

**Attachment B to Proposed Ordinance 2016-0155
September 1, 2016**



King County

2016

King County Comprehensive Plan Update

LAND USE AND ZONING AMENDMENTS

Land Use and Zoning Amendments

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Map Amendment # 1

134th Avenue SE and 140th Avenue SE, Near Petrovitsky Road

(Fairwood A Area Zoning and Land Use Study)

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE
2 MAP and KING COUNTY ZONING ATLAS

3
4
5 Amend Map Section 34 Township 23, Range 05 as follows:

6
7
8 **LAND USE**

9
10 Change land use designation on parcels 3423059035, 3423059061,
11 3423059031, and 3423059034 to “uh” (Urban High; Urban Residential >12
12 du/ac)

13
14 **ZONING**

- 15
16 1. Change zoning on parcels 3423059035, 3423059061, and
17 3423059031 to R-18-P.
18
19 2. Add P-suffix development condition SC-Pxx to parcels 3423059035,
20 3423059061, and 3423059031:
21 “If proposing multifamily residential development, the use shall
22 be subject to the following conditions:
23 1. Some combination of the following uses are permitted as
24 allowed in K.C.C. 21A.08 and subject to applicable
25 development regulations : senior residential single family,
26 senior citizen assisted housing, day care facilities and
27 nursing and personal care facilities; or
28 2. For multifamily development that is not for the uses noted
29 in Condition 1, at least 20% of the residential units shall
30 be affordable for moderate-income residents as defined
31 in the King County Consolidated Housing and Community
32 Development Plan (Ordinance 18070), or successor
33 plans.”
34
35 3. Change zoning on parcel 3423059034 to R-18-P.
36

37 4. Add P-suffix development condition SC-Pxx to parcel 3423059034:

38

39

40

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“For multifamily development, at least 20% of the residential units shall be affordable for moderate-income residents as defined in the King County Consolidated Housing and Community Development Plan (Ordinance 18070), or successor plans.”

45

46

47

48

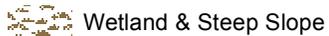
Effect: Amends Land Use from “um” to “uh” and Zoning from R-6 to R-18-P in area to allow for the potential development of a continuing care retirement community, as noted in Motion 14276, and multifamily housing. Adds P-suffix development conditions.

Map Amendment #1 - Fairwood A

2016 King County Comprehensive Plan

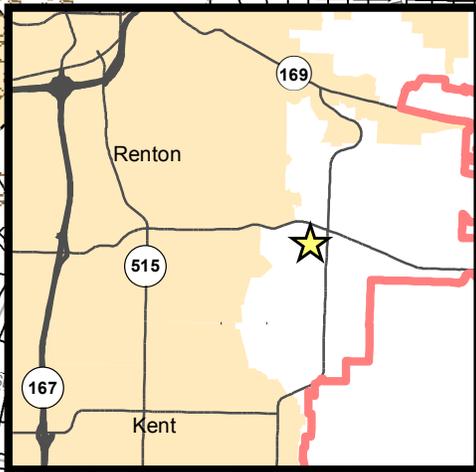
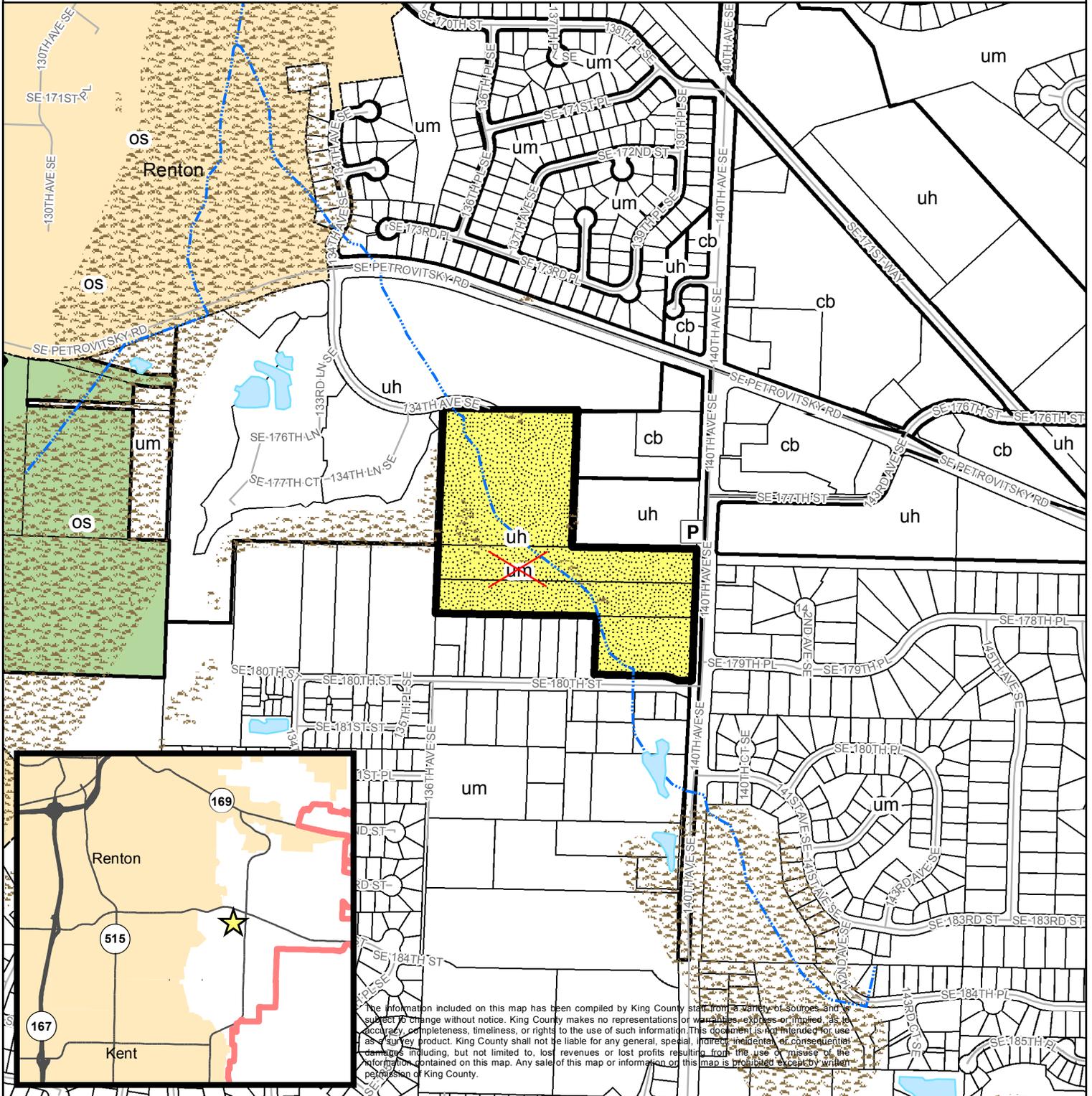
ATTACHMENT 6

Land Use Map Amendment

- | | | |
|--|---|-------------------------------------|
|  Study Area |  Park & Ride | cb Community Business |
|  CPLU |  Waterbodies | os KC Open Space System |
|  Wetland & Steep Slope |  Streams | uh Urban Res., High (>12du/acre) |
|  Incorporated Area |  Railroads | um Urban Res., Medium (4-12du/acre) |
|  Urban Growth Boundary |  Parcels | ul Urban Res., Low (1du/acre) |
|  Parks & OS | | |



Date: 8/22/2016



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Map Amendment #1 - Fairwood A

