

June 5, 1996  
Clerkamend 11/26/96

Introduced By: Chris Vance

Proposed No.: 96-496

ORDINANCE NO. **12531**

AN ORDINANCE relating to comprehensive planning and zoning; adopting amendments to 1994 King County Comprehensive Plan and area zoning, in compliance with the Washington State Growth Management Act, as amended; amending Ordinance 263, Article 2, Section 1, as amended, and K.C.C. 20.12.010, Ordinance 11653, Section 6, and K.C.C. 20.12.017; amending Ordinance 11620, Section 2, and K.C.C. 20.12.458.

PREAMBLE:

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

1. King County has adopted the 1994 King County Comprehensive Plan, to meet the requirements of the Washington State Growth Management Act (GMA).
2. The GMA requires the County's comprehensive plan amendment process to include concurrent consideration of all map and policy changes in each calendar year, so that cumulative impacts may be analyzed, and so that coordination with capital improvement programs and facility plans and standards can occur. The GMA also requires that the County's development regulations, including, but not limited to area zoning, be consistent with and implement the comprehensive plan and its amendments.
3. King County, with assistance of citizens of King County, business and community representatives, the incorporated cities and towns and other public agencies, and service providers, has studied and considered alternatives for amendments to the 1994 King County Comprehensive Plan and development regulations proposed during 1996, and has considered their cumulative environmental impacts.
4. King County is adopting amendments to the Land Use Map of the 1994 Comprehensive Plan which require changes to the County's zoning maps.
5. The changes to the area zoning maps and text adopted by this ordinance are required to make zoning consistent with the 1994 Comprehensive Plan, as amended, as required by the GMA.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

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

20.12.010 are each amended to read as follows:

Comprehensive Plan adopted. A. Under the provisions of the King County Charter, King County's constitutional authority and pursuant to the Washington State Growth Management Act, 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1994 King County Comprehensive Plan is adopted and declared to be the Comprehensive Plan for King County until amended, repealed or superseded.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

1 used to guide subarea plans, functional plans, provision of public facilities and services, review of  
2 proposed incorporations and annexations, development regulations and land development decisions.

3 B. The amendments to the 1994 King County Comprehensive Plan and the 1995 area zoning  
4 amendments contained in King County Comprehensive Plan 1995 Amendments attached as Appendix A  
5 to Ordinance 12061 are hereby adopted as amendments to the King County Comprehensive Plan and  
6 adopted as the official zoning control for those portions of unincorporated King County defined therein.

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

11 D. The amendments to the 1994 King County Comprehensive contained in King County  
12 Comprehensive Plan 1996 Amendments attached as Appendix A to this ordinance are hereby adopted as  
13 amendments to the King County Comprehensive Plan.

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

16 Adoption of area zoning to implement the 1994 King County Comprehensive Plan and  
17 conversion to K.C.C. Title 21A. A. Ordinance 11653 adopts area zoning to implement the 1994 King  
18 County Comprehensive Plan pursuant to the Washington State Growth Management Act RCW 36.70A.

19 Ordinance 11653 also converts existing zoning in unincorporated King County to the new zoning  
20 classifications in the 1993 Zoning Code, codified in Title 21A, pursuant to the area zoning conversion  
21 guidelines in K.C.C. 21A.01.070. The following are adopted as attachments to Ordinance 11653:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

19 F. The 1996 area zoning amendments attached to this ordinance in Appendix A are adopted  
20 as the official zoning control for those portions of unincorporated King County defined therein.  
21 Existing p-suffix conditions whether adopted through reclassifications or area zoning are retained by  
22 this ordinance.

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

25 **The Four to One Program - Amending the Urban Growth Area to achieve open space.**

26 Rural area land may be added to the urban growth area in accordance with the following criteria in the  
27 following manner.

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

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

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

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

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

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

8                   6. Proposals for open space dedication and redesignation to the urban growth area must be  
9 received between July 1, 1994 and (~~June 30, 1996~~) December 31, 2006.

10                  7. The total area added to the urban growth area as a result of this program shall not exceed  
11 4000 acres. The department shall keep a cumulative total for all parcels added under this section. Such  
12 total shall be updated annually through the plan amendment process.

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

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

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

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

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

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

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

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

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

5 1. trails;

6 2. natural appearing stormwater facilities;

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

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

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

20 INTRODUCED AND READ for the first time this 10<sup>th</sup> day of

21 June, 1996

22 PASSED by a vote of 11 to 2 this 25<sup>th</sup> day of November, 1996

23 KING COUNTY COUNCIL  
24 KING COUNTY, WASHINGTON

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26  
27 One Hogue  
28 Chair

29 ATTEST:

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31 Gerald A. Peter  
32 Clerk of the Council

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35 APPROVED this 5<sup>th</sup> day of December, 1996

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37 Greg Laska  
38 King County Executive  
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40 Attachments:

41 A. 1996 Amendment to the 1994 King County Comprehensive Plan

Attachment "A" to Ordinance #12531

Dated November 25, 1996

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2 **AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN-**  
3 **CHAPTER TWO - URBAN LAND USE**  
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5 Page 56, policy U-625 revise as follows:

6 **U-625** Currently designated Neighborhood Business Centers are: (Highline) Beverly  
7 Park, Puget Sound Jr. High site, Unincorporated South Park; (West Hill)  
8 Martin Luther King Jr. Way/60th Avenue-64th Avenue South, Rainier Avenue  
9 South/South 114th Street - South 117th Street; (Shoreline) Fircrest,  
10 Greenwood/Westminister, Richmond Beach, Richmond Village, [unnamed  
11 mixed use]; (Northshore) 68th Avenue NE/NE 170th Street, Juanita Drive/NE  
12 122nd Place, 116th Avenue NE/NE 160th Street, NE 145th Street/148th Avenue  
13 NE [Hollywood Hill], Juanita Drive/NE 153rd Place, Juanita-Woodinville  
14 Way/NE 145th Street, Juanita Drive/NE 141st Street; (Bear Creek) Avondale  
15 Corner; (East Sammamish) Monahan; (Federal Way) Star Lake, Lake  
16 Geneva, Spider Lake, Mud Lake, Jovita, Redondo; (Soos Creek) Lake  
17 Meridian, Meridian Valley, Benson/SE 192nd Street, Cascade, 132nd Avenue  
18 SE/SE 240th Street, Aqua Barn. Neighborhood Business Centers should be no  
19 larger than ten acres, excluding land needed for surface water management or  
20 protection of sensitive environmental features, and should be designed to  
21 provide convenience shopping for a nearby population of 8,000 to 15,000  
22 people. Redevelopment of existing Neighborhood Business Centers is  
23 encouraged.  
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25 **Rationale:** Consistent with land use amendment #8 and zoning amendment #9, ten  
26 acres of the Aqua Barn property should be designated as a Neighborhood Business  
27 Center to reflect current and historic use of this property. A Neighborhood Business  
28 Center at this location is consistent with Comprehensive Plan policy direction.

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AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN-  
CHAPTER THREE - RURAL LAND USE

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Page 62, policy R-106 revise as follows:

**R-106** King County shall develop a rural phasing program by December 31, 1996 that meters the rate of growth to ensure development in the Rural Area is consistent with the growth target, supports the land use pattern of the Comprehensive Plan, and preserves the character of the Rural Area. The scope of this program shall include the consideration of other elements affecting growth in the Rural Area including development regulations in Titles 14, 19 and 21A; water issues and fire flow; sensitive area density credits; road standards and variances; and accessory dwelling units.

**Rationale:** Recent data indicates that rural growth is proceeding in unincorporated King County at about twice the target rate of 5,800 to 8,200 established by policy R-105. A combination of approaches should be studied to ensure that the rural growth targets are effectively addressed through the implementation of an effective and balanced rural phasing program. By analyzing the issue in a comprehensive framework, the resulting program should preclude sole reliance upon metering and/or a permit moratorium in order to achieve success.

1 AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN -  
2 CHAPTER THREE - RURAL LAND USE.  
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4 Amend Policy R-108 as follows:

5 **R-108** In 1995, King County identified,((shall identify)) in partnership with citizens  
6 and property owners, appropriate districts within the Rural Area where  
7 farming and forestry are to be encouraged and expanded through incentives  
8 and additional zoning protection. ((These districts shall be designated and  
9 zoned by December 31, 1996.)) Initial district designations will be ((finalized))  
10 refined during 1996, with possible revisions after property owners have been  
11 notified. Any revised district will be proposed in the 1997 Comprehensive  
12 Plan Amendment transmittal. A process for zoning of the districts based on  
13 the incentive programs, will also be developed. Areas to be considered should  
14 include lands meeting the criteria set forth in the Countywide Planning  
15 Policies. The incentive programs shall be available to property owners as  
16 early as 1997 and no later than 1998. All incentive programs created by the  
17 county and related to zoning will be available to benefit landowners in the  
18 districts based on the zoning of the districts as of the effective date of this plan.  
19 ((Areas to be considered should include lands meeting the criteria set forth in  
20 the Countywide Planning Policies.)) ((Permitted uses)) **Regulatory and**  
21 incentive programs shall achieve very low densities in the Rural Farm or  
22 Forest Districts ((should be limited to residences at very low densities)) (one  
23 home per 20 acres for forest areas, one home per 10 acres for farming areas)  
24 ((, and farming or forestry)). Institutional uses or public facilities should not  
25 be permitted except as provided by Countywide Planning Policy LU-9. The  
26 county shall develop and implement a monitoring program in 1997 to evaluate the  
27 success of the incentives programs and shall issue an annual report which shall  
28 include recommendations for any program or regulatory changes.

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32 **Effect:** Modifies the amendment to R-108 as proposed by the executive and as amended on 9/30/96 by  
33 Amendment 3.1 to retain the 1997 deadline for the district boundary refinements, to delete  
34 reference to a deadline for zoning designations; to reinsert that zoning is based on the incentive  
35 programs and to specify that the incentive program will be available to property owners no later  
36 than 1998.

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

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Amend Policy R-204 as follows:

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**R-204 A residential density of one home per 20 acres or 10 acres shall be ((applied  
to)) achieved through regulatory and incentive programs on lands in the  
Rural Area that are managed for forestry or farming respectively, and are  
found to qualify for a Rural Farming or Forest District designation in  
accordance with Policy R-108.**

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**Rationale:** This policy was adopted in 1994 to carry out the direction of the Countywide Planning Policies that call for designation of Rural Farm and Forest Districts (LU-8, LU-9, LU-12). CPP LU-12 includes density guidelines for the districts: one home per 20 acres for forestry and one home per 10 acres for farming. The 1994 Plan also identified study areas to be considered, after further analysis, for district designation. The proposed changes to these policies are intended to reflect the status of work to date in accomplishing the district designations and the development of programs to comply with the density guidelines.

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A study of the districts, along with the development of strategies and incentives to conserve resource uses in the districts, was conducted during 1995 but was not completed by the time the 1995 Comprehensive Plan amendment was adopted. However, based on preliminary recommendations from the consultant study, the Rural Farm and Rural Forest Districts were initially designated in 1995. During 1996, a parcel-specific analysis of the districts will result in proposed refinements of the district designations. The work will include notification of affected property owners. The timing of the Comprehensive Plan

1 amendment process in 1996 precludes the possibility of completing the refined district  
2 designation and zoning in the 1996 amendment. We intend to make recommendations  
3 based on the 1996 work as part of the 1997 amendment.

4 The Farm and Forest study, completed in March, 1996, recommends using  
5 incentives to accomplish the goal of low densities in the rural farm and forest districts. It  
6 recommends monitoring to determine the effectiveness of the recommended incentive  
7 programs, and recommends that zoning action be taken only if large amounts of resource  
8 lands continue to be lost. These recommendations are reflected in the proposed policy R-  
9 108 change, which calls for the development of a monitoring program, and for annual  
10 reports with recommendations for program or regulatory changes, including zoning.

11 The original language of policy R-108 allows the landowners the density adopted in  
12 1994 on their properties if they use the incentives. Therefore, a downzone in the strict  
13 sense may not be the appropriate mechanism to maintain low densities, but rather the use  
14 of other mechanisms to require alternatives to standard subdivision, such as clustering or  
15 transfer of development rights. The proposed change to the policy reflects the  
16 recommendations that call for incentive and regulatory programs to achieve the densities  
17 specified in the guidelines. The change allows flexibility in using zoning or another  
18 regulatory mechanism in conjunction with incentives to discourage further subdivision of  
19 large lots, thereby achieving the low densities in the districts.

20 Note: See I-202 and I-203 Analysis.

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2 AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN-  
3 CHAPTER THREE - RURAL LAND USE  
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5 Page 40, Policy R-207 is revised as follows:

6 **R-207** A residential density of one home per 2.5 acres shall recognize areas of existing  
7 lots below five acres in size. These existing substandard lots may still be  
8 developed provided applicable standards for sewage disposal, environmental  
9 protection, water supply, roads and rural fire protection can be met. A  
10 subdivision at a density greater than one home per five acres shall not be  
11 permitted unless the property is zoned RA 2.5 and is surrounded on at least  
12 three sides by existing lots of less than five acres in size or existing lots that are  
13 at least five acres in size and are developed for schools, libraries or commercial  
14 facilities. Existing lots shall mean lots which were subdivided by formal plat or  
15 short plat prior to December 31, 1994. In some circumstances very small  
16 substandard lots may be required to be combined to create a usable building  
17 site to meet health and safety standards. No new zoning beyond that existing  
18 on the effective date of adoption of the 1994 King County Comprehensive Plan  
19 at a density of one home per 2.5 acres shall be applied in the Rural Area.

20 Rationale: This change would allow land owners of property already zoned RA 2.5 that  
21 is surrounded on three sides by existing (as of December 31, 1994) lots already subdivided  
22 to a density of less than five acres or lots that are at least five acres in size and are  
23 developed for schools, libraries or commercial facilities to subdivide their property to one  
24 unit per 2.5 acres. Owners of residential parcels which abut larger property which is  
25 developed for intense use such as schools, libraries and commercial facilities should be  
26 able to apply this larger property to meet the three side criteria.

1 AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN-CHAPTER  
2 THREE - RURAL LAND USE.  
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4 Add a new policy R-207A to Attachment A to Proposed Ordinance 96-496 as  
5 recommended by the Growth Management, Housing and Environment Committee on July  
6 31, 1996 to read as follows:

7 **R-207A King County should study areas with RA 2.5 zoning, with the exception of**  
8 **Vashon and Maury Islands, for their suitability to receive density transferred**  
9 **from other Rural areas and to subsequently be subdivided and developed at**  
10 **a maximum density of one home per 2.5 acres. Other Rural and Urban areas**  
11 **that could accommodate additional density consistent with the Growth**  
12 **Management Act and the Comprehensive Plan should also be included in the**  
13 **study. Modifications to maps, policies and regulations, and program needs**  
14 **should be developed by June, 1997.**

15 **Rationale:**

16 The RA 2.5 Zone as a Potential TDR Receiving Area

17 The Rural Farm and Forest Report recommends that King County actively pursue a Transfer of  
18 Development Rights (TDR) program to relieve development pressure on Rural Farm and Forest  
19 Districts. The sending areas (the Districts) have been established, and the Department of  
20 Natural Resources (DNR) is currently developing the exchange and tracking mechanisms  
21 needed to administer a TDR program. The Executive has proposed a change to Policy R-217  
22 this year to explicitly allow for density transfers within rural areas, consistent with CPP LU-14.

23 DNR is also identifying appropriate receiving areas for the density transfers. Along with other  
24 Rural and Urban areas, the RA 2.5 zone would be an appropriate area to evaluate in the TDR  
25 Receiving Areas Planned Action EIS being prepared by DNR under the Planning and  
26 Environmental Review Fund grant King County has received from the State Office of  
27 Community Trade and Economic Development. Should the zone (or appropriate geographic  
28 areas zoned RA 2.5) prove feasible, the appropriate changes to policies, zoning, and regulations  
29 can be made.

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DNR is currently commencing the scoping of alternatives for study under the CTED grant. A variety of areas within the UGA and in the Rural area would be evaluated in addition to the areas zoned RA 2.5.

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

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Amend Policy R-217 as follows:

**R-217 King County will study the costs and benefits of adopting a mechanism that permits a transfer of development from Rural ~~((Area))~~ Farm and Forest District property to properties in the Urban Growth Area, including Rural City Urban Growth Areas, or to other Rural Area properties in order to accomplish the purposes of the Countywide Planning Policies, and will ~~((propose))~~ consider changes to the Zoning Code to implement this policy ~~((by December 31, 1996))~~. These zoning code changes shall include the following provisions for lands designated Rural Farm or Forest Districts in accordance with policy R-108:**

- a. **Regardless of the zoning applied to establish a Rural Farm and Forest District, properties within its boundaries may transfer density credits to Urban Areas or to other Rural Area properties based on the zoning they had as of the effective date of this Plan if that zoning is consistent with this plan; and**
- b. **If an entire ownership is not being retained as farmland or forest land through a permanent open space designation, the development potential remaining after a density transfer may be actualized through a clustered subdivision or short subdivision resulting in a permanent open space tract as large or larger than the subdivision set aside for the resource uses. In the case of lands within a Rural Forest District, this tract shall be at least 20 acres in size.**

1 The RA 2.5 zone is potentially an attractive candidate receiving area for several reasons. Since  
2 areas zoned RA 2.5 exist in a variety of locations around the County, geographic continuity  
3 between sending and receiving areas is possible. It is also possible that the lots created at 2.5  
4 densities could be of higher market value, thus increasing the likely effectiveness of a TDR  
5 program.

6 However, the current policy R-207 and proposed ordinance 96-406 would allow some  
7 landowners in the RA 2.5 zone to realize an increase in their allowable density based on the  
8 historic lot pattern in the immediate area of their parcel. As described in the rationale for the  
9 proposed revisions to R-207, many if not most parcels in the RA 2.5 zone could take advantage  
10 of the three-side provision to increase their density. This is a potentially serious problem if the  
11 RA 2.5 zone is also identified as a viable receiving area for TDRs.

12 Studies conducted around the nation have indicated that TDR programs are more successful in  
13 jurisdictions that take steps to reduce or eliminate such other methods of increasing density in  
14 receiving areas<sup>2</sup>. Having the three-side method available for a landowner to increase density  
15 would make a density transfer through a TDR unlikely. By removing the three-side provision,  
16 density could only be increased through a transfer from a Rural Farm or Forest District.  
17 Through this policy change, the significant public benefit of conserving rural resource lands and  
18 uses through TDRs could more easily be achieved.

19 Studies have also shown that identifying viable receiving areas for density transfers is the most  
20 difficult part of developing a TDR program. Ideally, jurisdictions should identify more receiving  
21 area capacity than could be utilized with a given amount of density credits transferred from  
22 sending areas. This is because not every receiving area development will take advantage of the  
23 ability to transfer because of landowner intent, environmental or other constraints, or future  
24 market forces<sup>3</sup>.

25 The Countywide Planning Policies, Natural Resources policies in the Comprehensive Plan, and  
26 the recommendations in the Farm and Forest Report call for King County to implement a  
27 meaningful TDR program. As stated above, establishing receiving areas for TDRs is the most  
28 difficult and the most necessary part of an implementable TDR program. The three-side  
29 provision in current policy R-207 and proposed ordinance 96-406 would reduce the amount of  
30 receiving area King County could otherwise identify.

### 31 Vashon-Maury Island

32 Vashon-Maury Island is excepted from the TDR study provision in proposed new policy R-  
33 207A. This is because of water availability problems in some areas and the potential ground  
34 water resource impacts associated with higher density, and because of the geographic  
35 discontinuity with the Rural Farm and Forest District sending areas.

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<sup>2</sup> See Evaluating Innovative Techniques for Resource Lands. Part II: Transfer of Development Rights.  
Washington Dept. of Community, Trade and Economic Development, November, 1992, and others.

<sup>3</sup> This assumes the program is voluntary, and the transferred density amounts to an increment above that  
otherwise achievable in the receiving area through subdivision at existing base density zoning.

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**Rationale:** This policy change makes R-217 consistent with R-203, which allows transfer of density from the rural farm and forest districts to the Rural Area or the Urban Area. It also clarifies that the Urban Growth Areas of Rural Cities are potential receiving areas for transfer of density. The change is consistent with CPP LU-14 which allows transfer of density from Rural Area properties to other Rural Area properties to encourage retention of resource based uses in the Rural Area.

**Note:** See I-202 and I-203 Analysis.

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AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN-  
CHAPTER THREE - RURAL LAND USE

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Page 72, Policy R-307 is revised as follows:

**R-307 Convenience shopping and services for Rural Area residents should be provided by existing Rural Neighborhoods and Businesses, the boundaries of which may only be expanded to: (1) accomplish infill by recognizing land which is at least 75 % bordered by an existing (as of December 31, 1994) Rural Neighborhood, or, (2) recognize existing (as of December 31, 1995) adjacent commercial uses. The Executive shall evaluate all Rural Neighborhoods based on these criteria and forward any recommended adjustments to Rural Neighborhood boundaries to the Council by June 1, 1996.**

Rationale:

This specifies that the property must be minimally bordered by 75% of existing Rural Neighborhood property. This allows the boundaries of Rural Neighborhoods and Businesses to increase their boundaries if that land is bordered by 75 % or more Rural Neighborhood, to be considered for infill.

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**AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN-  
CHAPTER FOUR - ECONOMIC DEVELOPMENT AS PRESENTED IN  
LEGISLATIVE FORMAT.**

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Page 83, add a new policy, ED-405 to read as follows:

**ED-405 King County should consider participation in the funding of regional economic development projects, when the project meets the following guidelines:**

- **The project should support a firm in basic industry.**
- **At least 75% of the jobs created by a firm, excluding management positions, should pay family-wages.**
- **The project is located within a (a) an Urban Center or Manufacturing Industrial Center as designated in the Countywide Planning Policies, (b) other industrial areas, or (c) business/office parks within activity areas which can be supported by and promote transit, pedestrian and bicycle uses.**
- **The firm or project generate sufficient new tax revenue to repay the debt the county incurs to support the project. The preferred average coverage ratio over the life of County financing is two dollars of new revenue for every one dollar of incurred debt.**
- **Other jurisdictions benefiting from a project must commit financial support based on a mutually agreeable pro rata funding formula. The funding formula will be established on a project-by-project basis.**
- **The firm or project create 1 new, permanent, full-time, family-wage job for each \$35,000 of aggregate public investment.**

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- **The firm or project should create all jobs within 3-5 years from project completion.**

**Rationale:** The proposed policy addresses guidelines for County investment in regional economic development projects and is recommended by the Economic Development Committee for inclusion in Chapter 4 as Policy ED-405.

Motion 9827, directed the executive to developed criteria to guide the County in making funding decisions relating to regional economic development projects. Executive staff in the Economic Development Section of the office of Budget and Strategic Planning prepared the proposed guidelines contained in the proposed new Comprehensive Plan policy as a substitute to the development of criteria called for by Motion 9827. The executive has approved the guidelines as amended in the Economic Development Committee at it's July 25, 1996 meeting and as proposed herein.

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2 **AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN-**  
3 **CHAPTER SIX - NATURAL RESOURCE LANDS.**  
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5 Add new Policy RL-207A as follows:

6 **RL-207A King County should establish a Rural Forest Commission representing**  
7 **the diversity of forestry interests in the county, including timber**  
8 **companies, smaller commercial foresters, noncommercial forest**  
9 **landowners, environmental groups, forestry consultants, tribes, state and**  
10 **federal forestry agencies, and Rural Area residents, to advise the King**  
11 **County Executive and Council on the development of innovative**  
12 **programs, policies and regulations that benefit forestry and that**  
13 **encourage the retention of the forest land base in rural King County.**

14 **Rationale:** This new policy provides Comprehensive Plan direction to form a Rural  
15 **Forest Commission, a recommendation of the recently completed Farm and Forest Report.**  
16 **Policy RL-301 is a parallel policy calling for the establishment of an Agriculture**  
17 **Commission. The Agriculture Commission has been established, and is advising the**  
18 **County on agriculture issues, including the development of the farm strategies in the Farm**  
19 **and Forest Report. Including the policy in the Comprehensive Plan raises the public**  
20 **awareness of the need for the Commission, and highlights the County's commitment to**  
21 **consult with a recognized forest interest group as it addresses rural forest issues.**

22 **Note:** See I-202 and I-203 Analysis.

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

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**Amend Policy RL-209 as follows:**

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

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**Rationale: Policy RL-209 states the County will impose a moratorium on properties whose owners do not declare an intent to convert unless the site is harvested or restored according to King County standards. This is consistent with K.C.C. 18.82.140, the Clearing and Grading Code. The Executive has proposed an Ordinance which would amend K.C.C. 18.82.140 by revising the circumstances under which properties can be released from the moratorium. The Ordinance proposes that properties be released from the moratorium only if they harvest according to a County approved Conversion Option Harvest Plan (COHP). A COHP would be attained by property owners prior to receiving a State DNR Forest Practices Permit. The COHP contains the same environmental standards as the County Clearing and Grading Permit but does not entail the costs or review time of the actual permit. The proposed change intends that County environmental standards be introduced at the front end of the process rather than the back end, which is the case if restoration activities are allowed as a moratorium release. Should Council adopt the**

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proposed Ordinance, the above revision would be necessary to ensure consistency between the Comprehensive Plan and the King County Code.

Note: See I-202 and I-203 Analysis.

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

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Amend the Forestry Lands 1995 Map by removing the following parcels identified below by parcel number and on the attached map from the Rural Forest District:

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**022307-9007 (referenced on the map as #1)**

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**022307-9064 (referenced on the map as #2)**

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**022307-9063 (referenced on the map as #3)**

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**022307-9046 (referenced on the map as #4)**

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**022307-9075 (referenced on the map as #5)**

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**Rationale:** All of these parcels are within the Snoqualmie Joint Planning Area. This JPA was the result of the 1990 Interlocal Agreement regarding the City's annexation of Snoqualmie Ridge. A portion of the territory originally proposed for annexation was deleted from the proposal. The City and the County committed to jointly plan this area within the 20 year timeframe established by the Interlocal Agreement (1990 - 2010). The issue was also addressed in the Phase II Countywide Planning Policies (FW-1, Step 8B).

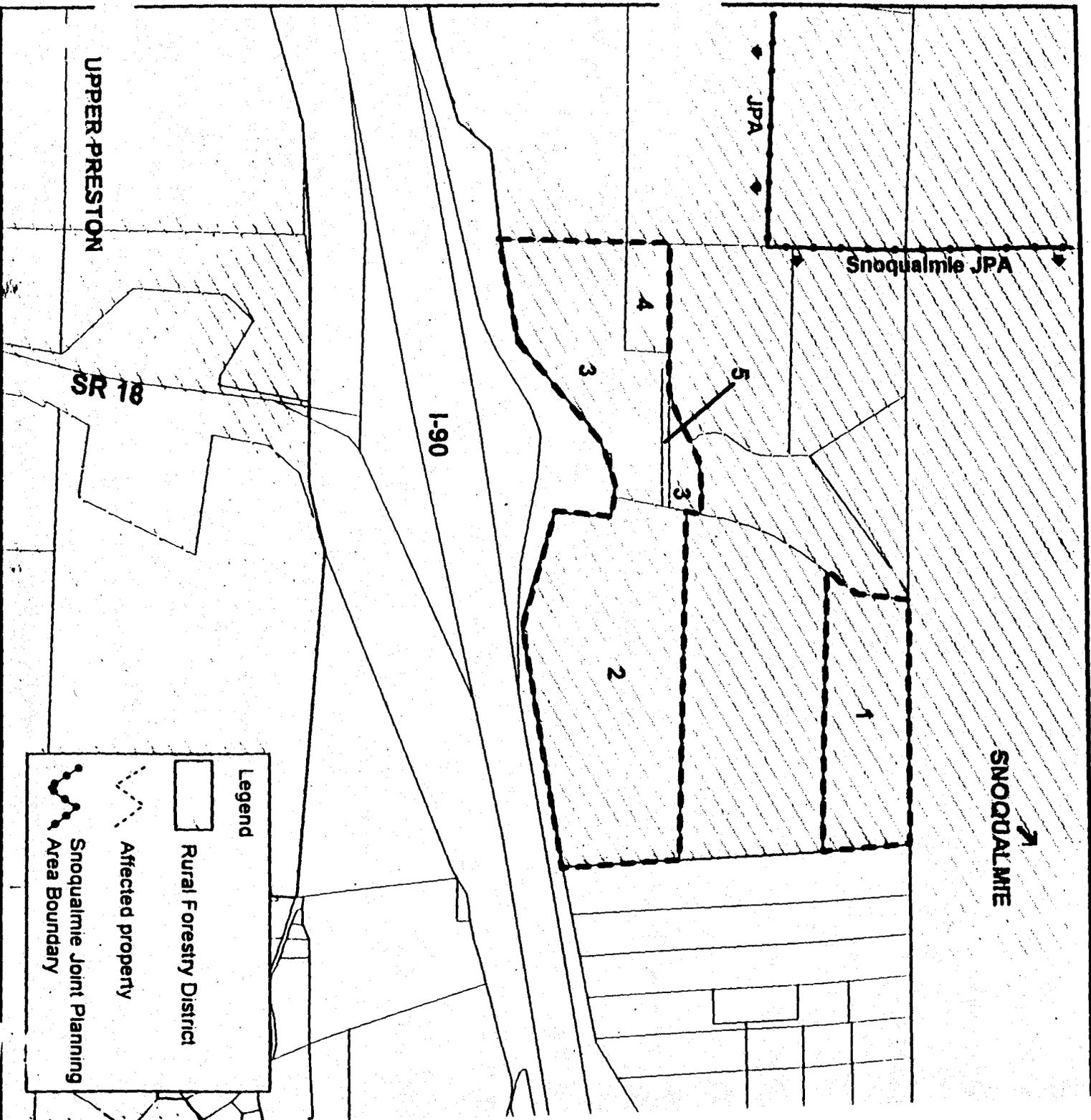
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Both the Interlocal Agreement and the CPPs provide that the Snoqualmie Joint Planning Area is to remain "neutral," neither finally designated urban nor rural until after the joint planning effort has been completed by the City and the County.

The designation of these parcels as Rural Forest District properties is inconsistent with the status afforded to areas with this JPA. This amendment removes the indicated five parcels from the Rural Forest District.

The Rural Forest District designation carries no specific land use designation or zoning at this time. The executive intends to study the Rural Forest District boundaries this year and make land use and zoning recommendations in the 1997 Amendment to the Comprehensive Plan. Due to the stipulations of the Interlocal Agreement, it is likely that all properties within the JPA will be removed from the Rural Forest District. While the executive's timeframe may be reasonable for the other Rural Forest District properties within the JPA, the owner of these five parcels is going out of business and can not await the 1997 process.

1995 Rural Forest Lands Map Amendment



**Legend**

-  Rural Forestry District
-  Affected property
-  Snoqualmie Joint Planning Area Boundary

UPPER PRESTON

SR 18

L-90

JPA

Snoqualmie JPA

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**AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN-  
CHAPTER EIGHT - FACILITIES AND SERVICES AS PRESENTED IN  
LEGISLATIVE FORMAT.**

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Page 150, add text to precede Policies F-312, F-313 and F-314 as follows:

Limited Extension of Urban Sewer Systems in the Rural Area may be permitted as specified in Policies F-312 and F-313. These policies recognize the existing public sewer system in the Town of Vashon and uses permitted prior to the adoption of the Comprehensive Plan. In determining the necessity for a tightline sewer extension to address specific health and safety problems, the finding provided by the county shall specify the associated health or safety problems and shall include whether or not an alternative technology is technologically and economically reasonable.

**Rationale:** Provides introductory text for the three policies relating to public sewer expansion and the presence of public sewer facilities in the Rural Area. Additional information relative to the finding required by policy F-313 is also included.

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AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN-  
CHAPTER EIGHT - FACILITIES AND SERVICES AS PRESENTED IN  
LEGISLATIVE FORMAT.

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Page 151, Policy F-313 is revised as follows:

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**F-313** Public sewer expansions shall not occur in the Rural Area and on Natural Resource Lands except where needed to address specific health and safety problems threatening the existing uses of structures permitted before the effective date of this Plan or the needs of public facilities such as schools. Public sewers may be extended, pursuant to this policy, only if they are tightlined and only after a finding is made that no reasonable alternative technologies are technologically or economically feasible. Public sewers which are allowed in the Rural Area pursuant to this policy shall not be used to convert Rural Area land to urban uses and densities or to expand permitted non-residential uses.

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**Rationale:** Permitted uses in the Rural Area should be allowed to continue to safely operate. It is unclear in the current language how a "structure" would be threatened by a septic failure. It is the use of the structure, not the structure itself that would be threatened by septic failure. The proposed change clarifies that septic failure may create health and safety problems which would threaten an existing permitted use of a structure. The amendment also provides clarification that alternatives should be judged by technological feasibility and/or economic feasibility. Reasonableness of alternatives should be measured in terms of whether or not it is feasible based on technology and/or economy.

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

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Amend text and Policy I-202 as follows:

~~((3. Amending Comprehensive Plan Policies~~

~~The King County Comprehensive Plan addresses long range and countywide issues that are beyond the scope of decisions made in a subarea or neighborhood plan or individual development proposals. It also implements the countywide visions of the Countywide Planning policies for all unincorporated areas. It is important that amendments to the Comprehensive Plan policies retain this broad perspective. The Growth Management Act requires that the Plan be amended no more than once a year.~~

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

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

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**g. Public review of the recommended change, necessary implementation (including area zoning if appropriate) and alternatives((+and)),**

~~((Proposed amendments each calendar year shall be considered by the Metropolitan King County Council concurrently so that the cumulative effect of the proposals can be determined.))~~

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**Rationale:** These changes require all amendments to be subject to the analysis called for in Policy I-202. The last paragraph is moved to the top of the policy as a technical correction.

1 AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN -CHAPTER  
2 THIRTEEN - PLANNING AND IMPLEMENTATION.  
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4 Amend Policy I-204 to add new text and a new section as follows:

- 5 **I-204 King County shall actively pursue dedication of open space north and south along the**  
6 **Urban Growth Area line.**
- 7 a. Rural Area land, excluding agriculturally zoned land, may be added to the  
8 Urban Growth Area only in exchange for a dedication of permanent open  
9 space to the King County Open Space System. The dedication shall consist  
10 of a minimum of four acres of open space for every one acre of land added to  
11 the Urban Growth Area, calculated in gross acres. The open space shall be  
12 dedicated at the time the application is approved;
  - 13 b. Land added under this policy to the Urban Growth Area adopted in the  
14 Countywide Planning Policies and the King County Comprehensive Plan  
15 shall be physically contiguous to the existing Urban Growth Area and must  
16 be able to be served by sewers and other urban services;
  - 17 c. The total area added to the Urban Growth Area as a result of this policy  
18 shall not exceed 4,000 acres;
  - 19 d. Development of the land added to the Urban Growth Area under this policy  
20 shall be limited to residential development and shall be at a minimum density  
21 of four dwelling units per acre. Proposals shall meet the urban density and  
22 affordable housing policies of this Comprehensive Plan;
  - 23 e. Open space areas shall retain their rural area designations and should gener-  
24 ally be configured in such a way as to connect with open space on adjacent  
25 properties. Open space areas should generally parallel the Urban Growth  
26 Area line, but the criteria set forth in I-204(k) below shall be controlling;
  - 27 f. The minimum depth of the open space buffer between the proposed addition  
28 to the Urban Growth Area and the Rural Area shall be at least one-half of  
29 the property width;
  - 30 g. The minimum size of property to be considered will be 20 acres, which  
31 includes both the proposed addition to the Urban Growth Area and land  
32 proposed for open space dedication. Smaller properties may be combined to  
33 meet the 20-acre threshold;
  - 34 h. Initial proposals for open space dedication and redesignation to Urban  
35 Growth Area must be received between July 1, 1994 and June 30, 1996.  
36 Review by King County shall conclude by June 30, 1997((;)). An additional  
37 round of proposals is established for the period from July 1, 1996 to  
38 December 31, 2006. Review by King County shall conclude upon adoption of  
39 Comprehensive Plan amendments in the year 2007;

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- i. Where applications are adjacent to city boundaries or Potential Annexation Areas, King County shall consult with and solicit recommendations from the city;
- j. Proposals shall be evaluated for quality of both open space and urban development. The highest quality proposals shall be recommended for adoption as amendments to the Urban Growth Area, in accordance with the procedural requirements of the Growth Management Act. If the 4,000-acre limit on land to be added to the Urban Growth Area is not reached in the time limits set forth in I-204(h), above, because of either insufficient number of proposals or proposals of insufficient quality, King County may set a time period for additional proposals;
- k. Criteria for evaluating proposals shall include:
  - 1. Quality of fish and wildlife habitat areas;
  - 2. Connections to regional open space systems;
  - 3. Protection of wetlands, stream corridors, ground water and water bodies;
  - 4. Unique natural, cultural, historical, or archeological features;
  - 5. Size of proposed open space dedication and connection to other open space dedications along the Urban Growth Area line, and
  - 6. The ability to provide efficient urban facilities and services to the lands proposed to be redesignated as part of the Urban Growth Area;
- l. Proposals which add 200 acres or more to the Urban Growth Area shall include affordable housing consistent with King County regulations for urban planned developments, which require a mix of housing types and densities, including 30 percent below-market-rate units affordable to low, moderate and median income households;
- m. As an incentive for additional affordable housing development under this program, the required open space dedication shall be reduced from four to 3.5 acres for each acre added to the Urban Growth Area for 1) proposals smaller than 200 acres that provide 30 percent affordable housing units, or 2) larger developments that exceed 30 percent affordable housing units;
- n. Development on land added to the Urban Growth Area under this policy shall be subject to the same growth phasing policies applicable to all other urban development; ((and))
- o. Where a contiguous band of publicly dedicated open space currently exists along the Urban Growth Area line, the above program shall not be utilized((-)); and
- p. The open space acquired through this program shall be considered as natural areas or passive recreation sites. The following additional uses may be allowed only if located on a small portion of the open space and are found to be compatible with the site's open space values and functions such as those listed in I-204k:
  - 1. trails;
  - 2. natural appearing stormwater facilities;
  - 3. compensatory mitigation of wetland losses on the urban designated portion of the project, consistent with the King County Comprehensive Plan and the Sensitive Areas Ordinance; and

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

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Rationale: Policy I-204(j) allows King County to set a time period for additional proposals if the 4000-acre limit on land to be added to the Urban Growth Area is not reached in the original time limits set forth in I-204h because of either insufficient number of proposals or proposals of insufficient quality. The 4000-acre limit on land to be added to the Urban Growth Area was not reached in the original time limits set forth in I-204(h) because of insufficient number of proposals. The program has been a success and by expanding the timeline, more property owners will be able to apply to the program.

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Existing policies do not clarify use of open space conveyed through the 4 to 1 Program. The intent of the program is to create a permanent buffer of open space along the Urban Growth Area boundary. By allowing some uses in the open space, it may make an application more feasible for a property owner and allows some flexibility for King County in the future to use the open space for passive recreation. Only uses which were determined to be compatible with natural areas and/or passive recreation sites are allowed.

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Specific criteria for "natural appearing stormwater facilities" shall be provided by SWM in additional guidance prepared for the Storm Water Drainage Manual and shall generally include the following criteria: 1) irregular shapes; 2) shallow banks with 3:1 minimum side slopes (eliminates requirement for fencing); 3) mixed native plantings; 4) minimum clearing and grading; and 5) grass crete access road for maintenance. The 1994 draft King County Parks, Recreation and Open Space Plan defines natural areas and passive recreation sites and also defines open space uses of 4 to 1 properties.

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Note: The Proposed Parks, Recreation and Open Space Plan allows interim community drainfields to be located in the open space acquired through the 4 to 1 Program.

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Note: See I-202 and I-203 Analysis.

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

7

Amend text and Policy I-208 as follows:

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The Maple Valley area of King County has elements of both rural and urban land uses. The portions of the area with higher densities and more intensive commercial uses, which also have more infrastructure to support them, have been designated in this plan as Urban Growth Area. Surrounding less dense residential areas, which also contain some limited commercial uses, have been designated Rural Area. Residents and area chambers of commerce are concerned that these designations may affect the area's ability to remain a cohesive community. Further, it is possible that this split in land use designations could divide the community if the urban portion is annexed to cities. ~~((or incorporates as part of a new city, without consideration for its surrounding related areas.))~~ Much of the urban portion of the area has petitioned the Boundary Review Board for incorporation status. A feasibility study is underway and the Incorporation Committee anticipates an incorporation vote in the November 1996 election. King County is committed to ensuring that the Maple Valley area ~~((can))~~ maintains its community character and unity.

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- I-208 King County should modify the Maple Valley Study and develop it in two phases. The first phase should occur in 1996 and concentrate on rendering community assistance which could include the following:**
  - a. ~~((King County should study ways to ensure that Maple Valley maintains its community. Beginning in 1996, the County should study in more detail the commercial and residential uses in the vicinity of Maple Valley, Four Corners, and Wilderness Village to determine whether redesignations of land use are necessary and can be accomplished within the parameters of the Countywide Planning Policies and this plan including whether the area should be designated as a Rural Town. Recommendations should be completed in time to be considered in the 1997 annual Comprehensive Plan update process. Until this process is completed, King County shall oppose any proposals for annexation of~~**

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- ~~land in the Maple Valley Area)) preparing a baseline traffic profile with action strategies to implement safety and circulation recommendations:~~
- b. ~~((King County may amend the urban Growth Area pursuant to the analysis called for in this policy, following completion of this study so long as these adjustments are consistent with the Countywide Planning Policies and this Plan.)) information gathering and analysis of land capacity, permit activity, and community acquisition of Geographic Information System-generated maps:~~
- c. reviewing and determining the potential of redesignating the Urban Growth Area (e.g. designate "Rural Town" status to commercial areas of Greater Maple Valley which includes Maple Valley, Wilderness Village and Four Corners or propose redesignation of the Maple Valley commercial center from rural to urban) within the parameters of the Countywide Planning Policies and this Plan :
- d. conducting an assessment and analysis of potential annexation areas based on incorporation boundaries:
- e. updating historic resources inventory; and
- f. other issues based on Maple Valley area public participation.

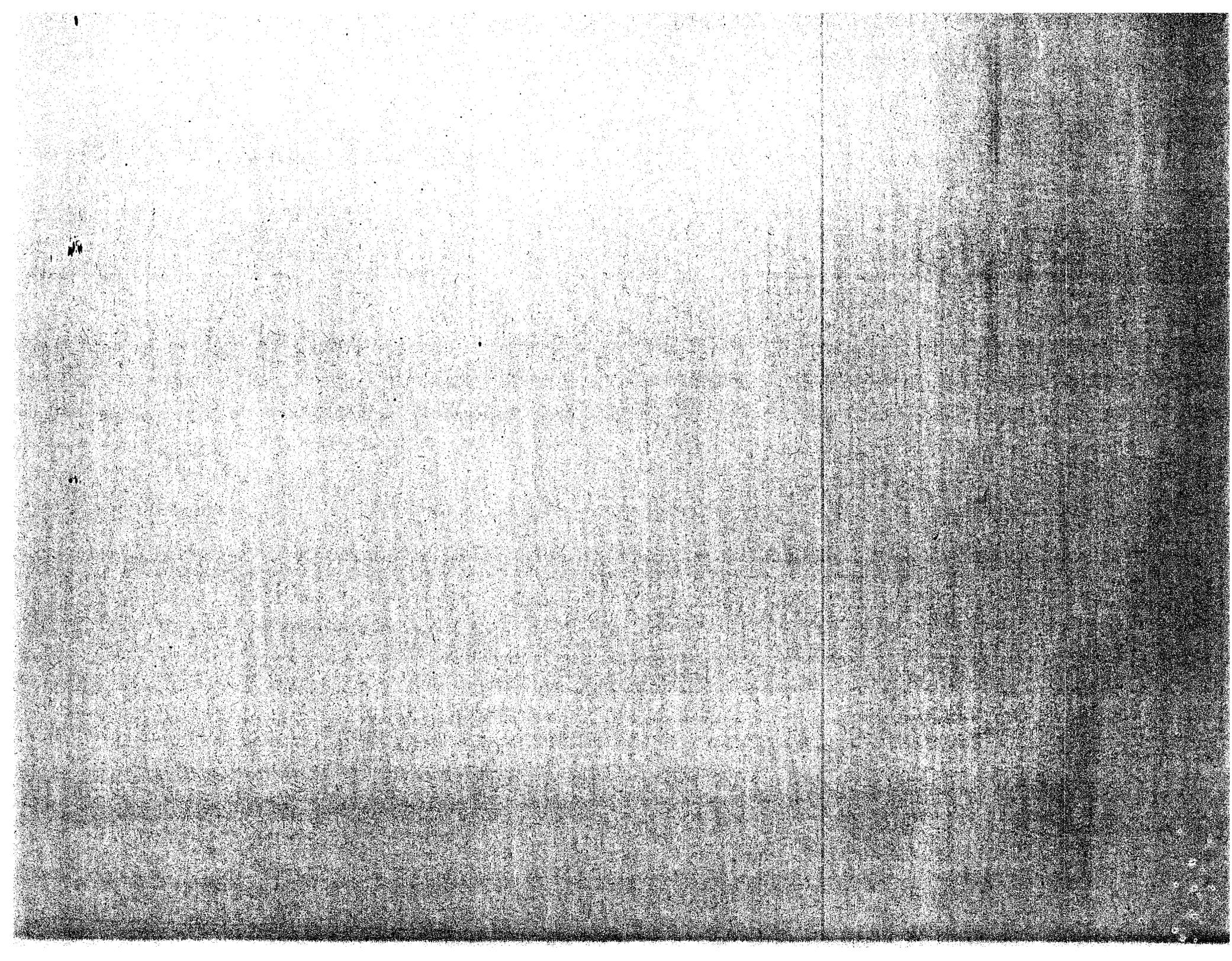
If the incorporation vote in the November 1996 election fails, King County should begin the second phase of the study in 1997. This phase should include in detail the commercial and residential uses in the vicinity of the historic center of Maple Valley, Four Corners, and Wilderness Village. Along with the work identified above in "c." and "d." recommendations will be made to the King County Council whether redesignation of land uses are necessary and consistent with the Countywide Planning Policies and this Plan.

Recommendations should be completed in time to be considered in the 1998 annual Comprehensive Plan update process.

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Rationale: The above proposal is a result of the request by the Greater Maple Valley Service Coalition to postpone the County study as articulated in the King County Comprehensive Plan (KCCP) Policy I-208. The Coalition which includes representatives from all civic and service groups in the area, are concerned that the County study occurring concurrent with the area incorporation effort could confuse local residents. Through discussions with the Maple Valley Incorporation Committee representative, Laura Iddings, and the Maple Valley Team, we are proposing that the study be modified to focus on assistance to the community which the County could address whether the area becomes a city or remains unincorporated.

Note: See I-202 and I-203 Analysis.



