

*EIS ADDENDUM*

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King County Comprehensive  
Plan Development Regulations

King County Department of  
Development & Environmental  
Services

December, 1994

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# Fact Sheet

**Action Sponsor & Lead Agency:** King County Department of Development & Environmental Services  
3600 136th Place S.E.  
Bellevue, WA 98006

**Proposed Action:**

The proposed action consists of adoption of new and amended development regulations to implement the 1994 King County Comprehensive Plan in conformance with the requirements of the Growth Management Act. These regulations, which comprise the initial step in King County's program to implement the Comprehensive Plan, consist of the following elements:

1. applying appropriate zoning to individual parcels of land to bring them into compliance with the Comprehensive Plan map and policies; zoning will be applied through adoption of official zoning controls and a zoning atlas; these documents depict: (1) underlying zoning, i.e., the conversion of existing zoning classifications (based on Title 21) to classifications in Title 21A, which was adopted in June 1993, using a table contained in Title 21A indicating equivalent zones; (2) potential zoning (where not removed by the proposed action); and (3) a notation of P-suffix zoning conditions where applicable;
2. area-wide rezoning of land to implement the Urban Growth Area designation contained in the 1994 Comprehensive Plan. Elements of this action include:
  - removing Growth Reserve zoning on most lands within the UGA unless the applicable community Plan did not apply underlying urban zoning (e.g. Soos Creek);
  - applying new rural zoning designations to lands redesignated rural in the 1994 Comprehensive Plan land use map and Urban Growth Area;
  - applying appropriate zoning to lands within the Rural Cities' expansion areas;

- rezoning of commercial properties to correspond to Comprehensive Plan and Title 21A commercial land use designations; and
  - applying appropriate zoning to Resource Lands -- e.g. mining sites, agriculture and forestry -- identified on the Comprehensive Plan map;
3. adoption and technical amendments to the text of the zoning code (Title 21A, including the sensitive areas regulations) and subdivision code (Title 19) to be consistent with and implement 1994 Comprehensive Plan policies;
  4. adoption and technical amendments to King County Code titles dealing with surface water management (Title 9), water quality (Title 8), sewer and water utilities (Title 13), clearing and grading (Title 16), and fire code (Title 17) to be consistent with and implement 1994 Comprehensive Plan policies;
  5. adoption and amendment to Title 20, specifying King County's planning and zoning processes to bring them into conformance with the planning system described in the 1994 Comprehensive Plan (Title 20);
  6. adoption of Title 14, including a concurrency management system, a revised mitigation payment system for transportation, and intersection levels of service standards, and adoption of fees (Title 27), to be consistent with and implement 1994 Comprehensive Plan policies;
  7. pursuant to direction in the Comprehensive and Title 21A, removal/replacement of P-suffix conditions in existing community plans where they implement Comprehensive Plan policies and are addressed in existing or new regulations, or retention of P-suffix conditions until they are addressed in subsequent regulations;

8. readoption without amendment of Title 25 (Shorelines), Title 23 (Enforcement), and Title 7 (Parks) as development regulations pursuant to the GMA; and
9. adoption of a timeframes ordinance establishing target time periods for actions on development permit applications and specifying requirements for complete permit applications (revising Titles 16, 19, 21A and 25), in conformance with ESHB 6339.

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**Licenses/Permits  
Required:** Adoption of development regulations by ordinance by the  
Metropolitan King County Council.

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**Location of Background  
Data:** Planning & Community Development Division  
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# King County Comprehensive Plan Development Regulations EIS Addendum

## **I. Summary of Proposed Action**

The proposed action consists of adoption of new and amended regulations to implement the 1994 King County Comprehensive Plan and as development regulations in conformance with the requirements of the Growth Management Act. These regulations, which comprise the initial step in King County's program to implement the Comprehensive Plan, consist of the following elements:

1. applying appropriate zoning to individual parcels of land to bring them into compliance with the Comprehensive Plan map and policies; zoning will be applied through adoption of official zoning controls and a zoning atlas; these documents depict: (1) underlying zoning, i.e., the conversion of existing zoning classifications (based on Title 21) to classifications in Title 21A, which was adopted in June 1993, using a table contained in Title 21A indicating equivalent zones; (2) potential zoning (where not removed by the proposed action); and (3) a notation of P-suffix zoning conditions where applicable;
2. area-wide rezoning of land to implement the Urban Growth Area designation contained in the 1994 Comprehensive Plan. Elements of this action include:
  - removing Growth Reserve zoning on most lands within the UGA unless the applicable community Plan did not apply underlying urban zoning (e.g. Soos Creek);
  - applying new rural zoning designations to lands redesignated rural in the 1994 Comprehensive Plan land use map and Urban Growth Area;
  - applying appropriate zoning to lands within the Rural Cities' expansion areas;
  - rezoning of commercial properties to correspond to Comprehensive Plan and Title 21A commercial land use designations; and
  - applying appropriate zoning to Resource Lands -- e.g. mining sites, agriculture and forestry -- identified on the Comprehensive Plan map;

3. adoption and technical amendments to the text of the zoning code (Title 21A, including the sensitive areas regulations) and subdivision code (Title 19) to be consistent with and implement 1994 Comprehensive Plan policies;
4. adoption and technical amendments to King County Code titles dealing with surface water management (Title 9), water quality (Title 8), sewer and water utilities (Title 13), clearing and grading (Title 16), and fire code (Title 17) to be consistent with and implement 1994 Comprehensive Plan policies;
5. adoption and amendment to Title 20, specifying King County's planning and zoning processes to bring them into conformance with the planning system described in the 1994 Comprehensive Plan (Title 20);
6. adoption of Title 14, including a concurrency management system, a revised mitigation payment system for transportation, and intersection levels of service standards, and adoption of fees, to be consistent with and implement 1994 Comprehensive Plan policies;
7. pursuant to direction in the Comprehensive and Title 21A, removal/replacement of P-suffix conditions in existing community plans where they implement Comprehensive Plan policies and are addressed in existing or new regulations, or retention of P-suffix conditions until they are addressed in subsequent regulations;
8. readoption without amendment of Title 25 (Shorelines), Title 23 (Enforcement), and Title 7 (Parks) as development regulations pursuant to the GMA; and
9. adoption of a timeframes ordinance establishing target time periods for actions on development permit applications and specifying requirements for complete permit applications (revising Titles 16, 19, 21A and 25), in conformance with ESHB 6339.

These actions are described further below.

The proposed action is a non-project action does not itself involve direct changes to the use of land. The proposal will, however, provide a framework that is intended to guide future planning, development and construction of capital facilities consistent with the policies and land use pattern of the 1994 Comprehensive Plan.

This EIS Addendum builds upon the analysis contained in prior environmental documents prepared for the 1994 King County Comprehensive Plan. The environmental analysis contained in the Draft and Final SEISs (July 1994 and

November 1994, respectively) for the King County Comprehensive Plan are hereby adopted and incorporated by reference. Previous environmental documents prepared for the revised zoning ordinance (Title 21A) are also hereby adopted and incorporated by reference. In general, environmental impacts associated with development regulations will be same as the effects as the Comprehensive Plan's policies themselves to the extent that the regulations are consistent with and implement the policies. This Addendum does not identify any significant environmental impacts that were not identified and evaluated in previous environmental documents.

