

1 November 15, 1994

Introduced by: Christopher Vance

2 PT/rt

Proposed No.: 94-737

3 94Zoning

4 Clerk Amended 1/9/95

# 11653

## ORDINANCE NO.

8 AN ORDINANCE relating to comprehensive planning  
 9 and zoning; adopting zoning to implement the  
 10 1994 Comprehensive Plan and to convert zoning to  
 11 Title 21A., adopting zoning maps and development  
 12 conditions, in compliance with the Washington  
 13 State Growth Management Act, as amended;  
 14 amending Ordinance 263, Article 8, Section 3,  
 15 and K.C.C. 20.04.030; amending Ordinance 263,  
 16 Article 1 (part), and K.C.C. 20.08.060; amending  
 17 Ordinance 263, Article 1, Section 7, and K.C.C.  
 18 20.08.070; amending Ordinance 7178, Section 2,  
 19 and K.C.C. 20.12.015; amending Ordinance 8846,  
 20 and K.C.C. 20.12.170; amending Ordinance 7746,  
 21 and K.C.C. 20.12.180; amending Ordinance 10703,  
 22 Section 2, and K.C.C. 20.12.210; amending  
 23 Ordinances 2883, 7490, 7640, 8138, 8863, 8922,  
 24 and 8996, and K.C.C. 20.12.240; amending  
 25 Ordinance 10197 Sections 1, 3 and K.C.C.  
 26 20.12.270; amending Ordinance 5080, Sections 1,  
 27 2 and K.C.C. 20.12.300; amending Ordinance 7837,  
 28 and K.C.C. 20.12.320; amending Ordinance 10847,  
 29 and K.C.C. 20.12.340; amending Ordinance 9118,  
 30 and K.C.C. 20.12.345; amending Ordinance 6422,  
 31 Ordinance 10191, Section 1, and K.C.C.  
 32 20.12.350; amending Ordinance 6986, and K.C.C.  
 33 20.12.360; amending Ordinance 8848, Sections 1,  
 34 6-8, and K.C.C. 20.12.390;; amending Ordinance  
 35 9499, and K.C.C. 20.12.440; repealing Ordinance  
 36 10344, Section 1, and K.C.C. 20.12.140;  
 37 repealing Ordinance 10344, Section 2 and K.C.C.  
 38 20.12.145; repealing Ordinance 9751, and K.C.C.  
 39 20.12.182; repealing Ordinance 5401, Section 2,  
 40 and K.C.C. 20.12.250; repealing Ordinance 6386,  
 41 and K.C.C. 20.12.325; repealing Ordinance 5722,  
 42 Sections 1-2, and K.C.C. 20.12.330; repealing  
 43 Ordinance 6738, and K.C.C. 20.12.335 repealing  
 44 Ordinance 8848, Section 2, and K.C.C. 20.12.400;  
 45 repealing Ordinance 8862, and K.C.C. 20.12.405;  
 46 repealing Ordinance 9772, Section 3, and K.C.C.  
 47 20.12.421; repealing Ordinance 9772, Section 4,  
 48 and K.C.C. 20.12.422; repealing Ordinance 10593,  
 49 Section 1, and K.C.C. 20.12.430; repealing  
 50 Ordinance 10304, Ordinance 10779, Section 1 and  
 51 K.C.C. 20.12.450.

### PREAMBLE:

52  
 53  
 54 For the purpose of effective land use planning and  
 55 regulation and compliance with the Growth Management Act,  
 56 King County makes the following legislative findings:

- 57 1. Unincorporated King County has experienced and will  
 58 continue to experience population and employment growth  
 59 resulting in competing demands for public facilities,  
 60 services, and land uses, and required comprehensive land  
 61 use planning and regulation.
- 62 2. In 1985, King County adopted a Comprehe  
 63 which was reviewed and updated in 1991, an  
 64 augmented and implemented by adopting and upda'  
 65 community plans.
- 66 3. The 1990 Washington State Legislature  
 67 Washington State Growth Management Act wh:  
 68 significant changes to comprehensive plans.  
 69

1 4. In 1993, King County adopted the 1993 Zoning Code  
 2 which requires transition to the newly adopted zoning  
 3 classifications.

4 5. The 1994 adopted Comprehensive Plan requires changes  
 5 to the County's land use and zoning maps.

6 6. The changes to the area zoning maps and text are  
 7 required to bring this Title into compliance with the 1994  
 8 Comprehensive Plan and to fully implement Title 21A,  
 9 K.C.C.

10  
 11 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

12 NEW SECTION. SECTION 1. The provisions of this Ordinance  
 13 relating to zoning and development review are hereby enacted as  
 14 a development regulation to be consistent with and implement the  
 15 comprehensive plan in accordance with RCW 36.70A.120.

16 SECTION 2. Ordinance 263 Art.8, Section 3, and K.C.C.  
 17 20.04.030 are hereby amended to read as follows:

18 Procedural conflicts. In case of conflict, provisions of  
 19 this title take precedence over procedures presently contained  
 20 in Title 19 and Title 21A.

21 SECTION 3. Ordinance 263, Article 1 (part) and K.C.C.  
 22 20.08.060 are each amended to read as follows:

23 "Community plan", "subarea plan" or "neighborhood plan"  
 24 means a (~~section of~~) detailed local land use plan consistent  
 25 with and implementing the comprehensive plan which contains  
 26 specific policies, guidelines and criteria adopted by the  
 27 council to guide development and capital improvement decisions  
 28 within specific subareas of the county (~~for period of six to~~  
 29 ~~ten years~~). The subareas of the county shall consist of  
 30 natural homogeneous communities, distinctive geographic areas,  
 31 or other types of districts having unified interests within the  
 32 county. Neighborhoods designated for the purpose of a  
 33 neighborhood plan will consist of communities and/or commercial  
 34 centers with an area of generally less than two square miles.

35 SECTION 4. Ordinance 263, Article 1, Section 7 and  
 36 K.C.C. 20.08.070 are each amended to read as follows:

37 "Comprehensive plan" means the principles, goals,  
 38 objectives, policies and criteria approved by the council to  
 39 meet the requirements of the Washington State Growth Management  
 40 Act, and A. as a beginning step in planning for the  
 41 development of the county; B. as the means for coordinating  
 42 county programs and services; C. as (~~a source of reference to~~

1 ~~aid in developing, correlating, and coordinating~~) policy  
 2 direction for official regulations and controls; and D. as a  
 3 means for establishing an urban/rural boundary; E. as a means  
 4 for promoting the general welfare. (~~Such plan shall consist of~~  
 5 ~~the elements set forth in Section 20.12.020 and may also include~~  
 6 ~~the optional elements set forth in Section 20.12.040 which shall~~  
 7 ~~serve as a policy guide for the subsequent public and private~~  
 8 ~~development and official controls so as to present all proposed~~  
 9 ~~developments in a balanced and orderly relationship to existing~~  
 10 ~~physical features and governmental functions.~~)

11 NEW SECTION. SECTION 5. There is hereby added to K.C.C.  
 12 20.08 a new section to read as follows:

13 "Functional Plans". Functional plans are detailed plans  
 14 for facilities and services and action plans for other  
 15 governmental activities. Functional plans should be consistent  
 16 with the Comprehensive Plan, define service levels, provide  
 17 standards, specify financing methods which are adequate, stable  
 18 and equitable, be the basis for scheduling facilities and  
 19 services through capital improvement programs and plan for  
 20 facility maintenance. Functional plans are not adopted to be  
 21 part of the capital facilities plan element of the Comprehensive  
 22 Plan.

23 NEW SECTION. SECTION 6. There is hereby added to  
 24 K.C.C. 20.12 a new section to read as follows:

25 Adoption of area zoning to implement the 1994 King County  
 26 Comprehensive Plan and conversion to K.C.C. Title 21A.

27 A. Ordinance 11653 adopts area zoning to implement the  
 28 1994 King County Comprehensive Plan pursuant to the Washington  
 29 State Growth Management Act RCW 36.70A. Ordinance 11653 also  
 30 converts existing zoning in unincorporated King County to the  
 31 new zoning classifications in the 1993 Zoning Code, codified in  
 32 Title 21A, pursuant to the area zoning Conversion guidelines in  
 33 K.C.C. 21A.01.070. The following are adopted as attachments to  
 34 Ordinance 11653:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

27 Appendix O: 1994 Parcel List, as amended December 19,  
28 1994.

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

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

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

4 SECTION 7. Ordinance 8846 and K.C.C. 20.12.170 are each  
5 amended to read as follows:

6 A. The Bear Creek Community Plan, attached to Ordinance  
7 8846 as Appendix A, is adopted as an amplification and  
8 augmentation of the comprehensive plan for King County and as  
9 such constitutes official county policy for the geographic area  
10 defined therein.

11 B. The Bear Creek Community Plan Area Zoning, attached to  
12 Ordinance 8846 as Appendix B, is adopted as the official zoning  
13 control for that portion of unincorporated King County defined  
14 therein.

15 C. Ordinance 4035, previously adopting the King County  
16 sewerage general plan, is hereby amended in accordance with  
17 20.12.170 A.

18 D. The Bear Creek Community Area Zoning, attached to  
19 Ordinance 8846 as Appendix B. is hereby amended by Ordinance  
20 11653 as follows: Existing zoning and potential zoning are  
21 replaced by the zoning and potential zoning contained in  
22 Appendices A and O of Ordinance 11653. Existing P-suffix  
23 conditions are retained except as amended by Appendix B of  
24 Ordinance 11653.

25 SECTION 8. Ordinance 7746 and K.C.C. 20.12.180 are each  
26 amended to read as follows:

27 A. The Federal Way community plan update, attached to  
28 Ordinance 7746, as Appendix A, is adopted as an amplification  
29 and augmentation of the Comprehensive Plan for King County.

30 B. The Revised Federal Way community plan area zoning,  
31 attached to Ordinance 7746 as Appendix B, is adopted as the  
32 official zoning control for that portion of unincorporated King  
33 County defined therein.

34 C. The Federal Way Plan Amendment Study at Redondo Beach,  
35 attached as Appendix A to (Ordinance 10426) is adopted as an  
36 amendment to the Federal Way Community Plan and to the Federal

1 Way area zoning as the official zoning control for that portion  
2 of unincorporated King County defined therein.

3 D. The Revised Federal Way area zoning, adopted by  
4 Ordinance 7746, as amended by Ordinance 10426 is hereby amended  
5 by Ordinance 11653 as follows: Existing zoning and potential  
6 zoning are replaced by the zoning and potential zoning contained  
7 in Appendices A and O of Ordinance 11653. Existing P-suffix  
8 conditions are retained except as amended by Appendix C of  
9 Ordinance 11653.

10 SECTION 9. Ordinance 10703 and K.C.C. 20.12.210 are each  
11 amended to read as follows:

12 A. The Northshore Community Plan Update attached to  
13 Ordinance 10703 as Appendix A as amended by the Northshore  
14 Community Plan Update Review Panel's amendments dated September  
15 30, 1992 and attached hereto as Appendix E, is adopted in its  
16 entirety as an amplification and augmentation of the  
17 comprehensive plan for King County and as such constitutes  
18 official county policy for the geographic area defined therein.

19 B. The Northshore Community Plan Update Area Zoning,  
20 attached to Ordinance 10703 as Appendix B as amended by the  
21 Northshore Community Plan Update Review Panel's amendments dated  
22 September 30, 1992 and attached thereto as Appendix E, is  
23 adopted as the official zoning control for that portion of  
24 unincorporated King County defined therein with the following  
25 Northshore Community Plan Update Area Zoning recommended changes  
26 (Attachment A to Ordinance 11109).

27 C. Ordinance No. 4035, previously adopting the King  
28 County Sewerage General Plan, is hereby amended in accordance  
29 with Subsection A.

30 D. The King County Comprehensive Plan Map, adopted by  
31 Ordinance 7178, is amended within the Northshore community  
32 planning area to redesignate the transitional area, to  
33 redesignate portions of resource lands, and to redesignate  
34 portions of urban areas, as indicated on the map attached hereto  
35 as Appendix C. Justification for the amendments are contained  
36 in an issue paper attached hereto as Appendix D. These

1 designations shall be implemented by the adoption of the  
2 Northshore Community Plan Update and Area Zoning.

3 E. The Northshore area zoning adopted by Ordinance 10703  
4 as Appendices B and E is hereby repealed in part as follows:

5 The text and P-suffix conditions of the Northshore area zoning  
6 document are hereby amended by Appendix D of Ordinance 11653.

7 The potential zoning and P-suffix designations are hereby  
8 amended by Appendix O of Ordinance 11653. The zoning map of the

9 Northshore area zoning document is hereby repealed and replaced

10 by Appendix A of Ordinance 11653, in accordance with K.C.C.

11 Title 21A. The department is hereby directed to correct the

12 official zoning map in accordance with Appendices A and D or

13 Ordinance 11653.

14 SECTION 10. Ordinance 2883, and K.C.C. 20.12.240 are each  
15 amended to read as follows:

16 A. The "Highline communities plan," attached to Ordinance  
17 3530, is adopted as an addendum to the comprehensive plan for  
18 King County. The Highline communities plan is amended by those  
19 changes identified in the "Highline area zoning," to Ordinance  
20 5453 as inconsistent with the plan pursuant to Ordinance 5401.  
21 As an amplification and augmentation of the comprehensive plan  
22 and the Sea-Tac communities plan, it constitutes official county  
23 policy for the Highline area.

24 B. Any further changes and amendments to the plan  
25 initiated by King County which relate to the Sea-Tac Airport and  
26 its vicinity shall correspondingly change and amend the Sea-Tac  
27 communities plan. All proposed changes and amendments shall be  
28 transmitted to Port of Seattle for review and official  
29 consideration by the Port of Seattle Commission prior to council  
30 approval.

31 C. In adopting the Highline communities plan, the council  
32 recognizes that cooperation and action by others, including but  
33 not limited to citizens, state and local agencies, is essential  
34 for proper implementation.

35 D. The land use plan amendment attached to Ordinance 7291  
36 as Appendix A, is adopted as an amendment to the Highline  
37 communities plan.

1 E. An amendment to the Highline area zoning, attached to  
2 Ordinance 7291 as Appendix B is adopted as the official zoning  
3 control for that portion of unincorporated King County defined  
4 therein.

5 ~~(F. An amendment to the Highline Area Zoning, attached~~  
6 ~~to Ordinance 7640 as Appendix A is adopted as the official~~  
7 ~~zoning control for that portion of unincorporated King County~~  
8 ~~defined therein.~~

9 ~~G. The McMiiken Heights Land Use Study, attached to~~  
10 ~~Ordinance 7490 as Appendix A, is adopted as an amplification of~~  
11 ~~the Highline communities plan.~~

12 ~~H. The McMiiken Heights Area Zoning, attached to~~  
13 ~~Ordinance 7490 as Appendix B, is adopted as an amplification of~~  
14 ~~the Highline communities plan.~~

15 ~~I. The Highline Plan Revision Study - Highline Community~~  
16 ~~Hospital attached to Ordinance 8138 as Appendix A, is adopted as~~  
17 ~~an amendment to the Highline Community Plan.~~

18 ~~J. An amendment to the Highline Area Zoning, attached to~~  
19 ~~Ordinance 8138 as Appendix B, is adopted as the official zoning~~  
20 ~~control for that portion of unincorporated King County defined~~  
21 ~~therein.)~~

22 ~~(K)~~ F. The Highline Plan Revision Study - Olde Burien  
23 attached to Ordinance 8251 as Appendix A, is adopted as an  
24 amendment to the Highline Plan.