## 1 1994 King County Comprehensive Plan Land Use Map

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

3 Amend the 1994 King County Land Use Map for Section 23, Township 23, Range 5  
4 (Map #14), by redesignating the northernmost 10 acres of the 38-acre subject property  
5 (Aquabarn Ranch), consisting of parcel number 2323-0591-85, indicated in the  
6 attached map, from Urban Residential 4-12 DU per acre, to Neighborhood Business  
7 Center.

8 Rationale: The amendment recognizes the significant commercial character of the site,  
9 which has a long history of commercial use; the Aquabarn swimming pool  
10 and restaurant has been operating for over twenty years under a conditional  
11 use permit that allows for many uses.

12 The site is urban in character, with urban access and urban levels of service.  
13 The site is currently adjacent to Highway 169 (the Maple Valley Highway). In  
14 addition, King County is realigning and expanding the Jones Road right-of-  
15 way to the SE 154th St. corridor. This is a substantial investment in  
16 infrastructure, including replacement of the old Jones Road Bridge, and the  
17 new arterial will run adjacent to the site, increasing the site's urban access.  
18 The site is serviced by water, electricity, and sanitary sewer.

19 The amendment is consistent with Comprehensive Plan policies U-624 and U-  
20 625, providing for Neighborhood Business Centers that exclude industrial and  
21 heavy commercial uses, that are no larger than 10 acres, and that provide  
22 convenient services for a nearby population of 8,000 to 15,000 people. The  
23 amendment is also consistent with U-626, U-627, and U-628, as it designates  
24 a Neighborhood Business Center on an existing arterial (Highway 169), and  
25 a planned arterial (Jones Road realignment).

1 AMENDMENT TO ATTACHMENT A TO PROPOSED ORDINANCE 96-496 AS  
2 RECOMMENDED BY THE GROWTH MANAGEMENT, HOUSING AND ENVIRONMENT  
3 COMMITTEE ON July 31, 1996  
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5 Amend the text of the Zoning Amendment numbered 9 and contained on page 9 of Attachment A to  
6 Proposed Ordinance 96-496 as recommended by the Growth Management, Housing and  
7 Environment Committee on July 31, 1996 as follows:

8 Amend the King County Zoning Atlas for Section 23, Township 23, Range 5 (Map #14), by  
9 rezoning the northernmost 10 acres of the 38-acre subject property (Aquabarn Ranch),  
10 consisting of parcel number 2323-0591-85, indicated in the attached map, from R-6 -  
11 Residential, six DU per acre, to NB-P - Neighborhood Business and rezone the southernmost  
12 portion of this property from R-1 - Residential, one DU per acre to R-1-P and add the  
13 following P-Suffix conditions to the property as noted below:

14 1. Site development pursuant to the site's NB zoning shall comply with the following condition:

15 Prior to the issuance of a building permit, the director of the department of development and  
16 environmental services shall approve building design, materials and color. The following  
17 architectural design features shall be included:

- 18 a) Natural materials and accents on the buildings, such as wood or stone facades, wood  
19 cornices, or gables on pitched roofs;
- 20 b) A focal point element such as a decorative clock tower, water tower or windmill;
- 21 c) A colonnade along at least 50 percent of the front side of any food market, drug store and/or  
22 retail shop building(s).

23 2. Buildings and parking areas shall be set back not less than 20 feet from the right-of-way of  
24 SR-169. Building height shall be limited to a maximum of 35 feet.

25 3. Landscaping as required in King County Council 21A.16 shall include existing trees on the  
26 site wherever reasonable, especially within landscaped areas on east, west and north property  
27 lines.

28 4. Freestanding signs shall be limited to no more than three, as described in King County  
29 Council 21A.20.095, one at the intersection of SR-169 and 152nd Ave. SE , one elsewhere along  
30 SR 169, and one elsewhere along 152nd Ave. SE.

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5. Prior to issuance of a building permit, the applicant shall dedicate to King County a permanent conservation easement covering the portion of the subject property zoned R-1 that has sensitive areas and associated buffers on it, to protect these areas from clearing and grading. This easement shall require the preservation of native vegetation for all purposes that benefit the public health, safety and welfare, including control of surface water and erosion, maintenance of slope stability, visual and aural buffering, and protection of plant and animal habitat. The easement shall impose upon all present and future owners and occupiers of land subject to the easement, the obligation enforceable on the behalf of the public by King County, to leave undisturbed all trees and other vegetation within the easement. The vegetation within the easement may not be cut, pruned, covered by fill, removed or damaged without the express permission from King County, which permission must be obtained in writing from the King County department of development and environmental services or its successor agency.

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Rationale: Amendment 9.4 provides language to join the P-Suffix conditions proposed by Amendments 9.2 and 9.3.

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The text of 9.3 is incorporated to add a P-Suffix condition to the NB portion in response to recommendations and concerns relative to building design expressed by residents at a community meeting held on September 5, 1996 at the Aquabarn Ranch and by the Greater Maple Valley Area Council on September 9, 1996. This language is similar to that found in the Rural Industrial Development Standards (K.C.C. 21A.14.280).

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The text of 9.2 applies a P-Suffix condition to the southern 10.54 acres of this parcel are zoned R-1 and contain sensitive areas including erosion and landslide hazards. The Cedar River is located across SR 169 from the subject property and the low lying properties in the vicinity are within the 100 year floodplain. The required conservation easement would provide erosion control and protect the low lying areas from potential flooding and landslides. In addition the vegetation coverage would provide sediment control for the Cedar River.

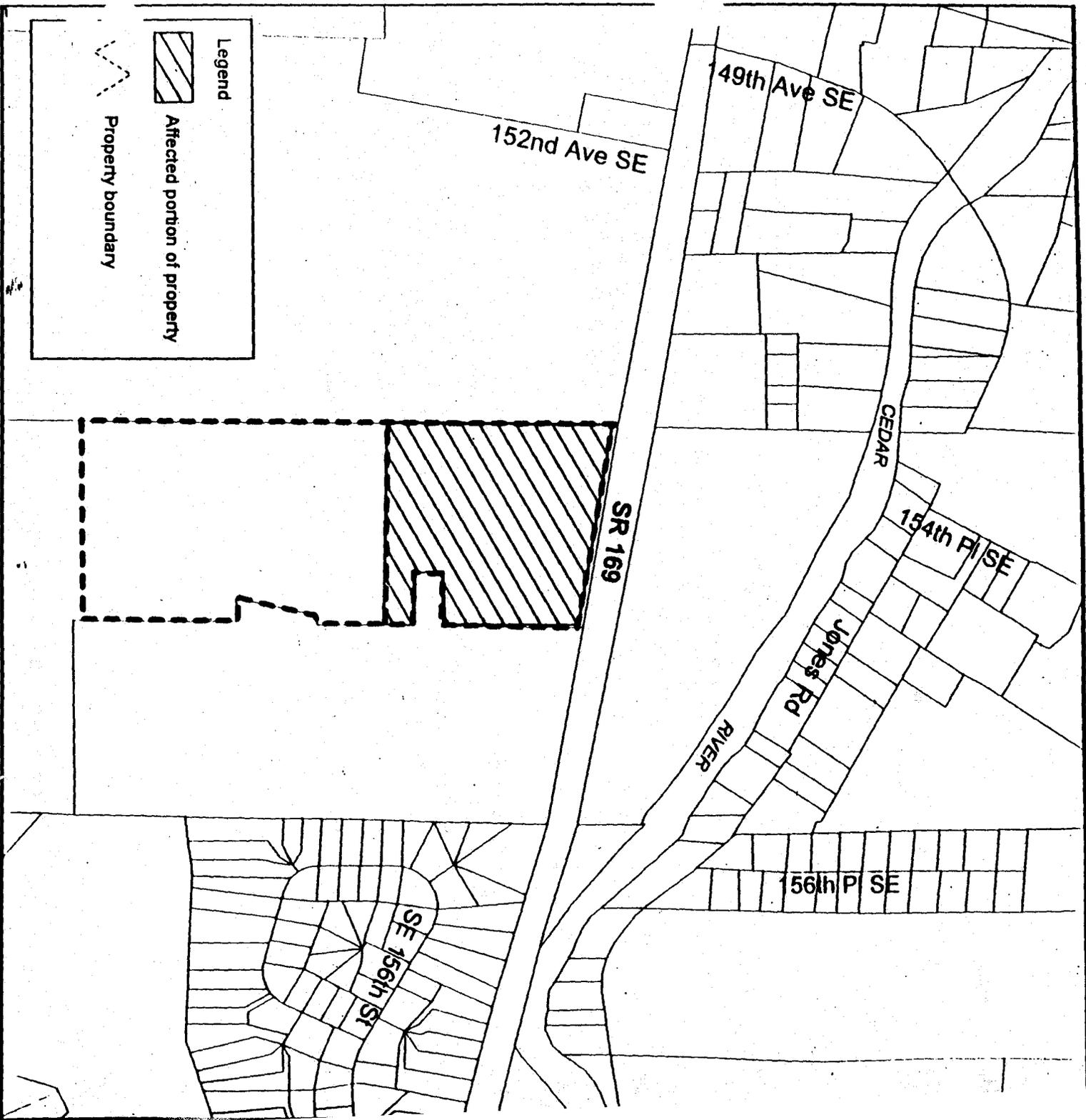
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The permanent protection of this southern portion of the subject property will not result in the loss of development potential on the site as a whole, since the residential density allowed by the R-1 zone may be transferred to the remaining portion of the subject property zoned R-6, as provided in King County Council 21A.12.200.B.1. In addition, in accordance with King County Council 21A.34.040, the portion of the subject property zoned R-6 may be eligible for a density incentive if the conservation easement area qualifies for designation as open space.

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NOTE: See I-202 and I-203 analysis.

#8 & 9: Aqua Barn



1994 King County Comprehensive Plan - Zoning Atlas

AMENDMENT TO THE 1994 KING COUNTY ZONING ATLAS CONSISTENT  
WITH THE 1994 KING COUNTY COMPREHENSIVE PLAN LAND USE MAP.

Amend Map #19, Section 21, Township 24, Range 6 as follows:

Parcel Number	Existing Zoning	Proposed Zoning
2124069090 (including formerly separate lots 9088, 9089 and 9090)	I	I-P

The P-suffix condition (all new language) shall read as follows:

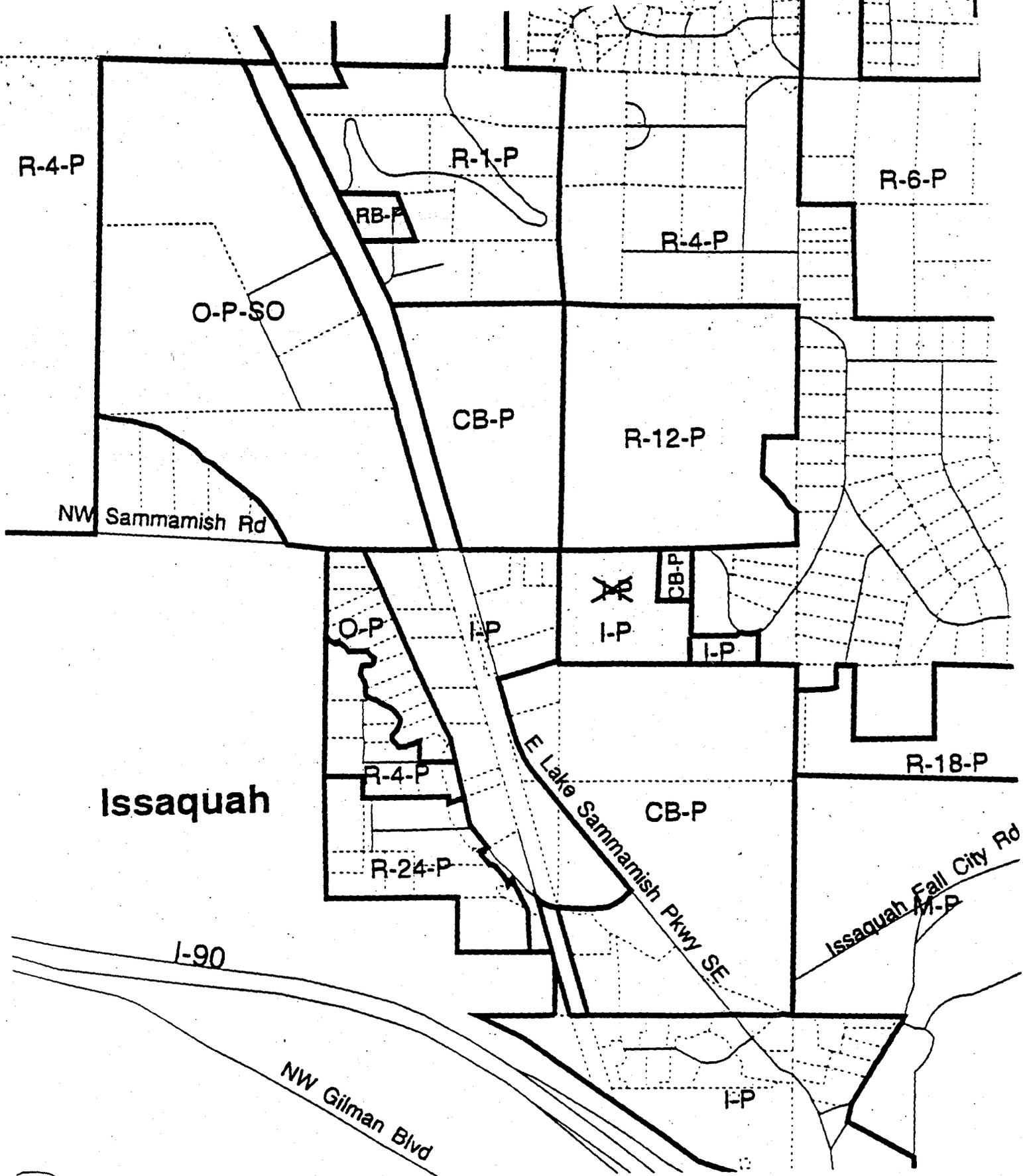
All new development and modifications of existing development, including structures and any other impervious surfaces, shall be located and configured to protect the well, pumphouse and pipeline owned and operated by the Overdale Water Association from degradation of its water quality and quantity. At a minimum, no new structures or other impervious surfaces such as paved or unpaved parking areas shall be located within a 100-foot radius of the well (the well is located approximately 265 feet south and 160 feet east of the northwest corner of the property, and the pipeline runs from the well due north to SE 56th Street); drainage from new structures or other impervious surfaces, and modifications of existing structures and impervious surfaces, on the property shall be conducted away from the well and the 100-foot easement around it. This P-suffix condition shall expire if the Overdale Park community is served by a public water purveyor, such as Issaquah or the Sammamish Water and Sewer District) and no longer uses the well as a public water supply.

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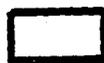
**Rationale:** The Overdale Park area was included in the study of the Issaquah Employment Center pursuant to Council direction in 1995. This is one of two-area wide changes recommended by the study. The rest of the zoning in the area included in the study remains the same. Some development on the subject property has already occurred in violation of the easement protecting the Overdale Park Water Association's well and related facilities. This P-suffix condition is needed to allow continuing safe operation of the Overdale Park Water Association's water system. KCCP policy F-301 provides that "existing private wells and other systems in operation at the effective date of this Plan may continue in operation only if they are managed in compliance with federal, state and County health regulations." Policy F-323 et.seq. also provide that King County shall use surface water management plans, programs and regulations to enhance ground water recharge and prevent water quality degradation.

Attached is a site plan of the subject property furnished by the Overdale Park Water Association showing the location of their well and pipeline.

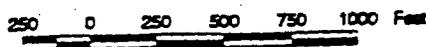
**Note:** See I-202 and I-203 Analysis.



**Issaquah Employment Center**  
 Overdale Park Water System  
 Wellhead Protection

 Proposed Zoning Change

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



April 30, 1996



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

1994 King County Comprehensive Plan - Zoning Atlas

AMENDMENT TO THE 1994 KING COUNTY ZONING ATLAS CONSISTENT WITH THE 1994 KING COUNTY COMPREHENSIVE PLAN LAND USE MAP.

Amend Map #26, Section 14, Township 24, Range 7 as follows:

Parcel Number	Existing Zoning	Proposed Zoning
1424079007	CB and RA-10	RA-10-P
1424079026	CB-P	RA-10-P
1424079063	RA-5-P	RA-10-P
1424079078	CB and CB-P	RA-10-P

The existing P-suffix condition shall be applied to the area of parcels 9007 and 9078, and is revised to read as follows:

1. ~~(Development or redevelopment of the site shall only occur on the portion of the site that is above floodplain.~~
2. ) No new or additional fill is permitted within the FEMA Floodway.

Rationale: This zoning change is the result of Council direction in 1995 which requested review of all Community Business zoning outside the designated boundaries of the rural town of Fall City. The proposed zone changes makes the zoning consistent with the 1994 King County Land Use Map designation, which is Rural Residential. The Community Business (CB) zoning is inconsistent with this designation. The proposed zone change is also consistent with both the Countywide Planning Policies (LU-12.c) and 1994 King County Comprehensive Plan (rural density policy R-205 and Rural Town policies R-302 and R-306), since all of the parcels listed are within the 100-year Floodplain as defined in the King County Sensitive Areas Ordinance, and are designated as Conservancy Environment by the King County Shoreline Management Master Program

1 designated in accordance with policy R-108, which means commercial uses would be  
2 inappropriate in this location.

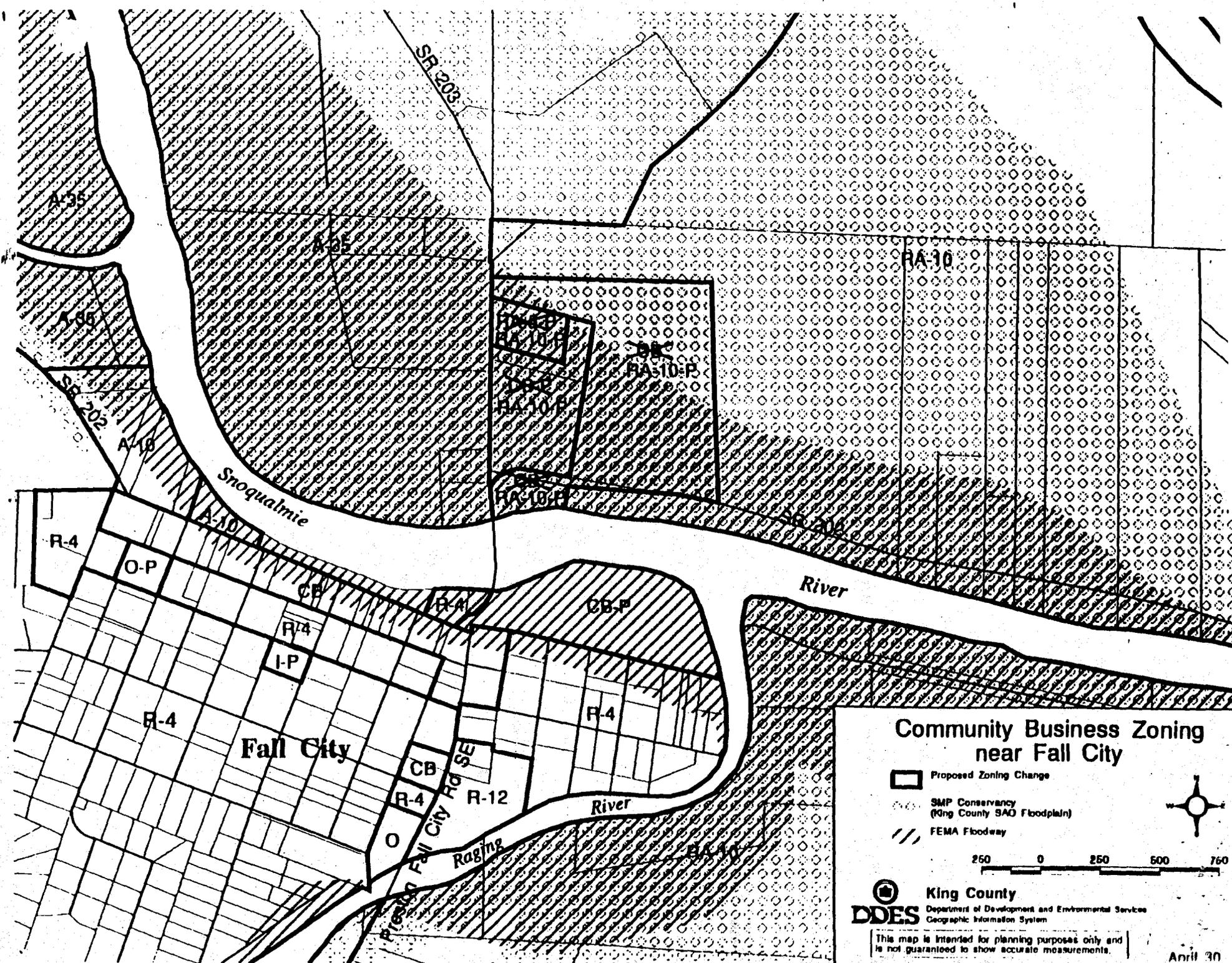
3  
4 Under King County's regulations in effect for the Conservancy Environment,  
5 commercial development is not allowed (KCC 25.24.070). Amendments to either the  
6 SMP's Conservancy Environment designation or regulations would require approval by the  
7 Washington State Department of Ecology.

8 In addition, all of parcels 9007 and 9026, and about one-half each of parcels 9063  
9 and 9078 are designated as Floodway (that portion of the Floodplain likely to be inundated  
10 by deep and fast-flowing water during flooding, and defined as "...the stream and that  
11 portion of the adjoining floodplain which is necessary to contain and discharge the base  
12 flood flow without increasing the base flood elevation more than one foot.") by the Federal  
13 Emergency Management Agency (FEMA) Flood Insurance Program.

14 The existing P-suffix condition applied to parcels 9026, 9063 and 9078 (adopted in  
15 the original Snoqualmie Valley Community Plan and Area Zoning) prohibits new or  
16 additional fill on the westerly 360 feet of these parcels. (This P-suffix condition is  
17 consistent with the SMP and KCCP.)

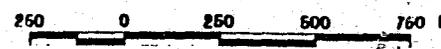
18 In combination with the standards applied to new development in the Floodway,  
19 this prohibition would make new commercial development on these properties virtually  
20 impossible even if it were permitted in the SMP's Conservancy Environment. Continued  
21 maintenance and/or expansion of the existing commercial developments as legal  
22 nonconforming uses on parcels 9026 and 9063 is permitted, subject to the Zoning Code's  
23 nonconformance provisions (KCC 21A.32.020 through -090). The revisions recommended  
24 to the P-suffix text are to provide for reasonable use of the properties, since they are all  
25 completely within the 100-year Floodplain, and to make the prohibition of fill consistent  
26 with the approach taken in the Sensitive Areas Ordinance (KCC Chapter 21A.24).

27 Note: See I-202 and I-203 Analysis.



### Community Business Zoning near Fall City

-  Proposed Zoning Change
-  SMP Conservancy (King County SAO Floodplain)
-  FEMA Floodway



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

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

1994 King County Comprehensive Plan - Land Use Map

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

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Amend the 1994 King County Comprehensive Plan Land Use Map by redesigning 6.6 acres owned by Emmerson and Associates, Inc., in Section 23, Township 25, Range 6 East, (Map #18), from Rural to Urban as presented on attached Land Use Recommendation map. (Includes portion of parcels 32196000130 and 3216000160.) Amend all other KCCP and Technical Appendix maps which include the Urban Growth Area to be consistent with this change. The new urban land is to be within the Service Planning Area (yellow) of the Service and Finance Strategy Map of Chapter Two.

Rationale: This proposed land use map amendment is a result of an application to the 4 to 1 Program.

Note: See I-202 and I-203 Analysis.

1994 King County Comprehensive Plan - Zoning Atlas

**AMENDMENT TO THE 1994 KING COUNTY ZONING ATLAS CONSISTENT  
WITH THE 1994 KING COUNTY COMPREHENSIVE PLAN LAND USE MAP.**

---

Amend 1994 King County Zoning Atlas Map #18, Section 23, Township 25, Range 6 for a portion of property owned by Emmerson and Associates, Inc., as presented on the attached Zoning Recommendation map. The following applies:

6.6 acres contiguous to the Urban Growth Area is recommended for redesignation from a RA-5 zone to R-4P zone.

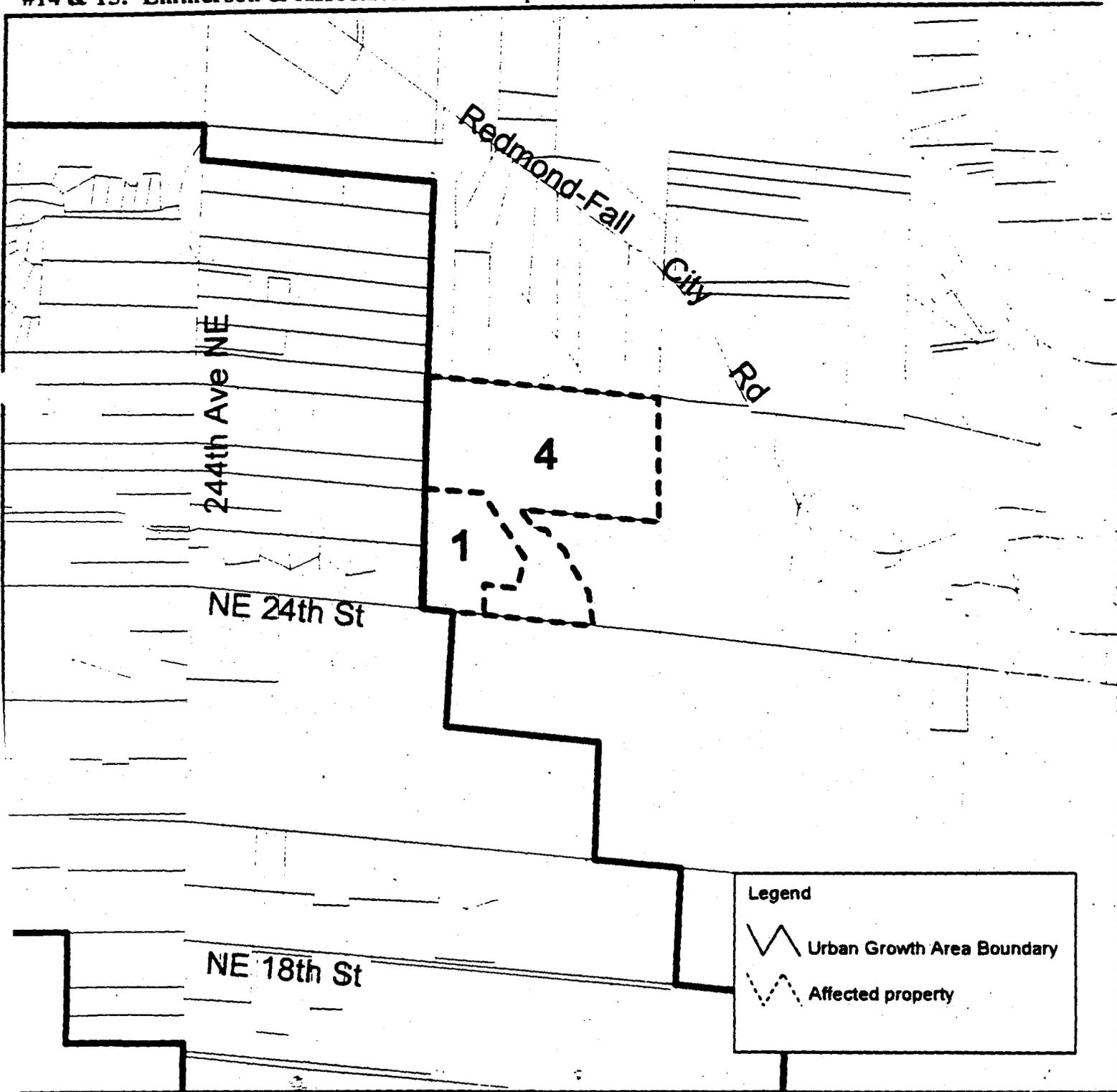
The P-Suffix (Property-specific development standard) reads as follows:

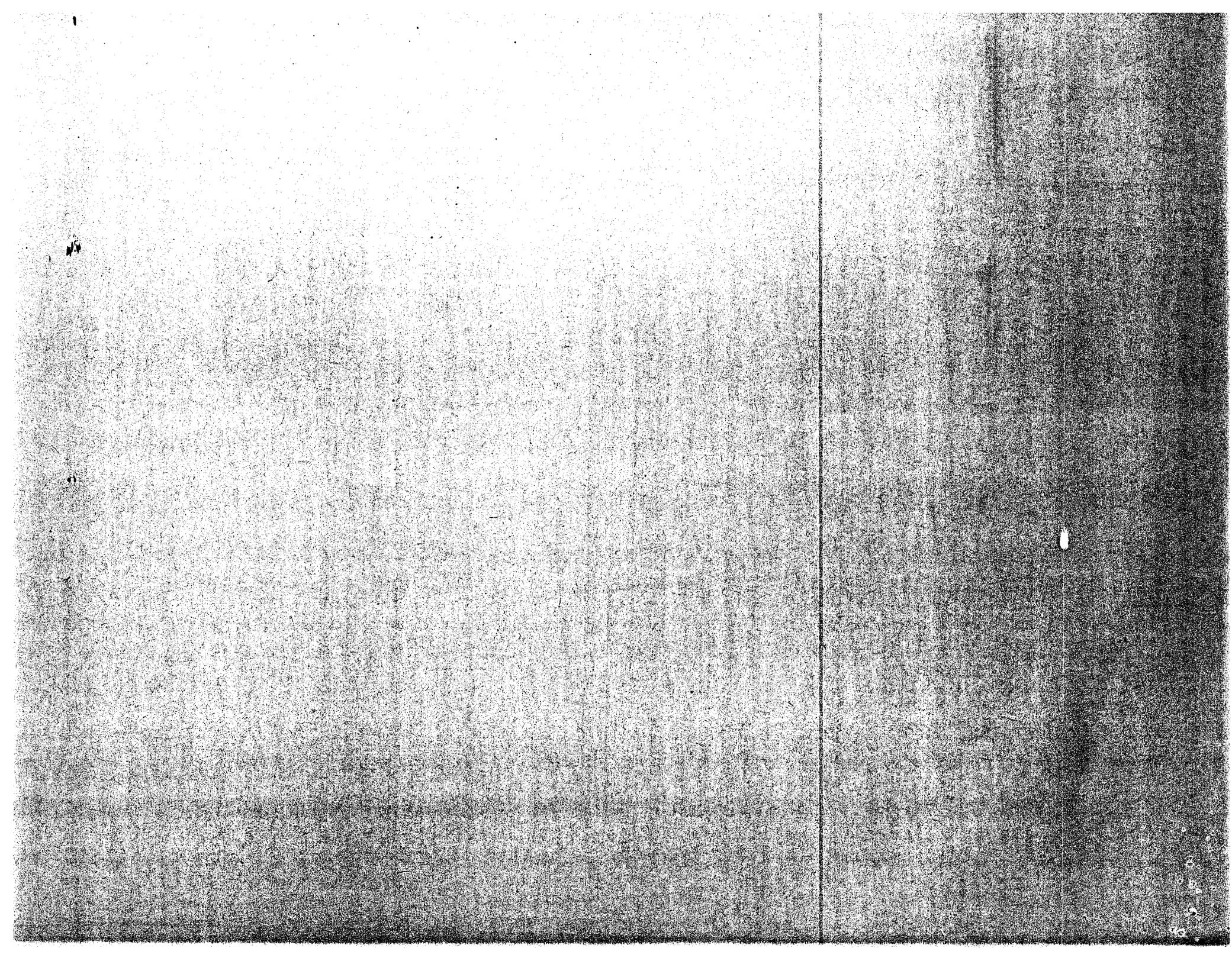
1) This property is within the 4 to 1 Program and shall comply with the 4 to 1 Program Countywide Planning Policies FW-1, Step 7 and King County Comprehensive Plan Policies I-204 and I-205.

**Rationale:** This proposed zoning atlas amendment is a result of an application to the 4 to 1 Program.

**Note:** See I-202 and I-203 Analysis.

#14 & 15: Emmerson & Associates 4 to 1 Proposal





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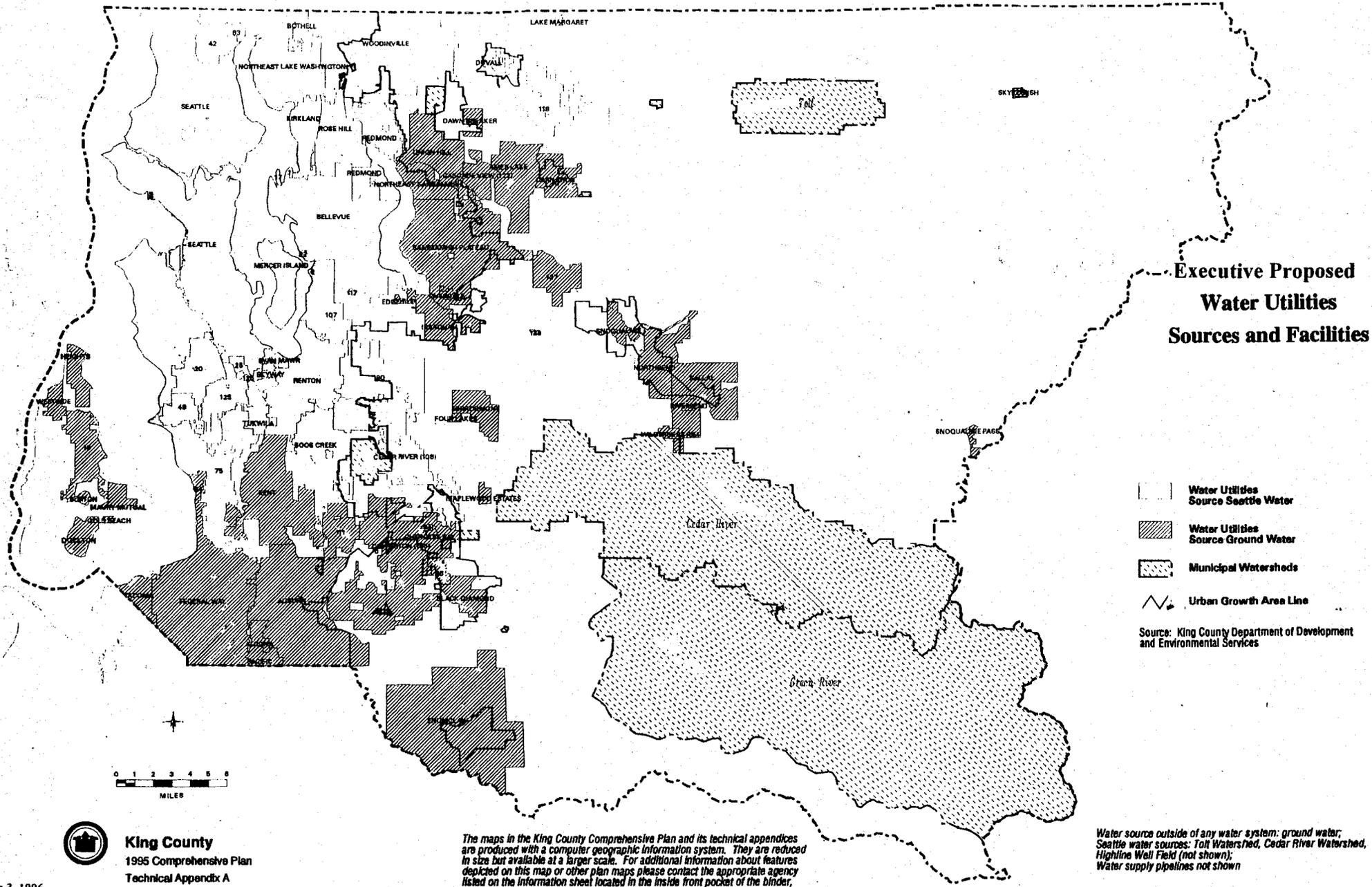
**1994 King County Comprehensive Plan - Technical Appendix Volume One**

**AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN  
TECHNICAL APPENDIX A, VOLUME ONE.**

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Amend the Water Utilities Sources and Facilities Map, Technical Appendix A, Volume 1, by indicating King County Water District No. 111 as a water utility with ground water source.

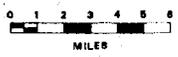
**Rationale:** This is a technical correction to the Water Utilities Sources and Facilities Map. King County Water District No. 111 is not depicted on the map with a water source. This amendment is consistent with the Ground Water Service Areas and Well Sites Map, Technical Appendix A, Volume One, which depicts King County Water District No. 111 as a ground water service area.



**Executive Proposed  
Water Utilities  
Sources and Facilities**

-  Water Utilities Source Seattle Water
-  Water Utilities Source Ground Water
-  Municipal Watersheds
-  Urban Growth Area Line

Source: King County Department of Development and Environmental Services



**King County**  
1995 Comprehensive Plan  
Technical Appendix A

June 3, 1996

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

Water source outside of any water system: ground water; Seattle water sources: Toit Watershed, Cedar River Watershed, Highline Well Field (not shown); Water supply pipelines not shown

1 1994 King County Comprehensive Plan - Glossary

2 AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN-  
3 GLOSSARY  
4

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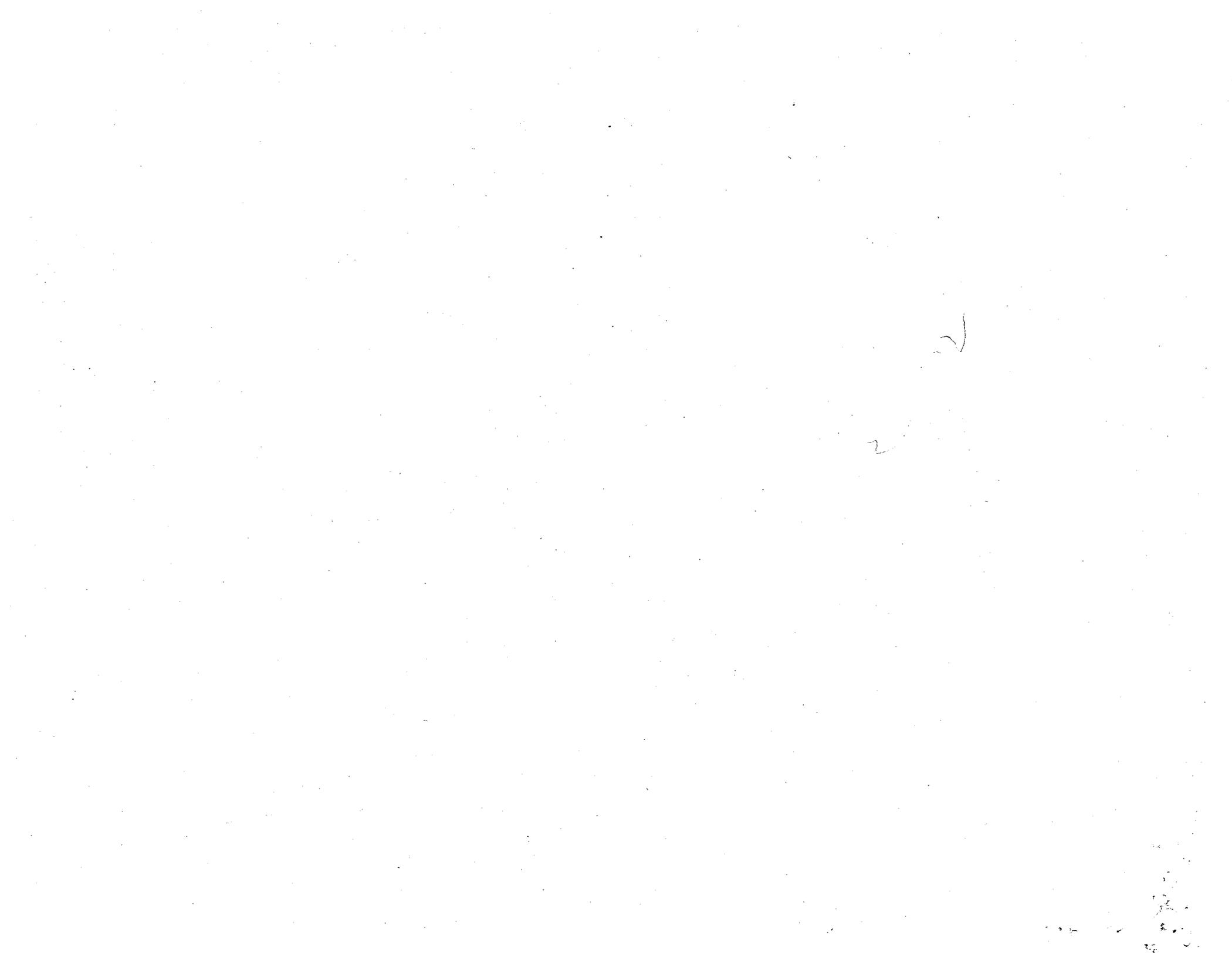
5 Revise the definition of Wetland on page 255 of the King County Comprehensive Plan as  
6 follows:

7 **Wetland**

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

18 **Rationale:**

19 The additional language makes the Comprehensive Plan Glossary definition of wetlands  
20 consistent with the definition used in ESSB 5776.



September 30, 1996

A motion was made by Mr. Vance to pass Amendment No. 2.1. The motion passed 11 to 0, Mr. McKenna and Ms. Sullivan excused.

Previously Numbered as: None

2.1

September 23, 1996

Introduced By:

  
Chris Vance

1 AMENDMENT TO ATTACHMENT A TO PROPOSED ORDINANCE 96-496 AS  
2 RECOMMENDED BY THE GROWTH MANAGEMENT, HOUSING AND  
3 ENVIRONMENT COMMITTEE ON July 31, 1996  
4

5 Delete the Amendment to Policy U-618 contained on page 1 of Attachment A to Proposed  
6 Ordinance 96-496 as recommended by the Growth Management, Housing and  
7 Environment Committee on July 31, 1996.  
8

9 Effect:

10 U-618 Currently designated Community Business Centers are: (Highline) Boulevard  
11 Park, 177th Street and 1st Avenue, Top Hat, Roxhill, Salmon Creek; (West Hill) Sky-  
12 way;(Shoreline) Ballinger Way, Lake City, North City; (Northshore) Kingsgate,  
13 Juanita-Woodinville Way/100th Avenue NE; (Soos Creek) Benson Hill, Fairwood, Kent  
14 Highlands, Lea Hill, Panther Lake, (East Sammamish) Sammamish  
15 Highland/Inglewood Plaza, Klahanie, Pine Lake Village, Issaquah Employment Center,  
16 ((Salmonback Village)); (Federal Way) North Lake Area; (Tahoma/Raven Heights)  
17 Four Corners, Wilderness Village; (Newcastle) East Renton Plateau. The specific size  
18 and boundaries of new Community Business Centers should be established through  
19 future planning efforts. Community Business Centers should be 10 to 40 acres in area,  
20 excluding land needed for surface water management or protection of environmentally  
21 sensitive features, and should be designed to provide shopping and services for a nearby  
22 population of 15,000 to 40,000 people. Redevelopment of existing Community Business  
23 Centers is encouraged.

24 Rationale: The property owners have requested that all amendments relating to the  
25 Salmonback Village proposal be withdrawn from consideration. This amendment to  
26 Attachment A would eliminate the designation of Salmonback Village as a Community  
27 Business Center in policy U-618.

September 30, 1990

A motion was made by Mr. Phillips to pass Amendment No. 3.1. The motion passed 7 to 5. Previously Number as: 3.1 Mr. McKenna, Mr. Pullen, Mr. Vance, Mr. von Reichbauer, Ms. Hague voting "no", Ms. Sullivan excused.

3.1

September 25, 1996

Introduced by

*Larry Phillips*  
Larry Phillips

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AMENDMENT TO ATTACHMENT A TO PROPOSED ORDINANCE 96-496 AS RECOMMENDED BY THE GROWTH MANAGEMENT, HOUSING AND ENVIRONMENT COMMITTEE ON July 31, 1996

Amend the Amendment to Policy R-108 contained on pages 4-5 of Attachment A to Proposed Ordinance 96-496 as recommended by the Growth Management, Housing and Environment Committee on July 31, 1996, as follows:

**R-108** In 1995, King County identified, in partnership with citizens and property owners, ~~((made initial designations of))~~ appropriate districts within the Rural Area where farming and forestry are to be encouraged and expanded through incentives and additional zoning protection. Initial district designations will be refined during 1996, with possible revisions after property owners have been notified. Any revised district boundaries will be proposed as part of the 1997 Comprehensive Plan Amendment process. Final District Designations will be made and zoned by December 31, 1997. ~~((A process for zoning of the districts based on the incentive programs, will also be developed.))~~ Areas to be considered should include lands meeting the criteria set forth in the Countywide Planning Policies. ~~((Revised boundaries will be proposed as part of the 1997 Comprehensive Plan Amendment.))~~ All incentive programs created by the county and related to zoning will be available to benefit landowners in the districts based on the zoning of their properties as of the effective date of this plan. ~~((The county shall monitor the success of the incentive program and shall issue an annual report which shall include recommendations for an program or regulatory changes, including zoning, to address loss of land in large parcels.))~~ Regulatory and incentive programs ~~((should))~~ shall achieve very low densities in the Rural Farm and Forest Districts (one home per 20 acres for forest areas, one home per 10 acres for farming areas). Institutional uses or public facilities should not be permitted except as provided by Countywide Planning Policy LU-9. The county shall develop and implement a monitoring program in 1997 to evaluate the success of the incentives programs and shall issue an annual report which shall include recommendations for any program or regulatory changes.

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Rationale: Modifies the amendment to R-108 as proposed by the executive to establish deadlines for the final districts designations and zoning and for the development and implementation of a monitoring program and an annual report to evaluate the success of incentives.

September 30, 1996

Amendment No. 3.2 was withdrawn by Mr. Phillips.

