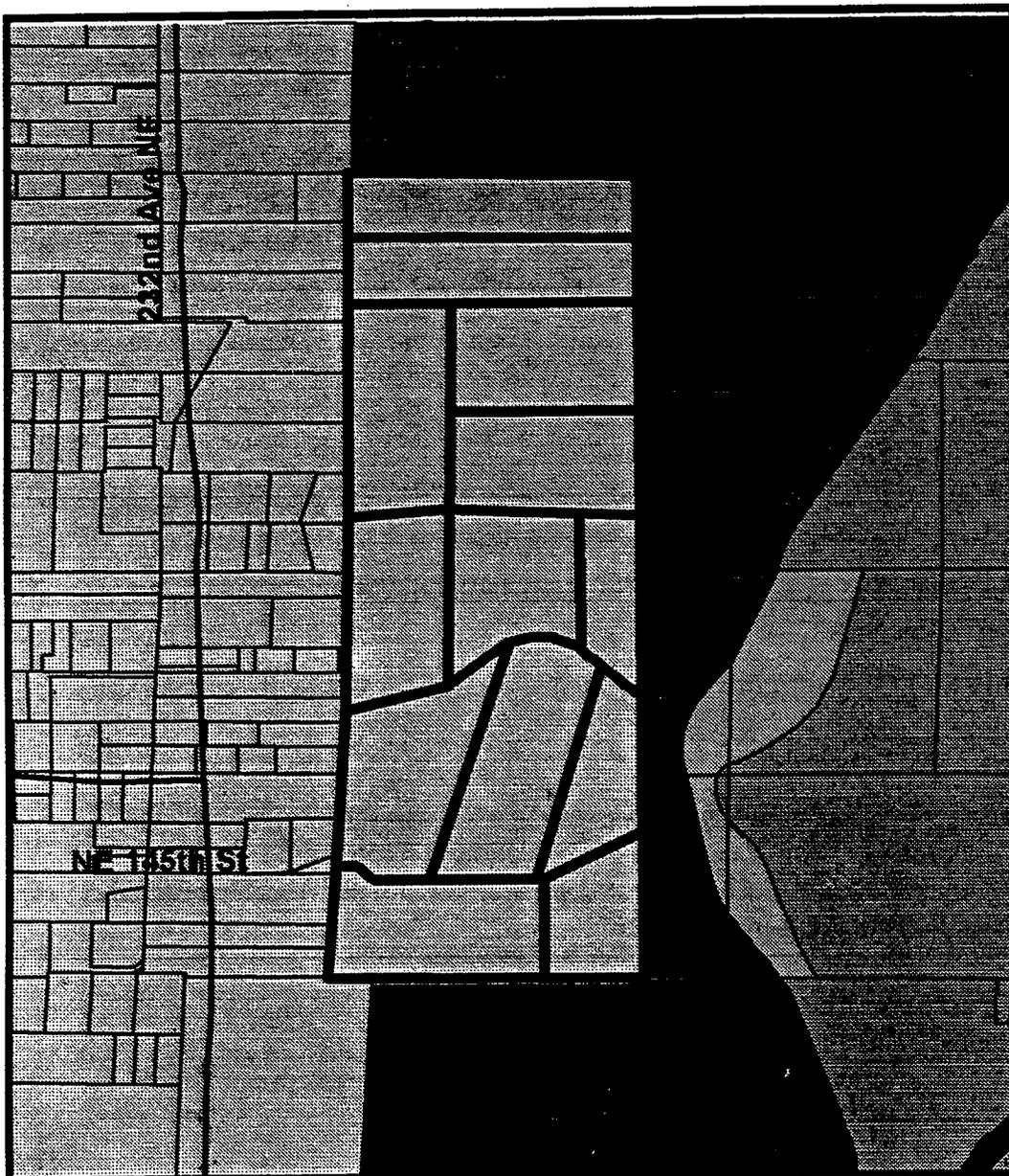
Attachment: Map

12170 King County Zoning Atlas Area Zoning Amendment

Consistent with the King County Comprehensive Plan Land Use Map

In response to the Central Puget Sound Growth Management Hearings Board,
Case No. 95-3-0008

County Council District: **3**
 Community Planning Area: **Bear Creek**
 Parcel Identification Number: **1526069002, 003, 014, 015, 120, 121, 122, 124, 125, 126 and the western portions of parcels 1526069016, 057, 123**
 Proposed Zoning: **RA-5-P**



Metropolitan King County Council
Geographic Information System

- Agriculture, 1 DU per 10 acres
- Agriculture, 1 DU per 35 acres
- Community Business
- Forest
- Industrial
- Mining
- Neighborhood Business
- Office
- Residential, 12 DU per acre
- Residential, 4 DU per acre
- Rural Area, 1 DU per 10 acres
- Rural Area, 1 DU per 2.5 acres
- Rural Area, 1 DU per 5 acres
- Regional Business
- Urban Reserve
- Urban Growth Area Boundary

DU = Dwelling Unit

Note: This is a draft map intended for discussion purposes only. This map does not show special development conditions, such as P-Suffix conditions, special district overlays, or potential zoning that apply to many properties in King County.

All property-specific development conditions are displayed on the the official zoning control at the Department of Development and Environmental Services, 3600 136th Place SE Bellevue, WA 98006. Public review copies of the Zoning Atlas are located at all King County library branches.

Scale: 1 inch equals approximately 1/2 mile



October 26, 1995

Introduced By

Jane Hague
Chris Vance

Jane Hague
Chris Vance

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1994 King County Comprehensive Plan Land Use Map

AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN -LAND
USE MAP IN RESPONSE TO CENTRAL PUGET SOUND GROWTH
MANAGEMENT HEARINGS BOARD CASE NO. 95-3-0008

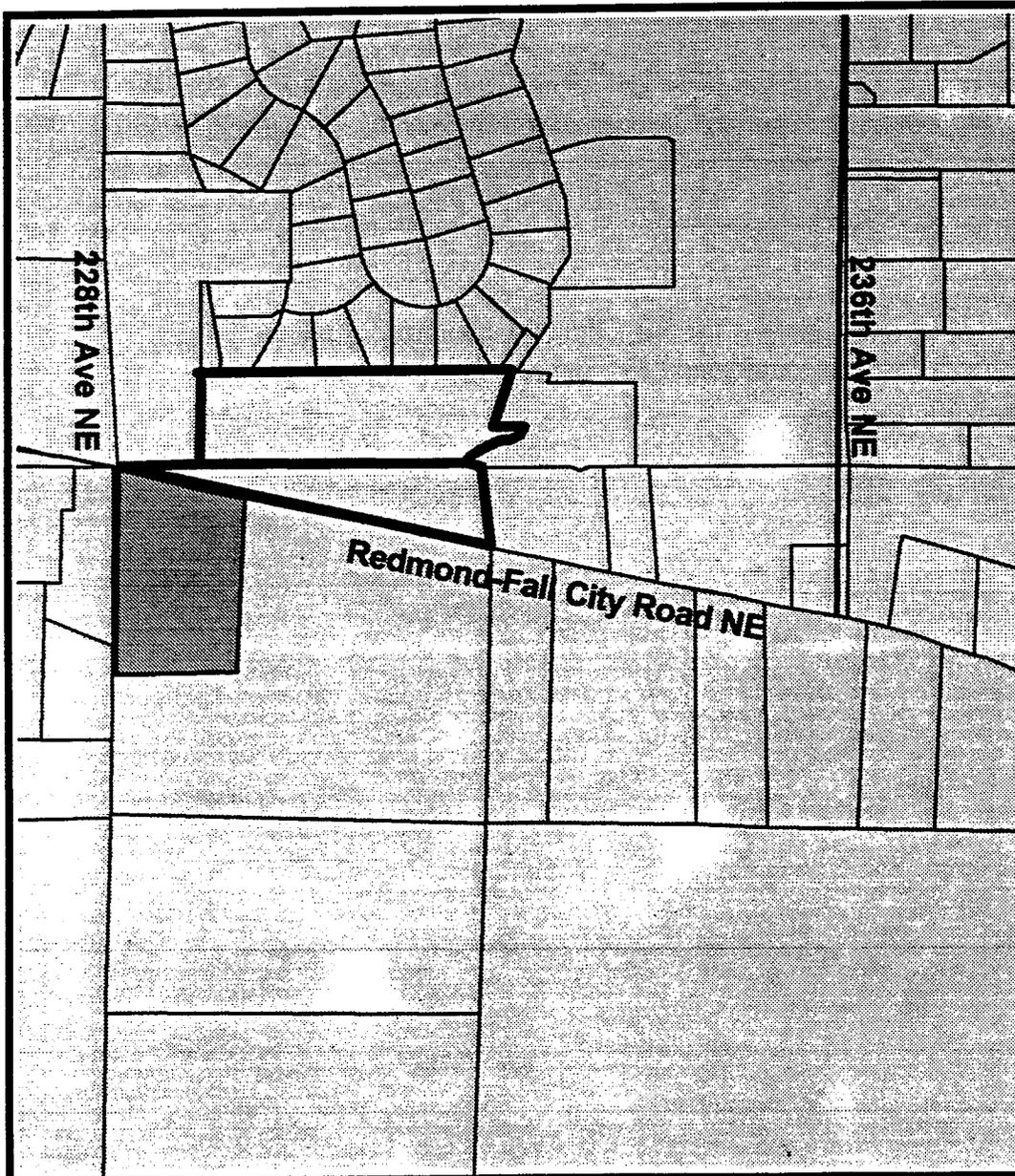
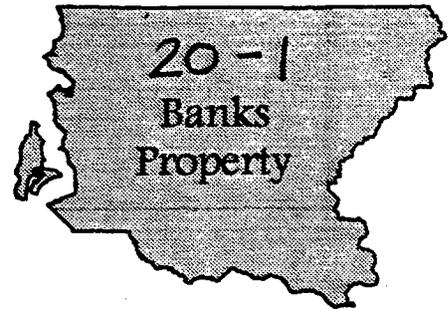
Amend the 1994 King County Comprehensive Plan Land Use Map for Section 15,
Township 25, Range 6 (Map #18), to designate parcel numbers 152506-9096 and
222506-9023 Rural Neighborhood.

