



**KING COUNTY**

1200 King County Courthouse  
516 Third Avenue  
Seattle, WA 98104

**Signature Report**

**February 20, 2001**

**Ordinance 14044**

**Proposed No. 2000-0186.3**

**Sponsors Sullivan**

1 AN ORDINANCE relating to comprehensive  
2 planning and zoning, adopting the King County  
3 Comprehensive Plan 2000 amendments to the 1994  
4 King County Comprehensive Plan in accordance with  
5 the Washington State Growth Management Act;  
6 amending Ordinance 263, Art. 2. Section 1, as  
7 amended, and K.C.C. 20.12.010 and Ordinance  
8 12834, Section 3, and K.C.C. 20.12.050.

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11 **PREAMBLE:**

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

14 King County has adopted the 1994 King County Comprehensive Plan  
15 to meet the requirements of the Washington State Growth Management  
16 Act (GMA).

17 The GMA requires that the Comprehensive Plan and development

18 regulations be subject to continuing review and evaluation by the  
19 county.

20 King County has approved annual amendments to correct technical  
21 errors and to make changes that do not require a substantive policy  
22 change or alter the urban growth line.

23 King County has performed its first comprehensive four-year cycle  
24 review of the Comprehensive Plan and development regulations. As a  
25 result of the review, King County is amending the 1994 Comprehensive  
26 Plan through passage of the Comprehensive Plan 2000.

27 King County has concluded that while the 1994 Comprehensive Plan  
28 should be adjusted to address some new conditions and trends that have  
29 developed since it was originally adopted, the fundamental tenants of  
30 the 1994 Comprehensive Plan should be maintained.

31 To accomplish the necessary adjustments, King County is updating the  
32 1994 Comprehensive Plan with modifications to the formatting, text,  
33 policies, maps and technical appendices of the plan.

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

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

41 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

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

43 20.12.010 are each hereby amended to read as follows:

44 **Comprehensive Plan adopted.** A. Under the King County Charter, the state  
45 Constitution and the Washington State Growth Management Act, chapter 36.70A RCW,  
46 the 1994 King County Comprehensive Plan is adopted and declared to be the  
47 Comprehensive Plan for King County until amended, repealed or superseded. The  
48 Comprehensive Plan shall be the principal planning document for the orderly physical  
49 development of the county and shall be used to guide subarea plans, functional plans,  
50 provision of public facilities and services, review of proposed incorporations and  
51 annexations, development regulations and land development decisions.

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

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

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

64 E. The amendments to the 1994 King County Comprehensive Plan contained in  
65 Appendix A to Ordinance 12501 are hereby adopted to comply with the Order of the  
66 Central Puget Sound Growth Management Hearings Board in Copac-Preston Mill, Inc., et  
67 al, v. King County, Case No. 96-3-0013 as amendments to the King County  
68 Comprehensive Plan.

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

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

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

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

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

86 K. The amendments to the 1994 King County Comprehensive Plan contained in

87 the 1998 Transportation Needs Report, contained in Appendices A and B to Ordinance  
88 12931 and in the supporting text, are hereby adopted as amendments to the King County  
89 Comprehensive Plan.

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

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

98 N. The amendments to the 1994 King County Comprehensive Plan contained in  
99 Attachment A to Ordinance 13672 (King County Comprehensive Plan 1999  
100 amendments) are hereby adopted as amendments to the King County Comprehensive  
101 Plan.

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

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

110 Q. The amendments to the King County Comprehensive Plan contained in  
111 Attachment A to Ordinance 13875 are hereby adopted as amendments to the King  
112 County Comprehensive Plan.

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

118 S. The amendments to the 1994 King County Comprehensive Plan contained in  
119 Attachments A, B and C to this ordinance (King County Comprehensive Plan 2000) are  
120 hereby adopted as amendments to the King County Comprehensive Plan. Attachment A  
121 amends the policies, text and maps of the Comprehensive Plan. Amendments to the  
122 policies are shown with deleted language struck out and new language underlined. The  
123 text and maps in Attachment A replace the previous text and maps in the Comprehensive  
124 Plan. Attachment B to this ordinance contains technical appendix A (capital facilities),  
125 which replaces technical appendix A to the King County Comprehensive Plan, technical  
126 appendix C (transportation), which replaces technical appendix C to the King County  
127 Comprehensive Plan, and technical appendix M (public participation), which is a new  
128 technical appendix that describes the public participation process for the King County  
129 Comprehensive Plan 2000. Attachment C includes amendments to the King County  
130 Comprehensive Plan Land Use Map. The land use amendments contained in Attachment  
131 C are adopted as the official land use designations for those portions of unincorporated  
132 King County defined in Attachment C to this ordinance.