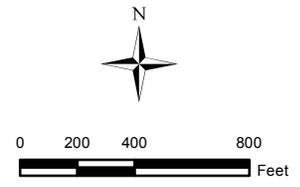
2016 King County Comprehensive Plan

ATTACHMENT 6

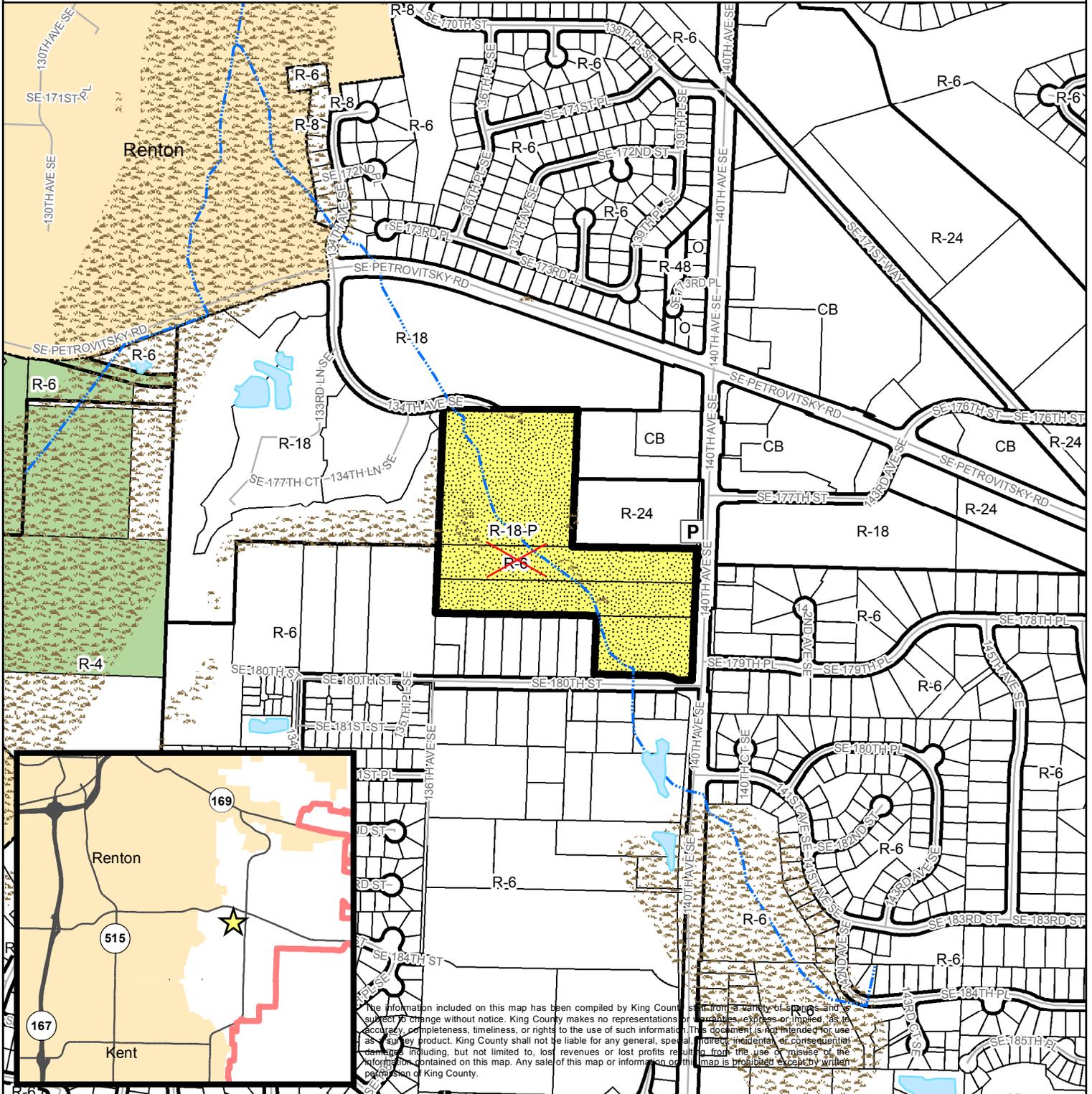
Zoning Map Amendment

-  Study Area
-  Zoning
-  Wetland & Steep Slope
-  Incorporated Area
-  Urban Growth Boundary
-  Parks & OS
-  Park & Ride
-  Streams
-  Railroads
-  Waterbodies
-  Parcels

- R-4 Residential, 4 DU per acre
- R-6 Residential, 6 DU per acre
- R-8 Residential, 8 DU per acre
- R-18 Residential, 18 DU per acre
- R-18-P Residential, 18 DU per acre
- R-24 Residential, 24 DU per acre
- R-48 Residential, 48 DU per acre
- CB Community Business
- O Office
- P = parcel specific development condition



Date: 8/23/2016



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Map Amendment # 2

South 360th Street @ State Route 161

(Federal Way Area Zoning and Land Use Study)

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE
2 MAP and KING COUNTY ZONING ATLAS

3

4

5 Amend Section 28, Township 21, Range 04 as follows:

6

7

8

9

LAND USE

10 Change land use designation on parcel 2821049171 to Neighborhood
11 Business Center.

12

13

14

ZONING

15

Change zoning on parcel 2821049171 to Neighborhood Business.

16

17

18

Effect: Amends Land Use from “um” to “nb” and Zoning from R-4 to NB.

19

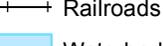
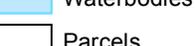
**Allows for a higher density land use category that would allow for commercial
20 development, as noted in Motion 14276.**

Map Amendment #2 - Federal Way

2016 King County Comprehensive Plan

Zoning Map Amendment

ATTACHMENT 6

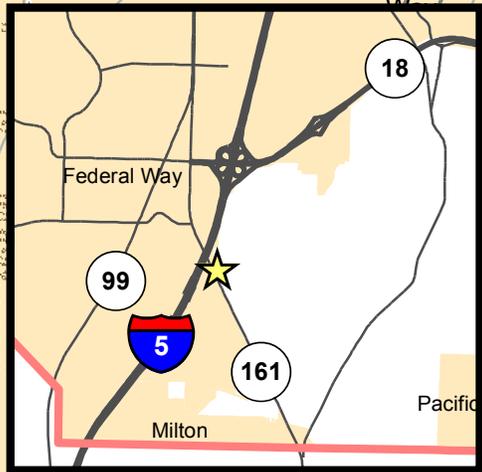
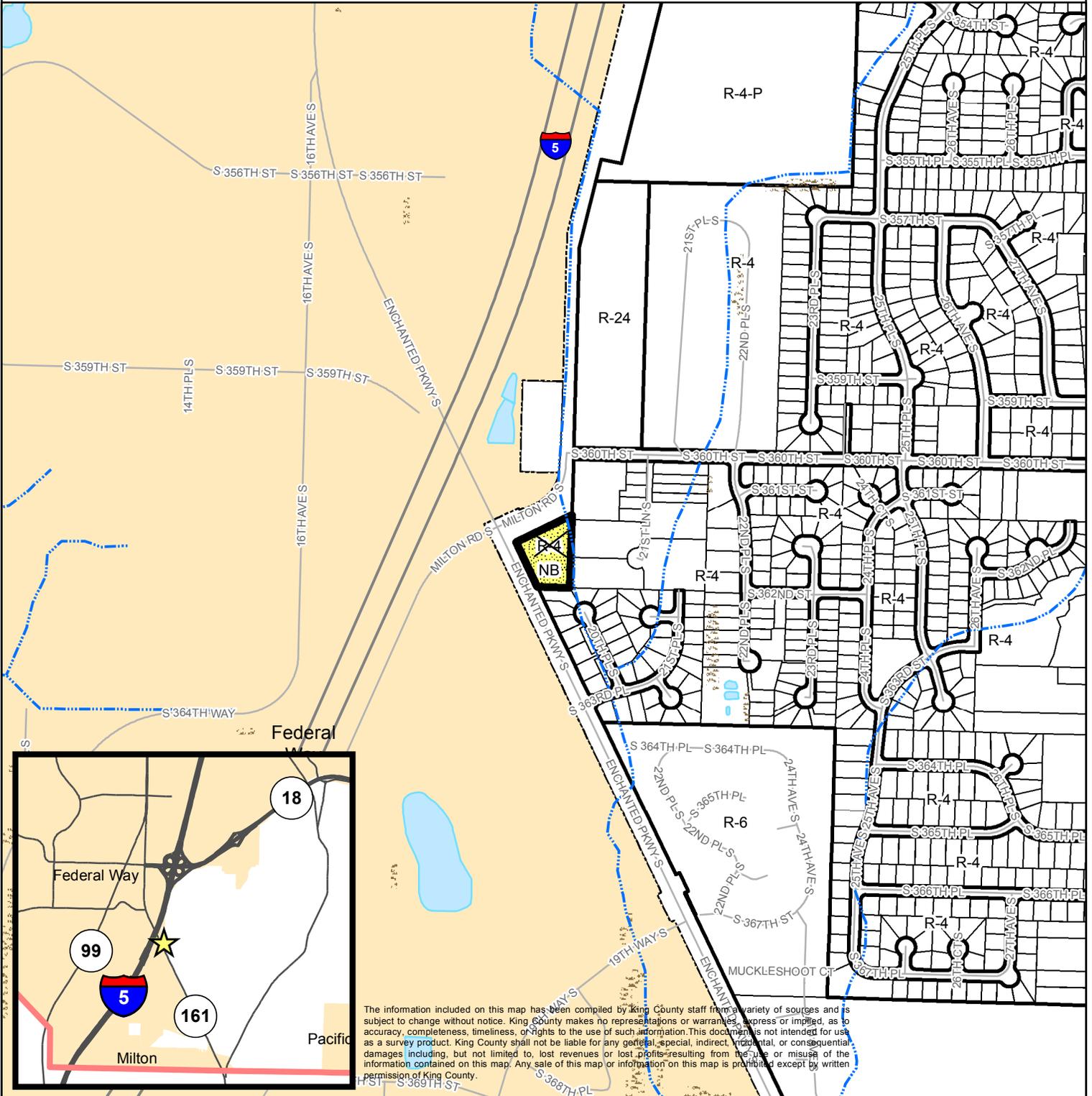
-  Study Area
-  Wetland & Steep Slope
-  Incorporated Area
-  Urban Growth Boundary
-  Parks & OS
-  Zoning
-  Park & Ride
-  Streams
-  Railroads
-  Waterbodies
-  Parcels

- R-4 Residential, 4 DU per acre
- R-4-P Residential, 4 DU per acre
- R-6 Residential, 6 DU per acre
- R-24 Residential, 24 DU per acre
- NB Neighborhood Business

