



19 King County Comprehensive Plan, as amended. The GMA and K.C.C. 20.18.030 require  
20 that King County adopt development regulations and map amendments to be consistent  
21 with and implement the Comprehensive Plan. The changes to development regulations  
22 and maps in this ordinance are needed to maintain conformity with the King County  
23 Comprehensive Plan. They bear a substantial relationship to, are necessary for, the  
24 public health, safety and general welfare of King County and its residents.

25 C. As required by K.C.C. 2.16.055.B., the subarea plans:

- 26 1. Were developed consistent with the Comprehensive Plan;
- 27 2. Are based on a scope of work established with the community;
- 28 3. Establish a long-range vision and policies to implement that vision in a  
29 manner that is consistent with and not redundant to policy direction in the  
30 Comprehensive Plan;
- 31 4. Establish performance metrics and monitoring for implementation of the  
32 subarea plans, which will be reviewed and reported on biennially and monitored by the  
33 community and the council;
- 34 5. Were developed and reviewed using tools and resources developed by the  
35 office of equity and social justice, including community engagement, language access  
36 and equity impact review tools. The county used the "County engages in dialogue" and  
37 "County and community work together" levels of engagement;
- 38 6. Incorporate the findings of an equity impact analysis and proposals to address  
39 equity impacts. During the development of the subarea plan, the public review draft  
40 included preliminary findings of any equity impacts that were further refined and  
41 submitted as part of the subarea plan proposal;

42           7. Include a review of policies specific to the subarea in the Comprehensive  
43 Plan and previously adopted subarea or community plans, and, where appropriate,  
44 include transferred policies from those plans to the subarea plan;

45           8. Include a review the land use designations and zoning classifications in the  
46 subarea geography, including all special district overlays and property-specific  
47 development conditions, and include transmitted map amendments necessary to  
48 implement land use and zoning updates and the vision and policies within the subarea  
49 plan;

50           9. Incorporate by reference the community needs list and associated  
51 performance metrics as required in K.C.C. 2.16.055.C.; and

52           10. Were developed in coordination and collaboration with councilmember  
53 offices that represent the Skyway-West Hill and North Highline subarea geographies  
54 throughout the development of the subarea plans.

55           D. In 2019, the King County council passed Motion 15539, which requested that  
56 the executive conduct a study that identifies concrete actions that the county can take to  
57 develop and retain existing affordable housing in Skyway-West Hill and North Highline.

58           E. In 2020, the county adopted the 2020 update to the 2016 King County  
59 Comprehensive Plan via Ordinance 19146. The update included Workplan Action 19,  
60 directing King County to complete an Anti-displacement Strategies Report for Skyway-  
61 West Hill and North Highline, which incorporates the study elements of Motion 15539.  
62 Action 19 states that the due dates and deliverables in the Action supersede those that  
63 were included in Motion 15539.

64           F. In September 2021, the Skyway-West Hill and North Highline

65 Anti-displacement Strategies Report ("the report") was transmitted to the council. As  
66 stated in the report, its "recommended anti-displacement strategies provide a concrete  
67 path for King County's efforts to address historic disinvestment and structural racism in  
68 two diverse and culturally rich neighborhoods, in alignment with King County's  
69 affordable housing and equity and social justice goals."

70 G. To develop the report, the county utilized U.S. Census and King County  
71 assessor data to assess housing affordability and displacement risks for these  
72 communities. In order to assist with background research on housing markets and  
73 potential anti-displacement strategies in the report, the county contracted with Enterprise  
74 Community Partners and BERK Consulting, Inc., for the Affordable Housing Incentives  
75 Analysis: North Highline Skyway-West Hill Report and the University of Washington  
76 Livable City Year Program for the Anti-Displacement Strategies for Urban  
77 Unincorporated King County Report, to assist with background research on housing  
78 markets and potential anti-displacement strategies. The report was also informed by  
79 King County plans and reports, in particular the King County Comprehensive Plan and  
80 the Skyway-West Hill and North Highline Community Service Area Subarea Plans.

81 H. As a result of the analysis, the report determined that "the combination of  
82 rising housing prices, the high rate of cost burdened households, and lower than average  
83 incomes put Skyway-West Hill and North Highline residents at increased risk of  
84 displacement." Additionally, the Affordable Housing Incentives Analysis: North  
85 Highline Skyway-West Hill Report states that "the incentives that currently exist for  
86 creating affordable housing in new market-rate buildings are not high enough to

87 incentivize the inclusion of these affordable units on most of the properties in these  
88 areas."

89 I. To address those displacement risks, the report recommends development of an  
90 inclusionary housing program for Skyway-West Hill and North Highline that includes  
91 both mandatory and voluntary elements.

92 J. Specific to mandatory inclusionary housing, the report recommends that the  
93 provisions "apply to the areas in Skyway-West Hill and North Highline with the highest  
94 opportunity for residential and commercial densities, and thus the highest risk of  
95 displacement." The Report states "[t]he Skyway Business District is the largest  
96 commercial area in the community. The Business District has significant potential for  
97 commercial and mixed-use infill development and redevelopment. Such development  
98 would also likely increase the potential for new residential development in the adjacent  
99 high- and medium-density zones. In North Highline, the White Center UAC is a high-  
100 density hub of commercial and residential development. Similar to the Skyway Business  
101 District, this area is also expected to receive substantively more growth in housing and  
102 employment than the rest of the community. Part of the expected growth is anticipated as  
103 a result of near-term public investments, such as planned bus rapid transit routes through  
104 the commercial hubs in both communities. These investments will increase the hubs'  
105 attractiveness as prime locations for new commercial and residential development.  
106 Additionally, the County is currently updating the subarea plans for both communities. It  
107 is likely that these updated plans will include policies and zoning changes that reflect the  
108 communities' expressed desires to revitalize and reinvest in these residential and  
109 commercial hubs, including creating opportunities for new development. It is also

110 anticipated that the plans will direct action to address the displacement risks associated  
111 with the potential for increased development in these areas. The current neighborhood  
112 conditions indicate the risk of displacement in both high-density residential and  
113 commercial areas will increase as new development occurs. King County should  
114 implement a mandatory inclusionary housing program in these geographies now to ward  
115 off displacement pressures caused by future development." Given that, the report  
116 recommends that the mandatory inclusionary housing provisions apply to the Skyway  
117 and White Center Unincorporated Activity Centers.

118 K. The report recommends a variety of elements for the inclusionary housing  
119 program, including standards for the characteristics of affordable units, allowing fee in-  
120 lieu payments in limited cases, setting appropriate affordability levels, allowing  
121 developer bonuses for providing affordable housing, setting longer terms of affordability  
122 than typically used and requiring covenants and deed restrictions specifying the  
123 affordability levels and terms.

124 L. The report also recommends that the county explore whether to require a  
125 community preference policy for projects built under the inclusionary housing program.  
126 The report states that community preference policies "ensure that existing residents and  
127 households with connections to Skyway-West Hill and North Highline benefit from new  
128 affordable housing constructed in their neighborhoods." The county has evaluated this  
129 issue and determined that incorporating community preference policy into the  
130 inclusionary housing program is necessary to further reduce displacement risks.

131 M. The King County Countywide Planning Policies, King County  
132 Comprehensive Plan, Skyway-West Hill Community Service Area Subarea Plan, North

133 Highline Community Service Area Subarea Plan and Regional Affordable Housing Task  
134 Force Final Report and Recommendations support the development and use of anti-  
135 displacement measures, including mandatory inclusionary housing and community  
136 preference provisions.

137         SECTION 2. A. Attachments A, B, C and D to this ordinance are adopted as  
138 amendments to the 2016 King County Comprehensive Plan, as adopted in Ordinance  
139 18472 and its attachments and as amended by Ordinance 1862, Ordinance 18810,  
140 Ordinance 19034 and Ordinance 19146.

141         B. The elements of the 2016 King County Comprehensive Plan in Attachment A  
142 to this ordinance are hereby amended to read as set forth in this ordinance and are  
143 incorporated herein by this reference.

144         C. The Skyway-West Hill Community Service Area Subarea Plan in Attachment  
145 B to this ordinance is hereby adopted as an amendment to and an element of the 2016  
146 King County Comprehensive Plan.

147         D. The North Highline Community Service Area Subarea Plan in Attachment C  
148 to this ordinance is hereby adopted as an amendment to and an element of the 2016 King  
149 County Comprehensive Plan.

150         E. The land use and zoning amendments in sections 12 through 14 of this  
151 ordinance and Attachment D to this ordinance are hereby adopted as amendments to  
152 Appendix A to Ordinance 12824, as amended, and as the official land use and zoning  
153 controls for those portions of unincorporated King County defined in those sections of  
154 this ordinance and attachments to this ordinance.

155 F. The King County department of local services, permitting division, shall  
156 update the geographic information system data layers accordingly to reflect adoption of  
157 this ordinance.