## **II. Growth Management Act Planning Framework & King County Adoption Process**

### **Growth Management Act Requirements**

The Growth Management Act (GMA) establishes an overall framework for local comprehensive planning. The GMA's planning goals identify key concerns (e.g. reducing sprawl, protecting the environment, providing services and facilities cost-effectively, involving citizens in decisions, etc.) that must be addressed in local plans. Statutory requirements include specific elements or chapters that must be included in plans -- such as land use, housing, transportation and capital facilities -- and approaches to particular issues (e.g. calculating and imposing impact fees). A detailed analysis of the consistency between Comprehensive Plan policies and GMA requirements is contained in the Draft SEIS for the Comprehensive Plan (King County, 1994).

The GMA also requires consistency between comprehensive plan policies and development regulations adopted to implement the plan. This EIS Addendum evaluates the consistency between Comprehensive Plan policies and proposed development regulations.

### **Countywide Planning Policies**

Countywide Planning Policies (CPPs) were initially adopted by the Metropolitan King County Council on an interim basis in July, 1992. The CPPs recommended an interim urban growth area (IUGA) to be used by cities and the County as a tool for planning. The King County Council established the IUGA by ordinance in October, 1993. Revised policies, and a revised UGA, were adopted by the Growth Management Planning Council (GMPC) in May, 1994. The County Council adopted the CPPs in August, 1994 and they were ratified by the cities on November 4, 1994. The policies provide more detailed policy guidance for local plans on the following topics: critical areas, rural areas, land use, affordable

housing, contiguous and orderly development, economic development and finance. Local plans must be consistent with the framework created by the CPPs. A detailed analysis of the consistency between Comprehensive Plan policies and the CPPs is contained in the Draft SEIS for the Comprehensive Plan (King County, 1994)

## **King County Comprehensive Plan**

King County's 1994 Comprehensive Plan was adopted by the Metropolitan King County Council on November 19, 1994. The Council's action followed more than two years of intensive study, debate and public involvement. The 1994 Comprehensive Plan replaced a plan adopted in 1985.

Consistent with the GMA, the 1994 Comprehensive Plan contains elements that address: the plan's overall "vision" for King County and the region; urban land use; rural land use; economic development; housing; natural resource lands; the natural environment; facilities and services; transportation; parks and recreation; cultural resources; energy and communications; and planning and implementation. Please see the detailed description of the elements of the Comprehensive Plan and King County's plan adoption process contained in the Comprehensive Plan Draft SEIS (King County, 1994).

As noted in the Draft SEIS, the 1985 Comprehensive Plan contained many elements of the planning system required by the GMA. The 1994 Comprehensive Plan does not represent a radical change to prior land use planning concepts or designations; while it is an evolution of planning based on GMA mandates, it is also based upon the foundation contained in prior adopted plans. Similarly, King County had adopted over time a comprehensive program of development regulations to implement its prior (1964 and 1985) comprehensive plans. As a result, many of the changes required to implement the 1994 Comprehensive Plan are technical or minor in nature and adapt existing programs to the specific requirements of the GMA, the CPPs or specific Comprehensive Plan policies.

## **Implementation**

The GMA requires that local governments adopt development regulations that are consistent with and will implement the Comprehensive Plan's policies. This EIS Addendum evaluates the consistency between adopted policies and proposed development regulations and associated environmental impacts.

The Planning and Implementation element of the 1994 Comprehensive Plan generally describes the range of actions that King County will follow to put the

Plan into effect. These actions include subarea and neighborhood planning; joint planning with other governments; functional planning (e.g. for services and facilities); land use regulations, including zoning, subdivision regulations and incentives; and measuring the progress of the plan through establishing and monitoring benchmarks.

***Phased Implementation.*** King County's actions to implement the 1994 Comprehensive Plan will occur in phases. The regulations that are the subject of this EIS Addendum comprise the initial actions required to implement the plan, achieve consistency between 1994 Comprehensive Plan policies and development regulations, and to comply with the requirements of the Growth Management Act. In general, Comprehensive Plan policies that are directive and mandatory and use the words "shall" and "will" indicate the range of actions that must be taken to achieve consistency between plan policies and regulations.

Other actions to implement the plan that could occur in the future may include a variety of planning and regulatory activities. These could involve plans or regulations to implement discretionary policies, adoption of subarea plans (e.g. watershed or basin plans, functional plans (e.g. for services and facilities), capital improvement programs, and subarea or neighborhood plans for portions of King County (e.g. plans for joint planning areas or potential annexation areas). Other regulatory initiatives -- including regulatory reform, updating of the Surface Water Design Manual, additional Transportation Demand Management (TDM) measures, administrative rules, etc. will also be proposed. All actions to implement the Comprehensive Plan will be subject to environmental review pursuant to SEPA.

## **Public Involvement and Council Review Process**

A package of draft regulations was distributed in October, 1994 to individuals, groups and other "stakeholders" with an identified interest in King County issues for review and comment in the fall of 1994. Three public meetings were held in October and 4 meetings November to discuss the proposed changes to development regulations. After consideration of public comments on the draft, a package of proposed regulations to implement the adopted Comprehensive Plan's policies and land use designations was transmitted to the King County Council in November.

Also in November, formal public notice was given announcing public hearings and making all proposed regulations available to the public. Notification letters were mailed to more than 187,000 property owners in King County. These letters identified the existing and proposed zoning for each parcel; summarized the reasons for the new zoning; and provided a zone conversion table (from Title 21A). Rezone request forms were also made available. A toll-free, 24-hour zoning information "hot line" was also established. Property owners with

questions could contact knowledgeable King County staff members to answer questions about specific parcels.

Following public hearing(s) and deliberation, the Council is scheduled to adopt the initial implementation package in mid-December, 1994.

### **III. Description of The Proposed Action**

This section of the Addendum summarizes the regulatory changes and map revisions that are proposed to achieve consistency with and implement the 1994 Comprehensive Plan. Changes include revisions and additions to King County Code Titles addressing zoning, environmentally sensitive areas, planning, subdivisions, fire hydrants, transportation (concurrency, levels of service and mitigation permit fees), water quality, surface water management, sewer and water utilities, clearing and grading, and permit timeframes. Map changes are intended to apply the land use designations of the Comprehensive Plan map.

The section is organized by King County Code Title and briefly describes the substance of the proposed changes. Only substantive changes are included. Minor wording changes, citations to the Growth Management Act or 1994 Comprehensive Plan, references to new planning processes (e.g. subarea plans replacing community plans), changes in terminology to reflect the 1994 Comprehensive Plan, renumbering of/citations to other code sections, repealers, and similar minor/technical revisions are not included in the summary.

#### **A. Regulatory Changes**

##### **Title 21A -- Zoning Ordinance**

###### ***Transition to Title 21A (KCC 21A.01)***

- States as a general rule that the outright or potential zoning applied shall be consistent with the Comprehensive Plan. Adopted community plans, where they do not conflict with the comprehensive Plan, may be used to provide additional guidance for resolving zoning map conflicts.
- Amends the zone conversion table to reflect that the Comprehensive Plan must be considered when applying the general criteria of the table.
- Calls for removal of P-suffix conditions applied through community plans where they are not consistent with Comprehensive Plan policies or have been replaced by standards in Title 21A. P-suffix conditions which do not conflict with Comprehensive Plan policies but are not adequately addressed in Title

21A shall be carried over intact for consideration by the County Council in 1995.

- Removes the requirement to create a neighborhood design review program prior to implementing the density bonus provisions of KCC 21A.38 and repeals the requirement to establish a Minimum Density Advisory Committee, in recognition that these actions have been accomplished;

***Conformity with Title (KCC 21A.02)***

- Exempts temporary uses or activities during emergencies from the provisions of the zoning code.