Rationale: These two properties are located within the boundary of the designated
Rural Neighborhood at SR 202 and 236th S.E. and are bordered by commercial,
industrial and institutional uses.

12170 King County Comprehensive Plan Land Use Map Amendment

In response to the Central Puget Sound Growth Management Hearings Board,
Case No. 95-3-0008

County Council District: 3
 Community Planning Area: Bear Creek
 Parcel Identification Number: 1525069096, 2225069023
 Proposed Land Use: Rural Neighborhood



Metropolitan King County Council
Geographic Information System

Land Use

-  Agriculture
-  Industrial
-  Mining
-  Neighborhood Business
-  Rural Neighborhood
-  Rural Residential 1du/2.5-10ac
-  Urban Residential >12du/ac
-  Urban Residential 1du/ac
-  Urban Residential 4-12du/ac
-  Urban Planned Development

DU = Dwelling Unit

Note: Base densities do not include density lost from environmental controls nor additional density achievable through clustering and allowed bonuses.

This is a draft map intended for discussion purposes only. The official King County Land Use and Zoning controls are on display at the Department of Development and Environmental Services, 3600 136th Place SE Bellevue, WA 98006.

Scale: 1 inch equals approximately 1/2 mile



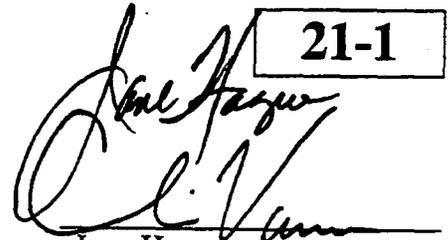
46

12170

21-1

February 7, 1996

Introduced By:


Jane Hague
Chris Vance

1 King County Zoning Atlas

2 AMENDMENT TO THE KING COUNTY ZONING ATLAS CONSISTENT WITH
3 THE KING COUNTY COMPREHENSIVE PLAN -LAND USE MAP IN RESPONSE
4 TO CENTRAL PUGET SOUND GROWTH MANAGEMENT HEARINGS BOARD
5 CASE NO. 95-3-0008
6

7 Amend the 1994 King County Zoning Map for Section 15, Township 25, Range 6
8 (Map #18), to designate parcel numbers 152506-9096 and 222506-9023
9 Neighborhood Business (NB-P) and apply to this property any existing P-suffix
10 condition(s).

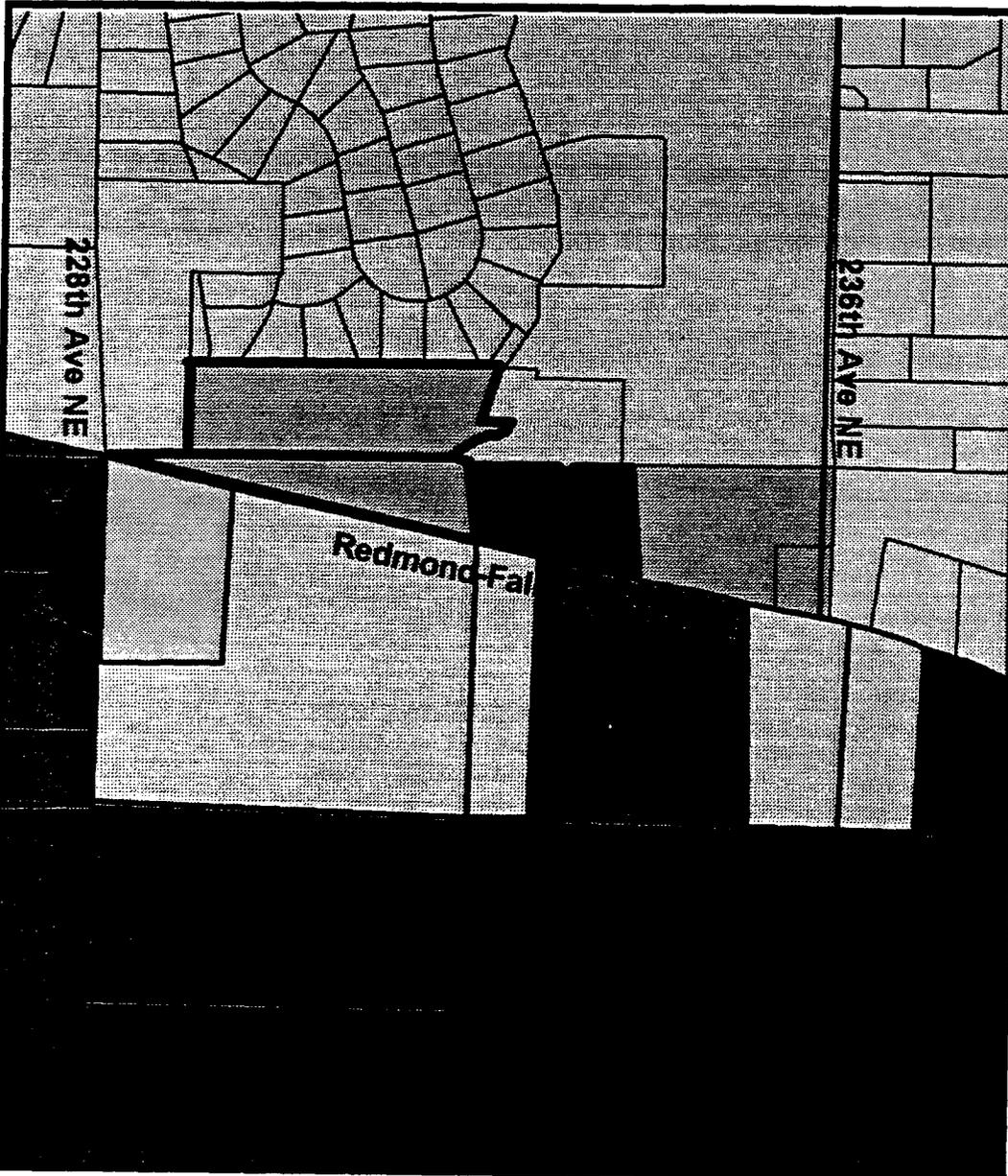
11 **Rationale:** These two properties are located within the boundary of the designated
12 Rural Neighborhood at SR 202 and 236th S.E. and are bordered by commercial,
13 industrial and institutional uses.

12170

King County Zoning Atlas Area Zoning Amendment Consistent with the King County Comprehensive Plan Land Use Map

In response to the Central Puget Sound Growth Management Hearings Board,
Case No. 95-3-0008

County Council District: **3**
Community Planning Area: **Bear Creek**
Parcel Identification Number: **1525069096, 2225069023**
Proposed Zoning: **NB-P**



Metropolitan King County Council
Geographic Information System

- Agriculture, 1 DU per 10 acres
- Agriculture, 1 DU per 35 acres
- Community Business
- Forest
- Industrial
- Mining
- Neighborhood Business
- Office
- Residential, 12 DU per acre
- Residential, 4 DU per acre
- Rural Area, 1 DU per 10 acres
- Rural Area, 1 DU per 2.5 acres
- Rural Area, 1 DU per 5 acres
- Regional Business
- Urban Reserve
- Urban Growth Area Boundary

DU = Dwelling Unit

Note: This is a draft map intended for discussion purposes only. This map does not show special development conditions, such as P-Suffix conditions, special district overlays, or potential zoning that apply to many properties in King County.

All property-specific development conditions are displayed on the official zoning control at the Department of Development and Environmental Services, 3600 136th Place SE Bellevue, WA 98006. Public review copies of the Zoning Atlas are located at all King County library branches.

Scale: 1 inch equals approximately
1/2 mile



AR

Chris Vance
Chris Vance

February 7, 1996

Introduced By:

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**AMENDMENT IN RESPONSE TO CENTRAL PUGET SOUND GROWTH
MANAGEMENT HEARINGS BOARD CASE NO. 95-3-0008**

**Amend amendments 8, 9, 12, 17, 18, 20 and 21 contained in Attachment A to
Proposed Ordinance 96-118 to delete the ordinance referenced in the title of each of
these amendments.**