158 SECTION 3. Ordinance 263, Article 2, Section 1, as amended, and K.C.C.  
159 20.12.010 are hereby amended to read as follows:

160 Under the King County Charter, the state Constitution and the Washington state  
161 Growth Management Act, chapter 36.70A RCW, King County adopted the 1994 King  
162 County Comprehensive Plan via Ordinance 11575 and declared it to be the  
163 Comprehensive Plan for King County until amended, repealed or superseded. The  
164 Comprehensive Plan has been reviewed and amended multiple times since its adoption in  
165 1994. Amendments to the 1994 Comprehensive Plan to-date are currently reflected in the  
166 2016 King County Comprehensive Plan, as adopted in Ordinance 18427 and as amended  
167 by Ordinance 18623, Ordinance 18810, Ordinance 19034 (~~and~~), Ordinance 19146 and  
168 this ordinance. The Comprehensive Plan shall be the principal planning document for the  
169 orderly physical development of the county and shall be used to guide subarea plans,  
170 functional plans, provision of public facilities and services, review of proposed  
171 incorporations and annexations, development regulations and land development  
172 decisions.

173 SECTION 4. Ordinance 11653, Section 6, as amended, and K.C.C. 20.12.017 are  
174 hereby amended to read as follows:

175 The following provisions complete the zoning conversion from K.C.C. Title 21 to  
176 Title 21A pursuant to K.C.C. 21A.01.070:



177           A. Ordinance 11653 adopts area zoning to implement the 1994 King County  
178 Comprehensive Plan pursuant to the Washington State Growth Management Act, chapter  
179 36.760A RCW. Ordinance 11653 also converts existing zoning in unincorporated King  
180 County to the new zoning classifications in the 1993 Zoning Code, codified in Title 21A,  
181 pursuant to the area zoning conversion guidelines in K.C.C. 21A.01.070. The following  
182 are adopted as attachments to Ordinance 11653:

183           Appendix A: 1994 Zoning Atlas, dated November 1994, as amended December  
184 19, 1994.

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

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

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

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

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

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

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

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

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

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

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

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

200 Appendix N: Amendments to Resource Lands Community Plan P-Suffix  
201 Conditions.

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

203 Appendix P: Amendments considered by the council January 9, 1995.

204 B. Area zoning adopted by Ordinance 11653, including potential zoning, is  
205 contained in Appendices A and O. Amendments to area-wide P-suffix conditions  
206 adopted as part of community plan area zoning are contained in Appendices B through N.  
207 Existing P-suffix conditions whether adopted through reclassifications or community  
208 plan area zoning are retained by Ordinance 11653 except as amended in Appendices B  
209 through N.

210 C. The department is hereby directed to correct the official zoning map in  
211 accordance with Appendices A through P of Ordinance 11653.

212 D. The 1995 area zoning amendments attached to Ordinance 12061 in Appendix  
213 A are adopted as the official zoning control for those portions of unincorporated King  
214 County defined therein.

215 E. Amendments to the 1994 King County Comprehensive Plan area zoning,  
216 Ordinance 11653 Appendices A through P, as contained in Attachment A to Ordinance  
217 12170 are hereby adopted to comply with the Decision and Order of the Central Puget  
218 Sound Growth Management Hearings Board in Vashon-Maury Island, et. al. v. King  
219 County, Case No. 95-3-0008.

220 F. The Vashon Area Zoning adopted in Ordinance 12824, as amended, including  
221 as amended by Ordinance 17842 (~~and~~), Ordinance 18427 and Ordinance 19119, is

222 adopted as the official zoning control for that portion of unincorporated King County  
223 defined therein.

224 G. The 1996 area zoning amendments attached to Ordinance 12531 in Appendix  
225 A are adopted as the official zoning control for those portions of unincorporated King  
226 County defined therein. Existing p-suffix conditions whether adopted through  
227 reclassifications or area zoning are retained by Ordinance 12531.

228 H. The Black Diamond Urban Growth Area Zoning Map attached to Ordinance  
229 12533 as Appendix B is adopted as the official zoning control for those portions of  
230 unincorporated King County defined therein. Existing p-suffix conditions whether  
231 adopted through reclassifications or area zoning are retained by Ordinance 12533.

232 I. The King County Zoning Atlas is amended to include the area shown in  
233 Appendix B as UR - Urban Reserve, one DU per 5 acres. Existing p-suffix conditions  
234 whether adopted through reclassifications or area zoning are retained by Ordinance  
235 12535. The language from Ordinance 12535, Section 1.D., shall be placed on the King  
236 County Zoning Atlas page #32 with a reference marker on the area affected by Ordinance  
237 12535.

238 J. The Northshore Community Plan Area Zoning is amended to add the Suffix "-  
239 DPA, Demonstration Project Area,"((§)) to the properties identified on Map A attached to  
240 Ordinance 12627.

241 K. The special district overlays, as designated on the map attached to Ordinance  
242 12809 in Appendix A, are hereby adopted pursuant to K.C.C. 21A.38.020 and  
243 21A.38.040.

244 L. The White Center Community Plan Area Zoning, as revised in the  
 245 Attachments to Ordinance 11568, is the official zoning for those portions of White Center  
 246 in unincorporated King County defined herein.

247 M. Ordinance 12824 completes the zoning conversion process begun in  
 248 Ordinance 11653, as set forth in K.C.C. 21A.01.070, by retaining, repealing, replacing or  
 249 amending previously adopted p-suffix conditions or property-specific development  
 250 standards pursuant to K.C.C. 21A.38.020 and K.C.C. 21A.38.030 as follows:

251 1. Resolutions 31072, 32219, 33877, 33999, 34493, 34639, 35137((~~3~~)) and  
 252 37156 adopting individual zone reclassifications are hereby repealed and p-suffix  
 253 conditions are replaced by the property specific development standards as set forth in  
 254 Appendix A to Ordinance 12824;

255 2. All ordinances adopting individual zone reclassifications effective before  
 256 February 2, 1995, including but not limited to Ordinances 43, 118, 148, 255, 633, 1483,  
 257 1543, 1582, 1584, 1728, 1788, 2487, 2508, 2548, 2608, 2677, 2701, 2703, 2765, 2781,  
 258 2840, 2884, 2940, 2958, 2965, 2997, 3239, 3262, 3313, 3360, 3424, 3494, 3496, 3501,  
 259 3557, 3561, 3641, 3643, 3744, 3779, 3901, 3905, 3953, 3988, 4008, 4043, 4051, 4053,  
 260 4082, 4094, 4137, 4289, 4290, 4418, 4560, 4589, 4703, 4706, 4764, 4767, 4867, 4812,  
 261 4885, 4888, 4890, 4915, 4933, 4956, 4970, 4978, 5087, 5114, 5144, 5148, 5171, 5184,  
 262 5242, 5346, 5353, 5378, 5453, 5663, 5664, 5689, 5744, 5752, 5755, 5765, 5854, 5984,  
 263 5985, 5986, 6059, 6074, 6113, 6151, 6275, 6468, 6497, 6618, 6671, 6698, 6832, 6885,  
 264 6916, 6966, 6993, 7008, 7087, 7115, 7207, 7328, 7375, 7382, 7396, 7583, 7653, 7677,  
 265 7694, 7705, 7757, 7758, 7821, 7831, 7868, 7944, 7972, 8158, 8307, 8361, 8375, 8427,  
 266 8452, 8465, 8571, 8573, 8603, 8718, 8733, 8786, 8796, 8825, 8858, 8863, 8865, 8866,

267 9030, 9095, 9189, 9276, 9295, 9476, 9622, 9656, 9823, 9991, 10033, 10194, 10287,  
268 10419, 10598, 10668, 10781, 10813, 10970, 11024, 11025, 11271 and 11651, are hereby  
269 repealed and p-suffix conditions are replaced by the property specific development  
270 standards as set forth in Appendix A to Ordinance 12824;

271 3. All ordinances establishing individual reclassifications effective after  
272 February 2, 1995, are hereby amended, as set forth in Appendix C to Ordinance 12824, to  
273 retain, repeal or amend the property specific development standards (p-suffix conditions)  
274 contained therein;

275 4. All ordinances adopting area zoning pursuant to Resolution 25789 or  
276 converted by Ordinance 11653 are repealed as set forth in subsection M.4.a. through n. of  
277 this section. All p-suffix conditions contained therein are repealed or replaced by  
278 adopting the property specific development standards as set forth in Appendix A to  
279 Ordinance 12824, the special district overlays as designated in Appendix B to Ordinance  
280 12824 or the special requirements as designated in Appendix A to Ordinance 12822.

281 a. The Highline Area Zoning attached to Ordinance 3530, as amended, is  
282 hereby repealed.

283 b. The Shoreline Community Plan Area Zoning, attached to Ordinance 5080 as  
284 Appendix B, as amended, is hereby repealed.

285 c. The Newcastle Community Plan Area Zoning, attached to Ordinance 6422  
286 as Appendix B, as amended is hereby repealed.

287 d. The Tahoma/Raven Heights Community Plan Area Zoning, attached to  
288 Ordinance 6986 as Appendix B, as amended, is hereby repealed.

289 e. The Revised Federal Way area zoning, adopted by Ordinance 7746, as  
290 amended, is hereby repealed.

291 f. The Revised Vashon Community Plan Area Zoning, attached to Ordinance  
292 7837 as Appendix B, as amended, is hereby repealed.

293 g. The Bear Creek Community Plan Area Zoning, attached to Ordinance 8846  
294 as Appendix B, as amended, is hereby repealed.

295 h. The Resource Lands Area Zoning, adopted by Ordinance 8848, as amended,  
296 is hereby repealed.

297 i. The Snoqualmie Valley Community Plan Area Zoning, as adopted by  
298 Ordinance 9118, is hereby repealed.

299 j. The Enumclaw Community Plan Area Zoning attached to Ordinance 9499,  
300 as amended, is hereby repealed.

