



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

July 27, 2005

Ordinance 15244

Proposed No. 2005-0096.3

Sponsors Constantine, Pelz, Patterson,
Edmonds and Phillips

1 AN ORDINANCE relating to comprehensive planning and
2 zoning; adopting the 2005 amendments to King County
3 Comprehensive Plan 2004 and area zoning, in accordance
4 with the Washington state Growth Management Act;
5 directing the executive to conduct a subarea plan for the
6 Sammamish Agricultural Production District; directing the
7 executive to conduct a subarea plan for the Juanita Firs
8 commercial center; and amending Ordinance 263, Article
9 2, Section 1, as amended, and K.C.C. 20.12.010.

10
11

12 **PREAMBLE:**

13 For the purposes of effective land use planning and regulation, the King
14 County Council makes the following legislative findings:
15 King County has adopted the 2004 King County Comprehensive Plan to
16 meet the requirements of the Washington state Growth Management Act
17 ("GMA").

18 The King County Code allows amendments that are not substantive to the
19 Comprehensive Plan once every year except once every four years a major
20 review of the Comprehensive Plan is allowed and amendments that are
21 substantive in nature can be considered. The last major review of the
22 Comprehensive Plan was conducted in 2004. Therefore, 2005 is
23 considered part of the annual cycle when only amendments that are not
24 substantive in nature are permitted.

25 The GMA requires that the Comprehensive Plan and development
26 regulations be subject to continuing review and evaluation by the county.

27 The GMA requires that King County adopt development regulations to be
28 consistent with and implement the Comprehensive Plan.

29 The changes to zoning contained in this ordinance are needed to maintain
30 conformity with the King County Comprehensive Plan, as required by the
31 GMA. As such, they bear a substantial relationship to, and are necessary
32 for, the public health, safety and general welfare of King County and its
33 residents.

34 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

35 SECTION 1. Ordinance 263, Article 2, Section 1, and K.C.C. 20.12.10 are each
36 hereby amended to read as follows:

37 A. Under the King County Charter, the state Constitution and the Washington
38 ~~((S))~~state Growth Management Act, chapter 36.70A RCW, the 1994 King County
39 Comprehensive Plan is adopted and declared to be the Comprehensive Plan for King
40 County until amended, repealed or superseded. King County performed its first

41 comprehensive four-cycle review of the Comprehensive Plan. As a result of the review,
42 King County amended the 1994 Comprehensive Plan through passage of the King County
43 Comprehensive Plan 2000. King County performed its second comprehensive four-cycle
44 review of the Comprehensive Plan in 2004. As a result of the review, King County
45 amended the 2000 Comprehensive Plan through passage of the King County
46 Comprehensive Plan 2004. The Comprehensive Plan shall be the principal planning
47 document for the orderly physical development of the county and shall be used to guide
48 subarea plans, functional plans, provision of public facilities and services, review of
49 proposed incorporations and annexations, development regulations and land development
50 decisions.

51 B. The amendments to the 1994 King County Comprehensive Plan contained in
52 Appendix A to Ordinance 12061 (King County Comprehensive Plan 1995 amendments)
53 are hereby adopted.

54 C. The amendments to the 1994 King County Comprehensive Plan contained in
55 Attachment A to Ordinance 12170 are hereby adopted to comply with the Central Puget
56 Sound Growth Management Hearings Board Decision and Order in *Vashon-Maury Island,*
57 *et. al. v. King County*, Case No. 95-3-0008.

58 D. The Vashon Town Plan contained in Attachment 1 to Ordinance 12395 is
59 adopted as a subarea plan of the King County Comprehensive Plan and, as such, constitutes
60 official county policy for the geographic area of unincorporated King County defined in the
61 plan and amends the 1994 King County Comprehensive Plan Land Use Map.

62 E. The amendments to the 1994 King County Comprehensive Plan contained in
63 Appendix A to Ordinance 12501 are hereby adopted to comply with the Order of the

64 Central Puget Sound Growth Management Hearings Board in *Copac-Preston Mill, Inc., et*
65 *al, v. King County*, Case No. 96-3-0013 as amendments to the King County
66 Comprehensive Plan.

67 F. The amendments to the 1994 King County Comprehensive Plan contained in
68 Appendix A to Ordinance 12531 (King County Comprehensive Plan 1996 amendments)
69 are hereby adopted as amendments to the King County Comprehensive Plan.

70 G. The Black Diamond Urban Growth Area contained in Appendix A to Ordinance
71 12533 is hereby adopted as an amendment to the King County Comprehensive Plan.

72 H. The 1994 King County Comprehensive Plan and Comprehensive Plan Land
73 Use Map are amended to include the area shown in Appendix A of Ordinance 12535 as
74 Rural City Urban Growth Area. The language from Section 1D of Ordinance 12535 shall
75 be placed on Comprehensive Plan Land Use Map page #32 with a reference marker on the
76 area affected by Ordinance 12535.

77 I. The amendments to the 1994 King County Comprehensive Plan contained in
78 Appendix A to Ordinance 12536 (1997 Transportation Need Report) are hereby adopted as
79 amendments to the King County Comprehensive Plan.

80 J. The amendments to the 1994 King County Comprehensive Plan contained in
81 Appendix A to Ordinance 12927 (King County Comprehensive Plan 1997 amendments)
82 are hereby adopted as amendments to the King County Comprehensive Plan.

83 K. The amendments to the 1994 King County Comprehensive Plan contained in
84 the 1998 Transportation Needs Report, contained in Appendices A and B to Ordinance
85 12931 and in the supporting text, are hereby adopted as amendments to the King County
86 Comprehensive Plan.

87 L. The amendments to the 1994 King County Comprehensive Plan contained in
88 Appendix A to Ordinance 13273 (King County Comprehensive Plan 1998 amendments)
89 are hereby adopted as amendments to the King County Comprehensive Plan.

90 M. The 1999 Transportation Needs Report contained in Attachment A to
91 Ordinance 13339 is hereby adopted as an amendment to the 1994 King County
92 Comprehensive Plan, Technical Appendix C, and the amendments to the 1994 King
93 County Comprehensive Plan contained in Attachment B to Ordinance 13339 are hereby
94 adopted as amendments to the King County Comprehensive Plan.

95 N. The amendments to the 1994 King County Comprehensive Plan contained in
96 Attachment A to Ordinance 13672 (King County Comprehensive Plan 1999 amendments)
97 are hereby adopted as amendments to the King County Comprehensive Plan.

98 O. The 2000 Transportation Needs Report contained in Attachment A to Ordinance
99 13674 is hereby adopted as an amendment to the 1994 King County Comprehensive Plan,
100 Technical Appendix C.

101 P. The Fall City Subarea Plan contained in Attachment A to Ordinance 13875 is
102 adopted as a subarea plan of the King County Comprehensive Plan and, as such, constitutes
103 official county policy for the geographic area of unincorporated King County defined in the
104 plan. The Fall City Subarea Plan amends the 1994 King County Comprehensive Plan land
105 use map by revising the Rural Town boundaries of Fall City.

106 Q. The amendments to the King County Comprehensive Plan contained in
107 Attachment A to Ordinance 13875 are hereby adopted as amendments to the King County
108 Comprehensive Plan.

109 R. The Fall City area zoning amendments contained in Attachment A to Ordinance
110 13875 are adopted as the zoning control for those portions of unincorporated King County
111 defined in the attachment. Existing property-specific development standards (p-suffix
112 conditions) on parcels affected by Attachment A to Ordinance 13875 do not change except
113 as specifically provided in Attachment A to Ordinance 13875.

114 S. The amendments to the 1994 King County Comprehensive Plan Land Use Map
115 contained in Attachment A to Ordinance 13987 are hereby adopted to comply with the
116 Central Puget Sound Growth Management Hearings Board Decision and Order on
117 Supreme Court Remand in *Vashon-Maury Island, et. al. v. King County*, Case No. 95-3-
118 0008 (Bear Creek Portion).

119 T. The 2001 transportation needs report contained in Attachment A to Ordinance
120 14010 is hereby adopted as an amendment to the 1994 King County Comprehensive Plan,
121 technical appendix C.