25 ~~(L)~~ G. An amendment to the Highline Area Zoning, attached  
26 to Ordinance 8251 as Appendix B is adopted as the official  
27 zoning control for that portion of unincorporated King County  
28 defined therein.

29 ~~(M)~~ H. The "Sea-Tac communities plan," attached to  
30 Ordinance 2883, is adopted as an addendum to the comprehensive  
31 plan for King County. ~~(As an amplification and augmentation of~~  
32 ~~the comprehensive plan, it constitutes official county policy~~  
33 ~~for the vicinity of Sea-Tac International Airport.)~~

34 ~~(N)~~ I. The Highline Plan Revision Study - Beverly Park,  
35 attached to Ordinance 8822 as Appendix A, is adopted as an  
36 amendment to the Highline Plan and to the Highline area zoning

1 as the official zoning control for that portion of  
2 unincorporated King County defined therein.

3 ~~((O. The Highline Plan Revision Study - Strom, attached~~  
4 ~~to Ordinance 8863 as Appendix A, is adopted as an amendment to~~  
5 ~~the Highline Plan and to the Highline Area zoning as the~~  
6 ~~official zoning control for that portion of unincorporated King~~  
7 ~~County defined therein.~~

8 ~~P. The Highline Plan Revision Study - Terrace View~~  
9 ~~attached to Ordinance 8922 as Appendix A, is adopted as an~~  
10 ~~amendment to the Highline Plan and to the Highline area zoning~~  
11 ~~as the official zoning control for that portion of~~  
12 ~~unincorporated King County defined therein).~~

13 ~~((Q.))J. The Sea-Tac Area Update and Area Zoning, attached~~  
14 ~~to Ordinance 8996 as Attachment A is adopted as an amplification~~  
15 ~~and augmentation of the Comprehensive Plan((and as such~~  
16 ~~constitutes official county policy for the geographic area~~  
17 ~~defined therein.))~~

18 ~~((R.))K. The Burien Activity Center update policies list,~~  
19 ~~attached to Ordinance 10430 as Appendix A, ((is adopted in its~~  
20 ~~entirety to)) will provide future guidance to the new City of~~  
21 ~~Burien government and is recognized as ((an amplification and~~  
22 ~~augmentation of)) a detailed local land use plan predating the~~  
23 ~~1994 comprehensive plan for King County and as such~~  
24 ~~((constitutes official county policy for the geographic area~~  
25 ~~defined therein)) provides historical context for zoning~~  
26 ~~decisions implementing the 1994 comprehensive plan.~~

27 ~~((S.))L. The Burien Activity Center Area Zoning attached to~~  
28 ~~Ordinance 10430 as Appendix B, is adopted as the official zoning~~  
29 ~~control for that portion of unincorporated King County defined~~  
30 ~~therein.~~

31 1. Amend Highline Community Plan Land use map by  
32 designating the south 360 feet of tax lot 70 from Community  
33 Facilities to Neighborhood Business.

34 2. Amend Highline Plan Area zoning by reclassifying the  
35 south 360 feet of Tax lot 70 from Single family residential, RS-  
36 7200 to Neighborhood Business BN-P.

1 3. Amend Highline Community Plan Land use map by  
2 designating the northern portion of the Puget Sound Jr. High  
3 School site from Community Facility to Park and Recreation.

4 4. Amend Highline Plan Area zoning by reclassifying the  
5 Northern portion of the Puget Sound Jr. High School site from  
6 RS-7200 and RM-900 to RS-7200-P.

7 5. Both portions of Puget Sound Jr. High School site  
8 are subject to the following P-suffix conditions:

9 a. The existing structure on the site (the abandoned  
10 school) shall be demolished before final approval for  
11 redevelopment of any portion of the site may be granted; for the  
12 purposes of this provision "final approval" shall mean prior to  
13 commencement of construction of any commercial structure, or  
14 final plat or short plat approval for any plat or short plat for  
15 residential or commercial purposes.

16 b. Landscaping adjacent to existing residential areas  
17 shall meet the Type II (Visual buffer) standards of the zoning  
18 code. On street frontages, landscaping shall meet Type IV (Open  
19 Area Landscaping) standards.

20 c. Enclosed/roofed truck loading bays;

21 d. No more than four access points to the site (two  
22 for auto, two for service/delivery);

23 e. A transit information station on the site;

24 f. Bicycle racks to be provided on the site;

25 g. Exterior lights should be directed away from and  
26 shrouded from residential areas to minimize glare.

27 M. The Highline Area Zoning attached to Ordinance 3530,  
28 as amended by, Ordinance 5453, Appendix B of Ordinance 7291,  
29 Appendix B of Ordinance 8251, Appendix A of Ordinance 8822,  
30 Attachment A of Ordinance 8996, Appendix B of Ordinance 10430 is  
31 repealed in part as follows: The text and P-suffix conditions  
32 of the Highline area zoning and its amendments are hereby  
33 amended by Appendix E of Ordinance 11653. The potential zoning  
34 and P-suffix designations are hereby amended by Appendix O of  
35 Ordinance 11653. The zoning map of the Highline area zoning and  
36 its amendments is hereby repealed and replaced by Appendix A of  
37 Ordinance 11653, in accordance with K.C.C. Title 21A. The

1 department is hereby directed to correct the official zoning map  
2 in accordance with Appendices A and E of Ordinance 11653.

3 SECTION 11. Ordinance 10197 and K.C.C. 20.12.270 are each  
4 amended to read as follows:

5 A. The Soos Creek Community Plan Update attached to  
6 Ordinance 10197 as Appendix A, is adopted in its entirety as an  
7 amplification and augmentation of the Comprehensive Plan for  
8 King County and as such constitutes official county policy for  
9 the geographic area defined therein.

10 B. The Soos Creek Community Plan Update Area Zoning,  
11 attached to Ordinance No. 10197 as Appendix B, is adopted as the  
12 official zoning control for that portion of unincorporated King  
13 County defined therein with the following Soos Creek Community  
14 Plan Update and Area Zoning recommended changes: (Attachment A  
15 to Ordinance 10336), with an additional P-suffix condition to be  
16 applied in the Covington Master Drainage Plan area prohibiting  
17 any land uses involving hazardous waste recycling or treatment,  
18 solid waste landfills, petroleum pipelines, businesses  
19 maintaining open storage of toxic substances, and all new  
20 businesses that use or propose to use septic tank drainfield  
21 systems.

22 C. The King County Comprehensive Plan Map, adopted by  
23 Ordinance 7178, is amended within the Soos Creek community  
24 planning area to redesignate the transitional area, to  
25 redesignate portions of rural lands, and to redesignate portions  
26 of urban areas, as indicated on Map A attached to Ordinance  
27 10198, as implemented by the Soos Creek Community Plan Update  
28 and Area Zoning adopted by Ordinance 10197.

29 D. The Soos Creek Community Plan Update Area Zoning,  
30 adopted by Ordinance 10197, Appendix B, as amended, is hereby  
31 amended by Ordinance 11653 as follows: Existing zoning and  
32 potential zoning are replaced by the zoning and potential zoning  
33 contained in Appendices A and O of Ordinance 11653. Existing P-  
34 suffix conditions are retained except as amended by Appendix F  
35 of Ordinance 11653.

36 SECTION 12. Ordinance 5080 and K.C.C. 20.12.300 are each  
37 amended to read as follows:

1 A. The Shoreline community plan, attached to Ordinance  
2 5080 as Appendix A, is adopted as an amplification and  
3 augmentation of the comprehensive plan for King County and as  
4 such constitutes official county policy for the geographic area  
5 defined therein.

6 The Shoreline community plan area zoning, attached to  
7 Ordinance 5080 as Appendix B, is adopted as the official zoning  
8 control for that portion of unincorporated King County defined  
9 therein.

10 B. The North City business district development guide,  
11 attached to Ordinance 6337, is adopted as an amplification of  
12 the Shoreline community plan. The purpose of the North City  
13 business district development guide is to provide  
14 recommendations for capital improvement projects and development  
15 guidelines to aid in improving the function and appearance of  
16 the North City business district.

17 C. The land use plan amendment attached to Ordinance  
18 7804 as Appendix A, is adopted as an amendment to the Shoreline  
19 community plan. An amendment to the Shoreline community plan  
20 area zoning, attached to Ordinance 7804 as Appendix B, is  
21 adopted as the official zoning control for that portion of  
22 unincorporated King County defined therein.

23 D. The Shoreline community plan area zoning, attached to  
24 Ordinance 5080 as Appendix B, as amended by Appendix B of  
25 Ordinance 7804, is hereby amended by Ordinance 11653 as follows:  
26 Existing zoning and potential zoning are replaced by the zoning  
27 and potential zoning contained in Appendices A and O of  
28 Ordinance 11653. Existing P-suffix conditions are retained by  
29 Ordinance 11653.

30 SECTION 13. Ordinance 7837 and K.C.C. 20.12.320 are each  
31 amended to read as follows:

32 A. The Vashon community plan update, together with  
33 revised local service area boundaries for sewer service,  
34 attached to Ordinance 7837 as Appendix A, is adopted as an  
35 amplification and augmentation of the comprehensive plan for  
36 King County.

1 B. The revised Vashon community plan area zoning,  
2 attached to Ordinance 7837 as Appendix B, as amended, is adopted  
3 as the official zoning control for that portion of  
4 unincorporated King County defined herein.

5 C. Ordinance No. 4035, previously adopting the King  
6 County sewerage general plan, is hereby amended in accordance  
7 with Subsection A. The town of Vashon business district  
8 development guide, attached to Ordinance 6386, is adopted as an  
9 amplification of the Vashon community plan.

10 D. The revised Vashon community plan area zoning,  
11 attached to Ordinance 7837 as Appendix B, as amended, is hereby  
12 amended by Ordinance 11653 as follows: Existing zoning and  
13 potential zoning are replaced by the zoning and potential zoning  
14 contained in Appendices A and O of Ordinance 11653. Existing P-  
15 suffix conditions are retained except as amended in Appendix G  
16 of Ordinance 11653.

17 SECTION 14. Ordinance 10847 and K.C.C. 20.12.340 are each  
18 amended to read as follows:

19 A. The East Sammamish Community Plan Update, as revised in  
20 Appendix A attached to Ordinance 10847, is adopted as an  
21 amplification and augmentation of the comprehensive plan for  
22 King County and as such constitutes official county policy for  
23 the geographic area defined therein.

24 B. The East Sammamish Community Plan Update Area Zoning,  
25 as revised in Appendix B attached to Ordinance 10847, is adopted  
26 as the official zoning control for that portion of  
27 unincorporated King County defined therein.

28 C. Ordinance 4035, previously adopting the King County  
29 Sewerage General Plan, is hereby amended in accordance with  
30 Subsection A.

31 D. Should any section, subsection, paragraph, sentence,  
32 clause or phrase of this section be declared unconstitutional or  
33 invalid for any reason, such decision shall not affect the  
34 validity of the remaining portion of this section.

35 E. The King County Comprehensive Plan Map, adopted by  
36 Ordinance 7178, is amended within the East Sammamish community  
37 planning area to redesignate the transitional areas, to

1 redesignate portions of rural areas, and to redesignate portions  
2 of urban areas, as indicated on the map attached to Ordinance  
3 10847 as Map A. These designations shall be implemented by the  
4 adoption of the East Sammamish Community Plan Update and Area  
5 Zoning.

6 F. The East Sammamish Community Plan Update Area Zoning,  
7 as revised in Appendix B attached to Ordinance 10847, is hereby  
8 amended by Ordinance 11653 as follows: Existing zoning and  
9 potential zoning are replaced by the zoning and potential zoning  
10 contained in Appendices A and O of Ordinance 11653. Existing P-  
11 suffix conditions are retained except as amended in Appendix H  
12 of Ordinance 11653.

13 SECTION 15. Ordinances 9110 and 9118, and K.C.C.  
14 20.12.345 are each amended to read as follows:

15 A. The Snoqualmie Valley Community Plan and Area Zoning,  
16 a bound and published document attached to Ordinance 9118 as  
17 Appendix A, is adopted as an amplification and augmentation of  
18 the King County comprehensive plan and as such constitutes  
19 official county policy and zoning for the geographic area  
20 defined therein.

21 B. Pursuant to Ordinance 7178, Section 3(D) and King  
22 County Comprehensive Plan policy PI-105; the King County  
23 Comprehensive Plan map is hereby amended as shown in Appendix A.

24 C. The King County Sewerage General Plan attached as an  
25 addendum to Ordinance 4035 is hereby amended as shown in  
26 Appendix A attached to Ordinance 9118.

27 D. Ordinance 1913, Ordinance 1992 and Ordinance 3503  
28 which previously adopted zoning for the Snoqualmie Valley  
29 planning area are each hereby repealed.

30 E. The zoning and "P" suffix conditions contained in the  
31 executive proposed Snoqualmie Community Plan and area zoning for  
32 the properties shown on Attachment A and as further amended by  
33 Attachment B are hereby adopted.

34 F. The Snoqualmie Community Plan area zoning, Attachment  
35 A and as amended by Attachment B of Ordinance 9118 are hereby  
36 amended by Ordinance 11653 as follows: Existing zoning and  
37 potential zoning are replaced by the zoning and potential zoning

1 contained in Appendices A and O of Ordinance 11653. Existing P-  
2 suffix conditions are retained except as amended by Appendix I  
3 of Ordinance 11653.

4 SECTION 16. Ordinance 6422 and K.C.C. 20.12.350 are each  
5 amended to read as follows:

6 A. The Newcastle Community Plan, attached to Ordinance  
7 6422 as Appendix A, is adopted as an amplification and  
8 augmentation of the Comprehensive Plan for King County and as  
9 such constitutes official county policy for the geographic area  
10 defined therein.

11 B. The Newcastle Community Plan Area Zoning, attached to  
12 Ordinance 6422 as Appendix B, is adopted as the official zoning  
13 control for that portion of unincorporated King County defined  
14 therein.

15 C. Ordinance No. 4035, previously adopting the King  
16 County Sewerage General Plan, is hereby amended in accordance  
17 with K.C.C. 20.12.350A.

18 D. Resolution No. 31816, previously adopting area zoning  
19 for Newcastle on May 9, 1966, is hereby amended in accordance  
20 with K.C.C. 20.12.350B.

21 E. Amendment to the Newcastle Community Plan, attached to  
22 Ordinance 7845 as Attachment A, is adopted as an amplification  
23 of the Comprehensive Plan for King County. An amendment to the  
24 Newcastle Community Plan Area Zoning, attached to Ordinance 7845  
25 as Attachment B, is adopted as the official zoning control for  
26 that portion of unincorporated King County defined therein.

27 F. The Newcastle Plan Revision Study - Primark, attached  
28 to Ordinance 10191 as Appendix A, is adopted as an amendment to  
29 the Newcastle Community Plan and to the Newcastle area zoning as  
30 the official zoning control for that portion of unincorporated  
31 King County defined therein.