9

10

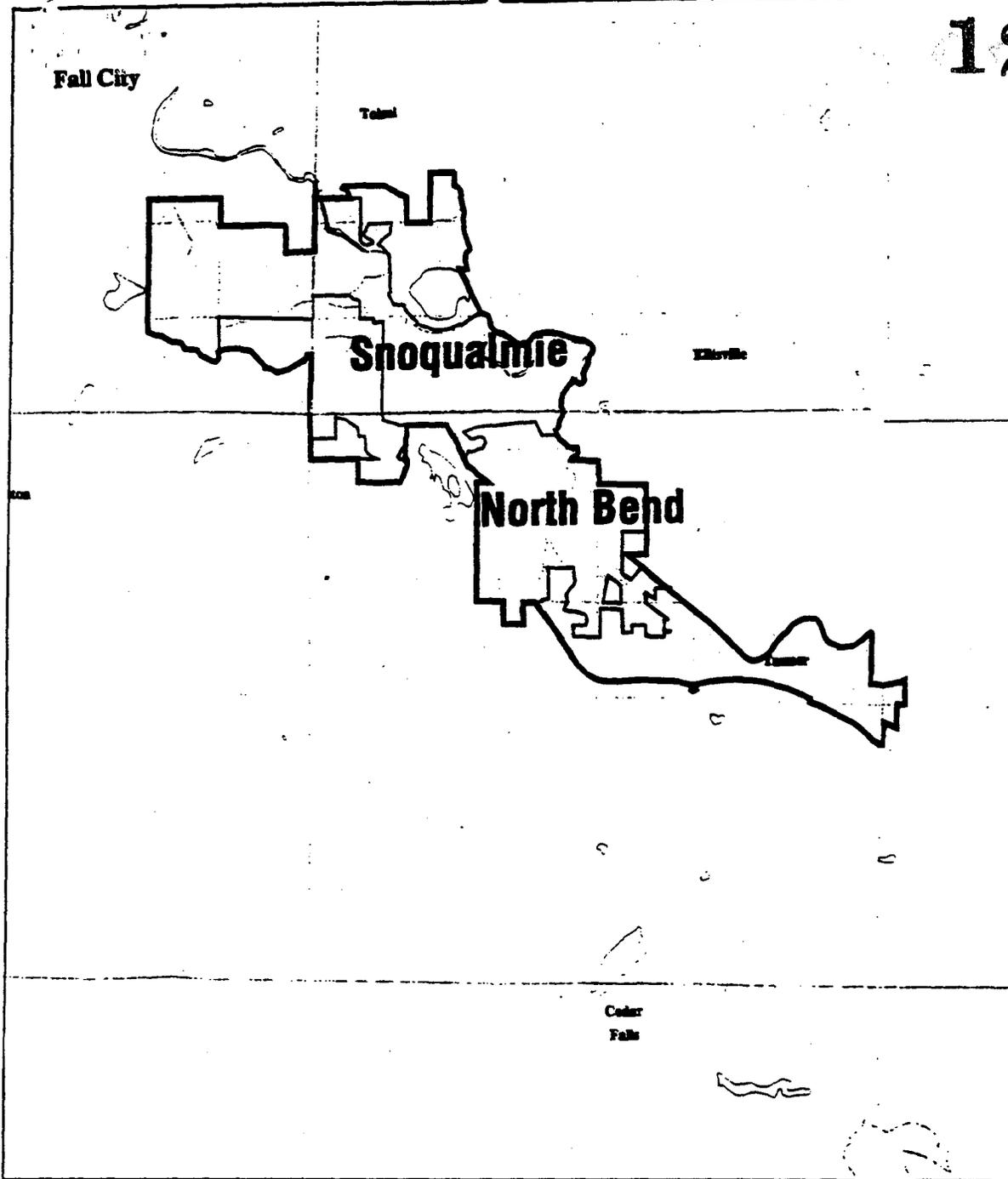
Rationale: These amendments comprise Attachment A to Proposed Ordinance 96-118.
The title of the ordinance references the correct ordinances to be amended.

11

49

Rural Cities Urban Growth Area

The attached series of maps show the Rural Cities Urban Growth Areas (UGA) in both the King County Comprehensive Plan adopted on November 18, 1994 and in Phase II of the Countywide Planning Policies adopted on August 15, 1994. The UGA in the Comprehensive Plan is identical to the UGA in the Countywide Planning Policies. Therefore, no action by the Metropolitan King County Council is necessary to comply with the Growth Management Hearings Board decision.



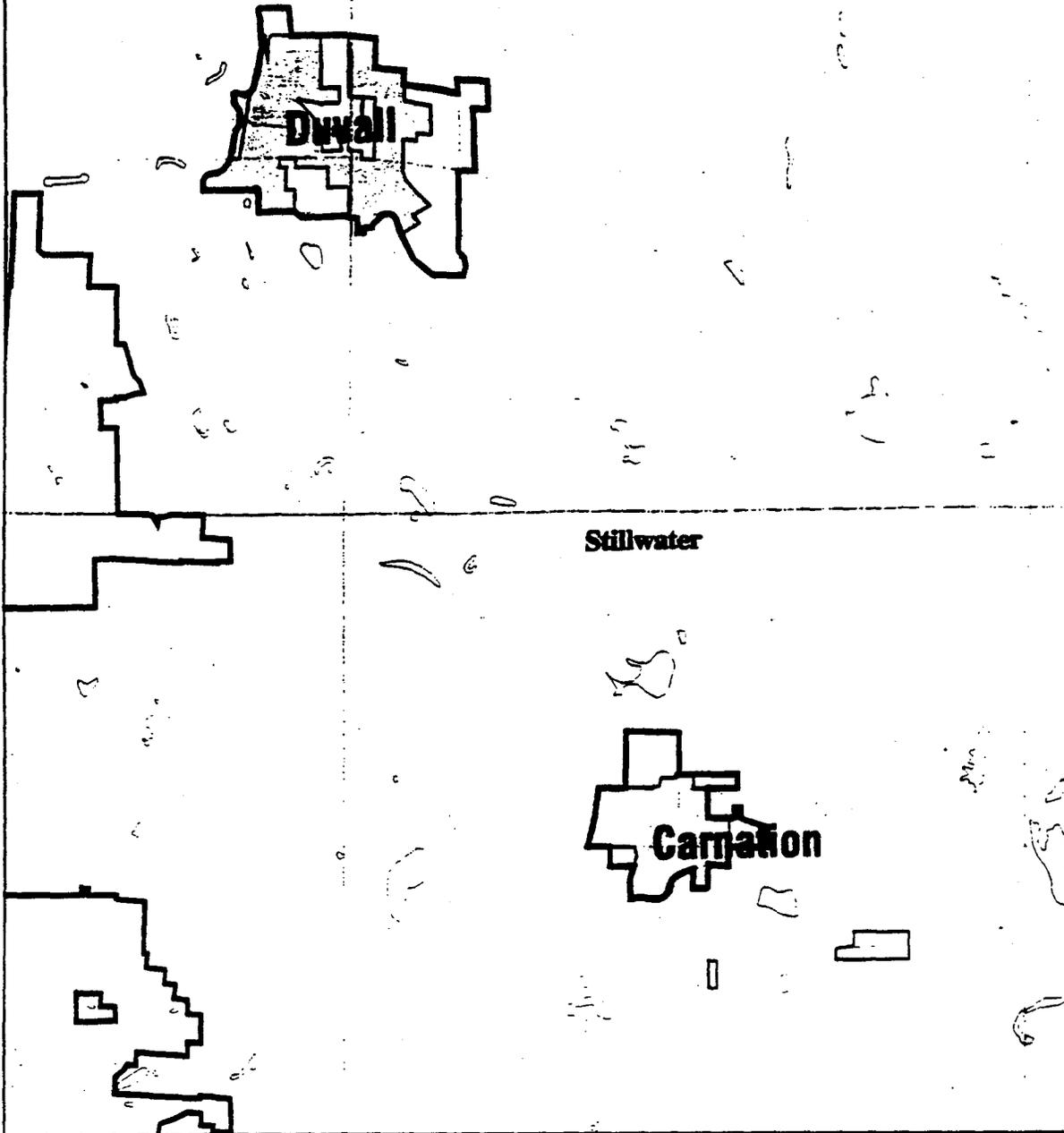
North Bend and Snoqualmie

-  Rural City
-  Rural City Urban Growth Areas Adopted by the Countywide Planning Policies on 8-15-84 (Ordinance #11448)
-  Urban Growth Area Line, Adopted by the 1994 King County Comprehensive Plan on 11-18-94 (Ordinance #11576)



