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Land use and Zoning Map Amendments



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Map Amendment 1: Maple Valley – Urban Growth Area Boundary and Industrial Amendment

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

Amend Sections, Townships, and Ranges, as follows:

Section 15	Township 22	Range 6
Section 16	Township 22	Range 6

URBAN GROWTH AREA BOUNDARY

1. Amend the urban growth area boundary to include the following parcels and a portion of undesignated King County Right-of-Way in the rural area. The parcels include:

1522069034	1522069036	1622069091
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LAND USE

1. Amend land use designation from "i" (Industrial) to "ra" (Rural Area) on the following parcels:

1522069034	1522069036	1622069091
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ZONING

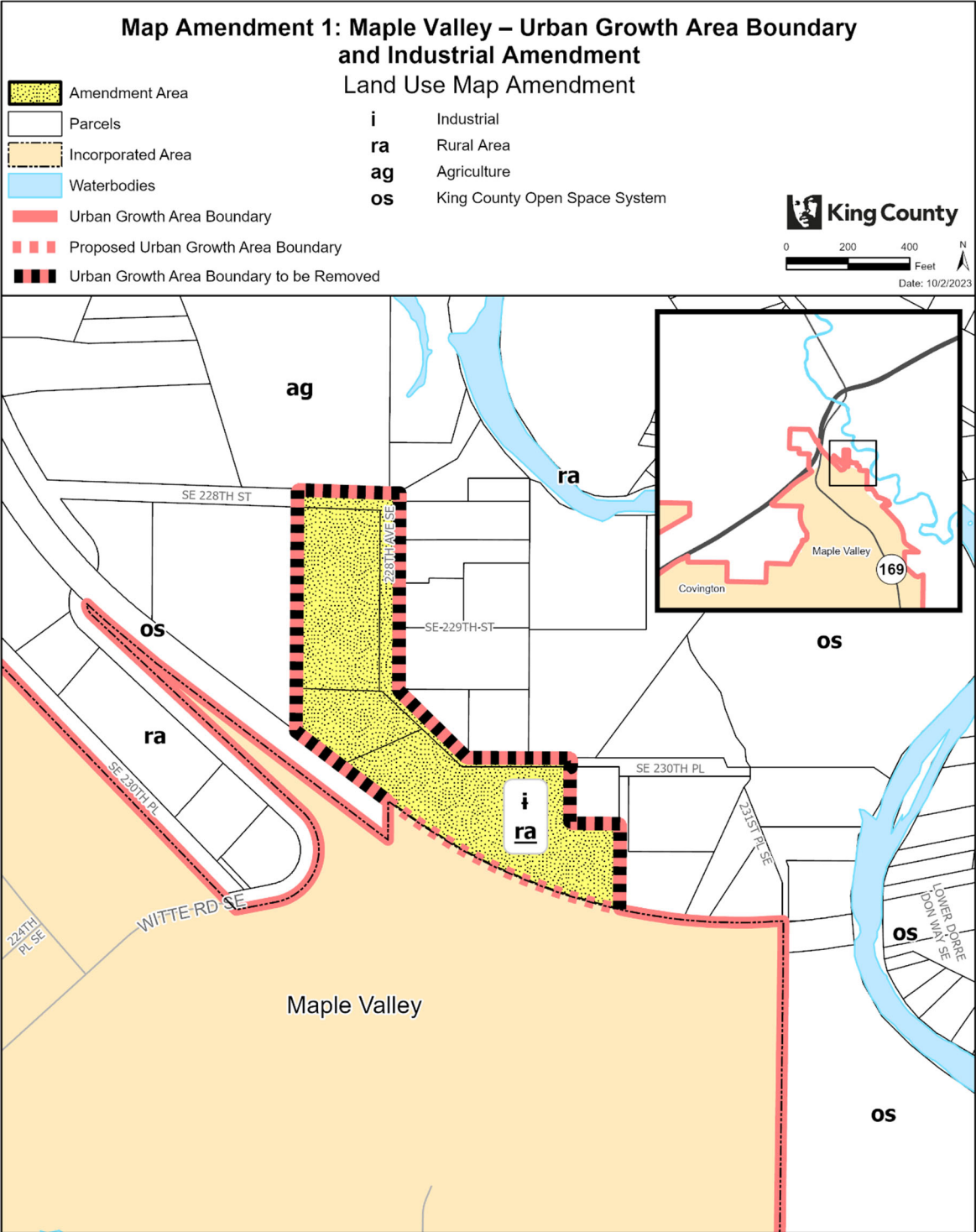
1. On the following parcels:
 - a. Remove P-Suffix TR-P17; and
 - b. Amend the zoning of from I (Industrial) to RA-5 (Rural area, 1 dwelling unit per 5 acres).

1522069034	1522069036	1622069091
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2. Repeal P-Suffix Development Condition TR-P17 from the Zoning Atlas.

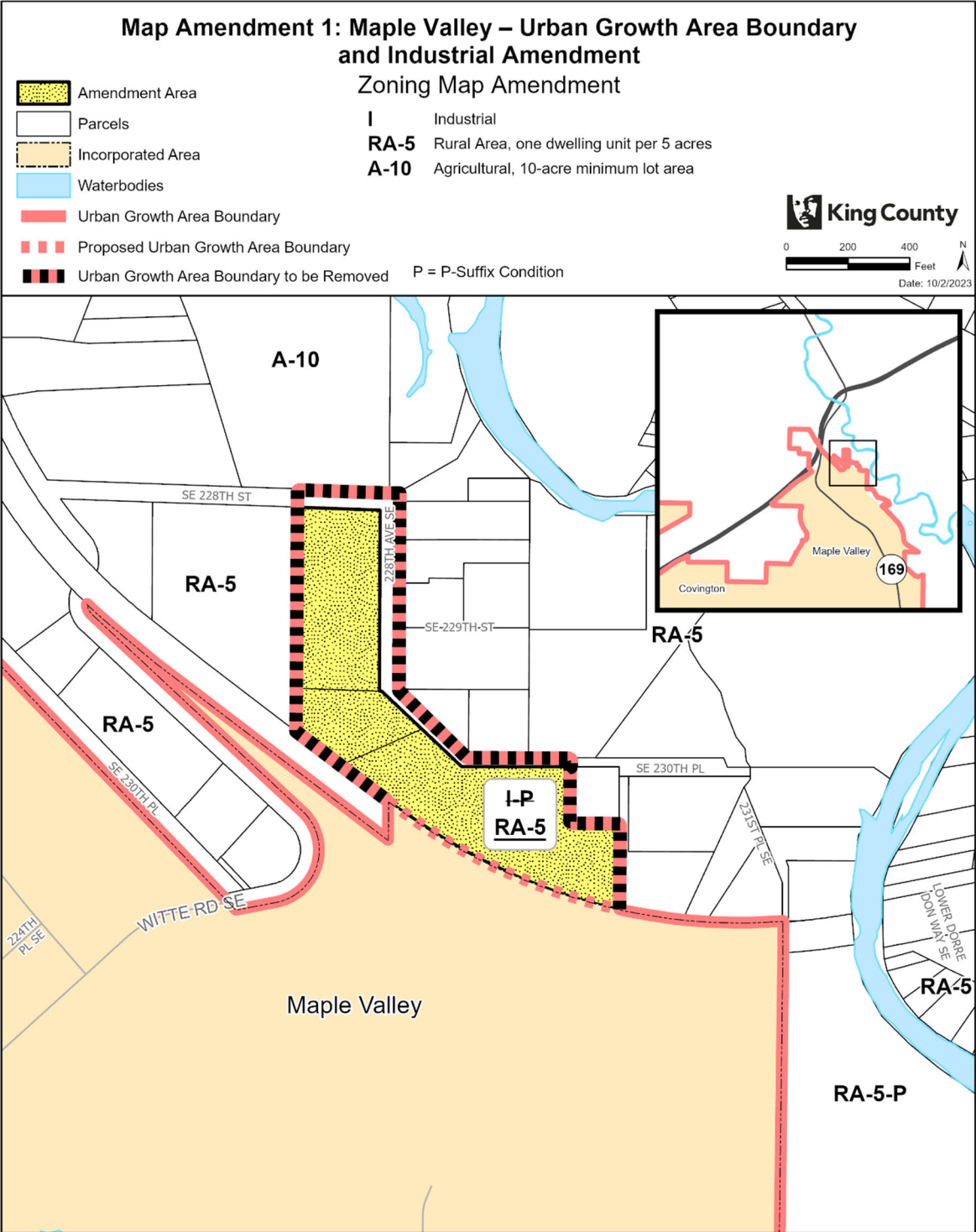
Effect: Amends the Urban Growth Area boundary to coincide with a portion of the northern city limits of Maple Valley. The amendment also includes the following actions consistent with this change:

- Changes the Comprehensive Plan land use designation of parcels now outside of the Urban Growth Area boundary from Industrial to Rural Area;
- Rezones the parcels from I to RA-5; and
- Removes and repeals P-suffix TR-P17, which was meant to limit the impacts of potential industrial uses on the properties.



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Project: LUZMA_MapleValley-RHMining P. McCombs



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Project: LUZMA_MapleValley-RHMining P. McCombs

Map Amendment 2: Skyway-West Hill – Cannabis Retail Terminology

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

Section 11	Township 23	Range 4
Section 12	Township 23	Range 4
Section 14	Township 23	Range 4
Section 7	Township 23	Range 5

ZONING

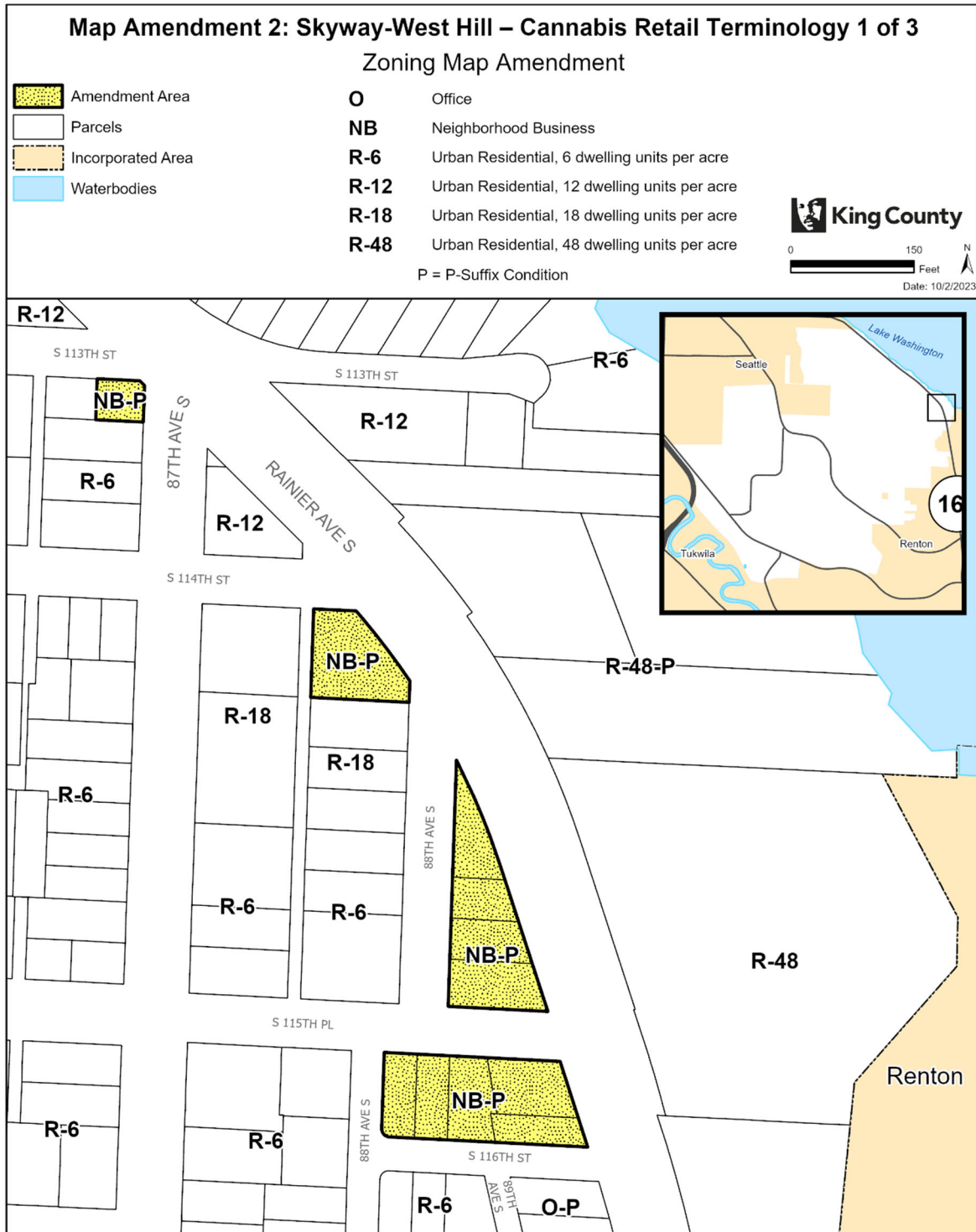
1. Amend P-Suffix WH-P11 on the following parcels:

0231000005	0231000011	0231000012	0231000014
0231000020	0231000022	0231000025	0231000030
0231000035	0231000040	0232000003	0232000010
0232000030	0232000035	0232000036	0232000053
0232000054	0232000070	0232000072	0232000080
0232000100	0372000094	0372000115	0372000130
0372000135	0372000140	1180000400	1180001765
1223049007	1223049027	1223049032	1223049037
1223049039 (portion)	1223049042 (portion)	1223049058	1223049068
1223049111	1223049128	1223049149	1223049156
1223049171	1223049178	1223049185	2172000594
2172000596	2172000611	2172000616	2172000646
2172000648	2172000650	2172000660	2172000665
2172000670	2172000671	3969300215	3969300220
4136800125	4136800130	4136800135	4136800140
7580200120	7580200121	7580200165	7580200170
7580200175	7580200181	7580200182	7580200190
7580200200	7580200205	7580200250	7580200255
7580200260	7580200265	7580200267	7580200270
7580200430	7580200431	7580200435	7580200440
7812801975	7812801986		

2. Amend P-Suffix WH-P11 as follows:

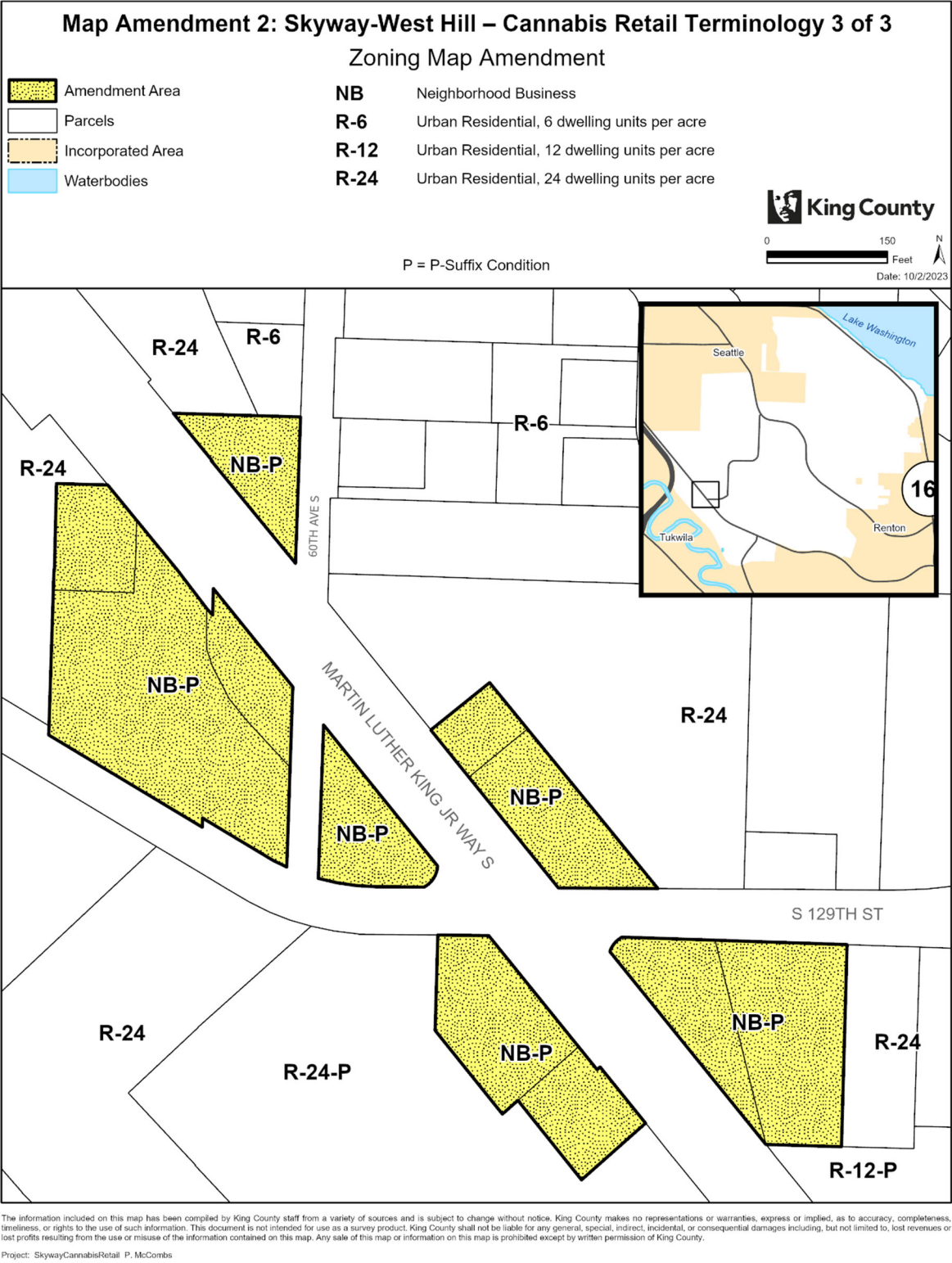
"The establishment of new ((~~marijuana~~)) cannabis retail uses within the Skyway-West Hill Potential Annexation Area shall only be permitted if the total number of ((~~marijuana~~)) cannabis retailers, as permitted in K.C.C. 21A.08.070, does not exceed two."

144 **Effect:** Updates P-Suffix WH-P11: "Skyway-West Hill Planning Area, Limit to new
145 marijuana retail uses," which currently caps the number of marijuana retail uses in the
146 subarea. The change updates terminology to "cannabis," which would align with recent
147 changes in state law.