***Zoning and Map Designations (KCC 21A.04)***

- Adds a 60-acre minimum lot size designation for the Agricultural (A) designation.
- Adds a 20-acre minimum lot size designation to the Rural Area (RA) designation.

***Rural Area Zone (KCC 21A.04)***

- Identifies RA-10 as appropriate for Rural Farm Districts designated by the Comprehensive Plan; identifies RA-20 as appropriate for Rural Forest Districts designated by the Comprehensive Plan.

***Urban Reserve Zone (KCC 21A.04)***

- Adds criteria for use of the Urban Reserve zone limiting it to comprehensive plan designations of areas/properties where detailed plans for urban uses/densities have not been completed, or when the area has been designated as a site for an Urban Planned Development.

***Residential Zone (KCC 21A.04)***

- Applies R-1 zone to properties with area-wide environmental constraints where clustering is required.

***Map Designations (KCC 21A.04)***

- Requires that P-suffix conditions and special district overlays be noted on the official zoning map and identifies where detailed information on P-suffix conditions can be found other than on the official zoning map.

***Definitions (KCC 21A.06)***

- Adds new definitions for accessory use; channel relocation and stream meander areas; emergency; historic resource inventory; interlocal agreement; joint use driveway; mitigation banking; and SITUS file.

- Revises definitions of permitted accessory uses (includes greenhouses); family (includes groups of 2 or more disabled, unrelated residents, protected by Federal Housing Act, living together as a single housekeeping unit); flood hazard areas (includes areas subject to stream meander); heavy equipment (adds truck repair for trucks under 10,000 pounds); isolated wetlands (less than 5,000 square feet (excluding buffers) located in the Urban Area); wetlands (includes new criteria for Class 1 and 2 wetlands within the Urban Area).

***Development Conditions/Use Charts (KCC 21A.08)***

- Prohibits or limits recreation/cultural land uses in some Rural Area zones and in designated Rural Farm or Rural Forest Districts.
- Permits day care as a service use accessory to public housing.
- Limits junior and senior high schools outside the UGA to those that do not require sewers unless no alternative technology exists
- Prohibits churches in the RA-10 and RA-20 zones.
- Restricts utility offices and fire stations in Rural Area zones unless no feasible alternative location exists.
- Limits industrial uses that require conditional or special use permits for I-zoned sites outside the UGA; excludes certain manufacturing uses from the RA-10 and RA-20 zones; and subjects other uses to the provisions of the Rural Industrial District Overlay.
- Permits mining in the Forest zone subject to periodic review requirements and minimum distance requirements (1/4 mile from any zone other than F).
- Adds clearing limits for RA zones.

***Residential Zone Densities and Dimensions (KCC 21A. 12)***

- Adds density and dimensional standards for the RA-20 zone; modifies impervious surface requirements for RA zones based on lot size.
- Revises setback standards for 3-or-more lot developments abutting R-1 through R-8, RA and UR zones.
- Modifies maximum building coverage on lots smaller than 15,000 square feet.
- Provides setback standards between vehicle access points on joint use driveways and garages, carports and fenced parking areas (26 feet minimum).



- Requires clustering in the R-1 zone away from sensitive areas and creation of a permanent open space tract on at least 50 percent of the site.
- Adds clearing limits for the RA zone.

***Density Calculations (KCC 21A.12)***

- Provides full credit when calculating density for sensitive areas, including streams and wetlands and their buffers.

***Historic Resources (KCC 21A.14)***

- Provides greater discretion to "expand" development standards (i.e., to require greater limitations) to preserve the aesthetic, visual and historic integrity of historic resources from impacts of development on adjacent properties.
- Requires review consistent with Historic Preservation requirements for sites listed on the King County Historic Resource Inventory.

***Clustered Development (KCC 21A.14)***

- Requires that open space tracts created through clustering in the R-1 zone be located to create urban separators and greenbelts --required by the Comprehensive Plan, subarea plan or functional plan -- to connect and increase protective buffers for environmentally sensitive areas, to connect and protect wildlife habitat corridors designated by the Comprehensive Plan, and to connect existing or planned public parks or trails.
- Limits clearing for lots located within urban separators or greenbelts.

***On-Site Recreation (KCC 21A.14)***

- Allows storm water runoff tracts to be credited for up to 50 percent of on-site recreational requirements subject to specified criteria.
- Provides for payment of a fee, at King County's discretion, in lieu of provision of on-site recreational space

***Wildlife Habitat Corridors (KCC 21A.14)***

- Requires provision of habitat corridors for development located within any portion of the wildlife habitat network designated in the Comprehensive Plan.
- Establishes a minimum width of 150 feet at any point and 300 feet wherever possible.
- Includes design standards to connect to off-site sensitive areas, open space or habitat.
- Limits clearing for lots created within urban separators or greenbelts.

#### ***Landscaping (KCC 21A.16)***

- Permits the director of DDES to waive or modify landscaping standards (using design guidelines in a subarea plan if adopted) for uses located in rural towns or rural business centers if deemed necessary to maintain the historic character of the area.
- Applies landscaping requirements for detached dwellings developed on common property at a density of 12 dwelling units per acre or greater.

#### ***Access/Parking Standards (KCC 21A.18)***

- Specifies that TDM actions shall be considered when determining demand.
- Permits the director of DDES to waive or modify parking standards at the request of a proponent (using design guidelines in a subarea plan if adopted) for uses located in rural areas or resource production districts if deemed necessary to maintain the historic character of the area.
- Requires ride-share parking be provided for hospitals, high schools, vocational schools, universities and specialized schools.
- Requires bicycle access (as well as pedestrian access) within and onto sites in designated activity centers, community business centers and neighborhood business centers (except for single detached residential buildings).
- Requires non-motorized links between cul-de-sacs or groups of buildings in residential developments.
- Reduces (from 900 to 660 feet) the length of blocks that require crosswalks; deletes requirement for raised crosswalks or speedbumps.
- Requires location of parking lots in activity centers and community or neighborhood centers at the rear or sides of buildings when feasible.

#### ***Mining Activities (KCC 21A.22)***

- Applicable noise standards for operations will be those required by King County Noise Ordinance or as required by project-specific SEPA mitigation, whichever is more stringent.

#### ***Sensitive Areas (KCC 21A.24)***

- Add protection from avalanche and prevention of cumulative adverse impacts to ground water as purposes of the ordinance.

- Provides a discretionary administrative modification or waiver process from sensitive area requirements for Class 3 wetlands, Class 3 streams and steep slope hazard areas within the Urban Growth Area, subject to specified criteria.
- Requires that agricultural activities exempt from the ordinance have been in "continuous" existence since 1990 and defines continuous.
- Extends the exemption for replacement, repair, etc. of electric facilities to those located in existing, developed utility corridors.
- Exempts enhancement or restoration of degraded wetlands to maintain or improve wetland functions from the ordinance subject to a management plan.
- Allows mitigation banking for unavoidable adverse impacts to wetlands by public agencies or utilities. Contemplates expansion of mitigation banking to private development projects after demonstration of their effectiveness.
- Removes the public hearing and Council action requirement for the exception process and allows a public hearing upon request.
- Provides an opportunity for property owners to challenge DDES's verification of the presence of a sensitive area.
- Limits placement of structures within channel relocation and stream meander areas.
- Exempts slopes of 40 percent or steeper with a vertical elevation of up to 20 feet if no adverse impact will result (based on a geotechnical report).
- Permits isolated Class 3 wetlands and grazed wet meadow buffer areas to be used for regional retention/detention facilities subject to the requirements of the Surface Water Design Manual.
- Permits wetland enhancement (not associated with a development proposal) part to occur subject to a plan for design, implementation, maintenance and monitoring.
- Permits minor wetland restoration for fish habitat enhancement subject to specified criteria.
- Modifies wetland alteration standards to require that replaced or enhanced wetlands be located within the same drainage basin.
- Requires that mitigation sites be located to alleviate wildlife habitat fragmentation.