51

12170



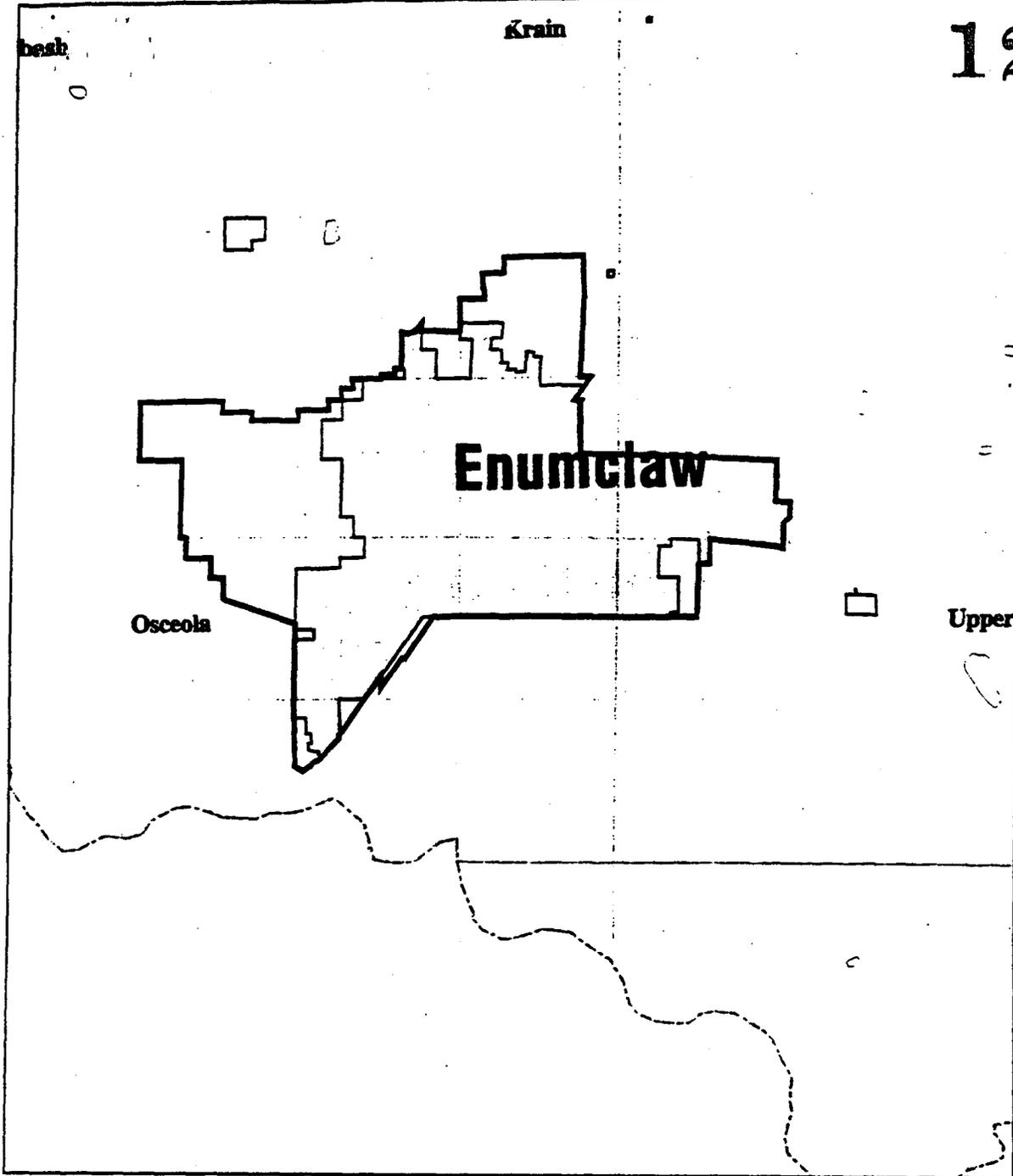
Duvall and Carnation

-  Rural City
-  Rural City Urban Growth Areas Adopted by the
Countywide Planning Policies on 8-13-94
(Ordinance #11440)
-  Urban Growth Area Line, Adopted by the 1994
King County Comprehensive Plan on 11-18-94
(Ordinance #11575)



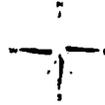
Krain

West



Enumclaw

-  Rural City
-  Rural City Urban Growth Area Adopted by the Countywide Planning Policies on 8-15-94 (Ordinance #11448)
-  Urban Growth Area Line Adopted by the 1994 King County Comprehensive Plan on 11-18-94 (Ordinance #11576)



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February 21, 1996

Introduced by:

Chris Vance

Proposed No.:

96-129

SUBSTITUTE
ORDINANCE NO. _____

AN ORDINANCE relating to zoning; adopting amendments to the King County Planning Code and Zoning Code relating to new Fully Contained Communities, in compliance with the Washington State Growth Management Act, as amended, to comply with portions of the Central Puget Sound Growth Management Hearings Board's decision and order in Case No. 95-3-0008, as corrected, remanding portions of the Comprehensive Plan to the County for modification; amending Ordinance 4461, Section 1, as amended and K.C.C. 20.24.070; amending Ordinance 10870, Section 28, as amended and K.C.C. 21A.04.070; amending Ordinance 10870, Section 574, and K.C.C. 21A.38.010; amending Ordinance 10870, Section 575, and K.C.C. 21A.38.020; and amending Ordinance 10870, Section 577, as amended and K.C.C. 21A.38.040; adding a new section to K.C.C. 21A.06; adding new sections to K.C.C. 21A.38; adding new sections to K.C.C. 21A.39; and adding a new section to K.C.C. 21A.44.

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 amendments to the King County Code proposed to be adopted by this ordinance are necessary to comply with portions of the Central Puget Sound Growth Management Hearings Board's Decision and Order in Case No. 95-3-0008, as corrected.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 4461, Section 1, as amended and K.C.C. 20.24.070 are each amended to read as follows:

Recommendations to the council. A. The examiner shall receive and examine available information, conduct public hearings and prepare records and reports thereof and issue recommendations, including findings and conclusions to the council based on the issues and evidence in the record in the following cases;

1. Applications for reclassifications of property;
2. Applications for special use permits;

3. Applications for urban planned development permits or new fully contained community permits;

4. Applications for preliminary plats; including those variance decisions made by the road engineer pursuant to K.C.C. 14.42.060 with regard to road circulation in the subject preliminary plat proposal;

5. Applications for shoreline environment redesignations;

6. Applications to extend sewer service pursuant to K.C.C. 13.24;

7. Applications for agricultural land variances;

8. Applications for public benefit rating system assessed valuation on open space land and current use assessment on timber lands except as provided in Section 20.36.090;

9. Appeals from denials by the county assessor of applications for current use assessments on farm and agricultural lands;

10. Appeals from decisions regarding residential condominium binding site plan applications pursuant to Section 19.34.050;

11. Applications for the vacation of county roads;

12. Appeals of a recommendation by the department of public works to deny the petition for vacation of a county road;

13. Appeals of a recommendation by the department of public works of the compensation amount to be paid for vacation of a county road;

14. Proposals for establishment or modification of cable system rates; and

15. Other applications or appeals which the council may prescribe by ordinance.

B. The examiner's recommendation may be to grant or deny the application or appeal, or the examiner may recommend that the council adopt the application or appeal with such condition, modifications and restrictions as the examiner finds necessary to make the application reasonably compatible with the environment and carry out applicable state laws and regulations and the regulations, policies, objectives and goals of the Comprehensive Plan, the community plan, subarea or neighborhood plans, the zoning code, the subdivision code and other official laws, policies and objectives of King County. In case of conflict between the King County Comprehensive Plan and a community, subarea or neighborhood plan, the Comprehensive Plan shall govern.

SECTION 2. Ordinance 10870, Section 28, as amended and K.C.C. 21A.04.070 are each amended to read as follows:

Urban reserve zone. A. The purposes of the urban reserve zone (UR) are to phase growth and demand for urban services, and to reserve large tracts of land for possible future growth in portions of King County designated by the Comprehensive Plan for future urban growth while allowing reasonable interim uses of property; or to reflect designation by the Comprehensive Plan of a property or area as part of the urban growth area when a detailed plan for urban uses and densities has not been completed; or when the area has been designated as a site for a potential urban planned development or new fully contained community, as provided in K.C.C. 21A.38. These purposes are accomplished by:

1. Allowing for rural, agricultural and other low-intensity uses;

1 2. Allowing for limited residential growth, either contiguous to existing urban
2 public facilities, or at a density supportable by existing rural public service levels; and

3 3. Requiring clustered residential developments where feasible, to prevent
4 establishment of uses and lot patterns which may foreclose future alternatives and impede
5 efficient later development at urban densities.

6 B. Use of this zone is appropriate in urban areas or in rural city expansion areas
7 designated by the Comprehensive Plan, when such areas do not have adequate public facilities
8 and services or are not yet needed to accommodate planned growth, do not yet have detailed
9 land use plans for urban uses and densities, or are designated as sites for a potential urban
10 planned development or new fully contained communities.

11 NEW SECTION. SECTION 3. There is added to K.C.C. 21A.06 a new section to
12 read as follows:

13 Fully contained community (FCC). FCC: a site specific development project
14 consisting of conceptual site plan(s), development standards, processing and other elements,
15 and which is consistent with the criteria provided in RCW 36.70A.350.

16 SECTION 4. Ordinance 10870, Section 574 and K.C.C. 21A.38.010 are each
17 amended to read as follows:

18 Purpose. The purposes of this chapter are to provide for alternative development
19 standards to address unique site characteristics and to address development opportunities which
20 can exceed the quality of standard developments, by:

21 A. Establishing authority to adopt property-specific development standards for
22 increasing minimum requirements of this title on individual sites; or

23 B. Establishing special district overlays with alternative standards for special areas
24 designated by community plans or the Comprehensive Plan.

25 SECTION 5. Ordinance 10870, Section 575 and K.C.C. 21A.38.020 are each
26 amended to read as follows:

27 Authority and application. A. This chapter authorizes King County to increase
28 development standards or limit uses on specific properties beyond the general requirements of
29 this title through property-specific development standards, and to carry out comprehensive and
30 community plan policies and map designations through special overlay districts which
31 supplement or modify standard zones through different uses, design or density standards or
32 review processes:

33 B. Property-specific development standards shall be applied to specific properties
34 through either area zoning as provided in K.C.C. 20.12 and ~~((20-18))~~ 20.16, or reclassifications
35 of individual properties as provided in K.C.C. 20.24 and 21A.44; and

36 C. Special district overlays shall be applied to specific properties or areas containing
37 several properties through area zoning adopted in conjunction with community plans or the
38 Comprehensive Plan as provided in K.C.C. 20.12 and ~~((20-18))~~ 20.16.

39 SECTION 6. Ordinance 10870, Section 577, as amended and K.C.C. 21A.38.040 are
40 each amended to read as follows:

1 Special district overlay - general provisions. Special district overlays shall be
 2 designated on community plan maps and indicated on area zoning maps or a notation in the
 3 SITUS File, as follows:

4 A. A special district overlay shall be designated in a community plan, plan update or
 5 plan amendment, or the Comprehensive Plan, as provided in K.C.C. 20.12. Designation of an
 6 overlay district shall include policies that prescribe the purposes and location of the overlay;

7 B. A special district overlay shall be applied to land through the area zoning adopted
 8 in conjunction with the community plan or the Comprehensive Plan and shall be indicated on
 9 the zoning map or a notation in the SITUS File, with the suffix "-SO" following the map
 10 symbol of the underlying zone or zones;

11 C. The special district overlays set forth in this chapter are the only overlays
 12 authorized by the code. New or amended overlays to carry out new or different goals or
 13 policies shall be adopted as part of this chapter and be available for use in all appropriate
 14 community planning areas;

15 D. The special district overlays set forth in this chapter may waive, modify and
 16 substitute for the range of permitted uses and development standards established by this title for
 17 any use or underlying zone;

18 E. Unless they are specifically modified by the provisions of this chapter, the standard
 19 requirements of this title and other county ordinances and regulations govern all development
 20 and land uses within special district overlays; and

21 F. A special district overlay on an individual site may be modified by property-
 22 specific development standards as provided in K.C.C. 21A.38.030.