32 G. The Newcastle Community Plan Area Zoning, attached to  
33 Ordinance 6422 as Appendix B, as amended by Attachment B to  
34 Ordinance 7845 is hereby amended by Ordinance 11653 as follows:  
35 Existing zoning and potential zoning are replaced by the zoning  
36 and potential zoning contained in Appendices A and O of

1 Ordinance 11653. Existing P-suffix conditions are retained  
2 except as amended by Appendix J of Ordinance 11653.

3 SECTION 17. Ordinance 6986 and K.C.C. 20.12.360 are each  
4 amended to read as follows:

5 A. The Tahoma/Raven Heights Community Plan, attached to  
6 Ordinance 6986 as Appendix A, is adopted as an amplification and  
7 augmentation of the comprehensive plan for King County and as  
8 such constitutes official county policy for the geographic area  
9 defined therein.

10 B. The Tahoma/Raven Heights Community Plan Area Zoning,  
11 attached to Ordinance 6986 as Appendix B, is adopted as the  
12 official zoning control for that portion of unincorporated King  
13 County defined therein.

14 C. Ordinance 4035, previously adopting the King County  
15 Sewerage General Plan, is hereby corrected in accordance with  
16 subsection A.

17 D. Ordinance 1913, previously adopting area zoning for  
18 Tahoma/Raven Heights on February 4, 1974, is hereby corrected in  
19 accordance with subsection B.

20 E. The King County planning division, as directed by  
21 Motion 7121, has studied the Lake Webster area of the  
22 Tahoma/Raven Heights Community Plan and Area Zoning pursuant to  
23 K.C.C. 20.12.070 - 20.12.080 and determined the need to amend  
24 the area zoning. The amendment to the area zoning as described  
25 in the Lake Webster Plan Amendment Report, attached to Ordinance  
26 8732 as Appendix A, is consistent with the intent of the  
27 Tahoma/Raven Heights Community Plan and King County  
28 Comprehensive Plan policies. The amendment to the Tahoma/Raven  
29 Heights Area Zoning, attached to Ordinance 8732 as Appendix B,  
30 is adopted as the official zoning control for that portion of  
31 unincorporated King County defined therein.

32 F. The King County Comprehensive Plan map as adopted by  
33 Ordinance 7178 is hereby amended in accordance with K.C.C.  
34 20.12.030, subsection C as follows:

35 The Lake Webster area as described in the Lake Webster  
36 Plan Amendment Report, attached to Ordinance 8738 as Appendix A,

1 is designated Rural consistent with the intent of King County  
2 Comprehensive Plan policies.

3 G. The Tahoma/Raven Heights Communities Plan Amendment  
4 and Area Zoning attached to Ordinance 10200 as Appendix A are  
5 adopted as an amendment to the Tahoma/Raven Heights Communities  
6 Plan and to the Tahoma/Raven Heights Area Zoning as official  
7 zoning control for that portion of unincorporated King County  
8 defined therein.

9 H. The King County Comprehensive Plan Map, adopted by  
10 Ordinance 7178, is amended within the Tahoma/Raven Heights  
11 community planning area to redesignate portions of urban areas  
12 to rural, as indicated on the map attached to Ordinance 10201 as  
13 Map A. These designations shall be implemented by the adoption  
14 of the Executive Proposed Tahoma/Raven Heights Communities Plan  
15 Amendment and Area Zoning.

16 I. The Tahoma/Raven Heights Community Plan Area Zoning,  
17 attached to Ordinance 6986 as Appendix B, as amended by Appendix  
18 B to Ordinance 8732 and by Map A and Appendix A to Ordinance  
19 10200 is hereby amended by Ordinance 11653 as follows: Existing  
20 zoning and potential zoning are replaced by the zoning and  
21 potential zoning contained in Appendices A and O of Ordinance  
22 11653. Existing P-suffix conditions are retained except as  
23 amended by Appendix K of Ordinance 11653.

24 SECTION 18. Ordinance 8848, Sections 1, 6-8, and K.C.C.  
25 20.12.390 are each amended to read as follows:

26 A. The resource lands area zoning, attached to Ordinance  
27 8848 as Appendix A, the King County Resource Lands Proposed Area  
28 Zoning, as amended by Attachment 1, which is to be made a part  
29 of Appendix A, is adopted as the official zoning control for  
30 that portion of unincorporated King County shown on the maps on  
31 pages 9-37 and pages 83-119 of Appendix A: The King County  
32 Resource Lands: Proposed Area Zoning

33 B. The resource lands area zoning is further adopted as  
34 the official zoning control for the designated resource areas of  
35 unincorporated King County in Soos Creek, Northshore and Lower  
36 Green River until such time as those community plans are next  
37 reviewed and updated.

1           C. The resource lands area zoning, adopted by Ordinance  
2 8848, is hereby amended by Ordinance 11653 as follows: Existing  
3 zoning and potential zoning are replaced by Appendices A and O  
4 of Ordinance 11653. Any existing P-suffix conditions are  
5 retained by Ordinance 11653.

6           SECTION 19. Ordinance 9499 and K.C.C. 20.12.440 are each  
7 amended to read as follows:

8           A. The Enumclaw community plan and area zoning attached  
9 to Ordinance 9499 is adopted as an augmentation and  
10 implementation of the comprehensive plan for King County and as  
11 such constitutes official county policy for the geographic area  
12 defined therein. The Enumclaw Area Zoning text and maps  
13 constitute an official control for the geographic area defined  
14 herein.

15           B. The King County Comprehensive Plan map, adopted by  
16 Ordinance 7178 is amended within the Enumclaw community planning  
17 area to redesignate portions of the forest production district  
18 as rural area, as discussed in Exhibit A and as indicated on the  
19 map attached hereto as Exhibit B. These designations shall be  
20 implemented by the adoption of the Enumclaw Community Plan and  
21 Area Zoning.

22           C. The King County Comprehensive Plan map, adopted by  
23 Ordinance 7178 is amended within the Enumclaw community planning  
24 area to redesignate portions of the rural area as forest  
25 production district, as discussed in Exhibit A and as indicated  
26 on the map attached hereto as Exhibit B. These designations  
27 shall be implemented by the adoption of the Enumclaw Community  
28 Plan and Area Zoning.

29           D. The Enumclaw Community Plan Area Zoning attached to  
30 Ordinance 9499 is hereby amended by Ordinance 11653 as follows:  
31 Existing zoning and potential zoning are replaced by the zoning  
32 and potential zoning contained in Appendices A and O of  
33 Ordinance 11653. Existing P-suffix conditions are retained  
34 except as amended by Appendix L of Ordinance 11653.

35           SECTION 20. Ordinance 11166, Section 2, and K.C.C.  
36 20.12.337 are each amended to read as follows:

1        A. The West Hill Community Plan and Area Zoning, a bound  
 2 and published document (Attachment I), as revised in the  
 3 Attachments hereto enumerated below is adopted as an  
 4 amplification and augmentation of the Comprehensive Plan for  
 5 King County and as such constitutes official county policy for  
 6 the geographic area of unincorporated King County defined  
 7 therein:

8            Attachment II.        West Hill Community Plan and Area  
 9 Zoning Matrix (November 2, 1993).

10           Attachment III.        Amendment to West Hill Policy #21  
 11 (October 29, 1993).

12           Attachment IV.        Revised Chapters X (Implementation)  
 13 XI (Proposed Area Zoning) with Revised Area Zoning Map (October  
 14 29, 1993).

15        B. The West Hill Community Plan Area Zoning adopted in  
 16 Ordinance 11116 is amended by Ordinance 11653 as follows:  
 17 Zoning and potential zoning are amended by the zoning and  
 18 potential zoning contained in Appendices A and O of Ordinance  
 19 11653. Existing P-suffix conditions are retained except as  
 20 amended by Appendix M of Ordinance 11653.

21        SECTION 21. Ordinance 10344, Section 1, and K.C.C.  
 22 20.12.140 are each repealed.

23        SECTION 22. Ordinance 10344, Section 2, and K.C.C.  
 24 20.12.145 are each repealed.

25        SECTION 23. Ordinance 9751, and K.C.C. 20.12.182 are each  
 26 repealed.

27        SECTION 24. Ordinance 5401, Section 2, and K.C.C.  
 28 20.12.250 are each repealed.

29        SECTION 25. Ordinance 6386 and K.C.C. 20.12.325 are each  
 30 repealed.

31        SECTION 26. Ordinance 5722, Sections 1-2, and K.C.C.  
 32 20.12.330 are each repealed.

33        SECTION 27. Ordinance 6738 and K.C.C. 20.12.335 are each  
 34 repealed.

35        SECTION 28. Ordinance 8848, Section 2 and K.C.C.  
 36 20.12.400 are each repealed.



1	Appendix H:	Amendments to East Sammamish Community Plan P-Suffix Conditions.
2		
3	Appendix I:	Amendments to Snoqualmie Valley Community Plan P-Suffix Conditions.
4		
5	Appendix J:	Amendments to Newcastle Community Plan P-Suffix Conditions.
6		
7	Appendix K:	Amendments to Tahoma/Raven Heights Community Plan P-Suffix Conditions.
8		
9	Appendix L:	Amendments to Enumclaw Community Plan P-Suffix Conditions.
10		
11	Appendix M:	Amendments to West Hill Community Plan P-Suffix Conditions.
12		
13	Appendix N:	Amendments to Resource Lands P-Suffix Conditions.
14		
15	Appendix O:	1994 Parcel List, as amended December 19, 1994.
16		
17	Appendix P:	Amendments considered by the Council January 9, 1995.
18		
19		
20		

**INDEX OF ORDINANCE NO. 11653  
DEVELOPMENT REGULATION ADOPTING ZONING TO IMPLEMENT THE  
COMPREHENSIVE PLAN**

1. Original Ordinance No. 11653, relating to comprehensive planning and zoning; adopting to implement the 1994 Comprehensive Plan and to convert zoning to Title 21A, adopting zoning maps and development conditions, in compliance with the Washington State Growth Management Act, dated November 15, 1994, amended by clerk January 9, 1995, passed January 9, 1995. (21 pages)
2. Internal transmittal slip showing date of transmittal to the Executive's office for signature. (1 page)
3. Appendix A: 1994 Zoning Atlas, dated November 1994, as amended December 19, 1994. (41 pages)
4. Appendix B: November 14, 1994, Attachment B to Ordinance \_\_\_\_\_ - Bear Creek Community Plan Area Zoning P-suffix conditions. (1 page)
5. Appendix C: November 14, 1994, Attachment C to Ordinance \_\_\_\_\_ - Federal Way Community Plan Area Zoning P-suffix conditions. (1 page)
6. Appendix D: November 14, 1994, Attachment D to Ordinance \_\_\_\_\_ - Northshore Community Plan Area Zoning P-suffix conditions. (1 page)
7. Appendix E: November 14, 1994, Attachment E to Ordinance \_\_\_\_\_ - Sea Tac Community Plan Area Zoning P-suffix conditions. (1 page)
8. Appendix F: November 14, 1994, Attachment F to Ordinance \_\_\_\_\_ - Soos Creek Community Plan Area Zoning P-suffix conditions. (2 pages)
9. Appendix G: November 14, 1994, Attachment G to Ordinance \_\_\_\_\_ - Vashon Community Plan Area Zoning P-suffix conditions. (2 pages)
10. Appendix H: November 14, 1994, Attachment H to Ordinance \_\_\_\_\_ - East Sammamish Community Plan Area Zoning P-suffix conditions. (1 page)
11. Appendix I: November 14, 1994, Attachment I to Ordinance \_\_\_\_\_ - Snoqualmie Valley Community Plan Area Zoning P-suffix conditions. (1 page)
12. Appendix J: November 14, 1994, Attachment J to Ordinance \_\_\_\_\_ - Newcastle Community Plan Area Zoning P-suffix conditions. (1 page)

13. Appendix K: November 14, 1994, Attachment K to Ordinance \_\_\_\_\_ - Tahoma/Raven Communities Plan Area Zoning P-suffix conditions. (1 page)
14. Appendix L: November 14, 1994, Attachment L to Ordinance \_\_\_\_\_ - Enumclaw Community Plan Area Zoning P-suffix conditions. (2 pages)
15. Appendix M: November 14, 1994, Attachment M to Ordinance \_\_\_\_\_ - West Hill Community Plan Area Zoning P-suffix conditions. (1 page)
16. Appendix N: January 9, 1994, Attachment N Amendment 91A. (2 pages)
17. Appendix O: 1994 Parcel List, as amended December 19, 1994. (7 volumes, approximately 500 pages each)
18. Appendix P: Amendments considered by the full Council on January 9, 1995. (Consent Amendments 25 pages) (Technical Amendments 85 pages) (P-suffix Amendments 102) (Actualization of Potential Zone 43 pages) (Urban Residential Package 77 pages) (Amendment 131 1 page) (Amendment 132 2 pages) (Department Development and Environmental Services 50 pages) (Center Amendments 31 pages) (Amendment 133 2 pages) (Miscellaneous Amendments 37 pages) (Amendment 134 2 pages) (Rural Request Amendments 26 pages) (Amendment 135 1 page) (Amendment 136 3 pages) and original version with the same amount of pages
19. Recommendation sheet from the Growth Management, Housing and Environment committee for Proposed Ordinance No. 94-737 dated December 2, 1994, clocked in Clerk's office on December 5, 1994. (1 page)
20. Introduction slip from Councilmember Chris Vance dated November 10, 1994, clocked in Clerk's office on November 10, 1994. (1 page)
21. Letter to Linda Querin, The Seattle Times, dated November 14, 1994, attached to legal notice and affidavit of publication. (9 pages)
22. Letter to Linda Querin, The Seattle Times, dated January 21, 1995, attached to legal notice and affidavit of publication. (4 pages)
23. Letter to Kent Pullen, Chair from Gary Locke dated November 15, 1994. (1 page)
24. Fax transmittal and attached Proposed Ordinance No. 94-737 title from Richard Tucker dated November 9, 1994. (2 pages)
25. Memo to Janet Masuo, Clerk's office from Chris Vance, Chair of the Growth Management, Housing and Environment Committee and Kent Pullen, Chair of the Council dated October 14, 1994. (1 page)

26. Fiscal Note. (1 page)
27. Regulatory Note Checklist of Criteria dated November 15, 1994, prepared by Nancy Laswell. (3 pages)
28. Community Planning Areas Area-wide P-Suffix conditions Recommendation Matrix dated November 14, 1994. (10 pages)
29. Letter to the Council from Kenneth C. and Lawrence C. Mroczek dated December 15, 1994. (1 page)
30. Parcel list (area rezone requests by tax payer) for information only dated December 21, 1994, clocked in received by the Council December 22, 1994. (33 pages)
31. Chapter III. P-Suffix Development Conditions DRAFT. (54 pages)
32. Newcastle Community Plan Areawide P-suffix conditions DRAFT. (2 pages)
33. Snoqualmie Valley P-Suffix conditions DRAFT. (6 pages)
34. Tahoma/Raven Heights Areawide P-suffix conditions DRAFT. (9 pages)
35. Vashon Community Plan Areawide P-suffix conditions DRAFT. (4 pages)
36. Enumclaw Areawide P-suffix conditions DRAFT. (24 pages)
37. East Sammamish Community Plan Areawide P-suffix conditions DRAFT. (17 pages)
38. Sort by taxpayer draft used at the December 9, 1994 hearing. (32 pages)
39. Chapter 3 P-suffix development conditions DRAFT. (23 pages)
40. Bear Creek Community Plan Areawide P-suffix conditions DRAFT. (6 pages)
41. Federal Wy Areawide P-suffix conditions DRAFT. (11 pages)
42. West Hill P-suffix conditions DRAFT. (4 pages)
43. Sea-Tac Natural Resources Areawide P-suffix DRAFT. (5 pages)
44. Area Zoning Coding Legend (ISS). (1 page)
45. Requests must be consistent with the 1994 King County Comprehensive Plan and Land Use Map. (4 pages)