***Services and Utilities (KCC 21A.28)***

- Specifies that development proposals for building permits, plats, short plats, UPDs and lot line adjustments include a certificates of water and sewer availability and transportation concurrency.
- Adds short plats to the development applications that must demonstrate adequate sewage disposal systems.
- Specifies that Urban Planned Developments and mobile home parks must meet the code's school concurrency standard.
- Requires that school districts annually submit a capital facilities plan, 6-year enrollment projections, service standards, an inventory and evaluation of district facilities, and capacity for the next 6 years. If there is a deficiency, the district must include a plan and funding sources for achieving its standard of service.
- Establishes a school technical review committee to review school district capital facility plans subject to specified criteria; identifies a plan amendment process to adopt school district plans as part of the Comprehensive Plan; and provides recommendations to the County Executive and to the County Council for Comprehensive Plan land use element changes (e.g. mandatory phasing) if concurrency cannot be achieved within a district.

***Transfer of Density Credits (KCC 21A.36)***

- Eliminates the community plan designation requirement as a prerequisite for density transfers.

***Special District Overlays (KCC 21A. 38)***

- Establishes a rural industry special overlay district to provide standards for industrial development in rural areas; standards address setbacks, building design/materials, landscaping, buffering, and signs.
- Deletes requirement for retaining significant trees in office/research park special overlay districts.
- Clarifies that UPD districts may be created by the Comprehensive Plan.

***Vesting (KCC 21A.40)***

- Considers special use permits with completed applications vested under zoning and other land use controls in effect as of the date of submittal.

***Notice (KCC 21A.40)***

- Provides for posting a single notice board for a project which may include a SEPA threshold determination.

***Impact Fees (KCC 21A. New Section)***

- Assesses impact fees on behalf of schools on all new dwelling units in districts participating in King County's impact fee program. (Codifies existing program) Fees must be reasonably related to the impact caused by the development and not exceed a proportionate share of the cost of system improvements reasonably related to the development. Bases the fee on capital facility plans submitted by school districts. Describes how/when fees are calculated and collected; provides for exceptions, adjustments and appeals; provides for exemption or reductions for low or moderate income housing. Directs the division to adopt rules for administering the program and that encourage construction of low/moderate income housing in private developments

***Commercial Site Development Permits (KCC 21A. New Section)***

- Provides an optional site plan review process for commercial development; development standards may be applied to the site as a whole rather than lot by lot; permits phasing. Includes application requirements and review procedures.

## **Title 20 -- Planning and Zoning**

***Comprehensive Planning & Zoning (KCC 20.12)***

- Adopts Title 20 to implement the King County Comprehensive Plan pursuant to the Growth Management Act.
- Limits comprehensive plan amendments to once per calendar year.
- Requires subarea and neighborhood plans to be consistent with and implement the Comprehensive Plan; defines "neighborhoods" as generally comprising less than 2 square miles.
- Redefines "comprehensive plan" to be consistent with the Growth Management Act.
- Defines "functional plans" (i.e. detailed/action plans for facilities and services or governmental activities), requires that they be consistent with the Comprehensive Plan, and specifies their contents (service levels, standards, financing methods) and use (scheduling facilities and services through capital improvement programs); provides that functional plans are not part of the

Comprehensive Plan's capital facilities element. Does not adopt functional plans predating the Comprehensive Plan and provides that Comprehensive Plan policies will apply in the event of any conflicts.

- Provides that adopted community plans will remain in effect until revised to be consistent with the Comprehensive Plan. The Comprehensive Plan will govern in the event of any conflict between policies and land use designations, and will also apply in cases of applicable policies that do not conflict.
- Adopts the Comprehensive Plan land use atlas as the official land use map as required by the GMA; adopts the official zoning controls and zoning atlas to comply with the requirements of the Comprehensive Plan and Title 21A.
- Repeals and/or amends (in whole or in part) the area zoning documents (maps, text and P-suffix conditions) of the following community plans: Bear Creek; Federal Way; Northshore; Highline; Burien Activity Center; Soos Creek; Shoreline; Vashon; East Sammamish; Snoqualmie Valley; Newcastle; Tahoma/Raven Heights; Enumclaw; and West Hill. Also amends the Resource Lands area zoning. Provides new zoning maps for all repealed/amended unincorporated community plan areas. See Appendix C for a summary of proposed retention or deletion of P-suffix conditions.
- Directs the Executive in consultation with the Council to develop a process for land use plan and map amendments, subject to specified criteria for timing of amendments, coordination with the budget process, and maintaining consistency between the plan and regulations.
- Provides regulations for the 4-to-1 program for adding up to 4,000 acres of land to the UGA in exchange for dedicating permanent open space at a 4:1 ratio; includes criteria for location, density, and land uses.
- Requires identification of financial costs and public benefits associated with comprehensive plan updates or amendments and subarea plans.
- Directs the hearing examiner that in cases of conflict between the Comprehensive Plan and a community, subarea or neighborhood plan, the Comprehensive Plan shall govern.
- Adds periodic review of mining operations and appeals from DDES director decisions as within jurisdiction of hearing examiner
- Adds provision for modifying zoning standards to protect historic resources from impacts of development on adjacent properties.

## **Title 19 -- Subdivision Code**

- Adopts Title 19 relating to subdivision of land to implement the King County Comprehensive Plan pursuant to the Growth Management Act.
- Requires platting/short platting for lands that were previously segregated into the maximum number of parcels (*KCC 19.08*).
- Provides that substandard lots created by testamentary provision may be conveyed but must meet the standards of the zoning code (e.g. through boundary line adjustment) before they can be developed (*KCC 19.08*).
- Requires that all final plats and all restrictive covenants in Rural Areas be consistent with county policy and Title 21A (*KCC 19.08*).
- Adds certificates of transportation concurrency and sewer and water availability to requirements for a complete application.
- Requires a certificate of future connection be submitted with a final plat when direct service is not provided by a purveyor.
- Permits private streets if they are consistent with County road standards, the Comprehensive Plan, and if determined appropriate by DDES (*KCC 19.24*).
- Permits DDES to modify existing standards and conditions or to require additional standards and conditions to implement the subdivision code, maintain compatibility between uses of property, and preserve the public health, safety, morals and general welfare (*KCC 19.24*).
- Requires pedestrian access, where feasible, from short plats and existing or future parks, schools or road with transit services (*KCC 19.26*).

*Note that the great majority of revisions to Title 19 are technical in nature and change the name of the administering agency and official (DDES/department/director instead of BALD/division/manager).*

## **Title 17 -- Fire Hydrants**

- Adopts Title 17 to implement the King County Comprehensive Plan pursuant to the Growth Management Act.
- Adds exemptions for plats and short plats located outside the UGA designated by the 1994 Comprehensive Plan developed at a density of 5 acres per dwelling unit or greater; clustered developments outside the UGA with lots under

35,000 square feet if density is no greater than 5 acres per dwelling unit; and stables and riding arenas located outside the UGA (*KCC 17.08*).