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Project: SkywayCannabisRetail P, McCombs



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Map Amendment 3: Skyway-West Hill – Unincorporated Activity Center Amendment

AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN LAND USE MAP

Amend Sections, Townships, and Ranges, as follows:

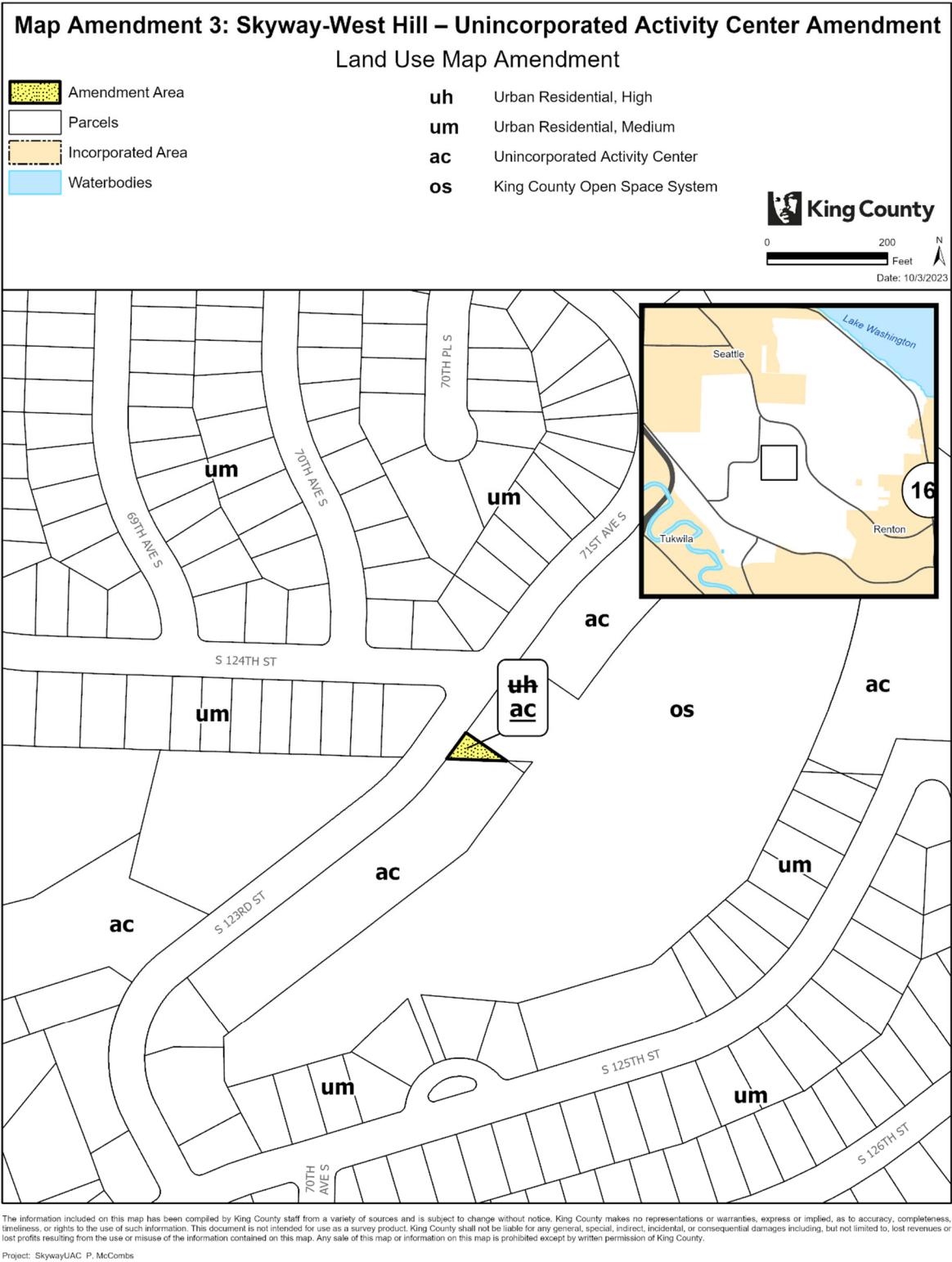
Section 12	Township 23	Range 4
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LAND USE

1. Amend land use designation from "uh" (Urban Residential, High) to "ac" (Unincorporated Activity Center) on the following parcel:

7812801510

Effect: Amends the land use designation from Urban Residential, High, to Unincorporated Activity Center on a parcel adjacent to Skyway Park. This change would align with other similar changes in Attachment D to Ordinance 19555, which this parcel was inadvertently omitted from.



Map Amendment 4: North Highline – Cannabis Retail Terminology and Height Limit

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

Section 1	Township 23	Range 3
Section 4	Township 23	Range 4
Section 5	Township 23	Range 4
Section 6	Township 23	Range 4
Section 7	Township 23	Range 4
Section 8	Township 23	Range 4
Section 32	Township 24	Range 4

ZONING

1. Add P-Suffix NH-P02 to the following parcels:

0795000025	0795000030	0795000035	0795000040
0795000045	0795000050	0795000060	0795000075
0795001505	0795001510	0795001776	0795001785
0795001795	0795001800	0795001805	2185000895

2. Amend P-Suffix NH-P02 on the following parcels:

0123039001	0795000290	3107400135	6303400275
0123039100	0795000295	3107400145	6303400276
0123039104	0795000300	3107400165	6303400316
0123039105	0795000305	3203800005	6303400325
0123039112	0795001515	3203800035	6303400330
0123039120	0795001525	3203800105	6303400335
0123039121	0795001530	3203800120	6303400340
0123039146	0795001535	3203800130	6303400975
0123039220	0795001540	3203800135	6303400980
0123039221	0795001541	3203800140	6303400981
0123039244	0795001545	3203800145	6303400982
0123039250	0795001550	3203800155	6303400986
0123039252	0795001560	3203800165	6303401055
0123039257	0795001575	3203800170	7211401085
0123039271	0795001580	3203800175	7211401105
0123039389	0795001585	3203800178	7211401140
0123039481	0795001590	3203800180	7211401145

0123039482	0795001735	3203800181	7211401160
0123039520	0795001745	3203800195	7211401175
0123039521	0795001750	3203800210	7211401345
0123039620	0795001751	3203800215	7211401355
0523049034	0795001760	3203800225	7211401375
0623049006	0795001770	3451000004	7211401395
0623049044	0796000005	3451000010	7211401404
0623049048	0796000010	3451000015	7211401405
0623049079	0892000040	3451000020	7262200005
0623049089	0892000041	3451000035	7262200010
0623049111	0892000042	3451000038	7262200011
0623049143	0892000043	3451000039	7973202385
0623049154	0892000050	3451000041	7973202540
0623049163	1721801935	3451000042	7973202555
0623049172	2185001045	3451000043	7973202556
0623049173	2185001075	3451000044	7973202560
0623049183	2185001105	3451000045	7973202565
0623049191	2185001107	3451000085	7973202570
0623049200	2185001130	3451000087	7973202575
0623049208	2185001140	3451000088	7973202580
0623049209	2185001240	3451000099	7973202585
0623049215	2185001245	3451000105	7973202586
0623049219	2185001250	3451000106	7973202600
0623049220	2185001270	3451000120	7973202610
0623049226	2185001275	3451000125	7973202615
0623049285	2195100005	3451000130	7973202635
0623049286	2195100025	3451000143	7973202645
0623049293	2195100040	3451000147	7973202646
0623049356	2195100060	3451000149	7973202650
0623049379	2195100090	3451000200	7973202655
0623049412	2195100205	3451000205	7973202660
0623049413	2853600005	3451000206	7973202665
0723049182	3004800375	3451000207	7973202685
0723049183	3004800380	3451000209	7973202686
0723049550	3004800385	3451000210	7973202690
0795000005	3004800390	3451000220	7973202695
0795000010	3004800392	3451000228	7973202700
0795000020	3004800395	3451000230	7973202705
0795000080	3004800410	3451000234	7973202710
0795000090	3004800415	3451000290	7973202712
0795000095	3004800425	3451000486	7973202715
0795000100	3004800430	3451000487	7973202720
0795000105	3004800440	5624200370	7973202725

0795000110	3004800445	5624200371	7973202730
0795000115	3004800455	5624200372	7973202800
0795000125	3004800460	5624200390	7973202820
0795000130	3004800465	5624200410	7973202830
0795000135	3004800505	5624200411	7973202835
0795000245	3107400005	5624200412	7973202845
0795000250	3107400008	5624200416	7973202870
0795000255	3107400035	5624201250(portion)	7973202900(portion)
0795000260	3107400040	6303400250	8801700010
0795000270	3107400060	6303400260	8801700020
0795000280	3107400095	6303400265	0795000285
3107400110	6303400270		

3. On the following parcels:
- Amend P-Suffix NH-P02; and
 - Amend P-Suffix NH-P04

0123039001	0623049172	3004800455	3203800170
0123039100	0623049173	3004800460	3203800175
0123039105	0623049183	3004800465	3203800178
0123039112	0623049209	3107400135	3203800180
0123039120	0623049285	3107400145	3203800181
0123039146	0623049293	3107400165	3203800195
0123039389	0623049413	3203800155	3203800215
0623049163	3004800445	3203800165	

4. Amend P-Suffix NH-P02 as follows:

"The total number of ~~((marijuana))~~ cannabis retailers, as permitted in K.C.C. 21A.08.070, within the North Highline subarea shall not exceed two. Any ~~((marijuana))~~ cannabis retailers legally established beyond this limit within the North Highline subarea prior to the adoption of Ordinance 19555 shall be considered legal non-conforming pursuant to K.C.C. Chapter 21A.32."

5. Amend P-Suffix NH-P04 as follows:

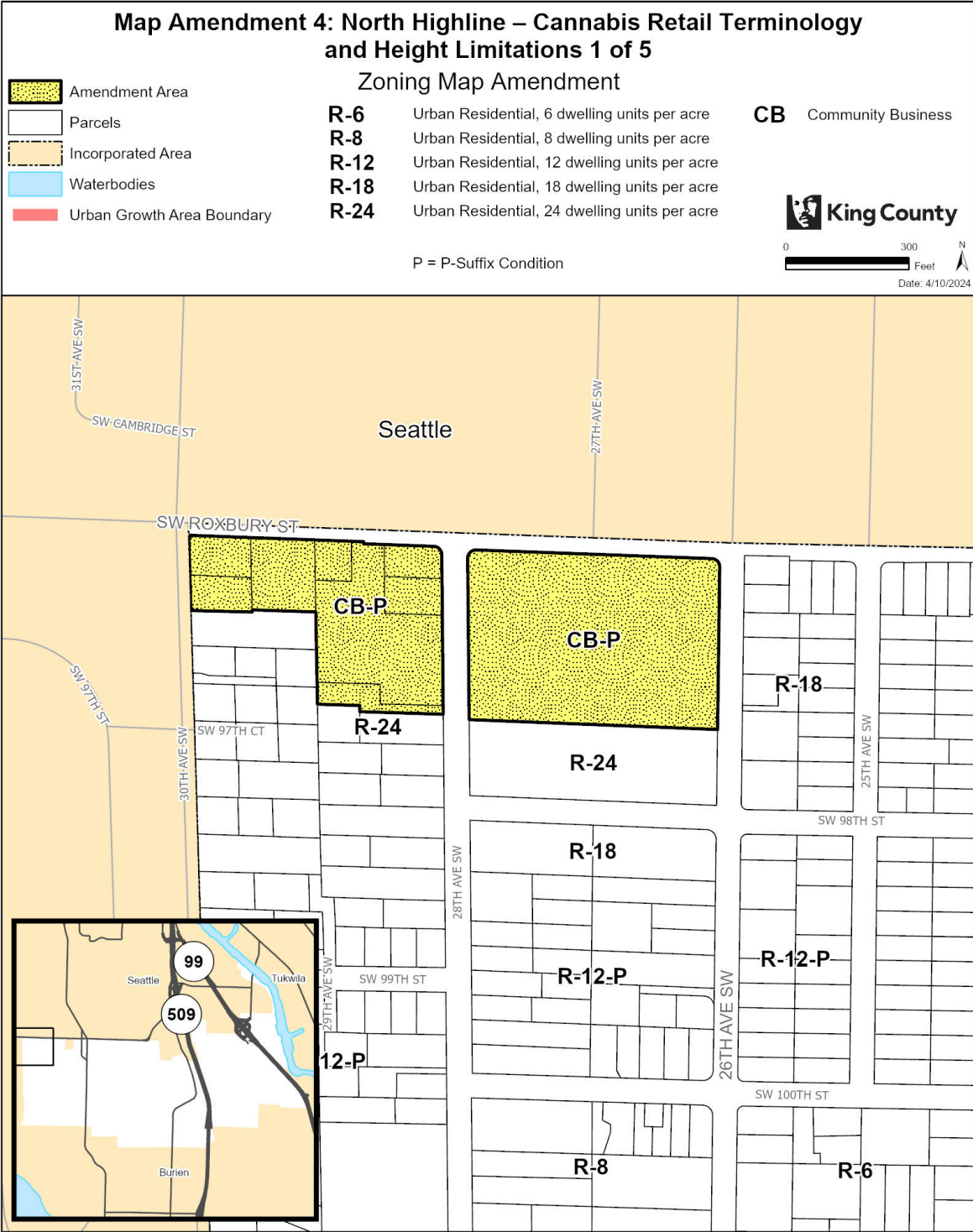
"The height limit for buildings is 55 feet above grade. ~~((A setback of 10 feet is required for any portion of the structure above the second floor facing a street. The maximum size for an individual ground floor commercial space is 5,000 square feet per tenant.))~~ New buildings shall initially design ground-floor individual tenant spaces to be no more than 5,000 square feet."

Effect: Amends the King County Zoning Atlas as follows:

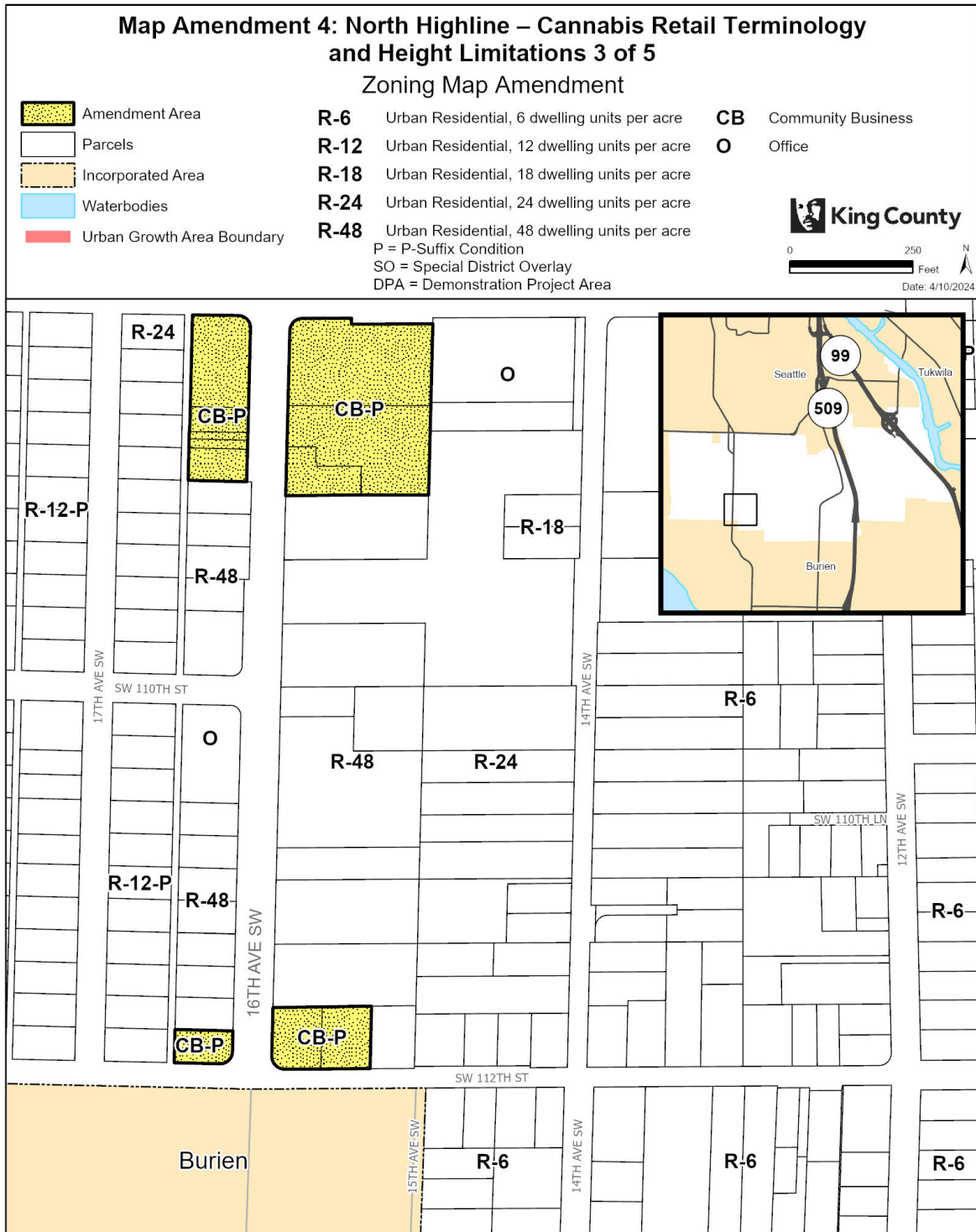
- Adds P-Suffix NH-P02 to parcels inadvertently omitted from the initial adoption of the P-Suffix in 2022.**

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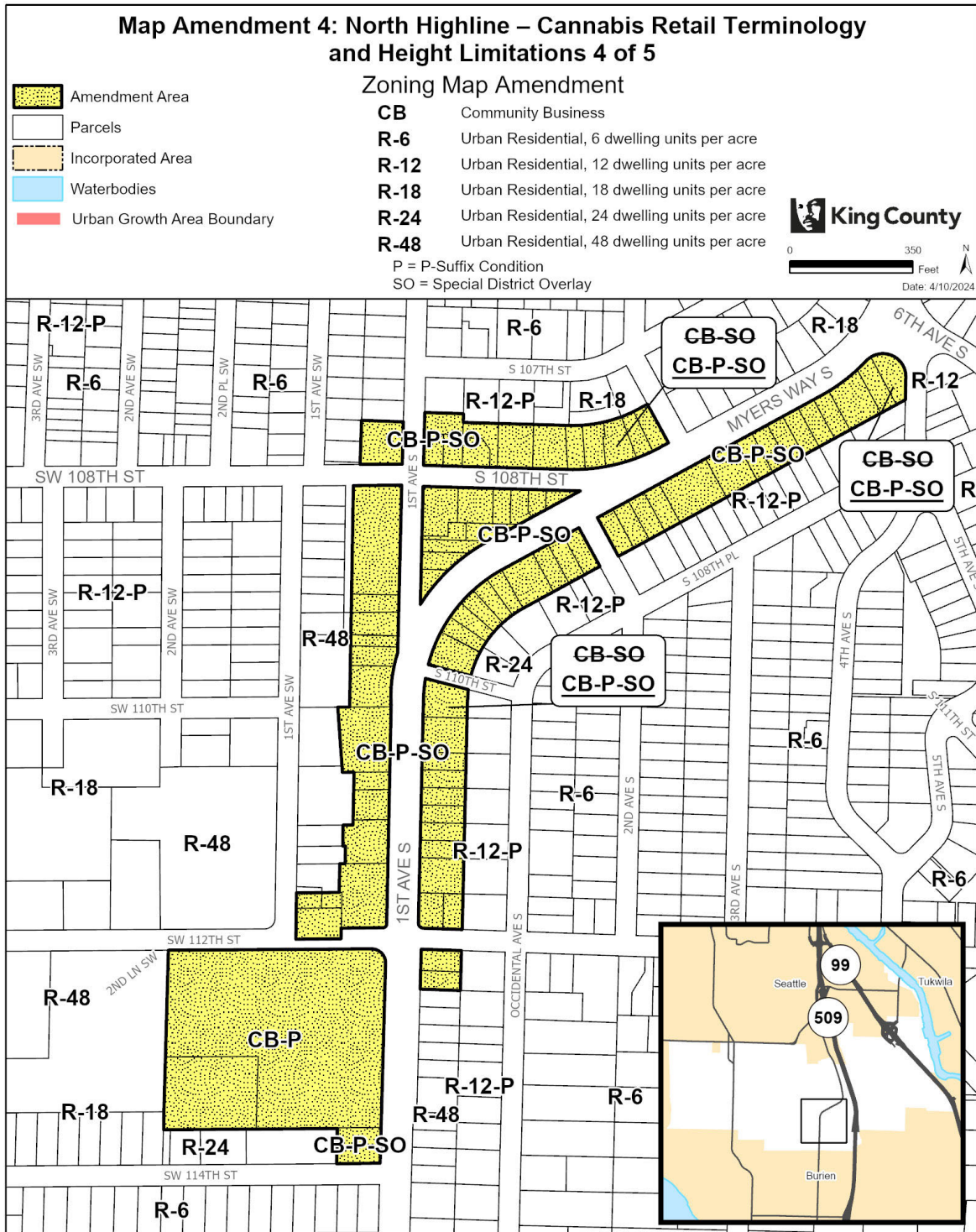
- Amends terminology of P-Suffix NH-P02 by replacing the term “marijuana” with “cannabis,” which would align with recent changes in state law.
- Amends P-Suffix NH-P04 to remove design standards covered by the North Highline Design Standards, and modifies a requirement for the size of tenant spaces with initial construction.