301 k. The Soos Creek Community Plan Update Area Zoning, adopted by  
302 Ordinance 10197, Appendix B, as amended, is hereby repealed.

303 l. The Northshore Area Zoning adopted by Ordinance 10703 as Appendices B  
304 and E, as amended, is hereby repealed.

305 m. The East Sammamish Community Plan Update Area Zoning, as revised in  
306 Appendix B attached to Ordinance 10847, as amended, is hereby repealed.

307 n. The West Hill Community Plan Area Zoning adopted in Ordinance 11166,  
308 as amended, is hereby repealed; and

309 5. All ordinances adopting area zoning pursuant to Title 21A and not converted  
310 by Ordinance 11653, including community or Comprehensive Plan area zoning and all  
311 subsequent amendments thereto, are amended as set forth in subsection M.5.a. through f.

312 of this section. All property specific development standards (p-suffix conditions) are  
 313 retained, repealed, amended or replaced by the property specific development standards  
 314 as set forth in Appendix A to Ordinance 12824, the special district overlays as designated  
 315 in Appendix B to Ordinance 12824 or the special requirements as designated in Appendix  
 316 A to Ordinance 12822.

317 a. The White Center Community Plan Area Zoning, contained in the  
 318 Attachments to Ordinance 11568, as ~~((subsequently amended, is hereby further))~~  
 319 amended as set forth in Appendix D to Ordinance 12824, Ordinance 19119 and this  
 320 ordinance.

321 b. All property specific development standards established in Ordinance  
 322 11653, as amended, are hereby amended as set forth in Appendix E to Ordinance 12824.

323 c. All property specific development standards established in Attachment A to  
 324 Ordinance 11747, as amended, are hereby amended as set forth in Appendix F.

325 d. All property specific development standards established in Ordinance  
 326 12061, as amended, are hereby amended as set forth in Appendix G to Ordinance 12824.

327 e. All property specific development standards established in Ordinance  
 328 12065, as amended, are hereby amended as set forth in K.C.C. 20.12.170.

329 f. All property specific development standards established in Attachment A to  
 330 Ordinance 12170, as amended, are hereby amended as set forth in Appendix H.

331 SECTION 5. Ordinance 2883, Section 1, as amended, and K.C.C. 20.12.240 are  
 332 hereby amended to read as follows:

333 The ~~((White Center Community Action Plan, a bound and published document~~  
 334 ~~(Attachment I), as revised in the Attachments to Ordinance 11568)) North Highline~~

335 Community Service Area Subarea Plan, dated July 26, 2022, in Attachment C to this  
 336 ordinance, is adopted as ((an amplification and augmentation)) a subarea plan and an  
 337 element of the King County Comprehensive Plan ((for King County)) and, as such,  
 338 constitutes official county policy for the geographic area of unincorporated King County  
 339 defined ((therein)) in the plan.

340 SECTION 6. Ordinance 11166, Section 2, as amended, and K.C.C. 20.12.337 are  
 341 hereby amended to read as follows:

342 The ~~((West Hill Community Plan, a bound and published document, as revised in~~  
 343 ~~the Attachments to Ordinance 11166, as supplemented by the Skyway-West Hill Land~~  
 344 ~~Use Strategy, Phase 1 of the)) Skyway-West Hill Community Service Area Subarea Plan,~~  
 345 ~~dated ((July 2020))~~ July 26, 2022, in Attachment B to this ordinance, is adopted as a  
 346 subarea plan and an element of the King County Comprehensive Plan and, as such,  
 347 constitutes official county policy for the geographic area of unincorporated King County  
 348 defined in the plan ((and strategy. In the case of conflict between the West Hill  
 349 Community Plan and the Skyway-West Hill Land Use Strategy, Phase 1 of the Skyway-  
 350 West Hill Subarea Plan, the Skyway-West Hill Land Use Strategy, Phase 1 of the  
 351 Skyway-West Hill Subarea Plan, controls.))

352 SECTION 7. Ordinance 10870, Section 340, as amended, and K.C.C.  
 353 21A.12.030 are hereby amended to read as follows:

354 A. Densities and dimensions - residential and rural zones.

RURAL					RESIDENTIAL								
STANDARDS	RA- 2.5	RA- 5	RA- 10	RA-20	UR	R-1 (17)	R-4	R-6	R-8	R- 12	R- 18	R- 24	R- 48
Base Density:	0.2	0.2	0.1	0.05	0.2	1	4	6	8	12	18	24	48
Dwelling	du/a	du/a	du/ac	du/ac	du/ac	du/	du/	du/a	du/a	du/a	du/a	du/a	du/a



ATTACHMENT 2

Unit/Acre (15) (28)	c	c			(21)	ac	ac (6)	c	c	c	c	c	c
Maximum Density: Dwelling Unit/Acre (1)	0.4 du/a c (20)						6 du/ ac (22) 8 du/ ac (27)	9 du/a c (27)	12 du/a c (27)	18 du/a c (27)	27 du/a c (27)	36 du/a c (27)	72 du/a c (27)
Minimum Density: (2)							85% (12) (18) (23)	85% (12) (18)	85% (12) (18)	80% (18)	75% (18)	70% (18)	65% (18)
Minimum Lot Area (13)	1.87 5 ac	3.75 ac	7.5 ac	15 ac									
Minimum Lot Width (3)	135 ft	135 ft	135 ft	135 ft	35 ft (7)	35 ft (7)	30 ft	30 ft	30 ft	30 ft	30ft	30 ft	30 ft
Minimum Street Setback (3)	30 ft (9)	30 ft (9)	30ft (9)	30 ft (9)	30 ft (7)	20 ft (7) (29)	10 ft (8)	10 ft (8)	10 ft (8)	10 ft (8)	10 ft (8)	10ft (8)	10 ft (8)
Minimum Interior Setback (3) (16)	5 ft (9)	10ft (9)	10 ft (9)	10 ft (9)	5 ft (7)	5 ft (7) (29)	5 ft	5 ft	5 ft	5 ft (10)	5 ft (10)	5 ft (10)	5 ft (10)
Base Height (4)	40 ft	40 ft	40 ft	40 ft	35 ft	35 ft (29)	35 ft (25)	35 ft (14) (25)	35 ft (14) (25)	60 ft	60 ft (14)	60 ft (14)	60 ft (14)
Maximum Impervious Surface: Percentage (5)	25% (11) (19) (26)	20% (11) (19) (26)	15% (11) (19) (24)	12.5% (11) (19) (26)	30% (11) (26)	30% (11) (26)	55% (26)	70% (26)	75% (26)	85% (26)	85% (26)	85% (26)	90% (26)

			(26)										
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355 B. Development conditions.

356 1. This maximum density may be achieved only through the application of:

357 a. residential density incentives in accordance with K.C.C. chapter 21A.34 or  
358 transfers of development rights in accordance with K.C.C. chapter 21A.37, or any  
359 combination of density incentive or density transfer; or

360 b. For properties within the Skyway-West Hill or North Highline community  
361 service area subarea planning geographies, only as provided in the inclusionary housing  
362 regulations in K.C.C. chapter 21A.XX (the new chapter established in section 15 of this  
363 ordinance).

364 2. Also see K.C.C. 21A.12.060.

365 3. These standards may be modified under the provisions for zero-lot-line and  
366 townhouse developments.

367 4.a. Height limits may be increased if portions of the structure that exceed the  
368 base height limit provide one additional foot of street and interior setback for each foot  
369 above the base height limit, but the maximum height may not exceed seventy-five feet.  
370 ~~((b.))~~ Netting or fencing and support structures for the netting or fencing used to contain  
371 golf balls in the operation of golf courses or golf driving ranges are exempt from the  
372 additional interior setback requirements but the maximum height shall not exceed  
373 seventy-five feet, except for recreation or multiuse parks, where the maximum height  
374 shall not exceed one hundred twenty-five feet, unless a golf ball trajectory study requires  
375 a higher fence.

376 ~~((e.))~~ b. Accessory dwelling units and accessory living quarters shall not  
377 exceed base heights, except that this requirement shall not apply to accessory dwelling

378 units constructed wholly within an existing dwelling unit.

379 5. Applies to each individual lot. Impervious surface area standards for:

380 a. Regional uses shall be established at the time of permit review;

381 b. Nonresidential uses in rural area and residential zones shall comply with

382 K.C.C. 21A.12.120 and 21A.12.220;

383 c. Individual lots in the R-4 through R-6 zones that are less than nine thousand

384 seventy-six square feet in area shall be subject to the applicable provisions of the nearest

385 comparable R-6 or R-8 zone; and

386 d. A lot may be increased beyond the total amount permitted in this chapter

387 subject to approval of a conditional use permit.

388 6. Mobile home parks shall be allowed a base density of six dwelling units per

389 acre.

390 7. The standards of the R-4 zone apply if a lot is less than fifteen thousand

391 square feet in area.

392 8. At least twenty linear feet of driveway shall be provided between any garage,

393 carport or other fenced parking area and the street property line. The linear distance shall

394 be measured along the center line of the driveway from the access point to such garage,

395 carport or fenced area to the street property line.

396 9.a. Residences shall have a setback of at least one hundred feet from any

397 property line adjoining A, M or F zones or existing extractive operations. However,

398 residences on lots less than one hundred fifty feet in width adjoining A, M or F zones or

399 existing extractive operations shall have a setback from the rear property line equal to

400 fifty percent of the lot width and a setback from the side property equal to twenty-five

401 percent of the lot width.