P = parcel specific development condition



Date: 1/26/2016



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Map Amendment # 3

302nd Avenue SE @ 303rd Place SE

(Allison Docket Request Area Zoning and Land Use Study)

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – KING
2 COUNTY ZONING ATLAS

3
4
5 Amend Section 32, Township 24, Range 07 as follows:

6
7 ZONING

- 8
9 1. Remove the "SDO" from parcel 3224079134 and revise the existing split
10 zoning from RA-5(SO) / RA-10 to RA-5.
11
12 2. Remove the "SDO" from three adjacent RA-5 (SO) zoned properties;
13 parcels 3224079140, 3224079112, and 3224079021.
14
15 3. Remove the "SDO" from one adjacent RA-5 (SO) / RA-10 zoned property;
16 parcel 3224079136.
17

18
19 **Effect: Removes an "SDO" condition on the property which has been**
20 **superseded by the County's Critical Areas Ordinance and is therefore no**
21 **longer necessary. In practical terms, this will affect only the Allison property**
22 **(parcel 3224079134) because it has additional development potential and the**
23 **others are already developed. Also changes split zoning on parcel**
24 **3224079134 from RA-5 / RA-10 to RA-5, allowing for the potential development**
25 **of one additional dwelling unit.**

Map Amendment #3 - Allison

2016 King County Comprehensive Plan

ATTACHMENT 6

Land Use Map Amendment

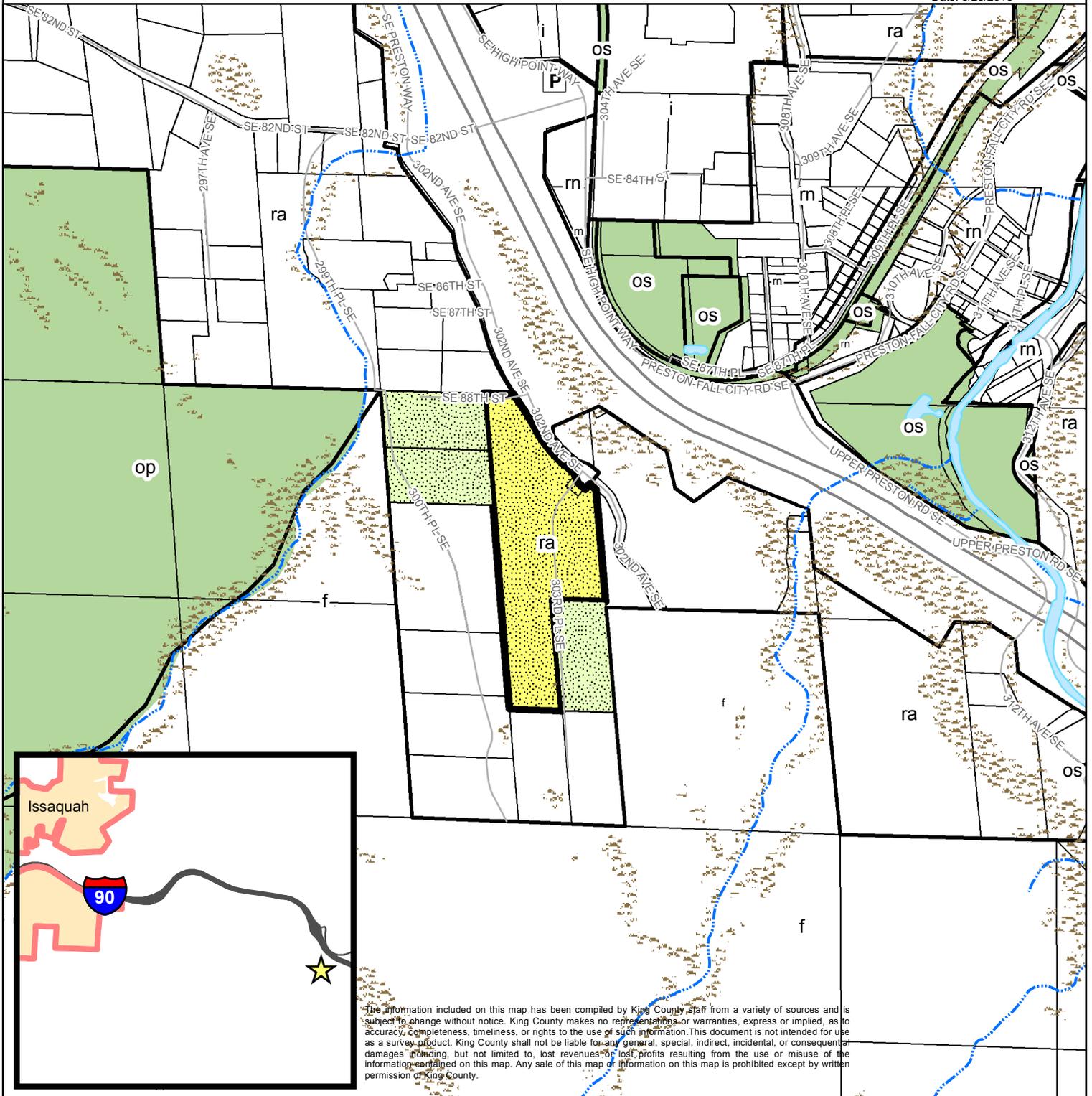
- | | | | | | |
|--|-----------------------|---|-------------|---|------------------------------|
|  | Study Area |  | Parks & OS |  | Forestry |
|  | Affected Parcels |  | Park & Ride |  | Industrial |
|  | CPLU |  | Waterbodies |  | Other Parks/Wilderness |
|  | Wetland & Steep Slope |  | Streams |  | KC Open Space System |
|  | Incorporated Area |  | Railroads |  | Rural Area (1du/2.5-10acres) |
|  | Urban Growth Boundary |  | Parcels |  | Rural Neighborhood |



0 250 500 1,000
Feet



Date: 8/23/2016



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Map Amendment #3 - Allison

2016 King County Comprehensive Plan

Zoning Map Amendment

ATTACHMENT 6

- | | | | | | |
|--|-----------------------|--|-------------|--|----------------------------------|
| | Study Area | | Parks & OS | | F Forest |
| | Affected Parcels | | Park & Ride | | F-P Forest |
| | Zoning | | Waterbodies | | I-P Industrial |
| | Wetland & Steep Slope | | Streams | | NB Neighborhood Business |
| | Incorporated Area | | Railroads | | NB-P Neighborhood Business |
| | Urban Growth Boundary | | Parcels | | RA-2.5 Rural Area, 1 DU/5 acres |
| | | | | | RA-5 Rural Area, 1 DU/5 acres |
| | | | | | RA-5-SO Rural Area, 1 DU/5 acres |
| | | | | | RA-10 Rural Area, 1 DU/10 acres |

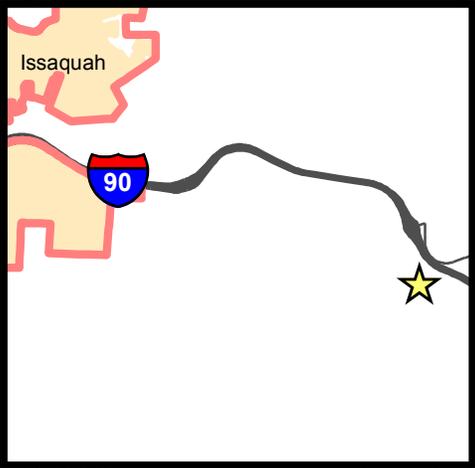
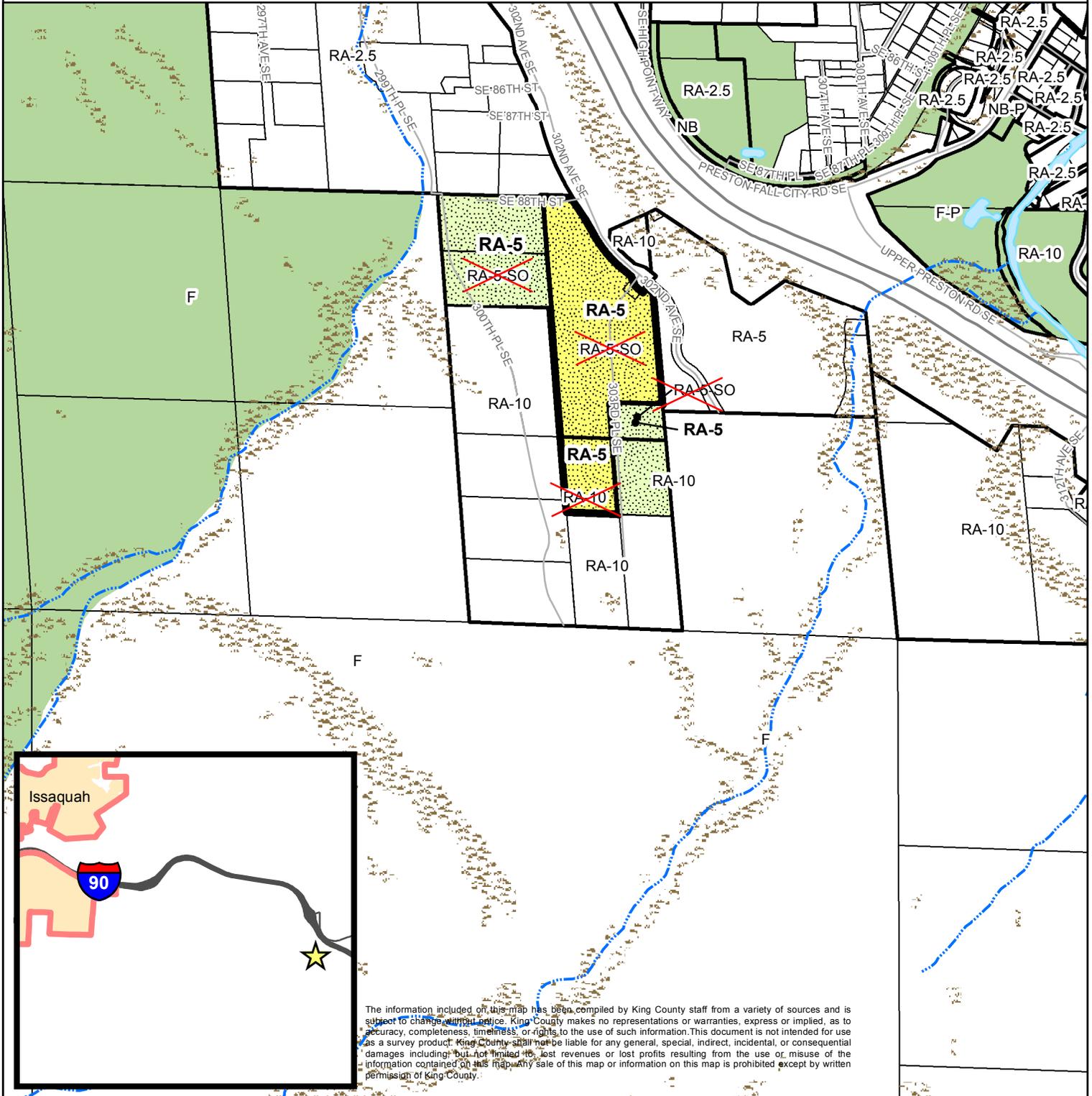
P = parcel specific development condition SO = special district overlay