- Requires execution of a covenant to not protest annexation to a water district or formation of a ULID for installation of fire hydrants except plats/short plats exempted by the above provision of if located outside a UGA (*KCC 17.08*).

## **Title 16 -- Clearing & Grading**

- Adopts Title 16 to implement the King County Comprehensive Plan pursuant to the Growth Management Act.
- Amends the purpose statement to be consistent with policy direction in the Comprehensive Plan. The purpose statement for regulating grading activities is clarified to include protection of long-term agricultural production in addition to forestry and mining (*KCC 16.28*).
- Limits exemption for small amounts of clearing, fills or excavations in open space tracts; further limits exemption for special forest practices to areas outside of F-zoned areas and outside rural cities, towns and neighborhoods (*KCC 16.82*).
- Requires that clearing and grading applications indicate location of all cleared areas and open space tracts and total area cleared as a percentage of total site area (*KCC 16.82*).
- Specifies that clearing under Class IV forest practices must meet clearing standards (*KCC 16.82*).
- Revises clearing standards for sensitive areas (includes critical drainage area designations identified by adopted administrative rule); outside sensitive areas (adds maximum clearing standard of Title 21A.12); and limits uses within uncleared areas placed in open space tracts to timber harvest in accordance with a management plan approved by DDES, passive recreation (up to 8 percent of the tract), utilities and utility easements (including drainage facilities, and within or adjacent to existing easements where possible)), and removal of dangerous or damaged trees (*KCC 16.82*).
- Provides conditions for clearing or grading for utilities or public facilities within Agricultural Production Districts, including lack of feasible alternatives, timing to minimize impacts to agricultural practices, and location of facilities to minimize disruption (*KCC 16.82*).



## **Titles 14 & 27 -- Transportation**

- Adopts Title 14 to implement the King County Comprehensive Plan pursuant to the Growth Management Act.
- Identifies components of the "integrated transportation system" to include transportation concurrency management (TCM), mitigation payment system (MPS), and intersection standards (IS) and includes definitions.

*Note that all citations are to Title 14 except where indicated otherwise. All provisions are new sections.*

### ***Transportation Concurrency Management (TCM)***

- Requires a concurrency test, prior to application for development approval, to determine if adequate capacity exists to meet level of service standards. A certificate of concurrency is issued for projects that pass the test; applications are considered based on the date of receipt. The certificate represents a reservation of transportation system capacity that corresponds to the proposal. The reservation expires if a development application is not submitted within 90 days. For proposals that fail the test, development units may be "encumbered" (i.e., provisionally set aside) for 90 days to enable amendment of the application to reduce the need for transportation facilities (e.g. through reduction of units, reduction of trips, or phasing of development).
- Specifies developments that are exempt from concurrency: vested projects, projects categorically exempt from SEPA, permit renewals, expansions of previously disclosed project phases.
- Establishes level of service standards for Transportation Service Areas, using Transportation Adequacy Measures (TAMs) and average volume-to-capacity (V/C) ratios for "zones." The TAM consists of a weighted average level of service on all roads serving the zone (note that the concurrency management system uses small-area zones that are also used for the mitigation payment system); and the level of service of unfunded critical links affecting the zone. The "committed network" (i.e. transportation system) for TAMs calculations includes needed facilities that are included in the subsequent 4 years of the most current 6-year capital improvement program. "Unfunded critical links" are those that are needed to meet level of service requirements but are not included in the "committed network," have a peak period V/C ratio greater than 1.1, and are impacted by more than 30 percent of the trips in a concurrency management zone.
- Requires that necessary facilities or financial commitments to construct the needed facilities (public and/or private) be in place within 6 years of occupancy.

### ***Mitigation Payment System (MPS)***

- Establishes a system for calculating and assessing fees to offset a development's proportionate share of transportation improvements reasonably related to the project's impacts.
- Establishes a MPS project list to indicate projects that are subject to MPS funding, and establishes MPS zones for calculating trips, impacts and proportionate share.
- Provides for crediting the calculated proportionate share for the following factors: a trip reduction of 15 percent to reflect traffic beginning or ending within another jurisdiction; transportation-related payments made or to be made by the proposal (e.g. user fees, debt service, taxes, etc.); and dedications of land or improvements.
- Provides exemptions from MPS fees for school and low/moderate income housing.
- Establishes revised road mitigation fees (KCC 27.40)

### ***Intersection Standards (IS)***

- Establishes standards for intersection levels of service. "Significant adverse impacts" are defined to occur if an intersection will function at a level of service worse than "E" and that will carry 30 or more added vehicles in any one hour or at least 20 percent of the new traffic generated by the new development. Also gives the director discretion to use "other considerations" besides adopted Road Standards to determine significant impacts.

## **Title 13 -- Utilities/Water & Sewer Systems**

- Adopts Title 13 to implement the King County Comprehensive Plan pursuant to the Growth Management Act.
- Prohibits new on-site sewage systems in designated Full Service Areas in the UGA; permits on-site systems in rural and resource areas as permanent systems, and within Service Planning Areas of the UGA as interim systems (subject to execution of an irrevocable agreement prior to final plat approval with the applicable sewer purveyor to pay all costs of connection) (*KCC 13.08*).
- Requires that all on-site sewage systems (permanent systems in the rural area and interim systems in the UGA) be maintained in accordance with adopted

regulations; prohibits direct or indirect discharge onto the surface or into any waters (*KCC 13.08*).

- Requires that sewer and water comprehensive plans be consistent with the 1994 Comprehensive Plan and with the adopted land use map. Specifies contents of plans to include population projections and estimates of future needs based on the adopted land use map; inventories of existing water sources including applicable water rights; water conservation plans including re-use where appropriate; a list of anticipated needs and financing plan for 6 years; how rural area systems will be financially supported at planned rural densities; how facilities in Agricultural Production Districts will be designed to minimize impacts on agriculture activities, character and land supply. Provides a schedule for updating existing water district plans -- within one year of 1994 Comprehensive Plan adoption and within one year of adoption of any subarea or neighborhood plan affecting the district (*KCC 13.24*).
- Provides criteria for new sewer facilities in rural areas -- limited to serving the UGA or rural city or town or individual sites abutting the UGA; tightlined; and identified as technically necessary by the UTRC or in a sewage system plan adopted by King County (*KCC 13.24*).
- Provides criteria for expanding sewer service in Rural and Resource areas -- needed to address health and safety problems or the needs of public facilities; tightlined; and found to be the only technologically feasible alternative (*KCC 13.24*).
- Provides criteria for interim on-site sewage systems (individual and community) in Service Planning Areas designated in the Comprehensive Plan, including (for individual systems) design to applicable standards, connection to a public system when available, and execution of an irrevocable agreement prior to final plat approval to pay all future connection costs; management of community systems by a authorized public entity, design of collection lines to facilitate future public service, and execution of an irrevocable agreement prior to final plat approval to pay all costs of future connection (*KCC 13.24*).
- Adds definitions of Group A water systems (15 or more connections, or serving 25 people a day for 60 days) and Group B water systems (less than 15 connections, and serving less than 25 people/day for 60 days) (*KCC 13.24*).
- New water facilities may be located in Rural areas if they are sized and designed to primarily serve the UGA. Private wells and Group B water systems are allowed in the Rural Area. Existing Group A water systems may not be expanded beyond the total number of lots the system is designed to serve. New Group A systems and expansions of existing systems may be allowed subject to criteria related to water quality or quantity problems that

threaten health, a water purveyor is responsible for the area, maximum number of connections is limited to number of previously platted lots, and service is financially feasible at this density. New Group A systems in Rural Areas must be operated by a certified water system operator. (*KCC 13.24*).