Previously Numbered as: 3.2

3.2

September 25, 1996

Introduced By:

*Larry Phillips*  
Larry Phillips

1 AMENDMENT TO ATTACHMENT A TO PROPOSED ORDINANCE 96-496 AS  
2 RECOMMENDED BY THE GROWTH MANAGEMENT, HOUSING AND  
3 ENVIRONMENT COMMITTEE ON July 31, 1996  
4

5 Amend the Amendment to Policy R-207 contained on page 8 of Attachment A to Proposed  
6 Ordinance 96-496 as recommended by the Growth Management, Housing and Environment  
7 Committee on July 31, 1996 as follows:

8 **R-207** ~~((A residential density of one home per 2.5 acres shall recognize areas of~~  
9 ~~existing)) The RA 2.5 zone is applied to areas with patterns of lots below five~~  
10 ~~acres in size that were created prior to the adoption of the 1994~~  
11 ~~Comprehensive Plan. ((These existing substandard)) Such smaller lots may~~  
12 ~~((still)) be developed individually or combined, provided that applicable~~  
13 ~~standards for sewage disposal, environmental protection, water supply, roads~~  
14 ~~and rural fire protection can be met. The base density for the RA 2.5 zone~~  
15 ~~shall be one dwelling per 5 acres for all land segregations by formal or short~~  
16 ~~plat. ((A subdivision at a density greater than one home per five acres shall~~  
17 ~~not be permitted unless the property is zoned RA 2.5 and is surrounded on at~~  
18 ~~least three sides by existing lots of less than five acres in size or existing lots~~  
19 ~~that are at least five acres in size and are developed for schools, libraries or~~  
20 ~~commercial facilities. Existing lots shall mean lots which were subdivided by~~  
21 ~~formal plat or short plat prior to December 31, 1994. In some circumstances~~  
22 ~~very small substandard lots may be required to be combined to create a~~  
23 ~~usable building site to meet health and safety standards.)) No new RA 2.5~~  
24 ~~zoning ((beyond that existing on the effective date of adoption of the 1994~~  
25 ~~King County Comprehensive Plan at a density of one home per 2.5 acres))~~  
26 ~~shall be applied in the Rural Area, except to identify receiving areas for~~  
27 ~~density transfers pursuant to Policy R-207A.~~

28 **Rationale:** The three-side provision in current policy R-207 adds to the Rural growth  
29 target problem King County Comprehensive Plan Policies R-105 and R-106 establish a very  
30 low target range for new household growth for King County's Rural Areas (5800 to 8200  
31 over 20 years, or 300 to 400 annually). Recent data indicate that Rural Areas have  
32 experienced about twice that rate of growth since adoption of the targets. The current  
33 policy R-207 and proposed ordinance 96-406 could create an additional 1600 lots in the

1 Rural Area (or consume about four to five years worth of new households), which would  
2 make it difficult to maintain the 20-year target<sup>1</sup>.

3 As described in the rationale for the newly proposed policy R-207A, by using TDRs as a  
4 mechanism to increase the density in one area while reducing density accordingly in another  
5 area, no net increase in rural growth beyond that allowed under existing zoning would  
6 occur. Rural growth targets would then be easier to maintain.

7 Given the accelerated level of development in the Rural Area, the proposed policy revisions  
8 retain the existing base density of one dwelling per 5 acres for the area zoned RA 2.5  
9 pending completion of the report called for in proposed new policy R-207A. Should the  
10 RA 2.5 zone prove feasible for receiving density transferred from other rural areas, a  
11 maximum density of one home per 2.5 acres could be considered.

#### 12 'No New RA 2.5 Zoning' Policy Statement Modified

13 The last sentence of current policy R-207 is modified in the proposed policy revision.  
14 Following the TDR Receiving Areas study, it is possible that additional Rural areas not now  
15 zoned RA 2.5 would be identified as potential receiving areas. The RA 2.5 zone could be  
16 modified and used as a zoning vehicle for all receiving areas. This could then result in more  
17 geographic areas where RA 2.5 zoning could be applied. The mechanism for developing  
18 land at the higher density (one dwelling per 2.5 acres) would still be through transfers from  
19 sending areas.

#### 20 Geographic differences in applying the three-side provision

21 Example parcels in three areas of King County (Hollywood Hills, north of Snoqualmie and  
22 between Black Diamond and Enumclaw) were examined to test the three-side provision.  
23 The results indicate that such a three side test would be relatively easy to meet where  
24 smaller, "suburban-style" lot patterns predominate<sup>2</sup>.

25 In other areas where the lot pattern is more traditionally rural (blocks of 5 acre lots), the  
26 three side test would be more difficult, but still quite possible, to meet. In fact, owners of  
27 very similar properties could be treated quite differently under the provision, depending on  
28 the exact size of adjacent properties. As an example, a comparison was made of properties  
29 adjacent to two subject lots (each about six acres) near Enumclaw. One had adjacent  
30 properties of 4.9 acres and the other had adjacent properties of 5.0 acres. The former  
31 would be able to subdivide and develop under the higher density that current policy R-207  
32 and proposed ordinance 96-406 would allow, and the latter would not. Yet the subject  
33 parcels are not significantly different in any other way.

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<sup>1</sup> See the attached breakdown of potential new lots which would be created at one dwelling per 2.5 acres density. Note that not all subdividable RA 2.5 lots would meet the three-side test, and that environmental and other constraints, and landowner intent would affect the total new lots that could be created. The figure of 1600 new lots represents an upper end of the range that could result from the current policy and proposed ordinance 96-406.

<sup>2</sup> The analysis performed assumed that a side was more than a single point of contact between parcels. Examples of the areas examined are attached.

September 30, 1996

Previously Numbered as 3.3 A motion was made by Mr. Phillips to pass Amendment No. 3.3. The motion passed 11 to 0, Mr. von Reichbauer and Ms. Sullivan excused.

3.3

September 25, 1996

Introduced By:

*Larry Phillips*  
Larry Phillips

1 AMENDMENT TO ATTACHMENT A TO PROPOSED ORDINANCE 96-496 AS  
2 RECOMMENDED BY THE GROWTH MANAGEMENT, HOUSING AND  
3 ENVIRONMENT COMMITTEE ON July 31, 1996  
4

5 Add a new policy R-207A to Attachment A to Proposed Ordinance 96-496 as  
6 recommended by the Growth Management, Housing and Environment Committee on July  
7 31, 1996 to read as follows:

8 **R-207A King County should study areas with RA 2.5 zoning, with the exception of**  
9 **Vashon and Maury Islands, for their suitability to receive density transferred**  
10 **from other Rural areas and to subsequently be subdivided and developed at**  
11 **a maximum density of one home per 2.5 acres. Other Rural and Urban areas**  
12 **that could accommodate additional density consistent with the Growth**  
13 **Management Act and the Comprehensive Plan should also be included in the**  
14 **study. Modifications to maps, policies and regulations, and program needs**  
15 **should be developed by June, 1997.**

16 **Rationale:**

17 The RA 2.5 Zone as a Potential TDR Receiving Area

18 The Rural Farm and Forest Report recommends that King County actively pursue a  
19 Transfer of Development Rights (TDR) program to relieve development pressure on Rural  
20 Farm and Forest Districts. The sending areas (the Districts) have been established, and the  
21 Department of Natural Resources (DNR) is currently developing the exchange and tracking  
22 mechanisms needed to administer a TDR program. The Executive has proposed a change  
23 to Policy R-217 this year to explicitly allow for density transfers within rural areas,  
24 consistent with CPP LU-14.

25 DNR is also identifying appropriate receiving areas for the density transfers. Along with  
26 other Rural and Urban areas, the RA 2.5 zone would be an appropriate area to evaluate in  
27 the TDR Receiving Areas Planned Action EIS being prepared by DNR under the Planning  
28 and Environmental Review Fund grant King County has received from the State Office of  
29 Community Trade and Economic Development. Should the zone (or appropriate  
30 geographic areas zoned RA 2.5) prove feasible, the appropriate changes to policies, zoning,  
31 and regulations can be made.<sup>1</sup>

<sup>1</sup> DNR is currently commencing the scoping of alternatives for study under the CTED grant. A variety of areas within the UGA and in the Rural area would be evaluated in addition to the areas zoned RA 2.5.

1 The RA 2.5 zone is potentially an attractive candidate receiving area for several reasons.  
2 Since areas zoned RA 2.5 exist in a variety of locations around the County, geographic  
3 continuity between sending and receiving areas is possible. It is also possible that the lots  
4 created at 2.5 densities could be of higher market value, thus increasing the likely  
5 effectiveness of a TDR program.

6 However, the current policy R-207 and proposed ordinance 96-406 would allow some  
7 landowners in the RA 2.5 zone to realize an increase in their allowable density based on the  
8 historic lot pattern in the immediate area of their parcel. As described in the rationale for  
9 the proposed revisions to R-207, many if not most parcels in the RA 2.5 zone could take  
10 advantage of the three-side provision to increase their density. This is a potentially serious  
11 problem if the RA 2.5 zone is also identified as a viable receiving area for TDRs.

12 Studies conducted around the nation have indicated that TDR programs are more successful  
13 in jurisdictions that take steps to reduce or eliminate such other methods of increasing  
14 density in receiving areas<sup>2</sup>. Having the three-side method available for a landowner to  
15 increase density would make a density transfer through a TDR unlikely. By removing the  
16 three-side provision, density could only be increased through a transfer from a Rural Farm  
17 or Forest District. Through this policy change, the significant public benefit of conserving  
18 rural resource lands and uses through TDRs could more easily be achieved.

19 Studies have also shown that identifying viable receiving areas for density transfers is the  
20 most difficult part of developing a TDR program. Ideally, jurisdictions should identify more  
21 receiving area capacity than could be utilized with a given amount of density credits  
22 transferred from sending areas. This is because not every receiving area development will  
23 take advantage of the ability to transfer because of landowner intent, environmental or other  
24 constraints, or future market forces<sup>3</sup>.

25 The Countywide Planning Policies, Natural Resources policies in the Comprehensive Plan,  
26 and the recommendations in the Farm and Forest Report call for King County to implement  
27 a meaningful TDR program. As stated above, establishing receiving areas for TDRs is the  
28 most difficult and the most necessary part of an implementable TDR program. The three-  
29 side provision in current policy R-207 and proposed ordinance 96-406 would reduce the  
30 amount of receiving area King County could otherwise identify.

### 31 Vashon-Maury Island

32 Vashon-Maury Island is excepted from the TDR study provision in proposed new policy R-  
33 207A. This is because of water availability problems in some areas and the potential ground  
34 water resource impacts associated with higher density, and because of the geographic  
35 discontinuity with the Rural Farm and Forest District sending areas.

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<sup>2</sup> See Evaluating Innovative Techniques for Resource Lands, Part II: Transfer of Development Rights.  
Washington Dept. of Community, Trade and Economic Development, November, 1992, and others.

<sup>3</sup> This assumes the program is voluntary, and the transferred density amounts to an increment above that  
otherwise achievable in the receiving area through subdivision at existing base density zoning.

September 30, 1996

A motion was made by Mr. Phillips to pass Amendment No. 6.1. The motion passed 8 to 4, Mr. Pullen, Mr. Vance, Mr. von Reichbauer and Ms. Hague voting "no", Ms. Sullivan excused.

Previously Numbered as: None

6.1

September 25, 1996

Introduced by:

*Larry Phillips*  
Larry Phillips

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AMENDMENT TO ATTACHMENT A TO PROPOSED ORDINANCE 96-496 AS RECOMMENDED BY THE GROWTH MANAGEMENT, HOUSING AND ENVIRONMENT COMMITTEE ON July 31, 1996

Delete the Amendment to Policy RL-303 contained on page 17 of Attachment A to Proposed Ordinance 96-496 as recommended by the Growth Management, Housing and Environment Committee on July 31, 1996.

Effect:

**RL-303 King County should continue to commit resources and efforts to preserve Agricultural Production District parcels in or near the Urban Growth Area because of their high production capabilities, their proximity to markets, and their value as open space. ~~((The County should recognize, however, that conversion to other uses may be appropriate for certain of these parcels within the Urban Growth Boundary as it existed on December 31, 1994 where there is a historic lack of profitable farming, urban access, urban levels of service, proximity to non-agricultural markets, and value in supporting family wage jobs)).~~**

**Rationale:** The language added to Policy RL-303 in Growth Management Committee would contribute to the degradation of the lower Green River Agricultural Production District (APD). King County has a substantial investment in this area through the purchase of development rights and a long history of public policy to maintain the county's agricultural land base. This amendment would return the policy to its adopted form by deleting amendments recommended by the Growth Management, Housing and Environment Committee. Specially, the reference to the consideration of conversion to other uses of APD land is deleted.

September 30, 1996

Amendment No. 6.2 was withdrawn by Mr. Derdowski.

Previously Numbered as: None

6.2

September 24, 1996

Introduced by: Brian Derdowski  
Brian Derdowski

1 AMENDMENT TO ATTACHMENT A TO PROPOSED ORDINANCE 96-496 AS  
2 RECOMMENDED BY THE GROWTH MANAGEMENT, HOUSING AND  
3 ENVIRONMENT COMMITTEE ON July 31, 1996  
4

5 Amend the Amendment to Policy RL-303 contained on page 17 of Attachment A to  
6 Proposed Ordinance 96-496 as recommended by the Growth Management, Housing and  
7 Environment Committee on July 31, 1996 as follows:

8 **RL-303 King County should continue to commit resources and efforts to preserve**  
9 **Agricultural Production District parcels in or near the Urban Growth Area**  
10 **because of their high production capabilities, their proximity to markets, and**  
11 **their value as open space. The County ((should)) recognizes, however, that**  
12 **there is increasing demand to convert land located within the Urban Growth**  
13 **Boundary to non-agricultural uses ((conversion to other uses may be**  
14 **appropriate for certain of these parcels within the Urban Growth Boundary**  
15 **as it existed on December 31, 1994 where there is a historic lack of profitable**  
16 **farming, urban access, urban levels of service, proximity to non-agricultural**  
17 **markets, and value in supporting family wage jobs)). In order to address the**  
18 **competing demands on these urban Agricultural Production District**  
19 **properties, the county shall develop a scope of work to include participation**  
20 **by adjacent cities, property owners, the Agriculture Commission and**  
21 **stakeholders to develop criteria and policies to guide the County's**  
22 **consideration of the redesignation of these lands to non-agricultural uses.**

23 **Rationale:** This amendment recognizes the pressure to urbanize the Agricultural Production  
24 District (APD) lands located within the urban area for which development rights have not been  
25 purchased. It also establishes a process to develop criteria and policies to guide the County's  
26 consideration of the redesignation of these lands to non-agricultural uses.  
27

28 Policies RL-303 and RL-304 as amended by the Growth Management, Housing and  
29 Environment Committee would allow conversion of APD lands to another use without an

1 equivalent replacement when there is historic lack of profitable farming, urban access, urban  
2 levels of services, proximity to non-agricultural markets and value in supporting family wage  
3 jobs. A standard to measure farming profitability has not been established by the County. This  
4 amendment would delete this criteria in favor of the development of a work program with  
5 participation by effected stakeholders. The goal of the work program would be to develop  
6 criteria and policies to guide the County's land use deliberations for these lands.  
7

8 Kent and Auburn, which have potential annexation areas including urban APD lands, have  
9 different positions on the designation of these properties. The Agriculture Commission voted 8-  
10 0 against the amendments to RL-303 and RL-304 as proposed by GMH&EC and the property  
11 owners of these lands do not have consensus on the appropriate land use designation. For all of  
12 these reasons, it is prudent for the County to establish an inclusive process and a policy basis to  
13 guide potential land use decisions.

A motion was by Mr. Phillips to pass

Previously Numbered as: None

Amendment No. 6.3 dated September 27, 1996

with revised rationale. The motion passed 9 to

6.3

September 27, 1996

3, Mr. Pullen, Mr. Vance and Mr. von

Reichbauer voting no, Ms. Sullivan excused.

Larry Phillips

Revised from 9/23 version to augment the rationale.

AMENDMENT TO ATTACHMENT A TO PROPOSED ORDINANCE 96-496 AS RECOMMENDED BY THE GROWTH MANAGEMENT, HOUSING AND ENVIRONMENT COMMITTEE ON July 31, 1996

Delete the Amendment to Policy RL-304 contained on page 18 of Attachment A to Proposed Ordinance 96-496 as recommended by the Growth Management, Housing and Environment Committee on July 31, 1996.

Effect:

RL-304 Agricultural Production Districts are comprised of blocks of contiguous farmlands where agriculture is supported through the protection of agricultural soils and related support services and activities. Roads and natural features should be used as boundaries for Agricultural Production Districts to reduce the possibility of conflicts with the adjacent land uses. Conversion to other uses should occur only when it can be demonstrated that such lands are no longer suitable for agricultural purposes and that their removal will not diminish the effectiveness of farming within the Agricultural Production District boundaries. Conversion of Agricultural Production District land may only occur if ((1)) mitigated through the addition of agricultural land abutting King County Agricultural Production District of equal acreage, and of equal or greater soils and agricultural value((, or 2) if the land lies within the Urban Growth Area boundary, profitable commercial farming has not occurred on the land since 1966, the land has urban access, and urban services are available to the land, proximity to non-agricultural markets, and value in supporting family wage jobs)).

Rationale: The language added to Policy RL-304 in Growth Management Committee would result in the degradation of the lower Green River Agricultural Production District. King County has a substantial investment in this area through the purchase of development rights and a long history of public policy to maintain the county's agricultural land base.

The lower Green River APD is comprised of parcels with long term commercial significance for the production of agricultural products. The soils in this area are rated Class II by the Soil Conservation Service, which are the best agricultural soils in King County. The property within the lower Green River APD has been primarily devoted to agricultural uses for decades. King County has consistently considered this area to be a significant agricultural resource area, and nothing has changed in this area over the last few years that would change this assessment.

This amendment would return the policy to its adopted form by deleting amendments recommended by the Growth Management, Housing and Environment Committee. Specially, the ability to convert agricultural land to another use without an equivalent replacement of acreage is eliminated.

Handwritten notes: 6.3, per [unclear]

Handwritten number: 10

September 30, 1996

Amendment No. 6.4 was withdrawn by Mr. Vance.

Previously Numbered as: 6.1

6.4

September 25, 1996

Introduced by:

*Chris Vance*  
Chris Vance

1 AMENDMENT TO ATTACHMENT A TO PROPOSED ORDINANCE 96-496 AS  
2 RECOMMENDED BY THE GROWTH MANAGEMENT, HOUSING AND  
3 ENVIRONMENT COMMITTEE ON July 31, 1996  
4

5 Amend the Amendment to Policy RL-304 contained on page 18 of Attachment A to  
6 Proposed Ordinance 96-496 as recommended by the Growth Management, Housing and  
7 Environment Committee on July 31, 1996, as follows:

8 **RL-304 Agricultural Production Districts are comprised of blocks of contiguous**  
9 **farmlands where agriculture is supported through the protection of agricultural**  
10 **soils and related support services and activities. Roads and natural features**  
11 **should be used as boundaries for Agricultural Production Districts to reduce the**  
12 **possibility of conflicts with the adjacent land uses. Conversion to other uses**  
13 **should occur only when it can be demonstrated that such lands are no longer**  
14 **suitable for agricultural purposes and that their removal will not diminish the**  
15 **effectiveness of farming within the Agricultural Production District boundaries.**  
16 **Conversion of Agricultural Production District land may only occur if 1)**  
17 **mitigated through the addition of agricultural land abutting King County**  
18 **Agricultural Production District of equal acreage, and of equal or greater soils**  
19 **and agricultural value, or 2) if the land lies within the Urban Growth Area**  
20 **boundary, profitable commercial farming has not occurred on the land since**  
21 **1966, the land has urban access, and urban services are available to the land,**  
22 **proximity to non-agricultural markets, and value in supporting family-wage**  
23 **jobs. When land is converted to another use by condition 2 above, the county**  
24 **may require through permit conditions additional measures to protect**  
25 **neighboring agricultural uses. Such measures may include larger setback and**  
26 **buffering areas.**

27 **Rationale:** The proposed amendment would amend policy RL-304 as amended by the Growth  
28 Management, Housing and Environment Committee to add a provision stating that property  
29 converted without a 1:1 APD replacement may be subject to special permit conditions applied for the  
30 purpose of protecting neighboring agricultural uses.

11

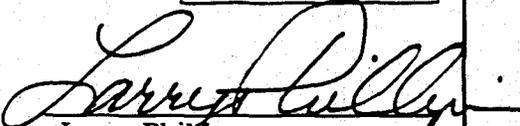
September 26, 1996  
A motion was made by Mr. Phillips to pass  
Amendment No. 13.1. The motion passed 11 to  
0, Mr. von Reichbauer and Ms. Sullivan

Previously numbered ~~as Node~~

13.1

September 26, 1996

Introduced By:

  
Larry Phillips

1 AMENDMENT TO ATTACHMENT A OF PROPOSED ORDINANCE 96-496 AS RECOMMENDED  
2 BY THE GROWTH MANAGEMENT, HOUSING AND ENVIRONMENT COMMITTEE ON  
3 JULY 31, 1996  
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5 Amend the Amendment to I-204 contained on page 26 to 30 of Attachment A to Proposed  
6 Ordinance 96-496 as recommended by the Growth Management, Housing and  
7 Environment Committee on July 31, 1996 as follows:

8 **I-204 King County shall actively pursue dedication of open space north and south along  
9 the Urban Growth Area line.**

- 10 a. Rural Area land, excluding agriculturally zoned land, may be added to  
11 the Urban Growth Area only in exchange for a dedication of permanent  
12 open space to the King County Open Space System. The dedication  
13 shall consist of a minimum of four acres of open space for every one  
14 acre of land added to the Urban Growth Area, calculated in gross acres.  
15 The open space shall be dedicated at the time the application is  
16 approved;
- 17 b. Land added under this policy to the Urban Growth Area adopted in the  
18 Countywide Planning Policies and the King County Comprehensive  
19 Plan shall be physically contiguous to the existing Urban Growth Area  
20 and must be able to be served by sewers and other urban services;
- 21 c. The total area added to the Urban Growth Area as a result of this policy  
22 shall not exceed 4,000 acres;
- 23 d. Development of the land added to the Urban Growth Area under this  
24 policy shall be limited to residential development and shall be at a  
25 minimum density of four dwelling units per acre. Proposals shall meet  
26 the urban density and affordable housing policies of this Comprehensive  
27 Plan;
- 28 e. Open space areas shall retain their rural area designations and should  
29 generally be configured in such a way as to connect with open space on  
30 adjacent properties. Open space areas should generally parallel the  
31 Urban Growth Area line, but the criteria set forth in I-204(k) below  
32 shall be controlling;
- 33 f. The minimum depth of the open space buffer between the proposed  
34 addition to the Urban Growth Area and the Rural Area shall be at least  
35 one-half of the property width;

- 1 g. The minimum size of property to be considered will be 20 acres, which  
2 includes both the proposed addition to the Urban Growth Area and land  
3 proposed for open space dedication. Smaller properties may be  
4 combined to meet the 20-acre threshold;
- 5 h. Initial proposals for open space dedication and redesignation to Urban  
6 Growth Area must be received between July 1, 1994 and June 30, 1996.  
7 Review by King County shall conclude by June 30, 1997. An additional  
8 round of proposals is established for the period from July 1, 1996 to  
9 December 31, 2006. Review by King County shall conclude upon  
10 adoption of Comprehensive Plan amendments in the year 2007;
- 11 i. Where applications are adjacent to city boundaries or Potential  
12 Annexation Areas, King County shall consult with and solicit  
13 recommendations from the city;
- 14 j. Proposals shall be evaluated for quality of both open space and urban  
15 development. The highest quality proposals shall be recommended for  
16 adoption as amendments to the Urban Growth Area, in accordance with  
17 the procedural requirements of the Growth Management Act. If the  
18 4,000-acre limit on land to be added to the Urban Growth Area is not  
19 reached in the time limits set forth in I-204(h), above, because of either  
20 insufficient number of proposals or proposals of insufficient quality,  
21 King County may set a time period for additional proposals;
- 22 k. Criteria for evaluating proposals shall include:
- 23 1. Quality of fish and wildlife habitat areas;
  - 24 2. Connections to regional open space systems;
  - 25 3. Protection of wetlands, stream corridors, ground water and water  
26 bodies;
  - 27 4. Unique natural, cultural, historical, or archeological features;
  - 28 5. Size of proposed open space dedication and connection to other  
29 open space dedications along the Urban Growth Area line, and
  - 30 6. The ability to provide efficient urban facilities and services to the  
31 lands proposed to be redesignated as part of the Urban Growth  
32 Area;
- 33 l. Proposals which add 200 acres or more to the Urban Growth Area shall  
34 include affordable housing consistent with King County regulations for  
35 urban planned developments, which require a mix of housing types and  
36 densities, including 30 percent below-market-rate units affordable to  
37 low, moderate and median income households;
- 38 m. As an incentive for additional affordable housing development under  
39 this program, the required open space dedication shall be reduced from  
40 four to 3.5 acres for each acre added to the Urban Growth Area for 1)  
41 proposals smaller than 200 acres that provide 30 percent affordable  
42 housing units, or 2) larger developments that exceed 30 percent  
43 affordable housing units;

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- n. Development on land added to the Urban Growth Area under this policy shall be subject to the same growth phasing policies applicable to all other urban development;
- o. Where a contiguous band of publicly dedicated open space currently exists along the Urban Growth Area line, the above program shall not be utilized; and
- p. The open space acquired through this program shall be considered ~~((primarily))~~ as natural areas or passive recreation sites. The following additional uses may be allowed only if located on a small portion of the open space and are found to be compatible with the site's open space values and functions such as those listed in I-204k:
  - 1. trails;
  - 2. natural appearing, unfenced stormwater facilities for the purpose of serving the urban portion of the 4:1 proposal;
  - 3. compensatory mitigation of wetland losses on the urban designated portion of the project, consistent with the King County Comprehensive Plan and the Sensitive Areas Ordinance; and
  - 4. active recreation uses which are compatible with the functions and values of the open space and are necessary to provide limited, low intensity recreational opportunities (such as mowed meadows) for adjacent Urban Area provided that: the active recreation is as near as possible based on site conditions to the Urban Growth Area; the physical characteristics of the site, such as topography, soils and hydrology are suitable for development of active facilities; the active recreation area does not exceed five percent of the total open space acreage; and provided that no roads, parking, or sanitary facilities are permitted to serve the recreation space. Development for active recreation allowed in the open space may not be used to satisfy the active recreation requirements in K.C.C. 21A.

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**Rationale:** The only change to text is found on page 3, line 14 and states that the open space acquired through the 4 to 1 Program shall be considered ~~primarily~~ as natural areas or passive recreation sites. The adverb "primarily" is not necessary because the exceptions to the use of the acquired open space apart from a natural state or passive recreation are specifically noted in the provided text.

September 30, 1996

Amendment No. 3-1 was withdrawn by Mr. Vance.

Previously Numbered as: 3-1

3-1

September 25, 1996

Introduced By:

  
Chris Vance

1 AMENDMENT TO ATTACHMENT A TO PROPOSED ORDINANCE 96-496 AS  
2 RECOMMENDED BY THE GROWTH MANAGEMENT, HOUSING AND  
3 ENVIRONMENT COMMITTEE ON July 31, 1996  
4

5 Amend the text of the Zoning Amendment numbered 3 and contained on page 3 of  
6 Attachment A to Proposed Ordinance 96-496 as recommended by the Growth  
7 Management, Housing and Environment Committee on July 31, 1996 as follows:

8 Amend the King County Comprehensive Plan Zoning Atlas for Sections 25 and 36,  
9 Township 22, Range 4 (Map #9), by rezoning the subject property (Torrance),  
10 consisting of parcels numbers 0006-8000-21 and 0006-8000-23, indicated in the  
11 attached map, from A-10 - Agriculture, one DU per 10 acres, to I-P - Industrial with  
12 the following P-Suffix condition:

13 The county may require, through permit conditions, additional measures to protect  
14 neighboring agricultural uses. Such measures may include larger setback and  
15 buffering areas.

16 **Rationale:**

17 Adds a P-Suffix condition noting that special permit conditions may be applied for the purpose of  
18 protecting neighboring agricultural uses. These properties meet the criteria of policies RL-303 and  
19 RL-304 as proposed for amendment by the Growth Management, Housing and Environment  
20 Committee on July 31, 1996 and contained in Attachment A to Proposed Ordinance 96-496. They  
21 are within the urban growth area and are approximate to industrial and commercial land uses in the  
22 Cities of Kent and Auburn. They are urban in character and have not supported profitable farming  
23 for over 30 years. These properties have urban access via a major arterial (Central Avenue), and the  
24 main Burlington Northern railroad. These properties will also be served by the planned expansion of  
25 the 277th corridor to 5-lanes.

September 30, 1996

Amendment No. 5-1 was withdrawn by Mr.  
Vance.

Previously Numbered as: 5-1

5-1

September 25, 1996

Introduced By:



Chris Vance

1 AMENDMENT TO ATTACHMENT A TO PROPOSED ORDINANCE 96-496 AS  
2 RECOMMENDED BY THE GROWTH MANAGEMENT, HOUSING AND  
3 ENVIRONMENT COMMITTEE ON July 31, 1996  
4

5 Amend the text of the Zoning Amendment numbered 5 and contained on page 6 of  
6 Attachment A to Proposed Ordinance 96-496 as recommended by the Growth  
7 Management, Housing and Environment Committee on July 31, 1996 as follows:

8 Amend the King County Zoning Atlas for Section 36, Township 22, Range 4 (Map  
9 #9), by ((redesignating)) **rezoning** the subject property, consisting of tax lot  
10 0006-8000-04, indicated in the attached map, from A-10 - Agriculture, one DU per 10  
11 acres to **I-P - Industrial with the following P-Suffix condition:**

12 **The county may require, through permit conditions, additional measures to protect**  
13 **neighboring agricultural uses. Such measures may include larger setback and**  
14 **buffering areas.**

15 **Rationale:**

16 Adds a P-Suffix condition noting that special permit conditions may be applied for the purpose of  
17 protecting neighboring agricultural uses. This property meets the criteria of policies RL-303 and  
18 RL-304 as proposed for amendment by the Growth Management, Housing and Environment  
19 Committee on July 31, 1996 and contained in Attachment A to Proposed Ordinance 96-496. It is  
20 within the urban growth area and is approximate to industrial and commercial land uses in the Cities  
21 of Kent and Auburn. It is urban in character and has not supported profitable farming for over 30  
22 years. This property has urban access via a major arterial (Central Avenue), and the main  
23 Burlington Northern railroad. This property will also be served by the planned expansion of the  
24 277th corridor to 5-lanes.

September 30, 1996

Amendment No. 9-1 was withdrawn by Mr.

Pullen.

Previously Numbered as: 9-1

9-1

September 25, 1996

Introduced By:

Kent Pullen  
Kent Pullen

1 AMENDMENT TO ATTACHMENT A TO PROPOSED ORDINANCE 96-496 AS  
2 RECOMMENDED BY THE GROWTH MANAGEMENT, HOUSING AND  
3 ENVIRONMENT COMMITTEE ON July 31, 1996  
4

5 Amend the text of the Zoning Amendment numbered 9 and contained on page 9 of  
6 Attachment A to Proposed Ordinance 96-496 as recommended by the Growth  
7 Management, Housing and Environment Committee on July 31, 1996 as follows:

8 Amend the King County Zoning Atlas for Section 23, Township 23, Range 5 (Map  
9 #14), by rezoning the northernmost 10 acres of the 38-acre subject property  
10 (Aquabarn Ranch), consisting of parcel number 2323-0591-85, indicated in the  
11 attached map, from R-6 - Residential, six DU per acre, to NB - Neighborhood  
12 Business with the P-Suffix conditions listed below.

13 Site development pursuant to the site's NB zoning shall comply with the following  
14 conditions:

- 15 1. To create a "rustic" or "Western" theme, any new retail and/or office development on  
16 the site shall incorporate the following architectural design features:  
17 a) Wood accents on the buildings, such as wood cornices;  
18 b) A focal point element such as a decorative clock tower, water tower or windmill;  
19 c) A colonnade along at least a portion of the front side of any food market, drug store  
20 and/or retail shop building(s).
- 21 2. Prior to operation of new retail or restaurant uses between the hours of midnight and  
22 6:00 a.m., a noise study shall be performed by an acoustical consultant and submitted to  
23 the health department demonstrating that such proposed uses during such hours of  
24 operation are not anticipated to violate the applicable maximum permissible sound levels  
25 set forth in K.C.C. 12.88.020 as modified by K.C.C. 12.88.030.
- 26 3. New development shall be designed to comply with all applicable King County  
27 stormwater control regulations including any applicable special regulations pertaining to  
28 the site's location in the Cedar River Basin.

29 Rationale: Adds P-Suffix conditions in response to recommendations and concerns expressed by  
30 residents at a community meeting held on September 5, 1996 at the Aquabarn Ranch and by the  
31 Greater Maple Valley Area Council on September 9, 1996.

September 30, 1990

Amendment No. 9-2 was withdrawn by Mr.

Phillips.

Previously Numbered as: 9-2

9-2

September 25, 1996

Introduced By:

Larry Phillips

1 AMENDMENT TO ATTACHMENT A TO PROPOSED ORDINANCE 96-496 AS  
2 RECOMMENDED BY THE GROWTH MANAGEMENT, HOUSING AND  
3 ENVIRONMENT COMMITTEE ON July 31, 1996  
4

5 Amend the text of the Zoning Amendment numbered 9 and contained on page 9 of  
6 Attachment A to Proposed Ordinance 96-496 as recommended by the Growth  
7 Management, Housing and Environment Committee on July 31, 1996 as follows:

8 Amend the King County Zoning Atlas for Section 23, Township 23, Range 5 (Map  
9 #14), by rezoning the northernmost 10 acres of the 38-acre subject property  
10 (Aquabarn Ranch), consisting of parcel number 2323-0591-85, indicated in the  
11 attached map, from R-6 - Residential, six DU per acre, to NB - Neighborhood  
12 Business and by rezoning the southernmost portion of this property from R-1 -  
13 Residential, one DU per acre to R-1-P and adding the following P-Suffix condition:

14 This portion of 2323-0591-85 is designated as permanent open space with a Native  
15 Growth Protection Easement (NGPE). The designation of this NGPE conveys to the  
16 public a beneficial interest in the land within the easement. This interest includes the  
17 preservation of native vegetation for all purposes that benefit the public health, safety  
18 and welfare, including control of surface water and erosion, maintenance of slope  
19 stability, visual and aural buffering, and protection of plant and animal habitat. The  
20 NGPE imposes upon all present and future owners and occupiers of land subject to  
21 the easement, the obligation enforceable on the behalf of the public by King County,  
22 to leave undisturbed all trees and other vegetation within the easement. The  
23 vegetation within the easement may not be cut, pruned, covered by fill, removed or  
24 damaged without the express permission from King County, which permission must  
25 be obtained in writing from the King County department of development and  
26 environmental services or its successor agency.

27 Rationale: The southern 10.54 acres of this parcel are zoned R-1 and contain sensitive areas  
28 including erosion and landslide hazards. The Cedar River is located across SR 169 from the subject  
29 property and the low lying properties in the vicinity are within the 100 year floodplain. The Native  
30 Growth Protection Easement would provide erosion control and protect the low lying areas from  
31 potential flooding and landslides. In addition the vegetation coverage would provide sediment  
32 control for the Cedar River.

September 30, 1996

Amendment No. 9-3 was withdrawn by Mr.

Previously Numbered ~~9-3~~

9-3

September 25, 1996

Introduced By:

Kent Pullen  
Kent Pullen

1 AMENDMENT TO ATTACHMENT A TO PROPOSED ORDINANCE 96-496 AS  
2 RECOMMENDED BY THE GROWTH MANAGEMENT, HOUSING AND  
3 ENVIRONMENT COMMITTEE ON July 31, 1996  
4

5 Amend the text of the Zoning Amendment numbered 9 and contained on page 9 of  
6 Attachment A to Proposed Ordinance 96-496 as recommended by the Growth  
7 Management, Housing and Environment Committee on July 31, 1996 as follows:

8 Amend the King County Zoning Atlas for Section 23, Township 23, Range 5 (Map  
9 #14), by rezoning the northernmost 10 acres of the 38-acre subject property  
10 (Aquabarn Ranch), consisting of parcel number 2323-0591-85, indicated in the  
11 attached map, from R-6 - Residential, six DU per acre, to NB - Neighborhood  
12 Business with the P-Suffix conditions listed below.

13 Site development pursuant to the site's NB zoning shall comply with the following  
14 condition:

15 Prior to the issuance of a building permit, the director of the department of development  
16 and environmental services shall approve building design, materials and color.  
17 Buildings shall be designed and use accent materials (e.g. wood and brick) and muted  
18 colors to be compatible with the rural character of the vicinity.

19 Rationale: Adds a P-Suffix condition in response to recommendations and concerns relative to  
20 building design expressed by residents at a community meeting held on September 5, 1996 at the  
21 Aquabarn Ranch and by the Greater Maple Valley Area Council on September 9, 1996. This  
22 language is similar to that found in the Rural Industrial Development Standards (K.C.C.  
23 21A.14.280).

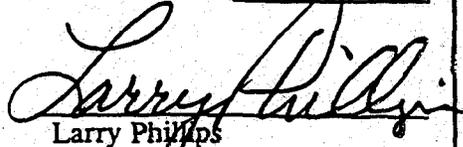
September 30, 1996

A motion was made by Mr. Phillips to pass  
Amendment No. 9-4. The motion passed 11 to  
Previously Numbered as: None on Reichbauer and Ms. Sullivan  
excused.

9-4

September 30, 1996

Introduced By:

  
Larry Phillips

1 AMENDMENT TO ATTACHMENT A TO PROPOSED ORDINANCE 96-496 AS  
2 RECOMMENDED BY THE GROWTH MANAGEMENT, HOUSING AND ENVIRONMENT  
3 COMMITTEE ON July 31, 1996  
4

5 Amend the text of the Zoning Amendment numbered 9 and contained on page 9 of Attachment A  
6 to Proposed Ordinance 96-496 as recommended by the Growth Management, Housing and  
7 Environment Committee on July 31, 1996 as follows:

8 Amend the King County Zoning Atlas for Section 23, Township 23, Range 5 (Map #14), by  
9 rezoning the northernmost 10 acres of the 38-acre subject property (Aquabarn Ranch),  
10 consisting of parcel number 2323-0591-85, indicated in the attached map, from R-6 -  
11 Residential, six DU per acre, to NB-P - Neighborhood Business and rezone the southernmost  
12 portion of this property from R-1 - Residential, one DU per acre to R-1-P and add the  
13 following P-Suffix conditions to the property as noted below:

14 1. Site development pursuant to the site's NB zoning shall comply with the following condition:

15 Prior to the issuance of a building permit, the director of the department of development and  
16 environmental services shall approve building design, materials and color. The following  
17 architectural design features shall be included:

18 a) Natural materials and accents on the buildings, such as wood or stone facades, wood  
19 cornices, or gables on pitched roofs;

20 b) A focal point element such as a decorative clock tower, water tower or windmill;

21 c) A colonnade along at least 50 percent of the front side of any food market, drug store  
22 and/or retail shop building(s).

23 2. Buildings and parking areas shall be set back not less than 20 feet from the right-of-way  
24 of SR-169. Building height shall be limited to a maximum of 35 feet.

25 3. Landscaping as required in King County Council 21A.16 shall include existing trees on  
26 the site wherever reasonable, especially within landscaped areas on east, west and north  
27 property lines.

28 4. Freestanding signs shall be limited to no more than three, as described in King County  
29 Council 21A.20.095, one at the intersection of SR-169 and 152nd Ave. SE, one elsewhere  
30 along SR 169, and one elsewhere along 152nd Ave. SE.

1 5. Prior to issuance of a building permit, the applicant shall dedicate to King County a  
2 permanent conservation easement covering the portion of the subject property zoned R-1  
3 that has sensitive areas and associated buffers on it, to protect these areas from clearing and  
4 grading. This easement shall require the preservation of native vegetation for all purposes  
5 that benefit the public health, safety and welfare, including control of surface water and  
6 erosion, maintenance of slope stability, visual and aural buffering, and protection of plant  
7 and animal habitat. The easement shall impose upon all present and future owners and  
8 occupiers of land subject to the easement, the obligation enforceable on the behalf of the  
9 public by King County, to leave undisturbed all trees and other vegetation within the  
10 easement. The vegetation within the easement may not be cut, pruned, covered by fill,  
11 removed or damaged without the express permission from King County, which permission  
12 must be obtained in writing from the King County department of development and  
13 environmental services or its successor agency.

14 **Rationale:** Amendmen 9.4 provides language to join the P-Suffix conditions proposed by  
15 Amendments 9.2 and 9.3.

16 The text of 9.3 is incorporated to add a P-Suffix condition to the NB portion in response to  
17 recommendations and concerns relative to building design expressed by residents at a community  
18 meeting held on September 5, 1996 at the Aquabarn Ranch and by the Greater Maple Valley Area  
19 Council on September 9, 1996. This language is similar to that found in the Rural Industrial  
20 Development Standards (K.C.C. 21A.14.280).

21 The text of 9.2 applies a P-Suffix condition to the southern 10.54 acres of this parcel are zoned R-  
22 1 and contain sensitive areas including erosion and landslide hazards. The Cedar River is located  
23 across SR 169 from the subject property and the low lying properties in the vicinity are within the  
24 100 year floodplain. The required conservation easement would provide erosion control and  
25 protect the low lying areas from potential flooding and landslides. In addition the vegetation  
26 coverage would provide sediment control for the Cedar River.

27  
28 The permanent protection of this southern portion of the subject property will not result in the loss  
29 of development potential on the site as a whole, since the residential density allowed by the R-1  
30 zone may be transferred to the remaining portion of the subject property zoned R-6, as provided in  
31 King County Council 21A.12.200.B.1. In addition, in accordance with King County Council  
32 21A.34.040, the portion of the subject property zoned R-6 may be eligible for a density incentive  
33 if the conservation easement area qualifies for designation as open space.

34  
35 NOTE: See I-202 and I-203 analysis.

September 30, 1996

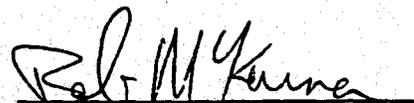
A motion was made by Mr. McKenna to pass Amendment No. 10.1. The motion passed 10 to 1, Mr. Pullen voting "no", Mr. von Reichbauer and Ms. Sullivan excused.

Previously numbered as: None

10-1

September 25, 1996

Introduced By:

  
Rob McKenna

1 AMENDMENT TO ATTACHMENT A TO PROPOSED ORDINANCE 96-496 AS  
2 RECOMMENDED BY THE GROWTH MANAGEMENT, HOUSING AND  
3 ENVIRONMENT COMMITTEE ON July 31, 1996  
4

5 Delete the Land Use Amendment numbered 10 and contained on pages 11-12 of  
6 Attachment A to Proposed Ordinance 96-496 as recommended by the Growth  
7 Management, Housing and Environment Committee on July 31, 1996.

8 **Effect:**

9 ~~Amend the 1994 King County Comprehensive Plan Land Use Map by redesignating~~  
10 ~~properties known as Bush Lane in Section 21, Township 24, Range 6 (Map # 19), from~~  
11 ~~Community Business Center, Urban Residential 4-12 du/ac and Urban Residential >12~~  
12 ~~du/ac to Unincorporated Activity Center. (Includes parcels 2124069021, 9032, 9034,~~  
13 ~~9039, 9041, 9040, 9042, 9043, 9044, 9045, 9048, 9053, 9052, 9055, 9065, 9073, 9076,~~  
14 ~~9077, 9078, 9087, 9091, 9096, 9100, 9103, 9107, 9123, and lots 1 to 9 of James Bush~~  
15 ~~Add.)~~

16 **Rationale:**

17 The County and the City of Issaquah have reached a tentative agreement  
18 regarding the boundaries of Issaquah's Potential Annexation Area. An important element  
19 of that agreement is a provision for joint planning within those annexation areas. An area  
20 of particular concern to the City is the Issaquah Activity Center. If our agreement is  
21 approved by the County Council, the City and the County would take actions to bring  
consistency between our respective comprehensive plans and zoning in the Activity Center.

22 In the spirit of that agreement the City has requested that the County not take action on the  
23 Bush Lane amendment in the 1996 Comprehensive Plan Amendment. The Bush Lane  
24 amendment would add several parcels to the Activity Center. The Executive branch  
25 supports the City's request. The amendment does not effect the zoning of these properties.

26 The Overdale Park amendment (Amendment 11) adding a P-Suffix condition is not  
27 affected by this request.

KMK → 10-1 KPN no PKK exc. - 1 -

September 30, 1996

A motion was made by Mr. Vance to pass  
Amendment No. 13-1. The motion passed 12  
to 0, Ms. Sullivan excused.

Previously numbered as: None

13-1

September 25, 1996

Introduced By:



Chris Vance

1 AMENDMENT TO ATTACHMENT A TO PROPOSED ORDINANCE 96-496 AS  
2 RECOMMENDED BY THE GROWTH MANAGEMENT, HOUSING AND  
3 ENVIRONMENT COMMITTEE ON July 31, 1996  
4

---

5 Delete the Land Use Amendment numbered 13 and contained on pages 19 and 20 of  
6 Attachment A to Proposed Ordinance 96-496 as recommended by the Growth  
7 Management, Housing and Environment Committee on July 31, 1996.

8 **Effect:**

9 Amend the ~~1994 King County Comprehensive Plan Land Use Map by redesignating the~~  
10 ~~"New Rural City Urban Growth Area" for the City of Black Diamond in Sections 02, 03,~~  
11 ~~10, 11, 12, 15, 22, and 23 of Township 21, Range 6 and Section 7 of Township 21, Range~~  
12 ~~7 to "Rural Cities Urban Growth Area" after approval by the Metropolitan King County~~  
13 ~~Council of the pre-annexation agreement between King County, the City of Black Diamond~~  
14 ~~and the affected property owners.~~

15 **Rationale:** The designation of Black Diamond's Urban Growth Area is the subject of  
16 Proposed Ordinance 96-710 which will be enacted by the Council in conjunction with  
17 Proposed Ordinance 96-496.

6

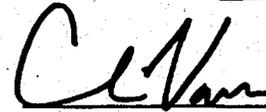
September 30, 1990

A motion was made by Mr. Vance to pass Amendment No. 16-1. The motion passed 12 to 0, Ms. Sullivan excused.

16-1

September 25, 1996

Introduced By:

  
Chris Vance

1 AMENDMENT TO ATTACHMENT A TO PROPOSED ORDINANCE 96-496 AS  
2 RECOMMENDED BY THE GROWTH MANAGEMENT, HOUSING AND  
3 ENVIRONMENT COMMITTEE ON July 31, 1996  
4

5 Delete the Land Use Amendment numbered 16 and contained on pages 24-25 of  
6 Attachment A to Proposed Ordinance 96-496 as recommended by the Growth  
7 Management, Housing and Environment Committee on July 31, 1996.