23 NEW SECTION SECTION 7. There is added to K.C.C. 21A.38 a new section to
 24 read as follows:

25 Special district overlay - fully contained community (FCC) purpose, designation, and
 26 implementation.

27 A. The purpose of the FCC special district overlay is to provide a means to designate
 28 a limited number of areas which are uniquely appropriate for conversion to urban development
 29 on a large scale basis.

30 B. In designating an overlay district, the Comprehensive Plan and area zoning shall:

- 31 1. Delineate FCC overlay district boundaries; and
- 32 2. Ensure that surrounding properties are classified with rural residential zoning
 33 consistent with community plan and comprehensive plan policies, in order to restrict future
 34 urban development in the area solely to the FCC site.

35 C. In designating an overlay district, the Comprehensive Plan and area zoning may:

- 36 1. Set a maximum or range of the number of dwelling units within the FCC; and
- 37 2. Incorporate project description elements or requirements to the extent known,
 38 including but not limited to the following: conceptual site plan; mix of attached and detached
 39 housing; affordable housing goals and/or programs; major transportation or other major
 40 infrastructure programs and the FCC's participation therein; any other provision or element
 41 deemed appropriate.

1 D. Implementation of the FCC shall be accomplished by complying with the
2 standards and procedures set forth in 21A.39.

3 NEW SECTION. SECTION 8. There is added to K.C.C. 21A.39 a new section to
4 read as follows:

5 Fully contained community (FCC) - permit. A. King County shall accept an
6 application for a FCC permit only in areas designated as a FCC by the Comprehensive Plan and
7 contained within the boundaries of a FCC special district overlay designated by the area zoning
8 implementing the Comprehensive Plan.

9 B. In order to be approved, a proposed FCC permit shall comply with the provisions
10 relating to urban planned development permits in King County Council 21A.39.020(B) and (C)
11 and 21A.39.030 through 21A.39.130, except that a proposed FCC shall comply with the
12 following additional standards:

13 1. New infrastructure (including transportation and utilities infrastructure) is
14 provided for and impact fees are established and imposed on the FCC consistent with the
15 requirements of RCW 82.02.050;

16 2. Transit-oriented site planning and traffic demand management programs are
17 implemented in the FCC. Pedestrian, bicycle, and high occupancy vehicle facilities are given
18 high priority in design and management of the FCC;

19 3. Buffers are provided between the FCC and adjacent urban and low-density
20 residential development. Buffers located on the perimeter boundaries of the FCC delineated
21 boundaries, consisting of either landscaped areas with native vegetation or natural areas, shall
22 be provided and maintained to reduce impacts on adjacent lands;

23 4. A mix of uses is provided to offer jobs, housing, and services to the residents of
24 the new FCC. No particular percentage formula for the mix of uses is required. Instead, the
25 mix of uses for an FCC shall be evaluated on a case-by-case basis, in light of the geography,
26 market demand area, transportation patterns, and other relevant factors affecting the proposed
27 FCC. Service uses in the FCC may also serve residents outside the FCC, where appropriate;

28 5. Affordable housing is provided within the new FCC for a broad range of income
29 levels, including housing affordable by households with income levels below and near the
30 median income for King County;

31 6. Environmental protection has been addressed and provided for in the new FCC,
32 at levels at least equivalent to those imposed by adopted King County environmental
33 regulations;

34 7. Development regulations are established to ensure urban growth will not occur
35 in adjacent nonurban areas. Such regulations shall include but are not limited to rural zoning of
36 adjacent rural areas, urban planned development permit conditions requiring sizing of FCC
37 water and sewer systems so as to ensure urban growth will not occur in adjacent nonurban
38 areas; and/or urban planned development permit conditions prohibiting connection by property
39 owners in the adjacent rural area (excepting public school sites) to new FCC sewer and water
40 mains or lines;

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8. Provision is made to mitigate impacts of the FCC on designated agricultural lands, forest lands, and mineral resource lands; and

9. The plan for the new FCC is consistent with the development regulations established for the protection of critical areas by King County pursuant to RCW 36.70A.170.

C. If an applicant utilizes the procedural provisions of this section of King County Council 21A.39, any previously submitted urban planned development permit applications are deemed the equivalent of and accepted as complete applications for a FCC permit under this chapter.

D. If the Comprehensive Plan designates more than one FCC site within a FCC area, the FCC applications may be submitted and reviewed independently unless a combined review is requested by the owners of the proposed FCC sites. If FCC permits on adjoining properties within the designated FCC area are considered in combined review, then the applicants can request that the criteria specified in Section B above be applied to the combined area and uses within the two adjoining FCC permit sites. In applying the FCC criteria of Section B above to an FCC permit, the County shall consider the uses and other characteristics of any existing FCC permit on an adjoining site within the FCC area.

E. Approved urban planned developments. Any approved urban planned development can proceed with development consistent with the terms of the recorded development agreement or, at the owner's election, may request King County to review and issue an FCC permit. The additional review process shall follow the processing requirements for a FCC but would incorporate the prior urban planned development permit file and prior proceedings and would be limited to determining whether there is a basis for the additional findings and conclusions necessary for a FCC permit beyond those required for an urban planned development.

NEW SECTION. SECTION 9. There is added to K.C.C. 21A.44 a new section to read as follows:

Fully contained community (FCC) permit.
An application for a FCC permit shall be granted only if the applicant demonstrates compliance with the provisions of K.C.C. 21A .38 and 21A.39.

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SECTION 10. 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 _____ day of

_____, 19__.

PASSED by a vote of ___ to ___ this _____ day of _____.

19__.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Chair

ATTEST:

Clerk of the Council

APPROVED this _____ day of _____, 19__.

King County Executive

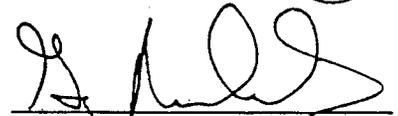
Attachments:



A motion was made by Mr. Nickels to pass Amendment 11-2 to replace 11-1. The motion passed 8 to 5, Mr. McKenna, Mr. Vance, Mr. Pullen, Ms. Miller and Mr. von Reichbauer voting "no".

March 11, 1996

Introduced By:
Proposed By:


Executive Proposed

Policy R-206 as it relates to Vashon-Maury Island

AMENDMENT TO 1994 COMPREHENSIVE PLAN, CENTRAL PUGET SOUND GROWTH
MANAGEMENT HEARINGS BOARD REMANDED ITEMS:
CHAPTER THREE- RURAL LAND USE - AS PRESENTED IN LEGISLATIVE FORMAT.

Page 66. Add New Policy and Amend R-206

Add new policy as follows:

R-205A For Vashon-Maury Island, a residential density of one home per 10 acres:
a. Shall be maintained on existing areas as applied through area zoning to help protect community character and reduce adverse impacts on the island's infrastructure; and,

~~((b. May be applied where lands are designated as highly susceptible to ground water contamination or reduced recharge, and where a certified ground water management plan has determined that 10-acre zoning is needed to protect ground water resources.))~~

b. May be applied to areas identified as highly susceptible to ground water contamination or reduced recharge in a ground water management plan with which King County has concurred.

R-206 A residential density of one home per 5 acres shall be used in portions of the Rural Area where the land is physically suitable for development and can be supported by rural services, and does not meet the criteria in this plan for higher or lower density designations.

Rationale: The proposed amendments include a revised explanatory text with updated information, as well as an policy basis for the existing mix of Rural zoning on Vashon-Maury Island, and the opportunity to apply additional 10-acre zoning to larger parcels if determined to be necessary following the certification of a ground water management plan.

To justify Policy R-206 as it is applied to Vashon-Maury Island, the Hearings Board has said that King County must show that:

1. The existing mix of zones on Vashon-Maury Island provides the variety of rural densities required by the GMA; and,

1 2. The water supply and contamination issues can be dealt with proactively.

2 Variety of Densities: Preliminary data were gathered for parcels in the rural zones to
3 estimate the percentage of vacant or redevelopable land, the existing parcel sizes, future
4 subdivision potential, and resultant average parcel size. The data indicate that:

- 5 • Existing rural zoning at 2.5, 5.0 and 10-acre densities, in combination with historical
6 lot patterns, provides a wide range of densities.
7 • The range of parcel sizes in RA-5 will likely not change appreciably because of the
8 large number of lots below 5 acres in size..
9 • In the RA-5 zoned areas, even if subdividable parcels were downzoned to RA-10, the
10 average parcel size would increase by only 0.5 acre, from 2.5 acres to 3.0 acres.
11 • The nearly 4000 acres of existing RA-10 zoning will ensure that larger parcels will be
12 maintained on Vashon-Maury Island even with future subdivisions.

13
14 Ground water: The draft Vashon-Maury Island Ground Water Management Plan (GWMP)
15 indicates that the existing mix of rural zoning, combined with sensitive area protections,
16 development regulations and other preventative measures, provides protection for the
17 ground water resources on Vashon-Maury Island. The GWMP may also identify other
18 preventative measures necessary to protect the ground water resources on Vashon-Maury
19 Island.
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A motion was made by Mr. Phillips to pass Amendment 19-2 to replace 19-1. The motion FAILED 6 to 6, Mr. Phillips, Ms. Fimia, Mr. Gossett, Ms. Miller, Mr. Derdowski and Mr. Nickels voting "yes", Mr. von Reichbauer excused.

Massig 7
Larry Phillips
Larry Phillips
Jerry Gossett
Louise Miller
Ben Derdowski
Massig Fimia

February 28, 1996

Introduced By:

Jerry Gossett
King County Zoning Atlas

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AMENDMENT TO THE 1994 KING COUNTY ZONING ATLAS CONSISTENT WITH THE KING COUNTY COMPREHENSIVE PLAN LAND USE MAP IN RESPONSE TO CENTRAL PUGET SOUND GROWTH MANAGEMENT HEARINGS BOARD CASE NO. 95-3-0008

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Amend the 1994 King County Zoning Map, (Map #17), to designate the following properties 152606-9002, 152606-9003, 152606-9014, 152606-9015, 152606-9120, 152606-9121, 152606-9122, 152606-9124, 152606-9125, 152606-9126 together with west portions of Tax Lots #16, 57 and 123 RA 10 and apply to this property any existing P-suffix condition(s).