122 U. The amendments to the 1994 King County Comprehensive Plan contained in
123 Attachments A, B and C to Ordinance 14044 (King County Comprehensive Plan 2000) are
124 hereby adopted as amendments to the King County Comprehensive Plan. Attachment A
125 amends the policies, text and maps of the Comprehensive Plan. Amendments to the
126 policies are shown with deleted language struck out and new language underlined. The text
127 and maps in Attachment A replace the previous text and maps in the Comprehensive Plan.
128 Attachment B to Ordinance 14044 contains technical appendix A (capital facilities), which
129 replaces technical appendix A to the King County Comprehensive Plan, technical appendix
130 C (transportation), which replaces technical appendix C to the King County
131 Comprehensive Plan, and technical appendix M (public participation), which is a new

132 technical appendix that describes the public participation process for the King County
133 Comprehensive Plan 2000. Attachment C includes amendments to the King County
134 Comprehensive Plan Land Use Map. The land use amendments contained in Attachment C
135 are adopted as the official land use designations for those portions of unincorporated King
136 County defined in Attachment C to Ordinance 14044.

137 V. The Snoqualmie Urban Growth Area Subarea Plan contained in Attachment A
138 to Ordinance 14117 is adopted as a subarea plan of the King County Comprehensive Plan
139 and, as such, constitutes official county policy for the geographic area of unincorporated
140 King County defined in the plan. Attachment B to Ordinance 14117 amends the King
141 County Comprehensive Plan 2000 land use map by revising the Urban Growth Area for the
142 City of Snoqualmie. Attachment C to Ordinance 14117 amends the policies of the
143 Comprehensive Plan.

144 W. The Snoqualmie Urban Growth Area Subarea Plan area zoning amendments in
145 Attachment D to Ordinance 14117 are adopted as the zoning control for those portions of
146 unincorporated King County defined in the attachment. Existing property-specific
147 development standards (p-suffix conditions) on parcels affected by Attachment D to
148 Ordinance 14117 do not change.

149 X. The amendments to the King County Comprehensive Plan 2000 contained in
150 Attachment B to Ordinance 14156 are hereby adopted as amendments to the King County
151 Comprehensive Plan.

152 Y. The amendments to the King County Comprehensive Plan 2000 contained in
153 Attachment A to Ordinance 14185 are hereby adopted as amendments to the King County
154 Comprehensive Plan in order to comply with the order of the Central Puget Sound Growth

155 Management Hearings Board in *Green Valley et al, v. King County*, CPSGMHB Case No.
156 98-3-0008c, Final Decision and Order (1998) and the order of the Washington Supreme
157 Court in *King County v. Central Puget Sound Growth Management Hearings Board*, 142
158 Wn.2d 543, 14 P.3d 133 (2000).

159 Z. The amendments to the King County Comprehensive Plan 2000 contained in
160 Attachment A to Ordinance 14241 (King County Comprehensive Plan 2001 Amendments)
161 are hereby adopted as amendments to the King County Comprehensive Plan.

162 AA. The amendment to the King County Comprehensive Plan 2000 contained in
163 Attachment A to Ordinance 14286 is hereby adopted as an amendment to the King County
164 Comprehensive Plan in order to comply with the Central Puget Sound Growth
165 Management Hearings Board's Final Decision and Order in *Forster Woods Homeowners'*
166 *Association and Friends and Neighbors of Forster Woods, et al. v. King County*, Case No.
167 01-3-0008c (Forster Woods), dated November 6, 2001.

168 BB. The amendments to the King County Comprehensive Plan 2000 contained in
169 Attachment A to Ordinance 14448 (King County Comprehensive Plan 2002 Amendments)
170 are hereby adopted as amendments to the King County Comprehensive Plan.

171 CC. The amendments to the King County Comprehensive Plan 2000 contained in
172 Attachment A to Ordinance 14775 (King County Comprehensive Plan 2003 Amendments)
173 are hereby adopted as amendments to the King County Comprehensive Plan.

174 DD. The amendments to the King County Comprehensive Plan 2000 contained in
175 Attachments A, B, C, D and E to this ordinance (King County Comprehensive Plan 2004)
176 are hereby adopted as amendments to the King County Comprehensive Plan. Attachment
177 A, Part I, to this ordinance amends the policies, text and maps of the Comprehensive Plan.

178 Attachment A, Part II, to this ordinance includes amendments to the King County
179 Comprehensive Plan Land Use Map. The land use amendments contained in Attachment
180 A, Part II, to this ordinance are adopted as the official land use designations for those
181 portions of unincorporated King County defined in Attachment A, Part II, to this ordinance.
182 Attachment B to this ordinance contains technical appendix A (Capital Facilities), which
183 replaces technical appendix A to the King County Comprehensive Plan. Attachment C to
184 this ordinance contains technical appendix B (Housing), which replaces technical appendix
185 B to the King County Comprehensive Plan. Attachment D to this ordinance contains
186 technical appendix C (Transportation), which replaces technical appendix C to the King
187 County Comprehensive Plan 2000. Attachment E to this ordinance contains technical
188 appendix D (Growth Targets and the Urban Growth Area 2004).

189 EE. The 2004 transportation needs report contained in Attachment A to this
190 ordinance is hereby adopted as an amendment to the 2000 King County Comprehensive
191 Plan, technical appendix C.

192 FF. The amendments to the King County Comprehensive Plan 2004 contained in
193 Attachment A to this Ordinance (King County Comprehensive Plan 2005 Amendments)
194 are hereby adopted as amendments to the King County Comprehensive Plan.

195 SECTION 2. The King County Comprehensive Plan 2005 Amendments
196 contained in Attachment A, Part II to this ordinance are adopted as the official zoning
197 control for those portions of unincorporated King County defined in Attachment A, Part
198 II to this ordinance in accordance with K.C.C. 20.12.050. Existing property-specific
199 development conditions (p-suffix conditions) and special district overlays on parcels
200 affected by these area zoning amendments, whether adopted through reclassification or

201 area zoning, are retained by this ordinance except as specifically amended by this
202 ordinance. Property-specific development standards adopted, repealed or amended by
203 this ordinance amend Appendix A of Ordinance 12824, as amended by Ordinance 15028,
204 in accordance with K.C.C. 20.12.050. Special District overlays adopted, repealed or
205 amended by this ordinance amend Appendix B of Ordinance 12824, as amended by
206 Ordinance 15028, in accordance with K.C.C. 20.12.050.

207 SECTION 3. Work program. The council hereby adopts the following work
208 program items as part of the King County Comprehensive Plan 2005:

209 A. The executive shall complete a subarea planning process added to the
210 executive work plan by Ordinance 15028 (2004 KCCP Update) to study the rural-zoned
211 properties within the Sammamish Valley agricultural production district. This subarea
212 plan shall be consistent with the final decision and order of the Central Puget Sound
213 Growth Management Hearings Board for Keesling III (Case No. 04-3-0024) dated May
214 31, 2005. The executive shall transmit any required Comprehensive Plan amendments to
215 the council by September 6, 2005. The subarea plan must be filed in the form of fifteen
216 copies with the clerk of the council, who shall retain the original and shall forward copies
217 to each councilmember and to the lead staff for the growth management unincorporated
218 areas committee or its successor. The implementation of any recommendations contained
219 in the adopted sub-area plan shall be permitted prior to the review of the next major
220 (four-year) comprehensive plan update in 2008.

221 B. The executive shall, contingent upon council appropriation of funds through
222 the 2006 budget, complete a subarea planning process to study the potential for expansion
223 of the Juanita Firs community business center, generally located between 100th Avenue

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224 NE and Juanita-Woodinville Way NE, and shall transmit any required Comprehensive
225 Plan amendments to the council by December 31, 2006. The subarea plan must be filed
226 in the form of fifteen copies with the clerk of the council, who shall retain the original
227 and shall forward copies to each councilmember and to the lead staff for the growth

228 management and unincorporated areas committee or its successor.