- In the Urban Growth Area, existing wells and Group B water systems can continue. In Full Service Areas, Group A water systems are preferred (required for new subdivisions) but group B and private wells are also allowed. In Service Planning Areas, Group A systems are preferred, but Group B systems and private wells are allowed for new subdivisions and new construction on existing lots. Eventual connection is required to the water purveyor identified in a county-adopted coordinated water system plan. An irrevocable agreement to connect to the appropriate water purveyor and to pay all applicable costs is required prior to final plat approval (*KCC 13.24*).

## **Title 9 -- Surface Water Management**

- Adopts Title 9 to implement the Comprehensive Plan pursuant to the Growth Management Act.
- Adds to the purposes of the title reducing flooding, erosion and sedimentation; preventing and mitigating habitat loss; enhancing ground water recharge, and preventing water quality degradation (*KCC 9.04 and 9.08*)
- Defines "basin plan" to include public education and capital projects as well as land use management. Adds definition of "shared facility" (*KCC 9.04*).
- Requires drainage review for projects that construct or modify drainage systems; those that contain or are adjacent to floodplains, water bodies or wetlands; and those that require clearing permits (*KCC 9.04*).
- Adds new special drainage requirements: Special Requirement No. 5, requiring that project plans be consistent with any applicable shared facility drainage plans; and Special Requirement No. 6, requiring that project plans be consistent with any applicable lake management plan adopted by public rule (*KCC 9.04*).

## **Title 8 -- Water Quality**

- Adopts Title 8 to implement the Comprehensive Plan pursuant to the Growth Management Act.
- Allows implementation of Storm Water Best Management Practices consistent with policy direction to protect water quality.

- Adds common practices for water well disinfection to the list of permitted discharges (*KCC 8.12*).
- Limits exemption for all classes of forest practices for lands platted after 1/1/60, lands being converted to another use, or where regulatory authority is delegated to local government (*KCC 8.12*).
- Transfers chapter 8.12 to Title 9 to avoid confusion with water pollution regulations promulgated by the department of metropolitan services (METRO).

### **Permit Timeline Ordinance**

- Adopts Title 7 (Parks and Recreation), Title 23 (Code Enforcement) and Title 25 (Shoreline Management) as development regulations to implement the Comprehensive Plan in accordance with the Growth Management Act.
- Outlines the contents of a complete application for various permits.
- Identifies what modifications to a complete application may affect the permit timeline, and specifies that the department may cease processing under the timeline when awaiting required supplemental information.
- Establishes review periods for subdivisions, shoreline permits, conditional use permits, variances, special use permits, and sensitive area exceptions.
- Amends complete application requirements for various permits to include a certificate of transportation concurrency and certificates of future connection for sewer and water.

## **B. Zoning Map Changes**

The proposed action involves substantial changes to the official zoning controls. Some changes are in response to direction in Title 21A (Zoning) to convert current (Title 21) zoning map designations to zones that are consistent with Title 21A. In addition, zoning changes are proposed to implement the land use designations and policies of the 1994 Comprehensive Plan. These changes are described below. As this document went to press, a summary of lands within each zoning category was being developed by King County, using data from its Geographic Information System (GIS). Technical discrepancies in these data are being resolved.

## **1994 Comprehensive Plan**

Proposed zoning map changes intended to achieve consistency with the 1994 Comprehensive Plan include the following:

- Rezoning of the "new rural" area designated in the Comprehensive Plan, to conform to the land use plan map, including the Urban Growth Area and Rural Area designations;
- Lifting of the Growth Reserve zoning applied in recent community plans for all lands that had a "potential" urban zoning designation;
- Rezoning of commercial uses in conformance with Comprehensive Plan land use designations;
- Application of mining (M) zoning to existing and potential mining sites designated in the Comprehensive Plan;
- Rezoning of former joint planning areas for Redmond, Renton and Issaquah (243 acres total) consistent with the plan's land use map and urban designations;
- Rezoning of land outside the designated Forestry Production District from Forestry-Recreation (FR) to rural area zones (RA-5 and RA-10)
- Application of Urban Reserve zoning in the potential annexation areas for rural cities.

Zoning map revisions associated with the new rural area and lifting of Growth Reserve are described more fully below.

### ***New Rural***

To achieve consistency with the 1994 Comprehensive Plan's Urban Growth Area and Rural Area designations, land is proposed to be rezoned from urban to rural zoning designations. These lands -- which are located in the Bear Creek, Newcastle, Northshore, Vashon, and Tahoma planning areas -- are being rezoned from Suburban Estate (SE), Suburban Cluster (SC) and Single Family Residential (RS-15000) to Rural Area-5 acres (RA-5).

These map changes would achieve consistency between the Comprehensive Plan's land use map and zoning designations and would implement the policies of the plan for Urban Land Use. Environmental impacts (including land use, land capacity, population and housing) associated with the Plan's land use pattern are evaluated in the SEIS for the Comprehensive Plan (King County, 1994).

### ***Lifting of Growth Reserve***

To achieve consistency with policies for the Urban Growth Area designated in the Comprehensive Plan, the proposal includes rezoning of land from Growth Reserve (GR-5 acres) to the potential zones designated in adopted community plans/area

zoning. (The equivalent zones in Title 21A were used to convert to the potential zones.) Affected community planning areas include East Sammamish, Newcastle, North Shore, and Tahoma. (Acreage is being calculated from King County's Geographic Information System.) Approximately 763 acres of GR-5 land without potential urban zoning located in Soos Creek have been retained, pending completion of the study required by the plan.

### ***Title 21A Conversion Rezone***

King County's new zoning code -- Title 21A, adopted in 1993 -- contains a table for converting existing (Title 21) zoning designations to the equivalent zoning designations contained in the new code. Accordingly, all land in King County is being rezoned to conform to the appropriate designations of Title 21A. Following adoption of the revised county-wide zoning map by the County Council, all land will be subject to the requirements of 21A.

Environmental impacts associated with adoption of Title 21A were previously evaluated in environmental documents prepared in 1993. In addition, environmental impacts associated with Comprehensive Plan policies and land use map -- which the zoning code implements -- were evaluated in the SEIS for the Comprehensive Plan (King County, 1994).

## **C. P-Suffix Conditions**

Historically, King County has applied P-suffix conditions through the community planning area-wide zoning process. This regulatory technique tailors development to the features and constraints of particular areas or individual properties. The P-suffix conditions overlay and apply in addition to zoning and other regulations of general application. Topics commonly addressed include drainage, landscaping and clearing, open space, buffering and design of land uses, views, wildlife habitat, access and circulation, and a variety of sensitive areas. Some P-suffix conditions addressing wildlife habitat and drainage issues originated in basin plans and were applied to areas of the county through community plans.

Title 21A, adopted in 1993, directed the department to review all P-suffix conditions contained in adopted community plans and to remove or replace conditions that implement Comprehensive Plan policies and are addressed in existing or proposed new regulations. Site specific P-suffix conditions which establish standards that are not adequately addressed in Title 21A are to be retained until they are addressed in subsequent regulations.

Appendix A contains a matrix summarizing existing P-suffix conditions by subject matter and community planning area. The matrix indicates which conditions are

proposed to be deleted (because covered by existing or proposed regulations) and which will be retained (subject to subsequent replacement by regulations).