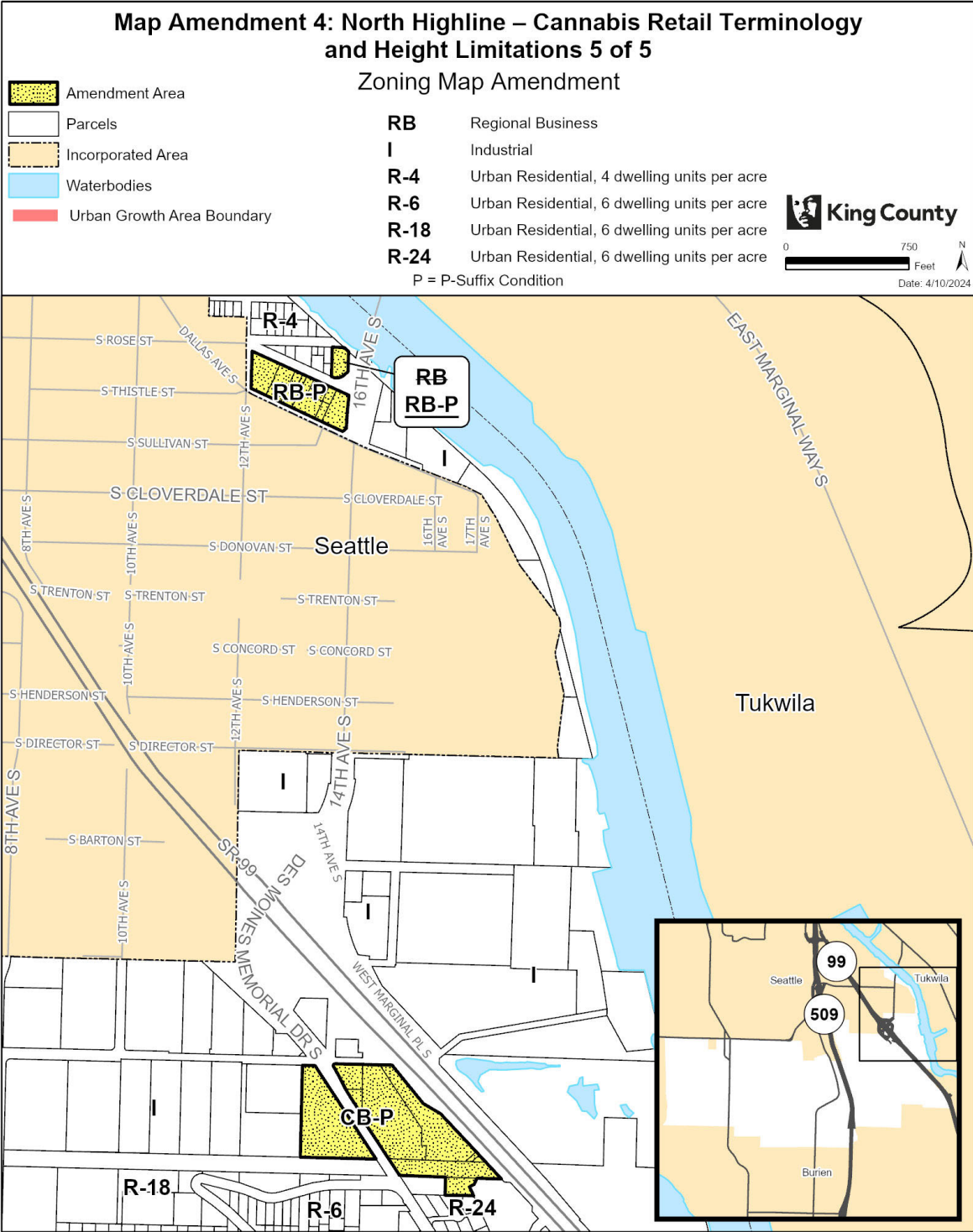
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Map Amendment 5: Low-Impact Development and Built Green
Demonstration Project Area

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

Section 32	Township 23	Range 3
Section 6	Township 23	Range 4
Section 7	Township 23	Range 4

ZONING

1. Remove the “Low Impact Development and Built Green Demonstration Project” (-DPA) established in K.C.C. 21A.55.060 on the following parcels:

0623049238	0623049297	0623049326	0623049327
0623049392	0623049393	2414600003	2414600005
2414600010	2414600011	2414600015	2414600016
2414600020	2414600021	2414600025	2414600026
2414600027	2414600030	2414600031	2414600035
2414600036	2414600040	2414600044	2414600045
2414600050	2414600052	2414600055	2414600060
2414600061	2414600065	2414600066	2414600070
2414600071	2414600075	2414600076	2414600080
2414600081	2414600085	2414600086	2414600090
2414600095	2414600100	2414600110	2414600111
2414600113	2414600115	2414600116	2414600120
2414600121	2414600125	2414600126	2414600130
2414600132	2414600134	2414600140	2414600145
2414600146	2414600150	2414600155	2414600156
2414600160	2414600161	2414600165	2414600166
2414600170	2414600171	2414600175	2414600180
2414600181	2414600185	2414600186	2414600190
2414600191	2414600195	2414600196	2414600200
2414600201	2875150010	2875150020	2875150030
2875150040	2875150050	2875150060	2875150070
2875150080	2875150090	2875150100	2875150110
2875150120	2875150130	2875150140	2875150150
2875150160	2875150170	2875150180	2875150190
2875150200	2875150210	2875150220	2875150230
2875150240	2875150250	2895800010	2895800020
2895800030	2895800040	2895800050	2895800060
2895800070	2895800080	2895800090	2895800100
2895800110	2895800120	2895800130	2895800140
2895800150	2895800160	2895800180	2895800190

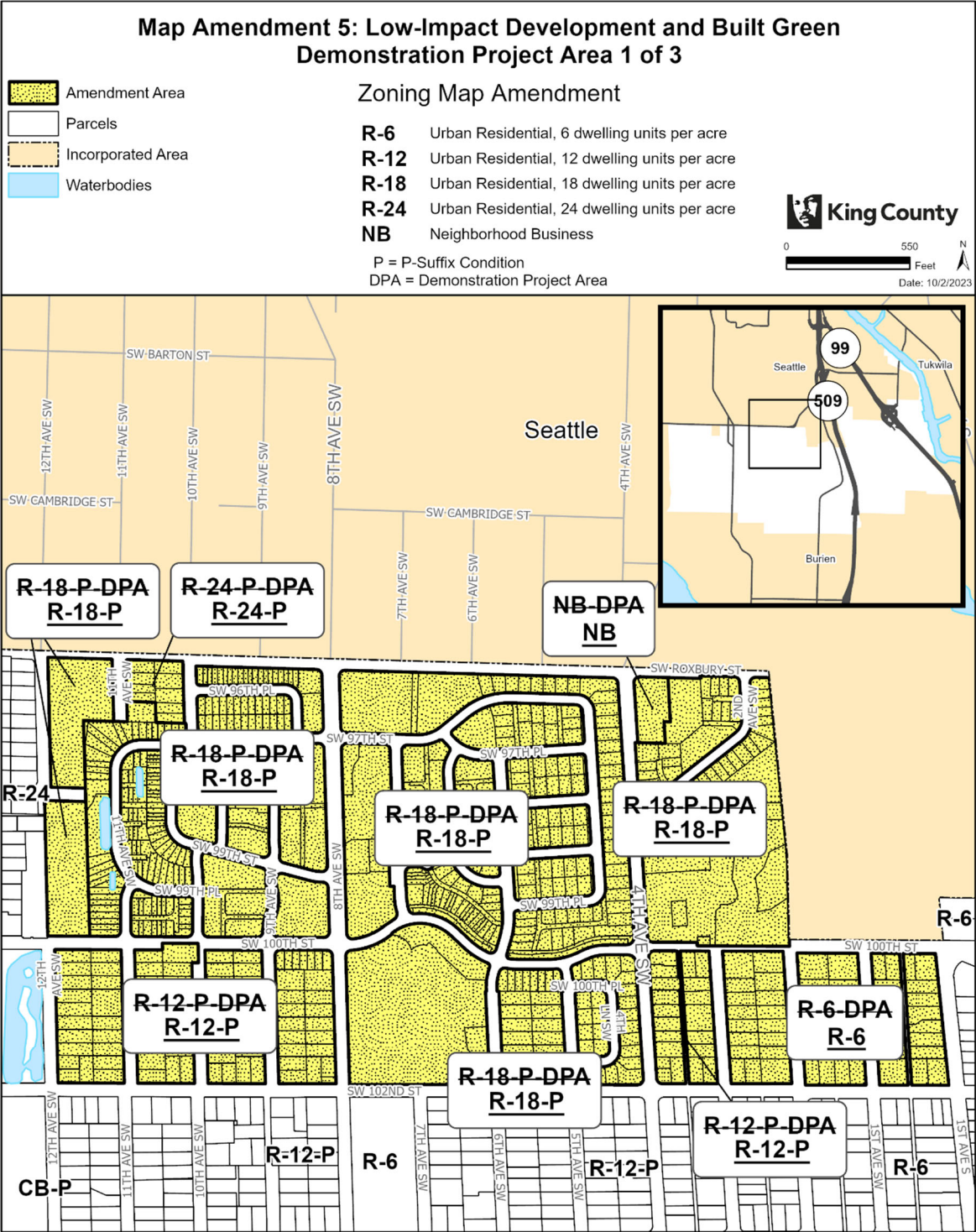
2895800200	2895800210	2895800220	2895800230
2895800240	2895800250	2895800260	2895800270
2895800280	2895800290	2895800300	2895800310
2895800320	2895800330	2895800340	2895800350
2895800360	2895800370	2895800380	2895800390
2895800400	2895800410	2895800420	2895800430
2895800440	2895800450	2895800460	2895800470
2895800480	2895800490	2895800500	2895800510
2895800520	2895800530	2895800540	2895800550
2895800560	2895800570	2895800580	2895800590
2895800600	2895800610	2895800620	2895800630
2895800640	2895800650	2895800660	2895800670
2895800680	2895800690	2895800700	2895800710
2895800720	2895800730	2895800740	2895800750
2895800760	2895800770	2895800780	2895800790
2895800800	2895800810	2895800820	2895800830
2895800840	2895800850	2895800860	2895800870
2895800880	2895800890	2895800900	2895800910
2895800920	2895800930	2895800940	2895800950
2895800960	2895800970	2895800980	2895800990
2895801000	2895801090	2895801100	2895801110
2895801120	2895810010	2895810020	2895810030
2895810040	2895810050	2895810060	2895810070
2895810080	2895810090	2895810100	2895810110
2895810120	2895810180	2895810190	2895810200
2895810210	2895810220	2895810230	2895810240
2895810250	2895810420	2895810430	2895810460
2895810470	2895810500	2895810510	2895810520
2895810530	2895810560	2895810570	2895820010
2895820020	2895820030	2895820040	2895820050
2895820060	2895820070	2895820080	2895820090
2895820100	2895820110	2895820120	2895820130
2895820140	2895820150	2895820160	2895820170
2895830010	2895830020	2895830030	2895830040
2895830050	2895830060	2895830070	2895830080
2895830090	2895830100	2895830110	2895830120
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2895830170	2895830180	2895830190	2895830200
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2895850080	2895850090	2895850100	2895850110
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2895850200	2895850210	2895850220	2895850230
2895850240	2895850250	2895850260	2895850270
2895850280	2895850290	2895850300	2895850310
2895850320	2895850330	2895850340	2895850350
2895850360	2895850370	2895850380	2895850390

2895850400	2895850410	2895850420	2895850430
2895850440	2895850450	2895850460	2895850470
2895850480	2895850490	2895850500	2895850510
2895850520	2895850530	2895850540	2895850550
2895850560	2895850570	2895850580	2895850590
2895850600	2895850610	2895850620	2895850630
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2895850680	2895850690	2895850700	2895850710
2895850720	2895850730	2895850740	2895850750
2895850760	2895850770	2895850780	2895850790
2895850800	2895850810	2895850820	2895850830
2895850840	2895850850	2895850860	2895850870
2895870010	2895870020	2895870030	2895870040
2895870050	2895870060	2895870070	2895870080
2895870090	2895870100	2895870110	2895870120
2895870130	2895870140	2895870150	2895870160
2895870170	2895870180	2895870190	2895870200
2895870210	2895870220	2895870230	2895870240
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2895870970	2895870980	2895870990	2895871000
2895871010	2895871020	2895871030	2895871040
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2895871090	2895871100	2895871110	2895871120
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2895871170	2895871180	2895871190	2895871200
2895871210	2895871220	2895871230	2895871240
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2898600020	2898600025	2898600030	2898600035
2898600045	2898600050	2898600053	2898600055
2898600065	2898600073	2898600075	2898600085
2898600086	2898600095	2898600100	2898600115
2898600120	2898600125	2898600130	2898600140

2898600150	2898600160	2898600165	2898600166
2898600175	2898600180	2898600190	2898600195
2898600205	2898600210	2898600215	2898600220
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5269200065	5269200070	5269200075	5269200080
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5269200149	5269200150	6917900000	7694200010
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7694200190	7694200200	7694200210	7694200220
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7694200310	7694200320	7694200330	7694200340
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7694200390	7694200400	7694200410	7694200420
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7694200670	7694200690	7694200700	7694200710
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769420T101	769420T102	7694210010	7694210020
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7694210070	7694210080	7694210090	7694210100
7694210110	7694210120	7694210130	7694210140
7694210150	7694210160	7694210170	7694210180
7694210190	7694210200	7694210210	7694210220
7694210230	7694210240	7694210250	7694210260
7694210270	7694210280	7694210290	7694210300
7694210310	7694210320	7694210330	7694210340
7694210350	7694210360	7694210370	7694210380
7694210390	7694210400	7694210410	7694210420
7694210430	7694210440	7694210450	7694210460
7694210470	7694210480	7694210490	7694210500
7694210510	7694210520	7694210530	7694210540
7973200605	7973200610	7973200615	7973200620
7973200625	7973200680	7973200685	7973200690
7973200705	7973200710	7973200715	7973200790
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7973201710	7973201715	7973201720	7973201725

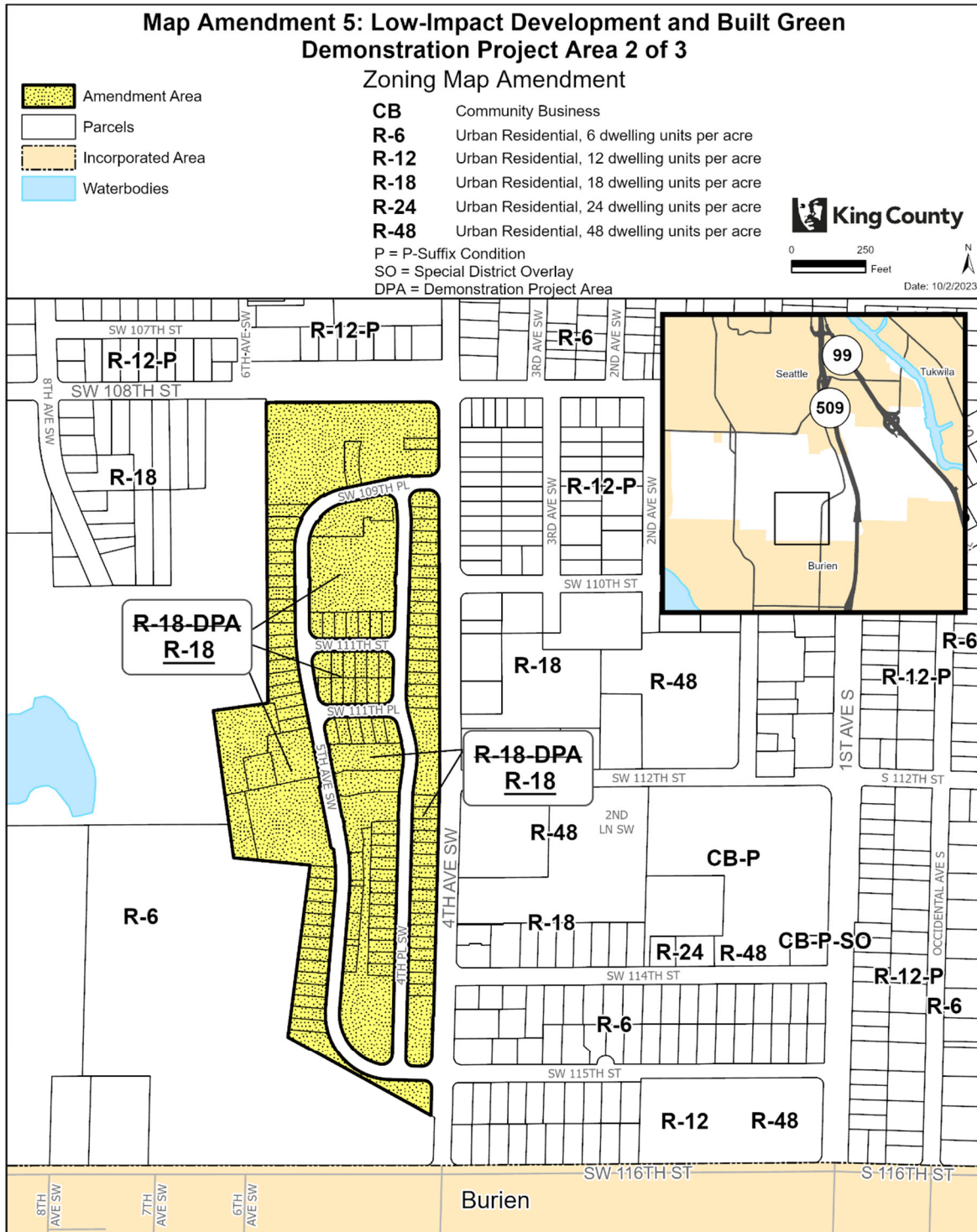
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8094700110	8094700120	8094700130	8094700140
8094700150	809470TR-B	809470TR-C	809470TR-D
809470TR-E	809470TR-X	9475600010	9475600020
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9475600070	9475600080	9475600090	9475600100
9475600110	9475600120	9475600130	9475600140
9475600150	9475600160	9475600170	9475600180
9475600190	9475600200	9475600210	9475600220
9475600230	9475600240	9475600250	9475600260
9475600270	9475600280	9475600290	9475600300
9475600310	9475600320	9475600330	9475600340
9475600350	9475600360	9475600370	9475600380

Effect: Removes the Low-Impact Development and Built Green Demonstration Project Area (K.C.C. 21A.55.060) overlay from applicable parcels to reflect that the authority adopted in the code has expired.