8 **Effect:** ((Amend the 1994 King County Comprehensive Plan Land Use Map for Section 17, Township 25,  
9 Range 6 (Map #18), by redesignating the identified parcels as follows:

Amend Parcel Number	From: Current Land Use	To: Proposed Land Use
172506-9021 (reference = 1)	Urban Residential 4-12 DU per acre/Rural Residential	No change
172506-9070 (reference = 2)	Urban Residential 4-12 DU per acre/Rural Residential	Urban Residential 4-12 DU per acre/Urban Residential Low 1 DU per acre
172506-9084 (reference = 3)	Rural Residential	Urban Residential Low 1 DU per acre on the portion west of Sahalee Way and retain Rural Residential on the portion east of Sahalee Way.
172506-9050 (reference = 4)	Rural Residential	Urban Residential Low 1 DU per acre
172506-9007 (reference = 5)	Rural Residential	Urban Residential Low 1 DU per acre on the portion south of NE 50th and Urban Community Business on the portion north of NE 50th
172506-9074 (reference = 6)	Rural Residential	Urban Community Business
172506-9044 (reference = 7)	Rural Residential	Urban Community Business
172506-9071 (reference = 8)	Rural Residential	Urban Community Business
1725069052 (reference = 9)	Rural Residential	No change
1625069111 (reference = 10)	Rural Residential	Urban Residential Low 1 DU per acre

10 **Savings Clause.** Should this amendment be determined to be invalid by the Growth Management Hearings  
11 Board or a court of competent jurisdiction, the designation and zoning of these properties existing as of the  
12 date of adoption of this amendment shall be revived.))

13 **Rationale**

14 The property owners have requested that all amendments relating to the Salmonback Village  
15 proposal be withdrawn from consideration. This amendment would eliminate the land use  
16 redesignation of the subject properties, thereby retaining the current land use.

September 30, 1996

A motion was made by Mr. Vance to pass  
Previously Numbered as None. 17-1. The motion passed 12 to  
0, Ms. Sullivan excused.

17-1

September 23, 1996

Introduced By:

Chris Vance

1 AMENDMENT TO ATTACHMENT A TO PROPOSED ORDINANCE 96-496 AS  
2 RECOMMENDED BY THE GROWTH MANAGEMENT, HOUSING AND  
3 ENVIRONMENT COMMITTEE ON July 31, 1996  
4

5 Delete the Zoning Amendment numbered 17 and contained on pages 26-28 of Attachment  
6 A to Proposed Ordinance 96-496 as recommended by the Growth Management, Housing  
7 and Environment Committee on July 31, 1996.:

8 Effect: ((Amend the King County Zoning Atlas for Section 17, Township 25, Range 6 (Map #18), by  
9 rezoning the parcels indicated in the attached map as indicated on the table below. All existing P-Suffix  
10 conditions shall be retained except those relating to the Marshall/Oatfield 4:1 Proposal which shall be  
11 deleted.

Amend Parcel Number	From: Current Zone	To: Proposed Zone
172506-9021 (reference = 1)	R-6/RA-10	R-6/RA10 and remove all P-suffix conditions related to 4:1
172506-9070 (reference = 2)	R-6/RA-10	R-6/R-1 and remove all P-suffix conditions related to 4:1
172506-9084 (reference = 3)	RA-10	R-1 on the portion west of Sahalee Way and retain RA-10 on the portion east of Sahalee Way
172506-9050 (reference = 4)	RA-10	R-1
172506-9007 (reference = 5)	RA-10	R-1 on the portion south of NE 50th and CB on the portion north of NE 50th
172506-9074 (reference = 6)	RA-5	CB
172506-9044 (reference = 7)	RA-5	CB
172506-9071 (reference = 8)	RA-5	CB
1725069052 (reference = 9)	RA-5	RA-5
1625069111 (reference = 10)	RA-10	R-1

12 ~~Savings Clause. Should this amendment be determined to be invalid by the Growth Management Hearings~~  
13 ~~Board or a court of competent jurisdiction, the designation and zoning of these properties existing as of the~~  
14 ~~date of adoption of this amendment shall be revived.))~~

15 **Rationale**

16 The property owners have requested that all amendments relating to the Salmonback Village proposal be withdrawn  
17 from consideration. This amendment would eliminate the zoning redesignation of the subject properties, thereby  
18 retaining the current zoning.

September 30, 1996

Amendment No. 18 was withdrawn by Mr.  
Vance.

Previously Number as: 18

18

September 25, 1996

Introduced By:



Chris Vance

1 AMENDMENT TO ATTACHMENT A TO PROPOSED ORDINANCE 96-496 AS  
2 RECOMMENDED BY THE GROWTH MANAGEMENT, HOUSING AND  
3 ENVIRONMENT COMMITTEE ON July 31, 1996  
4

---

5 Amend the Land Use Amendment numbered 18 and contained on page 10 of Attachment A  
6 to Proposed Ordinance 96-496 as recommended by the Growth Management, Housing and  
7 Environment Committee on July 31, 1996 to add the following land use amendment:

8 Amend the 1994 King County Comprehensive Plan Land Use Map for Sections 25  
9 and 36, Township 22, Range 4 (Map #9), by redesignating the subject property,  
10 consisting of tax lots 000440-0002, 000680-0001, 000680-0006, 000680-0022, 000680-  
11 0029, 000680-0032 and 000680-0015 indicated in the attached map, from both the  
12 Agricultural Production District and Agriculture Land Use Designations to Industrial  
13 Land Use Designations.

14 **Rationale**

15 These properties meet the criteria of policies RL-303 and RL-304 as proposed for  
16 amendment by the Growth Management, Housing and Environment Committee on July 31,  
17 1996 and contained in Attachment A to Proposed Ordinance 96-496. They are within the  
18 urban growth area and are approximate to industrial and commercial land uses in the Cities  
19 of Kent and Auburn. They are urban in character and have not supported profitable farming  
20 for over 30 years. These properties have urban access via a major arterial (Central  
21 Avenue), and the main Burlington Northern railroad. These properties will also be served  
22 by the planned expansion of the 277th corridor to 5-lanes.

9

# King County Land Use Map

## 1996 Proposed Land Use Amendment - Lower Green River Valley APD

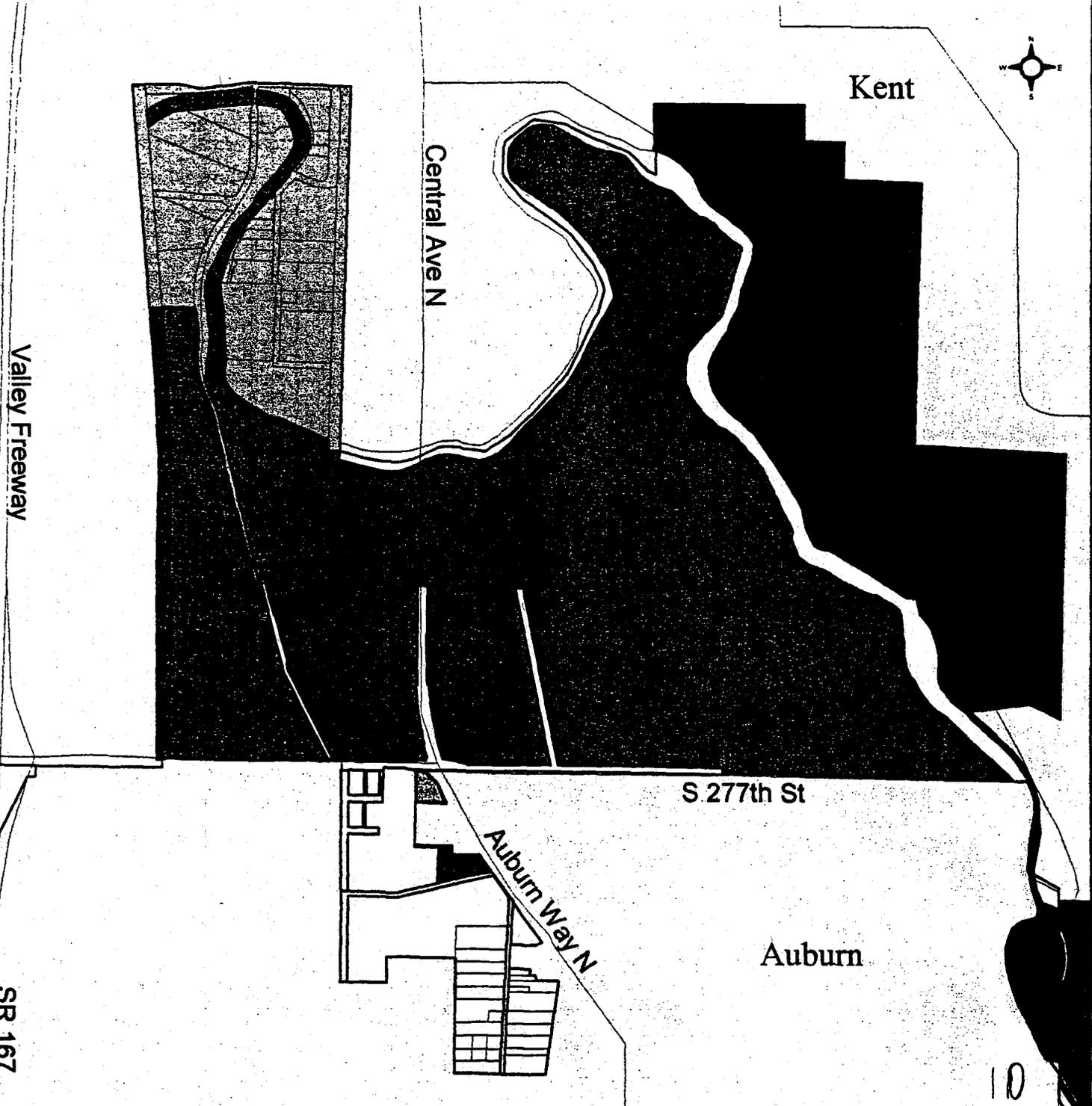
County Council District: 13  
 Community Planning Area: Eastside / Green River  
 Parcel Numbers: See amendment

- Current Land Use**
-  Neighborhood Business
  -  Greenbelt
  -  Industrial
  -  Agriculture
  -  Urban Medium (4-12du/ac)
  -  Urban High (>12du/ac)

0 480 960 1440 1920 Feet

September 12, 1996

This map was prepared for planning purposes only and is not to be relied upon for accurate measurements. The information used and zoning codes are disposed of in the Department of Community and Environmental Services.



SR 167

10

Previously Numbered as: 19

19

September 25, 1996

Introduced By: Chris Vance

1 AMENDMENT TO ATTACHMENT A TO PROPOSED ORDINANCE 96-496 AS  
2 RECOMMENDED BY THE GROWTH MANAGEMENT, HOUSING AND  
3 ENVIRONMENT COMMITTEE ON July 31, 1996  
4

5 Amend the Zoning Amendment numbered 19 and contained on page 12 of Attachment A to  
6 Proposed Ordinance 96-496 as recommended by the Growth Management, Housing and  
7 Environment Committee on July 31, 1996 to add the following zoning amendment:

8 Amend the King County Zoning Atlas for Sections 25 and 36, Township 22, Range 4  
9 (Map #9), by rezoning parcel numbers 000440-002, 000680-0001, 000680-0006,  
10 000680-0022, 000680-0029, 000680-0032 and 000680-0015 indicated in the attached  
11 map, from A-10 - Agriculture, one DU per 10 acres to Industrial with the following P-  
12 Suffix Condition:

13 The county may require, through permit conditions, additional measures to protect  
14 neighboring agricultural uses. Such measures may include larger setback and  
15 buffering areas.

16 Rationale

17 These properties meet the criteria of policies RL-303 and RL-304 as proposed for  
18 amendment by the Growth Management, Housing and Environment Committee on July 31,  
19 1996 and contained in Attachment A to Proposed Ordinance 96-496. They are within the  
20 urban growth area and are approximate to industrial and commercial land uses in the Cities  
21 of Kent and Auburn. They are urban in character and have not supported profitable farming  
22 for over 30 years. These properties have urban access via a major arterial (Central  
23 Avenue), and the main Burlington Northern railroad. These properties will also be served  
24 by the planned expansion of the 277th corridor to 5-lanes. Until the passage of Ordinance  
25 8848 in 1989, all of these properties had potential Industrial zoning (ML).

11

# King County Zoning Atlas

## 1996 Proposed Area Zoning Amendment - Lower Green River Valley

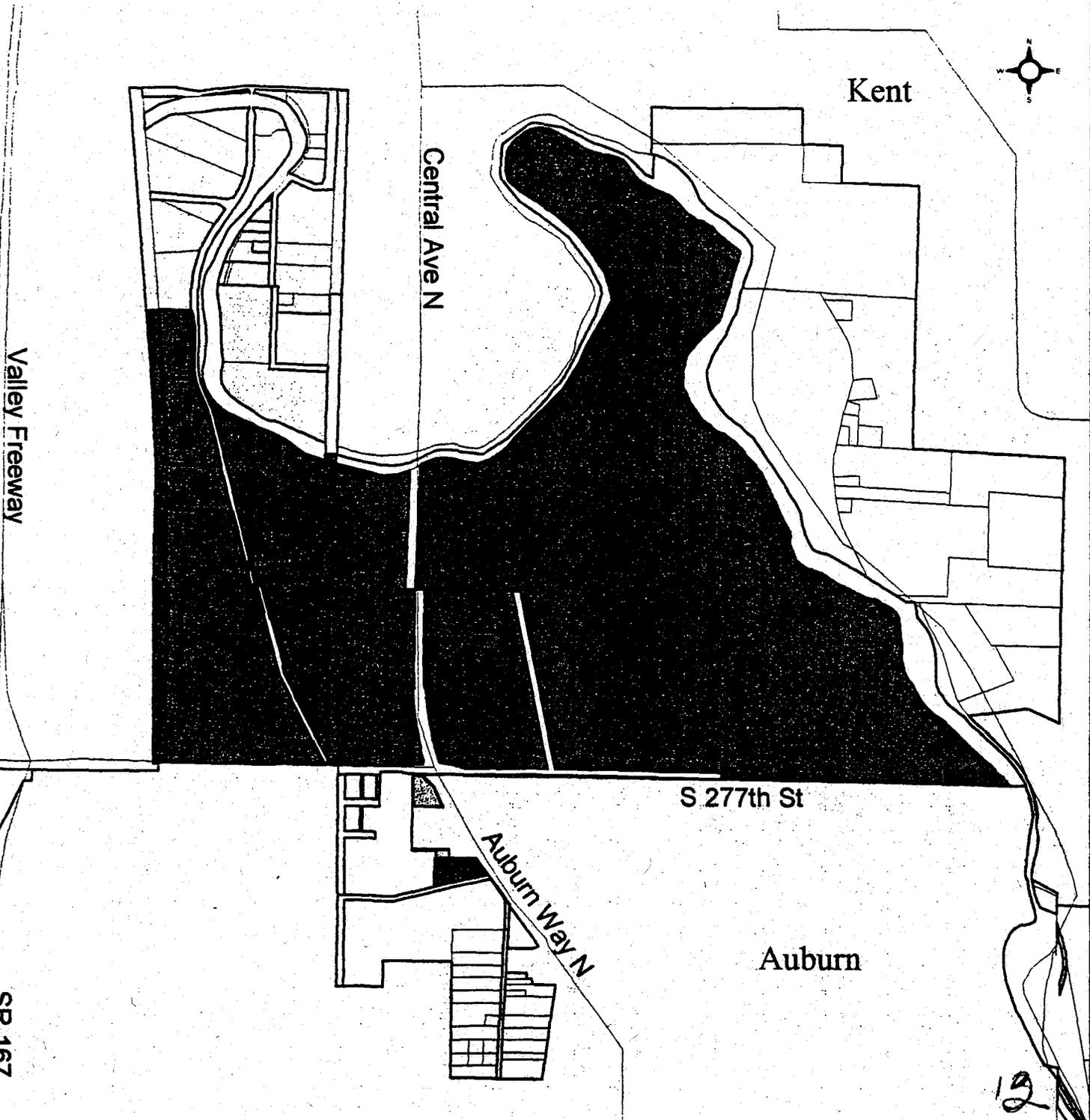
Consistent with the King County Comprehensive Plan Land Use Map

Proposed Zoning change: Agriculture (1du/10ac) to Industrial  
 County Council District: 13  
 Community Planning Area: Eastside / Green River  
 Parcel Numbers: See amendment

- Industrial
- Agriculture 1 du/10ac
- R-1
- R-4
- Neighborhood Business
- R-24

0 550 1100 1650 2200 Feet  
 September 12, 1996

The plan may be amended to changing purposes and use and is not guaranteed to show accurate measurements. The information on this zoning atlas is prepared at the Department of Community and Environmental Services.



SR 167

12

September 30, 1996

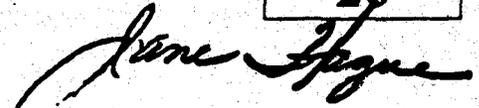
Amendment No. 20 was withdrawn by Mr. Vance.

Previously Numbered as: 20

20

September 25, 1996

Introduced By:



Jane Hague

1 AMENDMENT TO ATTACHMENT A TO PROPOSED ORDINANCE 96-496 AS  
2 RECOMMENDED BY THE GROWTH MANAGEMENT, HOUSING AND  
3 ENVIRONMENT COMMITTEE ON July 31, 1996  
4

---

5 Amend the Land Use Amendment numbered 20 and contained on page 16 of Attachment A  
6 to Proposed Ordinance 96-496 as recommended by the Growth Management, Housing and  
7 Environment Committee on July 31, 1996 to add the following land use amendment:

8 **Amend the 1994 King County Comprehensive Plan Land Use Map for Section 36,**  
9 **Township 22, Range 4 (Map #9), by redesignating the subject property, consisting of**  
10 **tax lots 000680-0025 and 000680-0024 indicated in the attached map, from both the**  
11 **Agricultural Production District and Agriculture Land Use Designations to Industrial**  
12 **Land Use Designations.**

13 **Rationale**

14 These properties meet the criteria of policies RL-303 and RL-304 as proposed for  
15 amendment by the Growth Management, Housing and Environment Committee on July 31,  
16 1996 and contained in Attachment A to Proposed Ordinance 96-496. They are within the  
17 urban growth area and are approximate to industrial and commercial land uses in the Cities  
18 of Kent and Auburn. They are urban in character and have not supported profitable farming  
19 for over 30 years. These properties have urban access via a major arterial (Central  
20 Avenue), and the main Burlington Northern railroad. These properties will also be served  
21 by the planned expansion of the 277th corridor to 5-lanes.

# King County Land Use Map

## 1996 Proposed Land Use Amendment - Hunter property

County Council District: 13  
 Community Planning Area: Eastside / Green River  
 Parcel Numbers: See amendment

Proposed amendment: Change the land use classification of the two parcels shown below from agriculture to industrial.

**Current Land Use**

-  Neighborhood Business
-  Greenbelt
-  Industrial
-  Agriculture
-  Urban Medium (4-12du/ac)
-  Urban High (>12du/ac)

0 490 980 1470 1960 Feet

September 26, 1996

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



Valley Freeway

Central Ave N

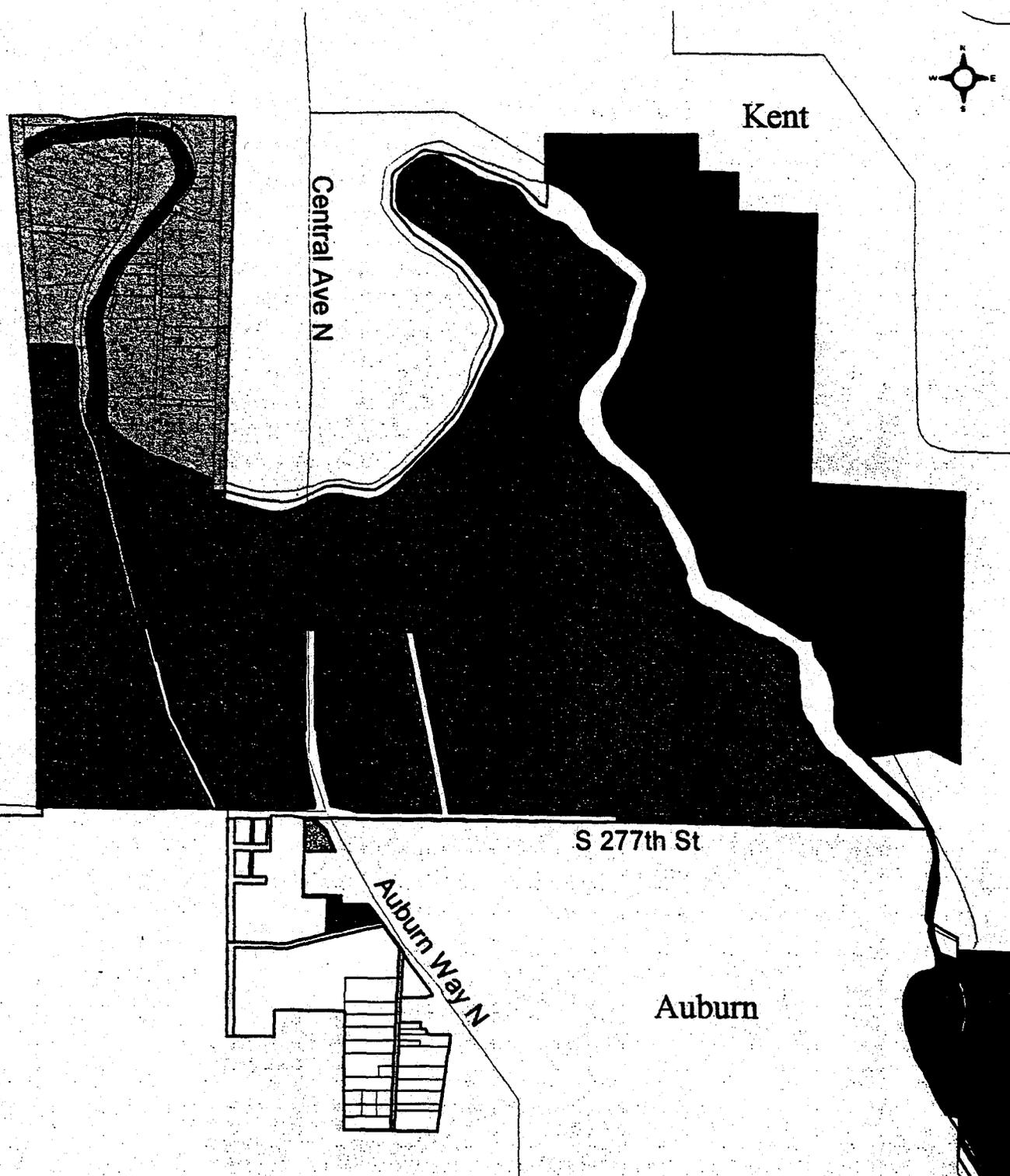
Kent

S 277th St

Auburn Way N

Auburn

SR 167



September 30, 1996

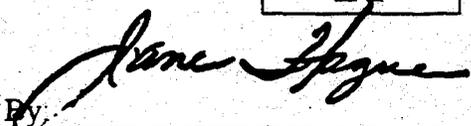
Amendment No. 21 was withdrawn by Mr. Vance.

Previously Numbered as: 21

21

September 25, 1996

Introduced By:

  
Jane Hague

1 AMENDMENT TO ATTACHMENT A TO PROPOSED ORDINANCE 96-496 AS  
2 RECOMMENDED BY THE GROWTH MANAGEMENT, HOUSING AND  
3 ENVIRONMENT COMMITTEE ON July 31, 1996  
4

5 Amend the Zoning Amendment numbered 21 and contained on page 17 of Attachment A to  
6 Proposed Ordinance 96-496 as recommended by the Growth Management, Housing and  
7 Environment Committee on July 31, 1996 to add the following zoning amendment:

8 Amend the King County Zoning Atlas for Sections 36, Township 22, Range 4 (Map  
9 #9), by rezoning parcel numbers 000680-0025 and 000680 indicated in the attached  
10 map, from A-10 - Agriculture, one DU per 10 acres to Industrial with the following P-  
11 Suffix Condition:

12 The county may require, through permit conditions, additional measures to protect  
13 neighboring agricultural uses. Such measures may include larger setback and  
14 buffering areas.

15 **Rationale**

16 These properties meet the criteria of policies RL-303 and RL-304 as proposed for  
17 amendment by the Growth Management, Housing and Environment Committee on July 31,  
18 1996 and contained in Attachment A to Proposed Ordinance 96-496. They are within the  
19 urban growth area and are approximate to industrial and commercial land uses in the Cities  
20 of Kent and Auburn. They are urban in character and have not supported profitable farming  
21 for over 30 years. These properties have urban access via a major arterial (Central  
22 Avenue), and the main Burlington Northern railroad. These properties will also be served  
23 by the planned expansion of the 277th corridor to 5-lanes. Until the passage of Ordinance  
24 8848 in 1989, all of these properties had potential Industrial zoning (ML).

15

# King County Zoning Atlas

## 1996 Proposed Area Zoning Amendment - Hunter property

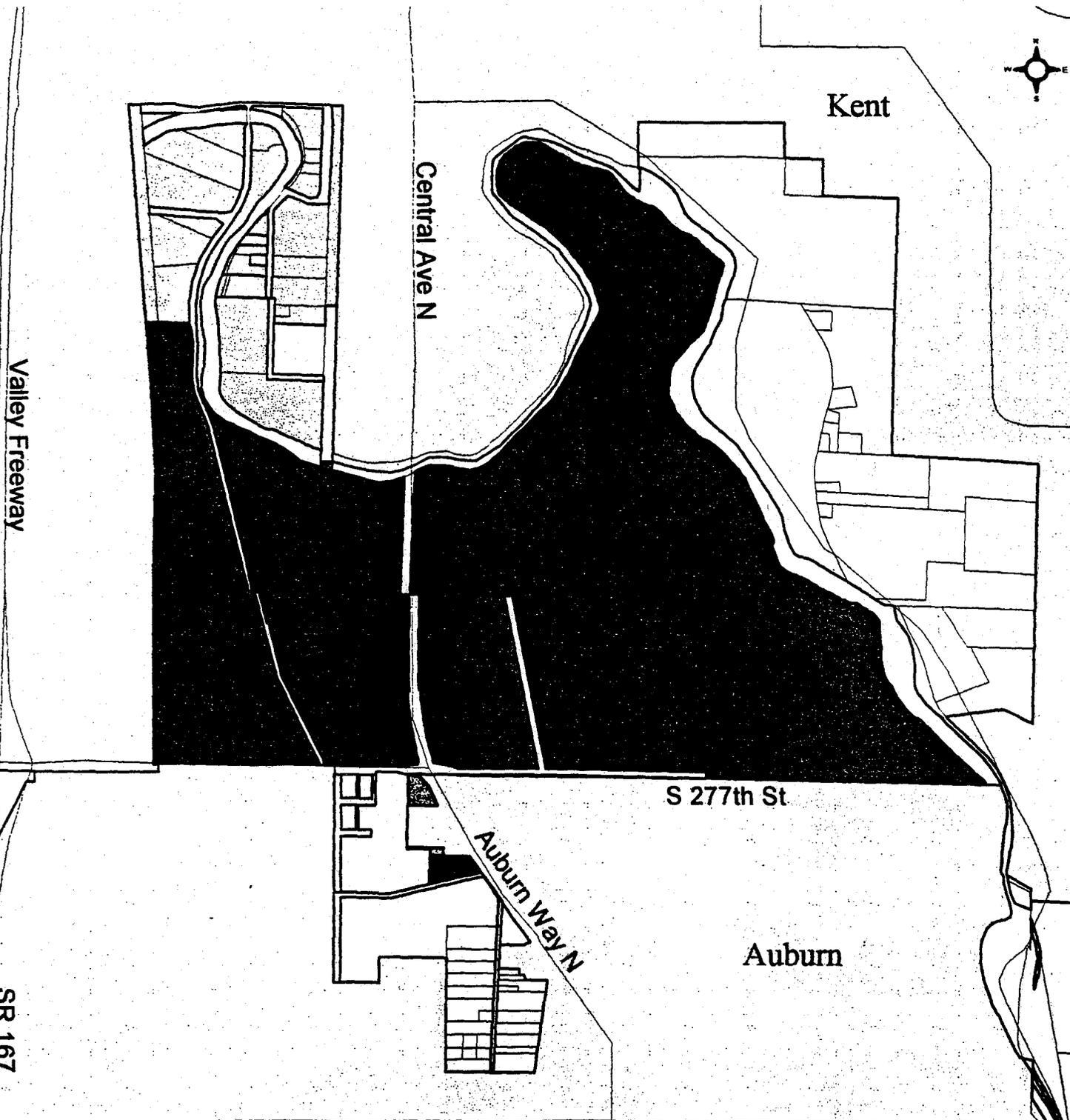
### Consistent with the King County Comprehensive Plan Land Use Map

**Proposed Zoning change:** Agriculture (1du/10ac) to Industrial  
**County Council District:** 13  
**Community Planning Area:** Eastside / Green River  
**Parcel Numbers:** See amendment

- Industrial
- Agriculture 1du/10ac
- R-1
- R-4
- Neighborhood Business
- R-24

0 540 1080 1620 2160 Feet  
 September 26, 1996

This draft map is intended for planning purposes only and is not guaranteed to show accurate measurements. The office's use and zoning codes are approved at the Department of Development and Environmental Services.



September 30, 1996

Previously Numbered as: A motion was made by Mr. Phillips to pass Amendment Nos. 2-1, 3-2, 4-1 and 5-2. The motion FAILED 6 to 6, Mr. Derdowski, Ms. Fimia, Mr. Gossett, Mr. Nickels, Mr. Phillips and Mr. Sims voting "yes", Ms. Sullivan excused.

2-1

September 30, 1996

Introduced By:

*Larry Phillips*  
Larry Phillips

1 AMENDMENT TO ATTACHMENT A TO PROPOSED ORDINANCE 96-496 AS  
2 RECOMMENDED BY THE GROWTH MANAGEMENT, HOUSING AND  
3 ENVIRONMENT COMMITTEE ON July 31, 1996  
4

---

5 Delete the Land Use Amendment numbered 2 and contained on page 2 of Attachment A to  
6 Proposed Ordinance 96-496 as recommended by the Growth Management, Housing and  
7 Environment Committee on July 31, 1996.

8 Effect:

9 ~~Amend the King County Comprehensive Plan Zoning Atlas for Sections 25 and 36,~~  
10 ~~Township 22, Range 4 (Map #9), by rezoning the subject property, consisting of tax~~  
11 ~~lots 0006-8000-21 and 0006-8000-23, indicated in the attached map, from both the~~  
12 ~~Agriculture Production District and Agriculture Land Use Designations to Industrial.~~

13 Rationale:

14 The Policy basis to support conversion from agricultural production District land use and  
15 zoning without an equivalent acreage replacement was defeated.

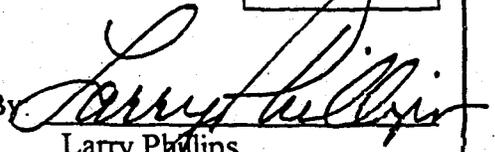
LP-7 10-7

Previously Numbered as: 3

3-2

September 30, 1996

Introduced By

  
Larry Phillips

1 AMENDMENT TO ATTACHMENT A TO PROPOSED ORDINANCE 96-496 AS  
2 RECOMMENDED BY THE GROWTH MANAGEMENT, HOUSING AND  
3 ENVIRONMENT COMMITTEE ON July 31, 1996  
4

---

5 Delete the Zoning Amendment numbered 3 and contained on page 3 of Attachment A to  
6 Proposed Ordinance 96-496 as recommended by the Growth Management, Housing and  
7 Environment Committee on July 31, 1996.

8 **Effect:**

9 ~~Amend the King County Comprehensive Plan Zoning Atlas for Sections 25 and 36,~~  
10 ~~Township 22, Range 4 (Map #9), by rezoning the subject property (Torrance),~~  
11 ~~consisting of parcels numbers 0006-8000-21 and 0006-8000-23, indicated in the~~  
12 ~~attached map, from A-10 Agriculture, one DU per 10 acres, to Industrial.~~

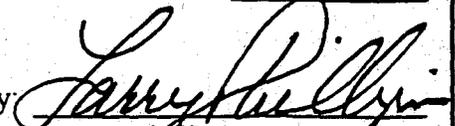
13 **Rationale:** The Policy basis to support conversion from agricultural production District  
14 land use and zoning without an equivalent acreage replacement was defeated.

Previously Numbered as: 4

4-1

September 30, 1996

Introduced By

  
Larry Phillips

1 AMENDMENT TO ATTACHMENT A TO PROPOSED ORDINANCE 96-496 AS  
2 RECOMMENDED BY THE GROWTH MANAGEMENT, HOUSING AND  
3 ENVIRONMENT COMMITTEE ON July 31, 1996  
4

---

5 Delete the text of the Land Use Amendment numbered 4 and contained on page 5 of  
6 Attachment A to Proposed Ordinance 96-496 as recommended by the Growth  
7 Management, Housing and Environment Committee on July 31, 1996.

8 **Effect:**

9 ~~Amend the 1994 King County Comprehensive Plan Land Use Map for Section 36,~~  
10 ~~Township 22, Range 4 (Map #9), by redesignating the subject property, consisting of~~  
11 ~~tax lot 0006-8000-04, indicated in the attached map, from both Agriculture~~  
12 ~~Production District and Agriculture Land Use Designations to Industrial.~~

13 **Rationale:**

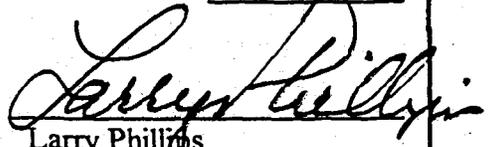
14 The Policy basis to support conversion from agricultural production District land use and  
15 zoning without an equivalent acreage replacement was defeated.

Previously Numbered as: 5

5-2

September 30, 1996

Introduced By:

  
Larry Phillips

1 AMENDMENT TO ATTACHMENT A TO PROPOSED ORDINANCE 96-496 AS  
2 RECOMMENDED BY THE GROWTH MANAGEMENT, HOUSING AND  
3 ENVIRONMENT COMMITTEE ON July 31, 1996  
4

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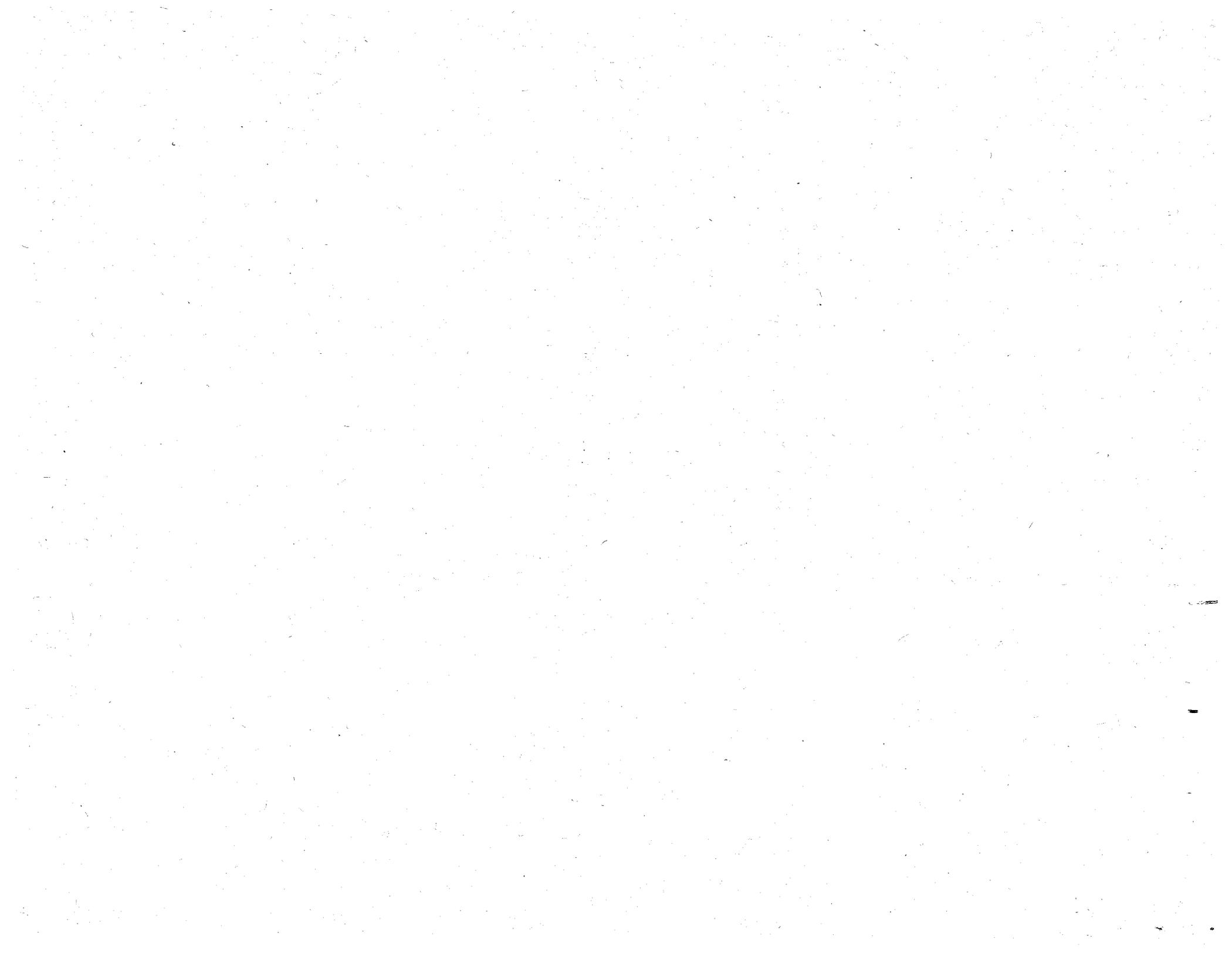
5 Amend the text of the Zoning Amendment numbered 5 and contained on page 6 of  
6 Attachment A to Proposed Ordinance 96-496 as recommended by the Growth  
7 Management, Housing and Environment Committee on July 31, 1996.

8 **Effect:**

9 ~~Amend the King County Zoning Atlas for Section 36, Township 22, Range 4 (Map~~  
10 ~~#9), by redesignating the subject property, consisting of tax lot 0006-8000-04,~~  
11 ~~indicated in the attached map, from A-10 Agriculture, one DU per 10 acres to I-~~  
12 ~~Industrial.~~

13 **Rationale:**

14 The Policy basis to support conversion from agricultural production District land use and  
15 zoning without an equivalent acreage replacement was defeated.



12531

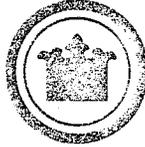
96-496

**King County Executive Recommended**

**1996 AMENDMENT  
to the  
1994 KING COUNTY  
COMPREHENSIVE PLAN**

**JUNE 3, 1996**

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



King County Executive  
GARY LOCKE

June 3, 1996

Dear Interested Citizen:

Enclosed is a set of my recommended changes to the 1994 King County Comprehensive Plan. The Comprehensive Plan provides long-term direction about how and where growth should occur. The proposed changes include revisions to commercial land use and zoning in the Rural Area; policy changes to the Rural Farm and Forest Districts, 4 to 1 Program, and Maple Valley Study; and a land use amendment to the 4 to 1 Program. Also included in this year's amendments are policies that establish a three-year cycle for future amendments to the Comprehensive Plan.

This is the first set in a package of proposed amendments. The School Capital Facilities Plan and an agreement with the City of Black Diamond will be transmitted to the Metropolitan King County Council this summer. Additionally, updates to the Capital Improvement Program and the Transportation Needs Report will be proposed later this year for review during the County's budget process. While these sets of changes are being reviewed at different times, they will be adopted by the Council as a single amendment package later this year.

An Addendum to the Environmental Impact Statement has been issued in accordance with the State Environmental Policy Act. The Addendum is also included in this amendment package.

Any questions or comments regarding the 1996 Amendment to the 1994 King County Comprehensive Plan can be addressed to Karen Wolf, Comprehensive Plan Project Manager, Office of Budget and Strategic Planning. The address is 420 King County Courthouse, 516 Third Avenue, Seattle, WA 98104 and the Growth Management Hotline number is 296-8777.

Sincerely,

Gary Locke  
King County Executive

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**King County Comprehensive Plan 1996 Amendment**  
**Executive Transmittal**  
**June 3, 1996**

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OFFICE OF BUDGET AND STRATEGIC PLANNING  
1996 PROPOSED AMENDMENTS  
TO THE  
1994 KING COUNTY COMPREHENSIVE PLAN

EXECUTIVE SUMMARY

I. Organization

The proposed amendments contained in this document are organized to follow the chapters of the 1994 King County Comprehensive Plan. Policy amendments are included within the chapter the proposal is modifying, which is section one. Amendments to the Land Use Map and the Zoning Map are included within section two. Within section three, Technical Appendix A, Volume One, there is a technical correction to the Water Utilities Sources and Facilities map. Section four provides the analysis for each amendment and a brief report on the Rural Neighborhoods and Business Study. The SEPA Addendum is section five. The ordinance establishing a schedule for review of amendments to the Comprehensive Plan is available separately.

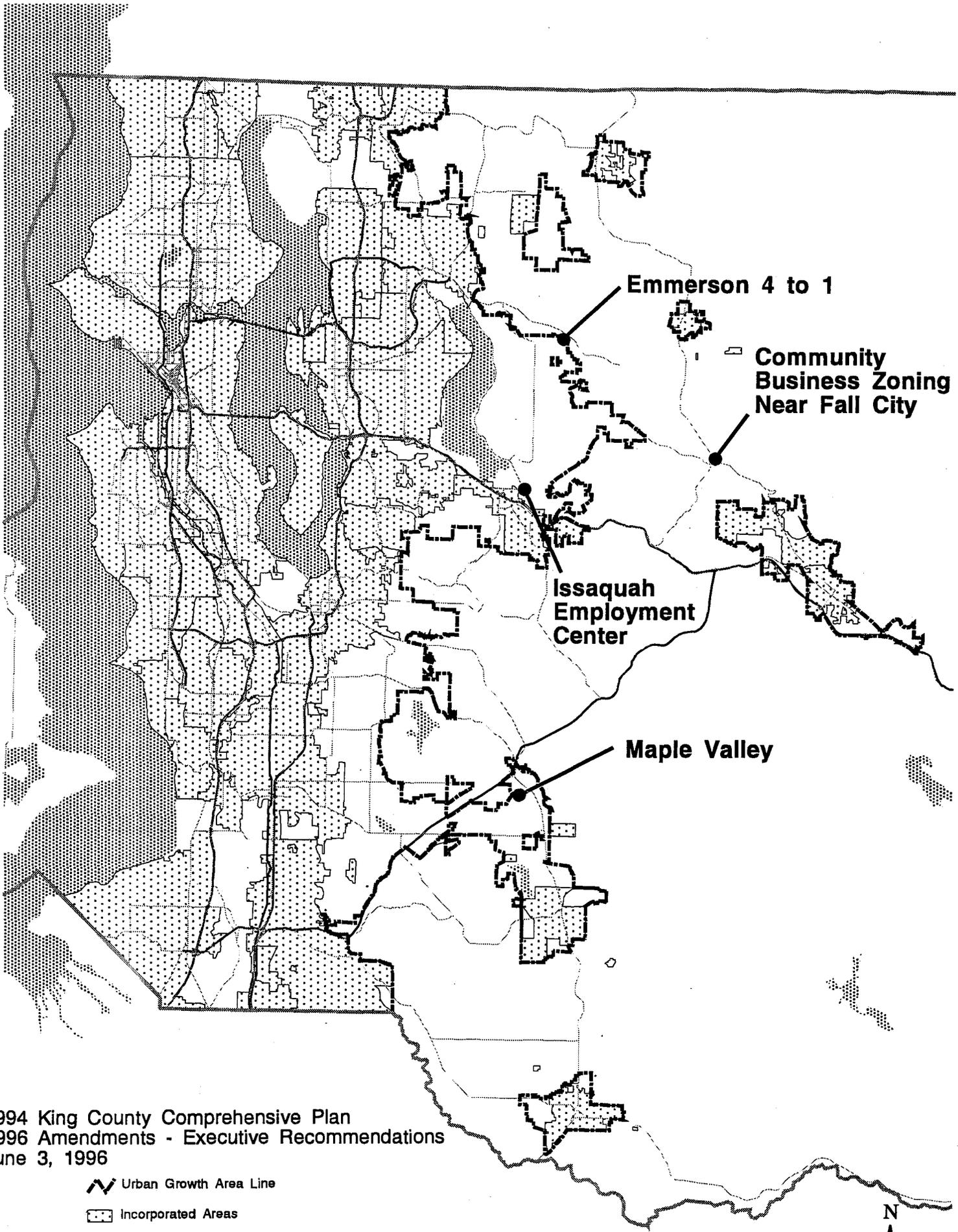
II. Proposed Amendments

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

- Rural Land Use: R-108 (Rural Farm and Forest District)  
R-204 (Rural Farm and Forest District)  
R-217 (Transfer of Density)
- Natural Resource Lands: RL-207A (Forestry outside Forest Production District)  
RL-209 (Conversion of forest lands)
- Transportation: No policy amendments; Transportation Needs Report
- Planning and Implementation: I-201 (Amendments to the Comprehensive Plan)  
I-202 (Amendments to the Comprehensive Plan)  
I-204 (4 to 1 Program)  
I-208 (Maple Valley Study)

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

- The Issaquah employment center north of I-90
- Commercial business zoning outside of the town of Fall City
- Black Diamond Urban Growth Area
- A property on the East Sammamish Plateau under the 4 to 1 Program



1994 King County Comprehensive Plan  
 1996 Amendments - Executive Recommendations  
 June 3, 1996

-  Urban Growth Area Line
-  Incorporated Areas



# **PUBLIC PROCESS SUMMARY**

## **Development of Proposed Amendments**

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

## **Review of Consolidated Proposed Amendment Package**

On April 30, 1996, the King County Office of Budget and Strategic Planning hosted a Public Open House to present the proposed amendments to the Comprehensive Plan as a consolidated package. This open house provided the residents of King County with an opportunity to view all proposed amendments together. Each proposal was represented by County staff who were available to provide further information and answer questions.

## **Public Comments**

Written comments concerning the draft amendment package were received by the Office of Budget and Strategic Planning through May 15, 1996. Telephone calls to the Growth Management Hotline are answered on a regular basis.

## **Review of Executive Recommended Amendments by the King County Council**

Beginning June 5, 1996, the Metropolitan King County Council Growth Management Housing and Environment (GMHE) Committee will review the Executive proposed amendments to the King County Comprehensive Plan. The Committee meets the first, second, third, and fourth Wednesday of the month at 9:30 a.m., in Council Chambers located at: 516 - 3rd Avenue, Room 402, Seattle. There will be opportunities for public comment at Council Committee meetings. The GMHE Committee will forward their recommendation to the Metropolitan King County Council in August. The Council is planning to hold a public hearing in September. Final adoption, in conjunction with the budget is expected in November.