Some conditions are recommended for retention even though they may cover the same subject as a regulation of general application, because they are more site specific and, therefore, apply a more particularized standard. For example, retention of significant trees is addressed in the zoning code's landscaping and tree retention requirements (21A16.130 et seq). P-suffix conditions in the Soos Creek Community Plan, however, address the same topic but apply different standards. This condition is proposed for retention.

## **IV. Environmental Review -- Scope of EIS Addendum**

King County has been following a process of phased environmental review in its updating of the Comprehensive Plan and development regulations to meet the requirements of the Growth Management Act (GMA). This EIS Addendum has been prepared consistent with the State Environmental Policy Act (SEPA) and applicable rules (WAC 197-11) for review and use by agencies, interested citizens and elected officials. Elements of phased environmental review and the scope of this Addendum are described below.

***Non-Project Document.*** Environmental Impact Statements (EISs) on comprehensive plans and regulations are referred to in the state SEPA rules as "non-project" or programmatic documents (WAC 197-11-704). Their purpose is to help the public and decision makers identify and evaluate the environmental effects of alternative policies, implementation approaches and similar choices related to future growth. While plans and regulations do not directly result in alteration of the physical environment, they do provide a framework within which future growth and development -- and resulting environmental impacts -- will occur.

***Phased Review.*** Environmental review can be "phased" or sequenced so it more closely mirrors the steps in developing a comprehensive plan and implementation program (WAC 197-11-060(5)). Phased review is intended to help the public and decision makers focus on issues or portions of issues that are ready for decision while postponing action and environmental review on other aspects that are not ready for decision of where information is lacking.

This Addendum is one of a series of environmental documents that have or will be prepared on King County's comprehensive planning activities to implement the Growth Management Act. Environmental review and analysis of King County's 1985 Comprehensive Plan occurred between 1982 and 1985, when Draft, Final, and Supplemental EISs were prepared. The Supplemental EISs prepared on the



1994 Comprehensive Plan supplemented those earlier analyses. Environmental documents containing information relevant to the proposed action have also been prepared on numerous regional plans, community plans and area-wide zoning documents, and regulatory actions. These include Vision 2020 (1990), the Countywide Planning Policies (1994), Vashon Island Community Plan (1986), Bear Creek Community Plan (1987), Enumclaw Community Plan (1990), Federal Way Community Plan (1985), Snoqualmie Valley Community Plan (1989), Soos Creek Community Plan (1991), Northshore Community Plan (1991), the East Sammamish Community Plan (1993), and Title 21A (1993).

A Determination of Significance and Notice of Adoption was published on December 6, 1994. It adopted and incorporated by reference the Draft and Final Supplemental EISs for the Comprehensive Plan (published in July and November, 1994, respectively), the Supplemental EISs for the Countywide Planning Policies, and previous environmental documents prepared for the updated zoning code (Title 21A).

***Scope of EIS Addendum.*** According to the SEPA Rules, an addendum provides new information about a proposal or impacts evaluated in a prior environmental document but does not substantially change the prior analysis (WAC 197-11-600(4)(c)). This addendum has been prepared to provide additional information about the content of King County's initial actions to implement the Comprehensive Plan. It does not significantly change the prior environmental analysis or identify significant new impacts.

The SEIS for the 1994 Comprehensive Plan (King County, 1994) evaluated the environmental impacts associated with adoption of proposed policies and land use designations. The plan's policies are intended to accomplish GMA-mandated responsibilities and to mitigate the impacts of future growth. In general, environmental impacts associated with regulations adopted to be consistent with and to implement the Comprehensive Plan's policies and land use designations will be the same as the effects of the policies themselves. To the extent that the proposed action is consistent with and implements the policies and designations of the Comprehensive Plan, therefore, no additional or new significant impacts beyond those identified in the SEIS for the Comprehensive Plan will occur.

The adoption of permit target timeframes and criteria for complete applications, and the proposed readoption of existing Titles 25 (Shorelines), Title 23 (Enforcement), and Title 7 (Parks) without amendment as development regulations pursuant to the GMA will not have any environmental impacts that were not evaluated in the Comprehensive Plan EIS or in previous environmental documents, to the extent they are consistent with and implement the Comprehensive Plan.



## *Appendix A*

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### **Summary of P-Suffix Conditions**



COMMUNITY PLANNING AREAS  
AREA-WIDE P-SUFFIX CONDITIONS  
RECOMMENDATION MATRIX  
December 12, 1994

P - SUFFIX SUBJECT	NORTH- SHORE	BEAR CREEK	SOOS CREEK	EAST SAMMANISH	ENUMCLAW (SEA-TAC)	VASHON	TAHOMA RAVEN- HEIGHTS	FEDERAL WAY	SNOQUALMIE	WEST HILL	NEWCASTLE	RECOMMENDED ACTION
STREAM CORRIDORS		*			*				*		*	RETAIN - Bear Creek provisions are more restrictive than current KCC provisions. DELETE - P-suffix in the other community plans indicate they are to be superceded with adoption of county- wide standards
LATERALLY MIGRATING RIVERS									*			DELETE - These standards are proposed for KCC 21A.24
EROSION HAZARD AREAS									*			RETAIN - These standards are not covered by current KCC provisions
GREEN RIVER GORGE					*							RETAIN - These are site specific provisions and not covered by existing KCC provisions
FLOODPLAINS											*	RETAIN - These standards are not covered by current KCC provisions

COMMUNITY PLANNING AREAS  
AREA-WIDE P-SUFFIX CONDITIONS  
RECOMMENDATION MATRIX

December 12, 1994

P - SUFFIX SUBJECT	NORTH- SHORE	BEAR CREEK	SOOS CREEK	EAST SAMMAMISH	ENUMCLAW (SEA-TAC)	VASHON	TAHOMA RAVEN- HEIGHTS	FEDERAL WAY	SNOQUALMIE	WEST HILL	NEWCASTLE	RECOMMENDED ACTION
WETLANDS					*			*				DELETE - Enumclaw & SeaTac standards are covered by KCC 21A.24.320 - .350 RETAIN - Federal Way p-suffixes are site specific and contain provisions not covered by KCC 21A.24.320 - .350
ANIMAL FENCING		*									*	RETAIN - These standards are not covered by current KCC provisions
STEEP SLOPES		*										RETAIN - These provisions are not covered by existing KCC provisions
NATURAL RESOURCE PROTECTION AREAS	*											RETAIN - These are site specific standards pertaining to protection and enhancement of wildlife habitats. Several conditions are very general in nature and redundant with existing more specific code requirements.