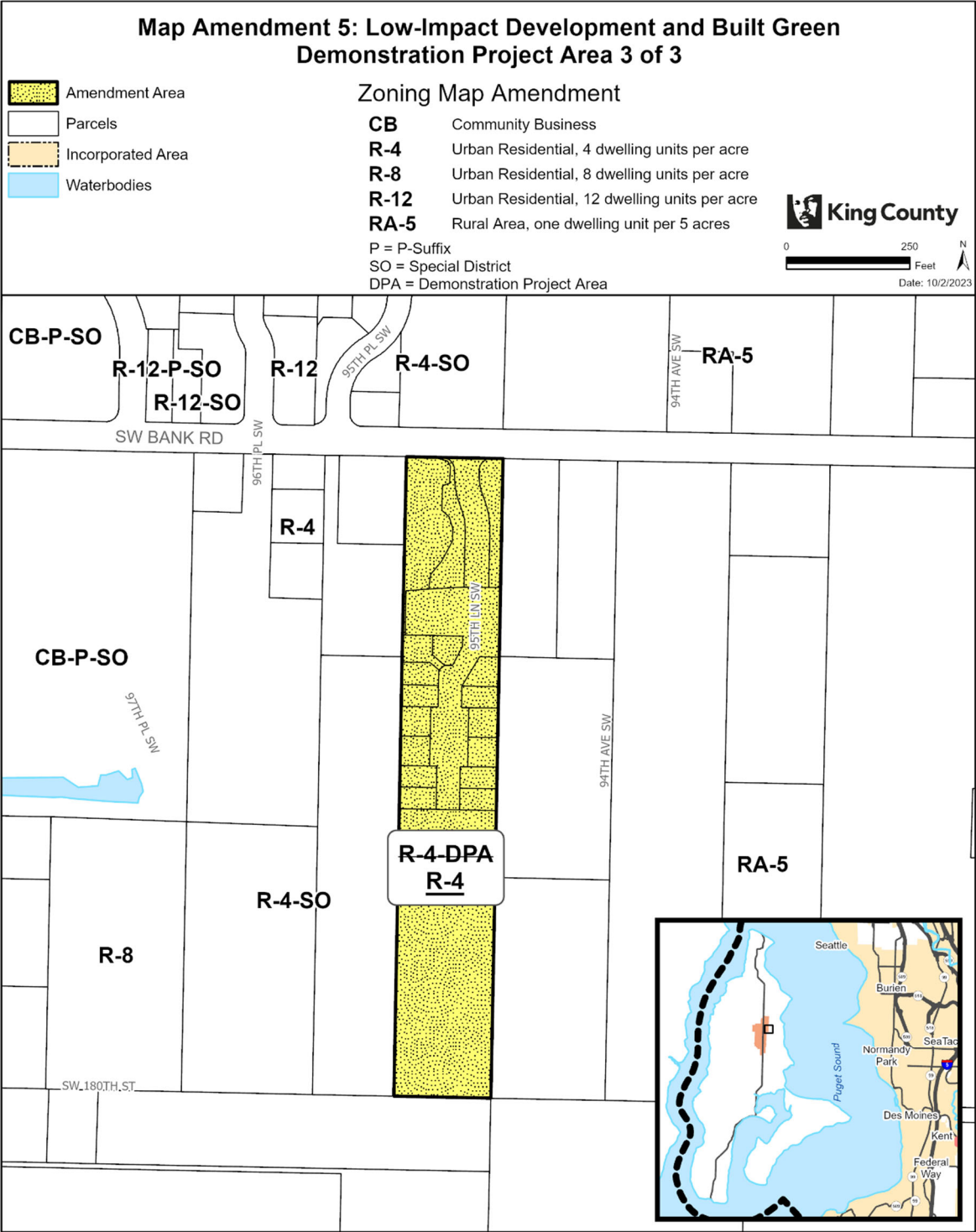
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Project: BuiltGreenDPA P, McCombs



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Project: BuiltGreenDPA P. McCombs



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Project: BuiltGreenDPA P. McCombs

Map Amendment 6: Sustainable Communities and Housing Projects Demonstration Project Area

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

Section 6	Township 23	Range 4
Section 11	Township 23	Range 4
Section 21	Township 21	Range 4

ZONING

1. Add the "Sustainable Communities and Housing Projects Demonstration Project" (-DPA) established in K.C.C. 21A.55.101 on the following parcel:

0623049375

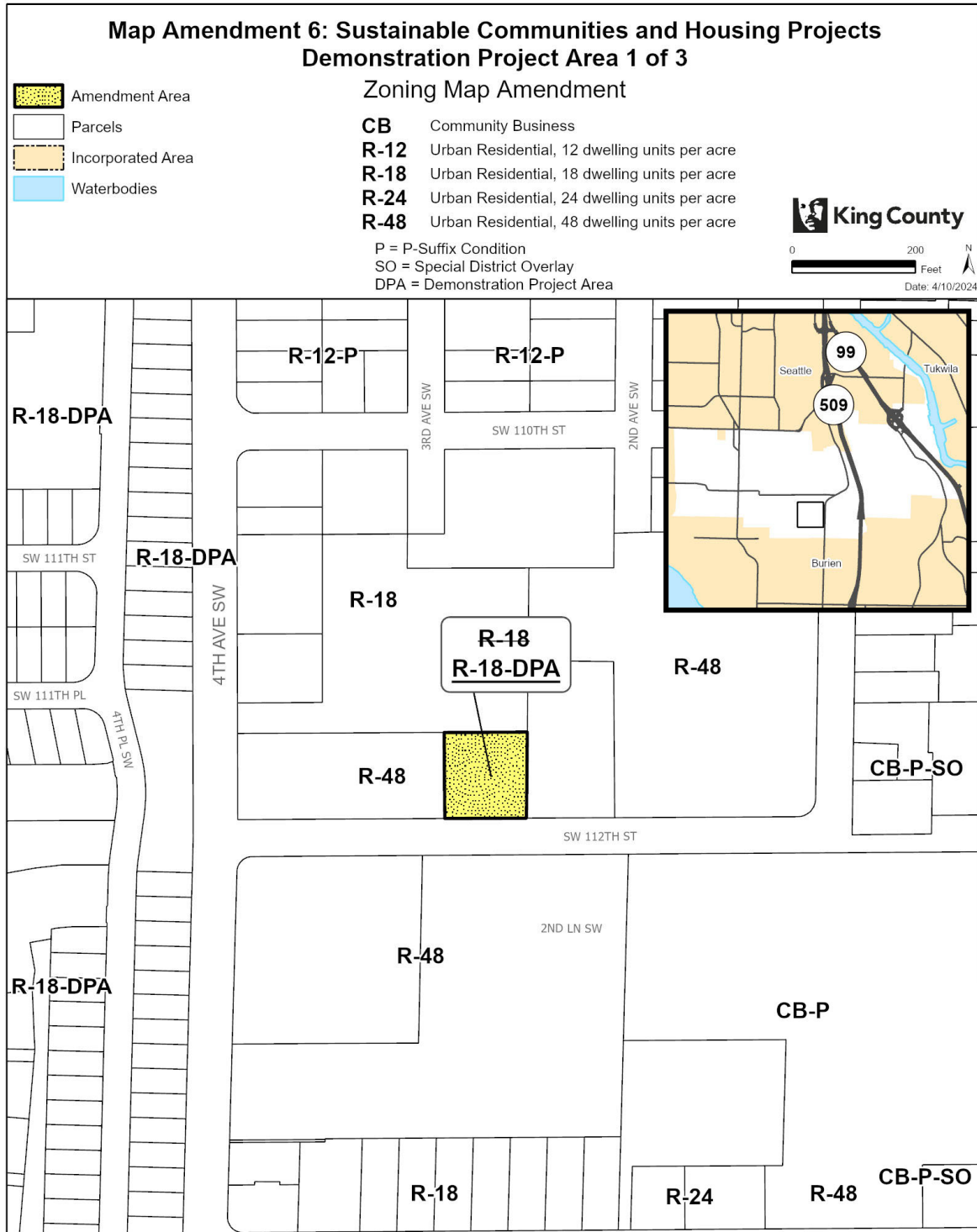
2. Add the "Sustainable Communities and Housing Projects Demonstration Project" (-DPA) established in K.C.C. 21A.55.101 on the following parcels:

1148300010	1148300020	1148300030	1148300040
1148300050	1148300060	1148300070	1148300080
1148300090	1148300100	1148300110	1148300120
1148300130	1148300140	1148300150	1148300160
1148300170	1148300180	1148300190	1148300200
1148300210	1148300220	1148300230	1148300240
1148300250	1148300260	1148300270	1148300280
1148300290	1148300300	1148300310	1148300320
1148300330	1148300340	1148300350	1148300360
1148300370	1148300380	1148300390	1148300400
1148300410	1148300420	1148300430	1148300440
1148300450	1148300460	1148300470	1148300480
1148300490	1148300500	114830TRCT	

3. Remove the "Sustainable Communities and Housing Projects Demonstration Project" (-DPA) established in K.C.C. 21A.55.101 on the following parcels:

2191600870

Effect: Applies the Sustainable Communities and Housing Projects Demonstration Project Area (K.C.C. 21A.55.101) overlay to applicable properties, and confirms removal of a third area. This technical correction would align with the eligibility currently authorized in K.C.C. 21A.55.101.



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Project: SustainableCommunitiesDPA P. McCombs

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Map Amendment 7: Kent – Pet Cemetery Amendment

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

Amend Sections, Townships, and Ranges, as follows:

Section 15	Township 22	Range 4
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LAND USE

1. Amend land use designation from "i" (Industrial) to "ul" (Urban Residential, Low) on the following parcel:

1522049162

ZONING

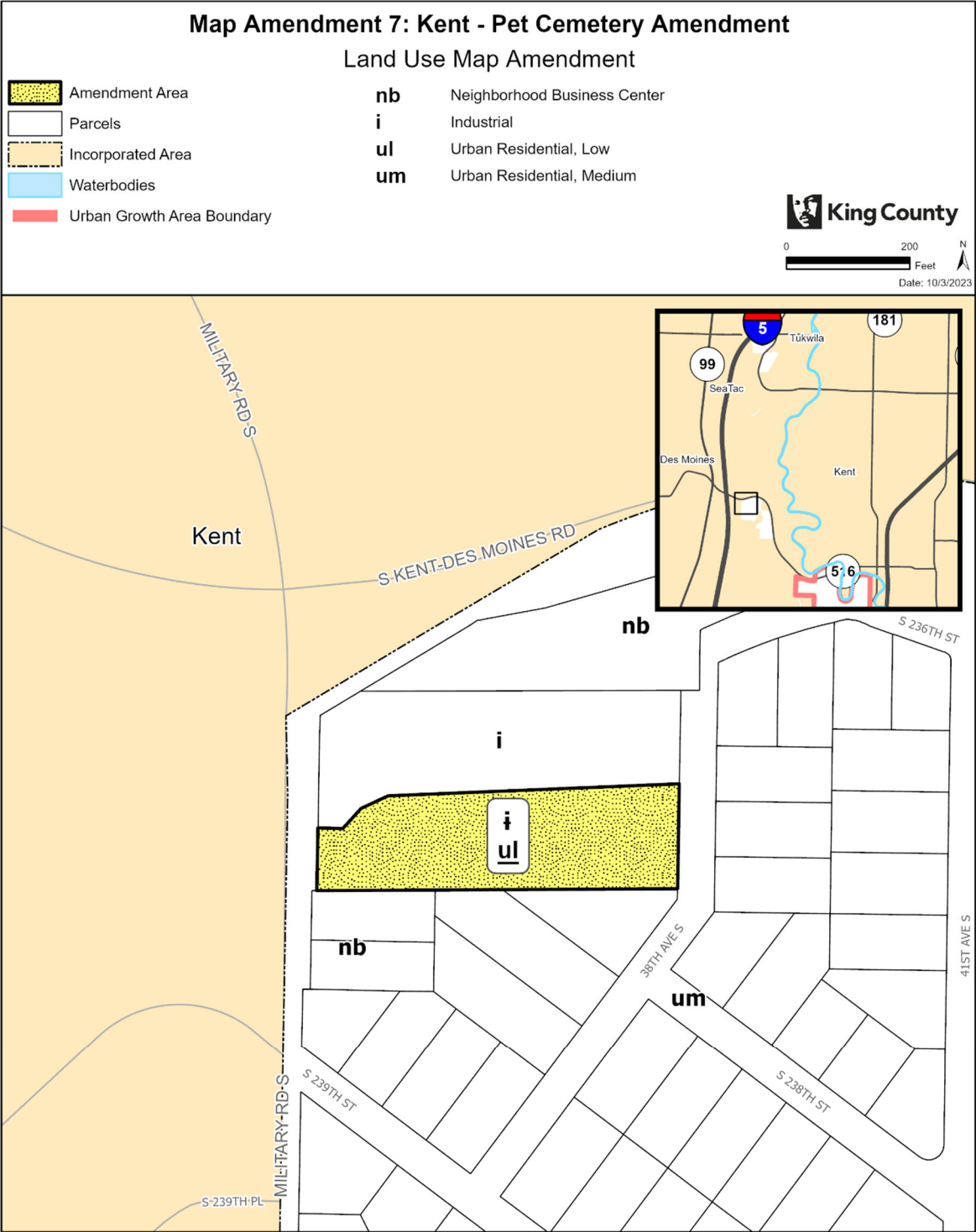
1. On the following parcel:
- a. Remove P-Suffix GR-P03; and
 - b. Amend the zoning classification from I (Industrial) to R-1 (Urban Residential, 1 dwelling unit per acre).

1522049162

2. Repeal P-Suffix Development Condition GR-P03 from the Zoning Atlas.

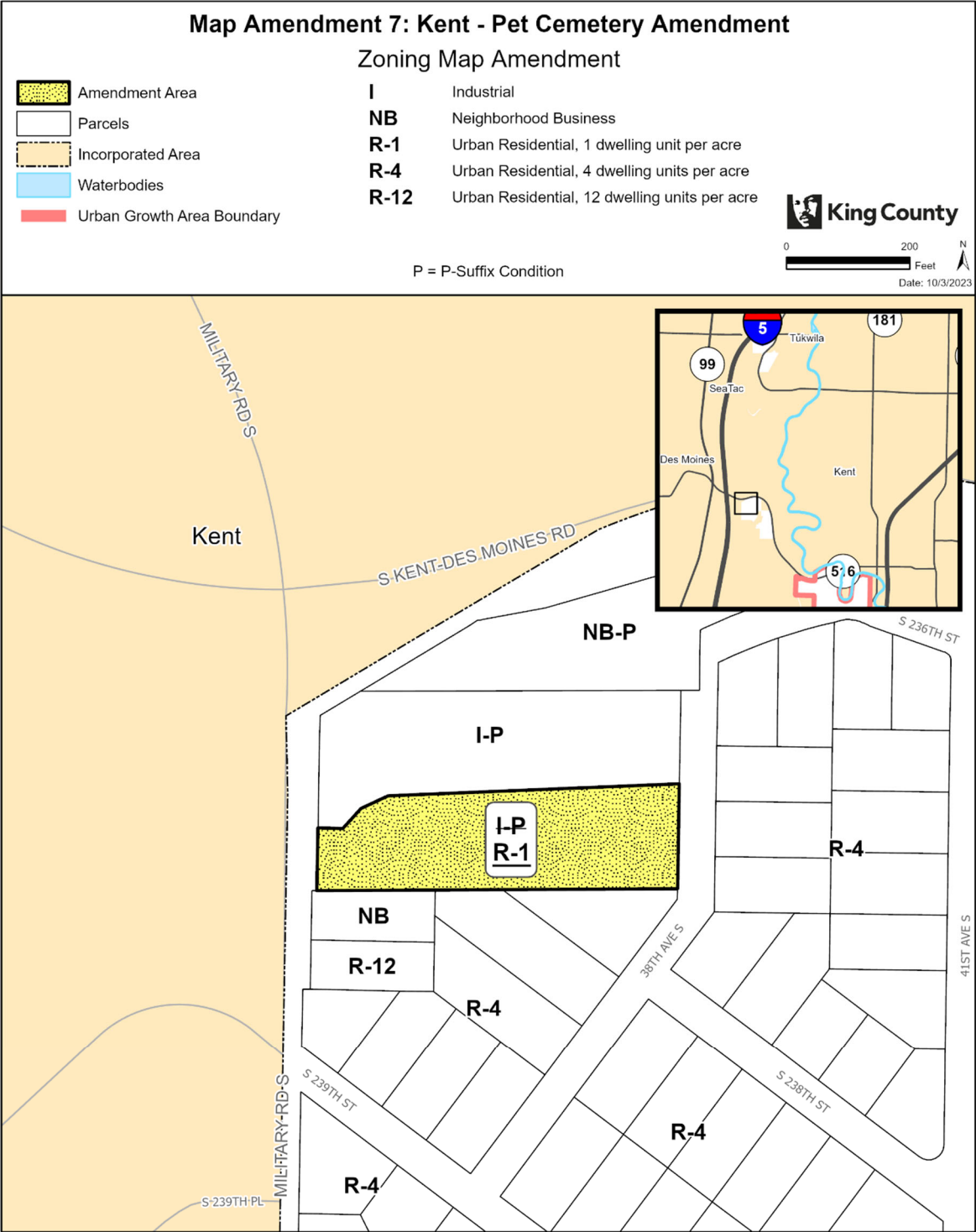
Effect: On a parcel in unincorporated Kent:

- Amends the land use designation from Industrial to Urban Residential, Low;
- Amends the zoning classification from Industrial to R-1; and
- Removes and repeals P-Suffix GR-P03, which limits the allowed uses to long-term storage of recreation vehicles (RVs).