229

230

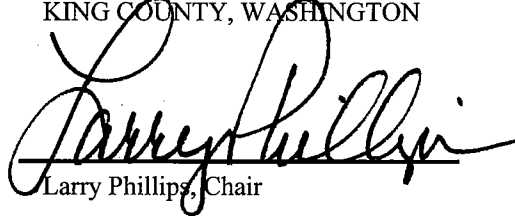
Ordinance 15244 was introduced on 3/7/2005 and passed as amended by the Metropolitan King County Council on 7/25/2005, by the following vote:

Yes: 13 - Mr. Phillips, Ms. Edmonds, Mr. von Reichbauer, Ms. Lambert, Mr. Pelz, Mr. Dunn, Mr. Ferguson, Mr. Hammond, Mr. Gossett, Ms. Hague, Mr. Irons, Ms. Patterson and Mr. Constantine

No: 0

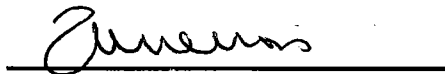
Excused: 0

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON



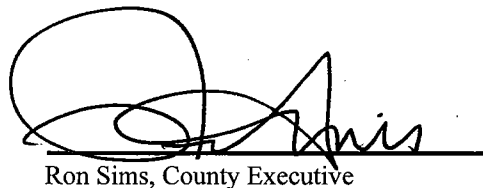
Larry Phillips, Chair

ATTEST:



Anne Noris, Clerk of the Council

APPROVED this 1 day of August, 2005.



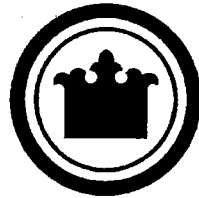
Ron Sims, County Executive

Attachments A. 2005 Amendments to the King County Comprehensive Plan 2004, May 17, 2005

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KING COUNTY COUNCIL CLERK

15244

**2005-0096
Attachment A**



**2005 Amendments
to the
King County Comprehensive Plan 2004**

MAY 17, 2005

15244

**2005-0096
Attachment A**

**2005 Amendments to the
King County Comprehensive Plan 2004**

**Part I:
Policy Amendments**

1 **AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN 2004:**

2 In Chapter 6 – Transportation, II Linking Transportation Infrastructure with Growth, on
3 page 6-9, amend Policy T-210 as follows:
4

5
6 **T-210** **The level of service (LOS) standard for the Urban Area and**
7 **designated Rural Towns shall be E except as provided in Policy ((T-**
8 **209)) T-212. The LOS standard for the Rural Area shall be B except**
9 **as provided in Policy ((T-209)) T-212. These standards shall be used**
10 **in concurrency testing.**
11

12
13
14
15
16 **Effect:** Policy T-209 in the 2000 King County Comprehensive Plan was renumbered as
17 Policy T-212 in the 2004 King County Comprehensive Plan Update. This amendment
18 corrects the reference in Policy T-210 to reflect the renumbered policy T-212. There is
19 no substantive effect of this amendment.

20 **Rationale:** Updates the policy reference in policy T-210 to reflect the renumbering of
21 transportation policies in the 2004 King County Comprehensive Plan Update.
22

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN 2004:

2 In Chapter 7 – Services, Facilities, and Utilities, H. Water Supply, on page 7-8 amend
3 Policy F-230 as follows:

- 4
- 5 **F-230** **New public water systems established in the Rural Area shall be owned**
6 **and operated by the following, in order of preference:**
- 7 **a. By the Group A public water system in whose service area the**
8 **system is located, by direct service or satellite management by the**
9 **Group A system, or**
 - 10 **b. By a satellite management agency approved by the State**
11 **Department of Health and providing service within the county and**
12 **under contract with the Group A system if it is located in a Group A**
13 **system service area; or**
 - 14 **c. By the owners of the lots, which are provided water by ((the)) a new**
15 **Group A or Group B system if ((the new system is)) not within the**
16 **service area of an existing Group A system or not within the area**
17 **covered by a satellite management agency. Approval for any such**
18 **system shall be conditioned for future ownership or management by**
19 **a satellite management agency, when such service becomes**
20 **available, and for periodic review of system operations, as required**
21 **by RCW 70.119A.060(2).**

22
23
24 **EFFECT:** Technical revision to clarify the water system described in subsection c. could
25 be either a Group A or Group B system.
26

1 **AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN 2004:**

2 In Chapter 7 – Services, Facilities, and Utilities, I. Public Sewers and On-Site
3 Wastewater Disposal Systems, on page 7-11 amend Policy F-245 as follows:
4

5 **F-245 In the Urban Growth Area, all new development shall be served by public**
6 **sewers unless ((=a. A)) application of this policy to a proposal for a single-**
7 **family residence on an individual lot would deny all reasonable use of the**
8 **property ((; or));**
9 **((b. Application of this policy to a proposal that has a vested land use**
10 **application for the redevelopment or expansion of an existing use, as well as**
11 **an approved septic design from Public Health Seattle and King County,**
12 **would render approval of the land use permit void; or**
13 **e. As permitted by policy CP-933.))**

14 **Effect:** Approval of the 2004 King County Comprehensive Plan Update and related
15 amendments to King County Code Chapter 13.24.136 eliminated options for on-site
16 sewage disposal methods described in Policy F-245 b. above. The opportunity for on-site
17 sewage disposal described by Policy CP-933 was also eliminated in the 2004 King
18 County Comprehensive Plan Update.

19 **Rationale:** This amendment corrects an oversight by making Policy F-245 consistent
20 with Code and other policy amendments made during the 2004 King County
21 Comprehensive Plan Update.
22

1 **AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN 2004:**

2 In Chapter 9 – Implementation, I. Land Use Designations and Zoning Classifications/Code, on
 3 page 9-2, amend the table as follows:
 4
 5

Comprehensive Plan Land Uses	Zoning *
Unincorporated Activity Center	R-12, R-18, R-24, R-48, RB (not allowed in White Center), NB, CB, O, I
Community Business Center	NB, CB, O, R-12, R-18, R-24, R-48
Neighborhood Business Center	NB, O, R-12, R-18, R-24, R-48
Commercial Outside of Centers	NB, CB, RB, O, I - this is the range of existing zoning in place when the comprehensive plan was adopted
Urban Planned Development	R-1, R-4, R-6, R-8, R-12, R-18, R-24, R-48, NB, CB, RB, O, I
Urban Residential, High	R-18, R-24, R-48
Urban Residential, Medium	R-4, R-6, R-8, R-12
Urban Residential, Low	R-1
Rural City Urban Growth Area	UR I, RB –These two zones were in place in the North Bend UGA when the comprehensive plan was adopted in 1994.
Rural Town	R-1, R-4, R-6, R-8, R-12, R-18, R-24, R-48, NB, CB, RB, O, I
Rural Neighborhood	NB, RA-5
Rural Residential	RA-2.5, RA-5, RA-10, RA-20
Industrial	I
Forestry	F, M
Agriculture	A
Mining	M
Greenbelt/Urban Separator	R-1
King County Owned Open Space/Recreation	All zones
Other Parks/Wilderness	All zones
<p>* This is the range of zoning that may be allowed within each comprehensive plan land use designations based on comprehensive plan and subarea plan policies. Actual zoning on a specific property is determined through the area-wide zoning process or through a quasi-judicial rezone application.</p> <p>Zoning Designations</p> <p>A Agricultural (10 or 35 acre minimum lot area) F Forest (80 acre minimum lot area) M Mineral RA Rural Area (2.5-acre, 5-acre, 10-acre or 20-acre minimum density) UR Urban Reserve R Urban Residential (base density in dwelling units per acre) NB Neighborhood Business CB Community Business RB Regional Business O Office I Industrial</p>	

6
 7

8 **EFFECT:** Allows the use of the RA-5 zone designation within a Rural Neighborhood
 9 consistent with the provisions of KCCP policy R-410.

15244

**2005-0096
Attachment A**

**2005 Amendments to the
King County Comprehensive Plan 2004**

**Part II:
Land Use and Area Zoning Amendments**

Map Amendment

Vashon Maury Island Service Center

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – Zoning Atlas and
2 Land Use Atlas

3

4

5 Amend Land Use Map # 3 and Zoning Map # 3 Section 7, Township 22, Range 3

6

7 Redesignate the following parcels from Rural Residential land use to Rural Neighborhood
8 land use.

9

10 Reclassify the following parcels from RA 10 –SO, Rural Area – one home per ten acres
11 within a Special Overlay District to O P –SO, Office with P –Suffix Conditions within a
12 Special Overlay District.