402           b. Except for residences along a property line adjoining A, M or F zones or  
403 existing extractive operations, lots between one acre and two and one-half acres in size  
404 shall conform to the requirements of the R-1 zone and lots under one acre shall conform  
405 to the requirements of the R-4 zone.

406           10.a. For developments consisting of three or more single-detached dwellings  
407 located on a single parcel, the setback shall be ten feet along any property line abutting  
408 R-1 through R-8, RA and UR zones, except for structures in on-site play areas required in  
409 K.C.C. 21A.14.190, which shall have a setback of five feet.

410           b. For townhouse and apartment development, the setback shall be twenty feet  
411 along any property line abutting R-1 through R-8, RA and UR zones, except for  
412 structures in on-site play areas required in K.C.C. 21A.14.190, which shall have a setback  
413 of five feet, unless the townhouse or apartment development is adjacent to property upon  
414 which an existing townhouse or apartment development is located.

415           11. Lots smaller than one-half acre in area shall comply with standards of the  
416 nearest comparable R-4 through R-8 zone. For lots that are one-half acre in area or  
417 larger, the maximum impervious surface area allowed shall be at least ten thousand  
418 square feet. On any lot over one acre in area, an additional five percent of the lot area  
419 may be used for buildings related to agricultural or forestry practices. For lots smaller  
420 than two acres but larger than one-half acre, an additional ten percent of the lot area may  
421 be used for structures that are determined to be medically necessary, if the applicant  
422 submits with the permit application a notarized affidavit, conforming with K.C.C.  
423 21A.32.170A.2.

424           12. For purposes of calculating minimum density, the applicant may request that  
425 the minimum density factor be modified based upon the weighted average slope of the  
426 net buildable area of the site in accordance with K.C.C. 21A.12.087.

427           13. The minimum lot area does not apply to lot clustering proposals as provided  
428 in K.C.C. chapter 21A.14.

429           14. The base height to be used only for projects as follows:

430           a. in R-6 and R-8 zones, a building with a footprint built on slopes exceeding a  
431 fifteen percent finished grade; and

432           b. in R-18, R-24 and R-48 zones:

433                 (1) using residential density incentives and transfer of density credits in  
434 accordance with this title; or

435                 (2) for properties within the Skyway-West Hill or North Highline community  
436 service area subarea planning geographies, only if meeting the requirements of K.C.C.  
437 chapter 21A.XX (the new chapter established in section 15 of this ordinance).

438           15. Density applies only to dwelling units and not to sleeping units.

439           16. Vehicle access points from garages, carports or fenced parking areas shall  
440 be set back from the property line on which a joint use driveway is located to provide a  
441 straight line length of at least twenty-six feet as measured from the center line of the  
442 garage, carport or fenced parking area, from the access point to the opposite side of the  
443 joint use driveway.

444           17.a. All subdivisions and short subdivisions in the R-1 zone shall be required to  
445 be clustered if the property is located within or contains:

446                 (1) a floodplain;

- 447 (2) a critical aquifer recharge area;
- 448 (3) a regionally or locally significant resource area;
- 449 (4) existing or planned public parks or trails, or connections to such facilities;
- 450 (5) a category type S or F aquatic area or category I or II wetland;
- 451 (6) a steep slope; or
- 452 (7) an urban separator or wildlife habitat network designated by the
- 453 Comprehensive Plan or a community plan.

454 b. The development shall be clustered away from critical areas or the axis of

455 designated corridors such as urban separators or the wildlife habitat network to the extent

456 possible and the open space shall be placed in a separate tract that includes at least fifty

457 percent of the site. Open space tracts shall be permanent and shall be dedicated to a

458 homeowner's association or other suitable organization, as determined by the director,

459 and meet the requirements in K.C.C. 21A.14.040. On-site critical area and buffers and

460 designated urban separators shall be placed within the open space tract to the extent

461 possible. Passive recreation, with no development of recreational facilities, and natural-

462 surface pedestrian and equestrian trails are acceptable uses within the open space tract.

463 18. See K.C.C. 21A.12.085.

464 19. All subdivisions and short subdivisions in R-1 and RA zones within the

465 North Fork and Upper Issaquah Creek subbasins of the Issaquah Creek Basin (the North

466 Fork and Upper Issaquah Creek subbasins are identified in the Issaquah Creek Basin and

467 Nonpoint Action Plan) and the portion of the Grand Ridge subarea of the East

468 Sammamish Community Planning Area that drains to Patterson Creek shall have a

469 maximum impervious surface area of eight percent of the gross acreage of the plat.

470 Distribution of the allowable impervious area among the platted lots shall be recorded on  
471 the face of the plat. Impervious surface of roads need not be counted towards the  
472 allowable impervious area. Where both lot- and plat-specific impervious limits apply, the  
473 more restrictive shall be required.

474           20. This density may only be achieved on RA 2.5 zoned parcels receiving  
475 density from rural forest focus areas through a transfer of density credit pursuant to  
476 K.C.C. chapter 21A.37.

477           21. Base density may be exceeded, if the property is located in a designated  
478 rural city urban growth area and each proposed lot contains an occupied legal residence  
479 that predates 1959.

480           22.a. The maximum density is four dwelling units per acre for properties zoned  
481 R-4 when located in the Rural Town of Fall City.

482           b. For properties within the Skyway-West Hill or North Highline community  
483 service area subarea planning geographies, only as provided in the inclusionary housing  
484 regulations in K.C.C. chapter 21A.XX (the new chapter established in section 15 of this  
485 ordinance).

486           23. The minimum density requirement does not apply to properties located  
487 within the Rural Town of Fall City.

488           24. The impervious surface standards for the county fairground facility are  
489 established in the King County Fairgrounds Site Development Plan, Attachment A to  
490 Ordinance 14808 on file at the department of natural resources and parks and the  
491 department of local services, permitting division. Modifications to that standard may be  
492 allowed provided the square footage does not exceed the approved impervious surface

493 square footage established in the King County Fairgrounds Site Development Plan  
494 Environmental Checklist, dated September 21, 1999, Attachment B to Ordinance 14808,  
495 by more than ten percent.

496 25. For cottage housing developments only:

497 a. The base height is twenty-five feet.

498 b. Buildings have pitched roofs with a minimum slope of six and twelve may  
499 extend up to thirty feet at the ridge of the roof.

500 26. Impervious surface does not include access easements serving neighboring  
501 property and driveways to the extent that they extend beyond the street setback due to  
502 location within an access panhandle or due to the application of King County Code  
503 requirements to locate features over which the applicant does not have control.

504 27. Only in accordance with:

505 a. K.C.C. 21A.34.040.F.1.g., F.6. or K.C.C. 21A.37.130.A.2; or

506 b. For properties within the Skyway-West Hill or North Highline community  
507 service area subarea planning geographies, only as provided in the inclusionary housing  
508 regulations in K.C.C. chapter 21A.XX (the new chapter established in section 15 of this  
509 ordinance).

510 28. On a site zoned RA with a building listed on the national register of historic  
511 places, additional dwelling units in excess of the maximum density may be allowed under  
512 K.C.C. 21A.12.042.

513 29. Height and setback requirements shall not apply to regional transit authority  
514 facilities.

515 SECTION 8. Ordinance 10870, Section 341, as amended, and K.C.C.



516 21A.12.040 are hereby amended to read as follows:

517 A. Densities and dimensions - resource and commercial/industrial zones.

	ZONES	RESOURCE				COMMERCIAL/INDUSTRIAL				
		AGRICULTURE	F O R E S T	M I N E R A L		NEIGHBOR -HOOD BUSINESS	COMMUNI TY BUSINESS	REGIONA L BUSINESS	O F F I C E	I N D U S T R I A L
STANDARDS		A-10	A-35	F	M	NB	CB	RB	O	I
Base Density:		0.1	.0286	.0125		8 du/ac	48 du/ac	36 du/ac (2)	48	
Dwelling Unit/Acre (19)		du/ac	du/ac	du/ac		(2)	(2)	48 du/ac (1)	du/ac	(2)
Maximum Density:						12 du/ac	72 du/ac	48 du/ac	72	
Dwelling Unit/Acre						(3)	(16)	(3)	du/ac	
						16 du/ac	96 du/ac	72 du/ac	(16)	
						(15)	(17)	(16) 96 du/ac (17)	96 du/ac	(17)
Minimum Lot Area		10 acres	35 acres	80 acres	10 acres					
Maximum Lot Depth/ Width Ratio		4 to 1	4 to 1							
Minimum Street Setback		30 ft (4)	30 ft (4)	50 ft (4)	(12)	10 ft (5)	10 ft (5)	10 ft (5)	10 ft	25 ft
Minimum		10 ft	10 ft (4)	100 ft	(12)	10 ft (18)	20 ft (7)	20 ft (7)	20 ft	20 ft (7)

Interior Setback	(4)		(4)		20 ft (14)			(7)	50 ft (8)
Base Height (10)	35 ft	35 ft	35 ft	35 ft	35 ft 45 ft (6)	35 ft 60 ft (6) 65 ft (17)	35 ft 65 ft (6)	45 ft 65 ft (6)	45 ft
Maximum Floor/Lot Ratio: Square Feet					1/1 (9)	1.5/1 (9)	2.5/1 (9)	2.5/1 (9)	2.5/1
Maximum Impervious Surface: Percentage (13)	15% 35%	10% 35%	10% 35%		85%	85%	90%	75%	90%

518

B. Development conditions.

519

1. In the RB zone on property located within the Potential Annexation Area of a

520

rural city, this density is not allowed.