0 250 500 1,000 Feet



Date: 8/23/2016



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Map Amendment # 4

Parcels in Taylor Mountain Forest

(Taylor Mountain Forest Area Zoning and Land Use Study)

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE
2 MAP and KING COUNTY ZONING ATLAS

3
4
5 Amend Sections 30, 32 & 33, Township 23, Range 07 and Section 5, Township 22,
6 Range 07 as follows:

7 8 LAND USE

- 9
- 10 1. Change the land use designation on parcel 3023079001 from Forestry to
11 Open Space.
 - 12
 - 13 2. Change the land use designation on parcels 3223079015 and
14 3223079009 from Rural Area to Open Space.

15 16 ZONING

- 17
- 18 1. Change zoning on ten parcels from Rural Area 10 to Forest, and include
19 them in the Forest Production District. The parcels are:

20
21 0522079001, 3223079014, 3223079001, 3223079009, 3223079011,
22 3223079015, 3223079021, 3223079027, 3323079005, 3323079009

- 23
- 24 2. Change split zoning on parcel 3123079003 from Forest / RA-10 to Forest.

25 26 FOREST PRODUCTION DISTRICT

27
28 Include eleven parcels in the Forest Production District. Amend all KCCP and
29 Technical Appendix maps that include the Forest Production District to be
30 consistent with this change. The parcels are:

31
32 0522079001, 3223079014, 3223079001, 3223079009, 3223079011,
33 3223079015, 3223079021, 3223079027, 3323079005, 3323079009,
34 3123079003

35
36 **Effect:** This internal request makes the zoning and land use consistent on the
37 parcels within the King County Taylor Mountain Forest.

Map Amendment #3 - Taylor Mountain

ATTACHMENT 6

2016 King County Comprehensive Plan Land Use Map Amendment

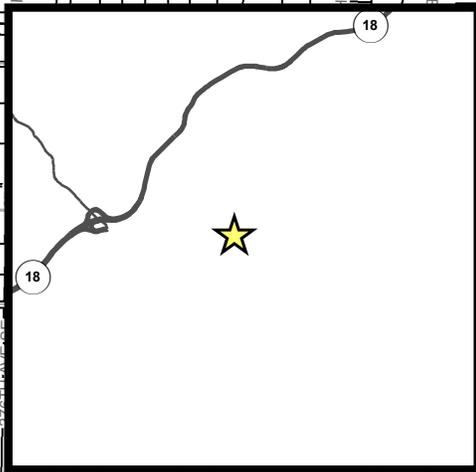
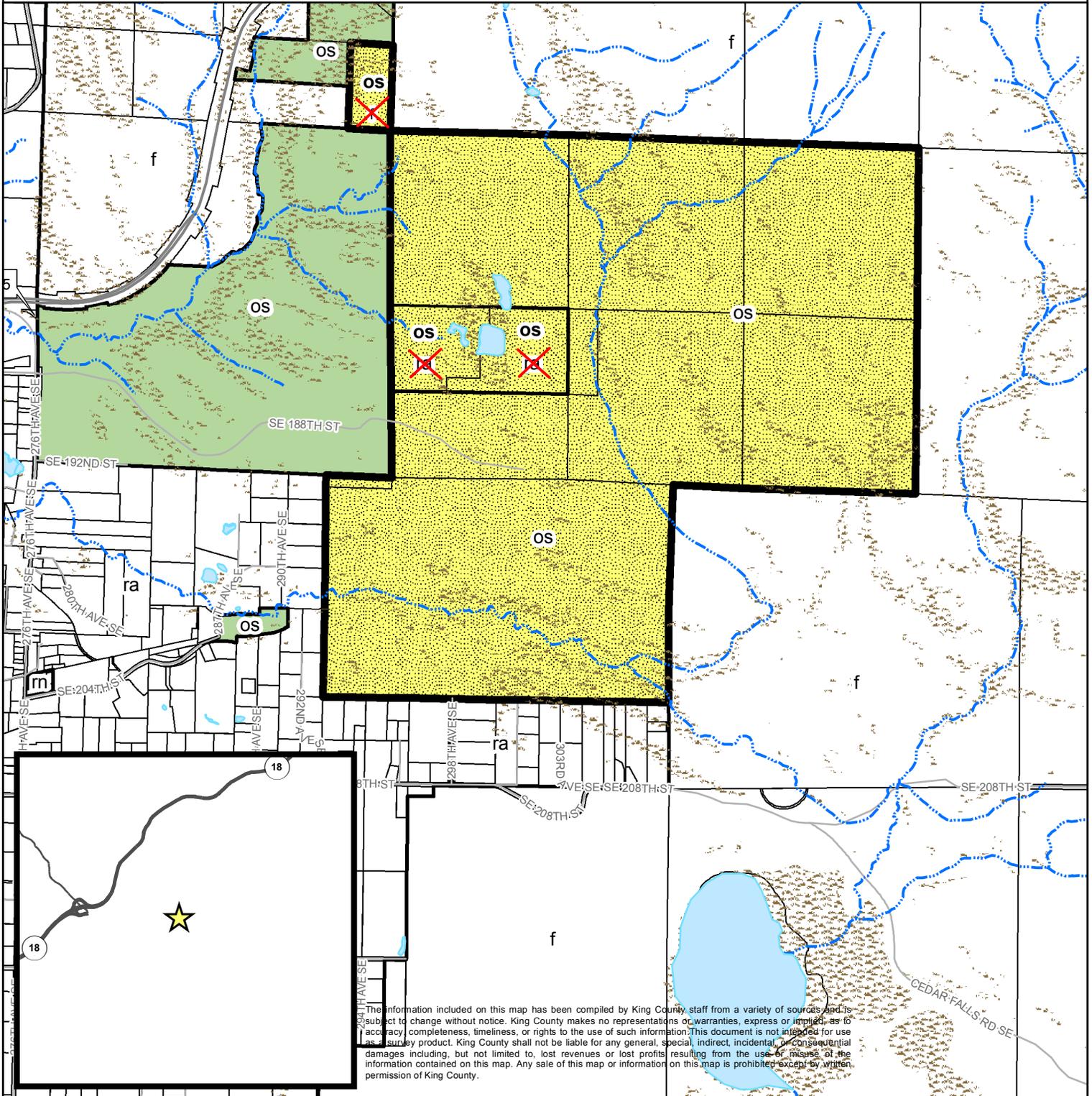
- | | | |
|--|---|--|
|  CPLU |  Park & Ride |  Forestry |
|  Study Area |  Waterbodies |  KC Open Space System |
|  Wetland & Steep Slope |  Streams |  Rural Area |
|  Incorporated Area |  Railroads |  Rural Neighborhood |
|  Urban Growth Boundary |  Parcels | |
|  Parks & OS | | |



0 500 1,000 2,000
Feet



Date: 10/29/2015

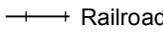
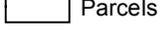