13

14 0722039001

15 0722039066

16 0722039067

17

18 Effect: This amendment applies the Rural Neighborhood land use designation and O P SO
19 zoning to three parcels adjacent to the existing Rural Neighborhood. The O P SO zoning is
20 consistent with the zoning of property within the existing Rural Neighborhood. This will
21 allow expansion of the existing Vashon Maury Island Service Center.



Executive Recommended

Vashon-Maury Island Service Center - Land Use Amendment
Land Use Amendment



The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.



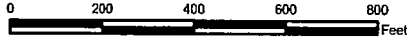
Study Area

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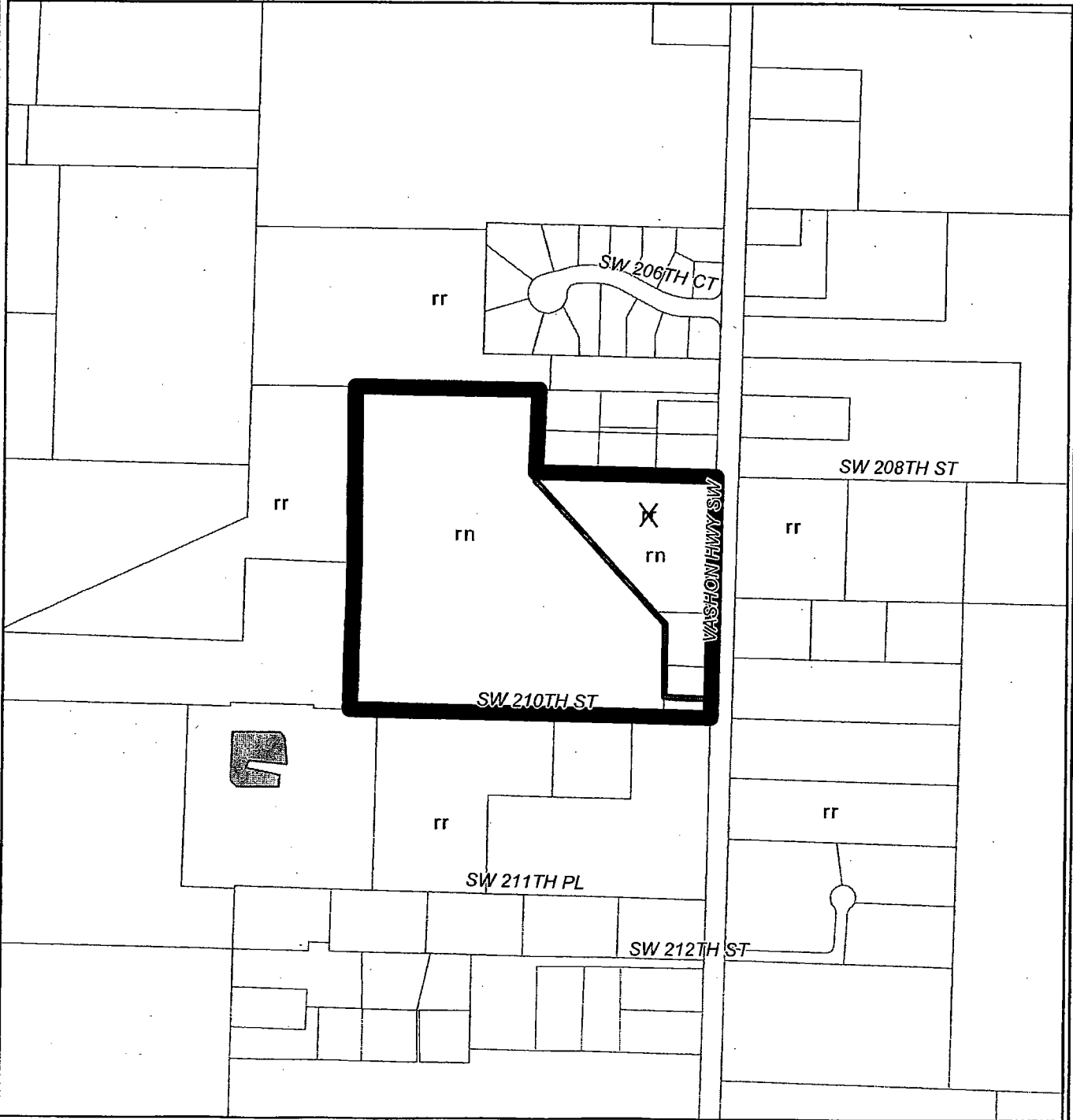
Rural residential

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Rural neighborhood



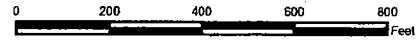
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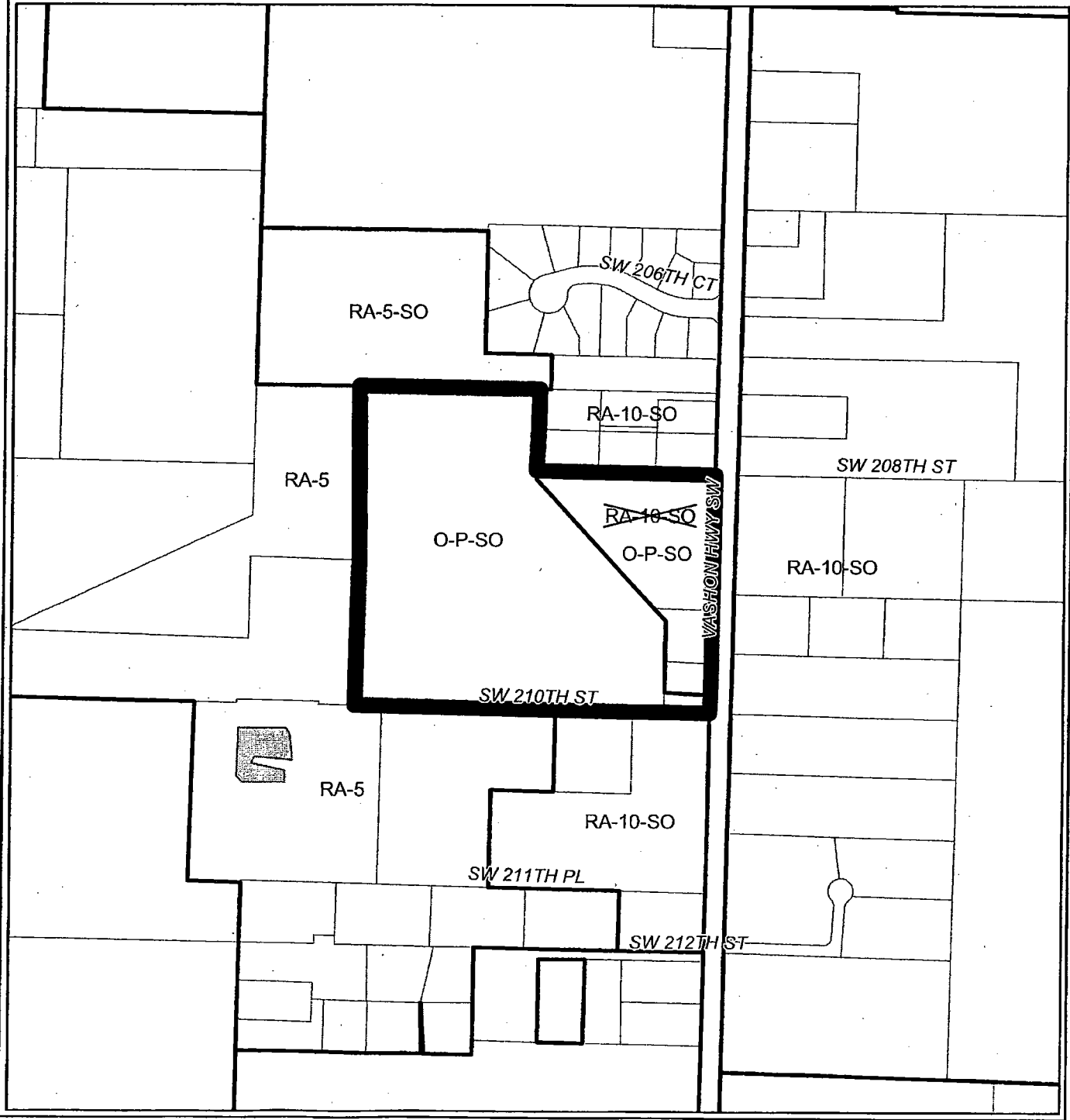
Executive Recommended
Vashon-Maury Island Service Center - Zoning Amendment
Recommended Area Zoning

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- Study Area
- Office
- RA-5 Rural Area, one DU per 5 acres
- RA-10 Rural Area, one DU per 10 acres

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1 **Map Amendment**

2
3
4 **Vashon P-Suffix Study**

5
6
7 **AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – Zoning Atlas**

8
9
10 Modify the P-Suffix development conditions for four parcels on Zoning Map # 3, Township
11 22 and 23, Range 3

12
13 **Parcel 0522039015:** Delete P-Suffix condition VS-P2, which is applicable to Industrial
14 property. This property is now zoned for commercial development.