46. Requests must be consistent with the 1993 zoning code (title 21A) and the conversion guidelines. (2 pages)
47. Typed Speaker List from the December 9, 1994 public hearing and original version with the same amount of pages. (21 pages)
48. Amendment entitled Appendix N to 94-737 dated December 29, 1994. (2 pages)
49. Consent Amendments dated December 12, 1994. (46 pages)
50. Area rezone requests- sorted by taxpayer dated December 21, 1994 for information only. (34 pages)
51. Amendment 24 Appendix I to Ordinance 94-737 dated December 12, 1994. (5 pages)
52. Amendment proposed by DDES dated December 29, 1994 parcel number 0425069110, etc. (1 page)
53. Amendment proposed by DDES dated December 29, 1994 parcel number 41246000039 etc. (3 pages)
54. Amendment proposed by DDES dated December 29, 1994 parcel number 4164100216 etc. (2 pages)
55. Growth Management, Housing and Environmental committee Staff Report prepared by the Development Regulations team dated December 2, 1994. (1 page)
56. Memo to the Clerk of the Council from Thomas Cox, President of Friends of Northshore dated January 5, 1995, clocked in Clerk's office January 6, 1995. (1 page)
57. Memo to Brian Derdowski from Ken McCarty dated January 9, 1995, with attachments. (3 pages)
58. Letter to Anne Knapp from Donna L. Datsko, City of North Bend dated December 13, 1994. (1 page)
59. Amendment 55 dated December 29, 1994. (1 page)
60. EIS Addendum King County Comprehensive Plan Development Regulations King County Department of Development and Environmental Services December, 1994. 2 copies (37 pages)
61. King County Comprehensive Plan Final Supplemental Environmental Impact Statement dated November 1994. (approximately 160 pages)

62. King County Comprehensive Plan Supplemental Environmental Impact Statement Executive Proposed Plan June 1994. (approximately 350 pages)
63. Newspaper clipping from the Seattle Times December 6, 1994 issue of King County Department of Development and Environmental Services Threshold Determination. (1 page)
64. Determination of Significance and Adoption of Existing Environmental Documents for the 1994 King County Comprehensive Plan dated December 6, 1994, signed by Greg Kipp. (2 pages)
65. Determination of Non-Significance from the King County Environmental Division, effective determination date: June 25, 1991. (26 pages)
66. Written testimony by Charles I. Doughty for the December 9, 1994 public hearing. (11 pages)
67. Letter to Stan Titus from Nadine Chase Morgan, Vice President Duwamish Valley Neighborhood Preservation Coalition, dated December 13, 1994. (2 pages)
68. Written testimony from Michael J. Alberg and various attachments for the December 9, 1994 public hearing. (28 pages)
69. Unmarked pictures in an unmarked envelope. (3 photos)
70. Faxed letter to the Council from Vern Norton, Jr. dated December 11, 1994. (1 page)
71. Written testimony of Erik Marks regarding Proposed Rezone of Tax Parcel No. 0723039181, William and Sheila Means dated December 8, 1994. (2 copies 7 pages)
72. Letter and attachments to the Clerk of the Council from Ann Aagard dated December 8, 1994. (4 pages)
73. Letter to the Council from Sam Rosentreter, dated December 9, 1994. (2 pages)
74. Written testimony of W. D. Walker dated December 9, 1994. (2 pages)
75. Written testimony and attachments of Dan Palmer dated December 9, 1994. (8 pages)
76. Letter and attached area map from Dick and Toni Monroe, dated December 1, 1994. (2 copies 2 pages)
77. Written testimony of Kimberly Huneycutt clocked in Clerk's office December 12, 1994. (2 pages)

78. Materials submitted by Carraher Gilbert dated November 10,1994. (8 pages)
79. Written testimony submitted by Darrell & Ovidia Harting, dated December 9, 1994. (4 pages)
80. Memo to Vaughan Norris and Greg Kipp from Mike Jankovich, Saint Sava Orthodox Church, with attachments dated December 10, 1994. (3 pages)
81. Written testimony of Hal Huskinson and attached maps dated December 7, 1994. (3 pages)
82. Materials submitted by Marshall M. Brenden. (5 pages)
83. Material submitted by Peter J. Modde (Schiessel Community Center). (2 pages)
84. Materials submitted by Peter J. Modde (Schiessel Property). (11 pages)
85. Materials submitted by Peter J. Modde (Schiessel Community Center). (64 pages)
86. Letter to Maggi Fimia from Bart Dalmasso dated December 9, 1994. (2 pages)
87. Written testimony submitted on behalf of Alex J. Redford by Eric Frimodt with attachments, dated December 9, 1994. (16 pages)
88. Map highlighting Parcel #s 0424069028, 0424069027. (1 page)
89. Material submitted by Family Baker. (1 page)
90. Comments submitted by Robert E. Johnson (Call Investment Group #1) dated December 9, 1994. (1 page)
91. Letter to the King County Department of Development and Environmental Services from Edward A. Stephenson and attached map, dated December 9, 1994. (2 page)
92. Comments by Dennis Donnell. (1 page)
93. Written testimony by Neil Thibert. (1 page)
94. Written testimony by Joe C. and Nancy Byers, dated December 9, 1994. (2 pages)
95. Materials submitted by Pierce D. Milliman, dated December 9, 1994. (9 pages)
96. Letter to Kent Pullen from Beth Davies, President M. L. Davies Investment Company, dated December 8, 1994, submitted by Thomas Haensly. (4 pages)

97. Letter to Council from Rowan Hinds, Mayor, City of Issaquah, dated December 7, 1994 with attached map. (2 pages)
98. Letter to Council from Cougar Mountain Residents with attachments, submitted by Gregory Smith dated December 9, 1994. (15 pages)
99. Materials submitted by R. Josephine and Theresa Thueringer, dated December 9, 1994. (12 pages)
100. Map of Snoqualmie Valley Area Zoning, highlighting Hayes Property, received December 9, 1994. (1 page)
101. Aerial photo received on December 9, 1994 from Carlson. (1 page)
102. Map entitled Northeast Lake Washington Sewer and Water District, Alderwood Manor 14 Sewer Extension received December 9, 1994 from Carlson. (1 page)
103. Materials submitted by Stephen V. Palevich representing W. E. Griffin, received December 9, 1994. (17 pages)
104. Written testimony of Dan Forgey, received December 9, 1994. (1 page)
105. Memo and attachments to Councilmembers from Joel Haggard, representing Robert and June Smallwood dated December 9, 1994. (9 pages)
106. Letter to Maggi Fimia dated December 9, 1994 from Roy L. Hawk. (1 page)
107. Materials submitted by John S. and Martha Gordon. (15 pages)
108. Written materials and attachments submitted by Dorothy Abbott. (4 pages)
109. Materials submitted by Thomas M. Mechler representing the Issaquah Sportmens Club, received December 9, 1994. (6 pages)
110. Written testimony and maps submitted by Hal Huskinson, dated December 7, 1994. (3 pages)
111. Zoning Request form and map submitted by Peter Mort. (2 pages)
112. Area zoning change request submitted by Tony Burget, dated December 9, 1994. (1 page)
113. Map submitted by 64 Yousoofran. (1 page)
114. Map submitted by Phil Fortunato. (1 page)

115. Written summary of comments submitted by Thomas F. Peterson, representing Randle Engel, dated December 8, 1994. (5 pages)
116. Written and attachments submitted by Robert P. Castagna, representing Bob and Cheryl Castagna and Hal Brandt dated December 9, 1994. (5 pages)
117. Materials submitted by Ann Nichols, received December 9, 1994. (12 pages)
118. Materials submitted by William Smith, received December 9, 1994. (6 pages)
119. Written testimony and map of Leslie R. Brown, received December 9, 1994. (3 pages)
120. Letter and attachments to Chris Vance, from Gary Huff, dated December 9, 1994. (5 pages)
121. Letter to Brian Derdowski and map from Jim Corbin, Alpentel Community Club, dated December 7, 1994. (2 pages)
122. Appeal for urban zoning in case of Alpentel Community submitted by Karl Duff, received December 9, 1994. (18 pages)
123. Materials submitted by Paul Norris including area rezone request, received December 9, 1994. (3 pages)
124. Area zoning request of John and Cheri Zavaglia, received December 9, 1994. (2 pages)
125. Letter to Brian Derdowski and maps from Jeffrey Eustis of J. Richard Aramburu, dated December 1, 1994, submitted by Christian Mulock. (5 pages)
126. Client sheet listing Schiffner/Raykovich, Kahn, Tucci-Southworth Land, Inc., Diesing, Bemis Family Trust and Jack Curran submitted by Robert Thorpe, representing John Blankinship, received December 9, 1994. (1 page)
127. Maps and materials submitted by Nancy Mann, received December 9, 1994. (3 pages)
128. Material submitted by Christian Mulock, received December 9, 1994. (1 page)
129. Letter and attachments to Jane Hague from Michael Spence representing Starwood Development, dated December 7, 1994. (5 pages)
130. Area rezone request form submitted by Michael L. and Yvonne J. Goral, received December 9, 1994. (11 pages)
131. Map submitted by Norman Munsey, received December 9, 1994. (1 page)

132. Materials and map submitted by Scott Koppes, received December 9, 1994. (5 pages)
133. Written comments submitted by Paula and Greg Coomes, received December 9, 1994. (1 page)
134. Materials and map submitted by Lawrence J. Costello. (4 pages)
135. Letter and attachments to Councilmembers from John Andersen, dated December 8, 1994. (7 pages)
136. Map submitted by Bob Style, representing Meyers' property, received December 9, 1994. (1 page)
137. Materials submitted by John Roman. (2 pages)
138. Written request to Pete von Reichbauer from Robert R. and Shirley I. Sadler, received December 9, 1994. (2 page)
139. Map submitted by Neva Zurflueh, received December 9, 1994. (1 page)
140. Written comments addressed to Brian Derdowski from Donald A. Sumsy, dated December 9, 1994. (1 page)
141. Map and petition submitted by Brian and France Harding, received December 9, 1994. (15 pages)
142. Letter to Councilmembers from Judith G. Stoloff, representing Burnstead Construction, dated December 9, 1994. (1 page)
143. Letter to Councilmembers from Judith G. Stoloff, representing Burnstead Construction, dated December 9, 1994. (1 page)
144. Letter and attachments to Councilmembers from Anne Snow, dated November 24, 1994. (6 pages)
145. Maps submitted by Rick and Ginger Dickson, received December 9, 1994. (2 pages)
146. Maps and materials submitted by Donald Johnston, received December 9, 1994. (3 pages)
147. King County 1994 Draft Zoning Atlas dated October 3, 1994. (42 pages)
148. In house transmittal letter to Gary Locke from Gerald A. Peterson. (1 page)
149. Council Agenda for the Regular Meeting dated January 9, 1995. (7 pages)

**150.**Council Proceedings for the Regular Meeting dated January 9, 1995. (? pages)

**ADDITIONAL MATERIALS TO THE INDEX OF ORDINANCE NO. 11653**

- 151.** Memo to King County Public Information Staff, clocked in October 7, 1994 with attached Revised Executive Proposed Land Use Atlas dated September 1994. (3 pages)
- 152.** Memo to Chris Vance, Chair, Growth Management, Housing and Environment Committee dated November 4, 1994 with attached Technical Corrections 1994 Draft Zoning Atlas dated November 2, 1994. (18 pages)
- 153.** King County Zoning Atlas dated February 2, 1995. (40 pages)

November 14, 1994

## Attachment B to Ordinance \_\_\_\_\_

The following Bear Creek Community Plan Area Zoning P-suffix conditions\* are hereby repealed:

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

## I. Stream Corridors

Page(s)	Subject/Zone
107 (except first paragraph) -110	Text/all zones
117	Bear Cr. Valley/AR-2.5
117	Livestock/all zones
117	Environmentally Sensitive Areas/all zones
121	Bear/Evans Cr. Basin/all zones
121-122	Veg. Cover-Impervious/all zones

## II. Heritage Sites

Page(s)	Subject/Zone
122-125	Text & Map/all zones

## III. Equestrian Trail System

Page(s)	Subject/Zone
126	Text/all zones

## IV. Neighborhood Business Centers

Page(s)	Subject/Zone
136	Site Development Stds./BN

November 14, 1994

## Attachment C to Ordinance \_\_\_\_\_

The following Federal Way Community Plan Area Zoning P-suffix conditions\* are hereby repealed:

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

## I. Sensitive Areas Are Identified And Protected

Page(s)	Subject/Zone
4-9	Text, Section B

## II. Pedestrian Circulation Important

Page(s)	Subject/Zone
10-11	Text, Section D

November 14, 1994

## Attachment D to Ordinance \_\_\_\_\_

The following Northshore Community Plan Area Zoning P-suffix conditions\* are hereby repealed:

\*Note: more than one P-suffix may apply to a single parcel; only those P-suffixes listed here are repealed. Conditions are listed first by page number(s) of the published version of the adopted Northshore area zoning document containing text describing the conditions, and then by map facing-page number(s), if applicable (areawide P-suffix conditions were not mapped but shown in the Northshore Conditions Matrix on pp. 215-216), denoting where the conditions were applied. The second column also lists the Title 21 (old code) zones in which the conditions are applied; for large groups of properties, not all zones will be found on all of the listed pages.