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Map Amendment #3 - Taylor Mountain

ATTACHMENT 6

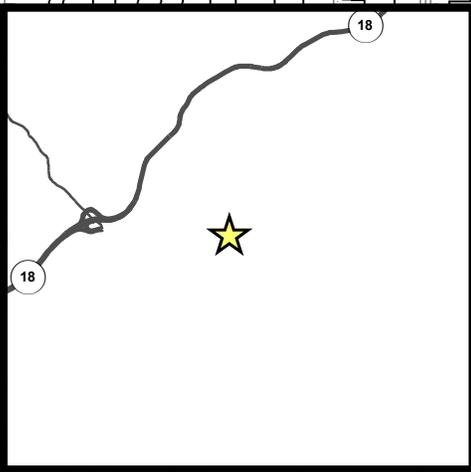
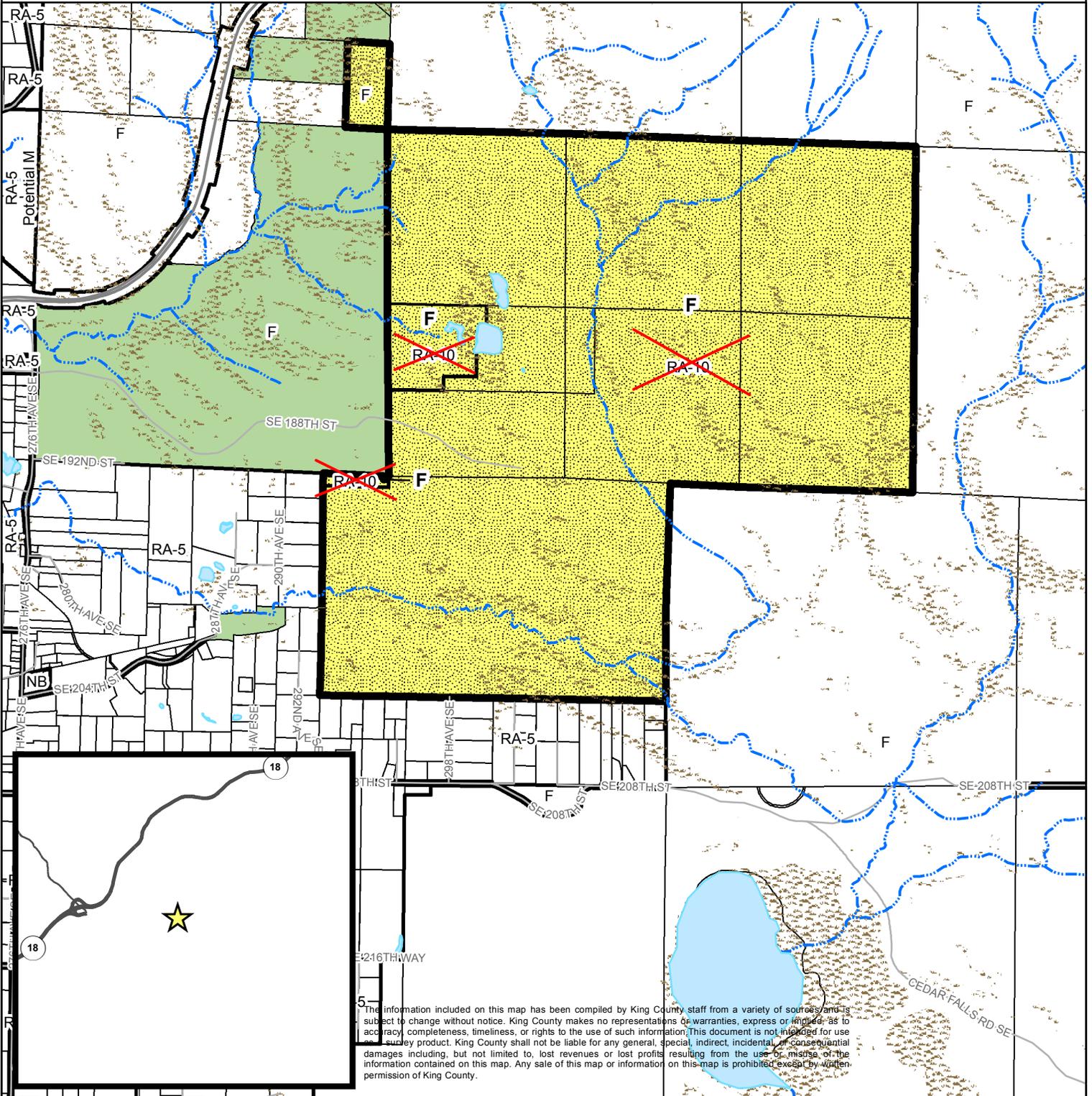
2016 King County Comprehensive Plan Zoning Map Amendment

-  Study Area
-  Wetland & Steep Slope
-  Incorporated Area
-  Urban Growth Boundary
-  Parks & OS
-  Zoning
-  Park & Ride
-  Streams
-  Railroads
-  Waterbodies
-  Parcels

- RA-5 Rural Area, 1 DU/5 acres
- RA-10 Rural Area, 1 DU/10 acres
- F Forest
- M Mineral
- NB Neighborhood Business



Date: 10/29/2015



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Map Amendment # 5

Tall Chief Golf Course

(Tall Chief Area Zoning and Land Use Study)

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE
2 MAP and KING COUNTY ZONING ATLAS

3
4
5 Amend Section 5, Township 24, Range 07 as follows:

6 LAND USE

- 7
8
9 1. Change the split land use designation on parcel 0524079002 from Rural
10 Area/Agriculture to Agriculture.
11
12 2. Change the land use designation on parcels 0524079025 and
13 0524079026 from Rural Area to Agriculture.
14

15 ZONING

- 16
17 1. Change the split zoning on parcel 0524079002 from RA-10/A-35 to A-35.
18
19 2. Change the zoning on parcel 0524079025 from RA-10 to A-10.
20
21 3. Change the split zoning on parcel 0524079026 from RA-10/RA-5-SO to A-
22 10, and remove SDO from parcel.
23

24 AGRICULTURAL PRODUCTION DISTRICT

25
26 Add parcels 0524079002, 0524079025, and 0524079026 to the Agricultural
27 Production District. Amend all KCCP and Technical Appendix maps that
28 include the Agricultural Production District to be consistent with this change.
29
30

31 **Effect:** This internal request rezones the former Tall Chief Golf Course from
32 Rural Area to Agriculture and adds the parcels to the Agricultural Production
33 District.

Map Amendment #5 - Tall Chief

ATTACHMENT 6

2016 King County Comprehensive Plan Land Use Map Amendment

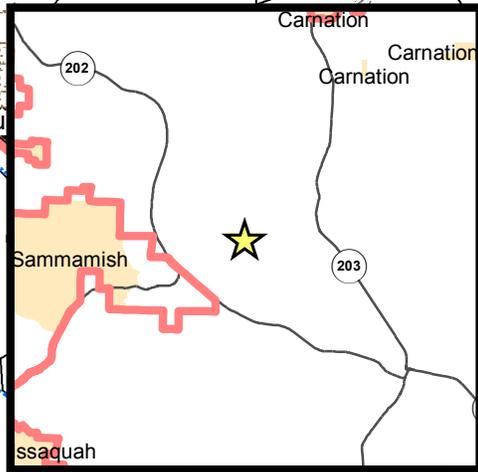
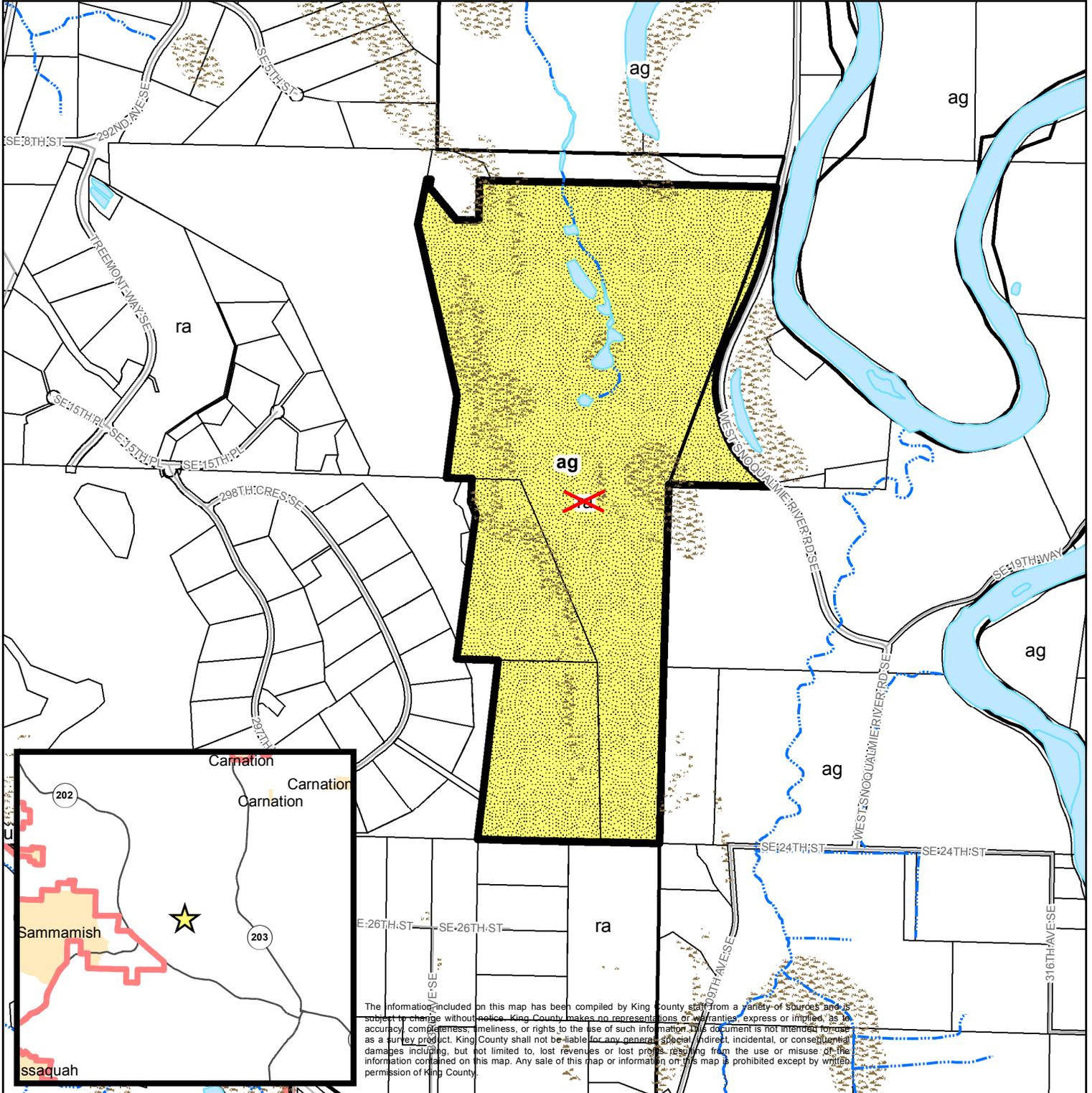
- | | | | |
|--|---|---|----------------|
|  Study Area |  Park & Ride |  Streams | ag Agriculture |
|  CPLU |  Railroads |  Waterbodies | ra Rural Area |
|  Wetland & Steep Slope |  Parcels | | |
|  Incorporated Area | | | |
|  Urban Growth Boundary | | | |
|  Parks & OS | | | |