521

2. These densities are allowed only through the application of mixed-use

522

development standards and, in the NB zone on property in the urban area designated

523

commercial outside of center, for stand-alone townhouse development.

524

3. These densities may only be achieved:

525

a. through the application of residential density incentives or transfer of

526

development rights in mixed-use developments and, in the NB zone on property in the

527

urban area designated commercial outside of center, for stand-alone townhouse

528

development. See K.C.C. chapters 21A.34 and 21A.37; or

529

b. for properties within the Skyway-West Hill or North Highline community

530

service area subarea planning geographies, as provided in the inclusionary housing

531

regulations in K.C.C. chapter 21A.XX (the new chapter established in section 15 of this

532 ordinance).

533 4.a. in the F zone, scaling stations may be located thirty-five feet from property  
534 lines. Residences shall have a setback of at least thirty feet from all property lines.

535 b. for lots between one acre and two and one-half acres in size, the setback  
536 requirements of the R-1 zone shall apply. For lots under one acre, the setback  
537 requirements of the R-4 zone shall apply.

538 c. for developments consisting of three or more single-detached dwellings  
539 located on a single parcel, the setback shall be ten feet along any property line abutting  
540 R-1 through R-8, RA and UR zones.

541 5. Gas station pump islands shall be placed no closer than twenty-five feet to  
542 street front lines.

543 6. This base height allowed only for mixed-use developments and for stand-  
544 alone townhouse development in the NB zone on property designated commercial outside  
545 of center in the urban area.

546 7. Required on property lines adjoining rural area and residential zones.

547 8. Required on property lines adjoining rural area and residential zones for  
548 industrial uses established by conditional use permits.

549 9. The floor-to-lot ratio for mixed use developments shall conform to K.C.C.  
550 chapter 21A.14.

551 10.a. Height limits may be increased if portions of the structure building that  
552 exceed the base height limit provide one additional foot of street and interior setback for  
553 each foot above the base height limit, provided the maximum height may exceed seventy-  
554 five feet only in mixed use developments. Netting or fencing and support structures for

555 the netting or fencing used to contain golf balls in the operation of golf courses or golf  
556 driving ranges are exempt from the additional interior setback requirement provided that  
557 the maximum height shall not exceed seventy-five feet.

558 b. For properties within the Skyway-West Hill or North Highline community  
559 service area subarea planning geographies, building height may only be increased beyond  
560 the height allowed in subsection B.6. of this section if meeting the requirements of  
561 K.C.C. chapter 21A.XX (the new chapter established in section 15 of this ordinance).

562 11. Applicable only to lots containing less than one acre of lot area.  
563 Development on lots containing less than fifteen thousand square feet of lot area shall be  
564 governed by impervious surface standards of the nearest comparable R-4 through R-8  
565 zone.

566 12. See K.C.C. 21A.22.060 for setback requirements in the mineral zone.

567 13. The impervious surface area for any lot may be increased beyond the total  
568 amount permitted in this chapter subject to approval of a conditional use permit.

569 14. Required on property lines adjoining rural area and residential zones unless  
570 a stand-alone townhouse development on property designated commercial outside of  
571 center in the urban area is proposed to be located adjacent to property upon which an  
572 existing townhouse development is located.

573 15.a. Only as provided for walkable communities under K.C.C. 21A.34.040.F.8.  
574 well-served by transit or for mixed-use development through the application of rural area  
575 and residential density incentives under K.C.C. 21A.34.040.F.1.g; or

576 b. For properties within the Skyway-West Hill or North Highline community  
577 service area subarea planning geographies, only as provided in the inclusionary housing

578 regulations in K.C.C. chapter 21A.XX (the new chapter established in section 15 of this  
579 ordinance).

580           16.a. Only for mixed-use development through the application of residential  
581 density incentives under K.C.C. chapter 21A.34 or the transfer of development rights  
582 under K.C.C. chapter 21A.37. In the RB zone on property located within the Potential  
583 Annexation Area of a rural city, this density is not allowed; or

584           b. For properties within the Skyway-West Hill or North Highline community  
585 service area subarea planning geographies, only as provided in the inclusionary housing  
586 regulations in K.C.C. chapter 21A.XX (the new chapter established in section 15 of this  
587 ordinance).

588           17.a. Only for mixed-use development through the application of residential  
589 density incentives through the application of residential density incentives under K.C.C.  
590 chapter 21A.34 or the transfer of development rights under K.C.C. chapter 21A.37.

591 Upper-level setbacks are required for any facade facing a pedestrian street for any portion  
592 of the structure greater than forty-five feet in height. The upper-level setback shall be at  
593 least one foot for every two feet of height above forty-five feet, up to a maximum  
594 required setback of fifteen feet. The first four feet of horizontal projection of decks,  
595 balconies with open railings, eaves, cornices((s)) and gutters shall be permitted in  
596 required setbacks. In the RB zone on property located within the Potential Annexation  
597 Area of a rural city, this density is not allowed; or

598           b. For properties within the Skyway-West Hill or North Highline community  
599 service area subarea planning geographies, only as provided in the inclusionary housing  
600 regulations in K.C.C. chapter 21A.XX (the new chapter established in section 15 of this

601 ordinance).

602           18. Required on property lines adjoining rural area and residential zones only  
603 for a social service agency office reusing a residential structure in existence on January 1,  
604 2010.

605           19. On a site zoned A with a building designated as a county landmark in  
606 accordance with the procedures in K.C.C. 20.62.070, additional dwelling units in excess  
607 of the maximum density may be allowed under K.C.C. 21A.12.042.

608           SECTION 9. Ordinance 10870, Section 561 and K.C.C. 21A.34.020 are hereby  
609 amended to read as follows:

610           A. Residential density incentives (RDI) shall be used only on sites served by  
611 public sewers and only in the following zones:

612           ~~((A-))~~ 1. In R-4 through R-48 zones; and

613           ~~((B-))~~ 2. In NB, CB, RB and O zones when part of a mixed~~((-))~~-use development.

614           B. RDI shall not be applied within the Skyway-West Hill or North Highline  
615 community service area subarea planning geographies.

616           SECTION 10. Ordinance 13274, Section 1, as amended, and K.C.C. 21A.37.010  
617 are hereby amended to read as follows:

618           A. The purpose of the transfer of development rights program is to transfer  
619 residential density from eligible sending sites to eligible receiving sites through a  
620 voluntary process that permanently preserves urban, rural and resource lands that provide  
621 a public benefit. The TDR provisions are intended to supplement land use regulations,  
622 resource protection efforts and open space acquisition programs and to encourage  
623 increased residential development density or increased commercial square footage,

624 especially inside cities, where it can best be accommodated with the least impacts on the  
625 natural environment and public services by:

626           1. Providing an effective and predictable incentive process for property owners  
627 of rural, resource and urban separator land to preserve lands with a public benefit as  
628 described in K.C.C. 21A.37.020; and

629           2. Providing an efficient and streamlined administrative review system to ensure  
630 that transfers of development rights to receiving sites are evaluated in a timely way and  
631 balanced with other county goals and policies, and are adjusted to the specific conditions  
632 of each receiving site.

633           B. The TDR provisions in this chapter shall only apply to TDR receiving site  
634 development proposals:

635           1. submitted on or after September 17, 2001, and applications for approval of  
636 TDR sending sites submitted on or after September 17, 2001; and

637           2. For properties within the Skyway-West Hill or North Highline community  
638 service area subarea planning geographies, only as provided in K.C.C. chapter 21A.XX.  
639 (the new chapter established in section 15 of this ordinance).

640           SECTION 11. Ordinance 13733, Section 12, as amended, and K.C.C.

641 21A.37.130 are hereby amended to read as follows:

642           A.1. The sale of development rights by the TDR bank shall be at a price that  
643 equals or exceeds the fair market value of the development rights, except as provided in  
644 subsection A.2. of this section. The fair market value of the development rights shall be  
645 established by the department of natural resources and shall be based on the amount the  
646 county paid for the development rights and the prevailing market conditions.

647           2.a. The department of natural resources and parks shall undertake a "TDR for  
648 affordable housing" pilot program, in which transferrable development rights necessary  
649 to construct up to one hundred total units shall be sold at the administrative cost incurred  
650 by the county or fifteen percent of the fair market value of the development rights,  
651 whichever is less.

652           b. In order to qualify for this program, all units built using the development  
653 rights must be either:

654           (1) rental housing permanently priced to serve households with a total  
655 household income at or below (~~forty~~) sixty percent of the median income for the county  
656 as defined by the United States Department of Housing and Urban Development,  
657 adjusted for household size. A covenant on the property that specifies the income level  
658 being served, rent levels and requirements for reporting to King County shall be recorded  
659 at final approval; or

660           (2) housing reserved for income- and asset-qualified home buyers with total  
661 household income at or below (~~forty~~) sixty percent of the median income for the county  
662 as defined by the United Stated Department of Housing and Urban Development,  
663 adjusted for household size. The units shall be limited to owner-occupied housing with  
664 prices restricted based on typical underwriting ratios and other lending standards, and  
665 with no restriction placed on resale. Final approval conditions shall specify requirements  
666 for reporting to King County on both buyer eligibility and housing prices.