## I. Natural Systems

Page(s)	Subject/Zone
---------	--------------

## II. Development Review: Commercial, Industrial and Multifamily Residential Areas

Page(s)	Subject/Zone
---------	--------------

227-228	Bulk/Scale/RT-3600, RD-3600, RM-2400, RM-1800, RM-900
228	Community Features/ RT-3600, RD-3600, RM-2400, RM-1800, RM-900
228-229	Pedestrian Circ., #1-3/ RT-3600, RD-3600, RM-2400, RM-1800, RM-900
229-230	Trans. Demand (TDM)/ RT-3600, RD-3600, RM-2400, RM-1800, RM-900, BN, BC, BR-C, CG, ML, MP, MH
230	Kingsgate Fire Flow/ RT-3600, RD-3600, RM-2400, RM-1800, RM-900, BN, BC, BR-C, CG, ML, MP, MH

## III. Development Review: Single Family Residential Areas

Page(s)	Subject/Zone
---------	--------------

230-233	Pedestrian Circ./TDM/RS-5000, 7200, 9600, 15,000, SC, SE, AR-2.5, 5, GR-5
235	Neighborhood Collectors/RS-5000
267-268	Historic Preservation/all zones Recreational Policy/all zones

November 14, 1994

Attachment E to Ordinance \_\_\_\_\_

The following Sea Tac Community Plan Area Zoning P-suffix conditions\* are hereby repealed:

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

I. Historic Sites

Page(s)	Subject/Zone
102,105	Text and Inventory of Historic Sites

II. Natural Resources

Page(s)	Subject/Zone
75,77,78,79,80,82, 83(Section G)	Text

November 14, 1994

## Attachment F to Ordinance \_\_\_\_\_

The following Soos Creek Community Plan Area Zoning P-suffix conditions\* are hereby repealed:

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

## I. Vegetation

Page(s)	Subject/Zone
151-152	Text, Section A, All AR; GR-2.5; GR-5 overlay with SC, RS or SR; GR-5 overlay within RM or RD zoned properties; GR-5 (potential RM); BN; BC; ML; MH; and MP zone properties

## II. Commercial/Multifamily Development Review

Page(s)	Subject/Zone
155-156	Text, Section A, Bulk/Scale Design All GR-5 overlay with RM or RD; GR-5 (overlay with RM or RD); and all outright RM and RD zones
156-157	Text, Section B, Pedestrian Circulation All GR-5 overlay with RM or RD; GR-5 (overlay with RM or RD); and all outright RM and RD zones
157-158	Text, Section C, Recreation Space All GR-5 overlay with RM or RD; RM or RD outright zoned properties; and GR-5 (potential RM) zones

## III. Single Family Development Review

Page(s)	Subject./Zone
158-159	Text, Section A, Street Design All AR; GR-2.5; GR-5 overlay with RS and SR; and SC, RS and SR outright zoned properties

159-160 Text, Section B, Pedestrian Circulation  
All GR-2.5; GR-5 overlay with RS and  
SR; and outright zoned SC, RS and SR  
properties

160-161 Text, Section C, Recreation Space  
All GR-2.5; GR-5 overlay with RS and  
SR; and outright zoned RS and SR  
properties

#### IV. Historic Sites

Page(s)

Subject/zone

161-163 Text, P-Suffix Conditions/Designated  
landmarks)  
Elliot Farm, Magnus Johnson Farm, IsaacEvans  
House, Moe House and Cabin, Alex Swanson  
House, Nyland-Olson House, John P. Nelson,  
Bacon House, Cluck House, Neilson Farm,  
Residence at 20406 - 108th Ave. SE, Kent,  
Residence at 2442 - 120th Ave. SE, Kent,  
Residence at 12252 SE 256th, Kent, Atwood  
Bungalow, Residence at 19221 96th Ave. S.,  
Kent, Residence at 19224 - 96th Ave, S. Kent,  
Nicholis House at 16832 108th Ave. SE, Renton

#### V. Covington Master Drainage Plan (MPD)

Page(s)

Subject/Zone

165 Text

November 14, 1994

## Attachment G to Ordinance \_\_\_\_\_

The following Vashon Community Plan Area Zoning P-suffix conditions\* are hereby repealed:

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

## I. Island-Wide P-Suffix Conditions

Page(s)	Subject/Zone
9, plus all subsequent references to page 9 on map facing-pages	Impervious Surfaces/AR-2.5, 5, 10, RS-9600, RS-15,000
9, plus all subsequent references to page 9 on map facing-pages	Water Conservation/all zones

## II. Historic Sites

Page(s)	Subject/Zone
13	Text
56	Stockly/Chasan Barn/A
72	Byrd Jacobs House/AR-5
85	Gorsuch Store/BC
102	Cheney Cabin/AR-5
106	Therkelsen/Fuller Bldg./BR-N
110	Odd Fellows Lodge/AR-10
118	Bateson House/AR-2.5
120	Lisabeula School/AR-5
132, 134	Van Olinda's/Portage Store
146	McNair, Carlson, & Nelson Houses/AR-5
148	Burton Historic Dist./BR-N, RM-900, RS-15,000 Methodist Ch., Manse/Kellogg House/RS-15,000
150	Stanley House/AR-2.5 Burton Hist. Dist./RS-15,000
176	Burton Hist. Dist./BC, BR-N, RM-900, RS-15,000 Burton Trading Co./RS-15,000
180	Sutter Castle/AR-2.5
188	Stalder Cabin/AR-10
202	Dockton Hist. Dist./AR-5, AR-2.5, RS-15,000
204	Docton Hist. Dist./BR-N, AR-5
205	Docton Hist. Dist./RS-15,000, AR-10
212	Maury Cemetary/AR-2.5
214	Spring Beach Miramar Inn/AR-2.5

III. Site-Specific P-Suffix Conditions addressed by Countywide Regulations

Page(s)	Subject/Zone
18, 34, 106 132, 134 56	Residential Density/BR-N  Olympic Instruments/AR-2.5

November 14, 1994

## Attachment H to Ordinance \_\_\_\_\_

The following East Sammamish Community Plan Area Zoning P-suffix conditions\* are hereby repealed:

\*Note: more than one P-suffix may apply to a single parcel; only those P-suffixes listed here are repealed. The development conditions are listed first by number as adopted by Ordinance 10847 containing text describing the conditions. The second column also lists the Title 21 (old code) zones in which the conditions are applied; for large groups of properties, not all zones will be found on all of the listed pages.

**I. Potential Zone Reclassification Requirements**

Condition	Subject/Zone
1	Text, GR-5

**II. On Site Recreation Space and Parks**

Condition	Subject/Zone
5	Text, SE, S-C, RS-15000, RS-9600, RS-7200, RS-5000, RD-3600, RM-2400, RM-1800, GR-5

**III. Pedestrian Circulation**

Condition	Subject/Zone
7	Text, BN, BC

**IV. Farmlands Preservation Clustering**

Condition	Subject/Zone
10	Text and Map

**V. Mineral Resource Extraction**

Conditions	Subject/Zone
11	Text and Map, QM-P

**VI. Historic Preservation**

Condition	Subject/Zone
14	Text and Map

November 14, 1994

Attachment I to Ordinance \_\_\_\_\_

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

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

**I. Bonus Density Cluster Development**

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

**II. Historic Sites**

Page(s)	Subject/Zone
51-52	Text AR-2.5, AR-5, AR-10, A-35, S-C, M-P

**III. Erosion Problem Areas**

Page(s)	Subject/Zone
53-54	Text All Zones.

**IV. Stream Corridor Guidelines/Wetlands/Other Sensitive Areas**

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

November 14\_\_, 1994

Attachment J to Ordinance \_\_\_\_\_

The following Newcastle Community Plan Area Zoning P-suffix conditions\* are hereby repealed:

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

I. Historic Sites

Page(s)	Subject/Zone
53-55	Text, (Designated Landmarks) Old Fellows Cemetery, William Wilson House Edward Hornberg House, Allen Store, Vassa Park, Sambica, Carl Nelson, House, Patrick Fortin House, Reverend Lundell (willard) House and Barn, Sundstrom (Leber) House, Baima House

II. May Creek and Its Tributaries

Page(s)	Subject/Zone
55-56	Text, P-Suffix To Implement Floodplain Guidelines

III. P-Suffix Requiring A 20-Foot Setback From Lake Boren

Page(s)	Subject/Zone
57	Text

November 14, 1994

## Attachment K to Ordinance \_\_\_\_\_

The following Tahoma/Raven Communities Plan Area Zoning P-suffix conditions\* are hereby repealed:

\*Note: more than one P-suffix may apply to a single parcel; only those P-suffixes listed here are repealed. Conditions are listed first by page number(s) of the published version of the adopted Revised Tahoma/Raven Heights Communities Plan area zoning document containing text describing the conditions, and then by map facing-page number(s) denoting where the conditions were applied. The second column also lists the Title 21 (old code) zones in which the conditions are applied; for large groups of properties, not all zones will be found on all of the listed pages.

## I. Historic Sites

Page(s)	Zone/Subject
66-69	P-Suffix Conditions/Designated Landmarks G-5-P (Four Creek Farm Development) G-5-P (Evans House) G-5-P (The Maple Valley-Hobart Cemetery) G-5-P (Tahoma Jr. High School) G-5-P (Peacock House) G-5-P (Chapman House Tax Lot No. 55) G-5-P (The Christen Petersen House) G-5-P (Crosson School) AR-5-P (Lagesson Homestead) AR-5-P (Lagesson Log Cabin) G-5-P (Cemetery Market Plot and Marker Burial Plot) AR-5-P (Uren-Taggart House) G-5-P (Ecklund House) G-5-P (Gibbon's Store) GR-5-P (Perry House Tax Lot No. 39) B-C-P (House on 216th Street) GR-5-P (Old Cedar Grange) B-C-P (Beauty Shop, old service station Tax Lot #101) GR-5-P (Maple Valley Grade /High School) GR-5-P (Olaf Olsen house) GR-5-P (Shaw's Grocery Tax Lot #84) AR-5-P (Nelson House Lot 2, S.P. 580130) Railroad Right of Way (railway trestle in DorreDon) F-R-P (Ravendale Cemetery) G-5-P (Revendale School) G-5-P (Selleck Historic District) Cemetery near Selleck G-5-P (Old Kummer School) F-R-P (Parson Cemetery) unknown/(Green River Gorge) unknown/(Plamer House)

November 14, 1994

## Attachment L to Ordinance \_\_\_\_\_

The following Enumclaw Community Plan Area Zoning P-suffix conditions\* are hereby repealed:

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

## I. Historic Sites

Page(s)	Subject/Zone
117	Text
156, 178, 180, 182, 186	AR-2.5, AR-5, AR-10
191, 200, 208, 210, 211	A-10, A-35, F, B-N
212, 228, 230, 232, 233	
234, 236, 238, 254, 259	
262, 264, 268	

## II. Stream Corridors/Wetlands

Page(s)	Subject/Zone
118-132	Text
158, 160, 162, 168, 170	AR-2.5, AR-5, AR-10
172, 176, 178, 182, 184	A-10, A-35
186, 187, 188, 191, 194	F
196, 198, 200, 202, 206	GR-2.5
207, 208, 214, 216, 218	M-H
222, 226, 228, 229, 232	
233, 234, 236, 238, 240,	
242, 244, 246, 248, 254	
256, 258, 260, 262, 264	
266, 268, 270, 274, 276	

## III. Trails

Page(s)	Subject/Zone
134	Text
206, 207, 208, 211, 214	AR-5, AR-10, A-10, F, M-H
218, 220, 222, 233, 258	
259, 260, 264, 268, 270	
276	

## IV. Rural Neighborhood Business Centers

Page(s)	Subject/Zone
135-136	Text
212, 229, 238, 240, 242	B-N

November 14, 1994

## Attachment M to Ordinance \_\_\_\_\_

The following West Hill Community Plan Area Zoning P-suffix conditions\* are hereby repealed:

\*Note: more than one P-suffix may apply to a single parcel; only those P-suffixes listed here are repealed. Conditions are listed by page number(s) in the West Hill Community Plan and Area Zoning as amended by Ordinance 11166. The second column also lists the Title 21A. zones in which the conditions are applied; for large groups of properties, not all zones will be found on all of the listed pages.

## I. Street Trees

Page(s)	Subject/Zone
99	Text

## II. Building Arrangement

Page(s)	Subject/Zone
102	Text

## III. Transportation Demand Management

Page(s)	Subject/zone
102-103	Text

Ms. Sullivan moved Amendment No. 91A.  
Amendments see page 2.

91A

Voting on Ms. Sullivan's motion, the motion  
passed 10 to 2, Maggi Fimia and Mr. Derdowski voting  
"no", Mr. Sims excused, as amended.

January 9, 1994

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

ATTACHMENT/APPENDIX N  
Amendment 91A

1 AMENDMENT TO EXECUTIVE PROPOSED ORDINANCE 94-737 RELATING TO  
2 AREA ZONING - AS PRESENTED IN LEGISLATIVE FORMAT

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

4 Appendix N to 94-737

5 The following King County Resource Lands Area Zoning P-Suffix conditions are hereby  
6 adopted:

7 1. Torrance Property

8 The following P-Suffix Conditions apply to the subject property consisting of tax lots  
9 0006800021 and 0006800023:

10 A. Permitted Uses

11 The following uses are conditionally permitted: retail nursery operations, garden store, food  
12 stores, specialty food store, university agricultural programs, restaurants, microbrewery, and  
13 winery.

14 Any development proposal is subject to a conditional use permit pursuant to  
15 K.C.C21.24.040 to ensure that the building and site design do not detract from the  
16 agricultural and open space character of the area. Application for a conditional use permit  
17 shall include:

- 18 1). Demonstration that construction of the development project shall result in  
19 minimal disruption to areas of the site that will not have permanent buildings or  
20 pavement.
- 21 2). Wetland and other environmental analyses to define the environmentally  
22 sensitive areas on the site that may be limiting factors for development.

23 B. Dimensional Standards

24 The Maximum impervious surface allowed shall be 45 percent of the project area. This  
25 maximum can be exceeded in the case of temporary greenhouses, covered paths, or other  
26 farm buildings that do not disrupt the soil.

27 The maximum building coverage allowed shall be 25 percent of the project area. This  
28 maximum can be exceeded in the case of temporary greenhouses, covered paths, or other  
29 farm buildings that do not disrupt the soil.

1 There shall be no limit on the percent of the project area devoted to retail sales area as long as  
2 it is within the maximum percentages allowed for building and impervious surfaces coverage.  
3  
4

5 C. Building and Site Design:

6 Design of site layout, buildings, and landscaping shall be of high quality. Design and scale  
7 shall be compatible with and transition into the agricultural and open space character of the  
8 surrounding farmland. buildings shall have design elements and colors appropriate to an  
9 agricultural area.

10 Landscape design shall reflect agricultural character and maintain the impression of  
11 continuous open space between the Green River and S. 277th, especially as viewed from  
12 Central Avenue. Type 1 landscape buffers shall be required between the development and  
13 both the Green River and the property to the south.

14 There shall be a 50 ft. buffer along Central Avenue that can include landscaping and  
15 pathways. There shall be a minimum 200 ft. from the Green River. However, this area may  
16 be used as a park and outdoor entertainment area. There shall be a minimum 100 ft. buffer  
17 from the south property line that may be used for non-impervious retail nursery operations, or  
18 retention/detention facilities.

19 **Rationale:** The amendment implements policy I-401 relating to retaining or repealing P-  
20 Suffix development conditions. The amendment also adds a P-Suffix conditions to  
21 implement legislative direction of Substitute Amendment 107A to the Executive Proposed  
22 Land Use Map as reported out of Committee. The amendment sets conditions for  
23 agriculturally-related commercial development which would maintain the agricultural  
24 character of the lower Green River Valley.

AMENDMENTS

A motion was made by Mr. Phillips to amend page 1, line 16 and  
page 2, line 7, after 'agricultural' and before 'and' to insert  
", urban separators". This was accepted by Ms. Sullivan. A  
motion was made by Mr. Derdowski to amend page 1, line 25 and  
line 28, after 'of' and before 'greenhouses,' to delete "temporary"  
and insert "seasonal"; and after 'other' and before 'farm' to  
insert "temporary". The Chair restated Mr. Derdowski's amendment  
on line 25 and 25, after 'or' and before 'farm' to delete "other"  
and insert "temporary". This was not accepted by Ms. Sullivan.  
Voting on Mr. Phillips' amendment, the motion passed 11 to 1,  
Maggi Fimia voting "no" and Mr. Sims excused.