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11

Rationale: The zoning designation RA 10 is recommended for this property based on King County Comprehensive Plan Policy R-205 and Countywide Planning Policy LU-12. The zoning code provides additional clarification of the application of rural area zoning; K.C.C. 21A.04.060 describes the application of RA 5 versus RA 10 zoning as follows:
AR-5/RA-5 in rural areas without established subdivision patterns and predominantly environmentally unconstrained lands;
AR-10/RA-10 in rural areas next to designated resource production areas where additional buffering is required, or where area-wide environmental features constrain development. RA-10 is also applied to Rural Farm Districts designated by the King County Comprehensive Plan.

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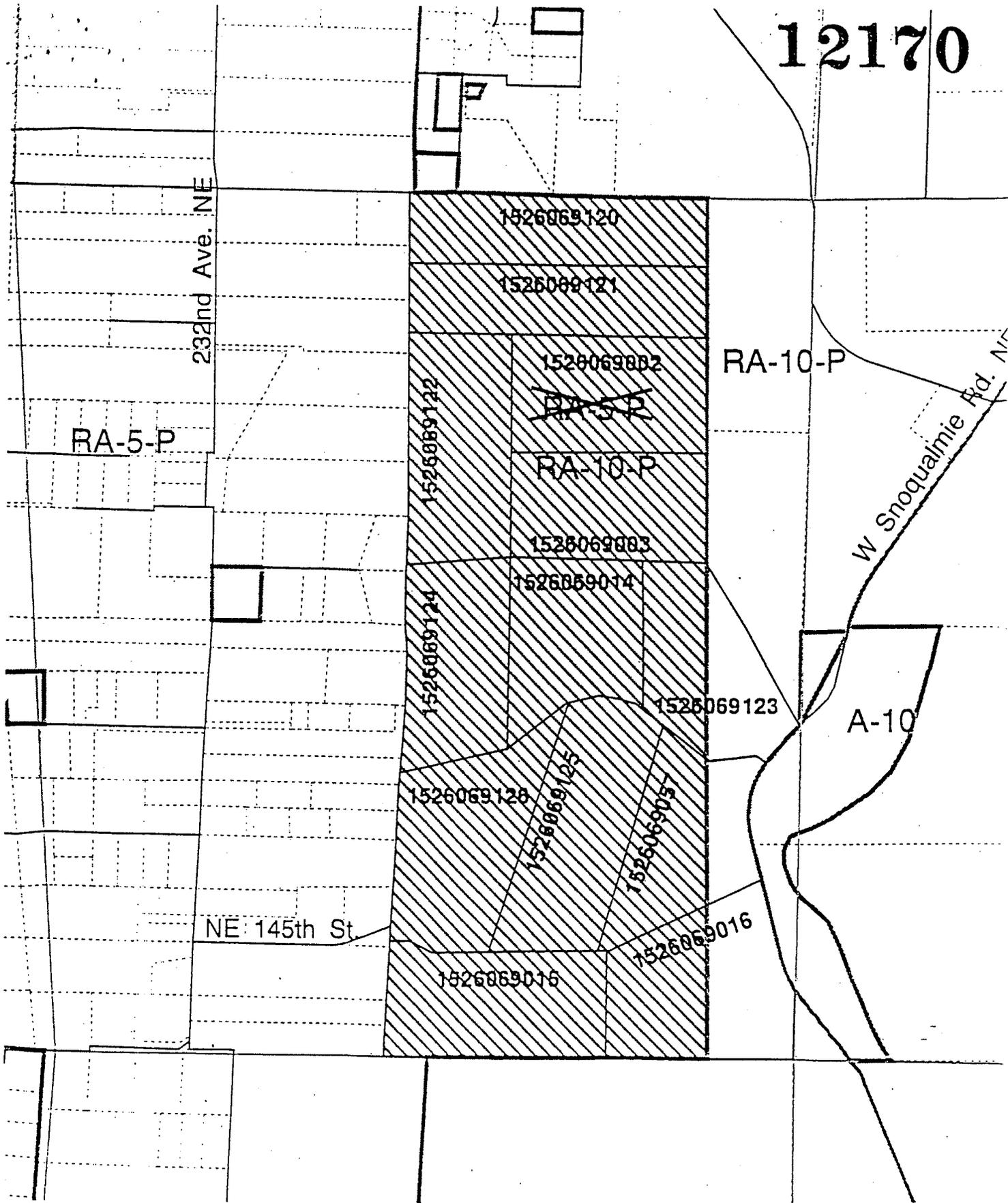
The 13 parcels of Ring Hill Estates all approximate 20 acres in size and are bordered to the north, south and east by parcels zoned RA-10. Three of the parcels border the Snoqualmie Valley Agricultural Production District. Seven of the parcels are either wholly or partially within 1/4 mile of the Agricultural Production District. Ring Hill Estates is significantly environmentally constrained with steep slopes, ravines, landslide hazards, erosion hazards, seismic hazards, five streams, and four wetlands. A significant portion of the property is designated as Areas Highly Susceptible to Ground Water Contamination.

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Attachment: Map

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12170



0 1000 2000 Feet



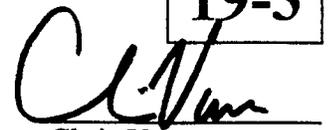
Amendment to 1994 Comprehensive Plan Area Zoning Map

Response to Growth Management Hearings Board Remand of 10/23/95
Consolidated Case No. 95-3-0008

February 2, 1996
ord94-737

March 11, 1996

19-3



Sponsor:

Chris Vance

Ring Hill Estates

Amendment to 1994 Comprehensive Plan - Central Puget Sound Growth Management Hearings Board - As Presented in Legislative Format.

Amend the Area Zoning Map, page 17, by designating the following properties as RA-10-P: The east portion of 152606-9003, 152606-9014, 152606-9125, together with west portions of tax lots #16, 57 and 123; and by designating the following properties as RA-5-P: the west portion of 152606-9003, 152606-9014, 152606-9125, and the following parcels in their entirety : 152606-9002, 152606-9015, 152606-9120, 152606-9121, 152606-9122, 152606-9124 and 152606-9126. For all parcels add the P-suffix conditions shown below, and remove all P-suffix conditions associated with Amendments 81 and 81A to the 1994 Comprehensive Plan.

P-suffix conditions:

1. All sensitive areas on these parcels shall be treated as RA-10-P for calculating density.
2. All hillside, steep slope, and ridge line portions of these parcels shall be preserved in open space tracts as a part of any development proposal.
3. These properties shall be subject to all Snoqualmie Valley P-suffix drainage conditions or their successors.

Rationale:

The Executive recommended these properties be zoned RA-10-P in Executive Proposed Ordinance 96-118. Additional analysis has indicated that a combination of RA-5-P and RA-10-P with the P-suffix conditions shown above would be consistent with Comprehensive Plan Policy R-205, but would also recognize the fact that a variety of lot sizes exist in the immediate area. This amendment would likely result in eventual development of approximately 50 to 55 lots, which represents an approximate half-way point between the achievable under RA-10-P (as initially proposed by by the Executive) and RA-5-P (as proposed by the property owner).

12170d

232nd Ave. NE

NE 145th St

W Snoqualmie Rd. NE

1526069120
RA-5-P

1526069121
RA-5-P

1526069122
RA-5-P

1526069002
RA-5-P

RA-10-P

Buffer
for
APD

RA-10-P

1526069003

1526069014
RA-10-P

1526069124
RA-5-P

RA-10-P

1526069123

1526069126
RA-5-P

1526069125
RA-10-P

1526069067
RA-10-P

NE 145th St

1526069015
RA-5-P

1526069016
RA-10-P

APD

0 1000 2000 Feet



Amendment to 1994 Comprehensive Plan Area Zoning Map

Map Attached to 19-3

Response to Growth Management Hearings Board Remand of 10/23/95 Consolidated Case No. 95-3-0008

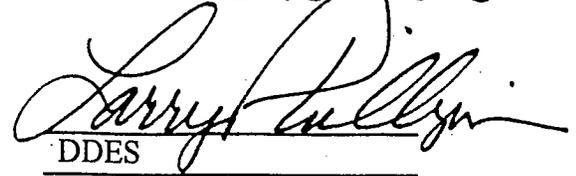
March

A motion was made by Mr. Phillips to pass Amendment 19-4 to replace 19-1. The motion passed unanimously

12170

March 11, 1996

Introduced By:
Proposed By:


DDES

Ring Hill Estates

AMENDMENT TO 1994 COMPREHENSIVE PLAN - CENTRAL PUGET SOUND GROWTH
MANAGEMENT HEARINGS BOARD - AS PRESENTED IN LEGISLATIVE FORMAT.

Amend the Area Zoning Map, page 17, by designating the following properties as RA-10-P: 152606-9014, 152606-9125, together with west portions of tax lots #16, 57 and 123; and by designating the following properties as RA-5-P: 152606-9002, 152606-9003, 152606-9015, 152606-9120, 152606-9121, 152606-9122, 152606-9124, 152606-9126. For all parcels add the P-suffix conditions shown below, and remove all P-suffix conditions associated with Amendments 81 and 81A to the 1994 Comprehensive Plan.

P-suffix conditions:

1. All sensitive areas on these parcels shall be treated as RA-10-P for calculating density.
2. All hillslope, steep slope, and ridge line portions of these parcels shall be preserved in open space tracts as a part of any development proposal.
3. These properties shall be subject to all Snoqualmie Valley P-suffix drainage conditions or their successors, whichever provides the greatest level of protection.
4. All remaining RA-10-P parcels, and all remaining portions of RA-5-P parcels determined not to be developable or ultimately not developed for residential use by a project applicant, shall be considered for King County's rural area forestry program incentives and shall be included in the Rural Forest District.