667           c. In unincorporated King County, in the R-4 through R-48 zones,  
668 development rights to build units through this pilot program shall only be sold for units  
669 between one hundred fifty percent and two hundred percent of the receiving site's base



670 density as set forth in K.C.C. 21A.12.030.

671 d.(1) The department of natural resources and parks shall track the sale of  
672 development rights and completion of units constructed through this program. When the  
673 one hundred unit threshold is reached, the department shall, within six months of that  
674 date, transmit a report to the council that includes, but is not limited to:

675 (a) the location of the receiving sites where development rights under this  
676 pilot program were used;

677 (b) lessons learned from the pilot program, including feedback from  
678 developers who purchased development rights through the program; and

679 (c) a recommendation on whether to make the pilot program permanent,  
680 repeal the program((;)) or modify the program.

681 (2) the report shall be accompanied by a proposed ordinance effectuating the  
682 recommendation in subsection A.2.d.(1)(c) of this section.

683 (3) the report and proposed ordinance shall be filed in the form of a paper  
684 original and an electronic copy with the clerk of the council, who shall retain the original  
685 and provide an electronic copy to all councilmembers, the council chief of staff and the  
686 lead staff to the mobility and environment committee or its successor.

687 B. When selling development rights, the TDR bank may select prospective  
688 purchasers based on the price offered for the development rights, the number of  
689 development rights offered to be purchased((;)) and the potential for the sale to achieve  
690 the purposes of the TDR program.

691 C. The TDR bank may sell development rights only in whole or half increments  
692 to incorporated receiving sites through an interlocal agreement or, after the county enacts

693 legislation that complies with chapter 365-198 WAC, to incorporated receiving sites in a  
694 city that has enacted legislation that complies with chapter 365-198 WAC. The TDR  
695 bank may sell development rights only in whole increments to unincorporated King  
696 County receiving sites.

697 D. All offers to purchase development rights from the TDR bank shall be in  
698 writing, shall include a certification that the development rights, if used, shall be used  
699 only inside an identified city or within the urban unincorporated area, include a minimum  
700 ten percent down payment with purchase option, shall include the number of  
701 development rights to be purchased, location of the receiving site, proposed purchase  
702 price and the required date or dates for completion of the sale, not later than three years  
703 after the date of receipt by King County of the purchase offer.

704 E. Payment for purchase of development rights from the TDR bank shall be in  
705 full at the time the development rights are transferred unless otherwise authorized by the  
706 department of natural resources and parks.

707 SECTION 12. Ordinance 11567, Section 1, as amended, and K.C.C. 21A.38.100  
708 are hereby amended to read as follows:

709 A. The purpose of the North Highline commercial(~~/~~) and industrial special  
710 district overlay is to accommodate and support existing commercial(~~/~~) and industrial  
711 areas (~~((outside of activity centers by providing incentives for the redevelopment of~~  
712 ~~underutilized commercial or industrial lands and))~~) by permitting a range of appropriate  
713 uses consistent with (~~((maintaining the quality of))~~) nearby residential areas.

714 B. The ~~((commercial/industrial))~~ special district overlay shall be designated only  
 715 through the area zoning process and applied to areas substantially developed with a mix  
 716 of commercial and light industrial uses and zoned CB, RB, O or I.

717 C. The standards of this title and other county codes shall be applicable to  
 718 development within the ~~((commercial/industrial))~~ special district overlay except as  
 719 follows:

720 1. Legally established commercial or industrial uses that exist within an area as  
 721 of ~~((the effective date of legislation applying the commercial/industrial special district  
 722 overlay))~~ November 28, 1994, but that are not otherwise permitted by the zoning, shall be  
 723 considered permitted uses upon only the lots that they occupied as of that date.

724 2. Permitted uses shall include those of the base zone and I zone, ~~((with the  
 725 exception of))~~ except that the following are not allowed:

726 a. any use permitted in the I zone requiring a conditional use permit;

727 b. auction houses;

728 c. livestock sales;

729 d. ~~((SIC Industry Group 201 (meat products);~~

730 ~~e. SIC Industry Group 202 (dairy products);~~

731 ~~f. SIC Industry Group 204 (grain mill products);~~

732 ~~g. SIC Industry Group 207 (fats and oils);~~

733 ~~h.))~~ motor vehicle and boat dealers;

734 ~~((i.))~~ e. SIC Major Group 24 (lumber and wood products, except furniture)

735 except 2431 (millwork) and 2434 (wood kitchen cabinets);

736 ~~((j. SIC Industry Group 311 (leather tanning and finishing);~~

- 737            ~~k.))~~ f. SIC Major Group 32 (stone, clay, glass and concrete products);
- 738            ~~((l. SIC Industry 3999 (manufacturing industries, not elsewhere classified)~~
- 739 ~~dressing of furs, fur stripping and pelts only;~~
- 740            ~~m.))~~ g. SIC Industry 7534 (tire retreading);
- 741            ~~((n.))~~ h. SIC Major Group 02 (~~((agricultural production—livestock and animal~~
- 742 ~~specialties))~~ raising livestock and small animals);
- 743            ~~((o.))~~ i. SIC Industry 2951 (asphalt paving mixtures and blocks);
- 744            ~~((p.))~~ j. resource accessory uses;
- 745            ~~((q.))~~ k. outdoor storage of equipment or materials occupying more than
- 746 twenty-five percent of the site associated with(~~(:~~
- 747            ~~(1) SIC Major Group 15 (building construction—contractors and operative~~
- 748 ~~builders);~~
- 749            ~~(2) SIC Major Group 16 (heavy construction other than building~~
- 750 ~~construction—contractors);~~
- 751            ~~(3) SIC Major Group 17 (construction—special trade contractors); and~~
- 752            ~~(4))~~ SIC Industry 7312 (outdoor advertising services); and
- 753            ~~((r.))~~ l. interim recycling facilities on lots that directly abut properties outside
- 754 of the special district overlay.
- 755            3. Use limitations of the base zone shall not apply to commercial/industrial
- 756 accessory uses.
- 757            4. ~~((The minimum parking requirements of this title shall be reduced as follows,~~
- 758 ~~except that the reductions do not apply to new construction on vacant property or the~~

759 ~~vacant portions of partially developed property where that construction is not an~~  
760 ~~enlargement or replacement of an existing building:~~

761 ~~a. the parking stall requirements are reduced one hundred percent, but only if:~~

762 ~~(1) the square footage of any enlargement or replacement of an existing~~  
763 ~~building does not in total exceed one hundred twenty five percent of the square footage~~  
764 ~~of the existing building;~~

765 ~~(2) the building fronts on an existing roadway improved to urban standards or~~  
766 ~~a roadway programmed to be improved to urban standards as a capital improvement~~  
767 ~~project, that accommodates on-street parking; and~~

768 ~~(3) there is no net decrease in existing off-street parking space; and~~

769 ~~b. the parking stall requirements are reduced fifty percent, but only if:~~

770 ~~(1) the square footage of any enlargement or replacement of an existing~~  
771 ~~building in total exceeds one hundred twenty five percent of the square footage of the~~  
772 ~~existing building;~~

773 ~~(2) the height of the enlarged or replacement building does not exceed the~~  
774 ~~base height of the zone in which it is located;~~

775 ~~(3) the building fronts on an existing roadway improved to urban standards or~~  
776 ~~a roadway programmed to be improved to urban standards as a capital improvement~~  
777 ~~project, that accommodates on-street parking; and~~

778 ~~(4) there is no net decrease in existing off-street parking spaces, unless it~~  
779 ~~exceeds the minimum requirements of subsection C.4.b.~~

780 ~~5. The landscaping requirements of this title shall be waived, but only if:~~

781 a. ~~street trees, installed and maintained by the adjacent property owner, shall be~~  
782 ~~substituted in lieu of landscaping;~~

783 b.(1) ~~except as otherwise provided in 4.b.(2) of this subsection, any portion of~~  
784 ~~the overlay district that directly abuts properties outside of the district shall provide,~~  
785 ~~along those portions, a landscape buffer area no less than fifty percent of that required by~~  
786 ~~this title, and areas of a lot used for outdoor storage of equipment or materials shall be~~  
787 ~~screened from adjacent R zone properties by use of no less than ten feet of Type 1~~  
788 ~~landscaping or a totally view obscuring fence or structure; and~~

789 (2) ~~if required parking for a development proposal is located on properties~~  
790 ~~outside of the district that directly abut the site, the landscape buffer required by 6.b.(1)~~  
791 ~~of this subsection may be place on the perimeter of the properties on which the parking is~~  
792 ~~located that abut other properties outside of this district.~~

793 6. ~~The setback requirements of this title shall be waived, but only if:~~

794 a. ~~setback widths along any street that is not an alley forming a boundary of the~~  
795 ~~overlay district shall comply with this title; and~~

796 b. ~~any portion of the overlay district that directly abuts properties outside of~~  
797 ~~the district shall provide, along those portions, a setback no less than fifty percent of that~~  
798 ~~required by this title.~~

799 7. ~~The building height limits of this title shall be waived, except that the height~~  
800 ~~limit within fifty feet of the perimeter of the overlay district shall be thirty feet.~~

801 8. ~~Signage shall be limited to that allowed within the CB zone.~~

802           9. ~~The roadway improvements of the King county Code shall be waived, but~~  
803 ~~only if a no protest agreement to participate in future road improvement districts (RID) is~~  
804 ~~signed by an applicant and recorded with the county.~~

805           10. ~~The pedestrian circulation requirements of this title shall be waived.~~

806           11. ~~The impervious surface and lot coverage requirements of this title shall be~~  
807 ~~waived))~~ For nonresidential development, off-street parking shall be no less than twenty-  
808 five percent and no more than seventy-five percent of the minimum required in K.C.C.  
809 chapter 21A.18.