6:07 AM 1/09/94

11653

**ATTACHMENT/APPENDIX P**

**AMENDMENTS CONSIDERED BY THE FULL COUNCIL**

**ON JANUARY 9, 1995**

**Because of the way the amendment document was presented, all amendments whether passed, withdrawn or failed have been included.**

# ***Table of Contents***

## ***Consensus Amendments***

Amendments: 1 through 16

## ***Technical Amendments***

Amendments: 29, 36, 39, 41, 55, 64, 65, 66, 72, 74, 91, 92, 28.B and 117 through 127

## ***P-Suffix Amendments***

Amendments: 32, 54 and 54.B

## ***Actualization of Potential Zone***

Amendments: 33, 38, 42, 43, 71, 73, 89, 90 and 93

## ***Urban Residential Package***

Amendments: 30, 31, 34, 35, 40, 45, 46, 52, 53, 58, 59, 60, 61, 62, 68, 69, 75, 76, 77, 93 and 112

## ***Department of Development and Environmental Services (DDES)***

January 3, 1995 Amendments: 95 through 111

## ***Center Amendments***

Amendments: 37, 44, 47, 48, 49, 50, 56, 57, 67 and 128

## ***Miscellaneous Amendments***

Amendments: 63, 82, 83, 84, 85, 78, 79, 114 and 116

## ***Rural Request Amendments***

Amendments: 80, 81, 86, 87, 88 and 113

11653

## *Consensus Amendments*

This package contains the following amendments:

1 through 16

NOTE:

Existing P-suffix conditions whether adopted through reclassifications of community plan area zoning are retained by Ordinance 11653 except as amended in Appendices B through N.

Mr. Vance moved Amendments No. 1 through 16. The motion passed 11 to 0, Mr. von Reichbauer and Mr. Sims excused.

These amendments were incorporated into the ordinance.

December 12, 1994

Introduced By: VanceProposed By: Development Reg Team

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

3  
 4  
 5 AMENDMENT TO EXECUTIVE PROPOSED ORDINDANCE 94-737 TO  
 6 ADOPT ZONING AND CONVERT ZONING TO TITLE 21A - AS  
 7 PRESENTED IN LEGISLATIVE FORMAT

---

8  
 9 Page 3, lines 23 to Page 5 line 18

10  
 11 Amend text as follows:

12  
 13 **SECTION 6.** Ordinance 7178, Section 2, and K.C.C. 20.12.015 are  
 14 hereby amended to read as follows:

15 ~~((Relationship to previously adopted plans. Relationship of comprehensive~~  
 16 ~~plan to previously adopted plans, policies and land use regulations. King~~  
 17 ~~County recognizes the need for time to implement the comprehensive plan,~~  
 18 ~~and the need for specifying which prevails if the adopted comprehensive~~  
 19 ~~plan conflicts with any previously adopted plans, policies and land use~~  
 20 ~~regulations, until any conflicting portions of those plans, policies and~~  
 21 ~~regulations are amended to conform to the comprehensive plan. When~~  
 22 ~~adopted, the King County Comprehensive Plan((1985))1994 shall relate to~~  
 23 ~~previously adopted plans, policies and land use regulations as follows:~~

24 ~~----- A. Previously adopted community plans ((and area zoning)) shall~~  
 25 ~~continue ((in effect until)) to remain in effect until revised to be consistent~~  
 26 ~~with the comprehensive plan.((, and until such revisions~~

1  
2 are adopted shall govern in accordance with the provisions of subsection  
3 C.) ~~In the case of conflict or inconsistency, the comprehensive plan shall~~  
4 ~~govern.~~

5 ~~—— B. ((Pending or proposed community plans, community plan~~  
6 ~~revisions, amendments to the Sewerage General Plan and its local service~~  
7 ~~areas, and))((a))Amendments to adopted land use regulations, which are~~  
8 ~~adopted on or after the effective date of this Ordinance ((7178)) \_\_\_\_\_, shall~~  
9 ~~conform to all applicable policies of the comprehensive plan.~~

10 ~~—— C. ((Unclassified)) Special use permits and zone reclassifications,~~  
11 ~~which are pending or proposed on or after the effective date of this~~  
12 ~~Ordinance ((7178)) \_\_\_\_\_, shall conform to the comprehensive plan ((and~~  
13 ~~applicable adopted community plans)) as follows:~~

14 ~~—— 1. For aspects of proposals where both the comprehensive plan~~  
15 ~~and a previously adopted community plan have applicable policies ((or plan~~  
16 ~~map designations)) which do not conflict, ((both)) the comprehensive plan~~  
17 ~~((and community plan)) shall govern.~~

18 ~~—— 2. For aspects of proposals where both the comprehensive plan~~  
19 ~~and a previously adopted community plan have applicable policies ((or plan~~  
20 ~~map designations)) which conflict, ((the community plan shall govern until~~  
21 ~~revised to conform to)) the comprehensive plan shall govern.~~

22 ~~—— ((3. For aspects of proposals where either the comprehensive plan~~  
23 ~~or a previously adopted community plan, but not both, has applicable~~  
24 ~~policies or plan map designations, the plan with the applicable policies or~~  
25 ~~designations shall govern.))~~

1  
2 ~~———— D. Proposed subdivisions, and short subdivisions, conditional uses~~  
3 ~~for which significant adverse environmental impacts have not been~~  
4 ~~identified, may rely on existing zoning to govern proposed uses and~~  
5 ~~densities; subdivisions, short subdivisions and conditional uses also may rely~~  
6 ~~on specific facility improvement standards adopted by Ordinance (including~~  
7 ~~but not limited to street improvement, sewage disposal, and water supply~~  
8 ~~standards) which conflict with the comprehensive plan, but shall be~~  
9 ~~conditioned to conform to all applicable comprehensive plan policies on~~  
10 ~~environmental protection, open space, design, site planning, and adequacy~~  
11 ~~of on-site and off-site public facilities and services, in cases where specific~~  
12 ~~standards have not been adopted.~~

13 ~~———— E. Permit applications for proposed buildings and grading, and~~  
14 ~~applications for variances, when categorically exempt from the procedural~~  
15 ~~requirements of the State Environmental Policy Act, may rely on existing~~  
16 ~~zoning and specific facility improvement standards adopted by Ordinance.~~

17 ~~———— ((F. Nothing in this section shall limit the county's authority to~~  
18 ~~approve, deny or condition proposals in accordance with the State~~  
19 ~~Environmental Policy Act.))~~

20 ~~———— F. Functional plans adopted prior to the adoption of the 1994~~  
21 ~~Comprehensive Plan are not hereby adopted as part of the plan, however,~~  
22 ~~in the case of conflict or inconsistency, the comprehensive plan shall~~  
23 ~~govern.))~~

24  
25 **Rationale:**

26       The Section was already amended by Ordinance 11575 which  
27       adopted the 1995 King County Comprehensive Plan.

December 12, 1994

Introduced By: VanceProposed By: DDES

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

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

Page 5, lines 22 -36

Amend text as follows:

NEW SECTION. SECTION 7. There is hereby added to K.C.C. 20.12 a new section to read as follows:

~~Adoption of land use atlas to implement the 1994 King County Comprehensive Plan - Adoption of zoning to convert zoning to Title 21A. Adoption of potential zoning and P-suffix conditions, as amended.~~

~~A. The 1994 King County Comprehensive Plan Land Use Atlas, Attachment 1 of Ordinance \_\_\_\_\_ is hereby adopted as the official land use map for King County in accordance with the provisions of RCW 36.70A.))~~

~~B. The 1994 King County Comprehensive Plan Zoning Atlas, Attachment A of Ordinance \_\_\_\_\_ is hereby adopted in accordance with K.C.C. 21A.01.070 and the 1994 Comprehensive Plan. In addition, the text and P-suffix conditions and potential zones for those areas represented on the 1994 Comprehensive Plan Zoning Atlas by Attachment 2 of Ordinance \_\_\_\_\_~~

Adoption of area zoning to implement the 1994 King County Comprehensive Plan and conversion to K.C.C. Title 21A.

A. Ordinance \_\_\_\_\_ adopts area zoning to implement the 1994 King County Comprehensive Plan pursuant to the Washington State Growth Management Act, RCW 36.70A. Ordinance \_\_\_\_\_ also converts existing zoning in unincorporated King County to the new zoning classifications in the 1993 Zoning Code, codified in Title 21A, pursuant to the area zoning conversion guidelines in KCC 21A.01.070. The following are adopted as attachments to Ordinance \_\_\_\_\_:

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

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

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

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

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

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

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

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

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

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

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

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

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

Appendix N: Amendments to Resource Lands P-Suffix Conditions

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

B. Area zoning adopted by Ordinance \_\_\_\_\_, including potential zoning, is contained in

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

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

7  
8 Rationale: The land use atlas has already been adopted under Ordinance 11575, therefore it does  
9 not have to be adopted by this ordinance. This section clarifies the zoning being adopted  
10 and the existing P-suffix conditions being carried forward. The corrections to the names of  
11 the appendices of this ordinance are needed to assure that the proper documents are being  
12 adopted.  
13

December 12, 1994

Introduced By: Vance

Proposed By: DDES

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

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

Page 6, lines 1 - 24

Amend text as follows:

**SECTION 8** Ordinance 8846 and K.C.C. 20.12.170 are each amended to read as follows:

A. The Bear Creek Community Plan, attached to Ordinance 8846 as Appendix A, is adopted as an amplification and augmentation of the comprehensive plan for King County and as such constitutes official county policy for the geographic area defined therein.

B. The Bear Creek Community Plan Area Zoning, attached to Ordinance 8846 as Appendix B, is adopted as the official zoning control for that portion of unincorporated King County defined therein. ~~((repealed in part and amended in part as follows: The text and P-suffix conditions of the Bear Creek area zoning document are hereby amended by Attachment B of Ordinance. The zoning map of the Bear Creek area zoning document is hereby repealed and replaced by Attachment A of Ordinance, in accordance with K.C.C. Title 21A. The Department is hereby directed to correct the official zoning map in accordance with Appendices A and B of Ordinance.))~~

C. Ordinance 4035, previously adopting the King County sewerage general plan, is hereby amended in accordance with 20.12.170 A.

~~((C. Ordinance 4035, previously adopting the King County sewerage general plan, is hereby amended in accordance with 20.12.170 A.))~~

D. The Bear Creek Community Area Zoning, attached to Ordinance 8846 as Appendix B, is hereby amended by Ordinance as follows: Existing zoning and potential zoning are replaced by the zoning and potential zoning contained in Appendices A and Q of Ordinance. Existing P-suffix conditions are retained except as amended by Appendix B of Ordinance.

Rationale: This is clarifying language for adopting zoning and carrying forward P-suffix conditions.

December 12, 1994

Introduced By: VanceProposed By: DDES

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

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

Page 6, lines 25 to Page 7, line 9

Amend text as follows:

**SECTION 9.** Ordinance 7746 and K.C.C. 20.12.180 are each amended to read as follows:

A. The Federal Way community plan update, attached to Ordinance 7746, as Appendix A, is adopted as an amplification and augmentation of the comprehensive plan for King County.

B. The Revised Federal Way community plan area zoning, attached to Ordinance 7746 as Appendix B, is adopted as the official zoning control for that portion of unincorporated King County defined therein. ~~((repealed in part and amended in part as follows. The text and P-suffix conditions of the Federal Way area zoning document are hereby amended by Attachment C of Ordinance \_\_\_\_\_ . The zoning map of the Federal Way area zoning document is hereby repealed and replaced by Attachment A of Ordinance \_\_\_\_\_ , in accordance with K.C.C. Title 21A. The department is hereby directed to correct the official zoning map in accordance with Attachments A and C of Ordinance \_\_\_\_\_ .))~~

C. The Federal Way Plan Amendment Study at Redondo Beach, attached as Appendix A to (Ordinance 10426) is adopted ~~((recognized))~~ as an amendment to the Federal Way Community Plan and to the Federal Way area zoning as the official zoning control for that portion of unincorporated King County defined therein.

~~D. The Revised Federal Way area zoning, adopted by Ordinance 7746, as amended by Ordinance 10426 is hereby amended by Ordinance \_\_\_\_\_ as follows: Existing zoning and potential zoning are replace by the zoning and potential zoning contained in Appendices A and O of Ordinance \_\_\_\_\_. Existing P-suffix conditions are retained except as amended by Appendix C of Ordinance \_\_\_\_\_ .~~

Rationale:

The language for adopting zoning and carrying forward P-suffix conditions.

December 12, 1994

Introduced By: Vance

Proposed By: Development Reg. Team

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

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

Page 7, lines 11 to Page 8, line 9. Amend text as follows:

SECTION 10. Ordinance 10703 and K.C.C. 20.12.210 are each amended to read as follows:

A. The Northshore Community Plan Update attached to Ordinance 10703 as Appendix A\*\* as amended by the Northshore Community Plan Update Review Panel's amendments dated September 30, 1992 and attached hereto as Appendix E\*\*, is adopted as an amplification and augmentation of the comprehensive plan for King County and as such constitutes official county policy for the geographic area defined therein.

B. The Northshore Community Plan Update Area Zoning, attached to Ordinance 10703 as Appendix B as amended by the Northshore Community Plan Update Review Panel's amendments dated September 30, 1992 and attached thereto as Appendix E\*\*, is **adopted as the official zoning control for that portion of unincorporated King County defined therein.** ~~((repealed in part and amended in part as follows. The text and P-suffix conditions of the Northshore area zoning document are hereby amended by Attachment D of Ordinance \_\_\_\_\_. The zoning map of the Northshore area zoning document is hereby repealed and replaced by Attachment A of Ordinance \_\_\_\_\_, in accordance with K.C.C. Title 21A. The department is hereby directed to correct the official zoning map in accordance with Attachments A and D of Ordinance.))~~

C. Ordinance No. 4035, previously adopting the King County Sewerage General Plan, is hereby amended in accordance with Subsection A.

D. The King County Comprehensive Plan Map, adopted by Ordinance 7178, is amended within the Northshore community planning area to redesignate the transitional area, to redesignate portions of resource lands, and to redesignate portions of urban areas, as indicated on the map attached hereto as Appendix C.\*\* Justification for the amendments are contained in an issue paper attached hereto as Appendix D.\*\* These designations shall be implemented by the adoption of the Northshore Community Plan Update and Area Zoning.

**E. The Northshore area zoning adopted by Ordinance 10703 as Appendices B and E is hereby repealed in part as follows: The text and P-suffix conditions of the Northshore area zoning document are hereby amended by Appendix D of Ordinance \_\_\_\_\_. The potential zoning and P-suffix designations are hereby amended by Appendix O of Ordinance \_\_\_\_\_. The zoning map of the Northshore area zoning document is hereby repealed and replaced by Appendix A of Ordinance \_\_\_\_\_, in accordance with K.C.C. Title 21A. The department is hereby directed to correct the official zoning map in accordance with Appendices A and D of Ordinance.**

Rationale:

The language for adopting zoning and carrying forward P-suffix conditions has been developed in close consultation with the Prosecuting Attorney.