## PUBLIC MEETING REPORT

Date:	March 12, 1996
Topic:	Rural Neighborhoods
Meeting Sponsor:	Department of Development and Environmental Services
Location:	Maple Valley Community Hall
Meeting Notification:	Notice was sent to property owners within the KCCP R-308 identified Rural Neighborhoods and property owners within 500 feet.
Number of Attendees:	11

Date:	March 14, 1996
Topic:	Rural Neighborhoods
Meeting Sponsor:	Department of Development and Environmental Services
Location:	Tolt Middle School, Carnation
Meeting Notification:	Notice was sent to property owners within the KCCP R-308 identified Rural Neighborhoods and property owners within 500 feet.
Number of Attendees:	36

Date:	March 18, 1996
Topic:	Rural Neighborhoods
Meeting Sponsor:	Department of Development and Environmental Services
Location:	Vashon Community Council Meeting; Chautauqua Elementary School
Meeting Notification:	Property owners within the eight Rural Neighborhoods on Vashon Island plus property owners within 500 feet. Notice also placed in the Beachcomber Newspaper.
Number of Attendees:	50+

Date:	March 21, 1996
Topic:	Issaquah Employment Center
Meeting Sponsor:	Department of Development and Environmental Services
Location:	Fire District 10, Issaquah
Meeting Notification:	Property owners within Issaquah Employment Center plus property owners within 500 feet.
Number of Attendees:	41

Date:	March 26, 1996
Topic:	4 to 1 applications
Meeting Sponsor:	Department of Natural Resources
Location:	Northshore Senior Center
Meeting Notification:	Property owners along the Urban Growth Boundary eligible to apply to the 4 to 1 Program
Number of Attendees:	1

Date:	April 11, 1996
Topic:	4 to 1 applications
Meeting Sponsor:	Department of Natural Resources
Location:	Kentwood High School
Meeting Notification:	Property owners along the Urban Growth Boundary eligible to apply to the 4 to 1 Program
Number of Attendees:	10

Date:	April 16, 1996
Topic:	4 to 1 applications
Meeting Sponsor:	Department of Natural Resources
Location:	Lake Wilderness Center
Meeting Notification:	Property owners along the Urban Growth Boundary eligible to apply to the 4 to 1 Program
Number of Attendees:	10

Date:	April 30, 1996
Topic:	1996 Amendments - Public Review Draft
Meeting Sponsor:	Office of Budget and Strategic Planning
Location:	Renton Community Center
Meeting Notification:	KCCP and 4 to 1 mailing lists (approximately 4,200)
Number of Attendees:	20

Date:	May 2, 1996
Topic:	4 to 1 applications
Meeting Sponsor:	Department of Natural Resources
Location:	Inglewood Junior High School
Meeting Notification:	KCCP and property owners within 500 feet of the 4 to 1 proposal
Number of Attendees:	1

June 3, 1996

Introduced By: \_\_\_\_\_

Proposed No.: \_\_\_\_\_

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ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE relating to comprehensive planning and zoning; adopting amendments to 1994 King County Comprehensive Plan and area zoning, in compliance with the Washington State Growth Management Act, as amended; amending Ordinance 263, Article 2, Section 1, as amended, and K.C.C. 20.12.010, Ordinance 11653, Section 6, and K.C.C. 20.12.017; amending Ordinance 11620, Section 2, and K.C.C. 20.12.458.

PREAMBLE:

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

1. King County has adopted the 1994 King County Comprehensive Plan, to meet the requirements of the Washington State Growth Management Act (GMA).
2. The GMA requires the County's comprehensive plan amendment process to include concurrent consideration of all map and policy changes in each calendar year, so that cumulative impacts may be analyzed, and so that coordination with capital improvement programs and facility plans and standards can occur. The GMA also requires that the County's development regulations, including, but not limited to area zoning, be consistent with and implement the comprehensive plan and its amendments.
3. King County, with assistance of citizens of King County, business and community representatives, the incorporated cities and towns and other public agencies, and service providers, has studied and considered alternatives for amendments to the 1994 King County Comprehensive Plan and development regulations proposed during 1996, and has considered their cumulative environmental impacts.
4. King County is adopting amendments to the Land Use Map of the 1994 Comprehensive Plan which require changes to the County's zoning maps.
5. The changes to the area zoning maps and text adopted by this ordinance are required to make zoning consistent with the 1994 Comprehensive Plan, as amended, as required by the GMA.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

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

20.12.010 are each amended to read as follows:

Comprehensive Plan adopted. A. Under the provisions of the King County Charter, King County's constitutional authority and pursuant to the Washington State Growth Management Act, 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

1 used to guide subarea plans, functional plans, provision of public facilities and services, review of  
2 proposed incorporations and annexations, development regulations and land development decisions.

3 B. The amendments to the 1994 King County Comprehensive Plan and the 1995 area zoning  
4 amendments contained in King County Comprehensive Plan 1995 Amendments attached as Appendix A  
5 to Ordinance 12061 are hereby adopted as amendments to the King County Comprehensive Plan and  
6 adopted as the official zoning control for those portions of unincorporated King County defined therein.

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

11 D. The amendments to the 1994 King County Comprehensive contained in King County  
12 Comprehensive Plan 1996 Amendments attached as Appendix A to this ordinance are hereby adopted as  
13 amendments to the King County Comprehensive Plan.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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- Appendix M: Amendments to West Hill Community Plan P-Suffix Conditions.
- Appendix N: Amendments to Resource Lands P-Suffix Conditions.
- Appendix O: Amendments to 1994 Parcel List, as amended December 19, 1994.
- Appendix P: Amendments considered by the Council January 9, 1995.

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

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

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

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

F. The 1996 area zoning amendments attached to this ordinance in Appendix A are adopted as the official zoning control for those portions of unincorporated King County defined therein.

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

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

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

1. The land to be included is not zoned agriculture (A) or is in an area where a contiguous band of publicly dedicated open space currently exists along the urban growth area line;
2. A permanent dedication to the King County open space system of four acres of open space is required for every one acre of land added to the urban growth area;
3. The land added to the urban growth area must be physically contiguous to existing urban growth area and must be able to be served by sewers and other urban services;
4. The minimum depth of the open space buffer shall be one half of the property width;

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

3                   6. Proposals for open space dedication and redesignation to the urban growth area must be  
4 received between July 1, 1994 and June 30, 1996.

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

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

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

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

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

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

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

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

28                  F. Proposals shall be processed as land use amendments to the comprehensive plan.  
29 The open space acquired through this program shall be considered primarily as natural areas or  
30 passive recreation sites. The following additional uses may be allowed only if located on a small  
31 portion of the open space and are found to be compatible with the site's open space values and  
32 functions such as those listed in I-204k:

33                   1. trails;

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2. natural appearing stormwater facilities;

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

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

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. 1996 Amendment to the 1994 King County Comprehensive Plan



1996 AMENDMENT  
to the  
1994 KING COUNTY  
COMPREHENSIVE PLAN

***CHAPTER ONE***  
***PLAN VISION***

**NO CHANGE**



1996 AMENDMENT  
to the  
1994 KING COUNTY  
COMPREHENSIVE PLAN

*CHAPTER TWO*  
*URBAN LAND USE*

**NO CHANGE**

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1996 AMENDMENT  
to the  
1994 KING COUNTY  
COMPREHENSIVE PLAN

***CHAPTER THREE***  
***RURAL LAND USE***



June 3, 1996

Introduced By:

Chris Vance

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

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

5 Amend Policy R-108 as follows:

6 **R-108** In 1995, King County ((shall identify)), in partnership with citizens and  
7 property owners, made initial designations of appropriate districts within the  
8 Rural Area where farming and forestry are to be encouraged and expanded  
9 through incentives and additional zoning protection. ((These districts shall  
10 be designated and zoned by December 31, 1996.)) Initial district  
11 designations will be ((finalized)) refined during 1996, with possible revisions  
12 after property owners have been notified. A process for zoning of the  
13 districts based on the incentive programs, will also be developed. Areas to be  
14 considered should include lands meeting the criteria set forth in the  
15 Countywide Planning Policies. Revised boundaries will be proposed as part  
16 of the 1997 Comprehensive Plan Amendment. All incentive programs  
17 created by the county and related to zoning will be available to benefit  
18 landowners in the districts based on the zoning of the districts as of the  
19 effective date of this plan. The county shall monitor the success of the  
20 incentive program and shall issue an annual report which shall include  
21 recommendations for any program or regulatory changes, including zoning,  
22 to address loss of land in large parcels. ((Areas to be considered should  
23 include lands meeting the criteria set forth in the Countywide Planning  
24 Policies.)) ((Permitted uses)) Regulatory and incentive programs should  
25 achieve very low densities in the Rural Farm or Forest Districts ((should be  
26 limited to residences at very low densities)) (one home per 20 acres for forest  
27 areas, one home per 10 acres for farming areas) ((, and farming or forestry)).  
28 Institutional uses or public facilities should not be permitted except as  
29 provided by Countywide Planning Policy LU-9.

1 Rationale: This policy was adopted in 1994 to carry out the direction of the  
2 Countywide Planning Policies that call for designation of Rural Farm and Forest Districts  
3 (LU-8, LU-9, LU-12). CPP LU-12 includes density guidelines for the districts: one home  
4 per 20 acres for forestry and one home per 10 acres for farming. The 1994 Plan also  
5 identified study areas to be considered, after further analysis, for district designation. The  
6 proposed changes to these policies are intended to reflect the status of work to date in  
7 accomplishing the district designations and the development of programs to comply with  
8 the density guidelines.

9 A study of the districts, along with the development of strategies and incentives to  
10 conserve resource uses in the districts, was conducted during 1995 but was not completed  
11 by the time the 1995 Comprehensive Plan amendment was adopted. However, based on  
12 preliminary recommendations from the consultant study, the Rural Farm and Rural Forest  
13 Districts were initially designated in 1995. During 1996, a parcel-specific analysis of the  
14 districts will result in proposed refinements of the district designations. The work will  
15 include notification of affected property owners. The timing of the Comprehensive Plan  
16 amendment process in 1996 precludes the possibility of completing the refined district  
17 designation and zoning in the 1996 amendment. We intend to make recommendations  
18 based on the 1996 work as part of the 1997 amendment.

19 The Farm and Forest study, completed in March, 1996, recommends using  
20 incentives to accomplish the goal of low densities in the Rural Farm and Forest Districts.  
21 It recommends monitoring to determine the effectiveness of the recommended incentive  
22 programs, and recommends that zoning action be taken only if large amounts of resource  
23 lands continue to be lost. These recommendations are reflected in the proposed policy R-  
24 108 change, which calls for the development of a monitoring program, and for annual  
25 reports with recommendations for program or regulatory changes, including zoning.

26 The original language of policy R-108 allows the landowners the density adopted in  
27 1994 on their properties if they use the incentives. Therefore, a downzone in the strict  
28 sense may not be the appropriate mechanism to maintain low densities, but rather the use  
29 of other mechanisms to require alternatives to standard subdivision, such as clustering or  
30 transfer of development rights. The proposed changes to this policy reflects the  
31 recommendations that call for incentive and regulatory programs to achieve the densities  
32 specified in the guidelines. The change allows flexibility in using zoning or another  
33 regulatory mechanism in conjunction with incentives to discourage further subdivision of  
34 large lots, thereby achieving the low densities in the districts.

35 Note: See I-202 and I-203 Analysis.

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June 3, 1996

Introduced By:

Chris Vance

2

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

3

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

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Amend Policy R-204 as follows:

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**R-204 A residential density of one home per 20 acres or 10 acres shall be ((~~applied to~~) achieved through regulatory and incentive programs on lands in the Rural Area that are managed for forestry or farming respectively, and are found to qualify for a Rural Farming or Forest District designation in accordance with Policy R-108.**

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Rationale: This policy was adopted in 1994 to carry out the direction of the Countywide Planning Policies that call for designation of Rural Farm and Forest Districts (LU-8, LU-9, LU-12). CPP LU-12 includes density guidelines for the districts: one home per 20 acres for forestry and one home per 10 acres for farming. The 1994 Plan also identified study areas to be considered, after further analysis, for district designation. The proposed changes to these policies are intended to reflect the status of work to date in accomplishing the district designations and the development of programs to comply with the density guidelines.

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A study of the districts, along with the development of strategies and incentives to conserve resource uses in the districts, was conducted during 1995 but was not completed by the time the 1995 Comprehensive Plan amendment was adopted. However, based on preliminary recommendations from the consultant study, the Rural Farm and Rural Forest Districts were initially designated in 1995. During 1996, a parcel-specific analysis of the districts will result in proposed refinements of the district designations. The work will include notification of affected property owners. The timing of the Comprehensive Plan

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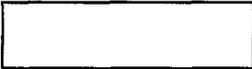
1 amendment process in 1996 precludes the possibility of completing the refined district  
2 designation and zoning in the 1996 amendment. We intend to make recommendations  
3 based on the 1996 work as part of the 1997 amendment.

4 The Farm and Forest study, completed in March, 1996, recommends using  
5 incentives to accomplish the goal of low densities in the rural farm and forest districts. It  
6 recommends monitoring to determine the effectiveness of the recommended incentive  
7 programs, and recommends that zoning action be taken only if large amounts of resource  
8 lands continue to be lost. These recommendations are reflected in the proposed policy R-  
9 108 change, which calls for the development of a monitoring program, and for annual  
10 reports with recommendations for program or regulatory changes, including zoning.

11 The original language of policy R-108 allows the landowners the density adopted in  
12 1994 on their properties if they use the incentives. Therefore, a downzone in the strict  
13 sense may not be the appropriate mechanism to maintain low densities, but rather the use  
14 of other mechanisms to require alternatives to standard subdivision, such as clustering or  
15 transfer of development rights. The proposed change to the policy reflects the  
16 recommendations that call for incentive and regulatory programs to achieve the densities  
17 specified in the guidelines. The change allows flexibility in using zoning or another  
18 regulatory mechanism in conjunction with incentives to discourage further subdivision of  
19 large lots, thereby achieving the low densities in the districts.

20 Note: See I-202 and I-203 Analysis.

1



June 3, 1996

Introduced By:

Chris Vance

2

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

3

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

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Amend Policy R-217 as follows:

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**R-217 King County will study the costs and benefits of adopting a mechanism that permits a transfer of development from Rural ((Area)) Farm and Forest District property to properties in the Urban Growth Area, including Rural City Urban Growth Areas, or to other Rural Area properties in order to accomplish the purposes of the Countywide Planning Policies, and will ((propose)) consider changes to the Zoning Code to implement this policy ((by December 31, 1996)). These zoning code changes shall include the following provisions for lands designated Rural Farm or Forest Districts in accordance with policy R-108:**

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a. **Regardless of the zoning applied to establish a Rural Farm and Forest District, properties within its boundaries may transfer density credits to Urban Areas or to other Rural Area properties based on the zoning they had as of the effective date of this Plan if that zoning is consistent with this plan; and**

b. **If an entire ownership is not being retained as farmland or forest land through a permanent open space designation, the development potential remaining after a density transfer may be actualized through a clustered subdivision or short subdivision resulting in a permanent open space tract as large or larger than the subdivision set aside for the resource uses. In the case of lands within a Rural Forest District, this tract shall be at least 20 acres in size.**

- 1 Rationale: This policy change makes R-217 consistent with R-203, which allows
- 2 transfer of density from the rural farm and forest districts to the Rural Area or the Urban
- 3 Area. It also clarifies that the Urban Growth Areas of Rural Cities are potential receiving
- 4 areas for transfer of density. The change is consistent with CPP LU-14 which allows
- 5 transfer of density from Rural Area properties to other Rural Area properties to encourage
- 6 retention of resource based uses in the Rural Area.
  
- 7 Note: See I-202 and I-203 Analysis.

1996 AMENDMENT  
to the  
1994 KING COUNTY  
COMPREHENSIVE PLAN

***CHAPTER FOUR***  
***ECONOMIC DEVELOPMENT***

**NO CHANGE**



1996 AMENDMENT  
to the  
1994 KING COUNTY  
COMPREHENSIVE PLAN

*CHAPTER FIVE*  
*HOUSING*

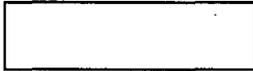
**NO CHANGE**



1996 AMENDMENT  
to the  
1994 KING COUNTY  
COMPREHENSIVE PLAN

***CHAPTER SIX***  
***NATURAL RESOURCE LANDS***





June 3, 1996

Introduced By:

Chris Vance

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

2 AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN-  
3 CHAPTER SIX - NATURAL RESOURCE LANDS.  
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5 Add new Policy RL-207A as follows:

6 **RL-207A King County should establish a Rural Forest Commission representing**  
7 **the diversity of forestry interests in the county, including timber**  
8 **companies, smaller commercial foresters, noncommercial forest**  
9 **landowners, environmental groups, forestry consultants, tribes, state and**  
10 **federal forestry agencies, and Rural Area residents, to advise the King**  
11 **County Executive and Council on the development of innovative**  
12 **programs, policies and regulations that benefit forestry and that**  
13 **encourage the retention of the forest land base in rural King County.**

14 Rationale: This new policy provides Comprehensive Plan direction to form a Rural  
15 Forest Commission, a recommendation of the recently completed Farm and Forest Report.  
16 Policy RL-301 is a parallel policy calling for the establishment of an Agriculture  
17 Commission. The Agriculture Commission has been established, and is advising the  
18 County on agriculture issues, including the development of the farm strategies in the Farm  
19 and Forest Report. Including the policy in the Comprehensive Plan raises the public  
20 awareness of the need for the Commission, and highlights the County's commitment to  
21 consult with a recognized forest interest group as it addresses rural forest issues.

22 Note: See I-202 and I-203 Analysis.

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June 3, 1996

Introduced By:

Chris Vance

2

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

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

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Amend Policy RL-209 as follows:

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

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Rationale: Policy RL-209 states the County will impose a moratorium on properties whose owners do not declare an intent to convert unless the site is harvested or restored according to King County standards. This is consistent with K.C.C. 18.82.140, the Clearing and Grading Code. The Executive has proposed an Ordinance which would amend K.C.C. 18.82.140 by revising the circumstances under which properties can be released from the moratorium. The Ordinance proposes that properties be released from the moratorium only if they harvest according to a County approved Conversion Option Harvest Plan (COHP). A COHP would be attained by property owners prior to receiving a State DNR Forest Practices Permit. The COHP contains the same environmental standards as the County Clearing and Grading Permit but does not entail the costs or review time of the actual permit. The proposed change intends that County environmental standards be introduced at the front end of the process rather than the back end, which is the case if restoration activities are allowed as a moratorium release. Should Council adopt the

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1 proposed Ordinance, the above revision would be necessary to ensure consistency between  
2 the Comprehensive Plan and the King County Code.

3 Note: See I-202 and I-203 Analysis.



1996 AMENDMENT  
to the  
1994 KING COUNTY  
COMPREHENSIVE PLAN

*CHAPTER SEVEN*  
*NATURAL ENVIRONMENT*

**NO CHANGE**



1996 AMENDMENT  
to the  
1994 KING COUNTY  
COMPREHENSIVE PLAN

***CHAPTER EIGHT***  
***FACILITIES AND SERVICES***

**NO CHANGE**



1996 AMENDMENT  
to the  
1994 KING COUNTY  
COMPREHENSIVE PLAN

*CHAPTER NINE*  
*TRANSPORTATION*



# **1996 COMPREHENSIVE PLAN AMENDMENT**

## **TRANSPORTATION NEEDS REPORT AND FINANCIAL FORECASTS**

### **INTRODUCTION**

The Growth Management Act requires each jurisdiction's comprehensive plan to contain a transportation element which includes the identification of current and future transportation needs. The needs should be coordinated and consistent with the land use element and help to carry out the plan. Additionally, the Act requires a financial analysis of transportation funding to evaluate the capability of providing for the needs.

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

Each year the TNR and Financial Forecasts are revised to reflect the most recent land use changes, project amendments, costs, and financial assumptions. Information from this TNR document will be adopted as part of the 1996 Comprehensive Plan Amendment. The information will become the "1997 Transportation Needs Report" and will be used to help formulate the 1997 Capital Improvement Program.

### **WHAT IS THE TNR?**

The TNR is a comprehensive list of recommended improvements to serve countywide transportation needs through the year 2012. It includes all transportation needs in unincorporated King County and countywide significant projects in cities, adjacent counties and on State highways.

In 1996, a new emphasis of the TNR will be to incorporate and integrate more transit related projects into the document. This emphasis stems from policy direction for developing a multimodal transportation system, the consolidation of transit and transportation functions into the new Department of Transportation, and the adoption of the "1995 Six-Year Transit Development Plan."

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

## **PURPOSES OF THE TNR**

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

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

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

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

## **THE ROLE OF FINANCIAL FORECASTS**

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

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

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

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

## **OTHER AGENCIES' AND CITIES' REVIEW**

Early in 1996, the TNR was distributed to cities in King County for review of projects within their boundaries. The project list was also distributed to the Washington State Department of Transportation, Snohomish and Pierce Counties, and within the King County Department of Transportation. The goal was to update the status of local projects, to inform King County of new regionally significant project recommendations and to coordinate the implementation of any joint projects with King County. Projects involving these other agencies were changed to reflect the new information.

## **TNR CHANGES FOR 1996**

The update of the TNR for 1997 will incorporate the following changes:

- Technical revisions to reflect completed projects, cost updates, and project scope changes
- New projects in Activity Centers and "Full Service-Transit Priority Areas"
- Transportation concurrency needs
- Emergency projects from last winter's flooding
- Arterial circulation and access projects for new growth
- Multi-modal projects

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

The schedule for preparation of the new TNR and the Financial Forecasts calls for completing an Executive Proposed draft by August 1, 1996.



1996 AMENDMENT  
to the  
1994 KING COUNTY  
COMPREHENSIVE PLAN

*CHAPTER TEN*  
*PARKS, RECREATION, AND OPEN*  
*SPACE*

**NO CHANGE**



1996 AMENDMENT  
to the  
1994 KING COUNTY  
COMPREHENSIVE PLAN

*CHAPTER ELEVEN*  
*CULTURAL RESOURCES*

**NO CHANGE**



1996 AMENDMENT  
to the  
1994 KING COUNTY  
COMPREHENSIVE PLAN

*CHAPTER TWELVE*  
*ENERGY AND*  
*TELECOMMUNICATIONS*

**NO CHANGE**



1996 AMENDMENT  
to the  
1994 KING COUNTY  
COMPREHENSIVE PLAN  
  
*CHAPTER THIRTEEN*  
*PLANNING AND IMPLEMENTATION*



June 3, 1996

Introduced By:

Chris Vance

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

3 AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN -  
4 CHAPTER THIRTEEN - PLANNING AND IMPLEMENTATION.  
5

6 Amend text and Policy I-201 as follows:

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

8 The Growth Management Act requires that the Plan's policies and Land Use Map be  
9 amended no more than once a year except that amendments may be considered more  
10 frequently under the following circumstances:

11 a: The initial adoption of a subarea plan;

12 b: The adoption or amendment of a shoreline master program under the  
13 procedures set forth in chapter 90.58 RCW;

14 c: Whenever an emergency exists; and

15 d: To resolve an appeal of the KCCP filed with the Central Puget Sound  
16 Growth Management Hearings Board.

17 The King County Comprehensive Plan addresses long-range and countywide issues that  
18 are beyond the scope of decisions made in a subarea plan or individual development  
19 proposals. It also implements the countywide vision of the Countywide Planning Policies  
20 for all unincorporated areas. It is important that amendments to the Comprehensive Plan  
21 retain this broad perspective so that the cumulative effect of the proposals can be  
22 ascertained.

23 ~~((The official Comprehensive Plan Land Use Map can be amended only once a year.))~~ The  
24 Countywide Planning Policies require King County's Urban Growth Area line ((must)) to  
25 be reviewed ((at least every)) 10 years after adoption of Phase II Amendments to the  
26 Countywide Planning Policies. The boundaries between the Urban Growth Area, Rural  
27 Area and Natural Resource Lands are intended to be long-term and unchanging. Changes  
28 to land use designations will only occur after full public participation, notice,  
29 environmental review and an official update to the Comprehensive Plan.

1 **I-201 Amendments to the Comprehensive Plan shall be as follows:**

- 2 **a. Amendments to the Comprehensive Plan Land Use Map and policies**  
3 **((should be subject to the same requirements as those for policies I-202**  
4 **and I-203)) shall be consistent with the Countywide Planning Policies.**
- 5 **b. The Comprehensive Plan should be amended no more than once every**  
6 **three years except as provided in c. and d.**
- 7 **c. The Comprehensive Plan may be amended annually to consider**  
8 **changes that should be addressed more often than once every three**  
9 **years. Changes that may be made annually shall be established in the**  
10 **King County Code. Changes appropriate for annual amendment**  
11 **include, but are not limited to: amendments to the Service and Finance**  
12 **Strategy Map and concurrency-related land use reassessments, changes**  
13 **to the technical appendices, redesignation proposals under the 4 to 1**  
14 **Program, and technical corrections.**
- 15 **d. The Comprehensive Plan may be amended at any time to consider**  
16 **changes as specified in state law.**
- 17 **e. The Urban Growth Area shall be reviewed in accordance with the**  
18 **Countywide Planning Policies.**

19 **Rationale:** These changes provide for consistency with state law which allows for  
20 exceptions to the annual amendment limitation. These changes also set the policy basis to  
21 limit the majority of amendments to the Plan to once every three years. Establishing a  
22 three year cycle of amendments to the Plan will allow the Plan to be implemented and  
23 provide for more certainty in the process.

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June 3, 1996

Introduced By:

Chris Vance

2

1994 King County Comprehensive Plan - Chapter Thirteen - Planning and

3

Implementation

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

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Amend text and Policy I-202 as follows:

8

~~((3. Amending Comprehensive Plan Policies~~

9

~~The King County Comprehensive Plan addresses long range and countywide issues that are beyond the scope of decisions made in a subarea or neighborhood plan or individual development proposals. It also implements the countywide visions of the Countywide Planning policies for all unincorporated areas. It is important that amendments to the Comprehensive Plan policies retain this broad perspective. The Growth Management Act requires that the Plan be amended no more than once a year.~~

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

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a. A detailed statement of what is proposed to be changed and why;

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b. A statement of anticipated impacts of the change, including geographic area affected and issues presented.

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c. A demonstration of why existing Comprehensive Plan guidance should not continue in effect or why existing criteria no longer apply;

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d. A statement of how the amendment complies with the Growth Management Act's goals and specific requirements;

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e. A statement of how the amendment complies with the Countywide Planning Policies;

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f. A statement of how functional plans and capital improvement programs support the change; and

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**g. Public review of the recommended change, necessary implementation (including area zoning if appropriate) and alternatives(~~;~~ and)).**

**~~((Proposed amendments each calendar year shall be considered by the Metropolitan King County Council concurrently so that the cumulative effect of the proposals can be determined.))~~**

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Rationale: These changes require all amendments to be subject to the analysis called for in Policy I-202. The last paragraph is moved to the top of the policy as a technical correction.

1



June 3, 1996

Introduced By:

Chris Vance

2

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

3

4

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

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Amend Policy I-204 to add new text and a new section as follows:

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**I-204 King County shall actively pursue dedication of open space north and south along the Urban Growth Area line.**

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**a. Rural Area land, excluding agriculturally zoned land, may be added to the Urban Growth Area only in exchange for a dedication of permanent open space to the King County Open Space System. The dedication shall consist of a minimum of four acres of open space for every one acre of land added to the Urban Growth Area, calculated in gross acres. The open space shall be dedicated at the time the application is approved;**

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**b. Land added under this policy to the Urban Growth Area adopted in the Countywide Planning Policies and the King County Comprehensive Plan shall be physically contiguous to the existing Urban Growth Area and must be able to be served by sewers and other urban services;**

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**c. The total area added to the Urban Growth Area as a result of this policy shall not exceed 4,000 acres;**

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**d. Development of the land added to the Urban Growth Area under this policy shall be limited to residential development and shall be at a minimum density of four dwelling units per acre. Proposals shall meet the urban density and affordable housing policies of this Comprehensive Plan;**

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**e. Open space areas shall retain their rural area designations and should generally be configured in such a way as to connect with open space on adjacent properties. Open space areas should generally**

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parallel the Urban Growth Area line, but the criteria set forth in I-204(k) below shall be controlling;

- f. The minimum depth of the open space buffer between the proposed addition to the Urban Growth Area and the Rural Area shall be at least one-half of the property width;
- g. The minimum size of property to be considered will be 20 acres, which includes both the proposed addition to the Urban Growth Area and land proposed for open space dedication. Smaller properties may be combined to meet the 20-acre threshold;
- h. Initial proposals for open space dedication and redesignation to Urban Growth Area must be received between July 1, 1994 and June 30, 1996. Review by King County shall conclude by June 30, 1997((§)). An additional round of proposals is established for the period from July 1, 1996 to December 31, 2006. Review by King County shall conclude upon adoption of Comprehensive Plan amendments in the year 2007;
- i. Where applications are adjacent to city boundaries or Potential Annexation Areas, King County shall consult with and solicit recommendations from the city;
- j. Proposals shall be evaluated for quality of both open space and urban development. The highest quality proposals shall be recommended for adoption as amendments to the Urban Growth Area, in accordance with the procedural requirements of the Growth Management Act. If the 4,000-acre limit on land to be added to the Urban Growth Area is not reached in the time limits set forth in I-204(h), above, because of either insufficient number of proposals or proposals of insufficient quality, King County may set a time period for additional proposals;
- k. Criteria for evaluating proposals shall include:
  - 1. Quality of fish and wildlife habitat areas;
  - 2. Connections to regional open space systems;
  - 3. Protection of wetlands, stream corridors, ground water and water bodies;
  - 4. Unique natural, cultural, historical, or archeological features;
  - 5. Size of proposed open space dedication and connection to other open space dedications along the Urban Growth Area line, and
  - 6. The ability to provide efficient urban facilities and services to the lands proposed to be redesignated as part of the Urban Growth Area;
- l. Proposals which add 200 acres or more to the Urban Growth Area shall include affordable housing consistent with King County regulations for urban planned developments, which require a mix of housing types and densities, including 30 percent below-market-rate units affordable to low, moderate and median income households;

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- m. As an incentive for additional affordable housing development under this program, the required open space dedication shall be reduced from four to 3.5 acres for each acre added to the Urban Growth Area for 1) proposals smaller than 200 acres that provide 30 percent affordable housing units, or 2) larger developments that exceed 30 percent affordable housing units;
- n. Development on land added to the Urban Growth Area under this policy shall be subject to the same growth phasing policies applicable to all other urban development; ~~((and))~~
- o. Where a contiguous band of publicly dedicated open space currently exists along the Urban Growth Area line, the above program shall not be utilized~~((:)); and~~
- p. The open space acquired through this program shall be considered primarily as natural areas or passive recreation sites. The following additional uses may be allowed only if located on a small portion of the open space and are found to be compatible with the site's open space values and functions such as those listed in I-204k:
  - 1. trails;
  - 2. natural appearing stormwater facilities;
  - 3. compensatory mitigation of wetland losses on the urban designated portion of the project, consistent with the King County Comprehensive Plan and the Sensitive Areas Ordinance; and
  - 4. active recreation uses which are compatible with the functions and values of the open space and are necessary to provide limited, low intensity recreational opportunities (such as mowed meadows) for the adjacent Urban Area provided that: the active recreation is as near as possible based on site conditions to the Urban Growth Area; the physical characteristics of the site, such as topography, soils and hydrology are suitable for development of active facilities; the active recreation area does not exceed five percent of the total open space acreage; and provided that no roads, parking, or sanitary facilities are permitted. Development for active recreation allowed in the open space may not be used to satisfy the active recreation requirements in K.C.C. 21A.

Rationale: Policy I-204(j) allows King County to set a time period for additional proposals if the 4000-acre limit on land to be added to the Urban Growth Area is not reached in the original time limits set forth in I-204h because of either insufficient number of proposals or proposals of insufficient quality. The 4000-acre limit on land to

1 be added to the Urban Growth Area was not reached in the original time limits set forth  
2 in I-204(h) because of insufficient number of proposals. The program has been a success  
3 and by expanding the timeline, more property owners will be able to apply to the  
4 program.

5 Existing policies do not clarify use of open space conveyed through the 4 to 1 Program.  
6 The intent of the program is to create a permanent buffer of open space along the Urban  
7 Growth Area boundary. By allowing some uses in the open space, it may make an  
8 application more feasible for a property owner and allows some flexibility for King  
9 County in the future to use the open space for passive recreation. Only uses which were  
10 determined to be compatible with natural areas and/or passive recreation sites are  
11 allowed.

12 Specific criteria for "natural appearing stormwater facilities" shall be provided by SWM  
13 in additional guidance prepared for the Storm Water Drainage Manual and shall  
14 generally include the following criteria: 1) irregular shapes; 2) shallow banks with 3:1  
15 minimum side slopes (eliminates requirement for fencing); 3) mixed native plantings;  
16 4) minimum clearing and grading; and 5) grass crete access road for maintenance.  
17 The 1994 draft King County Parks, Recreation and Open Space Plan defines natural  
18 areas and passive recreation sites and also defines open space uses of 4 to 1 properties.

19 Note: The Proposed Parks, Recreation and Open Space Plan allows interim community  
20 drainfields to be located in the open space acquired through the 4 to 1 Program.

21 Note: See I-202 and I-203 Analysis.

1



June 3, 1996

Introduced By:

Chris Vance

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

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

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Amend text and Policy I-208 as follows:

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The Maple Valley area of King County has elements of both rural and urban land uses. The portions of the area with higher densities and more intensive commercial uses, which also have more infrastructure to support them, have been designated in this plan as Urban Growth Area. Surrounding less dense residential areas, which also contain some limited commercial uses, have been designated Rural Area. Residents and area chambers of commerce are concerned that these designations may affect the area's ability to remain a cohesive community. Further, it is possible that this split in land use designations could divide the community if the urban portion is annexed to cities. ~~((or incorporates as part of a new city, without consideration for its surrounding related areas.))~~ Much of the urban portion of the area has petitioned the Boundary Review Board for incorporation status. A feasibility study is underway and the Incorporation Committee anticipates an incorporation vote in the November 1996 election. King County is committed to ensuring that the Maple Valley area ~~((can))~~ maintains its community character and unity.

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- I-208 King County should modify the Maple Valley Study and develop it in two phases. The first phase should occur in 1996 and concentrate on rendering community assistance which could include the following:**
- a. ~~((King County should study ways to ensure that Maple Valley maintains its community. Beginning in 1996, the County should study in more detail the commercial and residential uses in the vicinity of Maple Valley, Four Corners, and Wilderness Village to determine whether redesignations of land use are necessary and can be accomplished within the parameters of the Countywide Planning Policies and this plan including whether the area should be designated as a Rural Town. Recommendations should be completed in time to be considered in the 1997 annual Comprehensive Plan update process. Until this process is completed, King County shall oppose any proposals for annexation of~~**

- 1 land in the Maple Valley Area.)) preparing a baseline traffic profile with  
2 action strategies to implement safety and circulation recommendations;  
3 b. ~~((King County may amend the urban Growth Area pursuant to the~~  
4 ~~analysis called for in this policy, following completion of this study so~~  
5 ~~long as these adjustments are consistent with the Countywide Planning~~  
6 ~~Policies and this Plan.)) information gathering and analysis of land~~  
7 capacity, permit activity, and community acquisition of Geographic  
8 Information System-generated maps;  
9 c. reviewing and determining the potential of redesignating the Urban  
10 Growth Area (e.g. designate "Rural Town" status to commercial areas of  
11 Greater Maple Valley which includes Maple Valley, Wilderness Village  
12 and Four Corners or propose redesignation of the Maple Valley  
13 commercial center from rural to urban) within the parameters of the  
14 Countywide Planning Policies and this Plan ;  
15 d. conducting an assessment and analysis of potential annexation areas  
16 based on incorporation boundaries;  
17 e. updating historic resources inventory; and  
18 f. other issues based on Maple Valley area public participation.

19 If the incorporation vote in the November 1996 election fails, King County  
20 should begin the second phase of the study in 1997. This phase should  
21 include in detail the commercial and residential uses in the vicinity of the  
22 historic center of Maple Valley, Four Corners, and Wilderness Village.  
23 Along with the work identified above in "c." and "d." recommendations will  
24 be made to the King County Council whether redesignation of land uses are  
25 necessary and consistent with the Countywide Planning Policies and this  
26 Plan.

27 Recommendations should be completed in time to be considered in the 1998  
28 annual Comprehensive Plan update process.

29 Rationale: The above proposal is a result of the request by the Greater Maple Valley  
30 Service Coalition to postpone the County study as articulated in the King County  
31 Comprehensive Plan (KCCP) Policy I-208. The Coalition which includes representatives  
32 from all civic and service groups in the area, are concerned that the County study occurring  
33 concurrent with the area incorporation effort could confuse local residents. Through  
34 discussions with the Maple Valley Incorporation Committee representative, Laura Iddings,  
35 and the Maple Valley Team, we are proposing that the study be modified to focus on  
36 assistance to the community which the County could address whether the area becomes a  
37 city or remains unincorporated.

38 Note: See I-202 and I-203 Analysis.

1996 AMENDMENT  
to the  
1994 KING COUNTY  
COMPREHENSIVE PLAN

***LAND USE MAP***  
***and***  
***ZONING MAP***





June 3, 1996

Introduced By:

Chris Vance

1 1994 King County Comprehensive Plan - Land Use Map

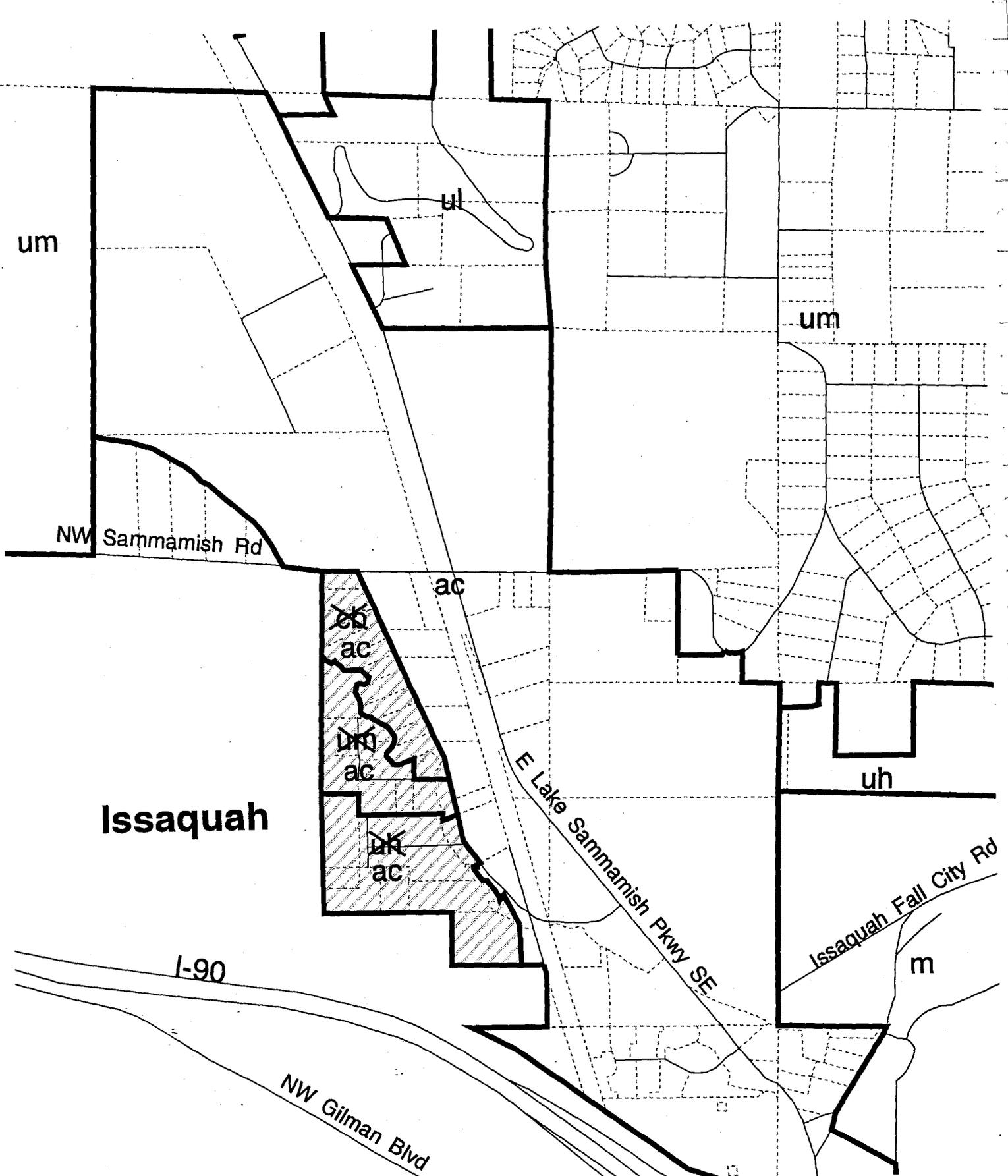
2 AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN - LAND  
3 USE MAP.  
4

5 Amend the 1994 King County Comprehensive Plan Land Use Map by redesignating  
6 properties known as Bush Lane in Section 21, Township 24, Range 6 (Map # 19), from  
7 Community Business Center, Urban Residential 4-12 du/ac and Urban Residential >12  
8 du/ac to Unincorporated Activity Center. (Includes parcels 2124069021, 9032, 9034,  
9 9039, 9041, 9040, 9042, 9043, 9044, 9045, 9048, 9053, 9052, 9055, 9065, 9073, 9076,  
10 9077, 9078, 9087, 9091, 9096, 9100, 9103, 9107, 9123, and lots 1 to 9 of James Bush  
11 Add.)

12 Rationale: The Bush Lane area was included in the study of the Issaquah Employment  
13 Center pursuant to Council direction in 1995. This is one of two changes recommended by  
14 the study. the rest of the land use designations in the area included in the study remains the  
15 same. Bush Lane is surrounded by commercial uses in the City of Issaquah to the west and  
16 by the Employment Center on all other sides, and is accessible only through the  
17 Employment Center. During its review of the 1992 East Sammamish Community Plan, the  
18 Council zoned the Bush Lane properties Office (O), multi-family residential (R-24), and  
19 potential multi-family (R-4, potential R-12). These zones are more typical of an Activity  
20 Center designation than of an Urban Residential designation.

21 Because this area is within the City of Issaquah's Potential Annexaiton Area, and  
22 because some or all of these properties are within the 100-year floodplain of Jordon Creek,  
23 no changes in zoning or Shoreline Management Master Program Environment should be  
24 made until this is issue has received additional study in cooperation with the City of  
25 Issaquah.

26 See I-202 and I-203 Analysis.



**Issaquah Employment Center**  
Boundaries

 Proposed Land Use Change



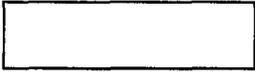
**King County**  
Department of Development and Environmental Services  
**DDES** Geographic Information System



April 30, 1996

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

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June 3, 1996

Introduced By:

Chris Vance

1994 King County Comprehensive Plan - Zoning Atlas

AMENDMENT TO THE 1994 KING COUNTY ZONING ATLAS CONSISTENT WITH THE 1994 KING COUNTY COMPREHENSIVE PLAN LAND USE MAP.

Amend Map #19, Section 21, Township 24, Range 6 as follows:

<u>Parcel Number</u>	<u>Existing Zoning</u>	<u>Proposed Zoning</u>
2124069090 (including formerly separate lots 9088, 9089 and 9090)	CB	CB-P

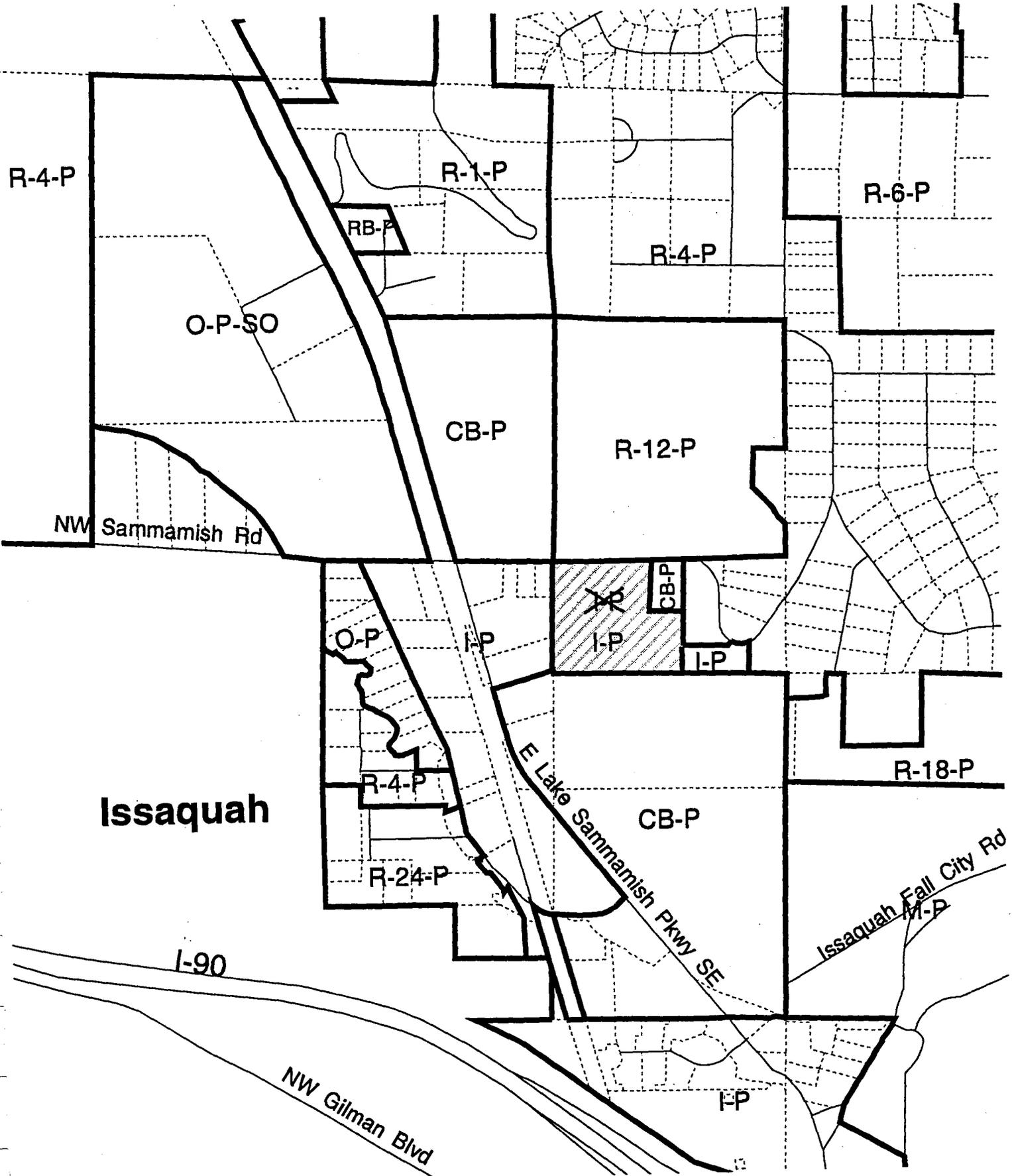
The P-suffix condition (all new language) shall read as follows:

All new development and modifications of existing development, including structures and any other impervious surfaces, shall be located and configured to protect the well, pumphouse and pipeline owned and operated by the Overdale Water Association from degradation of its water quality and quantity. At a minimum, no new structures or other impervious surfaces such as paved or unpaved parking areas shall be located within a 100-foot radius of the well (the well is located approximately 265 feet south and 160 feet east of the northwest corner of the property, and the pipeline runs from the well due north to SE 56th Street); drainage from new structures or other impervious surfaces, and modifications of existing structures and impervious surfaces, on the property shall be conducted away from the well and the 100-foot easement around it. This P-suffix condition shall expire if the Overdale Park community is served by a public water purveyor, such as Issaquah or the Sammamish Water and Sewer District) and no longer uses the well as a public water supply.