133            SECTION 2. The Comprehensive Plan 2000 zoning amendments contained in  
134 Attachment C to this ordinance are adopted as the official zoning control for those  
135 portions of unincorporated King County defined in Attachment C to this ordinance in  
136 accordance with K.C.C. 20.12.050. Existing property-specific development conditions  
137 (p-suffix conditions) and special district overlays on parcels affected by the  
138 Comprehensive Plan 2000 area zoning amendments, whether adopted through  
139 reclassifications or area zoning, are retained by this ordinance except as specifically  
140 amended by this ordinance. Property-specific development standards adopted, repealed  
141 or amended by this ordinance shall amend Appendix A of Ordinance 12824 in  
142 accordance with K.C.C. 20.12.050. Special district overlays adopted, repealed or  
143 amended by this ordinance shall amend Appendix B of Ordinance 12824 in accordance  
144 with K.C.C. 20.12.050.

145            SECTION 3. Ordinance 12824, Section 3, and K.C.C. 20.12.050 are each hereby  
146 amended to read as follows:

147            **Zoning, potential zoning, property-specific development standards, special**  
148 **district overlays, regional use designations and interim zoning.** Zoning adopted  
149 pursuant to this section shall constitute official zoning for all of unincorporated King  
150 County.

151            A. Official zoning, including but not limited to p-suffix, so-suffix and potential  
152 zoning, is contained in the SITUS file and is depicted on the official zoning maps, as  
153 maintained by the department of development and environmental services.

154            B. Appendix A of Ordinance 12824 is hereby adopted to constitute and contain  
155 all property-specific development standards (p-suffix conditions) applicable in

156 unincorporated King County. The property specific development standards (p-suffix  
157 conditions) in effect or hereinafter amended shall be maintained by the department of  
158 development and environmental services in the Property Specific Development  
159 Conditions notebook. Any adoption, amendment or repeal of property-specific  
160 development standards shall amend, pursuant to this section, Appendix A of Ordinance  
161 12824 as currently in effect or ((hereinafter)) hereafter amended.

162 C. Appendix B of Ordinance 12824, as amended by this ordinance, is hereby  
163 adopted to constitute and contain special district overlays applied through Ordinance  
164 12824. The special district overlays in effect or hereinafter amended shall be maintained  
165 by the department of development and environmental services in the Special District  
166 Overlay Application Maps notebook. Any adoption, amendment or repeal of special  
167 district overlays shall amend, pursuant to this section, Appendix B of Ordinance 12824 as  
168 currently in effect or ((hereinafter)) hereafter amended.




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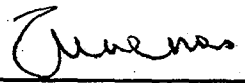
SECTION 4. Severability. If any provision of this ordinance or its application to any person or circumstance is held invalid, the remainder of the ordinance or the application of the provision to other persons or circumstances is not affected.

Ordinance 14044 was introduced on 3/6/00 and passed as amended by the Metropolitan King County Council on 2/12/01, by the following vote:

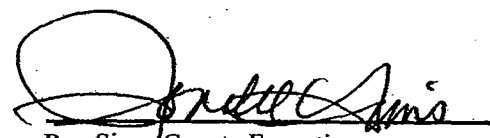
Yes: 9 - Mr. von Reichbauer, Ms. Miller, Ms. Fimia, Mr. Phillips, Mr. Pelz, Ms. Sullivan, Mr. Nickels, Mr. Gossett and Ms. Hague  
No: 2 - Mr. Pullen and Mr. Irons  
Excused: 2 - Mr. McKenna and Mr. Vance

KING COUNTY COUNCIL  
KING COUNTY WASHINGTON  
  
Pete von Reichbauer, Chair

ATTEST:

  
\_\_\_\_\_  
Anne Noris, Clerk of the Council

APPROVED this 2 day of MARCH, 2001.

  
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Ron Sims, County Executive

- Attachments**
- A. 2000 Amendments to the policies, text and maps of the 1994 King County Comprehensive Plan, dated October 13, 2000, as Council amended 2-5-2001 and 2-12-2001, B. Technical appendix A (capital facilities) and technical appendix M (public participation), B. 2000 Technical appendix A (capital facilities), technical appendix C (transporation) and technical appendix M (public participation), C. 2000 Amendments to the King County land use map, dated October 13, 2000, as Council amended 2-5-2001 and 2-12-2001