810           D. For properties that have frontage on a pedestrian street or streets or route or  
811 routes as designated in an applicable plan or area zoning process, except for gasoline  
812 service stations (SIC 5541) and grocery stores (SIC 5411) that also sell gasoline, the  
813 following conditions shall apply:

814           1. Main building entrances shall be oriented to the pedestrian street;

815           2. At the ground floor (at grade), buildings shall be located no more than five  
816 feet from the sidewalk or sidewalk improvement, but in no instance shall encroach on the  
817 public right-of-way;

818           3. Building facades shall comprise at least seventy-five percent of the total  
819 pedestrian street frontage for a property, and if applicable, at least seventy-five percent of  
820 the total pedestrian route frontage for a property;

821           4. Minimum side setbacks of the underlying zoning are waived;

822           5. Building facades of ground floor retail, general business service((;)) and  
823 professional office land uses, that front onto a pedestrian street or route shall include  
824 windows and overhead protection;

825           6. Building facades, along a pedestrian street or route, that are without  
826 ornamentation((,-)) or are comprised of uninterrupted glass curtain walls or mirrored glass  
827 are not permitted; and

828           7. Vehicle access shall be limited to the rear access alley or rear access street  
829 where such an alley or street exists.

830           NEW SECTION. SECTION 13. There is hereby added to K.C.C. chapter  
831 21A.38 a new section to read as follows:

832           A. The purpose of the Skyway microenterprise special district overlay is to  
833 promote small-scale commercial opportunities and provide for pedestrian-oriented retail  
834 and service commercial areas that complement and link to nearby CB zones. The special  
835 district overlay shall only be established in the Skyway-West Hill subarea planning  
836 geography, areas designated as an unincorporated center on the adopted Urban Centers  
837 map of the King County Comprehensive Plan and on properties zoned NB or O.

838           B. In addition to the development standards in this title, the following  
839 development standards shall also apply to commercial development within the special  
840 district overlay. Where a conflict exists, the following standards shall apply:

841           1. Commercial space shall not be larger than one thousand square feet in size;

842           2. Parking shall comply with the standards of K.C.C. chapter 21A.18, except

843 that:

844           a. required off-street parking and access shall be to rear or side of building; and

845           b. on-street parking within two hundred and fifty feet of the site may be

846 counted toward the off-street parking requirement for the commercial uses;



- 847 3. Permitted uses shall be those uses permitted in the underlying zone,  
848 excluding the following:
- 849 a. automotive repair;
  - 850 b. automotive service;
  - 851 c. gasoline service stations;
  - 852 d. uses with drive-through facilities;
  - 853 e. vector waste receiving facility;
  - 854 f. self-service storage;
  - 855 g. cemetery, columbarium or mausoleum;
  - 856 h. automobile parking, unless accessory to a permitted primary use occurring  
857 on the property; and
  - 858 i. interim recycling facility; and

859 4. In addition to the uses permitted in the underlying zone, the following uses  
860 shall also be permitted:

- 861 a. apparel and accessory stores;
- 862 b. furniture and home furnishings stores;
- 863 c. Used goods: antiques/secondhand shops; and
- 864 d. Jewelry stores.

865 NEW SECTION. SECTION 14. There is hereby added to K.C.C. chapter

866 21A.38 a new section to read as follows:

867 A. The purpose of the North Highline pedestrian-oriented special district overlay  
868 is to require pedestrian-oriented development that facilitates walkability and connectivity  
869 between commercial areas and community amenities in North Highline’s downtown core.

870 B. In addition to the development standards in this title, the following  
871 development standards shall also apply to development within the special district overlay.

872 Where a conflict exists, the following standards shall apply:

- 873 1. Main building entrances shall be oriented to a public street;
- 874 2. At the ground floor, also known as "at grade," buildings shall be located no  
875 more than five feet from the sidewalk or sidewalk improvement, but shall not encroach  
876 on the public right-of-way;
- 877 3. Building facades shall comprise at least seventy-five percent of the total street  
878 frontage for a property;
- 879 4. Building facades shall include windows and overhead protection;
- 880 5. Building facades that are without ornamentation or are comprised of  
881 uninterrupted glass curtain walls or mirrored glass are not permitted;
- 882 6. Vehicle access shall be limited to the rear access alley where such an alley  
883 exists;
- 884 7. For nonresidential development, off-street parking shall be no less than  
885 twenty-five percent and no more than seventy-five percent of the minimum required in  
886 K.C.C. chapter 21A.18; and
- 887 8. Marijuana processors and producers are not allowed uses.

888 SECTION 15. Sections 16 through 24 of this ordinance should constitute a new  
889 chapter in K.C.C. Title 21A.

890 NEW SECTION. SECTION 16. There is hereby added to the chapter established  
891 in section 15 of this ordinance a new section to read as follows:

892 The purpose of this chapter is to establish inclusionary housing regulations that

893 provide for the creation of new affordable dwelling units in areas with a high risk for  
894 displacement due to the potential for new development and redevelopment in those  
895 communities.

896 NEW SECTION. SECTION 17. There is hereby added to the chapter established  
897 in section 15 of this ordinance a new section to read as follows:

898 The definitions in K.C.C. chapter 21A.06 and the following definitions apply to  
899 this chapter unless the context clearly requires otherwise. Where definitions in this  
900 section differ from the definitions in K.C.C. chapter 21A.06, the following definitions  
901 shall control.

902 A. "Affordable dwelling unit" means a dwelling unit reserved for occupancy by  
903 households having housing expenses at an affordability level no greater than thirty (30)  
904 percent of a given percent of the King County median household income (AMI), adjusted  
905 for household size.

906 B. "Area Median Income" or "AMI" means the median household income for  
907 King County as established by the United States Department of Housing and Urban  
908 Development.

909 C. "Dwelling unit" is as defined in K.C.C. 21A.06.345 through 21A.06.370,  
910 except for accessory dwelling units as defined in K.C.C. 21A06.350.

911 D. "Market-rate dwelling unit" means a dwelling unit that is not restricted to a  
912 specified affordable rent or sale price.

913 E. "Total allowed density" means total number of both market-rate dwelling units  
914 and affordable dwelling units allowed to be constructed in a development based on the  
915 maximum density allowed in this chapter.

916 NEW SECTION. SECTION 18. There is hereby added to the chapter established  
 917 in section 15 of this ordinance a new section to read as follows:

918 A. This section shall apply within the Skyway and White Center Unincorporated  
 919 Activity Centers, as designated by the King County Comprehensive Plan.

920 B. New or substantially improved residential or mixed-use developments  
 921 shall provide affordable dwelling units in accordance with the standards listed below.

<b>Mandatory Affordability Requirements</b>		
<b>Affordability Level</b>	<b>Occupancy Type</b>	<b>Minimum Percentage of Total Units Required to be Affordable</b>
80% AMI	Owner-occupied	30%
80% AMI (Owner-occupied) or 60% AMI (Rental)	Combination	25%
60% AMI	Renter-occupied	20%
50% AMI	Renter-occupied	15%

922 C. The maximum density for new and substantially improved residential or  
 923 mixed-use developments providing affordable dwelling units in subsection B. may be  
 924 increased to one-hundred and fifty percent of the base density allowed in the zone as  
 925 established in K.C.C. chapter 21A.12 if the development provides affordable dwelling

926 units at the rate established by the standards in subsection B. of this section.

927 NEW SECTION. SECTION 19. There is hereby added to the chapter established  
 928 in section 15 of this ordinance a new section to read as follows:

929 A. This section shall apply within the Skyway-West Hill and North Highline  
 930 community service area subarea planning geographies outside of the Skyway and White  
 931 Center Unincorporated Activity Centers, as designated by the King County  
 932 Comprehensive Plan.

933 B. New or substantially improved residential or mixed-use developments shall  
 934 only exceed the base density allowed in the zone as established in K.C.C. chapter 21A.12  
 935 if the development provides affordable dwelling units as established in subsections C.  
 936 and D. of this section.

937 C.1. The maximum density for new and substantially improved residential or  
 938 mixed-use developments may be increased to one hundred fifty percent of the base  
 939 density if the development provides the following percentages of dwelling units at the  
 940 following affordability levels:

Affordability Level	Occupancy Type	Minimum Percentage of Total Units Required to be Affordable
80% AMI	Owner-occupied	30%
80% AMI (Owner-occupied) or 60% AMI (Rental)	Combination	25%

60% AMI	Renter-occupied	20%
50% AMI	Renter-occupied	15%

941           2. The maximum density may be increased by an additional fifty percent, for a  
 942 total of two hundred percent of the base density, if the developer utilizes transfers of  
 943 development rights in accordance with K.C.C. chapter 21A.37 for each additional  
 944 dwelling unit above one hundred and fifty percent of base density.