Rationale:

The Executive recommended these properties be zoned RA-10-P in Executive Proposed Ordinance 96-118. Additional analysis has indicated that a combination of RA-5-P and RA-10-P with the P-suffix conditions shown above would be consistent with Comprehensive Plan Policy R-205, but would also recognize the fact that a variety of lots sizes exist in the immediate area. This amendment would likely result in eventual development of approximately 42 lots, which represents a point between that achievable under RA-10-P for all parcels (as initially proposed by the Executive) versus RA-5-P for all parcels (as proposed by the property owner).

A motion was made by Mr. Phillips to pass Amendment 20-2 to replace 20-1. The motion passed 9 to 4, Mr. Vance, Mr. von Reichbauer, Mr. Pullen and Ms. Hague voting "no".

103170
20-2

February 28, 1996

Introduced By:

Gottgen
Sullivan
Larry Phillips
Larry Phillips

Fanny Gossett *Louise Miller*

1994 King County Comprehensive Plan Land Use Map

Ann *B. J. ...*
Maggie ...

2 AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN - LAND
3 USE MAP IN RESPONSE TO CENTRAL PUGET SOUND GROWTH
4 MANAGEMENT HEARINGS BOARD CASE NO. 95-3-0008
5

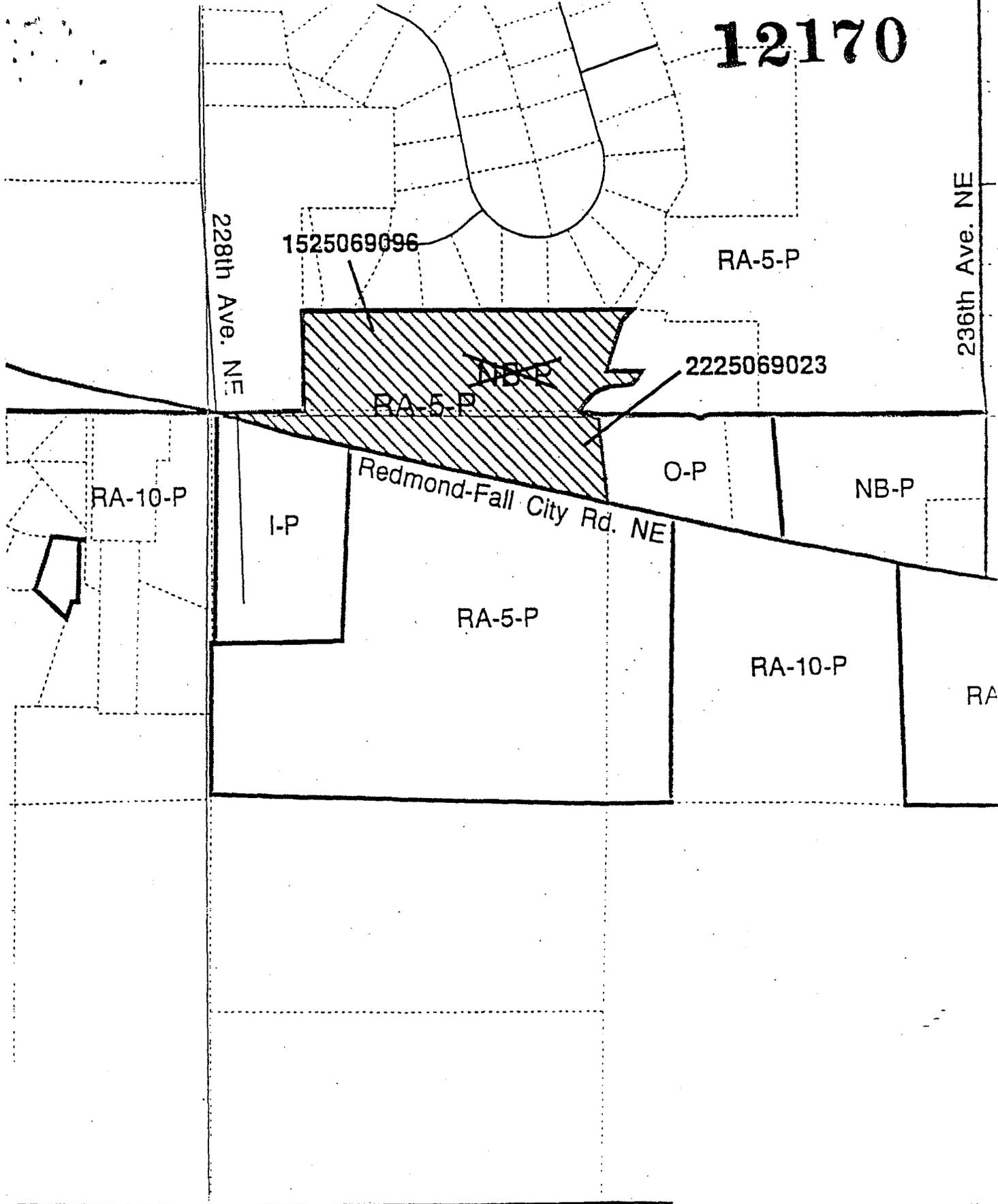
6 Amend the 1994 King County Comprehensive Plan Land Use Map for Section 15,
7 Township 25, Range 6 (Map #18), to designate parcel numbers 152506-9096 and
8 222506-9023 Rural Residential 1 DU per 2.5 - 10 acres.

9 **Rationale:** A return to Rural Residential land use and RA-5-P zoning would reduce
10 environmental impacts and is consistent with the rural character of the area. Both
11 parcels 152506-9096 (8.17 acres) and 222506-9023 (2.07) are forested with second
12 growth timber. The parcels with commercial use to the east of parcel 2225069023 and
13 the Industrial parcel to the south have largely been cleared. Maintaining forest cover on
14 the Banks property through low-density rural residential zoning and applicable
15 development regulations is critical to the health of the Bear Creek system. Evans Creek,
16 which is a tributary to Bear Creek, has few areas left which support salmon spawning.
17 The portion of the creek which flows near the eastern property line separating the Banks
18 property from the existing commercial uses is one of the few stretches of the stream
19 which supports salmon spawning. Impacts to the stream by commercial development on
20 the subject property would be substantially more difficult to mitigate than impacts by
21 rural residential development (3 homes on 10 acres).

22 Attachment: Map



12170



0 540 1080 Feet

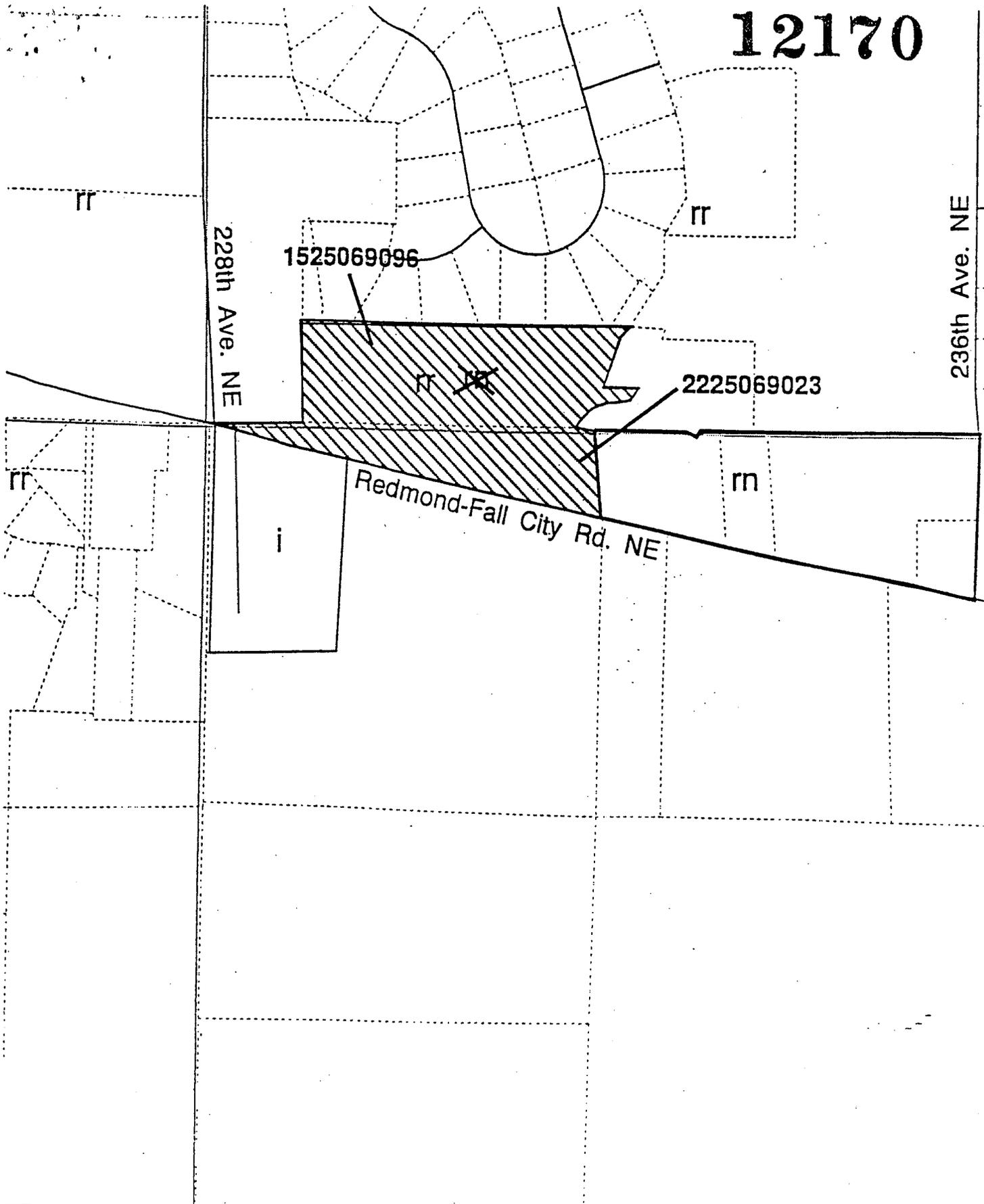
 Rural Area: RA-5-P 1 du/ 5 ac.