December 12, 1994

Introduced By: VanceProposed By: Development Reg. Team

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

3  
4 AMENDMENT TO EXECUTIVE PROPOSED ORDINDANCE 94-737 TO ADOPT  
5 ZONING AND CONVERT ZONING TO TITLE 21A - AS PRESENTED IN  
6 LEGISLATIVE FORMAT

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7  
8 Page 8, lines 11 to Page 11, line 32

9  
10 Amend text as follows:

11  
12 SECTION 11. Ordinances 2883, 7490, 7640, 8138, 8863, 8922, and 8996, and  
13 K.C.C. 20.12.240 are each amended to read as follows:

14 A. The "Highline communities plan," attached to Ordinance 3530, is adopted as an  
15 addendum to the comprehensive plan for King County. The Highline communities plan is  
16 amended by those changes identified in the "Highline area zoning," to Ordinance 5453 as  
17 inconsistent with the plan pursuant to Ordinance 5401. As an amplification and  
18 augmentation of the comprehensive plan and the Sea-Tac communities plan, it constitutes  
19 official county policy for the Highline area.

20 ~~((B. The text and P suffix conditions of the Highline area zoning document  
21 and its amendments set forth below are hereby amended by Attachment E of  
22 Ordinance \_\_\_\_\_. The zoning map of the Highline area zoning document and its  
23 amendments is hereby repealed and replaced by Attachment A of Ordinance  
24 in accordance with K.C.C. Title 21A. The department is hereby directed to correct  
25 the official zoning map in accordance with Attachments A and E of Ordinance  
26 \_\_\_\_\_))~~

27 B.~~((C.))~~ Any further changes and amendments to the plan initiated by King County  
28 which relate to the Sea-Tac Airport and its vicinity **shall correspondingly change and**  
29 **amend the Sea-Tac communities plan. All proposed changes and amendments**  
30 **shall be transmitted to ((the City of Sea Tac)) and Port of Seattle for review and official**  
31 **consideration by the Port of Seattle Commission prior to council approval.**

32 C.~~((D.))~~ In adopting the Highline communities plan, the council recognizes that  
33 cooperation and action by others, including but not limited to citizens, state and local  
34 agencies, is essential for proper implementation.

35 D.~~((E.))~~ The land use plan amendment attached to Ordinance 7291 as Appendix A,  
36 is adopted as an amendment to the Highline communities plan.

37 E.~~((F.))~~ An amendment to the Highline area zoning, attached to Ordinance 7291 as  
38 Appendix B is adopted as the official zoning control for that portion of unincorporated King  
39 County defined therein.

40 ~~((F. An amendment to the Highline Area Zoning, attached to Ordinance 7640 as  
41 Appendix A is adopted as the official zoning control for that portion of unincorporated King  
42 County defined therein.~~

43 ~~G. The McMicken Heights Land Use Study, attached to Ordinance 7490 as  
44 Appendix A, is adopted as an amplification of the Highline communities plan.~~

1  
2 ~~H. The McMicken Heights Area Zoning, attached to Ordinance 7490 as Appendix~~  
3 ~~B, is adopted as an amplification of the Highline communities plan.~~

4 ~~I. The Highline Plan Revision Study - Highline Community Hospital attached to~~  
5 ~~Ordinance 8138 as Appendix A, is adopted as an amendment to the Highline Community~~  
6 ~~Plan.~~

7 ~~J. An amendment to the Highline Area Zoning, attached to Ordinance 8138 as~~  
8 ~~Appendix B, is adopted as the official zoning control for that portion of unincorporated King~~  
9 ~~County defined therein.))~~

10 ((K)) ~~((G.))~~ F. The Highline Plan Revision Study - Olde Burien attached to  
11 Ordinance 8251 as Appendix A, is adopted as an amendment to the Highline Plan.

12 ((L)) ~~((H.))~~ G. An amendment to the Highline Area Zoning, attached to Ordinance  
13 8251 as Appendix B is adopted as the official zoning control for that portion of  
14 unincorporated King County defined therein.

15 ((M)) ~~((I.))~~ H. The "Sea-Tac communities plan," attached to Ordinance 2883, is  
16 adopted as an addendum to the comprehensive plan for King County. ~~As an amplification~~  
17 ~~and augmentation of the comprehensive plan, it constitutes official county policy for the~~  
18 ~~vicinity of Sea-Tac International Airport.))~~

19 ((N)) ~~((J.))~~ I. The Highline Plan Revision Study - Beverly Park, attached to  
20 Ordinance 8822 as Appendix A, is adopted as an amendment to the Highline Plan and to  
21 the Highline area zoning as the official zoning control for that portion of unincorporated  
22 King County defined therein.

23 ~~((O. The Highline Plan Revision Study - Strom, attached to Ordinance 8863 as~~  
24 ~~Appendix A, is adopted as an amendment to the Highline Plan and to the Highline Area~~  
25 ~~zoning as the official zoning control for that portion of unincorporated King County defined~~  
26 ~~therein.~~

27 ~~P. The Highline Plan Revision Study - Terrace View attached to Ordinance 8922~~  
28 ~~as Appendix A, is adopted as an amendment to the Highline Plan and to the Highline area~~  
29 ~~zoning as the official zoning control for that portion of unincorporated King County defined~~  
30 ~~therein.~~

31 ((Q.)) ~~((K.))~~ J. The Sea-Tac Area Update and Area Zoning, attached to Ordinance  
32 8996 as Attachment A is adopted as an amplification and augmentation of the  
33 Comprehensive Plan ~~((and as such constitutes official county policy for the geographic~~  
34 ~~area defined therein.))~~

35 ((R)) ~~((L.))~~ K. The Burien Activity Center update policies list, attached to  
36 Ordinance 10430 as Appendix A, ~~((is adopted in its entirety to))~~ will provide future  
37 guidance to the new City of Burien government and is recognized as ~~((an amplification and~~  
38 ~~augmentation of))~~ a detailed local land use plan predating the 1994 comprehensive plan  
39 for King County and as such ~~((constitutes official county policy for the geographic area~~  
40 ~~defined therein))~~ provides historical context for zoning decisions implementing the 1994  
41 comprehensive plan.

42 ((S)) ~~((M.))~~ L. The Burien Activity Center Area Zoning attached to Ordinance  
43 10430 as Appendix B, is adopted as the official zoning control for that portion of  
44 unincorporated King County defined therein.

45 1. Amend Highline Community Plan Land use map by designating the south  
46 360 feet of tax lot 70 from Community Facilities to Neighborhood Business.

2. Amend Highline Plan Area zoning by reclassifying the south 360 feet of Tax lot 70 from Single family residential, RS-7200 to Neighborhood Business BN-P.

3. Amend Highline Community Plan Land use map by designating the northern portion of the Puget Sound Jr. High School site from Community Facility to Park and Recreation.

4. Amend Highline Plan Area zoning by reclassifying the Northern portion of the Puget Sound Jr. High School site from RS-7200 and RM-900 to RS-7200-P.

5. Both portions of Puget Sound Jr. High School site are subject to the following P-suffix conditions:

a. The existing structure on the site (the abandoned school) shall be demolished before final approval for redevelopment of any portion of the site may be granted; for the purposes of this provision "final approval" shall mean prior to commencement of construction of any commercial structure, or final plat or short plat approval for any plat or short plat for residential or commercial purposes.

b. Landscaping adjacent to existing residential areas shall meet the Type II (Visual buffer) standards of the zoning code. On street frontages, landscaping shall meet Type IV (Open Area Landscaping) standards.

c. Enclosed/roofed truck loading bays;

d. No more than four access points to the site (two for auto, two for service/delivery);

e. A transit information station on the site;

f. Bicycle racks to be provided on the site;

g. Exterior lights should be directed away from and shrouded from residential areas to minimize glare.

**M. The Highline Area Zoning attached to Ordinance 3530, as amended by Ordinance 5453, Appendix B of Ordinance 7291, Appendix B of Ordinance 8251, Appendix A of Ordinance 8822, Attachment A of Ordinance 8996, Appendix B of Ordinance 10430 is repealed in part as follows: The text and P-suffix conditions of the Highline area zoning and its amendments are hereby amended by Appendix E of Ordinance \_\_\_\_\_. The potential zoning and P-suffix designations are hereby amended by Appendix O of Ordinance \_\_\_\_\_. The zoning map of the Highline area zoning and its amendments is hereby repealed and replaced by Appendix A of Ordinance \_\_\_\_\_, in accordance with K.C.C. Title 21A. The department is hereby directed to correct the official zoning map in accordance with Appendices A and E of Ordinance \_\_\_\_\_.**

Rationale:

Clarifies the language for adopting zoning and carrying forward P-suffix conditions

December 12, 1994

Introduced By: Vance

Proposed By: DDES

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

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

Page 11, lines 33 to Page 12, line 28

Amend text as follows:

SECTION 12 Ordinance 10197 and K.C.C. 20.12.270 are each amended to read as follows:

A. The Soos Creek Community Plan Update attached to Ordinance 10197 as Appendix A, is adopted as an amplification and augmentation of the comprehensive plan for King County and as such constitutes official county policy for the geographic area defined therein.

B. The Soos Creek Community Plan Update Area Zoning, attached to Ordinance No. 10197 as Appendix B, is adopted as the official zoning control for that portion of unincorporated King County defined therein with the following Soos Creek Community Plan Update and Area Zoning recommended changes: (Attachment A to Ordinance 10336<sup>99</sup>), with an additional P-suffix condition to be applied in the Covington Master Drainage Plan area prohibiting any land uses involving hazardous waste recycling or treatment, solid waste landfills, petroleum pipelines, businesses maintaining open storage of toxic substances, and all new businesses that use or propose to use septic tank drainfield systems. ~~((repealed in part and amended in part as follows. The text and P-suffix conditions of the Soos Creek area zoning document are hereby amended by Attachment F of Ordinance \_\_\_\_\_ The zoning map of the Soos Creek area zoning document is hereby repealed and replaced by Attachment A of Ordinance \_\_\_\_\_ in accordance with K.C.C. Title 21A. The department is hereby directed to correct the official zoning map in accordance with Appendices A and F of Ordinance \_\_\_\_\_))~~

C. The King County Comprehensive Plan Map, adopted by Ordinance 7178, is amended within the Soos Creek community planning area to redesignate the transitional area, to redesignate portions of rural lands, and to redesignate portions of urban areas, as indicated on Map A attached to Ordinance 10198, as implemented by the Soos Creek Community Plan Update and Area Zoning adopted by Ordinance 10197.

D. The Soos Creek Community Plan Update Area Zoning, adopted by Ordinance 10197, Appendix B, as amended, is hereby amended by Ordinance \_\_\_\_\_ as follows: Existing zoning and potential zoning are replaced by the zoning and potential zoning contained in Appendices A and O of Ordinance \_\_\_\_\_. Existing P-suffix conditions are retained except as amended by Appendix F of Ordinance \_\_\_\_\_.

Rationale: Clarifies the language for adopting zoning and carrying forward P-suffix conditions.

December 12, 1994

Introduced By: VanceProposed By: DDES

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

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

Page 12, lines 29 to Page 13, line 21

Amend text as follows:

**SECTION 13.** Ordinance 5080 and K.C.C. 20.12.300 are each amended to read as follows:

A. The Shoreline community plan, attached to Ordinance 5080 as Appendix A, is adopted as an amplification and augmentation of the comprehensive plan for King County and as such constitutes official county policy for the geographic area defined therein.

The Shoreline community plan area zoning, attached to Ordinance 5080 as Appendix B, is adopted as the official zoning control for that portion of unincorporated King County defined therein ~~((repealed in part and amended in part as follows: The zoning map of the Shoreline area zoning document and its amendments is hereby repealed and replaced by Attachment A of Ordinance in accordance with K.C.C. Title 21A. The department is hereby directed to correct the official zoning map in accordance with Attachment A of Ordinance))~~.

B. The North City business district development guide, attached to Ordinance 6337, is adopted as an amplification of the Shoreline community plan. The purpose of the North City business district development guide is to provide recommendations for capital improvement projects and development guidelines to aid in improving the function and appearance of the North City business district ~~((and to provide guidance to the new City of Shoreline government))~~.

C. The land use plan amendment attached to Ordinance 7804 as Appendix A, is adopted as an amendment to the Shoreline community plan. An amendment to the Shoreline community plan area zoning, attached to Ordinance 7804 as Appendix B, is adopted as the official zoning control for that portion of unincorporated King County defined therein.

D. The Shoreline community plan area zoning, attached to Ordinance 5080 as Appendix B, as amended by Appendix B of Ordinance 7804, is hereby amended by Ordinance as follows: Existing zoning and potential zoning are replaced by the zoning and potential zoning contained in Appendices A and Q of Ordinance . Existing P-suffix conditions are retained by Ordinance

Rationale: Clarifies the language for adopting zoning and carrying forward P-suffix conditions.

December 12, 1994

Introduced By: Vance

Proposed By: DDES

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

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

Page 13, lines 23 to Page 14, line 7

Amend text as follows:

SECTION 14. Ordinance 7837 and K.C.C. 20.12.320 are each amended to read as follows:

A. The Vashon community plan update, together with revised local service area boundaries for sewer service, attached to Ordinance 7837 as Appendix A, is adopted as an amplification and augmentation of the comprehensive plan for King County.

B. The revised Vashon community plan area zoning, attached to Ordinance 7837 as Appendix B, as amended, is adopted as the official zoning control for that portion of unincorporated King County defined herein (~~repealed in part and amended in part as follows. The text and P-suffix conditions of the Vashon area zoning document are hereby amended by Attachment C of Ordinance . . . The zoning map of the Vashon area zoning document is hereby repealed and replaced by Attachment A of Ordinance . . . in accordance with K.C.C. Title 21A. The department is hereby directed to convert the official zoning map in accordance with Appendices A and C of Ordinance . . .~~)

C. Ordinance No. 4035, previously adopting the King County sewerage general plan, is hereby amended in accordance with Subsection A. The town of Vashon business district development guide, attached to Ordinance 6386, is adopted as an amplification of the Vashon community plan.

D. The revised Vashon community plan area zoning, attached to Ordinance 7837 as Appendix B, as amended, is hereby amended by Ordinance as follows: Existing zoning and potential zoning are replaced by the zoning and potential zoning contained in Appendices A and O of Ordinance . . . Existing P-suffix conditions are retained except as amended in Appendix G of Ordinance . . .

Rationale: Clarifies the language for adopting zoning and carrying forward P-suffix conditions.

December 12, 1994

Introduced By: VanceProposed By: DDES

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

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

Page 14, lines 8 to Page 15, line 4

Amend text as follows:

SECTION 15. Ordinance 10848 and K.C.C. 20.12.340 are each amended to read as follows:

A. The East Sammamish Community Plan Update, as revised in Appendix A' attached to Ordinance 10847, is adopted as an amplification and augmentation of the comprehensive plan for King County and as such constitutes official county policy for the geographic area defined therein.

B. The East Sammamish Community Plan Update Area Zoning, as revised in Appendix B' attached to Ordinance 10847, is adopted as the official zoning control for that portion of unincorporated King County defined therein. ~~((repealed in part and amended in part as follows: The text and P-suffix conditions of the East Sammamish area zoning document are hereby amended by Attachment H of Ordinance . . . The zoning map of the East Sammamish area zoning document is hereby repealed and replaced by Attachment A of Ordinance . . . in accordance with K.C.C. Title 21A. The department is hereby directed to correct the official zoning map in accordance with Attachments A and H of Ordinance . . .))~~

C. Ordinance 4035, previously adopting the King County Sewerage General Plan, is hereby amended in accordance with Subsection A.