15
16 Effect: This amendment deletes a development condition that is in conflict with the land use
17 and zoning designation for the subject property.

18
19 **Parcels 2923039195 and 2923039044:** This amendment corrects an apparent mapping error
20 by assigning condition VS-P27, the “Vashon Gateway” condition, to the small portion of
21 these two parcels that lie north of SW 171st Street and removing the Vashon “Town Core”
22 condition from the same small portion of these two parcels.

23
24 Effect: Implements the intent of the Vashon Town Plan, which was to apply the Vashon
25 Gateway condition to property to the north of SW 171st street, and the Vashon town Core
26 condition to property south of SW 171st at this location.

27
28 **Parcel 3223039111:** This amendment removes P-Suffix condition VS-P15 from the subject
29 property.

30
31 Effect: This amendment removes VS-P-15, which is actually a series of development
32 conditions that were applied by a 1989 rezone of the subject property. These conditions
33 were intended to apply to a specific development proposal, which did not come to fruition.
34 Therefore this condition is out of date and no longer applicable.

35
36
37 **AMENDMENT TO THE P-SUFFIX CONDITION VS-P30**

38 VS-P30 (Restricted Uses for I-zoned Properties), as adopted under Ordinance 12824 (Vashon
39 Town Plan), is amended to read as follows:

40 **Development Condition Text**

41 Property with Industrial zoning shall be restricted to the following specific land uses
42 as set forth in Chapter K.C.C. 21A.08.

43 Recreational/Cultural Land Uses

- 1 PARKS/RECREATION: Park, Campgrounds
- 2 AMUSEMENT/ENTERTAINMENT: Theater
- 3 General Services Land Uses
- 4 PERSONAL SERVICES: Veterinary Clinic; Automotive repair; Automotive
- 5 Service; Miscellaneous repair; Artist Studios.
- 6 HEALTH SERVICES: Office/Outpatient Clinic; Medical/Dental Lab.
- 7 EDUCATION SERVICES: Vocational School; Specialized Instruction
- 8 School.
- 9 Government/Business Service Land Uses
- 10 GOVERNMENT SERVICES: Utility Facility; Private Stormwater
- 11 Management Facility.
- 12 BUSINESS SERVICES: Construction and Trade; Trucking and courier
- 13 Service; Self-service Storage; Freight and Cargo Service; Automotive
- 14 Parking; Research, Development and Testing; Commercial/Industrial
- 15 Accessory Uses (Administrative. offices, employee exercise & food service
- 16 facilities, storage of agricultural raw materials or products manufactured on
- 17 site, owner/caretaker residence, grounds maintenance).
- 18 Retail/Wholesale Land Uses
- 19 Motor Vehicle and Boat Dealers; Gasoline Service Stations; Fuel Dealers.
- 20 Manufacturing Land Uses
- 21 Food and Kindred Products; Apparel and other Textile Products; Wood
- 22 Products, Furniture and Fixtures; Printing and Publishing; Fabricated Metal
- 23 Products; Industrial and Commercial Machinery; Computer and Office
- 24 Equipment; Electronic and other Electric Equipment; Measuring and
- 25 Controlling Instruments; Miscellaneous Light Manufacturing; Movie
- 26 Production/Distribution.
- 27 Resource Land Uses
- 28 AGRICULTURE: Growing and Harvesting Crops; Raising Livestock and
- 29 Small Animals, excluding feed lots and auctions.
- 30 FORESTRY: Growing and Harvesting Forest Products.
- 31 FISH AND WILDLIFE MANAGEMENT: Hatchery/Fish Preserve;
- 32 Aquaculture.
- 33 Regional Land Uses

1 Public Agency Training Facility; Municipal Water Production; Transit Bus
2 Base.
3

4 Effect: Broadens the opportunity for land owners to utilize Industrial zoned lands to the
5 extent allowed by the zone, by reducing the limitations placed by VS-P30 on uses otherwise
6 permitted within the Industrial zone. Allows theaters, artists studios and related specialized
7 instruction schools within the Industrial zones located in a Rural Town to promote cultural
8 resources consistent with KCCP Policies R-406, P-201, P-202, P-204 and P-205. This
9 revision affects the following parcels:

- 10
- 11 3123039009
- 12 3123039012
- 13 3123039026
- 14 3123039046
- 15 3123039050
- 16 3123039052
- 17 3123039058
- 18 3123039066
- 19 3123039082
- 20 3123039111
- 21 3123039131
- 22 3123039154
- 23 3123039157
- 24 3123039060
- 25 3123039161
- 26 3123039167
- 27 3123039183
- 28
- 29 0622039002
- 30 0622039004
- 31 0622039077
- 32 0622039092
- 33 0622039100
- 34 0622039134
- 35 0622039148
- 36



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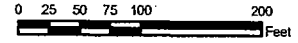
Executive Recommended Vashon P-Suffix Study Portion SW 1/4 Section 29 Township 23 Range 3



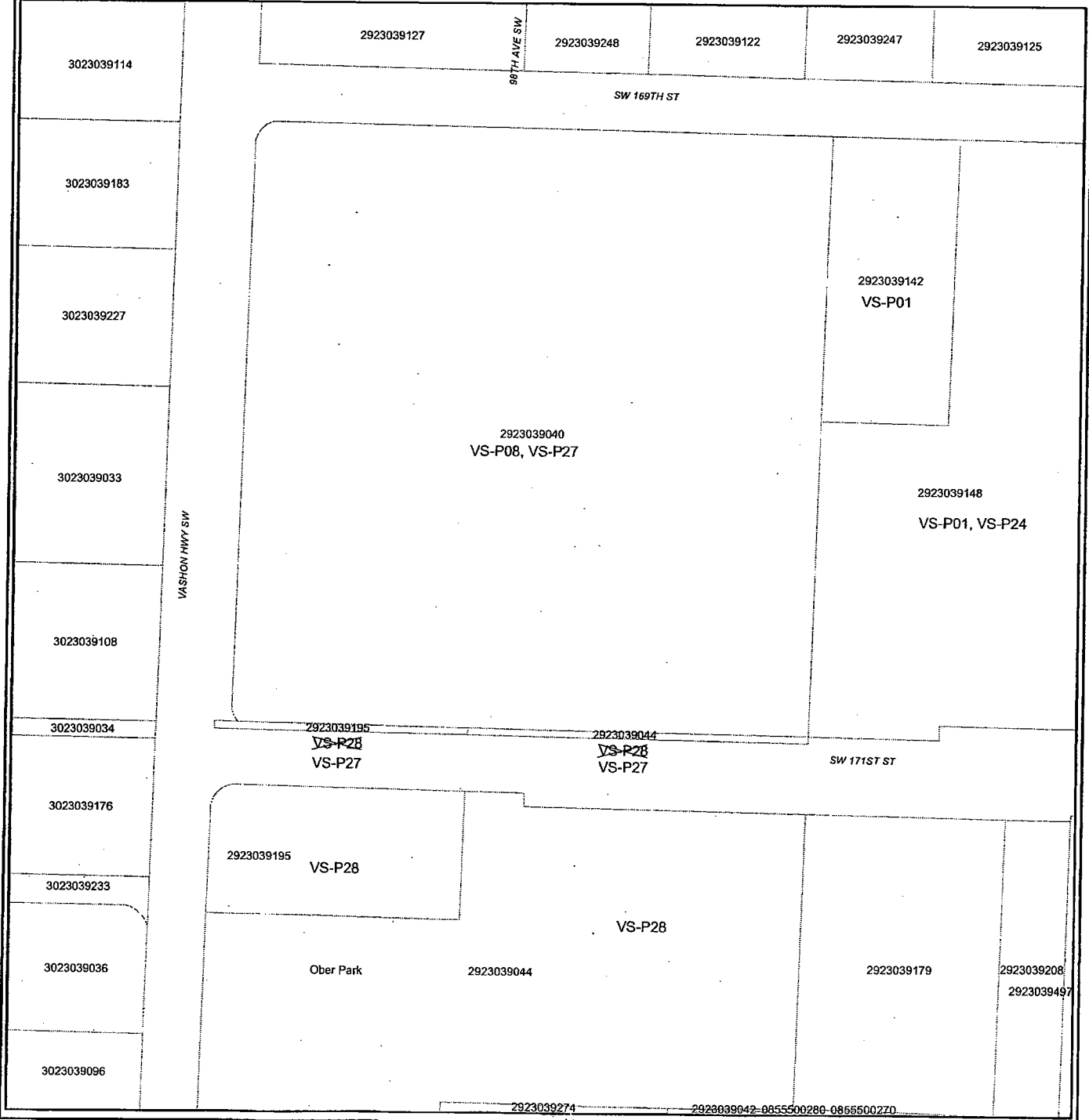
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-  Property Boundaries
-  Parks