0 250 500 1,000
Feet



Date: 10/28/2015



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Map Amendment # 6

East Cougar Mountain Potential Annexation Area

(E. Cougar Mountain PAA Area Zoning and Land Use Study)

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE
2 MAP and KING COUNTY ZONING ATLAS

3
4
5 Amend Sections 19, 20, 29 & 30, Township 24, Range 06 as follows:

6
7
8 **LAND USE**

9 Remove the following twenty-four (24) parcels from the City of Issaquah Potential
10 Annexation and from the Urban Growth Area, and change the land use
11 designation on the following twenty-four (24) parcels from “upd” to “ra”:

12
13 1924069020, 2024069014, 3024069024, 3024069036, 3024069037,
14 3024069038, 3024069043, 2924069097, 2924069011, 2924069015,
15 2924069016, 2924069017, 2924069019, 2924069020, 2924069021,
16 2924069022, 2924069027, 2924069028, 2924069029, 2924069030,
17 2924069031, 3024069001, 3024069019, 3024069020

18
19 Update the Interim Potential Annexation Area Map to remove the subject parcels
20 from the City of Issaquah Potential Annexation Area.

21
22 Amend all other KCCP and Technical Appendix maps that include the Urban
23 Growth Area to be consistent with this change.

24
25 **ZONING**

26
27 Change the zoning on the following of the parcels from UR-P-SO to RA-5:

28
29 1924069020, 2024069014, 3024069024, 3024069036, 3024069037,
30 3024069038, 3024069043, 2924069097, 2924069011, 2924069015,
31 2924069016, 2924069017, 2924069019, 2924069020, 2924069021,
32 2924069022, 2924069027, 2924069028, 2924069029, 2924069030,
33 2924069031, 3024069001, 3024069019, 3024069020

34
35

36 **Effect:** Responds to a request by the City of Issaquah to remove from their
37 Potential Annexation Area and change these parcels to rural land use and
38 zoning designations. Combined, these parcels represent 188 acres (or
39 excluding parcels currently owned by King County, represent 104.59 privately
40 owned acres). This is 24.24% of the 776-Acre Potential Annexation Area
41 request from the City of Issaquah.

42

43 The County will continue to discuss with the City of Issaquah, the City of
44 Bellevue, and local residents whether other portions of the remaining area
45 could or should be annexed into these two cities or whether the remaining
46 588-acres should be removed from the Urban Growth Area and the Potential
47 Annexation Area in a future King County Comprehensive Plan cycle.

Map Amendment #6 - East Cougar Mountain Potential Annexation Area

ATTACHMENT 6

2016 King County Comprehensive Plan

Land Use Map Amendment

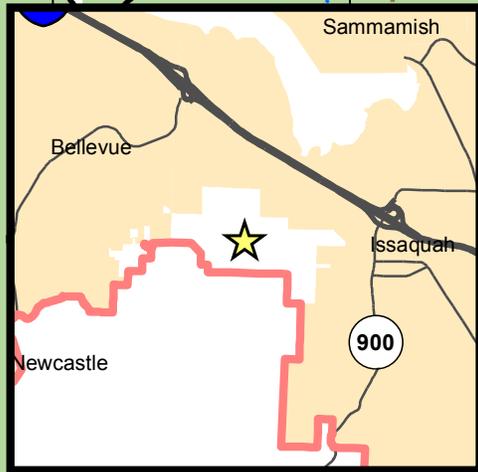
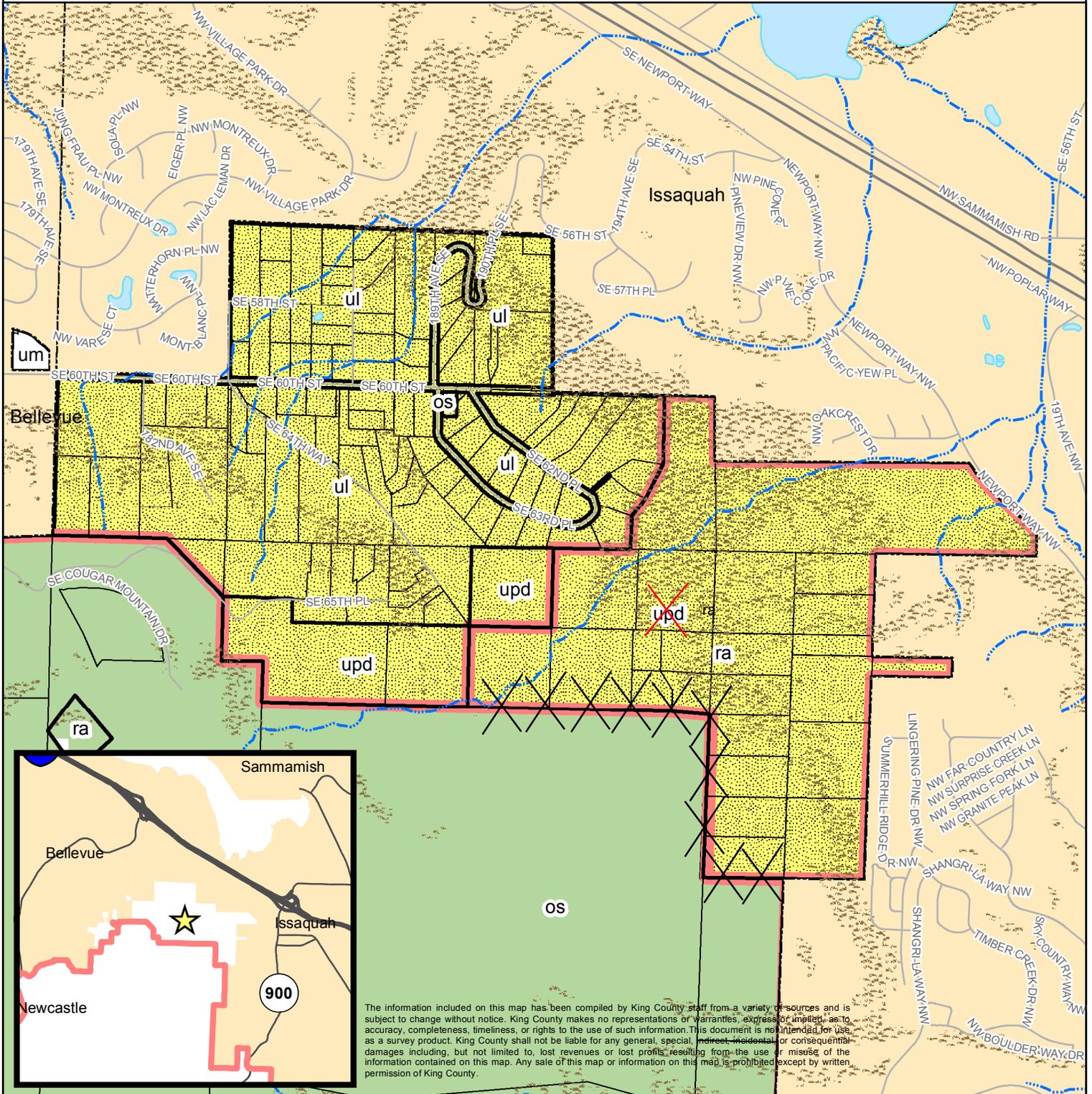
- | | | |
|--|---|--|
|  Study Area |  Park & Ride |  King County Open Space System |
|  Wetland & Steep Slope |  Waterbodies |  Rural Area (1du/2.5-10acres) |
|  Incorporated Area |  Streams |  Urban Planned Development |
|  Urban Growth Boundary |  Railroads |  Urban Res., Low (1 du/acre) |
|  Parks & OS |  Parcels |  Urban Res., Medium (4-12du/acre) |
|  CPLU | | |