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Project: KentPetCemetery P. McCombs



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Project: KentPetCemetery P. McCombs

Map Amendment 8: Countywide – King County Open Space System Expansion

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

Amend Sections, Townships, and Ranges, as follows:

Section 1	Township 25	Range 6
Section 25	Township 26	Range 6
Section 36	Township 26	Range 6
Section 2	Township 24	Range 7
Section 10	Township 24	Range 7
Section 11	Township 24	Range 7
Section 14	Township 24	Range 7
Section 30	Township 24	Range 7
Section 31	Township 24	Range 7
Section 32	Township 24	Range 7
Section 33	Township 24	Range 7
Section 8	Township 25	Range 7
Section 28	Township 25	Range 7
Section 34	Township 25	Range 7
Section 13	Township 26	Range 7
Section 14	Township 26	Range 7
Section 17	Township 26	Range 7
Section 23	Township 26	Range 7
Section 31	Township 26	Range 7
Section 6	Township 23	Range 8
Section 32	Township 23	Range 9
Section 30	Township 26	Range 12

LAND USE

1. Amend land use designation from "ac" (Unincorporated Activity Center) to "os" (King County Open Space System) on the following parcels:

7973202900 (portion)

2. Amend land use designation from "ag" (Agriculture) to "os" (King County Open Space System) on the following parcels:

0119069035	0626079039 (portion)	0925079008 (portion)	1020069054
1024079035	1024079036 (portion)	1024079037	1222029035
1320069208 (portion)	1322029005	1322029049	1322029073
1322029082	1322029085	1420069014	1420069031
1420069086	1420069094	1420069105	1520069017

1520069032	1520069041	1520069099	1520069100
152006HYDR	1526059070	2221059010 (portion)	2226059084
2326059048	2520069078 (portion)	2521059007	2521059016
2521059018	2521059021	2521059062	2521059075
2521059081	2521059082	2521059084	2521059085
2621059006	2626059059	2721059001	2726059081
2821069004	2821069031	2821069032	2821069033
2821069034	2921069014	2921069075	2921069111
2925079003	2925079004	2925079026	2925079027
2925079035	2925079052	2925079053	3020079034
3020079079	3221069006	3321069009	3321069021
3321069025	3321069033	3321069034	3321069042
3321069043	3321069044	3420069020	3420069087
3421069005	3421069007	3520069074 (portion)	3621059001
3621059002	3621059005 (portion)	6427000185	6427000270
7327710020	7327710030	7327710050	7327710080
7327710090	7327710122	9428500080	

3. Amend land use designation from "f" (Forestry) to "os" (King County Open Space System) on the following parcels:

0125079001	0223099018	0223099019	0321079029
0721079008	0721079034	0721079045	1023079027
1023079028	1023099018	1121079020 (portion)	1121079041 (portion)
1121079042 (portion)	1121079043 (portion)	1121079057 (portion)	1125079043 (portion)
1125079044 (portion)	1225079031 (portion)	1421079024 (portion)	1723099001 (portion)
2020079002	2020079006	2020079007	2020079008
2020079020	2020079023		

4. Amend land use designation from "gb" (Greenbelt/Urban Separator) to "os" (King County Open Space System) on the following parcels:

0422059024	0422059161	0422059162	3122059011 (portion)
3022059025	3022059027	3022059042	

5. Amend land use designation from "i" (Industrial) to "os" (King County Open Space System) on the following parcels:

0006600018 (portion)

6. Amend land use designation from "m" (Mining) to "os" (King County Open Space System) on the following parcels:

0523069001 (portion)	0523069031 (portion)	3522069020 (portion)
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7. Amend land use designation from "ra" (Rural Area) to "os" (King County Open Space System) on the following parcels:

346

0119069001	0119069002	0119069029	0119069030
0120069006	0121029002	0121029003	0121029005
0121029013	0121029014	0121029016	0121029040
0121029055	0121029079	0121029080	0121029081
0121029082	0121029116	0121029121	0121029122
0121029123	0121029128	0121029129	0121029132
0121029134	0121029135	0121029136	0121029137
0121029144	0122029001	0122029003	0122029004
0122029058	0220069002	0220069008	0220069009
0220069131	0221059200	0221069002	0221069003
0221069004	0221069005	0221069006	0221069007
0221069008	0221069009	0221069010	0221069012
0221069015	0221069016	0221069022	0221069023
0221069026	0222069012	0223059001	0223059002
0223059004	0223079008	0321059013	0321059190
0321069001	0323079022	0422039017	0422039042
0422039045	0422069019	0422069020	0422069028
0522069020	0523069030	0523069031 (portion)	0523089043
0526069039	0561500230	0561500240	0619079049
0619079051	0619079070	0619079083	0622069002
0623069003	0623069014	0623069031	0623069052
0625100165	0626079039 (portion)	0722039122	0722039134
0723069001	0723069020	0726069013	0726069079
0726069080	0726069100	0822039097	0823069042
0823069104	0823089003	0823089006	0823089007
0823089023	0823089024	0823089031	0826069024
0826069033	0826069090	0922069035	0922069114
0922069128	1021059005	1021059045	1022059006
1022059037	1022059089	1022059182	1022059186
1022059189	1023069031	1023089099	1121059012
1121079020 (portion)	1121079041 (portion)	1121079042 (portion)	1121079043 (portion)
1121079057 (portion)	1125079013	1125079020	1125079041
1125079043 (portion)	1125079044 (portion)	1125079048	1125079056
1125079063	1125079065	1125079068	1125079073
1125079076	1125079077	1125079078	1125079089
1126059242	1221079014	1221079064	1222029086
1225079023	1225079031 (portion)	1320069208 (portion)	1321079045
1322029043	1324079020	1324079112	1420069015 (portion)
1420069051	1420069052	1420069053	1420069059
1420069083 (portion)	1420069099	1420069150	1421079024 (portion)
1422069032	1425079013	1425079034	1425079037
1425079048	1425079053	1425079056	1425079058
1461400100	1461400105	1521059006	1522069025
1522069026	1522069028	1522069061	1525079022
8556550820	1531000160	1535202815	1535202835
1535202875	1621069031	1621069047	1621069048
1622039008	1722069067	1726069098	1726069107

1822069002	1823039092	1823039187	1824089078
1920079101	1924069020	1926069025	2022039120
2022069014	2022069035	2024069014	2024089019
2024089032	2024089088	2024089090 (portion)	2025079062
2026069005	2026069083	2051200065	2051200085
2051200240	2051200365	2051200370	2051200375
2051200380	2051200406	2051200520	2085200975
2085200980	2085200985	2121069001	2121069009
2121069019	2121069048	2121069053	2122039075
2122039080	2122039116	2122039117	2122039118
2122039124	2122039125	2122039126	2122069186
2124079003	2124079015	2221059008	2223069015
2223069016	2223069076	2223069077	2223069079
2223069122	2223069174	2316400265	2316400460
2316400465	2316400470	2321069060	2321069065
2322029035	2322029036	2322029199	2322029203
2322029204	2323059017	2323059065	2323059136
2324079093	2325069026	2325069030	2422029016
2422069047	2521069001	2521069025	2521069027
2521069028	2521069032	2522029016	2522029080
2522029081	2522029082	2522029083	2522029086
2522029087	2522029088	2522029091	2522029092
2522029101	2522029106	2522029115	2522029137
2523069011	2523069148	2523069161	2523069166
2524059178	2525069011	2525069012	2525069013
2525069017	2525069018	2525069028	2525069073
2525069082	2525069090	2525069091	2525069092
2525069093	2525069094	2525069095	2621059043 (portion)
2621069011	2621069069	2621069071	2621069072
2621069073	2621069074	2621069075	2621069076
2621069077	2621069078	2621069079	2623069015
2625069002	2625069003 (portion)	2625069015	2721069007
2721069057	2724079084	2725079039 (portion)	2822039005
2921079002	2921079039	2921079048	2921079062
2921079078	2921079083	2921079087	2922039001
2922039002	2922039003	2922039004	2922039006
2922039007	2922039026	2922039027	2923039065
2923039259	2923069007	2923069032	2923069035
2923069043	2923069050	2924069011	2924069015
2924069021	2924069031	2924069097	3023069007
3023069043	3023069139	3023069153	3024069024
3024069036	3024069037	3024069038	3024069043
3024079003	3026069062	3122039007	3122039014
3123039019	3123039021	3123039023	3123039038
3123039044	3123039116	3123039119	3123039120
3123039121	3123039122	3123039123	3123039162
3126069037	3126069038	3126069052	3126069053
3126069162	3222039011	3222039027	3222079037
3223039003	3223039011	3223039055	3223039078

3223039079	3223039081	3223039152	3223039156
3223039160	3223039172	3223039173	3223039220
3223069006	3223069050	3223069131	3223069133
3223069140	3224069015 (portion)	3323039002	3326069059
3420069032	3422029003	3422079091	3424089001
3424089024	3425079029	3425079041	3425079043
3425079046	3425079052	3425079054	3425079064
3425079069	3425079080	3425079081	3425079082
3425079083	3425079084	3425079085	3425079086
3425079094	3425079095	3425079100	3425079107
3425079117	3521069001	3521069006	3521069013
3521069015	3521069017	3521069021	3521069033
3521069074	3521069081	3521069082	3521069083
3521069084	3521069131	3521069161	3522029013
3522059031	3522059098	3522069020 (portion)	3522069043
3522069045	3620069015	3620069030	3620069035
3620069042	3620069043	3620069044	3621059005 (portion)
3621069003	3621069007	3621069008	3621069012
3621069017	3621069059	3621069062	3621069067
3621069070	3622029028	3622029034	3622029041
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3874400080	3874400100	3874400102	3874400180
3874400240	5104532110	5104532120	5104532130
5104532140	5104540750	5112400047	5112400064
5112400065	5112400066	5112400067	5112400068
6175800001	6175800005	6175800010	6175800014
6175800115	6175800200	6175800205	6175800235
6175800240	6175800265	6175800300	6175800310
6175800315	6175800330	6175800350	6175800440
6175800460	6175800470	6175800475	6175800490
6175800500	6175800510	6175800560	6175800570
6175800575	6175800850	6175800870	6175800875
6175800880	6175800900	6175800960	6175801010
6175801015	6175801025	6175801030	6175801035
6175801045	6175801047	6175801050	6175801060
6175801065	6175801067	6175801070	6626300060
7325600050	7325600120	7325600130	7325600140
7325600150	7325600160	7330300310 (portion)	7330300320
7330300330	7430200170	7930000005	8550000111
8550000115	8550000376	8550000650	8550000651
8550000655	8550000920	8550001075	8550001290
8550001655	8550001850	8550001995	8550002110
8550002500	8550002585	8656800080	

8. Amend land use designation from "rn" (Rural Neighborhood Commercial Center) to "os" (King County Open Space System) on the following parcels:

3224079034 (portion)	3224079100
----------------------	------------

9. Amend land use designation from "rx" (Urban Growth Area for Cities in Rural Area) to "os" (King County Open Space System) on the following parcels:

1226069029 (portion)	1420069083 (portion)	3520069074 (portion)	3520069077
----------------------	----------------------	----------------------	------------

10. Amend land use designation from "uh" (Urban Residential, High) to "os" (King County Open Space System) on the following parcels:

0523049203	0623049237 (portion)	0623049298
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11. Amend land use designation from "ul" (Urban Residential, Low) to "os" (King County Open Space System) on the following parcels:

2625069003 (portion)	3024069029
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12. Amend land use designation from "um" (Urban Residential, Medium) to "os" (King County Open Space System) on the following parcels:

0428000095 (portion)	0428000290 (portion)	1021049017	1021049064
1523059230	2789000122	2823059126	2924059005 (portion)
4010800090	4010800095	7202331630	7202331640
7330300310 (portion)	7812500340		

13. Amend land use designation from "UND" (Undesignated) to "os" (King County Open Space System) on the following parcels:

0926059170 (portion)	
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14. Amend land use designation from "ra" (Rural Area) to "op" (Other Parks and Wilderness) on the following parcels:

0823089030	0823089046	0823089047	0823089050
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ZONING

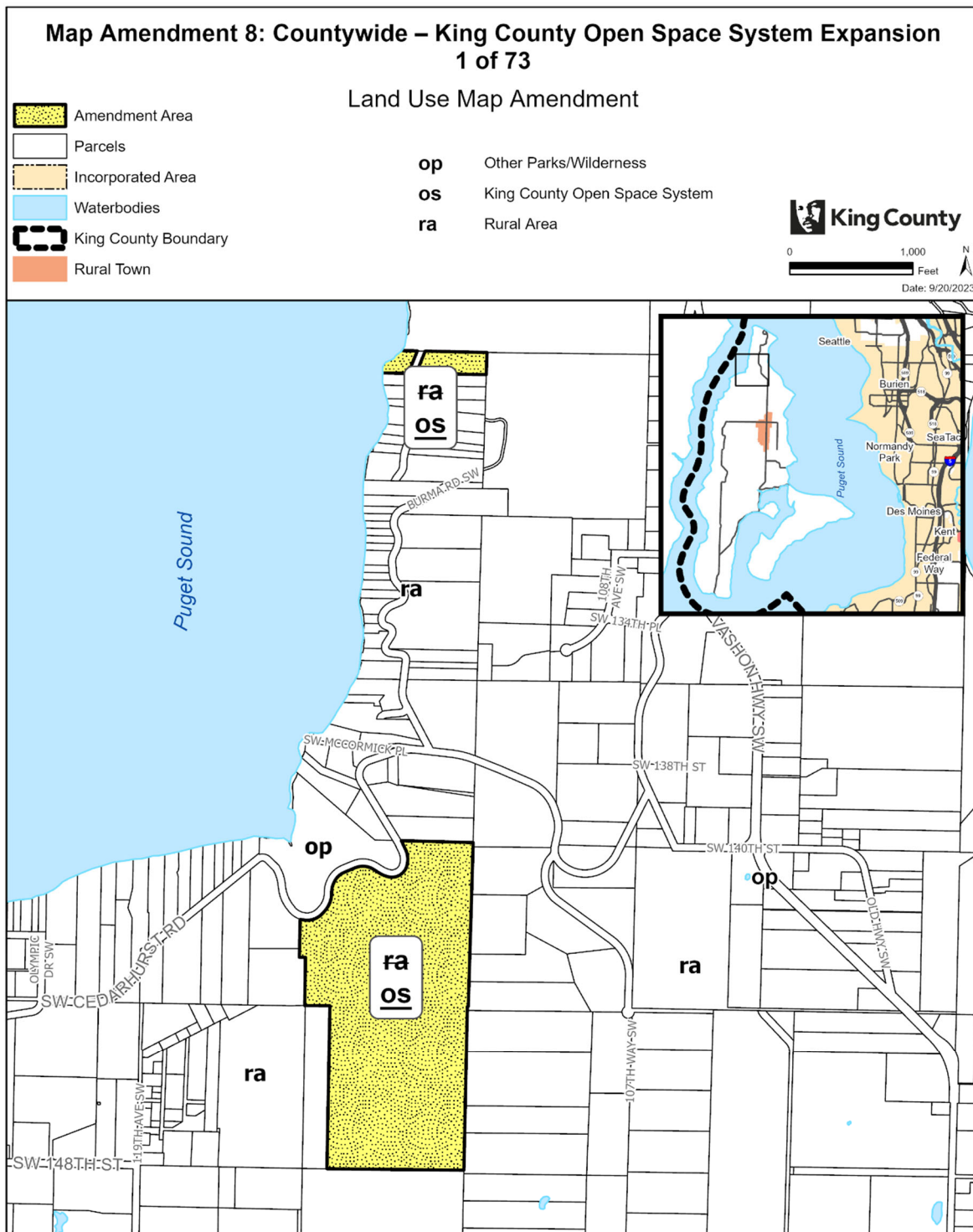
1. On the following parcels:
 - a. Remove P-Suffix SV-P35; and
 - b. Amend the zoning from RA-5 (Rural Area, 1 dwelling unit per 5 acres) to RA-10 (Rural Area, 1 dwelling unit per 10 acres).