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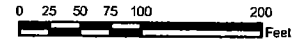
King County



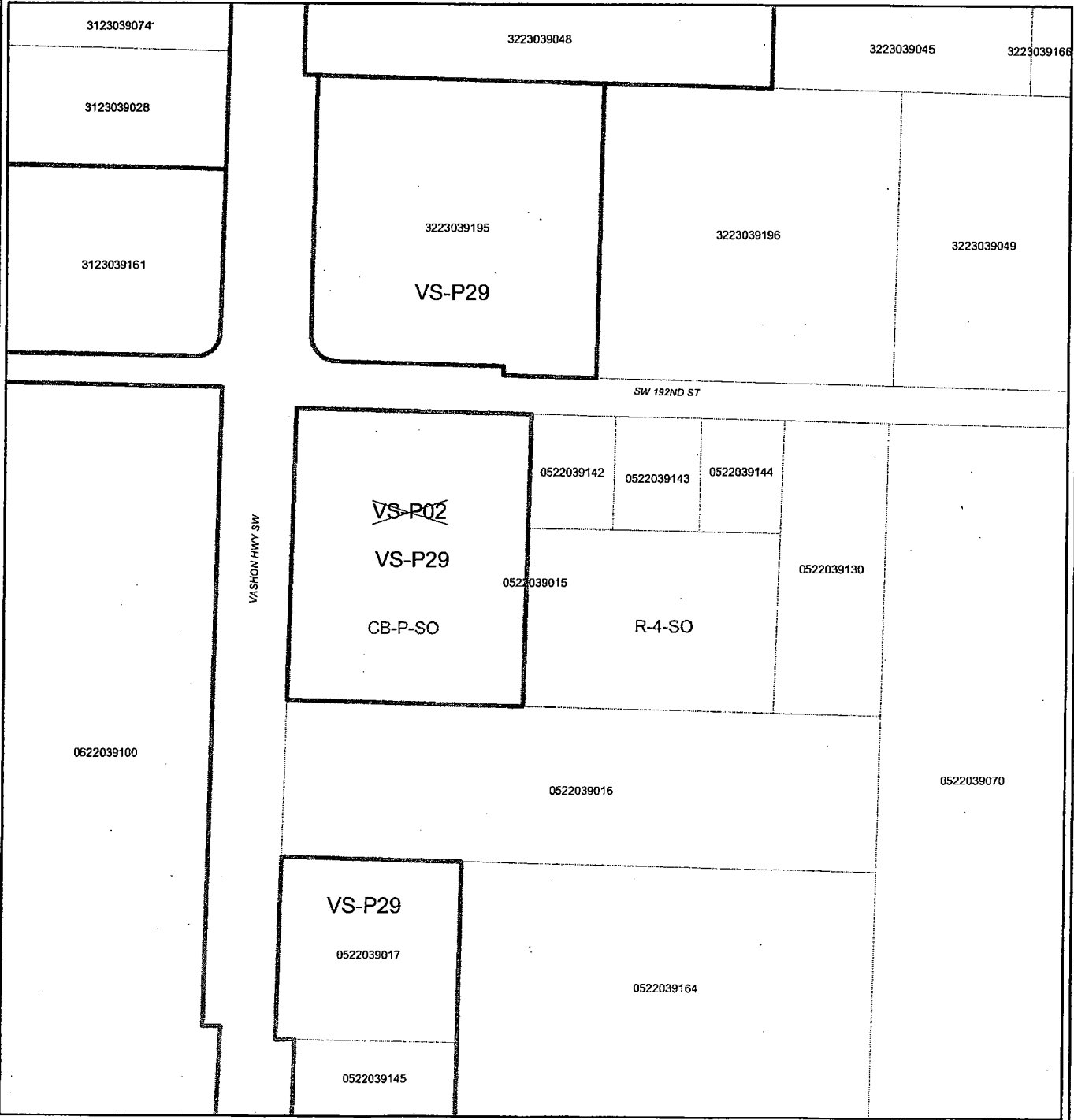
Executive Recommended Vashon P-Suffix Study Portion NW 1/4 Section 05 Township 22 Range 3

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- Property Boundaries
- P-Suffix Boundaries



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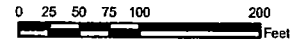
Executive Recommended
Vashon P-Suffix Study
Portion NW 1/4
Section 32 Township 23 Range 3



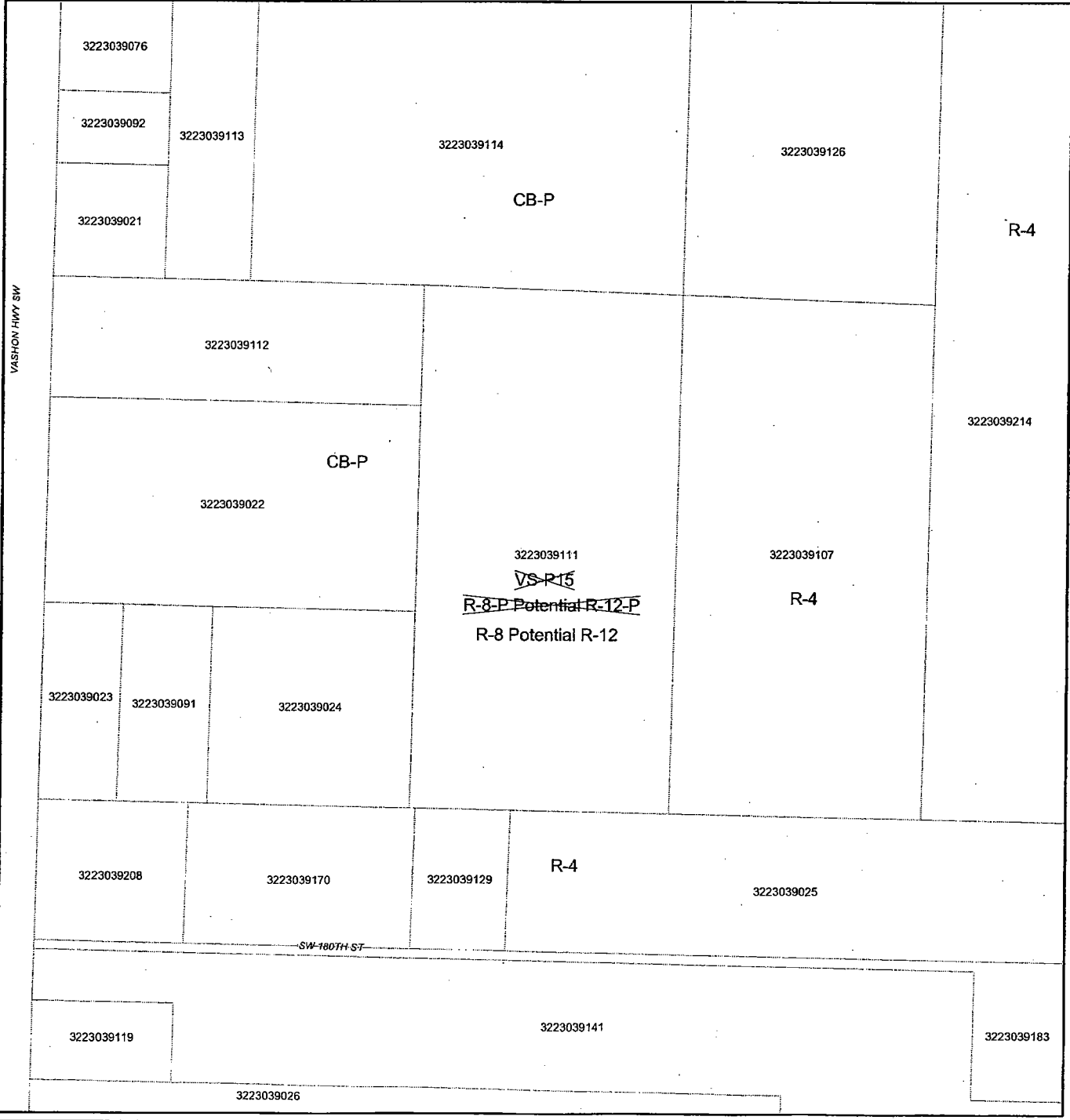
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 Property Boundaries