February 2, 1996
ord94-737c

Amendment to 1994 Comprehensive Plan Area Zoning Map



12170



0 540 1080 Feet



 Amendment to 1994 Comprehensive Plan Land Use Map

- i Industrial
- m Rural Neighborhood
- rr Rural Residential

Response to Growth Management
 Hearings Board Remand of 10/23/95
 Consolidated Case No. 95-3-0008



21-3



March 6, 1996

Introduced By: _____

Banks Property

AMENDMENT TO THE 1994 KING COUNTY ZONING ATLAS CONSISTENT WITH THE KING COUNTY COMPREHENSIVE PLAN LAND USE MAP IN RESPONSE TO CENTRAL PUGET SOUND GROWTH MANAGEMENT HEARINGS BOARD CASE NO. 95-3008

Amend the 1994 King County Zoning Atlas, map #18, by designating the following properties Neighborhood Business: Section -15, Township -25, Range -6, tax lot # -96, and Section 22, Township -25, Range -6, tax lot # -23. Attach the following P-suffix conditions:

- 1) Any development proposal shall include a 150 ft. Native Growth Protection Easement (NGPE) along property boundaries shared with designated Rural Residential properties.
- 2) Any development proposal shall include a 200 ft. NGPE along both sides of Evans Creek.
- 3) Allowed uses are restricted to those necessary to serve a rural community, such as family medicine facilities, churches, educational facilities, family-style restaurants, specialty food stores, veterinarian services and supply, retail nursery operations, farm/livestock/garden stores.
- 4) The maximum allowed impervious surface shall be 40 percent of the project area.
- 5) Development must be served by sanitary sewers and public water supplies.
- 6) Any development proposal is subject to a conditional use permit pursuant to K.C.C. 21.24.040 to ensure that design of site layout, building, and landscaping shall be of high quality. Design, design elements, scale, and project aesthetics shall incorporate rural characteristics and shall be compatible with the Rural Area.

1 Rationale: The amendment addresses the Central Puget Sound Growth Management Hearings
2 Board's remand of 1994 Comprehensive Plan Substitute Amendment 101, dated
3 October 23, 1995.

4 The amendment is consistent with Comprehensive Plan policy R-308, which
5 designates Redmond-Fall City Road/236th NE as Rural Neighborhood. The
6 amendment also is consistent with policy R-307, and recognizes existing
7 commercial uses and urban activity adjacent to the Bank's Property: an
8 Albertson's supermarket store and a proposed BP gas station; a fire station with a
9 school immediately beyond; and across SR-202, a construction company yard and
10 office, an automobile wrecking yard with construction uses, a commercial well-
11 drilling yard and office, and a pipeline utility shop, warehouse and maintenance
12 facility.

13 The Neighborhood Business designation and attached P-suffix conditions provide
14 necessary protection to the environment and to Evans Creek fisheries. The
15 designation and conditions provide a preferred alternative to large-lot zoning and
16 hobby farm development. The amendment provides a substantial buffer area
17 between any development proposals on the Banks Property and residences on
18 adjoining properties.

19 An application has been submitted for a Forest Practices Permit on the Banks
20 Property. If the Banks Property is given large lot RA-5 zoning, the property would
21 be cleared, leaving no buffer area for adjoining residential areas. The amendment
22 also provides for substantially more buffering of the Evans Creek tributary than
23 would be required under a Forest Practices Permit with no development proposal.

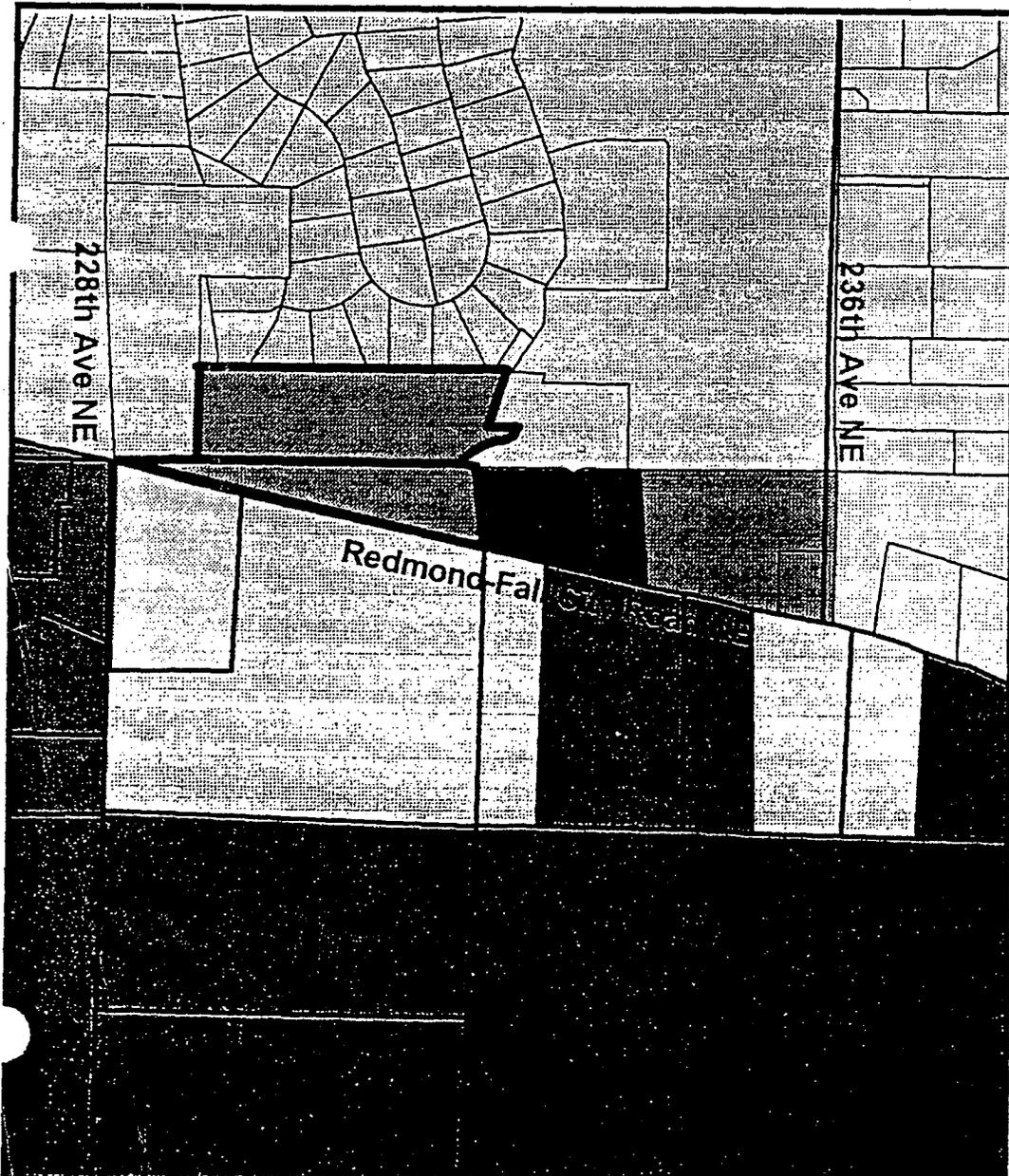
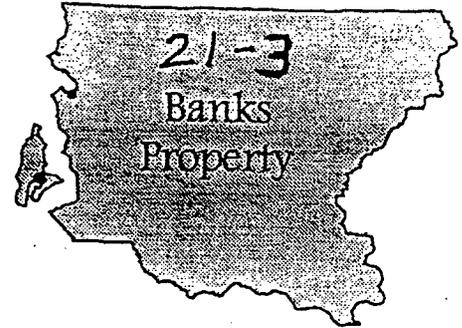
24 The Growth Management Hearings Board has found that it is appropriate to allow
25 limited urban growth in Rural Area neighborhoods as long as it is compatible with
26 the functional and visual character of Rural Uses in the immediate vicinity.

12160

King County Zoning Atlas Area Zoning Amendment Consistent with the King County Comprehensive Plan Land Use Map

In response to the Central Puget Sound Growth Management Hearings Board,
Case No. 95-3-0008

County Council District: 3
 Community Planning Area: Bear Creek
 Parcel Identification Number: 1525069096, 2225069023
 Proposed Zoning: NB-P



Metropolitan King County Council
Geographic Information System

- Agriculture, 1 DU per 10 acres
- Agriculture, 1 DU per 35 acres
- Community Business
- Forest
- Industrial
- Mining
- Neighborhood Business
- Office
- Residential, 12 DU per acre
- Residential, 4 DU per acre
- Rural Area, 1 DU per 10 acres
- Rural Area, 1 DU per 2.5 acres
- Rural Area, 1 DU per 5 acres
- Regional Business
- Urban Reserve
- Urban Growth Area Boundary

DU = Dwelling Unit

Note: This is a draft map intended for discussion purposes only. This map does not show special development conditions, such as P-Suffix conditions, special district overlays, or potential zoning that apply to many properties in King County.

All property-specific development conditions are displayed on the official zoning control at the Department of Development and Environmental Services, 3600 136th Place SE Bellevue, WA 98006. Public review copies of the Zoning Atlas are located at all King County library branches.

Scale: 1 inch equals approximately 1/2 mile