0823089006	0823089030	0823089046	0823089047
0823089050			

2. Repeal P-Suffix Development Condition SV-P35 from the zoning atlas.

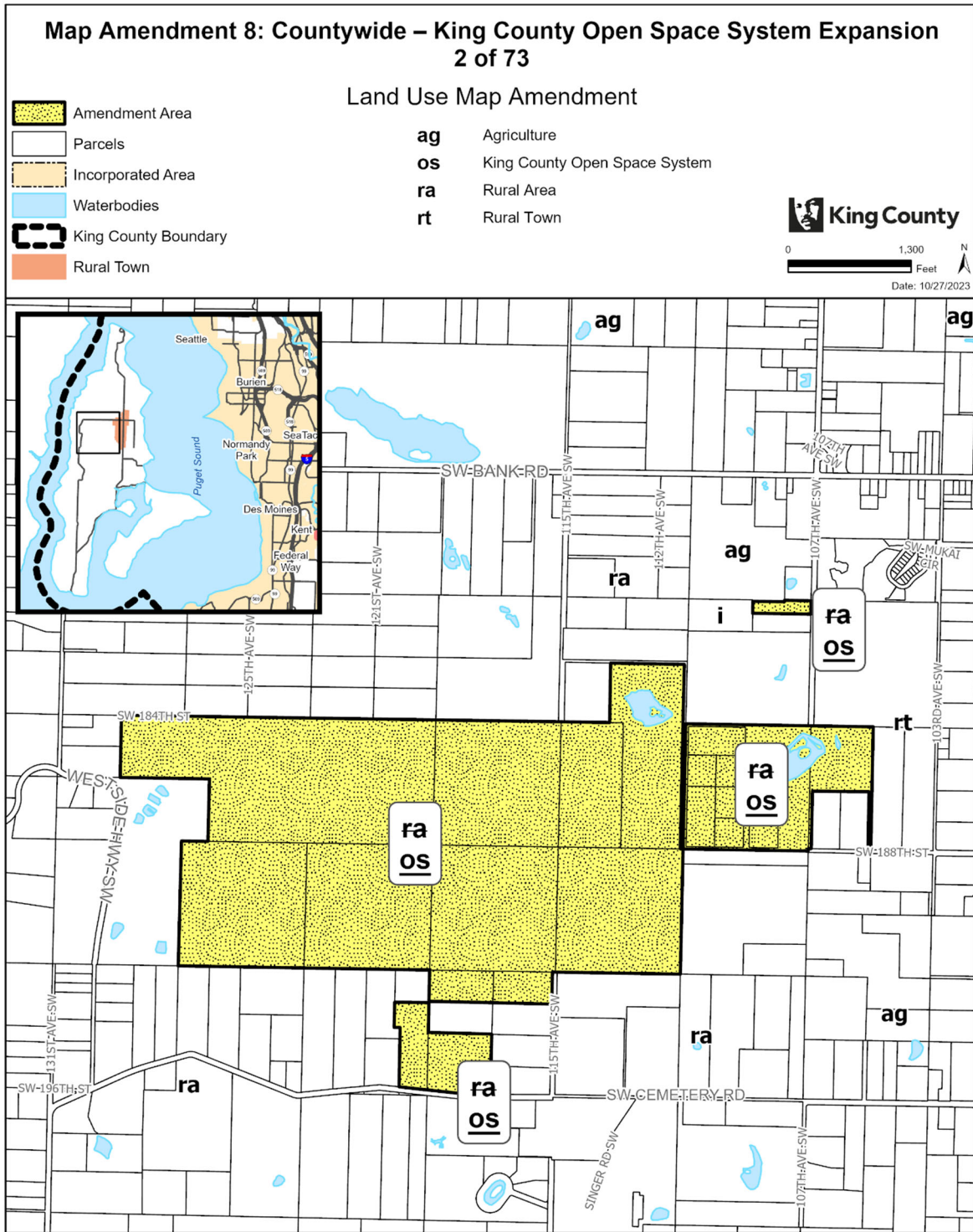
Effect:

- Amends the Comprehensive Plan designation of parcels acquired by King County for inclusion in the King County Open Space System. This designation would indicate the long-term intended use of these properties for environmental protection, wildlife habitat, and outdoor recreation.
- Amends the zoning of parcels located south of Interstate-90, south of the City of Snoqualmie from RA-5 (Rural Area, 1 dwelling unit per 5 acres) to RA-10 (Rural Area, 1 dwelling unit per 10 acres), removes P-Suffix SV-P35 from the parcels, and repeals SV-P35 from the Zoning Atlas. SV-P35 requires lot clustering on a portion of the affected parcels and that the remainder of the parcels be dedicated for permanent open space.



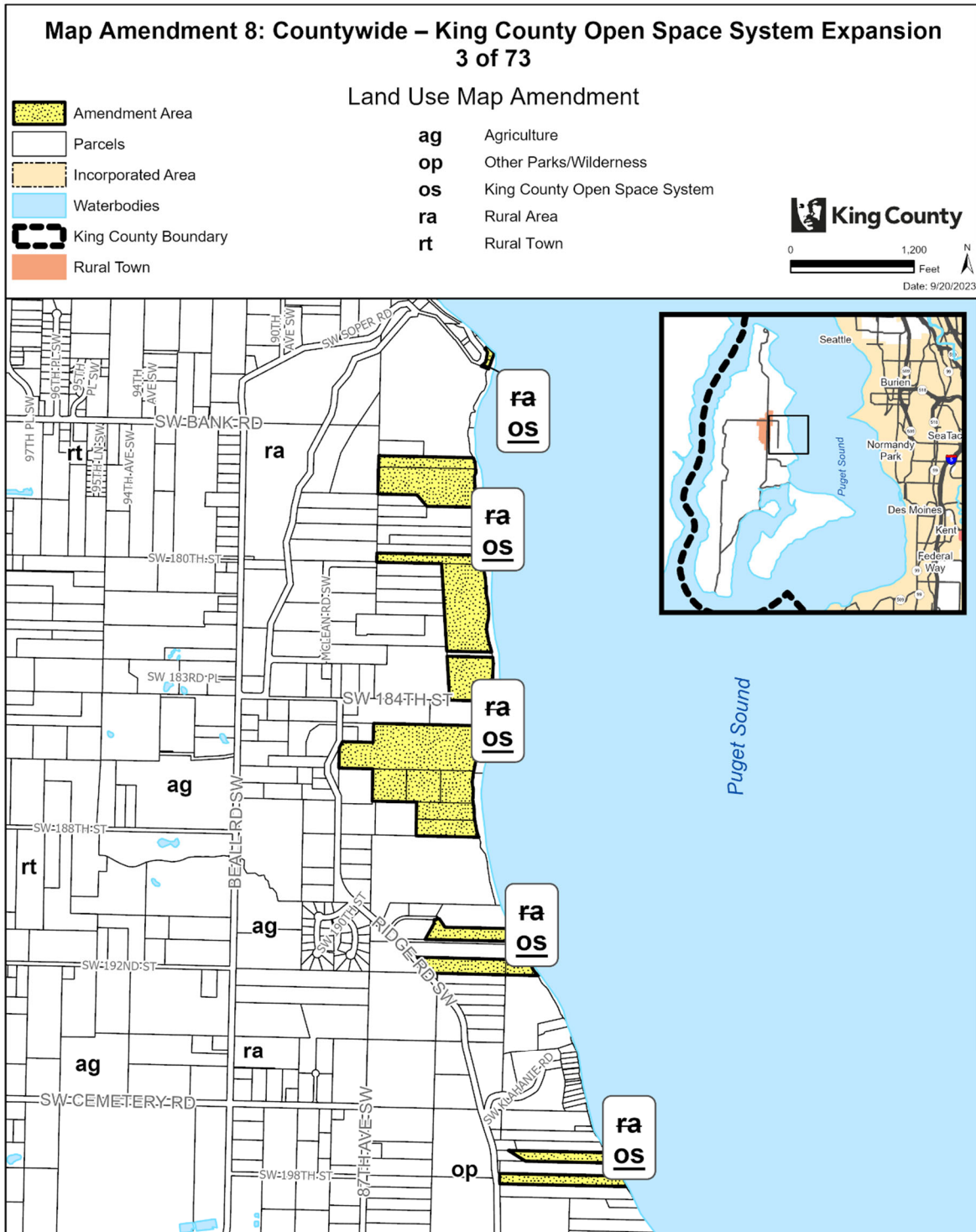
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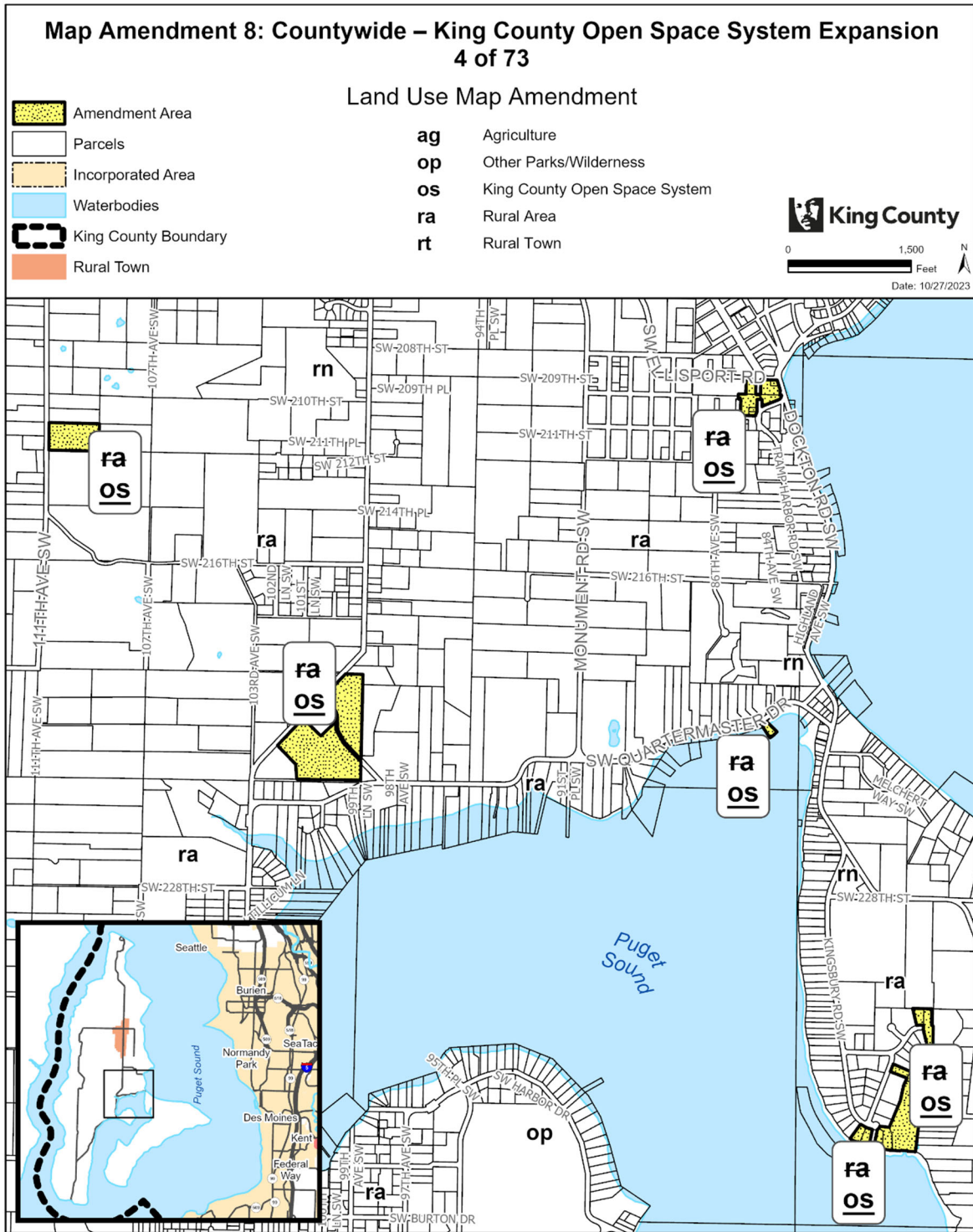
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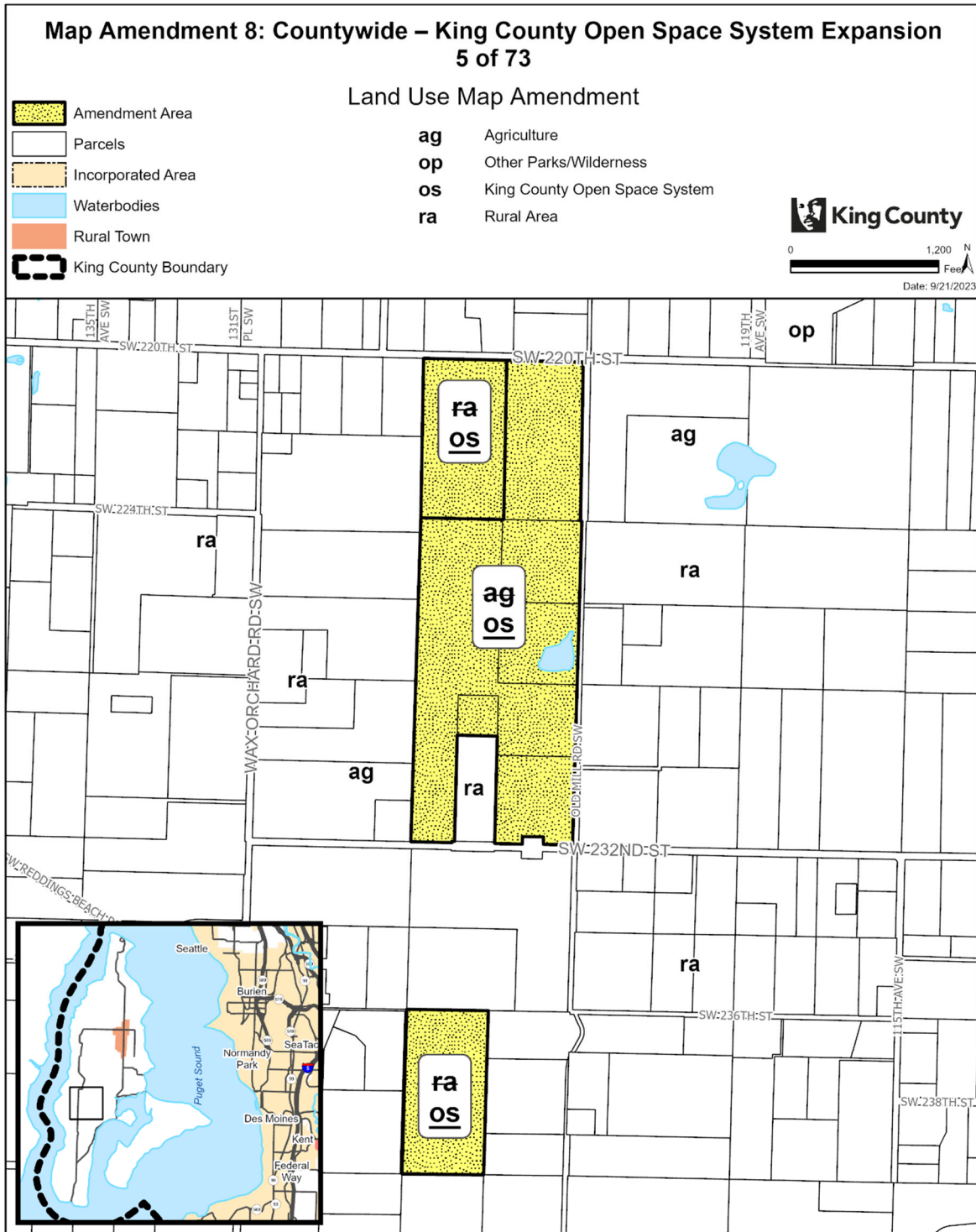
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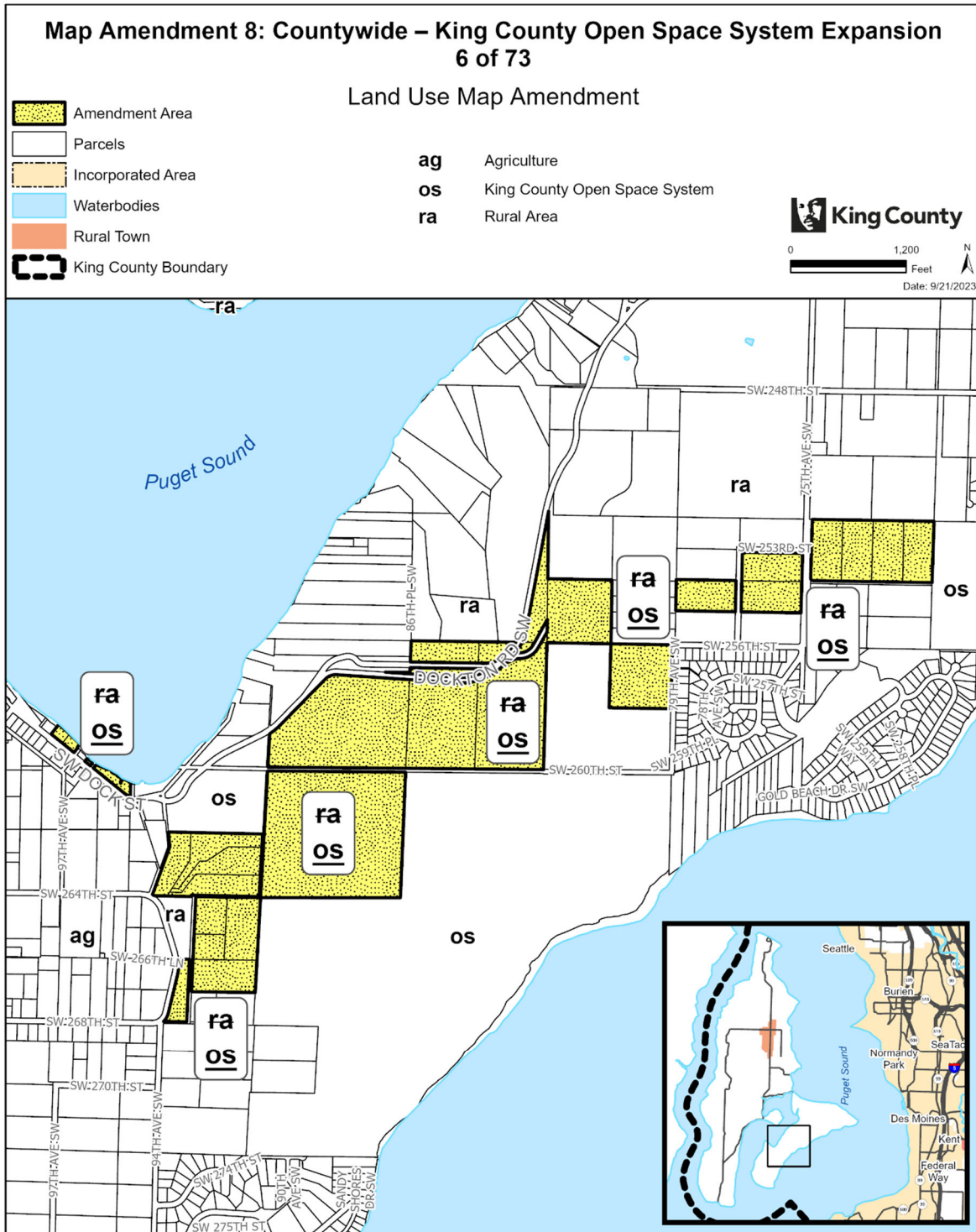
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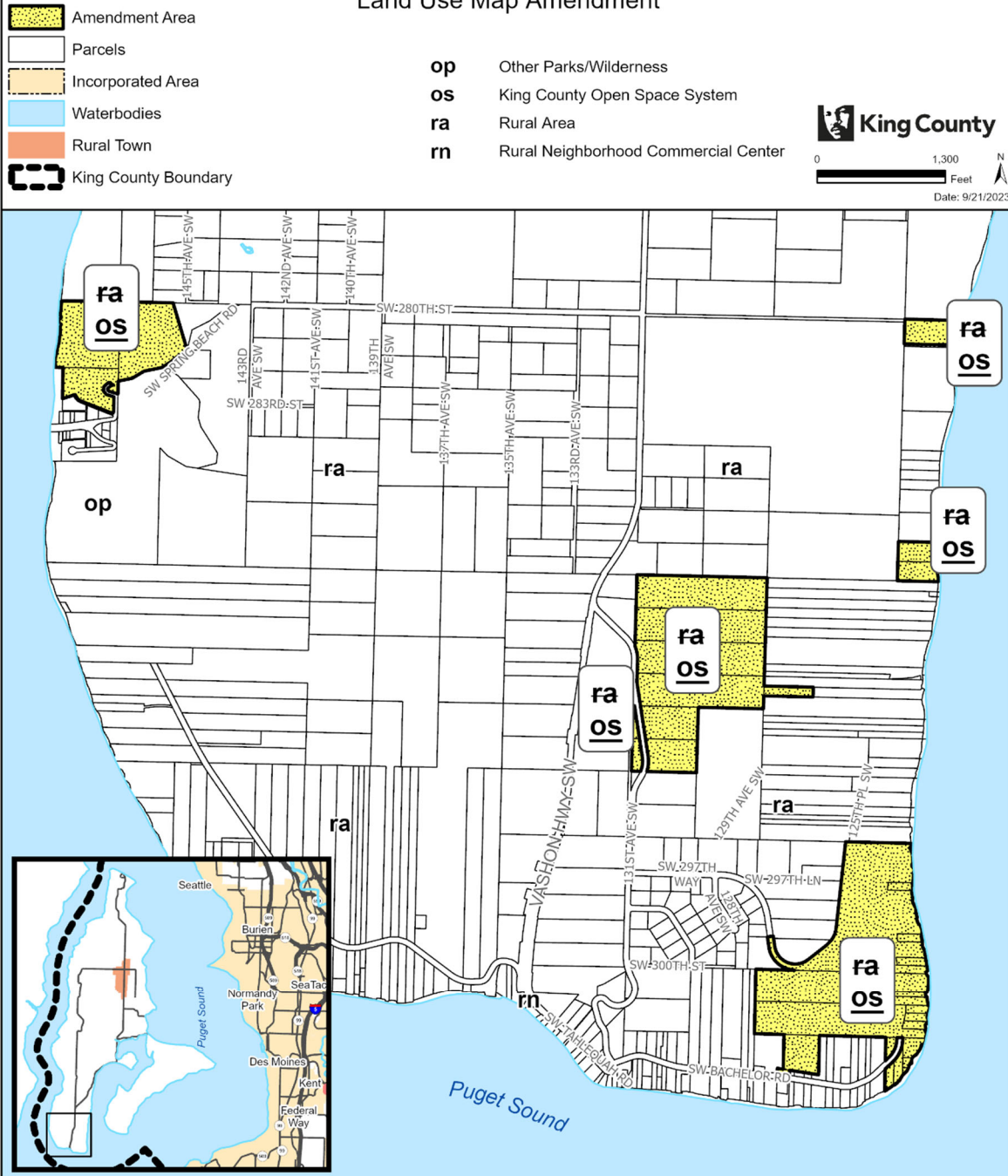