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Map Amendment

White Center

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – Zoning Atlas
2
3

4 Amend Map # 17, Section 7, Township 26, Range 6 as follows:
5

6 Reclassify the following parcels from I-SO to CB-SO
7

- 8 0623049143
- 9 0623049006
- 10 2195100205
- 11 0623049226
- 12 0623049379
- 13 0623049208
- 14 0623049044

15
16 Reclassify the following parcels from I-SO to I-SO potential CB-SO
17

- 18 0623049215
- 19 0623049286

20
21 Effect: This amendment applies the Commercial Business zone classification to seven
22 parcels included within the Urban Activity Center. Industrial zone classification is retained
23 for two parcels, but modified slightly to allow property owners the option for rezoning to
24 Commercial Business as the market demands. No change is proposed through this
25 amendment to the land use map.

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King County

Executive Recommended

White Center Subarea - Land Use Amendment

No Change



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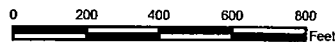
Study Area

Incorporated Areas

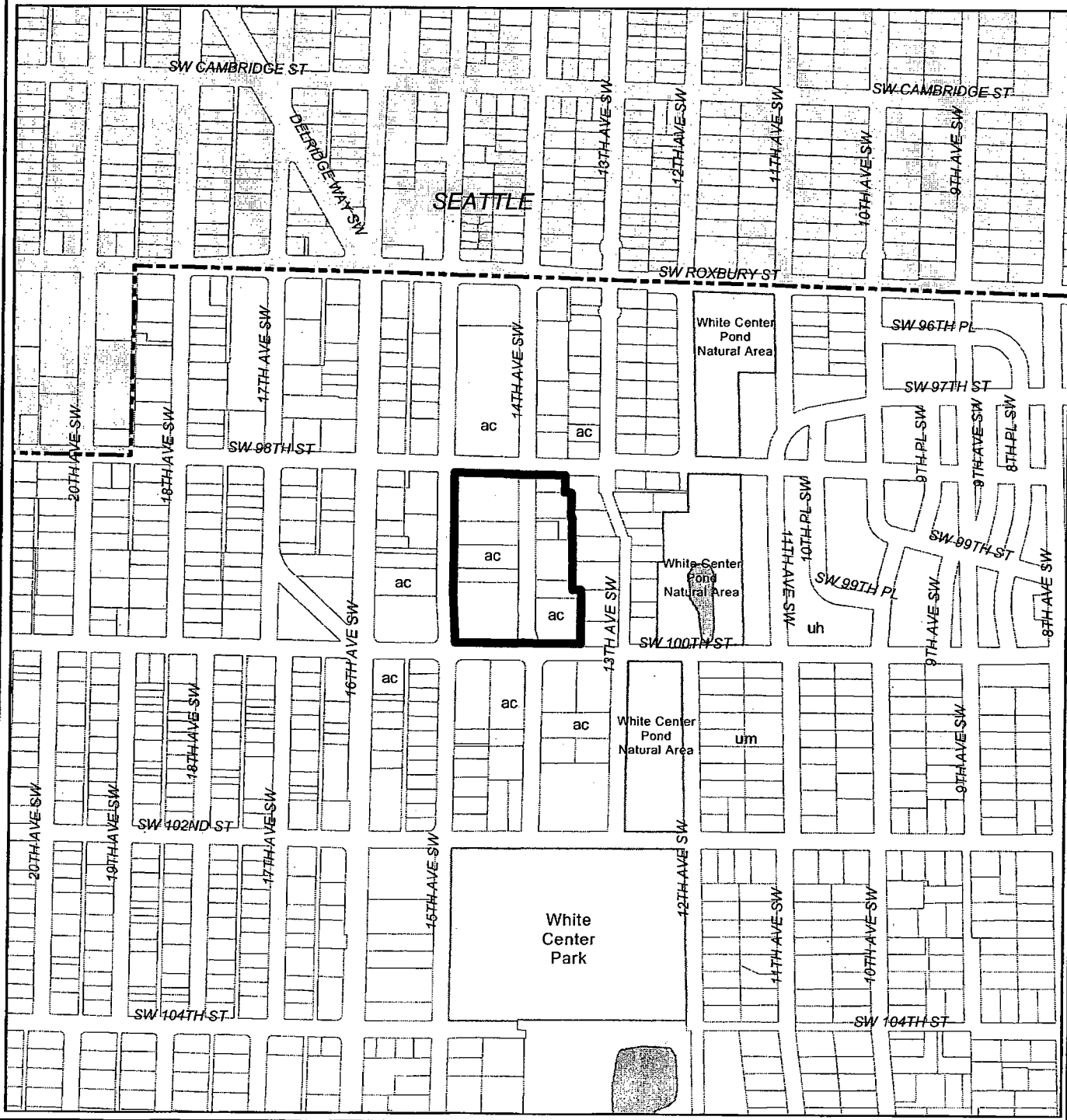
ac Activity Center

uh Urban Residential High, > 12 du/ac.

um Urban Residential Medium, 4-12 du/ac.



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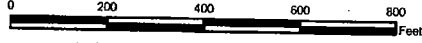




Executive Recommended
White Center Subarea - Zoning Amendment
Recommended Area Zoning



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-  Study Area
-  Incorporated Areas

- I Industrial
- CB Community Business
- R-6 Residential, six DU per acre
- R-18 Residential, 18 DU per acre
- R-24 Residential, 24 DU per acre

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Map Amendment

Holmes Point P-Suffix Study

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – Zoning Atlas
2 _____
3

4 This amendment modifies the P-Suffix development conditions for the attached list of parcels
5 on Zoning Map # 5, Township 26, Range 4 by applying P-Suffix condition NS-P23 to these
6 parcels.
7

8 Effect: This amendment applies P-Suffix development condition NS-P23 to the attached list
9 of parcels in the Holmes Point area. This P-Suffix condition was applied to the Holmes Point
10 area in 1999 by Ordinance 13576. However, the map and parcel list attached to that
11 Ordinance did not agree. Many properties that were within the mapped area were not
12 included in the parcel list; so it was determined that the P-Suffix condition could not be
13 applied to the parcels not listed. This amendment implements the intent of Ordinance 13576
14 by making the list of affected parcels consistent with the map that was attached to that
15 Ordinance.