1 Rationale: The Overdale Park area was included in the study of the Issaquah  
2 Employment Center pursuant to Council direction in 1995. This is one of two area wide  
3 changes recommended by the study. The rest of the zoning in the area included in the  
4 study remains the same. Some development on the subject property has already occurred  
5 in violation of the easement protecting the Overdale Park Water Association's well and  
6 related facilities. This P-suffix condition is needed to allow continuing safe operation of  
7 the Overdale Park Water Association's water system. KCCP policy F-301 provides that  
8 "existing private wells and other systems in operation at the effective date of this Plan may  
9 continue in operation only if they are managed in compliance with federal, state and  
10 County health regulations." Policy F-323 et.seq. also provide that King County shall use  
11 surface water management plans, programs and regulations to enhance ground water  
12 recharge and prevent water quality degradation.

13 Attached is a site plan of the subject property furnished by the Overdale Park Water  
14 Association showing the location of their well and pipeline.

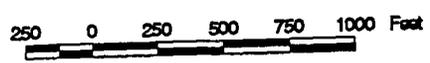
15 Note: See I-202 and I-203 Analysis.



**Issaquah Employment Center**  
 Overdale Park Water System  
 Wellhead Protection

 Proposed Zoning Change

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



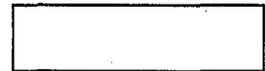
April 30, 1996



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



1



June 3, 1996

Introduced By:

Chris Vance

2

1994 King County Comprehensive Plan - Zoning Atlas

3

AMENDMENT TO THE 1994 KING COUNTY ZONING ATLAS CONSISTENT  
WITH THE 1994 KING COUNTY COMPREHENSIVE PLAN LAND USE MAP.

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Amend Map #26, Section 14, Township 24, Range 7 as follows:

7

Parcel Number	Existing Zoning	Proposed Zoning
1424079007	CB and RA-10	RA-10-P
1424079026	CB-P	RA-10-P
1424079063	RA-5-P	RA-10-P
1424079078	CB and CB-P	RA-10-P

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The existing P-suffix condition shall be applied to the area of parcels 9007 and 9078, and is revised to read as follows:

13

14

1. ~~(Development or redevelopment of the site shall only occur on the portion of the site that is above floodplain.~~

15

16

2. ) No new or additional fill is permitted within the FEMA Floodway.

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Rationale: This zoning change is the result of Council direction in 1995 which requested review of all Community Business zoning outside the designated boundaries of the rural town of Fall City. The proposed zone changes makes the zoning consistent with the 1994 King County Land Use Map designation, which is Rural Residential. The Community Business (CB) zoning is inconsistent with this designation. The proposed zone change is also consistent with both the Countywide Planning Policies (LU-12.c) and 1994 King County Comprehensive Plan (rural density policy R-205 and Rural Town policies R-302 and R-306), since all of the parcels listed are within the 100-year Floodplain as defined in the King County Sensitive Areas Ordinance, and are designated as Conservancy Environment by the King County Shoreline Management Master Program

1 designated in accordance with policy R-108, which means commercial uses would be  
2 inappropriate in this location.  
3

4 Under King County's regulations in effect for the Conservancy Environment,  
5 commercial development is not allowed (KCC 25.24.070). Amendments to either the  
6 SMP's Conservancy Environment designation or regulations would require approval by the  
7 Washington State Department of Ecology.

8 In addition, all of parcels 9007 and 9026, and about one-half each of parcels 9063  
9 and 9078 are designated as Floodway (that portion of the Floodplain likely to be inundated  
10 by deep and fast-flowing water during flooding, and defined as "...the stream and that  
11 portion of the adjoining floodplain which is necessary to contain and discharge the base  
12 flood flow without increasing the base flood elevation more than one foot.") by the Federal  
13 Emergency Management Agency (FEMA) Flood Insurance Program.

14 The existing P-suffix condition applied to parcels 9026, 9063 and 9078 (adopted in  
15 the original Snoqualmie Valley Community Plan and Area Zoning) prohibits new or  
16 additional fill on the westerly 360 feet of these parcels. (This P-suffix condition is  
17 consistent with the SMP and KCCP.)

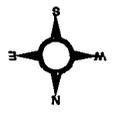
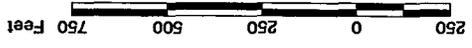
18 In combination with the standards applied to new development in the Floodway,  
19 this prohibition would make new commercial development on these properties virtually  
20 impossible even if it were permitted in the SMP's Conservancy Environment. Continued  
21 maintenance and/or expansion of the existing commercial developments as legal  
22 nonconforming uses on parcels 9026 and 9063 is permitted, subject to the Zoning Code's  
23 nonconformance provisions (KCC 21A.32.020 through -090). The revisions recommended  
24 to the P-suffix text are to provide for reasonable use of the properties, since they are all  
25 completely within the 100-year Floodplain, and to make the prohibition of fill consistent  
26 with the approach taken in the Sensitive Areas Ordinance (KCC Chapter 21A.24).

27 Note: See I-202 and I-203 Analysis.

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

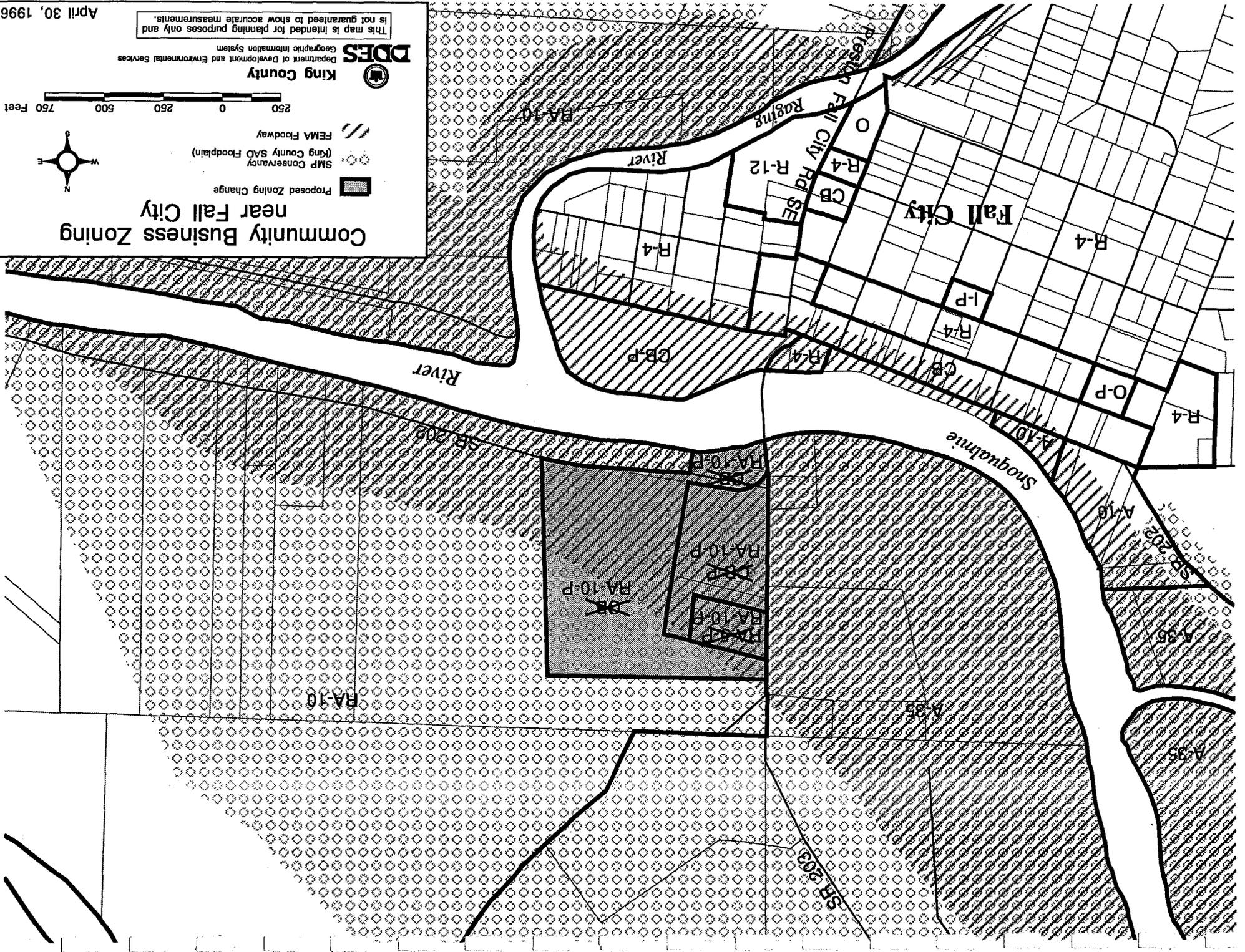
**DDPS**  
Department of Development and Environmental Services  
Geographic Information System

**King County**



- Proposed Zoning Change
- SMP Conservancy (King County SMO Floodplain)
- FEMA Floodway

# Community Business Zoning near Fall City





1



June 3, 1996

Introduced By:

Chris Vance

2

1994 King County Comprehensive Plan - Land Use Map

3

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

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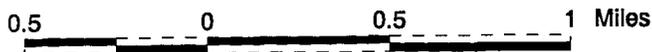
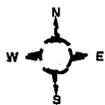
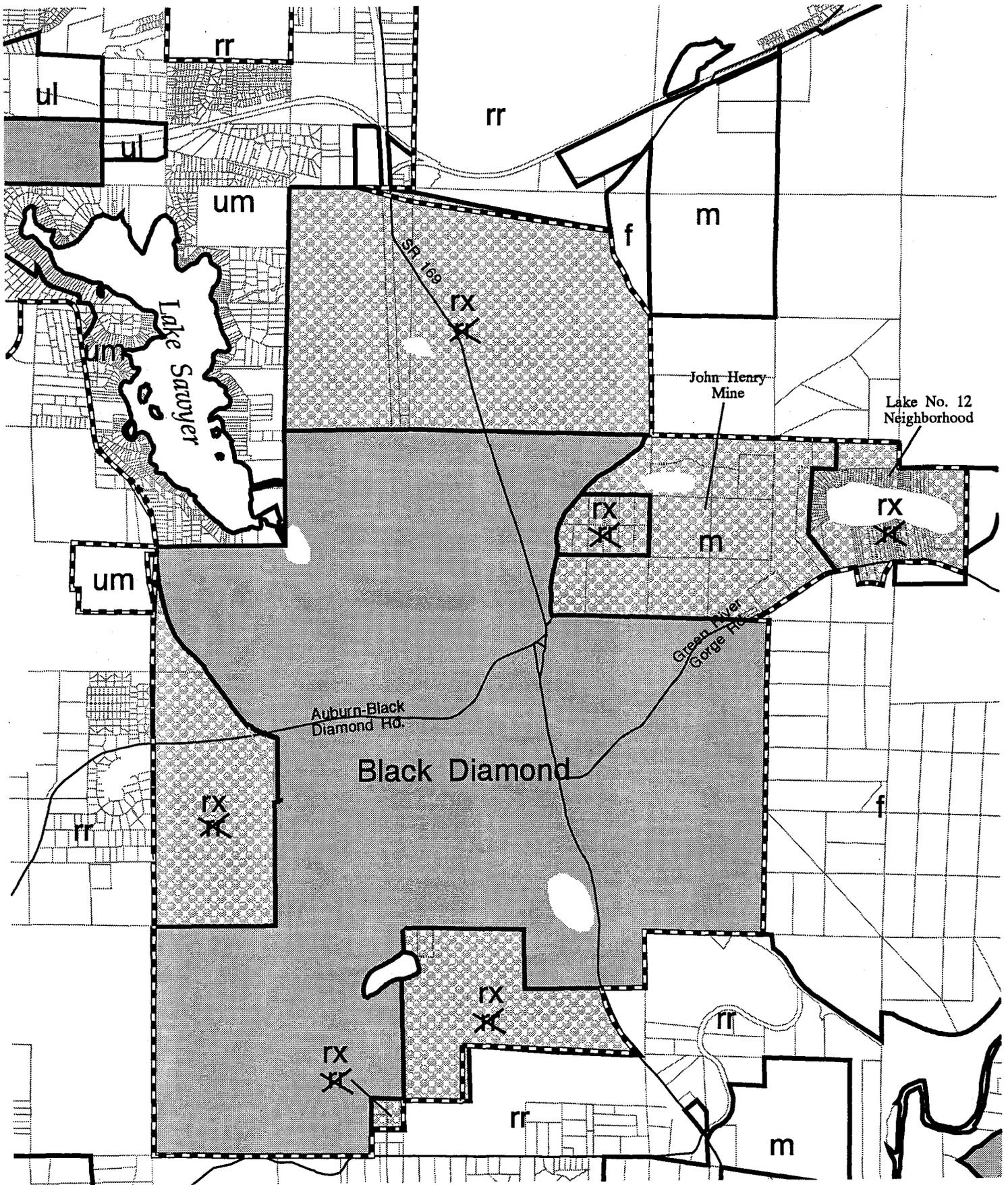
Amend the 1994 King County Comprehensive Plan Land Use Map by redesignating the  
"New Rural City Urban Growth Area" for the City of Black Diamond in Sections 02, 03,  
10, 11, 12, 15, 22, and 23 of Township 21, Range 6 and Section 7 of Township 21, Range  
7 to "Rural Cities Urban Growth Area" after approval by the Metropolitan King County  
Council of the pre-annexation agreement between King County, the City of Black  
Diamond and the affected property owners.

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Rationale: At this time, designation of the urban and open space/natural resource areas  
within the New Rural City Urban Growth Area have not been fully negotiated. The  
proposed land use map amendment is contingent upon the successful negotiation and  
signing by all parties of the pre-annexation agreement.

16

Note: See I-202 and I-203 Analysis.



## Black Diamond

-  Urban Growth Boundary
-  Incorporated Area
-  Rural Cities Urban Growth Area

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



**King County**

Department of Development and Environmental Services  
Geographic Information System

/users/dennish/projects/bdlu.apr

May 29, 1996

1



June 3, 1996

Introduced By:

Chris Vance

2

1994 King County Comprehensive Plan - Land Use Map

3

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

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6 Amend the 1994 King County Comprehensive Plan Land Use Map by redesigning 6.6  
7 acres owned by Emmerson and Associates, Inc., in Section 23, Township 25, Range 6 East,  
8 (Map #18), from Rural to Urban as presented on attached Land Use Recommendation map.  
9 (Includes portion of parcels 32196000130 and 3216000160.) Amend all other KCCP and  
10 Technical Appendix maps which include the Urban Growth Area to be consistent with this  
11 change. The new urban land is to be within the Service Planning Area (yellow) of the  
12 Service and Finance Strategy Map of Chapter Two.

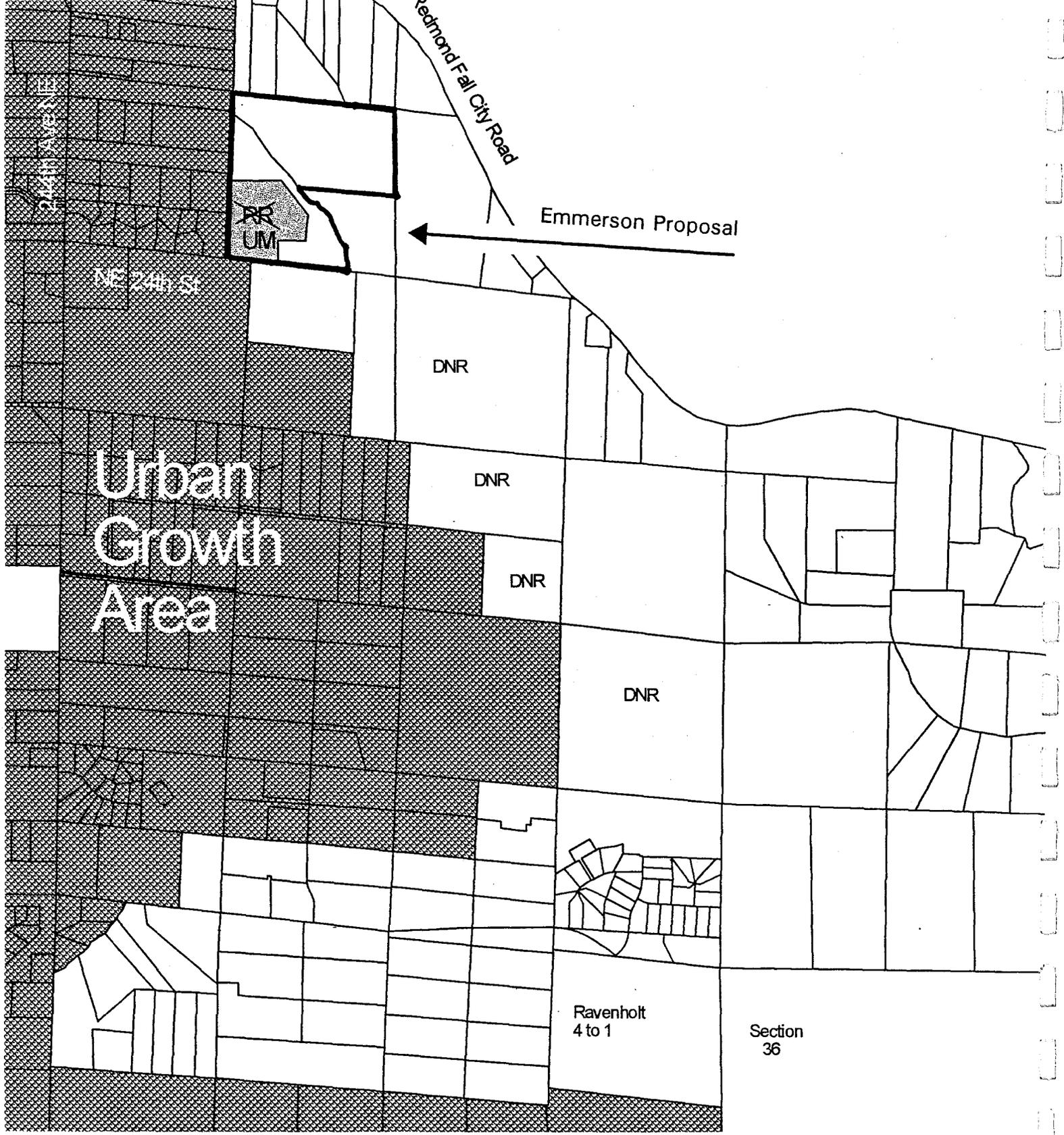
13

Rationale: This proposed land use map amendment is a result of an application to the 4  
14 to 1 Program.

14

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Note: See I-202 and I-203 Analysis.



# Emmerson 4 to 1 Proposal Land Use Recommendation

 Proposed Land Use Change  
(6.6 acres)

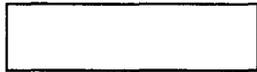
May 30, 1996



Department of Natural Resources  
This map is intended for planning  
purposes only and is not guaranteed  
to show accurate measurements



1



June 3, 1996

Introduced By:

Chris Vance

2

1994 King County Comprehensive Plan - Zoning Atlas

3

AMENDMENT TO THE 1994 KING COUNTY ZONING ATLAS CONSISTENT WITH THE 1994 KING COUNTY COMPREHENSIVE PLAN LAND USE MAP.

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Amend 1994 King County Zoning Atlas Map #18, Section 23, Township 25, Range 6 for a portion of property owned by Emmerson and Associates, Inc., as presented on the attached Zoning Recommendation map. The following applies:

7

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9

6.6 acres contiguous to the Urban Growth Area is recommended for redesignation from a RA-5 zone to R-4P zone.

10

11

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

12

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

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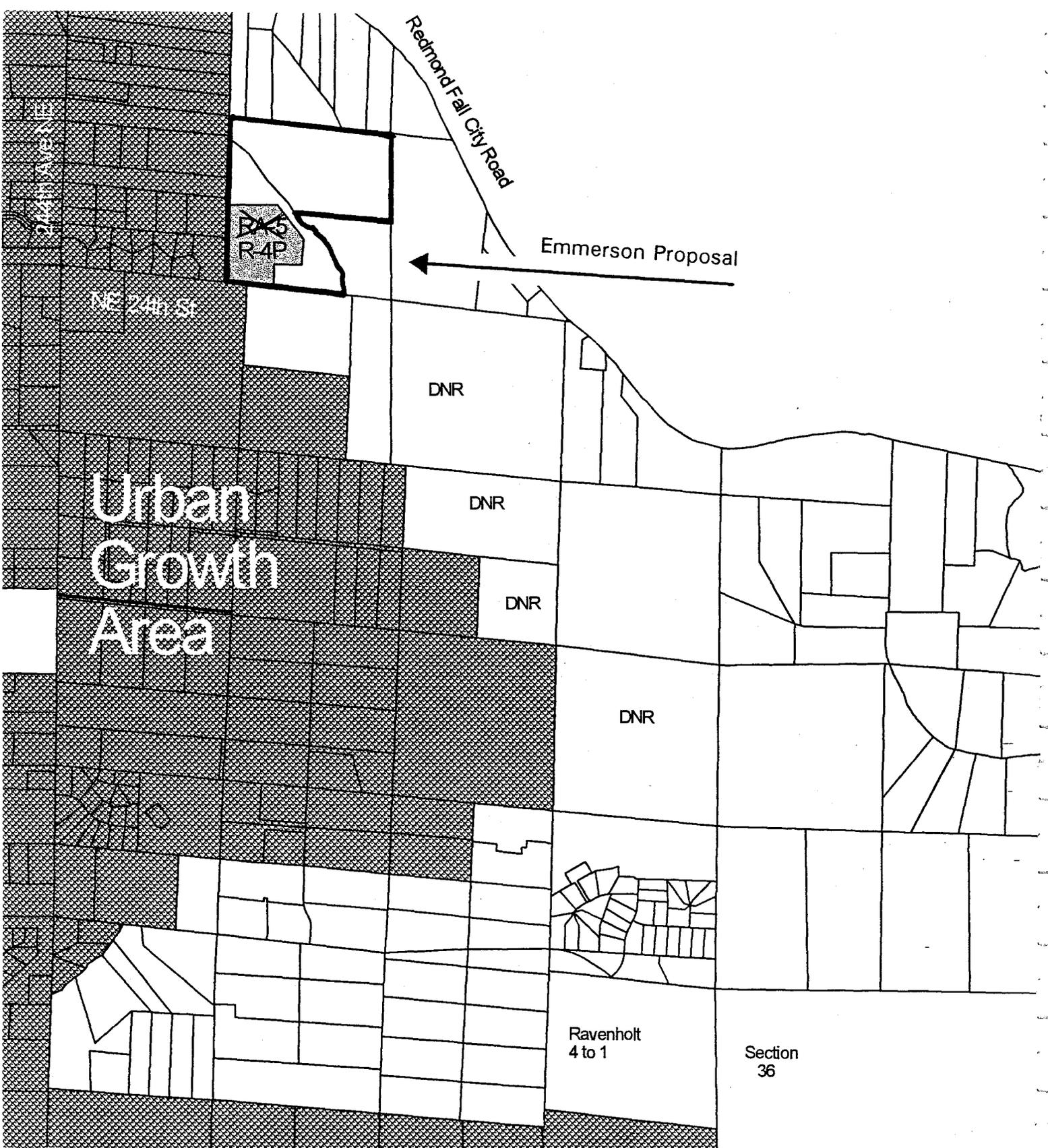
15

Rationale: This proposed zoning atlas amendment is a result of an application to the 4 to 1 Program.

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Note: See I-202 and I-203 Analysis.



# Emmerson 4 to 1 Proposal Zoning Recommendation

 Proposed Zoning Change  
(6.6 acres)

May 30, 1996



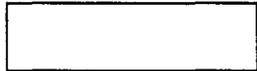
Department of Natural Resources  
This map is intended for planning  
purposes only and is not guaranteed  
to show accurate measurements



1996 AMENDMENT  
to the  
1994 KING COUNTY  
COMPREHENSIVE PLAN

*AMENDMENT TO TECHNICAL  
APPENDIX VOLUME ONE*





June 3, 1996

Introduced By:

Chris Vance

1 1994 King County Comprehensive Plan - Technical Appendix Volume One

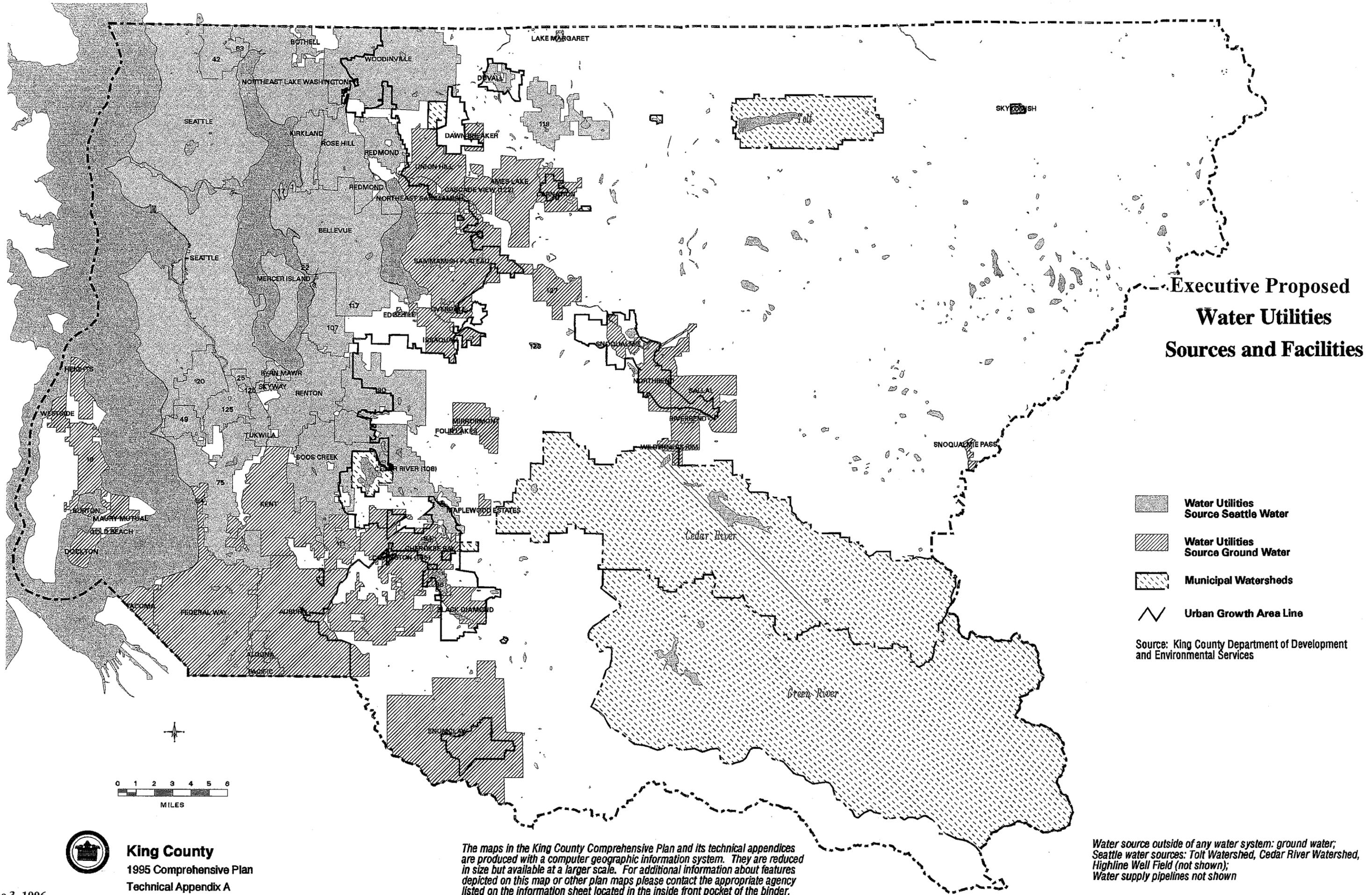
2 AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN  
3 TECHNICAL APPENDIX A, VOLUME ONE.  
4

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5 Amend the Water Utilities Sources and Facilities Map, Technical Appendix A, Volume 1,  
6 by indicating King County Water District No. 111 as a water utility with ground water  
7 source.

8 Rationale: This is a technical correction to the Water Utilities Sources and Facilities  
9 Map. King County Water District No. 111 is not depicted on the map with a water source.  
10 This amendment is consistent with the Ground Water Service Areas and Well Sites Map,  
11 Technical Appendix A, Volume One, which depicts King County Water District No. 111  
12 as a ground water service area.

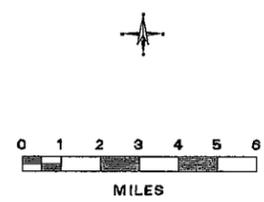




**Executive Proposed  
Water Utilities  
Sources and Facilities**

-  Water Utilities Source Seattle Water
-  Water Utilities Source Ground Water
-  Municipal Watersheds
-  Urban Growth Area Line

Source: King County Department of Development and Environmental Services



**King County**  
1995 Comprehensive Plan  
Technical Appendix A

June 3, 1996

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

*Water source outside of any water system: ground water;  
Seattle water sources: Tolt Watershed, Cedar River Watershed,  
Highline Well Field (not shown);  
Water supply pipelines not shown*

1996 AMENDMENT  
to the  
1994 KING COUNTY  
COMPREHENSIVE PLAN

*ANALYSIS*



1996 AMENDMENT  
to the  
1994 KING COUNTY  
COMPREHENSIVE PLAN

*I-202 AND I-203 ANALYSIS*



# POLICY R-108

## Status

The Farm and Forest Report has been transmitted to the King County Council and will be reviewed and discussed over the next several weeks. The results of Council discussion may influence the proposed wording of this policy amendment.

## King County Comprehensive Plan Policy I-202 Analysis

KCCP Policy I-202 states:

- I-202: All proposed Comprehensive Plan policy amendments should include the following elements:
- a. A detailed statement of what is proposed to be changed and why;
  - b. A statement of anticipated impacts of the change, including geographic area affected and issues presented;
  - c. A demonstration of why existing Comprehensive Plan guidance should not continue in effect or why existing criteria no longer apply;
  - d. A statement of how the amendment complies with the Growth Management Act's goals and specific requirements;
  - e. A statement of how the amendment complies with the Countywide Planning Policies;
  - f. A statement of how functional plans and capital improvement programs support the change;
  - g. Public review of the recommended change, necessary implementation (including area zoning if appropriate) and alternatives; and

Proposed amendments each calendar year shall be considered by the Metropolitan King County Council concurrently so that the cumulative effects of the proposals can be determined.

A response to the criteria in KCCP Policy I-202 is outlined below:

- a. In R-108, the date for completion of the designation and zoning is deleted. Initial designations of the Rural Farm and Forest Districts were completed in 1995. The reference to zoning is omitted, because the recommendations in the Farm and Forest Report, now undergoing Council review, recommend incentives rather than zoning. Rather than specify zoning, R-108 as amended would allow flexibility in what mechanism will be proposed to discourage the further subdivision of the parcels in the districts. The change to R-204 clarifies that incentive and regulatory programs will be used to comply with the density guidelines.
- b. The geographic areas affected are the Rural Farm and Forest Districts. The Farm and Forest Report concluded, after extensive public involvement, that there was strong opposition to rezoning the districts, and strong support for an incentive-based approach. This proposed policy change reflects that sentiment, and anticipates that the incentives could be successful in achieving the goals of retaining farm and forestry in the Rural Farm and Forest Districts. If incentives are not successful, however, the delay in refinement of the districts and the decision to delay zoning action will result in further loss of lots large enough to be managed for forestry.
- c. The change is proposed because the recently completed Farm and Forest Report recommends action different from existing Comprehensive Plan guidance.
- d. King County has satisfied the goals and requirements of the GMA in its designation of the Forest Production District as forest land of long term commercial significance. That designation is not affected by this amendment.
- e. Countywide Planning Policy LU-12 states that planning for the Rural Area should comply with density guidelines that include one home per 20 acres in the designated Rural Forest District and one home per ten acres in the designated Rural Farm Districts. The proposed changes to these policies do not alter the goal of

achieving those densities in the districts; instead they add flexibility in the mechanism used to achieve that goal. CPP LU-8 requires that the districts be designated by December 31, 1995. The County completed the initial designations by that date. This proposed change in date does not affect consistency with that policy.

- f. Not applicable.
- g. The Farm and Forest Report, the impetus for this proposed policy amendment, included extensive public participation: farm and forest advisory committees that met for five months, and four public meetings. All residents of the farm and forest study areas were notified of the meetings.

## **Proposal Implementation**

Amendments to the KCCP should also meet the requirements of Policy I-203. This policy states:

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

A response to the criteria in KCCP Policy I-203 is as follows:

No changes to regulations or other plans are necessary.

# POLICY R-204

## Status

The Farm and Forest Report has been transmitted to the King County Council and will be reviewed and discussed over the next several weeks. The results of Council discussion may influence the proposed wording of this policy amendment.

## King County Comprehensive Plan Policy I-202 Analysis

KCCP Policy I-202 states:

- I-202: All proposed Comprehensive Plan policy amendments should include the following elements:
- a. A detailed statement of what is proposed to be changed and why;
  - b. A statement of anticipated impacts of the change, including geographic area affected and issues presented;
  - c. A demonstration of why existing Comprehensive Plan guidance should not continue in effect or why existing criteria no longer apply;
  - d. A statement of how the amendment complies with the Growth Management Act's goals and specific requirements;
  - e. A statement of how the amendment complies with the Countywide Planning Policies;
  - f. A statement of how functional plans and capital improvement programs support the change;
  - g. Public review of the recommended change, necessary implementation (including area zoning if appropriate) and alternatives; and

Proposed amendments each calendar year shall be considered by the Metropolitan King County Council concurrently so that the cumulative effects of the proposals can be determined.

A response to the criteria in KCCP Policy I-202 is outlined below:

- a. In R-108, the date for completion of the designation and zoning is deleted. This action must be part of a Comprehensive Plan amendment. The work to complete the action and the notification of property owners cannot be completed in time for the 1996 Comprehensive Plan amendment transmittal. The reference to zoning is omitted, because the recommendations in the Farm and Forest Report, now undergoing Council review, recommend incentives rather than zoning. Rather than specify zoning, R-108 as amended would allow flexibility in what mechanism will be proposed to discourage the further subdivision of the parcels in the districts. The change to R-204 clarifies that incentive and regulatory programs will be used to comply with the density guidelines.
- b. The geographic areas affected are the Rural Farm and Forest Districts. The Farm and Forest Report concluded, after extensive public involvement, that there was strong opposition to rezoning the districts, and strong support for an incentive-based approach. This proposed policy change reflects that sentiment, and anticipates that the incentives could be successful in achieving the goals of retaining farm and forestry in the Rural Farm and Forest Districts. If incentives are not successful, however, the delay in refinement of the districts and the decision to delay zoning action will result in further loss of lots large enough to be managed for forestry.
- c. The change is proposed because the recently completed Farm and Forest Report recommends action different from existing Comprehensive Plan guidance.
- d. King County has satisfied the goals and requirements of the GMA in its designation of the Forest Production District as forest land of long term commercial significance. That designation is not affected by this amendment.

- e. Countywide Planning Policy LU-12 states that planning for the Rural Area should comply with density guidelines that include one home per 20 acres in the designated Rural Forest District and one home per ten acres in the designated Rural Farm Districts. The proposed changes to these policies do not alter the goal of achieving those densities in the districts; instead they add flexibility in the mechanism used to achieve that goal. CPP LU-8 requires that the districts be designated by December 31, 1995. The County completed the initial designations by that date. This proposed change in date does not affect consistency with that policy.
- f. Not applicable.
- g. The Farm and Forest Report, the impetus for this proposed policy amendment, included extensive public participation: farm and forest advisory committees that met for five months, and four public meetings. All residents of the farm and forest study areas were notified of the meetings.

## **Proposal Implementation**

Amendments to the KCCP should also meet the requirements of Policy I-203. This policy states:

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

A response to the criteria in KCCP Policy I-203 is as follows:

No changes to regulations or other plans are necessary.

# POLICY R-217

## King County Comprehensive Plan Policy I-202 Analysis

KCCP Policy I-202 states:

- I-202: All proposed Comprehensive Plan policy amendments should include the following elements:
- a. A detailed statement of what is proposed to be changed and why;
  - b. A statement of anticipated impacts of the change, including geographic area affected and issues presented;
  - c. A demonstration of why existing Comprehensive Plan guidance should not continue in effect or why existing criteria no longer apply;
  - d. A statement of how the amendment complies with the Growth Management Act's goals and specific requirements;
  - e. A statement of how the amendment complies with the Countywide Planning Policies;
  - f. A statement of how functional plans and capital improvement programs support the change;
  - g. Public review of the recommended change, necessary implementation (including area zoning if appropriate) and alternatives; and

Proposed amendments each calendar year shall be considered by the Metropolitan King County Council concurrently so that the cumulative effects of the proposals can be determined.

A response to the criteria in KCCP Policy I-202 is outlined below:

- a. This change would allow transfer of density to Rural Area properties if the sending area is a Rural Farm or Forest District. The change is proposed to make the policy consistent with R-203. The change would allow more flexibility in a Transfer of Development Rights Program, to further the goal of maintaining large lots within the Rural Forest Districts. The other change clarifies that the Rural City UGAs are eligible for transfer of density from the Rural Farm and Forest Districts.
- b. The entire Rural Area could be affected. There may be more success in retaining lots large enough to manage for forestry or farming within the Rural Farm and Forest Districts. Density may increase in other areas of the Rural Area, but without any net increase in density overall in the Rural Area.
- c. This policy should be changed because it is inconsistent with R-203, and with CPP LU-14.
- d. The goals of GMA to use innovative programs is advanced by this change. The change also improves the Plan's internal consistency and consistency with the CPPs.
- e. This amendment is consistent with CPP LU-14.
- f. Not applicable.
- g. Public review occurred as part of the Comprehensive Plan process.

### Proposal Implementation

Amendments to the KCCP should also meet the requirements of Policy I-203. This policy states:

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

A response to the criteria in KCCP Policy I-203 is as follows:

This will require a change to the zoning code: 21A.36.040. The proposed code change is not included here because the specifics of the Transfer of Development Rights (TDR) Program for Rural Farm and Forest Districts have not yet been developed. The Farm and Forest Report, being reviewed by Council, recommends that we proceed with a TDR Program as an incentive to retain large lots in the Rural Farm and Forest Districts. Specifics of the Program will be developed under a grant the County has received from Washington Department of Community, Trade, and Economic Development.

# POLICY RL-207 A

## King County Comprehensive Plan Policy I-202 Analysis

KCCP Policy I-202 states:

- I-202: All proposed Comprehensive Plan policy amendments should include the following elements:
- a. A detailed statement of what is proposed to be changed and why;
  - b. A statement of anticipated impacts of the change, including geographic area affected and issues presented;
  - c. A demonstration of why existing Comprehensive Plan guidance should not continue in effect or why existing criteria no longer apply;
  - d. A statement of how the amendment complies with the Growth Management Act's goals and specific requirements;
  - e. A statement of how the amendment complies with the Countywide Planning Policies;
  - f. A statement of how functional plans and capital improvement programs support the change;
  - g. Public review of the recommended change, necessary implementation (including area zoning if appropriate) and alternatives; and

Proposed amendments each calendar year shall be considered by the Metropolitan King County Council concurrently so that the cumulative effects of the proposals can be determined.

A response to the criteria in KCCP Policy I-202 is outlined below:

- a. Establishment of the commission is recommended in the Rural Farm and Forest Report, which was developed with extensive public involvement. This new policy provides Comprehensive Plan direction to form a Rural Forest Commission, a recommendation of the recently completed Farm and Forest Report. Policy RL-301 is a parallel policy calling for the establishment of an Agriculture Commission. That commission has been established, and is advising the County on agriculture issues, including the development of the farm strategies in the Farm and Forest Report. Including the policy in the Comprehensive Plan raises the public awareness of the need for the Commission, and highlights the County's commitment to consult with a recognized forest landowner group as it addresses rural forest issues.
- b. The addition of this policy may have no direct impacts, as it is possible to create the Commission without the policy. The change recognizes the Rural Forest Commission in the Comprehensive Plan, parallel to the Agriculture Commission.
- c. Comprehensive Plan guidance addresses the need for an Agriculture Commission. Rural Forest issues have been studied since the 1994 adoption of the Plan, and the need for a similar commission for Rural Forestry has been recognized.
- d. The creation of a commission will improve public participation, and will improve the County's ability to protect the forest resource base.
- e. Creation of the Commission will help to carry out CPPs LU-8, LU-9, LU-12, LU-13, LU-14, and LU-22, which address the rural farm and forest districts, and the use of incentives to retain resource uses.
- f. Not applicable.
- g. Establishment of the commission is recommended in the Rural Farm and Forest Report, which was developed with extensive public involvement.

## Proposal Implementation

Amendments to the KCCP should also meet the requirements of Policy I-203. This policy states:

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

A response to the criteria in KCCP Policy I-203 is as follows:

No changes to code or other plans are needed.

# POLICY RL-209

## King County Comprehensive Plan Policy I-202 Analysis

KCCP Policy I-202 states:

- I-202: All proposed Comprehensive Plan policy amendments should include the following elements:
- a. A detailed statement of what is proposed to be changed and why;
  - b. A statement of anticipated impacts of the change, including geographic area affected and issues presented;
  - c. A demonstration of why existing Comprehensive Plan guidance should not continue in effect or why existing criteria no longer apply;
  - d. A statement of how the amendment complies with the Growth Management Act's goals and specific requirements;
  - e. A statement of how the amendment complies with the Countywide Planning Policies;
  - f. A statement of how functional plans and capital improvement programs support the change;
  - g. Public review of the recommended change, necessary implementation (including area zoning if appropriate) and alternatives; and

Proposed amendments each calendar year shall be considered by the Metropolitan King County Council concurrently so that the cumulative effects of the proposals can be determined.

A response to the criteria in KCCP Policy I-202 is outlined below:

- a. The proposed amendment is to policy RL-209. RL-209 states the County will impose a moratorium on properties for which an intent to convert is not declared unless the site is harvested or restored according to King County standards. The Executive has proposed an Ordinance which would amend K.C.C. 16.82.140 by revising the circumstances under which properties can be released from a County imposed moratorium. The Ordinance proposes that properties be released from the moratorium only if they harvest according to a Conversion Option Harvest Plan (COHP). A COHP is obtained by a property owner prior to receiving a State DNR forest practices permit. The intent of the proposed change is to introduce County environmental standards earlier in the process if property owners are going to seek relief from the moratorium for conversion.
- b. The geographic area impacted is the entire unincorporated area. The major issue presented is a change in the way landowners would seek relief from a County imposed moratorium based on forest practice activities. The change would seek to have landowners follow County environmental standards up front rather than doing restoration activity after timber harvest if they are to seek moratorium relief.
- c. RL-209 currently allows landowners to be relieved of the moratorium through restoration according to County standards. In this scenario, County environmental standards are not introduced until after the trees are cut. While restoration activities are laudable, they typically take several years to take effect. The proposed change would introduce County standards prior to tree harvest and allow the landowner to decide up front whether to cut trees according to our standards and retain the ability to be relieved from the moratorium, or not cut according to County standards and not be relieved from the moratorium.
- d. The proposed change applies with the Growth Management Act based on its balancing of environmental standards and economic activity. The proposed change introduces environmental standards earlier in the process without precluding forestry activity.
- e. As above in d., the amendment complies with the Countywide Planning Policies by better balancing environmental standards and economic activity through introduction of environmental standards early in the process without precluding the activity of forestry.
- f. No impact from or to functional plans or capital improvement plans.

- g. The proposed change was discussed with a group of forestry issues stakeholders, including citizens, landowners (large and small), environmental representatives, Indian tribes representatives, and foresters. Additionally, the proposed change is being sought through an ordinance which will revise K.C.C. 16.82.140 and will undergo the normal Council public review process.

## **Proposal Implementation**

Amendments to the KCCP should also meet the requirements of Policy I-203. This policy states:

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

A response to the criteria in KCCP Policy I-203 is as follows:

Ordinance to implement this proposed policy revision has been transmitted to the Council.

# POLICY I-204 H

## Background/Purpose

King County Comprehensive Plan (KCCP) I-204h states that initial proposals for open space dedication and redesignation to Urban Growth Area pursuant to the 4 to 1 Program must be received between July 1, 1994 and June 30, 1996 and that review by King County shall conclude by June 30, 1997. KCCP I-204j allows the King County Council to set a time period for additional proposals to the 4 to 1 Program if the 4000-acre limit on land to be added to the Urban Growth Area is not reached in the original time limits set forth in I-204h because of either insufficient number of proposals or proposals of insufficient quality. The 4000-acre limit was not reached in the original time limits. This policy amendment proposes to set a time period for additional proposals to be accepted into the 4 to 1 Program.

## Analysis of Options

Two options have been reviewed. A brief summary follows:

- 1) No action: Do not set a time period for additional proposals. No applications will be accepted after June 30, 1996. All applications received by June 30, 1996 would be reviewed by June 30, 1997, after which the 4 to 1 Program would end.
- 2) Amend I-204h to set a time period for additional proposals to be accepted for the 4 to 1 Program as allowed in I-204j.

## Proposed Comprehensive Plan Amendment

An additional time period of 10 years for additional proposals to be accepted for the 4 to 1 Program. This would allow more time for landowners to decide if they want to apply to the program and then to make the necessary arrangements. This would also give King County more time to educate the public about the program, advertise, solicit applications from property owners and assist property owners in negotiating arrangements with other property owners for joint applications.

## King County Comprehensive Plan Policy I-202 Analysis

KCCP Policy I-202 states:

- I-202: All proposed Comprehensive Plan policy amendments should include the following elements:
- a. A detailed statement of what is proposed to be changed and why;
  - b. A statement of anticipated impacts of the change, including geographic area affected and issues presented;
  - c. A demonstration of why existing Comprehensive Plan guidance should not continue in effect or why existing criteria no longer apply;
  - d. A statement of how the amendment complies with the Growth Management Act's goals and specific requirements;
  - e. A statement of how the amendment complies with the Countywide Planning Policies;
  - f. A statement of how functional plans and capital improvement programs support the change;
  - g. Public review of the recommended change, necessary implementation (including area zoning if appropriate) and alternatives; and

Proposed amendments each calendar year shall be considered by the Metropolitan King County Council concurrently so that the cumulative effects of the proposals can be determined.