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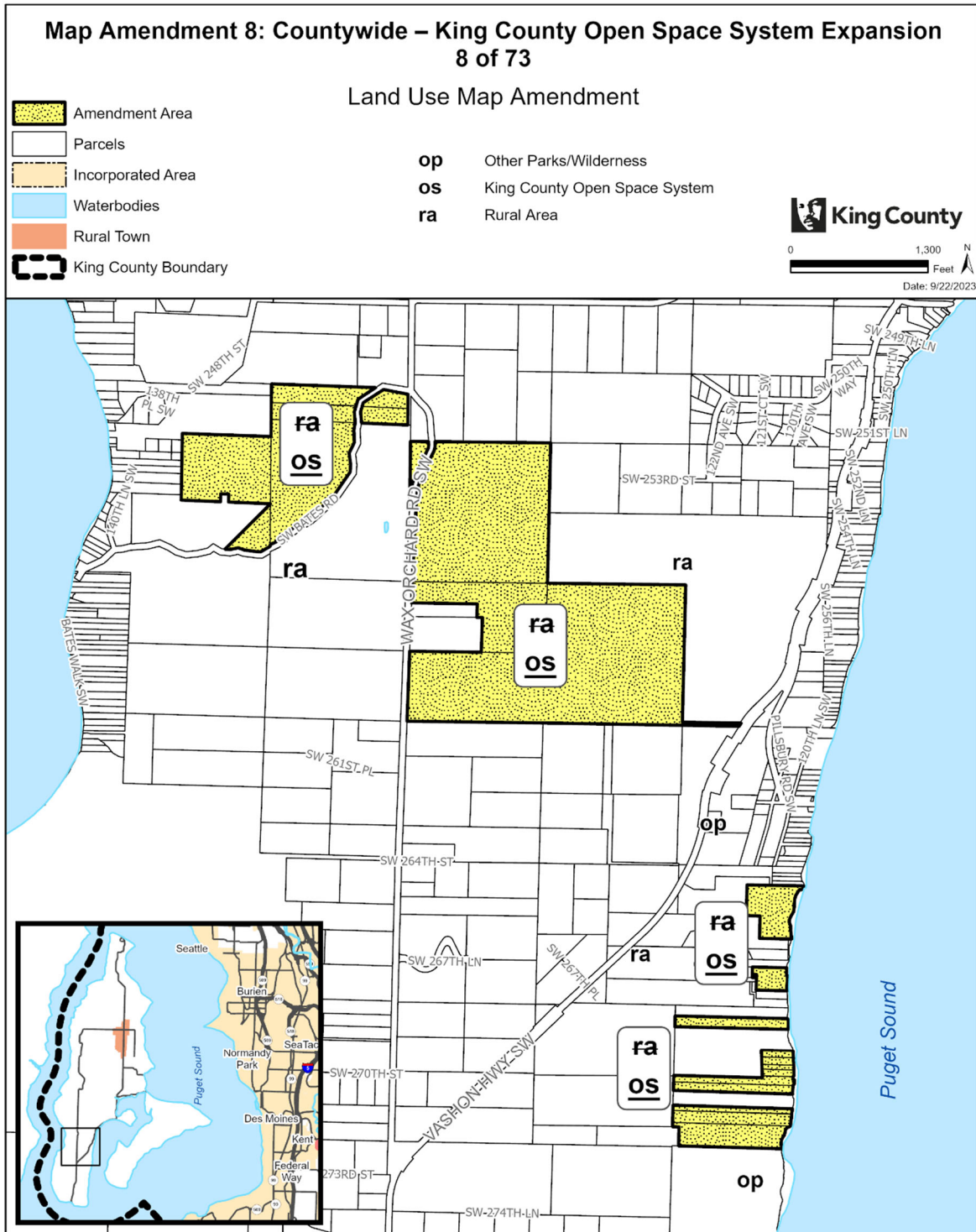
Map Amendment 8: Countywide – King County Open Space System Expansion
7 of 73

Land Use Map Amendment



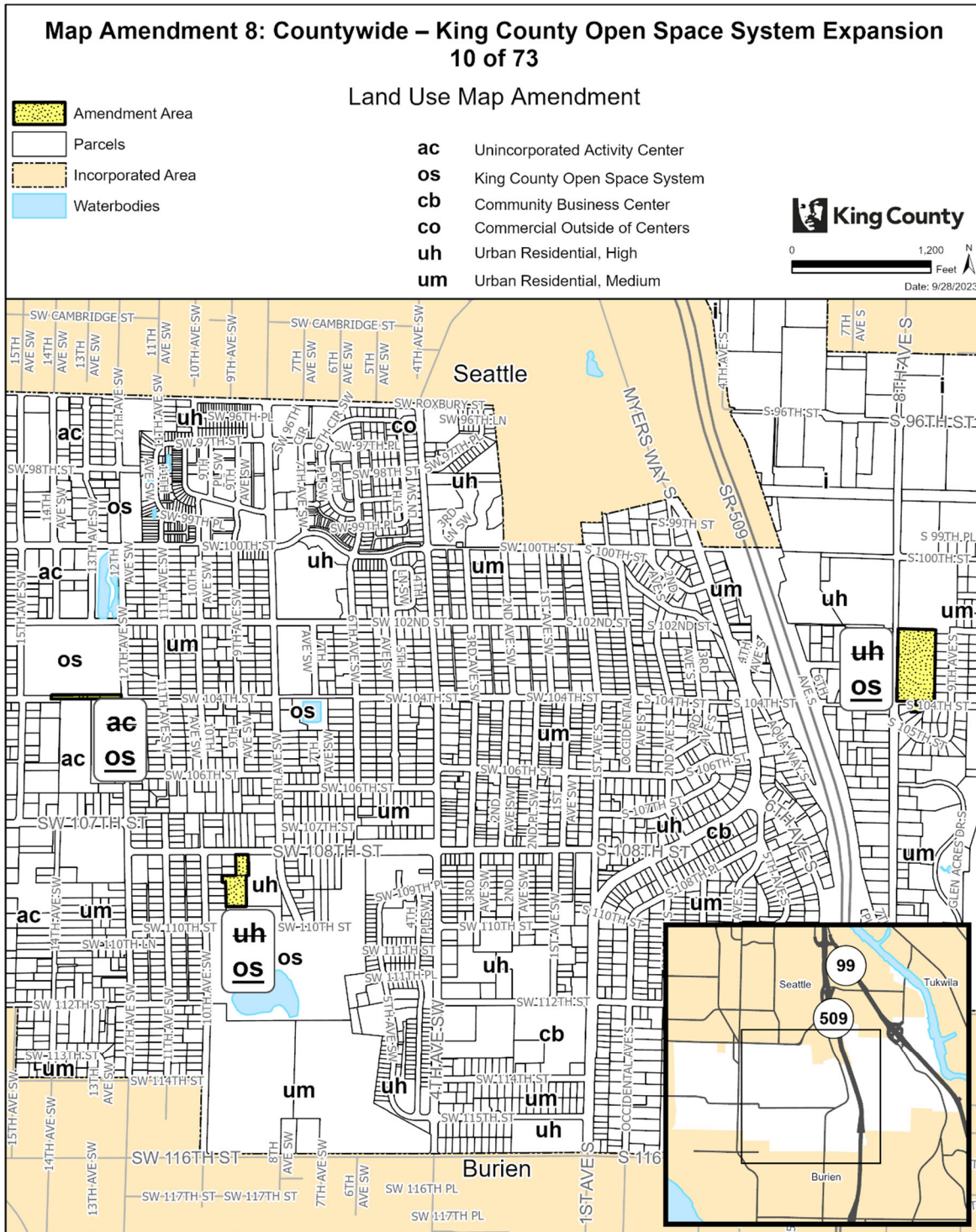
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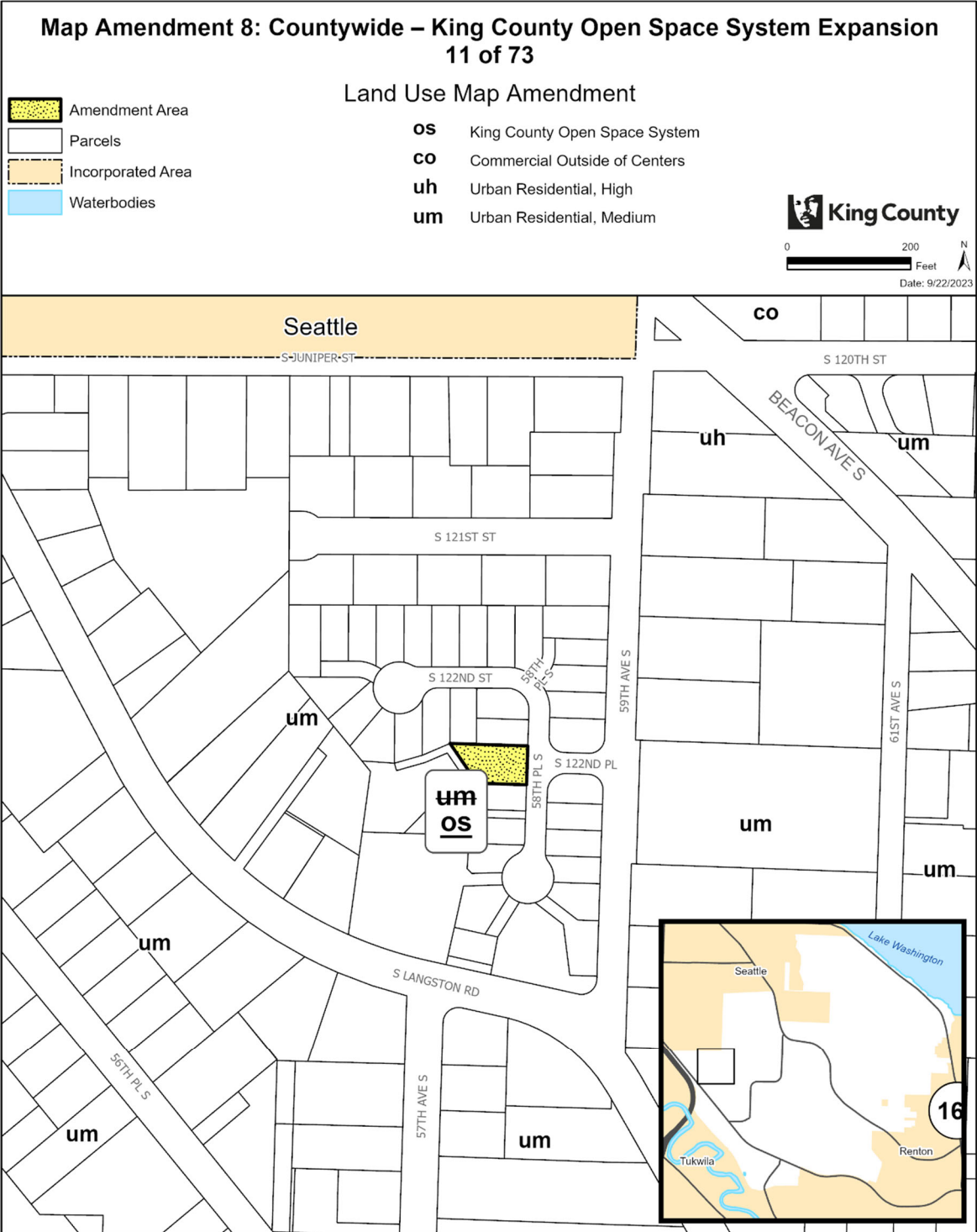
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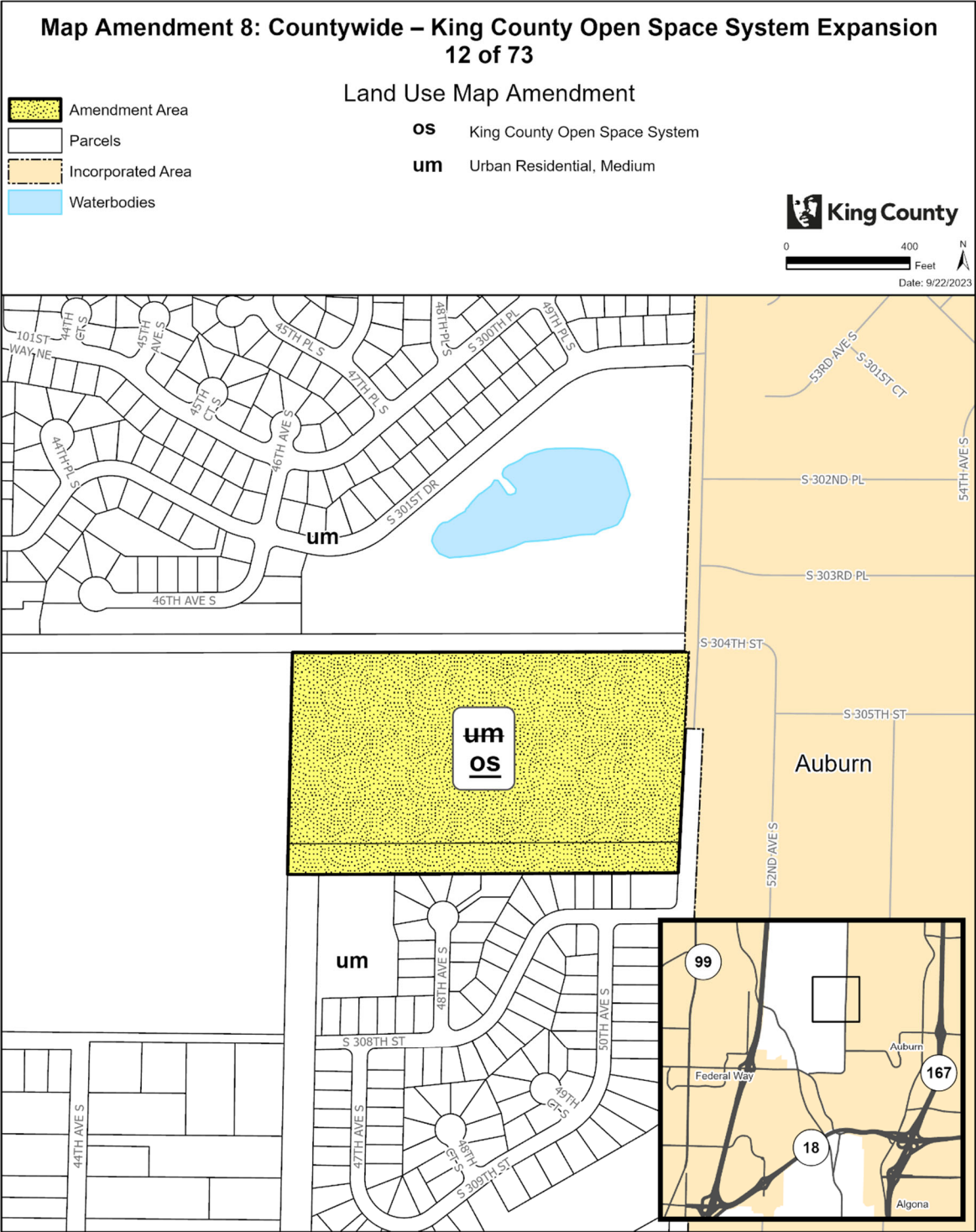
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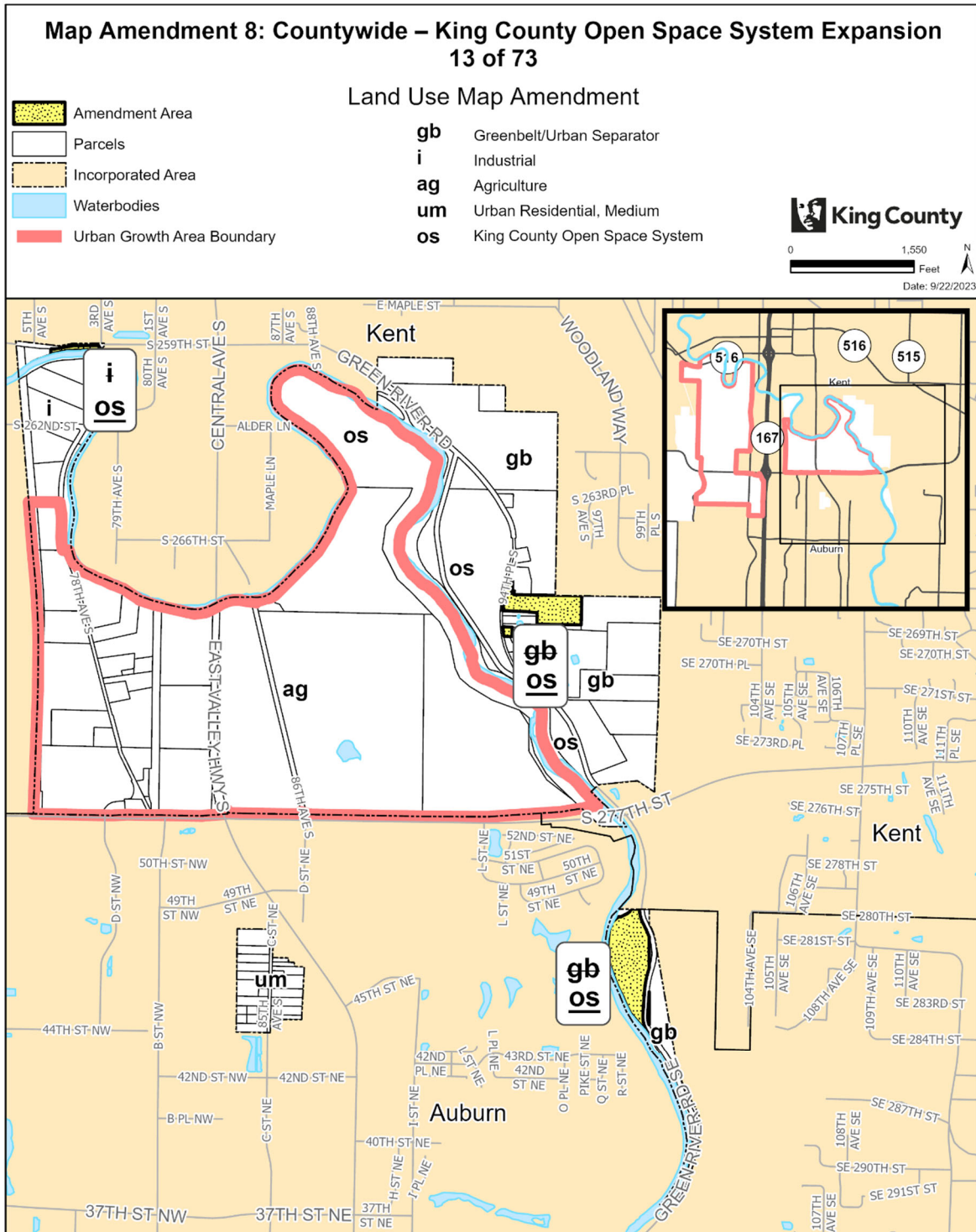
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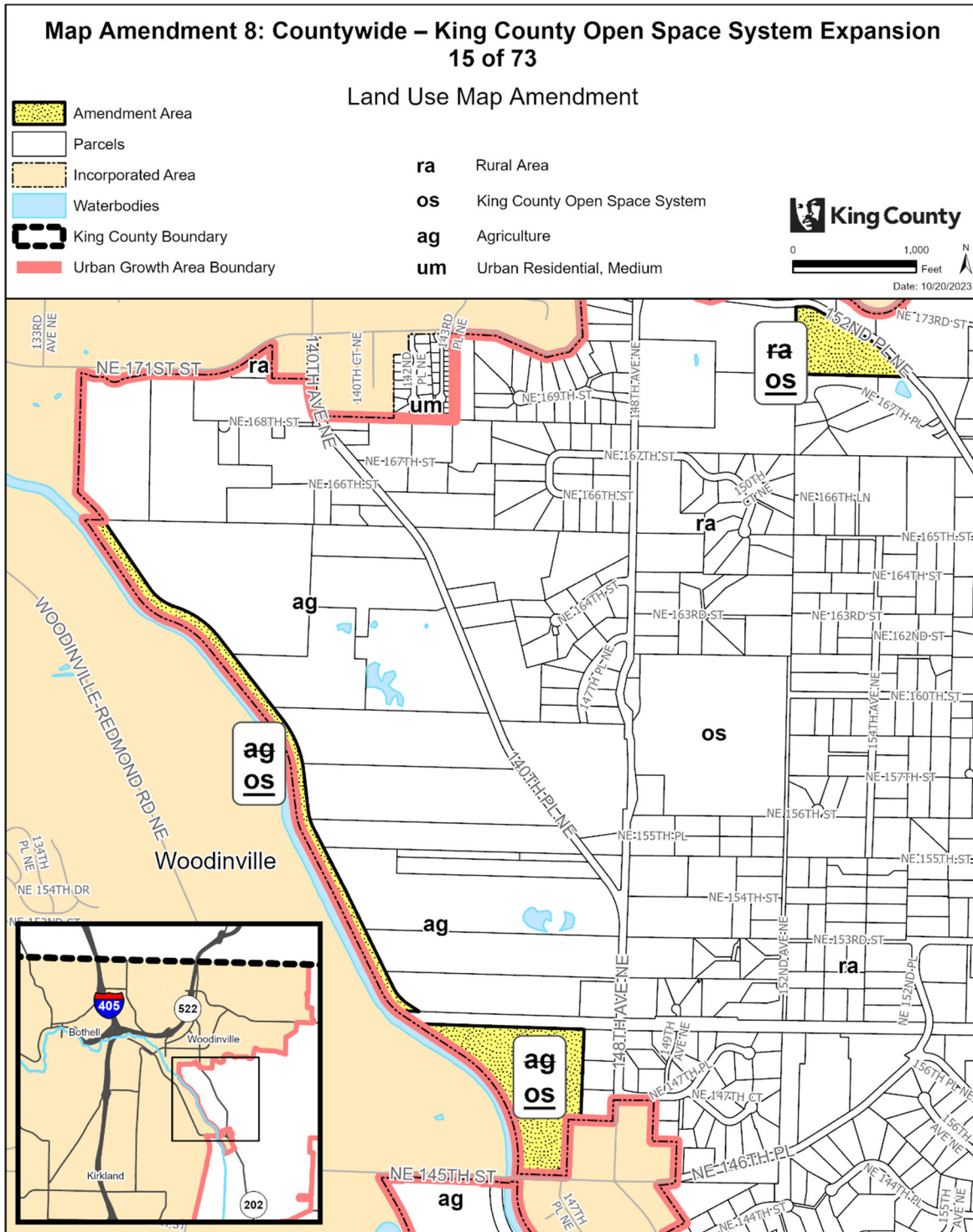