Apply P-Suffix condition NS-P23, Holmes Point Site Disturbance, to the following parcels:

Parcel Number	Parcel Number	Parcel Number	Parcel Number	Parcel Number	Parcel Number	Parcel Number
3303906666	3303900190	3391600020	4055701405	2796700158	0333100105	0333100247
3303910140	3303900140	4055700131	4055701408	2796700156	0333100210	0333100240
3303910130	3303900180	4055701210	4055701420	4055701017	8650300250	0333100231
3303900330	8677900045	1973700110	4055701425	2796700155	8650300130	0333100252
3303910150	3303907777	4055700120	4055701440	2796700095	8650300050	0333100229
3303910160	3303900170	1973700010	4055700952	4055701016	8650300060	0333100232
3303910170	3303900150	4055700126	4055700956	2796700056	8650300260	0333100253
3303910180	3303900160	4055701220	4055700960	2796700086	8650300120	0333100223
3303910190	8677900010	1973700100	4055700953	2796700165	0333100200	0333100233
3303910240	8677900044	1973700020	4055700967	2796700087	8650300070	0333100245
3303900300	4057000020	3391600030	4055700966	4055701015	0333100113	0333100235
3303910120	3291500010	1973700030	4055701445	2796700055	0333100110	0333100255
3303910200	3291500020	4055700160	4055700954	2796700160	8650300080	0333100227
3303910010	3291500030	4055701225	4055701450	2796700070	0333100190	0333100236
3303910210	3291500040	4055700162	4055700968	2796700077	8650300110	0333107777
3303900290	4055701130	1973700040	4055700955	2796700176	8650300090	0333100237
3303910020	4055701140	4055700163	4055701455	2796700170	8650300100	0333100225
3303910100	4057000015	4055700164	4055701457	2796700180	0333100195	0333100230
3303910110	4055701145	4055700161	4055700969	2796700081	0333100119	0333100238
3303910090	4057000017	1973700050	4055701470	2796700080	0333100120	0333100226
3303917777	4055701150	3391600040	4055701476	2796700078	0333100070	
3303910080	3291507777	1973700090	4055701000	2796700076	0333100060	
3303910070	3291500050	1973700060	4055701485	0333100218	0333100166	
3303910030	3291500080	4055701230	4055701002	0333100095	0333100165	
3303900020	3291500060	3391600050	4055701001	0333100003	0333100115	
3303910040	3291500090	1973700070	2796700120	0333100005	0333100156	
3303900280	4057000010	4055701240	2796700115	8650300170	0333100050	
3303900270	4057000005	4055701255	2796700131	8650300180	0333100150	
3303910060	4055700150	4055701260	2796700132	8650300190	0333100160	
3303910050	4055700151	4055707777	2796700133	8650300200	0333100118	
3303900260	4055700146	4055701272	2796700014	0333100096	0333100137	
3303900250	4055700140	4055701268	4055701004	0333100217	0333100080	
3303900070	4055700145	4055701275	2796700130	8650300210	0333100152	
3303900030	4055701185	4055701280	4055701011	0333100097	0333100145	
3303900080	1973700160	4055701285	2796700116	8650307777	0333100085	
3303900090	4055701186	4055700940	4055701013	0333100216	0333100146	
3303900060	4055700141	4055701287	2796700024	0333100012	0333100140	
3303900240	1973700150	4055701310	2796700110	8650300010	0333100090	
3303900040	4055700107	4055701305	2796700107	8650300270	0333100136	
3303900100	4055700135	4055701315	4055701010	0333100209	0333100138	
3303900230	4055700106	4055701325	2796700136	8650300160	0333100295	
8677900043	1973700140	4055701335	2796700137	8650300220	0333100290	
3303900050	1973700131	4055701345	2796700030	0333100098	0333100285	
3303900220	4055701200	4055701355	2796700138	8650300020	0333100300	
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8677900042	4055700112	4055701370	4055701012	8650300030	0333100135	
3303900120	4055701205	4055701375	2796700040	0333100208	0333100264	
3303900130	4055700136	4055701380	2796700045	8650300240	0333100260	
8677900008	4055700105	4055701385	2796700105	8650300140	0333100251	
3303900200	3391600010	4055701394	2796700157	8650300040	0333100250	

Holmes Point Site Disturbance Development Condition NS-P23

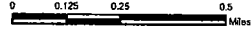
Existing P-Suffix Condition





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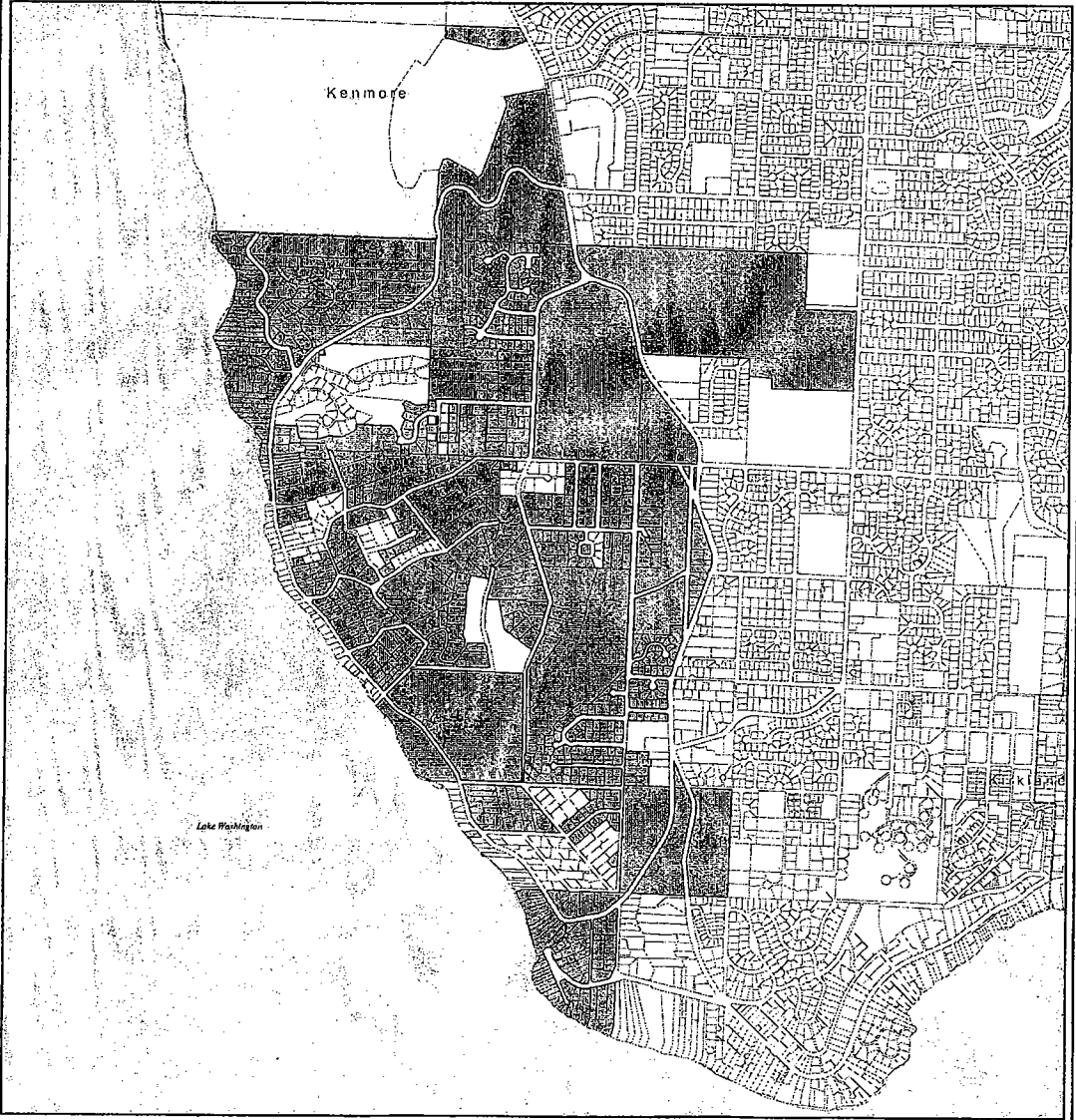


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 Existing P-Suffix Condition, NS-P23

 Incorporated Areas

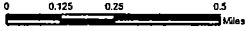


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Executive Recommended Holmes Point Site Disturbance Development Condition NS-P23



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- P-Suffix Condition, NS-P23
- Incorporated Areas