A response to the criteria in KCCP Policy I-202 is outlined below:

- a. This policy amendment proposes to set a time period for additional proposals to be accepted into the 4 to 1 Program. King County Comprehensive Plan Policy I-204j allows the King County Council to set a time period for additional proposals if the 4000-acre limit on land to be added to the Urban Growth Area is not reached in the original time limits set forth in I-204h because of either insufficient number of proposals or proposals of insufficient quality. The 4000-acre limit was not reached in the original time limits. The 4 to 1 Program has added 199.6 acres to the Urban Area. An additional proposal, included in this amendment package, would add 6.6 acres to the Urban Area.
- b. The geographic area affected by this proposed policy amendment is the rural parcels along the Urban Growth Area. This policy amendment does not directly impact these parcels, but allows additional time for the property owners to apply to the program if they wish.
- c. The Comprehensive Plan directs the County Council to set a time period for additional proposals if the 4000-acre limit is not reached. This policy is consistent with Comprehensive Plan Policy I-204j..
- d. This proposed policy amendment complies with the Growth Management Act's goals obtain to open space, increase affordable housing, reduce sprawl, encourage economic development, ensure adequate facilities and services and protect the environment by allowing additional time to receive applications into the 4 to 1 Program.
- e. Countywide Planning Policy FW-1 step 7 directs the King County Council to set additional rounds for proposals if the 4000-acre limit is not reached.
- f. No impact from or to functional plans or capital improvement plans.
- g. The recommended change has been presented at three public workshops offered for all rural property owners along the Urban Growth Area. The change will also be presented at the public meeting for the 1996 KCCP amendments, and will be available for public review in public libraries.

## **Proposal Implementation**

Amendments to the KCCP should also meet the requirements of Policy I-203. This policy states:

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

A response to the criteria in KCCP Policy I-203 is as follows:

Amendments to K.C.C. 20.12.458 are included in the transmittal ordinance for the 1996 Amendment to the 1994 King County Comprehensive Plan.

# POLICY I-204 P

## Background/Purpose

The King County Comprehensive Plan (KCCP) does not define any uses that may or may not be allowed in the open space obtained through the 4 to 1 Program. Clear definitions and guidelines of appropriate uses of open space obtained through the 4 to 1 Program are needed to successfully implement the program.

## Analysis of Options

- 1) No action: Do not define any allowable uses in the open space obtained through the 4 to 1 Program.
- 2) Amend I-204p to define allowable uses in 4 to 1 Program open space.

## Proposed Comprehensive Plan Amendment

Add language to the existing KCCP I-204 which would define allowable uses in the open space obtained through the 4 to 1 Program: There is no existing guidance on what may and may not be allowed in the open space.

## King County Comprehensive Plan Policy I-202 Analysis

KCCP Policy I-202 states:

- I-202: All proposed Comprehensive Plan policy amendments should include the following elements:
- a. A detailed statement of what is proposed to be changed and why;
  - b. A statement of anticipated impacts of the change, including geographic area affected and issues presented;
  - c. A demonstration of why existing Comprehensive Plan guidance should not continue in effect or why existing criteria no longer apply;
  - d. A statement of how the amendment complies with the Growth Management Act's goals and specific requirements;
  - e. A statement of how the amendment complies with the Countywide Planning Policies;
  - f. A statement of how functional plans and capital improvement programs support the change;
  - g. Public review of the recommended change, necessary implementation (including area zoning if appropriate) and alternatives; and

Proposed amendments each calendar year shall be considered by the Metropolitan King County Council concurrently so that the cumulative effects of the proposals can be determined.

A response to the criteria in KCCP Policy I-202 is outlined below:

- a. This policy is proposed to be added to KCCP I-204 regarding the 4 to 1 Program. To date, the 4 to 1 Program policy has not defined any uses that would be allowed in the open space obtained through the program. Clear definitions and guidelines of appropriate uses of open space obtained through the 4 to 1 Program are needed to successfully implement the Program.
- b. This proposed policy amendment would affect open space lands obtained through the 4 to 1 Program adjacent to the Urban Growth Area in the Rural Area. If located on a small portion of open space and if found to be compatible with open space functions and values, the uses allowed through this proposed policy may be appropriate and may provide increased incentive for a landowner to participate in the 4 to 1 Program. This policy amendment may allow development of these areas for passive recreation including

trails, limited active recreation, natural appearing stormwater facilities, and wetland mitigation. There are many different opinions on how to use the open space obtained through the 4 to 1 Program. These lands vary considerably and should be evaluated on a case-by-case basis.

- c. There is no existing Comprehensive Plan policy guidance or criteria regarding use of the open space obtained through the 4 to 1 Program. This proposed policy change would establish guidance and criteria.
- d. This proposed policy change complies with the Growth Management Act's goal #9 by encouraging retention of open space and development of recreational opportunities, and developing parks.
- e. The Countywide Planning Policies do not provide any guidance or criteria for use of open space obtained through the 4 to 1 Program.
- f. The Draft Parks, Recreation and Open Space Plan (PROSP) includes a policy with different guidance for use of open space. The policy in the Draft PROSP may need to be changed if this Comprehensive Plan amendment is adopted.
- g. The recommended change has been presented at three public workshops offered for all rural property owners along the Urban Growth Area. The change will also be presented at the public meeting for the 1996 KCCP amendments, and will be available for public review in public libraries.

## **Proposal Implementation**

Amendments to the KCCP should also meet the requirements of Policy I-203. This policy states:

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

A response to the criteria in KCCP Policy I-203 is as follows:

The Draft Parks, Recreation and Open Space Plan (PROSP) includes a policy with different guidance for use of open space. The policy in the Draft PROSP may need to be changed if this Comprehensive Plan amendment is adopted.

# POLICY I-208

## Background/Purpose

King County Comprehensive Plan Policy I-208 states that a Maple Valley Study be conducted to address the issue of community identity to ensure that the community maintains its community character and unity. The community's identity is perhaps threatened by the fact that some of the community is designated Urban and other portions Rural. The policy asks that the land uses in the three business centers of Maple Valley, Four Corners, and Wilderness Village be reviewed to determine the need for land use changes and whether consistent with existing countywide policies.

The Greater Maple Valley Service Coalition requested that the County postpone the study because of possible incorporation vote in the November, 1996. The Coalition members, representing of all civic and services groups in the area, are concerned that the County study concurrent with the incorporation effort could confuse local residents. Following discussions with the Maple Valley Incorporation Committee representative, Laura Iddings, and the Maple Valley Study Team, the Executive proposes that the study be modified to focus on assistance to the community which would be relevant whether the area becomes a city or remains part of unincorporated King County.

## Analysis of Options

There are two feasible courses of action. A brief summary follows:

1. No action. Proceed with the County study which potentially could engender hostility from the community which would not allow staff to work in the community effectively.
2. **Amend I-208** to modify the study as outlined in proposed amended policy I-208.

## King County Comprehensive Plan Policy I-202 Analysis

KCCP Policy I-202 states:

- I-202:** All proposed Comprehensive Plan policy amendments should include the following elements:
- a. A detailed statement of what is proposed to be changed and why;
  - b. A statement of anticipated impacts of the change, including geographic area affected and issues presented;
  - c. A demonstration of why existing Comprehensive Plan guidance should not continue in effect or why existing criteria no longer apply;
  - d. A statement of how the amendment complies with the Growth Management Act's goals and specific requirements;
  - e. A statement of how the amendment complies with the Countywide Planning Policies;
  - f. A statement of how functional plans and capital improvement programs support the change;
  - g. Public review of the recommended change, necessary implementation (including area zoning if appropriate) and alternatives; and

Proposed amendments each calendar year shall be considered by the Metropolitan King County Council concurrently so that the cumulative effect of the proposals can be determined.

A response to the criteria in KCCP Policy I-202 is outlined below:

- a.-c. See background/purpose above for issue description and rationale.

- d. The proposed amendment meets the Growth Management Act goal of community involvement and coordination.
- e. The proposal does not conflict with the Countywide Planning Policies.
- f. The proposal does not effect functional plans. Because the proposed amendment references a potential baseline traffic profile with action strategies, there could be ramifications for transportation capital improvement programs. Much of the Maple Valley Study area is within the Urban Growth Area and is designated "Full Service" by the Service and Finance Strategy Map. Therefore, the urban portion of Maple Valley has second priority for funding transportation improvements for existing conditions and new growth.
- g. The proposed amendment was discussed with representatives of the Maple Valley Black Diamond Chamber of Commerce, the Greater Maple Valley Area Council, the Maple Valley Incorporation Committee, and several residents who have supported the amendment.

## **Proposal Implementation**

Amendments to the KCCP should also meet the requirements of Policy I-203. This policy states:

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

A response to the criteria in KCCP Policy I-203 is as follows:

There are no impacts to development regulations or functional plans. If the incorporation vote is defeated, the traffic conditions/recommendations study may impact the transportation capital improvement programs. Within the Urban Growth Area there are "Full Service" and "Service Planning" areas. Most of urban Maple Valley is within the "Full Service" area designated by the King County Comprehensive Plan Service and Finance Strategy Map. "Full Service" areas have priority for transportation improvement funds for existing conditions and new growth.

# ISSAQUAH EMPLOYMENT CENTER

## Background/Purpose

In December of 1995 when it adopted 1995 policy, map and area zoning amendments to the King County Comprehensive Plan (KCCP), the Metropolitan King County Council adopted two Comprehensive Plan and zoning changes affecting the Issaquah Employment Center, located north of the City of Issaquah and east of Lake Sammamish State Park (see map LU-1 for location). First, the amendments redesignated the Issaquah Employment Center as an Unincorporated Activity Center (it was formerly designated Community Business), which better reflected the existing range of uses and the zoning applied to the area. Second, the amendments rezoned a group of parcels developed with office buildings from Industrial (I) to Office, Special District Overlay (O-P-SO), and removed a 1.7-acre parcel from the designated Unincorporated Activity Center and rezoned it for residential use. These changes had the effect of reducing the total area of the Employment Center from about 196 acres to 194.3 acres, and reducing the amount of industrially-zoned land by about 80 acres.

The Council also directed that the Department of Development and Environmental Services (DDES) work with property owners and the City of Issaquah, study the zoning and existing uses within the Employment Center, and recommend any changes to the Council by June 3, 1996.

The DDES has contacted all Employment Center property owners, surrounding residents and the City of Issaquah. As of the date of this report (March, 22 1996), no commercial or industrial property owners have indicated an interest in zoning changes. Some nearby residents are concerned about traffic and other impacts of development within the Employment Center, and the City of Issaquah is preparing official comments on potential zoning changes and preannexation issues within the Employment Center.

In studying the Employment Center, the DDES noted two issues that should be resolved during 1996-98. First, the Employment Center boundaries as shown on the Comprehensive Plan Map do not include the group of properties known as Bush Lane. Bush Lane is surrounded by commercial uses in the City of Issaquah to the west and by the Employment Center on all other sides, and is accessible only through the Employment Center. During its review of the 1992 East Sammamish Community Plan, the Council zoned the Bush Lane properties Office (O), multi-family residential (R-24), and potential multi-family (R-4, potential R-12). These zones are more typical of an Activity Center designation than of an Urban Residential designation.

Second, all of the Bush Lane parcels and some Employment Center parcels along East Lake Sammamish Parkway south of Southeast 56th Street are within the 100-year floodplains of Issaquah Creek and Jordon Creek, and within the King County Shoreline Management Master Program's Conservancy Environment designation established in 1978. Under the Shoreline Management regulations in effect for the Conservancy Environment, commercial development is not permitted (KCC 25.24.070).

Finally, at the public open house the DDES hosted on March 21, 1996, another issue came to light that should be addressed at this time. Overdale Park, an established low-density residential community directly uphill and east of the Issaquah Employment Center at Southeast 56th Street, is supplied with public water from a well on commercially-zoned property south of 56th Street at the Center's eastern boundary (see map Z-1). Although the well is protected by an easement surrounding it with a 100-foot radius protection zone, some development has occurred within the easement because the easement restrictions were unknown to either the current property owner or King County.

# Proposed Comprehensive Plan Map and Area Zoning Amendments

## 1. Issaquah Employment Center Boundaries

The Executive recommends that all the Bush Lane parcels be included in the boundaries of the Issaquah Employment Center (see map LU-1). This will provide a better foundations for studying land use, traffic, utility and other issues in the area. No zoning changes are needed at this time to implement the Center designation (see recommendation below for further study).

## 2. Overdale Park Water System Wellhead Protection

The Executive does not recommend a change in the Community Business (CB) zoning of the property containing the Overdale Park well (Parcel No. 212406-9090) at this time. The zoning should be modified with a P-suffix, however, to be sure that King County review of any permits for development on the site will reflect the protections to the wellhead now provided by the easement. No change to the Comprehensive Plan Land Use Map is needed to accommodate this zoning change.

## King County Comprehensive Plan Policy I-202 Analysis

KCCP Policy I-202 states:

- I-202 All proposed Comprehensive Plan policy amendments should include the following elements:
- a. A detailed statement of what is proposed to be changed and why;
  - b. A statement of anticipated impacts of the change, including geographic area affected and issues presented.
  - c. A demonstration of why existing Comprehensive Plan guidance should not continue in effect or why existing criteria no longer apply;
  - d. A statement of how the amendment complies with the Growth Management Act's goals and specific requirements;
  - e. A statement of how the amendment complies with the Countywide Planning Policies;
  - f. A statement of how functional plans and capital improvement programs support the change;
  - g. Public review of the recommended change, necessary implementation (including area zoning if appropriate) and alternatives; and,

Proposed amendments each calendar year shall be considered by the Metropolitan King County Council concurrently so that the cumulative effect of the proposals can be determined.

A response to the criteria in KCCP Policy I-202 is outlined below:

- a-c. See summary above for detailed description and rationale. Given Bush Lane area's location, existing zoning and close relationship to nearby commercial and industrial uses, the area is already de facto part of the Issaquah Employment Center; the proposed amendment would not have any immediate impact on zoning or land uses in the area.
- d. The proposed amendment would eliminate some discrepancies between the adopted Land Use Map and implementing zoning.
- e. This proposal does not conflict with Countywide Planning Policies.  
Both the existing Issaquah Employment Center and Bush Lane are part of the Urban Growth Area and are within the City of Issaquah's agreed-on Potential Annexation Area. Therefore, the City will have long-term planning and public service responsibility for the area.
- g. Public review of this proposal consisted of a public open house meeting prior to DDES' transmittal of the recommendation to the Executive, plus an additional meeting before the Executive submits the

proposed changes to the Metropolitan King County Council. Affected property owners and nearby residents have been contacted concerning this amendment. Department staff also met with City of Issaquah planning staff, and the City has indicated its intent to submit formal comments on the Department's recommendations.

## **Proposal Implementation**

1. Amendments to the KCCP should also meet the requirements of Policy I-203. This policy states:

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

A land use map amendment including the Bush Lane area within the Issaquah Employment Center is included with this report to the Council. No changes are needed to the Zoning Atlas at this time.

2. An Area Zoning amendment is included to apply a P-suffix condition to Parcel No. 212406-9090 to help protect the Overdale Park community's wellhead from adverse impacts of development.

## **Recommendation for Additional Study of Issaquah Employment Center**

King County, in cooperation with the City of Issaquah, should also initiate a study to do the following by June, 1998:

1. Study the possibility of an amendment to the Shoreline Management Master Program to rezone and redesignate Bush Lane and vicinity from Conservancy to an Urban or Rural Environment, and determine what site-specific development conditions are appropriate for development within the 100-year floodplain of Issaquah Creek and Jordon Creek. A Shoreline Management Master Program amendment would require approval by the Washington State Department of Ecology as well as by the King County Council.
2. With the City of Issaquah, pursue a pre-annexation agreement to determine what development standards should be applied to development in the Employment Center while it is unincorporated.
3. With the City of Issaquah and interested property owners and residents, study whether any other changes are appropriate to either the Issaquah Employment Center Boundaries or the zoning of individual properties in the vicinity.

# COMMUNITY BUSINESS CENTER NEAR FALL CITY

## Background/Purpose

In January of 1995 when it adopted the initial area zoning to implement the King County Comprehensive Plan (KCCP), the Metropolitan King County Council applied Community Business (CB) zoning to a group of parcels in the Rural Area just outside the designated boundaries of Fall City. As part of the 1995 KCCP amendment package, the Executive recommended a technical correction to the area zoning after it was discovered that one or more of the parcels involved had two different zones applied. The Council requested that the Executive study these parcels and recommend the appropriate zoning, especially in light of the 1995 Snoqualmie River flooding.

## Proposed Area Zoning Amendment

The Executive recommends changing the zoning from Community Business (CB) to Rural Residential, one home per 10 acres (RA-10). This would make the zoning consistent with the 1994 King County Land Use Map designation, which is Rural Residential and Rural Farm District, and with the King County Shoreline Management Master Program (SMP) designation, which is Conservancy Environment. The existing Community Business (CB) zoning is inconsistent with these designations. Under King County's regulations in effect for the Conservancy Environment, commercial development is not allowed (KCC 25.24.070). Amendments to either the SMP's Conservancy Environment designation or regulations would require approval by the Washington State Department of Ecology. The existing CB zoning is also inconsistent with KCCP policies R-108, R-302 and R-306, which read as follows:

- R-108 King County shall identify, in partnership with citizens and property owners, appropriate districts within the Rural Area where farming and forestry are to be encouraged and expanded through incentives and additional zoning protection....*Permitted uses in Rural Farm or Forest Districts should be limited to residences at very low densities (one home per 20 acres for forest areas, one home per 10 acres for farming areas).* Institutional uses or public facilities should not be permitted except as provided by Countywide Planning Policy LU-9. (emphasis added)
- R-302 King County hereby designates Fall City and the Town of Vashon as unincorporated Rural Towns. Boundaries of the designated Rural Towns are shown on the Comprehensive Plan Land Use Map. *Subarea plans may review and recommend minor adjustments to these boundaries, but such adjustments shall not allow significant increases in development potential for a town, and shall not allow increased development intensities closer to environmentally sensitive areas than existing boundaries would.* (emphasis added)
- R-306 Rural Towns should be compact, promoting pedestrian travel as well as automobile access to most commercial and industrial uses, although these uses are often mixed throughout the towns. New development should be designed to strengthen the desirable characteristics and the historic character of the town, be supported by necessary public facilities and services, and be compatible with historic resources and nearby rural or resource uses. New industrial uses should locate where they do not disrupt pedestrian traffic in established retail areas of town or conflict with residential uses.

The proposed zone change is also consistent with both the Countywide Planning Policies (LU-12.c) and 1994 King County Comprehensive Plan (rural density policy R-205), which provide for use of the RA-10 zone on lands with environmental constraints. All of the parcels listed are within the 100-year Floodplain as defined in the King County Sensitive Areas Ordinance.

In addition, all of parcels 9007 and 9026, and about one-half each of parcels 9063 and 9078 are designated as Floodway (that portion of the Floodplain likely to be inundated by deep and fast-flowing water during flooding, and

defined as "...the stream and that portion of the adjoining floodplain which is necessary to contain and discharge the base flood flow without increasing the base flood elevation more than one foot.") by the Federal Emergency Management Agency (FEMA) Flood Insurance Program.

The existing P-suffix condition applied to parcels 9026, 9063 and 9078 (adopted in the original Snoqualmie Valley Community Plan and Area Zoning) prohibits new or additional fill on the westerly 360 feet of these parcels. (This P-suffix condition is consistent with the SMP and KCCP, and is recommended to be applied to all of the listed parcels.) In combination with the standards applied to grading and new development in the Floodway, this prohibition would make new commercial development on these properties virtually impossible even if it were permitted in the SMP's Conservancy Environment. Continued maintenance and/or expansion of the existing commercial developments as legal nonconforming uses on parcels 9026 and 9063 is permitted, subject to the Zoning Code's nonconformance provisions (KCC 21A.32.020 through -090).

### **Proposal Implementation**

A Zoning Atlas map amendment is included with this report to the Council. No change to the Comprehensive Plan Land Use Map is needed, since the area is already appropriately designated.

# City of Black Diamond Urban Growth Area

## Background/Purpose

In December of 1995, the King County Council adopted Ordinance 12065 which established a process to determine the appropriate land uses within the Black Diamond Urban Growth Area and resolve a number of related planning issues relating to the City of Black Diamond. King County, the City of Black Diamond, the affected property owners and in consultation with the representatives from the Muckleshoot Indian Tribe are working together to address the issues identified in Ordinance 12065.

## Ordinance 12065

Adoption of Ordinance 12065 in December 1995 amended the 1994 King County Comprehensive Plan in the following ways:

1. Deleted the Black Diamond Joint Planning Area overlay designation from the Countywide Growth Pattern map.
2. Amended the King County Comprehensive Plan Land Use Map to reflect the 783 acres of land annexed to the City in 1994.
3. Designated 1,927 acres as the "New Rural City Urban Growth Area" on the King County Comprehensive Plan Land Use Map with the proviso that on or before December 31, 1996, that within this acreage, 915 acres will be identified for future Urban development and the remainder shall be designated Open Space or Natural Resource Lands.
4. Applied the Urban Reserve zone with conditions (UR-5-P) on all properties within the New Rural City Urban Growth Area, with the exception of the John Henry Mining Site, which is zoned Mineral with conditions (M-P). The UR zone is in effect until annexation occurs.
5. Clearly stated King County's intent of not supporting any annexation proposals within the New City Urban Growth Area until the issues identified in the Joint Planning Ordinance have been resolved.

The Ordinance also established the following provisions that are being addressed by King County staff, the City and the property owners:

1. King County, the City of Black Diamond and the major property owners will sign a three party Pre-annexation agreement by December 31, 1996 that includes:
  - a. Designating approximately 915 acres for future urban development, plus the Lake 12 Neighborhood within the New Rural City Urban Growth Area, and designating the remaining New Rural City Urban Growth Area as Open Space or Natural Resource Use Lands.
  - b. Establishing a mechanism to allow minor modifications of these mapped areas at the time of annexation to the City.
  - c. Identifying the 3,660 acre Open Space or Natural Resource Overlay Areas that includes open space areas in the City, the New Rural City UGA and in unincorporated King County.
  - d. Establishing a mechanism to adjust the east City limit line on an acre by acre basis as it relates to Forest Production District area, with a maximum total acreage to be adjusted of 100 acres, and does not result in any net increase of developable land with the City limits.
  - e. Establishing a mechanism to adjust the west boundary of the City limits to facilitate the proper alignment of the transportation corridor for the 783 acre annexation area.

f. Establish a mechanism for conveyance of Open Space/Natural Resource lands between the property owners and King County as the designated urban land is annexed to the City for development. Open Space/Natural Resource lands may be provided through density transfers, resource management plans, conservation easements, reclamation plans, or other less than fee interest conveyance methods.

g. Assessing the future water and sewer service needs of the Lake 12 neighborhood and recommending potential options on how to address those needs.

## Proposed Comprehensive Plan Map Amendment

**New Rural City Urban Growth Area:** The New Rural City Urban Growth Area for the City of Black Diamond totals 1,927 acres. This area roughly covers lands identified as the North Expansion Area, John Henry Mine, Lake No. 12, South Expansion Area, the West Expansion Area and additional properties that are owned by Plum Creek Timber. (See Map) The Executive recommends redesignating the 1,927 acres from “New Rural City Urban Growth Area” to “Rural Cities Urban Growth Area” after the successful signing of the pre-annexation agreement by all the affected parties.

The pre-annexation agreement will allocate the proportionate share of urban and open space/natural resource lands between the affected property owners. Applying similar principles found in the Four to One program, the Rural Cities Urban Growth Area for the City of Black Diamond will be 915 acres, with 3,660 acres of dedicated open space or natural resource lands. The 3,660 acres of dedicated open space or natural resource lands will be achieved through lands designated in the existing 1996 City boundaries, the Rural Cities Urban Growth Area and in the Rural area surrounding the city.

### Approximate Property Allocation

	<u>Developable Area</u>	<u>Open Space</u>
Plum Creek Timber	646 (71%)	2,584 (71%)*
Palmer Coking Coal	<u>269 (29%)</u>	<u>1,076 (29%)**</u>
Total	915 (100%)	3,660 (100%)

*Plum Creek Timber Open Space Credits*  
 Urban Growth Area Open Space  
 Joint Planning Area Open Space (R/FPD)  
 In City Open Space (71%)\*

	714
	1,004
	<u>866</u>
Totals	2,584 acres

*Palmer Coking Coal Open Space Credits*

Urban Growth Area Open Space (JH)	260
Joint Planning Area Open Space (FPD)	450
In City Open Space (29%)**	<u>353</u>
Totals	1,053 acres

## King County Comprehensive Plan Policy I-202 Analysis

KCCP Policy I-202 states:

- I-202 All proposed Comprehensive Plan policy amendments should include the following elements:
- A detailed statement of what is proposed to be changed and why;
  - A statement of anticipated impacts of the change, including geographic area affected and issues presented;
  - A demonstration of why existing Comprehensive Plan guidance should not continue in effect or why existing criteria no longer apply;
  - A statement of how the amendment complies with the Growth Management Act's goals and specific requirements;
  - A statement of how the amendment complies with the Countywide Planning Policies;
  - A statement of how functional plans and capital improvement programs support the change;
  - Public review of the recommended change, necessary implementation (including area zoning if appropriate) and alternatives; and

Proposed amendments each calendar year shall be considered by the Metropolitan King County Council concurrently so that the cumulative effect of the proposals can be determined.

A response to the criteria in KCCP Policy I-202 is outlined below:

- In 1995, Metropolitan King County Council adopted Ordinance 12065 which designated 1,927 acres as "New Rural City Urban Growth Area" for the City of Black Diamond on the King County Comprehensive Plan Land Use Map with the proviso that on or before December 31, 1996, that within this acreage, 915 acres will be identified for future Urban development and the remainder shall be designated Open Space or Natural Resource lands. The Ordinance also established a deadline of June 3, 1996 for amendments relating to the King County Comprehensive Plan and a September 1, 1996 deadline for transmittal of a final pre-annexation agreement to the County Council for their consideration and adoption.

The Ordinance adopted Urban Reserve zoning with conditions (UR-P) on all properties within the New Rural City Urban Growth Area, with the exception of the John Henry Mining Site, with is zoned Mineral with conditions (M-P). The adopted zoning is in effect until annexation of these lands into the City of Black Diamond. The P-suffix conditions for the affected lands are no development potential is permitted that would be greater than the densities allowed under the 1994 Zoning Atlas and that the existing mining/mineral uses be protected for the life of the resource or until such uses are terminated.

Ordinance 12065 also identified specific land use and zoning issues to be resolved as part of the pre-annexation agreement. The City of Black Diamond, affected property owners and King County staff have and are continuing to their work on resolving the issues identified in Ordinance 12065.

An amendment to the 1994 King County Comprehensive Plan Land Use Map is proposed as part of the pre-annexation agreement with the City of Black Diamond. The amendment proposes to amend the "New Rural Cities Urban Growth Area" designation around the City of Black Diamond to "Rural Cities Urban Growth Area" after the pre-annexation agreement is signed by all the affected parties. No amendment is

needed to the Zoning Atlas. The final boundaries of the developable urban lands, the open space/natural resource areas and zoning will be determined at the time of annexation. Amending the Land Use Map and retention of the existing zoning designations provides flexibility for the County, the City and the property owners to respond to future land use needs that are reflective of the current market at the time of annexation. A conceptual land use map is being prepared at this time and will be transmitted to the County Council later in June. A final conceptual land use map will be an attachment to the pre-annexation agreement. The purpose of the conceptual land use map is to illustrate how the provisos of Ordinance 12065 have been met.

The final pre-annexation agreement will state a maximum of 915 urban developable acres to be designated within the New Rural City Urban Growth Area and a total of 3,660 open space/natural resource lands to be designated in combination of lands found in the existing 1996 City boundary, the new rural city urban growth area and in the surrounding rural area. The final agreement will further spell out the proportionate acreage of commercial, industrial, and residential land uses for each of the affected property owners within the new rural city urban growth area.

The final pre-annexation agreement will be transmitted in early September, 1995 and will recommend areas for future urban development and open space/natural resource management within the new rural city urban growth area. The new rural city urban growth area (UGA) that is under negotiations is shown on the Map (enclosed). The recommendation will be based on the following factors:

1. Utilize the principles of 4 open space acres for every 1 urban acre designated, and includes counting the open space/natural resource areas designated within the existing 1996 City limits, the UGA and rural lands outside of the UGA;
  2. Consistency with the County-wide Planning Policies and the King County Comprehensive Plan regarding the Urban Growth Area for rural cities;
  3. Consistency with the long range vision of the City of Black Diamond Comprehensive Plan for future annexation areas;
  4. Consistency with the Natural Resource Principles developed for the Black Diamond area;
  5. Economic viability for the affected property owners; and
  6. Phasing of needed capital facilities and services.
- b. The impacts of the proposed Black Diamond Urban Growth Area Agreement will occur and be better known when the designated urban lands in the new rural city urban growth area are annexed to the City of Black Diamond for actual development. The properties designated for annexation are currently designated Rural, Forest Production District, or Mining and have active resource based activities occurring on the site (See Map). The proposed pre-annexation agreement does not allow urban development of these properties until they are annexed to the City. Until annexation, King County will continue to provide the same level of service to these areas under its current County designations of Rural, Forest Production District or Mining.
- c. Resolution of the Urban Growth Area for the City of Black Diamond has been anticipated as far back as the Countywide Planning Policies, the 1994 King County Comprehensive Plan, and the 1995 amendment to the King County Comprehensive Plan. The proposed Agreement satisfies the policy direction of these documents.
- d. Resolution of the Urban Growth Area for the City of Black Diamond has been anticipated as far back as the Countywide Planning Policies, the 1994 King County Comprehensive Plan, and the 1995 amendment to the King County Comprehensive Plan. Each of these documents were prepared consistent with the State Growth Management Act for establishing land use, transportation, housing, facilities and services, utilities, natural environment, economic development. The proposed pre-annexation agreement satisfies the policy direction of these documents and recommends retaining the adopted new rural city urban growth area and zoning that meets the future growth needs of the City of Black Diamond.

- e. Resolution of the Urban Growth Area for the City of Black Diamond was anticipated by the Countywide Planning Policies. The proposed Agreement satisfies the policy direction of the CPPs and establishes an Urban Growth Area with urban land designations that meets the future growth needs for the City of Black Diamond.
- f. The King County functional plans that support rural residential densities for properties with sensitive features and/or a low level of public services would support the proposed Agreement. The Natural Resource Principles that were developed as part of this Agreement, provide additional guidance on the location and design future urban development within the new rural city urban growth area. The Principles were developed in response to recognize the environmental features and community valued sites found in the area and the goal of locating future development that is sensitive to these features.
- g. Public review of this proposal consists of several meetings to be held during the summer of 1996 and the open house meeting scheduled for April 30, 1996 to present the 1996 amendments to the King County Comprehensive Plan. The purpose of the meeting is to provide the public an opportunity to review and comment on the proposed amendments. For the Black Diamond Urban Growth Area Agreement, additional meetings are scheduled for the summer of 1996 to present the recommended agreement, refinements to the agreement and to hear public comments. These additional meeting will take place in the Black Diamond community. Comments received at these meetings will be incorporated into the Recommended Agreement that is due to the King County Council on September 1, 1996.

## **Proposal Implementation**

Amendments to the KCCP should also meet the requirements of Policy I-203. This policy states:

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

A response to the criteria in KCCP Policy I-203 is as follows:

The proposed Black Diamond Pre-annexation agreement does not propose to amend Comprehensive Plan policies. Therefore no changes to development regulations, modifications to capital improvement programs, subarea, neighborhood, and functional plans area required.

# 4 TO 1 PROPOSAL: EMMERSON & ASSOCIATES

## Background/Purpose

The 4 to 1 Program, adopted in 1994 as part of the King County Comprehensive Plan, provides a mechanism to amend the Urban Growth Area to achieve permanent open space. The Program allows rural property owners with property contiguous to the Urban Growth Boundary to obtain urban designation in exchange for dedicated open space: one acre (20 percent) of the property is redesignated as urban land if four acres (80 percent) of the property are dedicated to the public as permanent open space. An affordable housing incentive allows a 3.5 to 1 ratio: one acre of the property is redesignated as urban land for every 3.5 acres dedicated as public open space. A maximum of 4,000 acres of new urban land may be added to the Urban Growth Area as a result of the Program. To be eligible, a proposal must include at least 20 acres. New urban land added to the Urban Growth Area through the 4 to 1 Program is limited to residential development with a minimum of an R-4 zoning.

Changes to the Urban Growth Area through this Program are processed as Land Use Map Amendments which occur each year as part of the annual review of the Plan. One application was received and reviewed prior to March 22, 1996 and Emmerson & Associates, Inc., is transmitted as part of the 1996 Comprehensive Plan Amendment package.

The 4 to 1 Program has added 199.6 acres to the Urban Area and 790.4 acres to open space. This proposal would add 6.6 acres to the Urban Area and 26.2 acres to open space.

## Amendment Proposal

This amendment proposal for Emmerson & Associates recommends addition of 6.6 acres to the Urban Growth Area and provides an urban zoning (R-4P). The proposed open space (26.2 acres) remains in rural designation and zoning and is dedicated to King County as permanent open space at final plat approval.

## Analysis of Options

1. No Action. Retain rural land use designation for the entire property with current zoning of RA-5.
2. Utilizing a 4 to 1 ratio, approve amendment to UGA to include 6.6 acres, zoned R-4P as presented on the attached Land Use and Zoning maps. Approval of this amendment will result in 26.2 acres of open space to be dedicated as permanent open space after final plat approval.
3. Utilizing a 3.5 to 1 ratio, approve amendment to UGA to include 7.3 acres, zoned R-4P. Approval of this amendment will result in 25.7 acres of open space to be dedicated as permanent open space after final plat approval and due to the 3.5 to 1 ratio which provides an affordable housing incentive, will require construction of at least 30 percent affordable housing. The applicant determined that affordable housing was not feasible in this area and applied under the 4 to 1 ratio (#2 above).

## Proposed Comprehensive Plan Amendment

Amend the Urban Growth Area to include an additional 6.6 acres, zoned R-4P, contiguous to the Urban Growth Area on property owned by Emmerson & Associates as shown on the accompanying Land Use and Zoning maps. Approval of this amendment will meet the intent and criteria of the 4 to 1 Program as specified in Countywide Planning Policies and King County Comprehensive Plan.

## King County Comprehensive Plan Policy I-202 Analysis

KCCP Policy I-202 states:

- I-202 All proposed Comprehensive Plan policy amendments should include the following elements:
- a. A detailed statement of what is proposed to be changed and why;
  - b. A statement of anticipated impacts of the change, including geographic area affected and issues presented.
  - c. A demonstration of why existing Comprehensive Plan guidance should not continue in effect or why existing criteria no longer apply;
  - d. A statement of how the amendment complies with the Growth Management Act's goals and specific requirements;
  - e. A statement of how the amendment complies with the Countywide Planning Policies;
  - f. A statement of how functional plans and capital improvement programs support the change;
  - g. Public review of the recommended change, necessary implementation (including area zoning if appropriate) and alternatives; and,

Proposed amendments each calendar year shall be considered by the Metropolitan King County Council concurrently so that the cumulative effect of the proposals can be determined.

A response to the criteria in KCCP Policy I-202 is outlined below:

- a. 6.6 acres of land will be redesignated from a rural to an urban designation with an R-4P zoning. The remaining land (26.2 acres) will remain in rural designation until dedication to King County as permanent open space following final plat approval. This proposed amendment is part of 4 to 1 Program implementation.
- b. 6.6 acres of rural designated land currently zoned RA-5 within the Patterson Creek Basin on the East Sammamish Plateau will be redesignated to urban with an R-4 zoning. Development will be clustered along the Urban Growth Area and will eventually be served by urban services. The remainder of the property, 26.2 acres, will remain in rural designation and will be dedicated to King County as permanent open space following final plat approval. There will be some environmental and neighborhood impacts due to the increased density on the new urban portion of those properties. However, that impact is mitigated by the permanent open space which will be conveyed to King County.
- c. This amendment to the Urban Growth Area implements the 4 to 1 Program adopted in the Comprehensive Plan and is consistent with Comprehensive Plan guidance. Specifically, it complies with the following Comprehensive Plan policies:
  - I-204 which amends the Urban Growth Area to achieve open space through the 4 to 1 Program;
  - I-205 which guides the process for 4 to 1 applications;
  - NE-106 which directs King County to use incentive programs to protect resource lands including steep slopes and wetlands;
  - U-503 which states that King County shall use incentives to protect environmentally significant areas;
- d. This amendment promotes the Growth Management Act goals to reduce sprawl and protect the natural environment.
- e. This policy complies with the following Countywide Planning Policies:
  - FW-1, Step 7 which amends the Urban Growth Area to achieve open space through the 4 to 1 Program.
  - FW-6 which encourages protection of the natural environment by concentrating development and reducing the consumption of land;
- f. This proposal does not effect the functional plans and capital improvement programs.
- g. The following public review of this amendment was provided:

1996 KCCP Amendments Public Process

The proposal contained in this report was part of the public process for the 1996 Amendments to the King County Comprehensive Plan. 4 to 1 Program staff presented general information on the 4 to 1 Program and answered questions regarding specific 4 to 1 Proposals. Properties proposed for redesignation were identified on a map available for public review.

#### Public Workshops

Three Public Workshops were held on March 26, 1996 at Northshore Senior Center, April 11, 1996 at Kentwood High School, and April 16, 1996 at Lake Wilderness Center. These workshops will be advertised to all property owners along the rural side of the Urban Growth Area.

#### Public Notification

All property owners within 500 foot radius of urban portion of any 4 to 1 Proposal were mailed letters with information and maps of proposals and providing notification of public workshops and Council public hearings. Program staff presented information on 1996 4 to 1 proposals and were available to answer any questions and receive comments.

## **Proposal Implementation**

1. Amendments to the KCCP should also meet the requirements of Policy I-203. This policy states:

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

A response to the criteria in KCCP Policy I-203 is as follows:

Land Use and Zoning Atlas maps are included with this report.

## **Property Description**

### **Location**

The property is within the southeast quarter of the southwest quarter of Section 23 Township 25, Range 6 East and are located approximately five miles east of Redmond off Northeast 24th Street on the Lake Sammamish Plateau.

### **Basin**

The property lies within the Patterson Creek Basin of the Snoqualmie River Watershed. The Patterson Creek basin is a regionally significant basin that supports some of the best salmon habitat in western King County. As a major tributary of the Snoqualmie River, this basin contributes to the coho production of the Snohomish/Snoqualmie River system. The basin is biologically diverse and productive. Currently, the mainstem and its tributaries support four species of salmonids, a rare fresh-water mussel, diverse wetland communities, and many water-dependent birds, amphibians and mammals.

### **Surrounding land use**

To the north and south of the property properties are zoned RA-5, mostly low-density rural development on large lots. The property directly south is currently in the platting process (Project L95P0016). To the west is the Urban Growth Area where the development is low-density and zoned for 1 dwelling unit per acre. To the southwest is 160 acres of land owned by Washington State Department of Natural Resources.

### **Property development**

The property is undeveloped. There are several trails traversing the property.

**Land cover**

At present, the property is mostly covered by a second growth mixed coniferous/broad-leaf forest. The dominant tree species on the property include Douglas fir, western hemlock, western red cedar, red alder, and big leaf maple. Dominant understory plant species include salmonberry, vine maple, and swordfern. The land that is proposed for redesignation to urban is partially cleared. There is currently a Native Growth Protection Easement on the eastern parcel. Much of the western half of the site was formerly used as a Christmas tree farm and is now a relatively open grassy area with scattered young conifers.

**Wetland**

A wetland inventory was conducted on the property by Terra Associates. One wetland was identified and delineated on the site. Based on the report prepared by Terra Associates, the wetland meets the criteria for a King County Class 2 wetland because its total area is greater than one acre and it includes a forested class. The wetland is located in a topographic low area in the southwest portion of the property. The wetland varies in width from about ten feet at the top of the steep slope to about 200 feet on the southern boundary of the subject property. Using the US Fish and Wildlife Service wetland classification system, this area includes three wetland classes: palustrine forested, broad-leaved, deciduous; palustrine scrub-shrub, broad leaved, deciduous; and riverine, intermittent, streambed. The wetland and buffer is located within the proposed open space.

**Streams**

A small seasonal stream drains from the north end of the wetland on the property into Patterson Creek. Although this was not included in the King County Sensitive Areas Map Folio, it would probably be classified as a King County Class 3 stream based on its characteristics. In a report prepared by Terra Associates it was noted that although there was flow in this channel during the rainy season, it is likely to be dry during the summer months. There is no possibility of salmon use because of steep slopes at the edge of the plateau.

**Geologic Hazards:** According to the King County Sensitive Areas Map Folio, the eastern portions of the site are located within an erosion and landslide hazard area. This is the area proposed for open space dedication.

**Terrain:** The property lies on the East Lake Sammamish Plateau above Patterson Creek. The topography of the site ranges from 5 - 40 percent slope. The western portion of the site drains into the wetland on-site while the eastern portion of the site drains down a 40 percent slope to the east.

**Zoning**

The property is currently zoned RA-5. R-4P zoning is recommended. Based on King County Comprehensive Plan Policy I-205, specific detailed site suitability and development conditions for both the urban and open space portions of the proposal shall be established through the preliminary formal plat approval process. The adjacent Urban land is zoned R-1.

**Water and Sewer**

The property owner currently has a developer's extension agreement for water service for seven units. The Sammamish Plateau Water and Sewer District informed the property owner there will be no problem increasing the agreement to account for 26 units for additional water service. The property is not currently served by sewer. Until sewer is extended to 244th Avenue Northeast, the homes may be served by an interim community drainfield system maintained by the Sammamish Plateau Water and Sewer District.

**Transportation Concurrence**

The property owner has received a Conditional Certificate of Transportation Concurrence from King County Transportation Planning. The certificate is issued with the condition that the subject property be accepted through the 4 to 1 Program.

**Access**

Legal dedicated access is available from 244th Avenue Northeast and Northeast 24th Street.

## Public Benefits

### Open space

The 26.2 acres of proposed open space will become part of a permanent band of open space that is being created along the UGA to the south of the Emmerson property, including: 1) the Ravenholt 4 to 1 property (40 acres), 2) Section 36 (640 acres), 3) 160 acres owned by Washington State Department of Natural Resources that will be included as a 1997 4 to 1 application, and 4) 40 acres acquired by Waterways 2000 along Patterson Creek and directly east of the Department of Natural Resources parcel. Other Waterways 2000 priority properties are along Patterson Creek which extends through the eastern portion of the property.

## Additional Analysis

### Native Growth Protection Easement

17.8 acres of the total 26.2 acres proposed open space was designated as Native Growth Protection Easement (NGPE) in 1992. Executive staff discussed the issue of whether the intent and criteria of the 4 to 1 Program as specified in KCCP I-204 and I-205 would be met if the land within the NGPE was allowed to be included as part of the 4 to 1 proposal.

Following extensive discussions, Executive staff determined that the proposal meets the criteria and intent of the 4 to 1 Program and that inclusion of the area within the NGPE as part of the open space is valid.

Specifically, the following issues were addressed:

1. *Does the designation of NGPE as a condition of a previous plat approval, encumber the property?*

Executive staff determined that the property is not encumbered.

Executive staff reviewed the history of development proposals for the property. This Tract was designated as a NGPE during plat approval for Hecate Hill, a 10 unit subdivision developed by the applicant in 1992. Two Tracts were designated at that time as NGPE: Tract B - referred in the Hearings Examiners Report (S89P0033) as Tract D; and Tract C within the proposed open space and referred in the Hearings Examiners Report as Tract E. Tract B, directly south of the proposed open space was required to meet conditions for approval of the Hecate Hill plat pursuant to requirements of the SC zone and "may not be used for calculating density for the future subdivision of any portion of this total property." However, Condition #19 of the Hearings Examiners Report also indicated that "... The area within Tract E (now called Tract C) may be used in calculating density for the future subdivision of property covered by this application, subject to the limitations and requirements of the applicable zone classification in effect at the time of any such future application."

2. *Does the proposal meet the intent and criteria of the 4 to 1 Program as specified in KCCP I-204 and I-205?*

KCCP Policy I-204(a) states that "Rural Area land may be added to the UGA only in exchange for a dedication of permanent open space to the King County Open Space System." Land protected as a NGPE is privately owned. The entire open space (17.8 acres within the NGPE and an additional 8.4 acres) will be conveyed to King County Open Space System following final plat approval. Dedication to King County will allow for public access to the open space and potential development of trails through the open space corridor along the UGA. In addition, the proposal helps to achieve the 4 to 1 Program goal of creating a contiguous band of permanent open space along the UGA.



1996 AMENDMENT  
to the  
1994 KING COUNTY  
COMPREHENSIVE PLAN

***RURAL NEIGHBORHOODS AND  
BUSINESSES***



## Rural Neighborhoods and Businesses

### Background/Purpose

In 1995 the Metropolitan King County Council adopted amendments to policies R-307 and R-308, addressing rural neighborhood business areas. R-307 now reads as follows:

R-307 Convenience shopping and services for Rural Area residents should be provided by existing Rural Neighborhoods and Businesses, the boundaries of which may only be expanded to (1) accomplish infill by recognizing land which is 75 % bordered by an existing (as of December 31, 1994) Rural Neighborhood, or (2) recognize existing (as of December 31, 1995), adjacent commercial uses. The Executive shall evaluate all Rural Neighborhoods based on these criteria and forward any recommended adjustments to Rural Neighborhood boundaries to the Council June 1, 1996.

Currently designated Rural Neighborhoods, by community planning area, are:

**Bear Creek:** Cottage Lake, Redmond-Fall City Road/236th NE;

**East King County:** Clearwater, Timberlane Village;

**Enumclaw:** Cumberland;

**Newcastle:** East Renton Plateau;

**Snoqualmie:** Preston, Stillwater;

**Tahoma/Raven Heights:** Hobart, Ravensdale, North Cedar Grove Road; and

**Vashon:** Burton, Dockton, Tahlequah, Portage, Heights Dock, Jack's Corner, Valley Center, Vashon Heights, Maury Island Service Center.