0 200 400 800 1,200
Feet



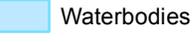
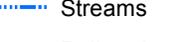
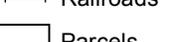
Date: 2/11/2016



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Map Amendment #6 - East Cougar Mountain Potential Annexation Area

2016 King County Comprehensive Plan Zoning Map Amendment

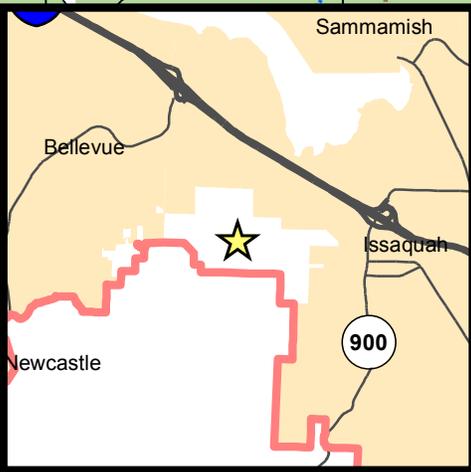
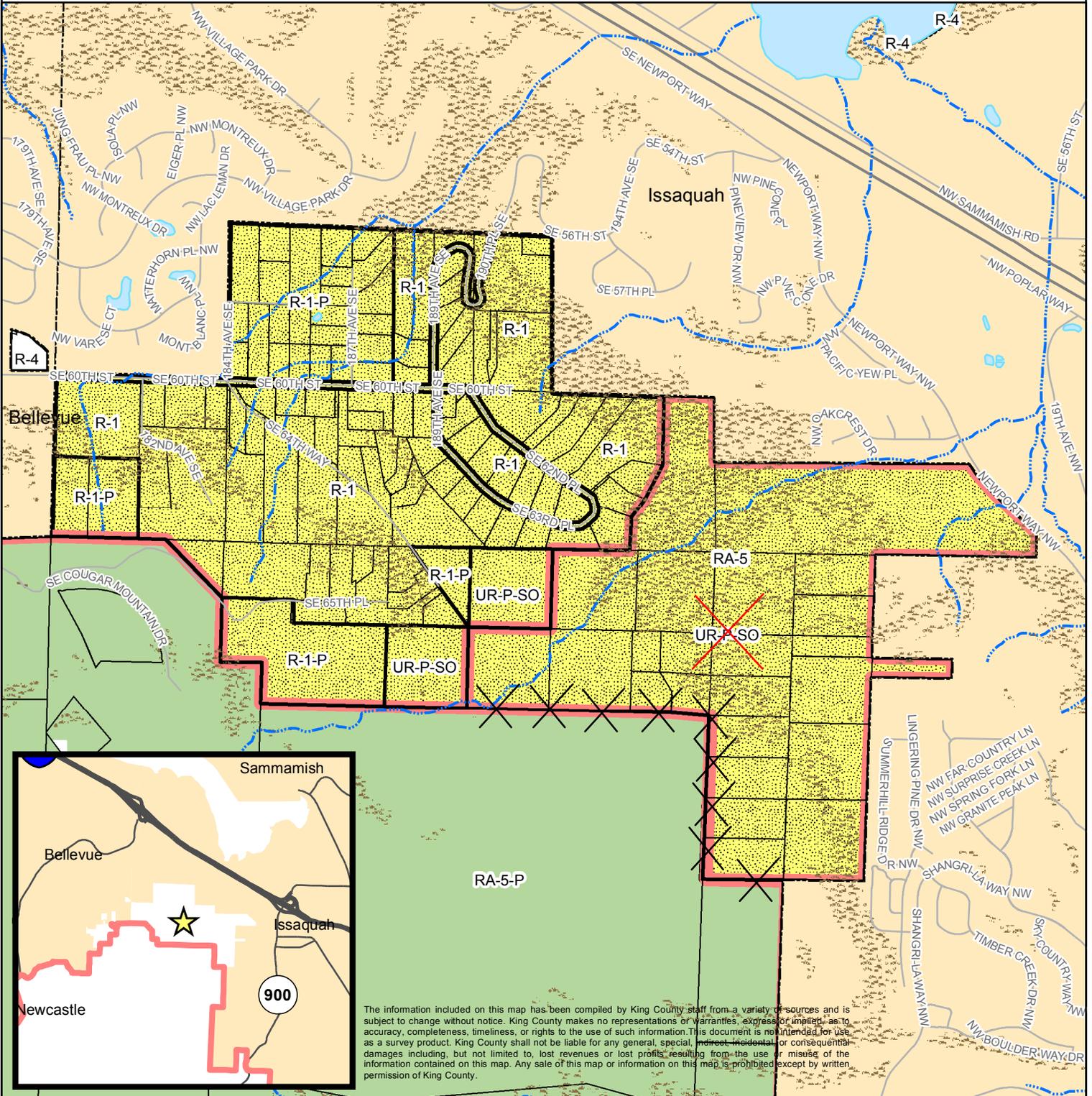
-  Study Area
-  Wetland & Steep Slope
-  Incorporated Area
-  Urban Growth Boundary
-  Parks & OS
-  Zoning
-  Park & Ride
-  Waterbodies
-  Streams
-  Railroads
-  Parcels

- R-1 Residential, one DU per acre
- R-4 Residential, 4 DU per acre
- RA-5-P Rural Area, one DU per 5 acres
- UR-P-SO Urban Reserve, one DU per 5 acres
- R-1-P Residential, one DU per acre
- RA-5 Rural Area, one DU per 5 acres



P = parcel specific development condition
SO = special district overlay

Date: 2/11/2016



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Map Amendment # 7

Three Urban Growth Area Amendments in locations noted below

(UGA Technical Corrections Area Zoning and Land Use Study)

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN –LAND USE
2 MAP

3
4
5 Amend Sections 13 and 24, Township 22, Range 05, and Sections 20, 21 and 23,
6 Township 20, Range 06 as follows:

- 7
8
9 1. Include the right-of-way of the following two segments within the Urban
10 Growth Area.

11 SE 240th Street from western city limits to 180th Avenue SE

12 248th Avenue SE from north city limits to SE 433rd Street

- 13
14
15
16 2. Remove the right-of-way of the following segment from the Urban Growth
17 Area for consistency with adjacent rural roadway segments.

18 228th Avenue SE from the north boundary of the UGA to the south
19 boundary of the UGA

20
21
22 Update the Interim Potential Annexation Area Map to remove 228th Avenue SE from
23 the City of Enumclaw Potential Annexation Area, to add SE 240th Street to the City
24 of Covington Potential Annexation Area, and to add 248th Avenue NE to the City of
25 Enumclaw Potential Annexation Area.

26
27 Amend all other KCCP and Technical Appendix maps that include the Urban Growth
28 Area to be consistent with this change.

29
30 **Effect: This is a series of countywide technical amendments to the Urban**
31 **Growth Area that only affects segments of county road rights of way; no**
32 **private property is affected. The purpose of these proposed technical**
33 **adjustments is to facilitate provision of services. In two cases, right-of- way**
34 **adjacent to a city is proposed to be added to the UGA so that it may eventually**
35 **be annexed and served by the city. In one case, the right-of-way is more**
36 **appropriate to be in the Rural Area, where it will continue to be serviced by**
37 **King County.**

Urban Growth Area Boundary Amendment 248th Avenue SE

King County

PAA

Move UGA boundary to the west margin of 248th Ave SE to include this section of the right-of-way in the urban area.