945           D. The maximum density may be increased to two hundred percent of the base  
 946 density if the development provides the following percentages of dwelling units at the  
 947 following affordability levels:

<b>Affordability Level</b>	<b>Minimum Percentage of Total Units Required to be Affordable</b>
80% AMI (Owner-occupied)	100%
60% AMI (Renter-occupied)	100%
60% AMI (Renter-occupied) or 80% AMI (Owner-occupied)	100%

948           NEW SECTION. SECTION 20. There is hereby added to the chapter established  
 949 in section 15 of this ordinance a new section to read as follows:

950           A. The total allowed density for dwelling units to be constructed shall be  
 951 calculated by multiplying the site area as established in K.C.C. chapter 21A.12 by the  
 952 applicable maximum residential density in this chapter. If the calculation of units results  
 953 in a fraction, the fraction shall be rounded to the nearest whole number as follows:

- 954           1. Fractions of 0.50 or above shall be rounded up; and
- 955           2. Fractions below 0.50 shall be rounded down.

956 B. The number of required affordable dwelling units shall be calculated by  
957 multiplying the total number of dwelling units to be constructed by the applicable  
958 percentages of affordable dwelling units as established in this chapter.

959 1. If the calculation results in a fraction, the fraction shall be rounded to the  
960 nearest whole number as follows:

961 a. Fractions of 0.50 or above shall be rounded up, and the affordable dwelling  
962 unit shall be included in the development; or

963 b.(1) Fractions below 0.50 do not require an affordable unit to be provided in  
964 the development. The applicant shall pay a fee based on the fraction multiplied by the  
965 value of a single affordable dwelling unit.

966 (2) The fee and affordable dwelling unit value shall be calculated as  
967 established by the department of community and human services.

968 (3) The revenues generated from the fee shall be dedicated to affordable  
969 housing projects in the community where the development is occurring.

970 2. The number of required affordable dwelling units in the development shall be  
971 provided as follows:

972 a. Studio, one-bedroom and two-bedroom dwelling units meeting the  
973 affordability requirements in this chapter shall be counted as one affordable dwelling  
974 unit;

975 b. Three-bedroom dwelling units meeting the affordability requirements of this  
976 chapter shall be counted as one and one-half affordable dwelling units; and

977 c. Dwelling units meeting the affordability requirements of this chapter and  
978 with four or more bedrooms shall be counted as two affordable dwelling units.

979 C. The total number of market-rate dwelling units and affordable dwelling units  
980 shall not exceed the total allowed density as established in subsection A. of this section.

981 NEW SECTION. SECTION 21. There is hereby added to the chapter established  
982 in section 15 of this ordinance a new section to read as follows:

983 A. As a condition of development permit issuance, the department shall approve  
984 the preliminary calculation of the number of required affordable dwelling units and  
985 allowed market-rate dwelling units.

986 B.1. As a condition of issuance for the certificate of occupancy for the dwelling  
987 units, the department shall approve the final calculation of the number of required  
988 affordable dwelling units and constructed market-rate dwelling units. Within thirty days  
989 of issuance, a covenant or deed restriction on the property shall be recorded reflecting the  
990 following:

- 991 a. a statement that the length of the term of the affordability shall be for the life  
992 of the development project or fifty years, whichever is longer;
- 993 b. the total allowed density;
- 994 c. the number of market-rate dwelling units;
- 995 d. the number and affordability of owner-occupied and rental affordable  
996 dwelling units based on the standards of this chapter; and
- 997 e. signatures of the property owner and the director.

998 2. The covenant or deed restriction shall be subject to review and approval by  
999 the department of community and human services before recording.

1000 NEW SECTION. SECTION 22. There is hereby added to the chapter established  
1001 in section 15 of this ordinance a new section to read as follows:



1002 For developments subject to this chapter:

1003 A. The affordable dwelling units shall:

1004 1. Have a similar or larger unit size and bedroom count as the market-rate

1005 dwelling units in the development;

1006 2. Be integrated throughout the development;

1007 3. Be constructed with materials and finishes of comparable quality and

1008 workmanship as the market-rate dwelling units in the development; and

1009 4. Meet accessibility standards at the same ratio as required by the development.

1010 B. All the dimensional standards of K.C.C. chapter 21A.12 and any applicable

1011 property-specific development standards and special district overlays apply, except as

1012 specifically prescribed by this chapter.

1013 C. Except for properties subject to P-Suffix XX-PXX (the p-suffix established in

1014 Map Amendment 17 of Attachment D to this ordinance), which shall follow the height

1015 limits set in the overlay, height limits are as follows:

1016 1. In the R-18, R-24 and R-48 zones, eighty feet;

1017 2. In the NB zone, sixty-five feet;

1018 3. In the CB zone, eighty feet; and

1019 4. In the RB and O zones, eighty-five feet.

1020 D. In the R-18, R-24 and R-48 zones, any portion of a building that exceeds the

1021 lowest base height for the zone set forth in K.C.C. chapter 21A.12 shall be set back an

1022 additional ten feet from the street property line and interior property line.

1023 E. In the NB, CB, RB and O zones, any portion of a building that exceeds the

1024 base height allowed for the zone by K.C.C. 21A.12.040.B.6. shall be set back an

1025 additional ten feet from the street property line and interior property line.

1026 F.1. The parking standards of K.C.C. chapter 21A.18 apply, except that required  
1027 off-street parking shall be reduced to one space per dwelling unit.

1028 2. An additional parking waiver of up to fifty percent may be approved with  
1029 completion of parking study in accordance with K.C.C. 21A.18.030.B.

1030 3. Nonresidential uses of the project, if any, shall provide parking in accordance  
1031 with K.C.C. chapter 21A.18 or any applicable property-specific development standards  
1032 and special district overlays.

1033 NEW SECTION. SECTION 23. There is hereby added to the chapter established  
1034 in section 15 of this ordinance a new section to read as follows:

1035 For developments subject to this chapter:

1036 A.1. At the time of submittal of a building permit application to the department,  
1037 applicants shall submit a community preference and affirmative marketing plan to the  
1038 department of community and human services. The plan must include:

1039 a. a tenant selection process that provides a preference for no more than forty  
1040 percent of affordable dwelling units constructed in compliance with this chapter to  
1041 housing applicants with a current or past connection to the Skyway-West Hill and North  
1042 Highline community service area subarea planning geographies;

1043 b. an advertising and outreach plan designed to attract potential housing  
1044 applicants regardless of protected class status as established by federal, state and local  
1045 laws; and

1046 c. a process for housing applicants to file an appeal regarding the tenant  
1047 selection process and verification of eligibility for preference.

1048           2. Before issuance of the building permit, the community preference and  
1049 affirmative marketing plan shall be subject to review and approval by the department of  
1050 community and human services.

1051           3. The department of community and human services may request refinements  
1052 from the applicant to the community preference and affirmative marketing plan before  
1053 approving;

1054           B.1. Applicants must submit a community preference and affirmative marketing  
1055 report to the department of community and human services no less than sixty days before  
1056 requesting a certificate of occupancy. The report must include:

1057           a. information describing the activities conducted to implement the community  
1058 preference and affirmative marketing plan; and

1059           b. information regarding the number of housing applicants:

1060           (1) that requested a preference;

1061           (2) deemed eligible under the preference criteria; and

1062           (3) eligible for the preference that were selected for housing.

1063           2. Before issuance of the certificate of occupancy, the community preference  
1064 and affirmative marketing report shall be subject to review and approval by the  
1065 department of community and human services.

1066           3. The department of community and human services may request additional  
1067 actions from the applicant before approving;

1068           C. The department of community and human services may request a subsequent  
1069 report after the certificate of occupancy is approved to evaluate the community  
1070 preference and affirmative marketing plan outcomes; and

1071 D. The department of community and human services shall provide guidance and  
1072 technical assistance to the applicant to ensure the community preference and affirmative  
1073 marketing plan and community preference and affirmative marketing report complies  
1074 with federal, state and local laws and regulations.

1075 NEW SECTION. SECTION 24. There is hereby added to the chapter established  
1076 in section 15 of this ordinance a new section to read as follows:

1077 This chapter may be modified for a development proposal, at the director's  
1078 discretion, if an applicant demonstrates by a preponderance of the evidence that the cost  
1079 of complying with this chapter is either unduly and negatively disproportionate to or does  
1080 not address the harm this chapter is intended to prevent. Requests for such modifications  
1081 shall clearly set forth the facts upon which the request for relief is sought.

1082 SECTION 25. The following are hereby repealed:

- 1083 A. Ordinance 11575, Section 2, as amended, and K.C.C. 20.12.015;
- 1084 B. Ordinance 11351, Section 1, as amended, and K.C.C. 21A.38.090;
- 1085 C. The White Center Community Action Plan portions of Attachments I, II, III  
1086 and IV to Ordinance 11568; and
- 1087 D. Attachments I, II, III, IV and V to Ordinance 11166; and
- 1088 E. Attachments F and G to Ordinance 19146.

1089 SECTION 25. Severability. If any provision of this ordinance or its application  
1090 to any person or circumstance is held invalid, the remainder of the ordinance or the  
1091 application of the provision to other persons or circumstances is not affected."

1092

1093 Strike Attachment B, Skyway-West Hill Community Service Area Subarea Plan, and  
1094 insert Attachment B, Skyway-West Hill Community Service Area Subarea Plan, July 26,  
1095 2022.

1096

1097 Strike Attachment C, North Highline Community Service Area Subarea Plan, and insert  
1098 Attachment C, North Highline Community Service Area Subarea Plan, dated July 26,  
1099 2022.

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