COMMUNITY PLANNING AREAS  
AREA-WIDE P-SUFFIX CONDITIONS  
RECOMMENDATION MATRIX

December 12, 1994

P - SUFFIX SUBJECT	NORTH- SHORE	BEAR CREEK	SOOS CREEK	EAST SAMMAMISH	ENUMCLAW	VASHON	TAHOMA RAVEN- HEIGHTS	FEDERAL WAY	SNOQUALMIE	WEST HILL	NEWCASTLE	RECOMMENDED ACTION
WETLAND MANAGEMENT AREAS				*								RETAIN - This p- suffix contains specific provisions on where to cluster. In the future, some could be deleted on R-1 zoned areas, provided that there are some general provisions requiring clustering in the R-1 zone
CLUSTERING \ OPEN SPACE			*	*								RETAIN - These conditions are either site-specific or require further review and significant amendments to KCC Titles
DRAINAGE/RETENTION	*	*	*	*								DELETE - Conditions specific to the Covington MDP. This MDP is adopted.  RETAIN - Retain all other conditions for further review or until SWM Design Manual Update is adopted



COMMUNITY PLANNING AREAS  
AREA-WIDE P-SUFFIX CONDITIONS  
RECOMMENDATION MATRIX

December 12, 1994

P - SUFFIX SUBJECT	NORTH- SHORE	BEAR CREEK	SOOS CREEK	EAST SAMMAMISH	ENUMCLAW	VASHON	TAHOMA RAVEN- HEIGHTS	FEDERAL WAY	SNOQUALMIE	WEST HILL	NEWCASTLE	RECOMMENDED ACTION
VEGETATION COVERAGE	(**)	*	*				*					DELETE - These limits are reflected in proposed amendments to KCC Titles 21A and 46 RETAIN - These provisions are not covered by existing KCC provisions
IMPERVIOUS SURFACES	*	*				*						RETAIN - The Bear Creek Plan provisions can be deleted when SWM Design Manual Update becomes effective. The Vashon Plan provisions are more restrictive than the provisions of the 1993 Zoning Code. The East Sammamish Plan provisions could be amended for those properties currently zoned SC if the maximum coverage limit of the R1 zone is amended.
SEASONAL CLEARING	*		*	*			*					RETAIN - These provisions are not covered by existing KCC provisions



**COMMUNITY PLANNING AREAS  
AREA-WIDE P-SUFFIX CONDITIONS  
RECOMMENDATION MATRIX**

December 12, 1994

P - SUFFIX SUBJECT	NORTH- SHORE	BEAR CREEK	SOOS CREEK	EAST SAMMAMISH	BRUMCLAW	VASHON	TAHOMA RAVEN HEIGHTS	FEDERAL WAY	SNOQUALMIE	WEST HILL	NEWCASTLE	RECOMMENDED ACTION
BUILDING ENVELOPE			*				*					RETAIN - These provisions apply to both urban and rural lands. The 1993 Zoning Code applies these standards only to rural lands, thus the p-suffix is more restrictive.
LOT CLEARING			*				*					RETAIN - These provisions are not covered by existing KCC provisions
PEDESTRIAN CIRCULATION	*		*	*				*				DELETE - These provisions are covered by KCC 21A.18.100
FACADE MODULATION	*		*									DELETE - These standards are covered by the provisions of KCC 21A.14.090
ROOFLINE MODULATION	*		*									DELETE - These standards are covered by the provisions of KCC 21A.14.100

COMMUNITY PLANNING AREAS  
AREA-WIDE P-SUFFIX CONDITIONS  
RECOMMENDATION MATRIX

December 12, 1994

P - SUFFIX SUBJECT	NORTH- SHORE	BEAR CREEK	SOOS CREEK	EAST SAMMAMISH	ENUMCLAW	VASHON	TAHOMA RAVEN- HEIGHTS	FEDERAL WAY	SNOQUALMIE	WEST HILL	NEWCASTLE	RECOMMENDED ACTION
SECOND-STORY SETBACK	*		*									RETAIN - These provisions are not covered by existing KCC provisions
PARKING ORIENTATION	*											RETAIN - These provisions are not covered by existing KCC provisions
RECREATION SPACE	*		*	*								DELETE - These standards are covered by the provisions of KCC 21A.14.180 - 200
COMMON USE FACILITIES										*		RETAIN - These provisions are not covered by existing KCC provisions
STREET TREES	*		*					*		*		DELETE - These standards are covered by the provisions of KCC 21A.16.050 E
SIGNIFICANT TREES	*		*									RETAIN - These provisions are not covered by existing KCC provisions.

COMMUNITY PLANNING AREAS  
AREA-WIDE P-SUFFIX CONDITIONS  
RECOMMENDATION MATRIX

December 12, 1994

P - SUFFIX SUBJECT	NORTH- SHORE	BEAR CREEK	SOOS CREEK	EAST SAMMAMISH	ENUMCLAW (SE/4-74C)	VASHON	TAHOMA RAVEN- HEIGHTS	FEDERAL WAY	SNOQUALMIE	WEST HILL	NEWCASTLE	RECOMMENDED ACTION
TRAIL RIGHTS-OF-WAY	((**))	*			*							DELETE - These standards are covered by the provisions of KCC 21A.14.230 - 250
WILDLIFE CORRIDORS				*								RETAIN - These provisions are not covered by existing KCC provisions.
URBAN SEPARATORS			*	*								RETAIN - These provisions are not covered by existing KCC provisions.
HISTORIC SITES	((**))	*	*	*	*	*	*		*		*	DELETE - These standards are covered by provisions proposed for Title 20
TRANSPORTATION DEMAND MANAGEMENT	*									*		DELETE - These standards are covered by TDM provisions proposed for Title 14

COMMUNITY PLANNING AREAS  
AREA-WIDE P-SUFFIX CONDITIONS  
RECOMMENDATION MATRIX

December 12, 1994

P - SUFFIX SUBJECT	NORTH- SHORE	BEAR CREEK	SOOS CREEK	EAST SAMMAMISH	ENUMCLAW	VASHON	TAHOMA RAVEN- HEIGHTS	FEDERAL WAY	SNOQUALMIE	WEST HILL	NEWCASTLE	RECOMMENDED ACTION
RECHARGE AREAS						*						RETAIN - These limits are not covered by existing provisions to address water quality impacts in the recharge areas of the Vashon Planning Area. However, need to amend adopting ordinance to allow the use of the existing code to assist in the interpretation of p-suffix language
WATER USAGE						*						RETAIN - These specific water use limits are not covered by existing provisions that address water conservation
STREET DESIGN										*		DELETE - These provisions are covered by existing KCC provisions



COMMUNITY PLANNING AREAS  
AREA-WIDE P-SUFFIX CONDITIONS  
RECOMMENDATION MATRIX

December 12, 1994

P - SUFFIX SUBJECT	NORTH- SHORE	BEAR CREEK	SOOS CREEK	EAST SAMMAMISH	ENUMCLAW	VASHON	TAHOMA RAVEN- HEIGHTS	FEDERAL WAY	SNOQUALMIE	WEST HILL	NEWCASTLE	RECOMMENDED ACTION
FARMLANDS CLUSTERING				*								RETAIN - The density provisions of this p-suffix have been implemented by rural zoning applied to one specific property covered by the farmlands program. The provision for clustering is not an absolute, but rather encouragement to encourage to cluster. The 1993 Zoning Code will contain new provisions that could encourage clustering on this property.
MINERAL EXTRACTION				*								DELETE - These standards are covered by the provisions of KCC 21A.22.050
BUILDING ARRANGEMENT										*		DELETE - These standards are covered by the provisions of KCC 21A.14

COMMUNITY PLANNING AREAS  
AREA-WIDE P-SUFFIX CONDITIONS  
RECOMMENDATION MATRIX

December 12, 1994

P - SUFFIX SUBJECT	NORTH- SHORE	BEAR CREEK	SOOS CREEK	EAST SAMMAMISH	ENUMCLAW	VASHON	TAHOMA RAVEN- HEIGHTS	FEDERAL WAY	SNOQUALMIE	WEST HILL	NEWCASTLE	RECOMMENDED ACTION
OFFICE PARKS								*				RETAIN - These provisions are not covered by existing KCC provisions. The specific use limitations are specific to office park development and may be considered as future amendments to the office/industrial park overlay district outlined in KCC 21A.38
POTENTIAL ZONING				*								DELETE - These provisions have been satisfied.
BONUS DENSITY									*			DELETE - These provisions do not comply with KC Comprehensive Plan provisions.