Enumclaw

HIGHPOINT ST

- Proposed UGA Boundary
- Existing UGA Boundary
- County Roads
- Parcels
- King County
- Enumclaw
- ROW Issue



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Urban Growth Area Boundary Amendment 228th Avenue SE

King County

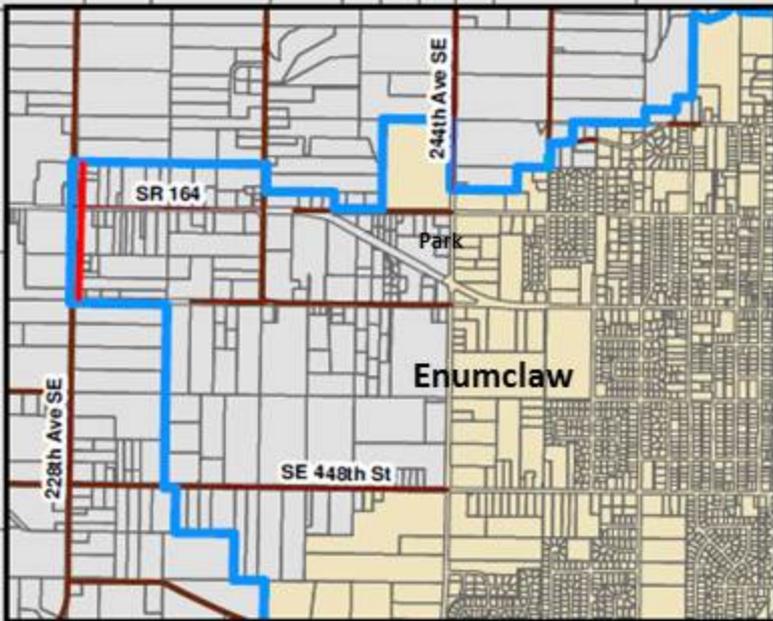
PAA

SE 436TH ST

SE 438TH ST

228TH AVE SE

Move UGA boundary to the east margin of 228th Ave SE to exclude this section of the right-of-way from the urban area.



- Proposed UGA Boundary
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- County Roads
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Map Amendment # 8

SW Gorsuch Road, Near Vashon Highway SW

(Vashon #1 Area Zoning and Land Use Study)

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – KING
2 COUNTY ZONING ATLAS

3
4
5 Amend Section 29, Township 23, Range 03 as follows:

6
7 ZONING

8
9 1. Remove P-suffix condition VS-P24 from parcel 2923039148.

10
11 2. Add P-suffix condition VS-Pxx to parcel 2923039148 as follows:

12
13 “Development restricted to housing designated for low income.”
14
15

16 **Effect: Would remove P-suffix condition VS-P24, which currently restricts**
17 **development “to mobile homes, manufactured housing units and accessory**
18 **support structures” and replace it with a P-suffix condition limiting**
19 **development to a broader range of affordable housing development options.**

Map Amendment # 9

237th Place SE and SE 288th Street

(Rainier Ridge)

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – KING
2 COUNTY ZONING ATLAS

3
4
5 Amend Section 03, Township 21, Range 06 as follows:

6
7
8 ZONING

9
10 Amend P-suffix condition TR-Pxx on parcel 1531000010 as follows:

11
12 “1. A term conservation easement agreement satisfactory to King
13 County shall be recorded within 21 days of approval of this ordinance.
14 The conservation easement shall apply to the remaining 56 acres of
15 the site and shall prohibit all use and development other than passive
16 recreation until such time as the parcel is officially subdivided, whereby
17 the rural portion will be deeded fee simple to King County for the
18 purpose of permanent public passive open space.

19
20 2. ~~((Within one year))~~ By December 31, 2017, the City of Maple Valley
21 shall ~~((commence))~~ complete annexation proceedings ~~((and the~~
22 ~~County and the City shall enter into an interlocal agreement~~
23 ~~addressing: a) annexation of the urban portion of the property; b)~~
24 ~~zoning for the urban portion of the property that will achieve a minimum~~
25 ~~density of 4 dwelling units per acre; and c) subdivision procedures that~~
26 ~~will enable the City of Maple Valley to process a plat application~~
27 ~~including land within the City and County)).~~

28
29 3. SEPA mitigation measures per the MDNS Threshold Determination
30 for project
31 MAMD13-0001 dated November 26, 2013 shall be implemented and
32 completed upon the approval date of this ordinance.

33
34 4. In the event Condition 2 is not satisfied ~~((within one year after~~
35 ~~Council approval of this ordinance))~~, the site shall ~~((be redesignated in~~
36 ~~the next King County Comprehensive Plan update))~~ revert to its pre-
37 application land use (Rural Area) and zoning (RA-5-P) designations.”
38

39 **Effect: Would amend P-suffix condition TR-Pxx to no longer require adoption**
40 **of an Interlocal Agreement, and would require completion of annexation**
41 **proceedings by December 31, 2017 in order for the Rainier Ridge Four-to-One**
42 **UGA amendment to become effective.**

Map Amendment #9 - Rainier Ridge

ATTACHMENT 6

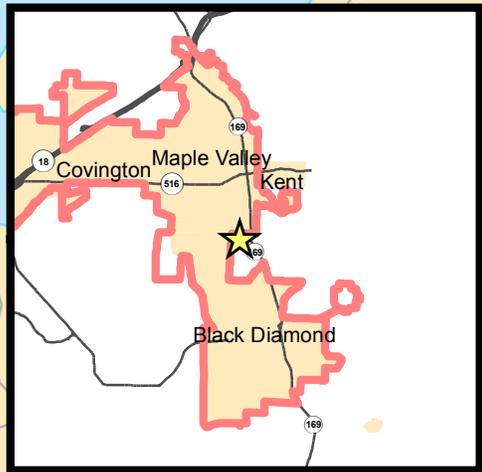
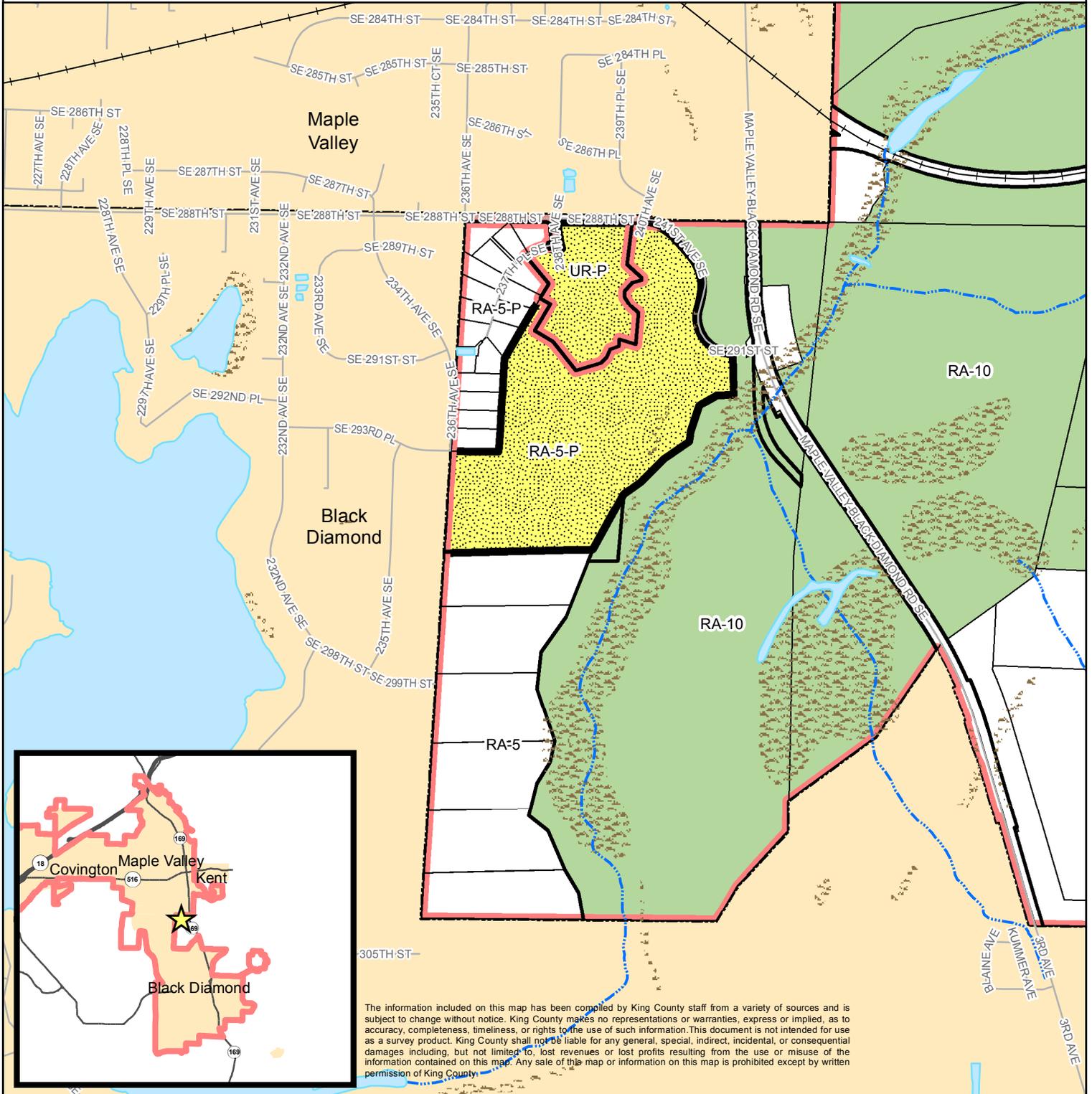
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- RA-10 Rural Area, one DU per 10 acres
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Date: 8/23/2016



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