D. Should any section, subsection, paragraph, sentence, clause or phrase of this section be declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portion of this section.

E. The King County Comprehensive Plan Map, adopted by Ordinance 7178, is amended within the East Sammamish community planning area to redesignate the transitional areas, to redesignate portions of rural areas, and to redesignate portions of urban areas, as indicated on the map attached to Ordinance 10847 as Map A. These designations shall be implemented by the adoption of the East Sammamish Community Plan Update and Area Zoning.

F. The East Sammamish Community Plan Update Area Zoning, as revised in Appendix B attached to Ordinance 10847, is hereby amended by Ordinance as follows: Existing zoning and potential zoning are replaced by the zoning and potential zoning contained in Appendices A and Q of Ordinance . . . Existing P-suffix conditions are retained except as amended in Appendix H of Ordinance . . .

Rationale: Clarifies the language for adopting zoning and carrying forward P-suffix conditions.

December 12, 1994

Introduced By: VanceProposed By: DDES

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

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

Page 15, lines 5 to 33

Amend text as follows:

SECTION 16. Ordinances 9110 and 9118, and K.C.C. 20.12.345 are each amended to read as follows:

A. The Snoqualmie Valley Community Plan and Area Zoning, a bound and published document attached to Ordinance 9118 as Appendix A\*, is adopted as an amplification and augmentation of the comprehensive plan for King County and as such constitutes official county policy for the geographic area defined therein.

B. Pursuant to Ordinance 7178, Section 3(D) and King County Comprehensive Plan policy PI-105; the King County Comprehensive Plan map is hereby amended as shown in Appendix A\*.

C. The King County Sewerage General Plan attached as an addendum to Ordinance 4035 is hereby amended as shown in Appendix A\* attached to Ordinance 9118.

D. Ordinance 1913, Ordinance 1992 and Ordinance 3503 which previously adopted zoning for the Snoqualmie Valley planning area are each hereby repealed.

E. The zoning and "P" suffix conditions contained in the executive proposed Snoqualmie Community Plan and area zoning for the properties shown on Attachment A and as further amended by Attachment B (~~to Ordinance 9118~~) are hereby adopted. (~~repealed in part and amended in part as follows. The text and P suffix conditions of the Snoqualmie Valley area zoning document are hereby amended by Appendix I of Ordinance. The zoning map of the Snoqualmie Valley area zoning document is hereby repealed and replaced by Attachment A of Ordinance, in accordance with K.C.C. Title 21A. The department is hereby directed to correct the official zoning map in accordance with Attachments A and I of Ordinance.~~)

F. The Snoqualmie Community Plan area zoning, Attachment A and as amended by Attachment B of Ordinance 9118 are hereby amended by Ordinance as follows: Existing zoning and potential zoning are replaced by the zoning and potential zoning contained in Appendices A and O of Ordinance. Existing P-suffix conditions are retained except as amended by Appendix I of Ordinance.

Rationale: Clarifies the language for adopting zoning and carrying forward P-suffix conditions.

December 12, 1994

Introduced By: VanceProposed By: DDES

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

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

Page 15, lines 35 to Page 16, line 35

Amend text as follows:

SECTION 17. Ordinance 6422, Ordinance 10191, Section 1, and K.C.C. 20.12.350 are each amended to read as follows:

A. The Newcastle Community Plan, attached to Ordinance 6422 as Appendix A\*, is adopted as an amplification and augmentation of the comprehensive plan for King County and as such constitutes official county policy for the geographic area defined therein.

B. The Newcastle Community Plan Area Zoning, attached to Ordinance 6422 as Appendix B\*, is ~~((repealed in part and amended in part as follows))~~ adopted as the official zoning control for that portion of unincorporated King County defined therein. ~~((The text and P-suffix conditions of the Newcastle area zoning document and its amendments set forth below are hereby amended by Appendix S of Ordinance. The zoning map of the Newcastle area zoning document and its amendments set forth below is hereby repealed and replaced by Appendix T of Ordinance. In accordance with K.C.C. Title 21A. The department is hereby directed to correct the official zoning map in accordance with Appendices S and T of Ordinance.))~~

C. Ordinance No. 4035, previously adopting the King County Sewerage General Plan, is hereby amended in accordance with K.C.C. 20.12.350A.

D. Resolution No. 31816, previously adopting area zoning for Newcastle on May 9, 1966, is hereby amended in accordance with K.C.C. 20.12.350B ~~((repealed))~~.

E. ~~((C))~~ Amendment to the Newcastle Community Plan, attached to Ordinance 7845 as Attachment A\*, is adopted as an amplification of the Comprehensive Plan for King County ~~((Newcastle Community Plan))~~. An amendment to the Newcastle Community Plan Area Zoning, attached to Ordinance 7845 as Attachment B\*, is adopted as the official zoning control for that portion of unincorporated King County defined therein.

F. The Newcastle Plan Revision Study - Primark, attached to Ordinance 10191 as Appendix A\*, is adopted as an amendment to the Newcastle Community Plan and to the Newcastle area zoning as the official zoning control for that portion of unincorporated King County defined therein.

G. The Newcastle Community Plan Area Zoning, attached to Ordinance 6422 as Appendix B, as amended by Attachment B to Ordinance 7845 is hereby amended by Ordinance as follows:  
Existing zoning and potential zoning are replaced by the zoning and potential zoning contained in Appendices A and O of Ordinance. Existing P-suffix conditions are retained except as amended by Appendix J of Ordinance.

Rationale: Clarifies the language for adopting zoning and carrying forward P-suffix conditions.

December 12, 1994

Introduced By: VanceProposed By: DDES

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

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

Page 16, lines 36 to Page 18, line 20

Amend text as follows:

SECTION 18. Ordinance 6986 and K.C.C. 20.12.360 are each amended to read as follows:

A. The Tahoma/Raven Heights Community Plan, attached to Ordinance 6986 as Appendix A, is adopted as an amplification and augmentation of the comprehensive plan for King County and as such constitutes official county policy for the geographic area defined therein.

B. The Tahoma/Raven Heights Community Plan Area Zoning, attached to Ordinance 6986 as Appendix B, is ~~((repealed in part and amended in part as follows))~~ adopted as the official zoning control for that portion of unincorporated King County defined therein. ~~((The text and P-suffix conditions of the Tahoma/Raven Heights area zoning document and its amendments set forth below are hereby amended by Attachment K of Ordinance \_\_\_\_\_ The zoning map of the Tahoma/Raven Heights area zoning document and its amendments set forth below is hereby repealed and replaced by Attachment A of Ordinance \_\_\_\_\_, in accordance with K.C.C. Title 21A. The department is hereby directed to correct the official zoning map in accordance with Attachments A and K of Ordinance \_\_\_\_\_))~~

C. Ordinance 4035, previously adopting the King County Sewerage General Plan, is hereby corrected in accordance with subsection A.

D. Ordinance 1913, previously adopting area zoning for Tahoma/Raven Heights on February 4, 1974, is hereby corrected in accordance with subsection B ~~((repealed))~~.

E. ~~((D.))~~ The King County planning division, as directed by Motion 7121, has studied the Lake Webster area of the Tahoma/Raven Heights Community Plan and Area Zoning pursuant to K.C.C. 20.12.070 - 20.12.080 and determined the need to amend the area zoning. The amendment to the area zoning as described in the Lake Webster Plan Amendment Report, attached to Ordinance 8732 as Appendix A, is consistent with the intent of the Tahoma/Raven Heights Community Plan and King County Comprehensive Plan policies. The amendment to the Tahoma/Raven Heights Area Zoning, attached to Ordinance 8732 as Appendix B, is adopted as the official zoning control for that portion of unincorporated King County defined therein.

F. The King County Comprehensive Plan map as adopted by Ordinance 7178 is hereby amended in accordance with K.C.C. 20.12.030, subsection C as follows:

The Lake Webster area as described in the Lake Webster Plan Amendment Report, attached to Ordinance 8738 as Appendix A, is designated Rural consistent with the intent of King County Comprehensive Plan policies.

G. ~~((E.))~~ The Tahoma/Raven Heights Communities Plan Amendment and Area Zoning attached to Ordinance 10200 as Appendix A are adopted as an amendment to the Tahoma/Raven Heights Communities Plan and to the Tahoma/Raven Heights Area Zoning as official zoning control for that portion of unincorporated King County defined therein.

H. The King County Comprehensive Plan Map, adopted by Ordinance 7178, is amended within the Tahoma/Raven Heights community planning area to redesignate portions of urban areas

1 to rural, as indicated on the map attached to Ordinance 10201 as Map A.\* These designations  
2 shall be implemented by the adoption of the Executive Proposed Tahoma/Raven Heights  
3 Communities Plan Amendment and Area Zoning.

4 G. The Tahoma/Raven Heights Community Plan Area Zoning, attached to Ordinance 6986  
5 as Appendix B, as amended by Appendix B to Ordinance 8732 and by Map A and Appendix A to  
6 Ordinance 10200 is hereby amended by Ordinance \_\_\_\_\_ as follows: Existing zoning and potential  
7 zoning are replaced by the zoning and potential zoning contained in Appendices A and O of  
8 Ordinance \_\_\_\_\_ . Existing P-suffix conditions are retained except as amended by Appendix K of  
9 Ordinance \_\_\_\_\_ .

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Rationale: Clarifies language for adopting zoning and carrying forward P-suffix conditions.

December 12, 1994

Introduced By: VanceProposed By: DDES

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

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

Page 18, lines 22 to Page 19, line 13

Amend text as follows:

SECTION 19. Ordinance 8848, Sections 1, 6-8, and K.C.C. 20.12.390 are each amended to read as follows:

A. The resource lands area zoning, attached to Ordinance 8848 as Appendix A, the King County Resource Lands Proposed Area Zoning, as amended by Attachment 1, which is to be made a part of Appendix A, is adopted as an amplification and augmentation of ~~((a detailed local land use plan predating))~~ the comprehensive plan in East King County and ~~((as such constitutes official county policy for the geographic area defined therein for land use, development, services and infrastructure decisions, insofar as it does not conflict with the 1994 King County Comprehensive Plan and provides historical context for zoning decisions implementing the 1994 comprehensive plan.))~~ The resource lands area zoning, attached to Ordinance 8848 as Appendix A, the King County Resource Lands Proposed Area Zoning, as amended by Attachment 1, which is to be made a part of Appendix A, is adopted as the official zoning control for that portion of unincorporated King County shown on the maps on pages 9-37 and pages 83-119 of Appendix A: The King County Resource Lands: Proposed Area Zoning. ~~((The zoning map of the resource lands area zoning document is hereby repealed and replaced by Attachment A of Ordinance \_\_\_\_\_, in accordance with K.C.C. Title 21A. The department is hereby directed to correct the official zoning map in accordance with Attachment A of Ordinance \_\_\_\_\_))~~

B. The resource lands area zoning is further adopted as the official zoning control for the designated resource areas of unincorporated King County in Soos Creek, Northshore and Lower Green River until such time as those community plans are next reviewed and updated.

C. The resource lands area zoning, adopted by Ordinance 8848, is hereby amended by Ordinance \_\_\_\_\_ as follows: Existing zoning and potential zoning are replaced by Appendices A and O of Ordinance \_\_\_\_\_. Any existing P-suffix conditions are retained by Ordinance \_\_\_\_\_.

Rationale: Clarifies the language for adopting zoning and carrying forward P-suffix conditions.

December 12, 1994

Introduced By: Vance

Proposed By: DDES

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

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

Page 19, lines 15 to Page 20, line 7

Amend text as follows:

SECTION 20. Ordinance 9499 and K.C.C. 20.12.440 are each amended to read as follows:

A. The Enumclaw community plan and area zoning attached to Ordinance 9499 is adopted as an amplification and augmentation of the comprehensive plan for King County and as such constitutes official county policy for the geographic area defined therein.

~~((B.)) The Enumclaw Area Zoning text and maps constitute an official control for the geographic area defined herein. ((The text and P-suffix conditions of the Enumclaw area zoning document are hereby amended by Attachment L of Ordinance . . . The zoning map of the Enumclaw area zoning document is hereby repealed and replaced by Attachment A of Ordinance . . . in accordance with K.C.C. Title 21A. The department is hereby directed to correct the official zoning map in accordance with Attachments A and L of Ordinance . . .))~~

B. The King County Comprehensive Plan map, adopted by Ordinance 7178 is amended within the Enumclaw community planning area to redesignate portions of the forest production district as rural area, as discussed in Exhibit A" and as indicated on the map attached hereto as Exhibit B." These designations shall be implemented by the adoption of the Enumclaw Community Plan and Area Zoning.

C. The King County Comprehensive Plan map, adopted by Ordinance 7178 is amended within the Enumclaw community planning area to redesignate portions of the rural area as forest production district, as discussed in Exhibit A" and as indicated on the map attached hereto as Exhibit B." These designations shall be implemented by the adoption of the Enumclaw Community Plan and Area Zoning.

D. The Enumclaw Community Plan Area Zoning attached to Ordinance 9499 is hereby amended by Ordinance as follows: Existing zoning and potential zoning are replaced by the zoning and potential zoning contained in Appendices A and O of Ordinance . Existing P-suffix conditions are retained except as amended by Appendix L of Ordinance .

Rationale: Clarifies language for adopting zoning and carrying forward P-suffix conditions.

December 12, 1994

Introduced By: VanceProposed By: DDES

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

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

Page 20, lines 8 to 18

Amend text as follows:

~~NEW SECTION. SECTION 21. There is hereby added to K.C.C. 20.12 a new section to read as follows:~~

~~Area Zoning and Area Zoning P-Suffix Conditions for West Hill Community Plan Area. The text and P-suffix conditions of the West Hill area zoning document are hereby amended by Attachment M of Ordinance \_\_\_\_\_. The zoning map of the West Hill area zoning document is hereby repealed and replaced by Attachment A of Ordinance \_\_\_\_\_ in accordance with K.C.C. Title 21A. The department is hereby directed to correct the official zoning map in accordance with Attachments A and M of Ordinance \_\_\_\_\_.~~

Ordinance 11166 and K.C.C. 20.12.337 are each amended to read as follows:

A. The West Hill Community Plan and Area Zoning, a bound and published document (Attachment I), as revised in the Attachments hereto enumerated below is adopted as an amplification and augmentation of the Comprehensive Plan for King County and as such constitutes official county policy for the geographic area of unincorporated King County defined therein:

- Attachment II. West Hill Community Plan and Area Zoning Matrix (November 2, 1993)
- Attachment III. Amendment to West Hill Policy #21 (October 29, 1993)
- Attachment IV. Revised Chapters X (Implementation) XI (Proposed Area Zoning) with Revised Area Zoning Map (October 29, 1993).

B. The West Hill Community Plan Area Zoning adopted in Ordinance 11116 is amended by Ordinance \_\_\_\_\_ as follows: Zoning and potential zoning are amended by the zoning and potential zoning contained in Appendices A and O of Ordinance \_\_\_\_\_. Existing P-suffix conditions are retained except as amended by Appendix M of Ordinance \_\_\_\_\_.

Rationale: Clarifies the language for adopting zoning and carrying forward P-suffix conditions.