### Recommendation for Additional Study of Commercial Uses in Rural Areas

The scope of this amendment was limited to those designated Rural Neighborhoods and Businesses listed in KCCP policy R-308, both by the Council's adopted policy language and by the requirement to transmit recommendations to the Council by June 3, 1996. Except for the Stillwater Rural Neighborhood, there were no properties or uses found that met the criteria in Policy R-307. KCCP Land Use changes for Stillwater would involve modifying the Agricultural Production District (APD) boundary to exclude the existing Stillwater store from the APD and placing Neighborhood business (NB) zoning on the property, and redesignating the residential lots across the highway from Rural Neighborhood to Rural Residential and rezoning them from NB to Rural Residential, one home per 2.5 acres (RA-2.5). Changes to the APD boundary are beyond the scope of Policy R-307.

During its research for this report the Land Use Services Division of the Department of Development and Environmental Services found many discrepancies between zoning and actual land use, as well as inconsistencies between KCCP policies and Land Use Map designation, affecting both designated and undesignated neighborhood commercial uses in Rural Areas. Given these widespread discrepancies and the APD boundary issue at Stillwater, the Executive recommends that during 1997 and 1998, a study be conducted of all neighborhood-scale commercial uses existing in the Rural Area. Recommendations for KCCP policy and map amendments, as well as any needed implementing area zoning changes, can be prepared for consideration by the Council in 1998. This will allow time for both adequate public notice and the technical research needed to address the issue comprehensively.



**ADDENDUM to the Supplemental  
Environmental Impact Statement on the  
1994 King County Comprehensive Plan**

**Prepared for the  
1996 Amendments to the King County Comprehensive Plan**



**King County**

Office of Budget and Strategic Planning and  
Department of Development and Environmental Services

June 1996



**Prepared in Compliance with**

The Washington State Environmental Policy Act of 1971  
Chapter 43.21C Revised Code of Washington  
Revised SEPA Guidelines, Effective April 4, 1984  
Chapter 197-11, Washington Administrative Code  
Chapter 20.44, King County Code (Environmental Procedures)

**Date of Issuance: June 4, 1996**

  
Marilyn E. Cox, Responsible Official  
King County Department of Development  
and Environmental Services





King County  
Department of Development  
and Environmental Services  
3600 - 136th Place Southeast  
Bellevue, Washington 98006-1400

**Determination Of Significance,  
Adoption of & Addendum to  
Existing Environmental Documents  
for the 1996 Amendment to  
The King County Comprehensive Plan  
File No. E96E0086**

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**Date of Issuance:** June 4, 1996

**Proposal:** Adoption of an annual amendment to the King County Comprehensive Plan (KCCP), in accordance with the Growth Management Act. Proposed amendments include revisions to Rural, Natural Resource Lands, and Planning and Implementation policies; changes to Issaquah Employment Center land use designations and Fall City Commercial Business zoning; land use map change to add Emerson property to 4:1 Program; designation of the New Rural City Urban Growth Area for Black Diamond; and modifications to the Maple Valley Study.

**Location:** Unincorporated King County

**King County Permits:** Adoption of Ordinance by Metropolitan King County Council

**SEPA Contact:** Barbara Questad, Environmental Planner  
(206) 296-7149

**Permit Contact:** Karen Wolf, Project Manager  
King County Comprehensive Plan  
Office of Budget and Strategic Planning  
(206) 205-0704

**Proponent:** Gary Locke, King County Executive, and  
Metropolitan King County Council  
King County Courthouse  
516 Third Avenue  
Seattle, WA 98104

**Zoning:** Multiple zones  
**Community Plan:** All community planning areas  
**Drainage Subbasin:** All drainage subbasins  
**Section/Township/Range:** All STRs

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**Threshold Determination**

The responsible official finds that the above-described proposal poses a probable significant adverse impact to the environment and therefore is issuing a Determination of Significance.



This finding is made pursuant to RCW 43.21C, WAC 197-11, and KCC 20.44. After independent review of the documents listed below, the responsible official has identified and adopted them as being appropriate for this proposal. King County is also issuing an Addendum to the adopted documents. The Addendum adds information and analyses about the proposed amendments, but does not substantially change the analysis of significant impacts and alternatives in the existing environmental documents. The documents meet King County's environmental review needs for the current proposal and will accompany the proposal to the decisionmakers.

### **Titles & Descriptions of Documents Being Adopted**

King County Department of Development and Environmental Services, King County Office of Budget and Strategic Planning. Addendum to the King County Comprehensive Plan 1994 Draft and Final Supplemental Environmental Impact Statements: Executive Recommended Amendments to the 1994 King County Comprehensive Plan to comply with Central Puget Sound Growth Management Hearings Board Consolidated Case No. 95-3-0008. February 1996, 20 pages and Attachment A.

King County Department of Development and Environmental Services. EIS Addendum: King County Comprehensive Plan Development Regulations. Prepared by Huckell/Weinman Associates, Inc., December 1994, 25 pages and Appendix A.

King County Department of Development and Environmental Services. King County Comprehensive Plan 1995 Amendment: Addendum to the King County Comprehensive Plan 1994 Supplemental and Final Environmental Impact Statement. November 1995, 38+ pages.

King County Environmental Division. Determination of Nonsignificance for King County Park Operational Master Plan. July 27, 1993, 2 pages.

King County Parks, Planning and Resources Department. Draft Supplemental Environmental Impact Statement for the Countywide Planning Policies. Prepared by Henigar & Ray, January 12, 1994, 208+ pages and Appendices A-K.

King County Parks, Planning and Resources Department. Final Supplemental Environmental Impact Statement for the Countywide Planning Policies. Prepared by Henigar & Ray, May 18, 1994, approx. 150 pages and Appendix.

King County Parks, Planning and Resources Department. King County Comprehensive Plan Final Environmental Impact Statement. Prepared by Huckell/Weinman Associates, Inc., November 1994, 143 pages and Written Comments from Agencies, Organizations and Individuals.

King County Parks, Planning and Resources Department. King County Comprehensive Plan Supplemental Environmental Impact Statement, Executive Proposed Plan. Prepared by Huckell/Weinman Associates, Inc., June 1994, 309 pages and Appendices A-F.

The Countywide Planning Policies EISs analyze the environmental impacts of policies that serve as the framework for the comprehensive plans for King County and its local jurisdictions. The King County Comprehensive Plan (KCCP) Supplemental EISs analyze the environmental impacts of planning policies and land use designations adopted by the King County Council in 1994. The KCCP policies provide the basis for the subsequently adopted

development regulations. The EIS Addendum on the development regulations provides additional information about the regulations that were adopted to implement the KCCP. The 1995 and 1996 Addendums to the KCCP EIS provide additional information and analysis about changes to policies, land use designations, and zoning.

The Determination of Nonsignificance for the King County Park Operational Master Plan analyzes the environmental impacts of a plan to guide acquisition, development, and operation of the open space and park system.

The adequacy of the Supplemental and Final EIS for the 1994 KCCP was challenged to the Central Puget Sound Growth Management Hearings Board in the case of Keesling v. King County, CPSGMHB Case No. 95-3-0005 (1995). Petitioner Keesling argued to the Board that the EIS for the Comprehensive Plan was inadequate because it allegedly failed to include an analysis of economic and social impacts on rural property owners. On October 23, 1995, the Board issued its decision rejecting Petitioner Keesling's arguments.

### **Titles & Descriptions of Documents Being Incorporated by Reference**

The proposed 1996 amendments to the 1994 KCCP are described in detail in the following documents, which are hereby incorporated by reference as part of this threshold determination, pursuant to WAC 197-11-635:

King County Office of Budget and Strategic Planning. King County Executive Recommended 1996 Amendment to the 1994 King County Comprehensive Plan, June 3, 1996.

### **Notes**

A. Issuance of this threshold determination does not constitute approval of the amendment.

B. Copies of the King County Comprehensive Plan 1996 Amendment: Addendum to King County Comprehensive Plan 1994 Supplemental and Final Environmental Impact Statement and documents being adopted and incorporated by reference are available for review in local King County libraries and at the King County Land Use Services Division at the address below.

C. If you would like to receive a copy of the Addendum and the proposed amendment to the 1996 Amendment to the KCCP, please call the SEPA Section at (206) 296-7152.

### **Comments and Appeals**

Any appeal of this threshold determination must be stamped received by King County before 4:30 PM on Wednesday, June 19, 1996. Appeals must be accompanied by a nonrefundable filing fee. Written comments must be received before 4:30 PM on Tuesday, June 25, 1996. Please reference the file number when corresponding.

Appeals must be in writing and state the perceived errors in the threshold determination, specific reasons why the determination should be reversed or modified, the harm the appellant will suffer if the threshold determination remains unchanged, and the desired outcome of the appeal. If the appellant is a group, the harm to any one or more members must be stated. Failure to meet these requirements may result in dismissal of the appeal.

**Appeal deadline:** 4:30 PM on Wednesday, June 19, 1996  
**Comment deadline:** 4:30 PM on Tuesday, June 25, 1996  
**Appeal filing fee:** \$125 check or money order made out to the King  
County Office of Finance  
**Address for comment/appeal:** King County Land Use Services Division  
3600 136th Place SE  
Bellevue, WA 98006-1400  
ATTN: SEPA Section  
**Responsible Official:**

  
\_\_\_\_\_  
Marilyn E. Cox, Chief  
SEPA Section  
Land Use Services Division

  
\_\_\_\_\_  
Date

## Fact Sheet

**Action Sponsor**

Gary Locke, King County Executive  
and Metropolitan King County Council:

Brian Derdowski

Maggie Fimia

Larry Gossett

Jane Hague

Rob McKenna

Louise Miller

Greg Nickels

Larry Phillips

Kent Pullen

Ron Sims

Cynthia Sullivan

Christopher Vance

Pete Von Reichbauer

**Contact**

Karen Wolf, Project Manager (206) 205-0704

**Person:**

King County Office of Budget and Strategic Planning

**Lead Agencies:**

King County Office of Budget and Strategic Planning and  
Department of Development and Environmental Services

**Proposed Action:**

Amend the 1994 King County Comprehensive Plan (KCCP) in accordance with the provisions of RCW 36.70.A. The proposed amendments are needed to complete work called for in the KCCP, adopt annual updates to KCCP elements, or address technical corrections.

The following is a list of the Executive recommendations for the 1996 Amendment<sup>1</sup>:

**1. Rural Land Use**

R-108 (Rural Farm and Forest Districts)

R-204 (Rural Farm and Forest Districts)

R-217 (Transfer of Density)

**2. Natural Resource Lands**

RL-207A (Forestry Commission)

RL-209 (Conversion of Forest Lands)

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<sup>1</sup> As these proposed amendments proceed through the legislative process, additions and/or modifications to policies, text, land use and zoning may be proposed. Additional environmental review may be conducted then, if necessary.

**3. Planning and Implementation**

- I-201 (Amendments to the KCCP)
- I-202 (Amendments to the KCCP)
- I-204 (h) (4 to 1 Program extension)
- I-204 (p) (4 to 1 Program. open space uses)
- I-208 (Maple Valley Study)

**4. Land Use and Zoning Changes**

- Issaquah Employment Center area (Bush Lane, Overdale Water System)
- Commercial Business zoning outside of the town of Fall City
- Black Diamond Rural City Urban Growth Area
- Emmerson 4 to 1 Proposal

**5. Transportation Needs Report - Preliminary Issues**

- Responsible Official:** Marilyn E. Cox, Chief, SEPA Section  
King County Department of Development and Environmental Services
- Licenses/Permits Required:** Adoption by the Metropolitan King County Council
- SEPA Documents Being Adopted:** King County Department of Development and Environmental Services, King County Office of Budget and Strategic Planning. Addendum to the King County Comprehensive Plan 1994 Draft and Final Supplemental Environmental Impact Statements: Executive Recommended Amendments to the 1994 King County Comprehensive Plan to comply with Central Puget Sound Growth Management Hearings Board Consolidated Case No. 95-3-0008. February 1996, 20 pages and Attachment A.
- King County Department of Development and Environmental Services. EIS Addendum: King County Comprehensive Plan Development Regulations. Prepared by Huckell/Weinman Associates, Inc., December, 1994, 25 pages and Appendix A.
- King County Department of Development and Environmental Services. King County Comprehensive Plan 1995 Amendment: Addendum to the King County Comprehensive Plan 1994 Supplemental and Final Environmental Impact Statement. November, 1995, 38+ pages.
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King County Parks, Planning and Resources Department. King County Comprehensive Plan Supplemental Environmental Impact Statement. Executive Proposed Plan. Prepared by Huckell/Weinman Associates, Inc., June, 1994, 309 pages and Appendices A-F..

**EIS Addendum  
Issued by:**

King County Office of Budget and Strategic Planning  
and Department of Development and Environmental Services  
3600 - 136th Place Southeast  
Bellevue, WA 98006-1400 (206) 296-7152

**Location of  
Background Data  
& Supporting  
Documents**

King County Office of Budget and Strategic Planning  
King County Courthouse  
516 Third Avenue, Room 420  
Seattle, WA 98104 (206)296-8777

King County Department of Development and Environmental Services,  
Land Use Services Division, SEPA Section  
3600 - 136th Place Southeast  
Bellevue, WA 98006-1400 (206) 296-7152

Metropolitan King County Council  
King County Courthouse, Room 1200  
516 Third Avenue  
Seattle, WA 98104

King County Libraries  
Enumclaw Library  
Auburn Library

Renton Library  
Downtown Seattle Library

**Date of Issuance:** June 4, 1996

U N I T E D N A T I O N S E C O N F E R E N C E O N H U M A N R I G H T S

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## Purpose of EIS Addendum

In 1994, King County adopted the Countywide Planning Policies (CPPs) and the King County Comprehensive Plan (KCCP) to comply with the Washington State Growth Management Act (GMA). The CPPs provide policy guidance for establishing the Urban Growth Area, contiguous and orderly development, critical areas, rural areas, land use, affordable housing, economic development and finance. The CPPs were initially adopted in 1992 and amended in 1994.

The KCCP contains policies that address the overall vision for King County, urban land use, rural land use, economic development, housing, natural resource lands, natural environment, capital facilities, transportation, parks, recreation and open space, cultural resources, energy and communications, and planning and implementation.

King County issued a Supplemental and Final Environmental Impact Statement (EIS) on the KCCP and an addendum to the EIS providing information on proposed development regulations. A Supplemental and Final EIS was also issued by the County on the CPPs. The GMA states that comprehensive plans and development regulations are to be subject to continuing evaluation and review, but that amendments are to be made only once per year. This Addendum describes the amendments to the KCCP proposed by the King County Executive for adoption by the Metropolitan King County Council in 1996.

Environmental review can be "phased" or sequenced so it more closely mirrors the steps in developing a comprehensive plan and implementation program (WAC 197-11-060(5)). Phased review is intended to help the public and decision makers focus on issues or portions of issues that are ready for decision. The non-project actions that are the subject of this EIS Addendum reflect additional studies undertaken by the Executive staff or make technical corrections to the KCCP and related development regulations, to better implement the intent of the KCCP.

This Addendum adds analysis and information about the proposed non-project actions. The Addendum however, does not substantially change the analysis of significant impacts and alternatives analyzed in the existing environmental documents. The impacts of the proposals described herein have already been considered in the Supplemental and Final EIS and Addendum on the 1994 King County Comprehensive Plan, as well as the 1994 Countywide Planning Policies EIS.

The Executive's recommended 1996 amendments are consistent with the policies and designations of the 1994 KCCP and CPPs. To the extent that these recommendations are adopted, no additional significant impacts beyond those identified by the previous documents, which are adopted and incorporated by reference herein, are expected to occur. The Executive's recommended non-project proposals do not involve project-specific development proposals. The environmental impacts of future site-specific development proposals will be reviewed at the time of permit application or other relevant decision-making point.

Additional changes to the KCCP may be considered by the Metropolitan King County Council during review of the Executive recommendations. To the extent that the existing environmental documents listed herein, or other published documents, analyze such changes at the countywide or programmatic level, no additional non-project level environmental review would be required. Additional environmental documents could be published prior to Council adoption of the 1996 amendments if needed.

The Executive Transmittal also contains a preliminary description of the likely changes for 1996 in the Transportation Needs Report (TNR). The TNR and the Capital Improvement Program (CIP) are both elements of the Comprehensive Plan. Because the TNR and CIP are normally prepared and issued later in the year, this SEPA Addendum contains only general environmental review on the information for the TNR available now. However, the Metropolitan King County Council will be considering the cumulative impacts of the changes proposed in the June 3, 1996 Executive Transmittal and the TNR and CIP prior to adopting the 1996 Comprehensive Plan amendments in November. As stated above, an additional Addendum could be issued later in the year following the issuance of the Executive proposed TNR and CIP, if necessary.

## Environmental Review of Proposed Actions

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

The Executive proposes to amend Policies R-108, R-204, and R-217 as follows:

**R-108** In 1995, King County ((shall identify)), in partnership with citizens and property owners, made initial designations of appropriate districts within the Rural Area where farming and forestry are to be encouraged and expanded through incentives and additional zoning protection. ((These districts shall be designated and zoned by December 31, 1996.)) Initial district designations will be ((finalized)) refined during 1996, with possible revisions after property owners have been notified. A process for zoning of the districts based on the incentive programs, will also be developed. Areas to be considered should include lands meeting the criteria set forth in the Countywide Planning Policies. Revised boundaries will be proposed as part of the 1997 Comprehensive Plan Amendment. All incentive programs created by the county and related to zoning will be available to benefit landowners in the districts based on the zoning of the districts as of the effective date of this plan. The county shall monitor the success of the incentive program and shall issue an annual report which shall include recommendations for any program or regulatory changes, including zoning, to address loss of land in large parcels. ((Areas to be considered should include lands meeting the criteria set forth in the Countywide Planning Policies.)) ((Permitted uses)) Regulatory and incentive programs should achieve very low densities in the Rural Farm or Forest Districts ((should be limited to residences at very low densities)) (one home per 20 acres for forest areas, one home per 10 acres for farming areas) ((, and farming or forestry)). Institutional uses or public facilities should not be permitted except as provided by Countywide Planning Policy LU-9.

- R-204** A residential density of one home per 20 acres or 10 acres shall be ~~((applied to))~~ achieved through regulatory and incentive programs on lands in the Rural Area that are managed for forestry or farming respectively, and are found to qualify for a Rural Farming or Forest District designation in accordance with Policy R-108.
- R-217** King County will study the costs and benefits of adopting a mechanism that permits a transfer of development from Rural ~~((Area))~~ Farm and Forest District property to properties in the Urban Growth Area, including Rural City Urban Growth Areas, or to other Rural Area properties in order to accomplish the purposes of the Countywide Planning Policies, and will ~~((propose))~~ consider changes to the Zoning Code to implement this policy ~~((by December 31, 1996))~~. These zoning code changes shall include the following provisions for lands designated Rural Farm or Forest Districts in accordance with policy R-108:
- a. Regardless of the zoning applied to establish a Rural Farm and Forest District, properties within its boundaries may transfer density credits to Urban Areas or to other Rural Area properties based on the zoning they had as of the effective date of this Plan if that zoning is consistent with this plan; and
  - b. If an entire ownership is not being retained as farmland or forest land through a permanent open space designation, the development potential remaining after a density transfer may be actualized through a clustered subdivision or short subdivision resulting in a permanent open space tract as large or larger than the subdivision set aside for the resource uses. In the case of lands within a Rural Forest District, this tract shall be at least 20 acres in size.

### ***Background***

These policies were initially adopted in 1994 to carry out the direction of the CPPs that call for designation of Rural Farm and Forest Districts (LU-8, LU-9, LU-12). CPP LU-12 includes density guidelines for the districts: one home per 20 acres for forestry and one home per 10 acres for farming. The 1994 KCCP also identified study areas to be considered, after further analysis, for district designation. The proposed changes to these policies are intended to reflect the status of work to date in accomplishing the district designations and the development of programs to comply with the density guidelines.

A study of the districts, along with the development of strategies and incentives to conserve resource uses in the districts, was conducted during 1995 but was not completed by the time the 1995 KCCP amendment was adopted. However, based on preliminary recommendations from the consultant study, the Rural Farm and Forest Districts were initially designated in 1995. During 1996, a parcel-specific analysis of the districts will result in proposed refinements of the district designations. The work will include notification of affected property owners. The timing of the KCCP amendment process in 1996 precludes the possibility of completing the refined district designation and zoning in the 1996 amendment. Hence, recommendations based on the 1996 work are intended to be made as part of the 1997 amendment.

The Farm and Forest Report, completed in March 1996, recommends using incentives to accomplish the goal of low densities in the Rural Farm and Forest districts. It recommends monitoring to determine the effectiveness of the recommended incentive programs, and recommends that zoning action be taken only if large amounts of resource lands continue to be lost. That recommendation has been transmitted to the Metropolitan King County Council, and will be the subject of Council discussion in the immediate future.

The original language of this policy allows the landowners the density adopted in 1994 on their properties if they use the incentives. Therefore, a downzone in the strict sense may not be the appropriate mechanism to maintain low densities, but rather the use of other mechanisms to encourage alternatives to standard subdivision such as clustering or transfer of development rights may be preferable. The proposed changes to the amendments reflect the recommendations that call for incentive and regulatory programs to achieve the densities specified in the guidelines.

### ***Environmental Review***

The policy amendments are technical changes necessary to implement the intent of the KCCP. The geographic areas affected are the rural farm and forest districts. After extensive public involvement, the Farm and Forest Report concluded that there was some public/ stakeholder opposition to rezoning the districts, but broader support for an incentive-based approach. This proposed policy change reflects that sentiment and anticipates that the incentives could be successful in achieving the goals of retaining farm and forestry in the Rural Farm and Forest districts.

CPP LU-12 states that planning for the Rural Area should comply with density guidelines that include one home per 20 acres in the designated rural forest district and one home per ten acres in the designated rural farm districts. The proposed changes to these policies do not alter the goal of achieving those densities in the districts; instead they add flexibility in the mechanism used to achieve that goal. CPP LU-8 requires that the districts be designated by December 31, 1995. The County completed the initial designations by that date. This proposed change in date does not affect consistency with that policy.

## **2. 1994 King County Comprehensive Plan, Chapter Six - Natural Resource Lands**

### **a. The Executive proposes to add new Policy RL-207A as follows:**

**RL-207A King County should establish a Rural Forest Commission representing the diversity of forestry interests in the county, including timber companies, smaller commercial foresters, noncommercial forest landowners, environmental groups, forestry consultants, tribes, state and federal forestry agencies, and Rural Area residents, to advise the King County Executive and Council on the development of innovative programs, policies and regulations that benefit forestry and that encourage the retention of the forest land base in rural King County.**

### ***Background***

This new policy provides KCCP direction to form a Rural Forest Commission, as recommended in the recently completed Farm and Forest Report. Existing Policy RL-301 is a parallel policy calling for the establishment of an Agriculture Commission. The Agriculture Commission has been established and is advising the County on agriculture issues, including the development of the farm strategies in the Farm and Forest Report. Including the proposed Rural Forest Commission policy in the KCCP raises the public awareness of the need for the Commission, and highlights the County's commitment to consult with a recognized forest interest group as it addresses rural forest issues.

### ***Environmental Review***

The addition of this policy has no direct environmental impacts. The change recognizes the Rural Forest Commission in the KCCP, parallel to the Agriculture Commission. Rural forest issues have been studied since the 1994 adoption of the KCCP, and the need for a similar commission for rural forestry has been recognized.

The creation of a commission should improve public participation, and could improve the County's ability to protect the forest resource base by helping to maintain and enhance the forest resource industry in King County. This may have indirect environmental benefits, such as retaining forest cover and forestry land use on a larger area of King County than otherwise possible. Creation of the Commission will help to carry out CPPs LU-8, LU-9, LU-12, LU-13, LU-14, and LU-22, which address the rural farm and forest districts and the use of incentives to retain resource uses.

**b. The Executive proposes to amend Policy RL-209 as follows:**

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

### ***Background***

Policy RL-209, as now written, states the County will impose a moratorium on properties for which landowners have not declared an intent to convert the site and harvest according to King County standards. This is consistent with K.C.C. 18.82.140, the Clearing and Grading Code. The Executive has proposed an ordinance which would amend K.C.C. 16.82.140 by revising the circumstances under which properties can be released from the moratorium. The ordinance proposed would release property owners from the moratorium only if they harvest according to a County-approved Conversion Option Harvest Plan (COHP). A COHP would be attained by property owners prior to receiving a State DNR Forest Practices Permit. The COHP contains the

same environmental standards as the County Clearing and Grading Permit but does not entail the costs or review time of the actual permit. With the proposed change, County environmental standards would be introduced prior to rather than after tree harvesting. This policy revision is necessary to ensure consistency between the KCCP and the proposed ordinance.

### ***Environmental Review***

The geographic area affected is the entire unincorporated area of King County. The major issue is a change in the way landowners would avoid or seek relief from a County-imposed moratorium based on forest practice activities. The change would seek to have landowners follow County environmental standards prior to harvest, rather than doing restoration activity after timber harvest. This should avoid the imposition of a moratorium, and has a likely beneficial environmental impact in that sensitive areas such as wetland and stream buffers would be protected from over-harvesting.

RL-209 currently allows landowners to be relieved of the moratorium through restoration according to County standards. In this scenario, if a landowner does not state their intent to convert from timber use to a developed use at the time of harvest, County environmental standards are not introduced until after the trees are cut. While restoration activities are laudable, they typically take several years to take effect. The proposed change would introduce County standards prior to tree harvest and allow the landowner to decide up front whether to cut trees according to our standards and retain the ability to be relieved from the moratorium, or not cut according to County standards and not be relieved from the moratorium. Therefore, the proposed change could have positive environmental effects.

### **3. 1994 King County Comprehensive Plan - Chapter Thirteen - Planning and Implementation**

#### **a. The Executive proposes to amend text and Policy I-201 as follows:**

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

The Growth Management Act requires that the Plan's policies and Land Use Map be amended no more than once a year except that amendments may be considered more frequently under the following circumstances:

- a: The initial adoption of a subarea plan;
- b: The adoption or amendment of a shoreline master program under the procedures set forth in chapter 90.58 RCW;
- c: Whenever an emergency exists; and
- d: To resolve an appeal of the Plan filed with the Central Puget Sound Growth Management Hearings Board.

The King County Comprehensive Plan addresses long-range and countywide issues that are beyond the scope of decisions made in a subarea plan or individual development proposals. It also implements the countywide vision of the Countywide Planning Policies for all

unincorporated areas. It is important that amendments to the Comprehensive Plan retain this broad perspective so that the cumulative effect of the proposals can be ascertained.

~~((The official Comprehensive Plan Land Use Map can be amended only once a year.))~~ The Countywide Planning Policies require King County's Urban Growth Area line ((must)) to be reviewed ((at least every)) 10 years after adoption of Phase II Amendments to the Countywide Planning Policies. The boundaries between the Urban Growth Area, Rural Area and Natural Resource Lands are intended to be long-term and unchanging. Changes to land use designations will only occur after full public participation, notice, environmental review and an official update to the Comprehensive Plan.

**I-201 Amendments to the Comprehensive Plan shall be as follows:**

- a. Amendments to the Comprehensive Plan Land Use Map and policies ((should be subject to the same requirements as those for policies I-202 and I-203)) shall be consistent with the Countywide Planning Policies.**
- b. The Comprehensive Plan should be amended no more than once every three years except as provided in c. and d.**
- c. The Comprehensive Plan may be amended annually to consider changes that should be addressed more often than once every three years. Changes that may be made annually shall be established in the King County Code. Changes appropriate for annual amendment include, but are not limited to: amendments to the Service and Finance Strategy Map and concurrency-related land use reassessments, changes to the technical appendices, redesignation proposals under the 4 to 1 Program, and technical corrections.**
- d. The Comprehensive Plan may be amended at any time to consider changes as specified in state law.**
- e. The Urban Growth Area shall be reviewed in accordance with the Countywide Planning Policies.**

***Background***

These changes provide for consistency with state law which allows for exceptions to the annual amendment limitation. These changes also set the policy basis to limit the majority of amendments to the Plan to once every three years. Establishing a three year cycle of amendments to the Plan will allow adequate time for the Plan to be implemented and provide for more certainty in the process.

***Environmental Review***

This policy change has no direct environmental effects. However, establishing a three-year cycle of amendments to the KCCP is a procedural change that will allow for a more comprehensive analysis of environmental impacts, including cumulative impacts.

b. **The Executive proposes to amend text and Policy I-202 as follows:**

~~((3. Amending Comprehensive Plan Policies~~

~~The King County Comprehensive Plan addresses long range and countywide issues that are beyond the scope of decisions made in a subarea or neighborhood plan or individual development proposals. It also implements the countywide visions of the Countywide Planning policies for all unincorporated areas. It is important that amendments to the Comprehensive Plan policies retain this broad perspective. The Growth Management Act requires that the Plan be amended no more than once a year.~~

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

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

~~((Proposed amendments each calendar year shall be considered by the Metropolitan King County Council concurrently so that the cumulative effect of the proposals can be determined.))~~

***Background***

By deleting the word "policy", this change requires all amendments (policy and non-policy) to be subject to the analysis called for in Policy I-202.

***Environmental Review***

This is a procedural change which should allow for a more complete review of all proposed KCCP amendments. There are no direct environmental effects of the proposed change.

c. **The Executive proposes to amend Policy I-204 by revising subsection (h) as follows:**

**h. Initial proposals for open space dedication and redesignation to Urban Growth Area must be received between July 1, 1994 and June 30, 1996. Review by King County shall conclude by June 30, 1997. An additional round of proposals is established for the period from July 1, 1996 to December 31, 2006. Review by King County shall conclude upon adoption of Comprehensive Plan amendments in the year 2007;**

### *Background*

Policy I-204(j) allows King County to set a time period for additional 4 to 1 program proposals if the 4000-acre limit on land to be added to the Urban Growth Area (UGA) is not reached in the original time limits set forth in I-204(h) because of either insufficient number of proposals or proposals of insufficient quality. The 4000-acre limit on land to be added to the UGA was not reached in the original time limits set forth in I-204(h) because of an insufficient number of proposals to date. By expanding the timeline, more property owners will be able to apply to the program.

### *Environmental Review*

The geographic area affected by this proposed policy amendment is the Rural Area along the UGA boundary. This policy amendment does not have direct environmental impacts for these parcels, but allows additional time for the property owners to apply to the program if they wish. The environmental effects of the 4 to 1 Program have been studied in previous documents.

By extending the time for application, new urban designations along the eastern boundary of the UGA and concurrent open space designations along the western edge of the Rural Area under the 4 to 1 Program are more likely to occur in association with property owner awareness and market demand. The environmental benefits of the open space designations would more likely be realized with a longer implementation timeframe.

d. **The Executive proposes to amend Policy I-204 to add new section p. as follows:**

- p. The open space acquired through this program shall be considered primarily as natural areas or passive recreation sites. The following additional uses may be allowed only if located on a small portion of the open space and are found to be compatible with the site's open space values and functions such as those listed in I-204k:**
- 1. trails;**
  - 2. natural-appearing stormwater facilities;**
  - 3. compensatory mitigation of wetland losses on the urban designated portion of the project, consistent with the King County Comprehensive Plan and the Sensitive Areas Ordinance; and**
  - 4. active recreation uses which are compatible with the functions and values of the open space and are necessary to provide limited, low intensity recreational opportunities (such as mowed meadows) for the**

**adjacent Urban Area provided that: the active recreation is as near as possible based on site conditions to the Urban Growth Area; the physical characteristics of the site, such as topography, soils and hydrology are suitable for development of active facilities; the active recreation area does not exceed five percent of the total open space acreage; and provided that no roads, parking, or sanitary facilities are permitted. Development for active recreation allowed in the open space may not be used to satisfy the active recreation requirements in K.C.C. 21A.**

### *Background*

Existing policies do not clarify use of open space conveyed through the 4 to 1 Program. The intent of the program is to create a permanent buffer of open space along the UGA boundary. By allowing limited additional uses in the open space, it may make an application more feasible for a property owner, and it would allow more flexibility for King County in the future.

### *Environmental Review*

This policy is proposed to be added to Policy I-204 regarding the 4 to 1 Program. To date, the 4 to 1 Program policy has not defined any uses that would be allowed in the open space obtained through the program. Clear definitions and guidelines of appropriate uses of open space obtained through the 4 to 1 Program would help to implement the program.

This proposed policy amendment would affect open space lands obtained through the 4 to 1 Program adjacent to the UGA in the Rural Area. If located on a small portion of open space and if found to be compatible with open space functions and values, the uses allowed through this proposed policy would be deemed appropriate and would provide increased incentive for a landowner to participate in the Program. This policy amendment would allow development of these areas for passive recreation including trails, natural-appearing stormwater facilities, wetland mitigation and limited active recreation uses.

Specific criteria for "natural-appearing stormwater facilities" would be provided by the King County Surface Water Management Division in the additional guidance prepared for the Storm Water Drainage Manual, and would include the following general criteria: 1) irregular shapes; 2) shallow banks with 3:1 minimum side slopes (eliminates requirement for fencing); 3) mixed native plantings; 4) minimum clearing and grading; and 5) grass-crete access road for maintenance.

#### **e. Maple Valley Study**

The Executive proposes to revise the text and policy for the Maple Valley study as follows:

The Maple Valley area of King County has elements of both rural and urban land uses. The portions of the area with higher densities and more intensive commercial uses, which also have more infrastructure to support them, have been designated in this plan as Urban Growth Area. Surrounding less dense residential areas, which also contain some limited commercial uses, have been designated Rural Area. Residents and area chambers of commerce are concerned that these designations may affect the area's ability to remain a cohesive community. Further, it is possible that this split in land use designations could divide the community if the urban portion is annexed

to cities. ~~((or incorporates as part of a new city, without consideration for its surrounding related areas.))~~ Much of the urban portion of the area has petitioned the Boundary Review Board for incorporation status. A feasibility study is underway and the Incorporation Committee anticipates an incorporation vote in the November 1996 election. King County is committed to ensuring that the Maple Valley area ~~((can))~~ maintains its community character and unity.

**I-208 King County should modify the Maple Valley Study and develop it in two phases. The first phase should occur in 1996 and concentrate on providing community assistance which could include the following:**

- a. ~~((King County should study ways to ensure that Maple Valley maintains its community. Beginning in 1996, the County should study in more detail the commercial and residential uses in the vicinity of Maple Valley, Four Corners, and Wilderness Village to determine whether redesignations of land use are necessary and can be accomplished within the parameters of the Countywide Planning Policies and this plan including whether the area should be designated as a Rural Town. Recommendations should be completed in time to be considered in the 1997 annual Comprehensive Plan update process. Until this process is completed, King County shall oppose any proposals for annexation of land in the Maple Valley Area.))~~ preparing a baseline traffic profile with action strategies to implement safety and circulation recommendations;
- b. ~~((King County may amend the urban Growth Area pursuant to the analysis called for in this policy, following completion of this study so long as these adjustments are consistent with the Countywide Planning Policies and this Plan.))~~ information gathering and analysis of land capacity, permit activity, and community acquisition of Geographic Information System-generated maps;
- c. reviewing and determining the potential of redesignating the Urban Growth Area (e.g. designate "Rural Town" status to commercial areas of Greater Maple Valley which includes Maple Valley, Wilderness Village and Four Corners or propose redesignation of the Maple Valley commercial center from rural to urban) within the parameters of the Countywide Planning Policies and this Plan ;
- d. conducting an assessment and analysis of potential annexation areas based on incorporation boundaries;
- e. updating historic resources inventory; and
- f. other issues based on Maple Valley area public participation.

If the incorporation vote in the November 1996 election fails, King County should begin the second phase of the study in 1997. This phase should include in detail the commercial and residential uses in the vicinity of the historic center of Maple Valley, Four Corners, and Wilderness Village. Along with the work identified above in "c." and "d." recommendations will be made to the King County Council whether redesignation of land uses are necessary and consistent with the Countywide Planning Policies and this Plan.

**Recommendations should be completed in time to be considered in the 1998 annual Comprehensive Plan update process.**

***Background***

The above proposal is a result of the request by the Greater Maple Valley Service Coalition to postpone the County study as articulated in the KCCP policy I-208. The Coalition, which includes representatives from all civic and service groups in the area, is concerned that the County study, conducted simultaneously with the area incorporation effort, may not benefit local residents. Through staff discussions with the Maple Valley Incorporation Committee representative, the Executive has proposed that the study be modified to focus on assistance to the community which the County could provide whether the area becomes a city or remains unincorporated.

***Environmental Review***

There are no direct impacts to development regulations or functional plans. Should the incorporation vote be defeated, the traffic conditions/recommendations study may have ramifications for future transportation capital improvement programs. Within the UGA there are "Full Service" and "Service Planning" areas. Most of urban Maple Valley is within the "Full Service" area designated by the KCCP Service and Finance Strategy Map. "Full Service" areas have priority for transportation improvement funds for existing conditions and new growth.

**4. 1994 King County Comprehensive Plan - Land Use and Zoning Changes**

**a. Bush Lane (Issaquah Employment Center)**

The Executive proposes to amend the 1994 KCCP Land Use Map by redesignating properties known as Bush Lane adjacent to the Issaquah Employment Center from Community Business Center, Urban Residential 4-12 du/ac and Urban Residential >12 du/ac to Unincorporated Activity Center.

***Background***

Bush Lane is surrounded by commercial uses in the City of Issaquah to the west and by the Issaquah Employment Center on all other sides, and is accessible only through the Employment Center. During its review of the 1992 East Sammamish Community Plan, the Metropolitan King County Council zoned the Bush Lane properties Office (O), multi-family residential (R-24), and potential multi-family (R-4, potential R-12). These zones are more typical of an Unincorporated Activity Center designation than of an Urban Residential designation.

Because this area is within the City of Issaquah's Potential Annexation Area, and because some or all of these properties are within the 100-year floodplain of Jordan Creek, no changes in zoning or Shoreline Management Master Program Environment should be made until this issue has received additional study in cooperation with the City of Issaquah.

***Environmental Review***

These changes are consistent with the KCCP intent and with the associated environmental analysis. The addition of the Bush Lane properties to the Issaquah Employment Center Unincorporated Activity Center designation would have no direct environmental effects.

**b. Overdale Water Association**

The Executive proposes to amend Zoning Atlas Map #19 for Parcel Number 2124069090 (including formerly separate lots 9088, 9089 and 9090) from CB to CB-P. The P-suffix condition (all new language) would read as follows:

All new development and modifications of existing development, including structures and any other impervious surfaces, shall be located and configured to protect the well, pumphouse and pipeline owned and operated by the Overdale Water Association from degradation of its water quality and quantity. (The well is located approximately 265 feet south and 160 feet east of the northwest corner of the property, and the pipeline runs from the well due north to SE 56th Street). At a minimum, no new structures or other impervious surfaces such as paved or unpaved parking areas shall be located within a 100-foot radius of the well; drainage from new structures or other impervious surfaces and modifications of existing structures and impervious surfaces on the property shall be conducted away from the well and the 100-foot easement around it. This P-suffix condition shall expire if the Overdale Park community is served by a public water purveyor (such as Issaquah or the Sammamish Water and Sewer District) and no longer uses the well as a public water supply.

***Background***

Some development on the subject property has already occurred in violation of the easement protecting the Overdale Park Water Association's well and related facilities. This P-suffix condition would allow continuing safe operation of the Overdale Park Water Association's water system. KCCP policy F-301 provides that "existing private wells and other systems in operation at the effective date of this Plan may continue in operation only if they are managed in compliance with federal, state and County health regulations." Policy F-323 also provide that King County shall use surface water management plans, programs and regulations to enhance ground water recharge and prevent water quality degradation.

***Environmental Review***

These technical changes are consistent with the KCCP intent, and with the associated environmental analysis. The addition of the P-suffix conditions would have positive environmental benefits.

**c. Fall City Commercial Business Zoning**

When initial area zoning was adopted in January 1995, two different zoning designations were mistakenly applied to some parcels. The Executive proposes to amend page 26 of the zoning

atlas by changing the following parcels to Rural Residential, one dwelling unit per 10 acres (RA-10):

Parcel 1424079007 zoned Commercial Business (CB), and RA-10

Parcel 1424079026 zoned CB, with Property-Specific Development Standards (P-Suffix Conditions)

Parcel 1424079063 zoned RA-5-P and

Parcel 1424079078 zoned CB and RA-10-P.

### ***Background***

In January of 1995 when it adopted the initial area zoning to implement the KCCP, the Metropolitan King County Council applied Community Business (CB) zoning to a group of parcels in the Rural Area just outside the designated boundaries of Fall City. As part of the 1995 KCCP amendment package, the Executive recommended a technical correction to the area zoning after it was discovered that one or more of the parcels involved had two different zones applied. After reviewing the Executive's proposal, the Council requested that the Land Use Services Division study these parcels and recommend the appropriate zoning, especially in light of the 1995 Snoqualmie River flooding.

The proposed zoning amendment would be consistent with the 1994 Land Use Map designation, which designates the parcels Rural Residential and Rural Farm District, and with the King County Shoreline Management Master Program which designates the parcels as a Conservancy Environment. The existing CB zoning is inconsistent with these designations. Under King County's regulations in effect for the Conservancy Environment, commercial development is not allowed (KCC 25.24.070). The existing CB zoning is also inconsistent with KCCP policies R-108, R-302 and R-306.

### ***Environmental Review***

These technical changes are consistent with the intent of the KCCP, and with the associated environmental analysis. Changing the CB zoning to RA-10 would have environmental benefits. Countywide Planning Policy (CPP) LU-12.c and 1994 KCCP policy R-205 provide guidance for use of the RA-10 zone on lands with environmental constraints. All of the parcels listed are within the 100-year Floodplain as defined in the King County Sensitive Areas Ordinance.

In addition, all of parcels 9007 and 9026, and about one-half each of parcels 9063 and 9078 are designated as Floodway (that portion of the Floodplain likely to be inundated by deep and fast-flowing water during flooding, and defined as "...the stream and that portion of the adjoining floodplain which is necessary to contain and discharge the base flood flow without increasing the base flood elevation more than one foot.") by the Federal Emergency Management Agency (FEMA) Flood Insurance Program.

#### **d. Black Diamond Rural City Urban Growth Area**

The Executive proposes to amend the 1994 Land Use Map by redesignating the "New Rural City Urban Growth Area" for the City of Black Diamond (in Sections 02, 03, 10, 11, 12, 15, 22, and

23 of Township 21, Range 6 and Section 7 of Township 21, Range 7) to "Rural City Urban Growth Area," after approval by the Metropolitan King County Council of the pre-annexation agreement between King County, the City of Black Diamond and the affected property owners. The New Rural City Urban Growth Area designation was established in December 1995, along with a variety of provisions directing King County, the City and major property owners to negotiate more specific urban and open space areas within the UGA during 1996.

### ***Background***

Designation of the urban and open space/natural resource areas within the New Rural City Urban Growth Area have not been fully negotiated. The proposed land use map amendment is contingent upon the successful negotiation and signing by all parties of the pre-annexation agreement.

### ***Environmental Review***

There are no direct impacts associated with the change from New Rural City Urban Growth Area to Rural City Urban Growth Area. The impacts of the proposed Black Diamond UGA agreement will occur when the designated urban lands in the new rural city urban growth area are annexed to the City of Black Diamond for actual development. The properties designated for annexation are currently designated Rural, Forest Production District, or Mining and have active resource-based activities occurring on the site. The proposed pre-annexation agreement does not allow urban development of these properties until they are annexed to the City. Until annexation, King County will continue to provide the same level of service to these areas under its current County designations of Rural, Forest Production District or Mining.

The King County functional plans that support rural residential densities for properties with sensitive features and/or a low level of public services would support the proposed Agreement. The Natural Resource Principles, developed as part of the Agreement, provide additional guidance on the location and design of future urban development within the urban growth area. The Principles were developed in response to recognize the environmental features and community valued sites found in the area and the goal of locating future development that is sensitive to these features.

#### **e. Emmerson 4 to 1 Proposal**

The Executive proposal is to include an additional 6.6 acres of rural land in the UGA. The property, owned by Emmerson and Assocaites, is contiguous to the UGA. It would be rezoned from Rural Area, 1 unit per 5 acres, to Urban residential, 4 units per acre, with P-suffix conditions. Approval of this amendment would meet the intent and criteria of the 4 to 1 program as specified in the CPPs and the KCCP.

### ***Background***

The 4 to 1 Program, adopted in 1994 as part of the KCCP, provides a mechanism to amend the UGA to achieve open space. The Program allows rural property owners with property contiguous to the UGA boundary to obtain urban designation in exchange for dedicated open

space: one acre (20 percent) of the property is redesignated as urban land if four acres (80 percent) of the property are dedicated to the public as permanent open space. A maximum of 4,000 acres of new urban land may be added to the UGA as a result of the Program. To be eligible, a proposal must include at least 20 acres. New urban land added to the UGA through the 4 to 1 Program is limited to residential development with a minimum of an R-4 zoning.

### ***Environmental Review***

A 6.6 acre portion of the rural designated Emmerson property (currently zoned RA-5 within the Patterson Creek Basin on the East Sammamish Plateau) will be redesignated to urban with an R-4 zoning. Development will be clustered along the UGA and will eventually be served by urban services. The remainder of the property, 26.2 acres, will remain in rural designation and will be dedicated to King County as permanent open space following final plat approval. There will be some environmental and neighborhood impacts due to the increased density on the new urban portion of those properties. However, that impact is mitigated by the permanent open space which will be conveyed to King County.

## **5. Transportation Needs Report**

The TNR is a comprehensive list of recommended improvements to serve countywide transportation needs through the year 2012. It includes all transportation needs in unincorporated King County and countywide significant projects in cities, adjacent counties and on State highways. The schedule for preparation of the new TNR and the Financial Forecasts calls for completing an Executive Proposed draft by August, 1996. The update of the TNR for 1997 is planned to incorporate the following changes:

- Technical revisions to reflect completed projects, cost updates, and project scope changes
- New projects in Activity Centers and "Full Service-Transit Priority Areas"
- Transportation concurrency needs
- Emergency projects from last winter's flooding
- Arterial circulation and access projects for new growth
- Multi-modal projects

### ***Background***

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

Each year the TNR and Financial Forecasts are revised to reflect the most recent land use changes, project amendments, costs, and financial assumptions. Information from this TNR document will be adopted as part of the 1996 KCCP Amendment. The information will become the "1997 Transportation Needs Report" and will be used to help formulate the 1997 Capital Improvement Program.

In 1996, a new emphasis of the TNR will be to incorporate and integrate more transit related projects into the document. This emphasis stems from policy direction for developing a multimodal transportation system, the consolidation of transit and transportation functions into the new Department of Transportation, and the adoption of the "1995 Six-Year Transit Development Plan."

### *Environmental Review*

The TNR project list identifies transportation needs that are consistent with the KCCP. Since the TNR is a planning-level document, in most cases further detailed study will be required to determine if projects are feasible from an environmental, financial or cost-benefit perspective and to determine the specific design requirements for the project. Therefore, the general environmental impacts of the TNR document have been analyzed in the environmental documents identified and incorporated by reference herein. If necessary, an additional Addendum could be prepared following the issuance of the TNR in August, 1996.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100