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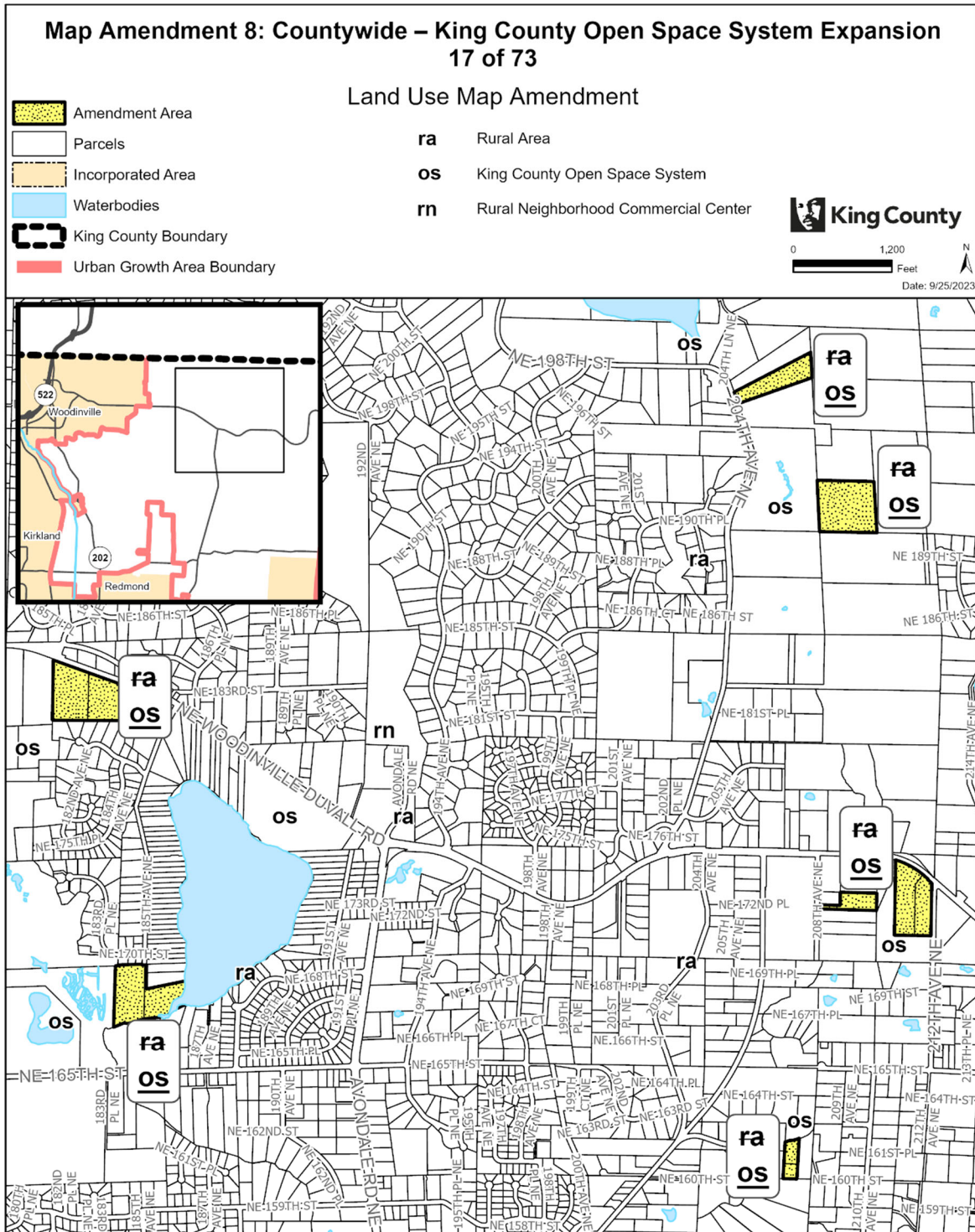


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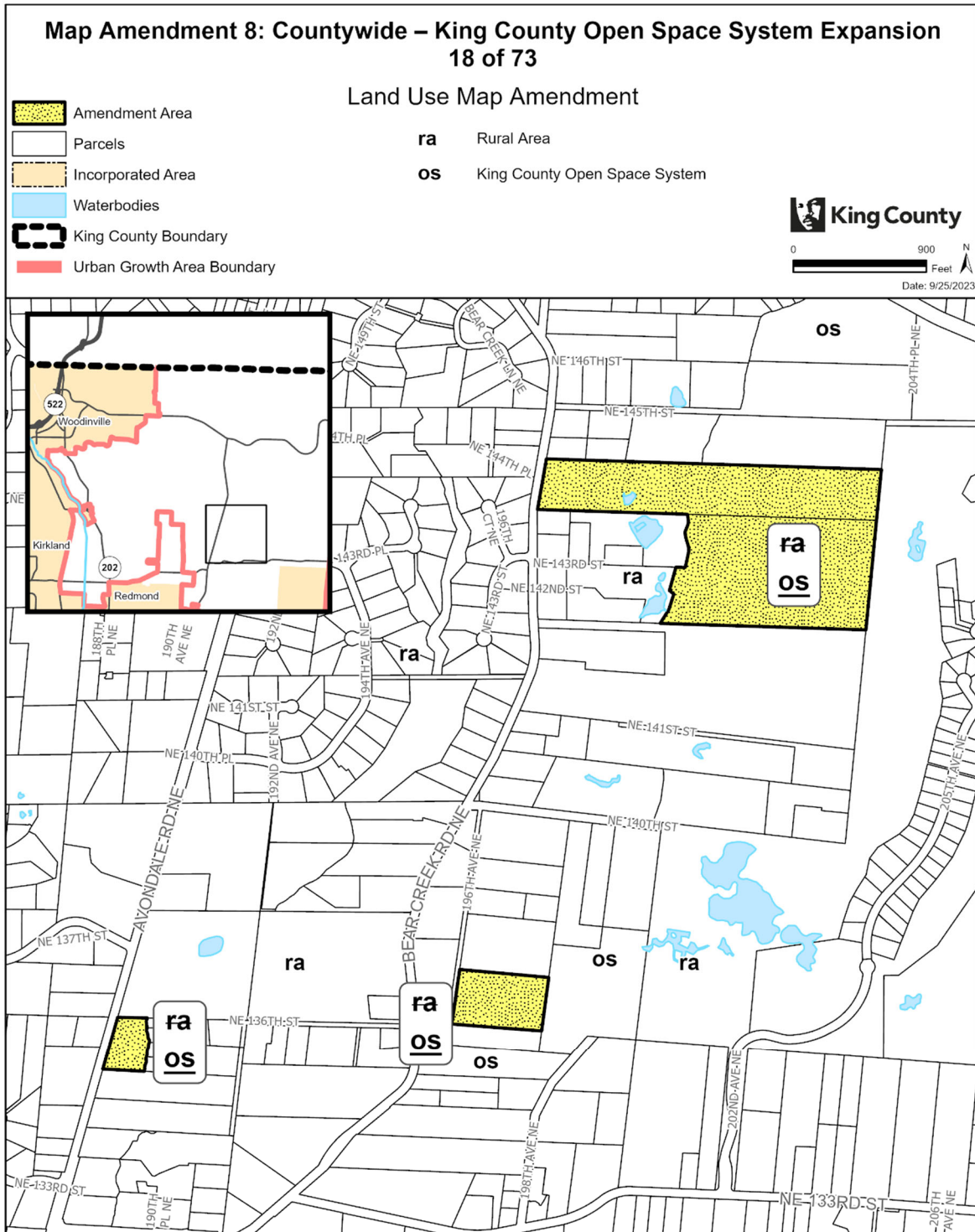
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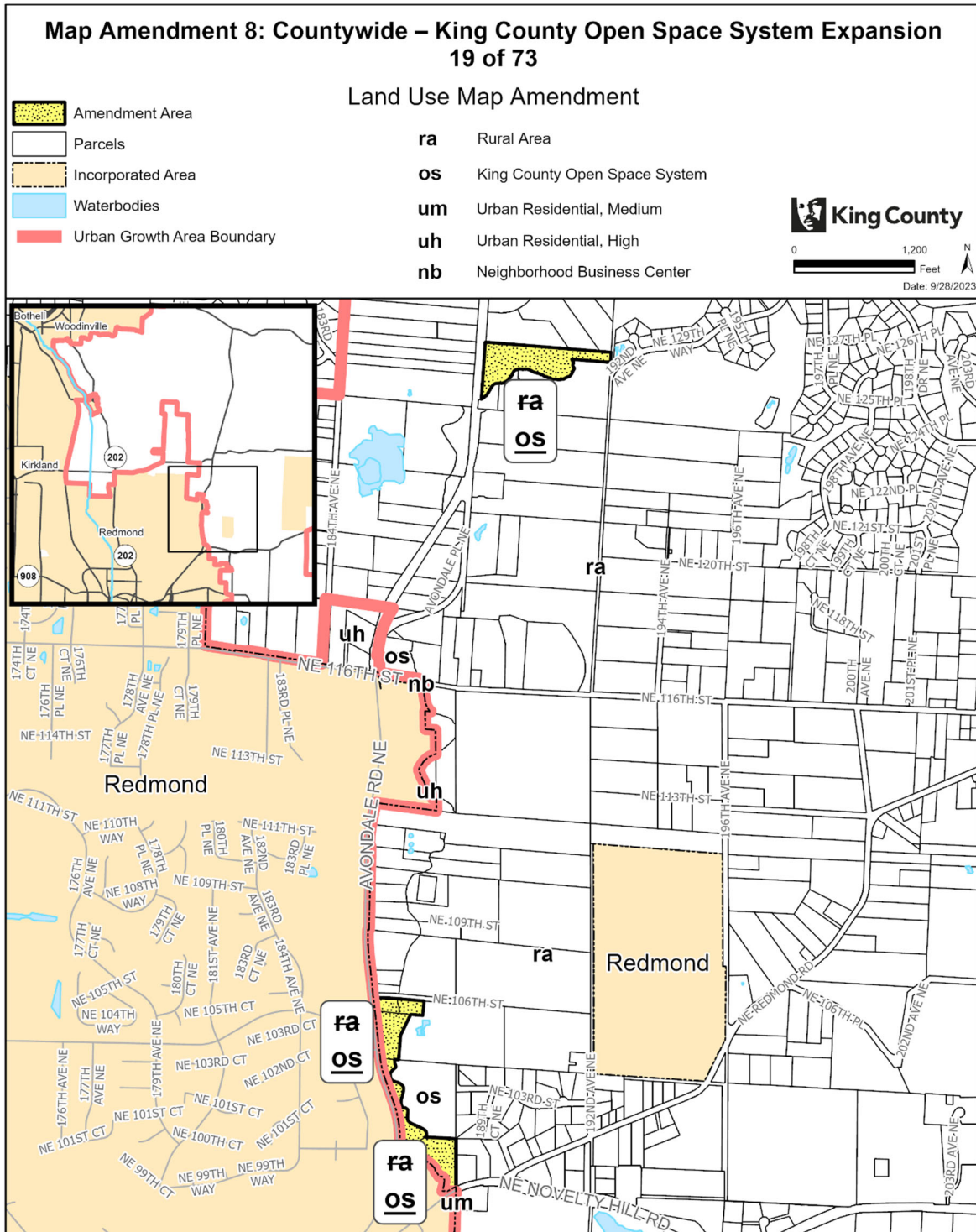
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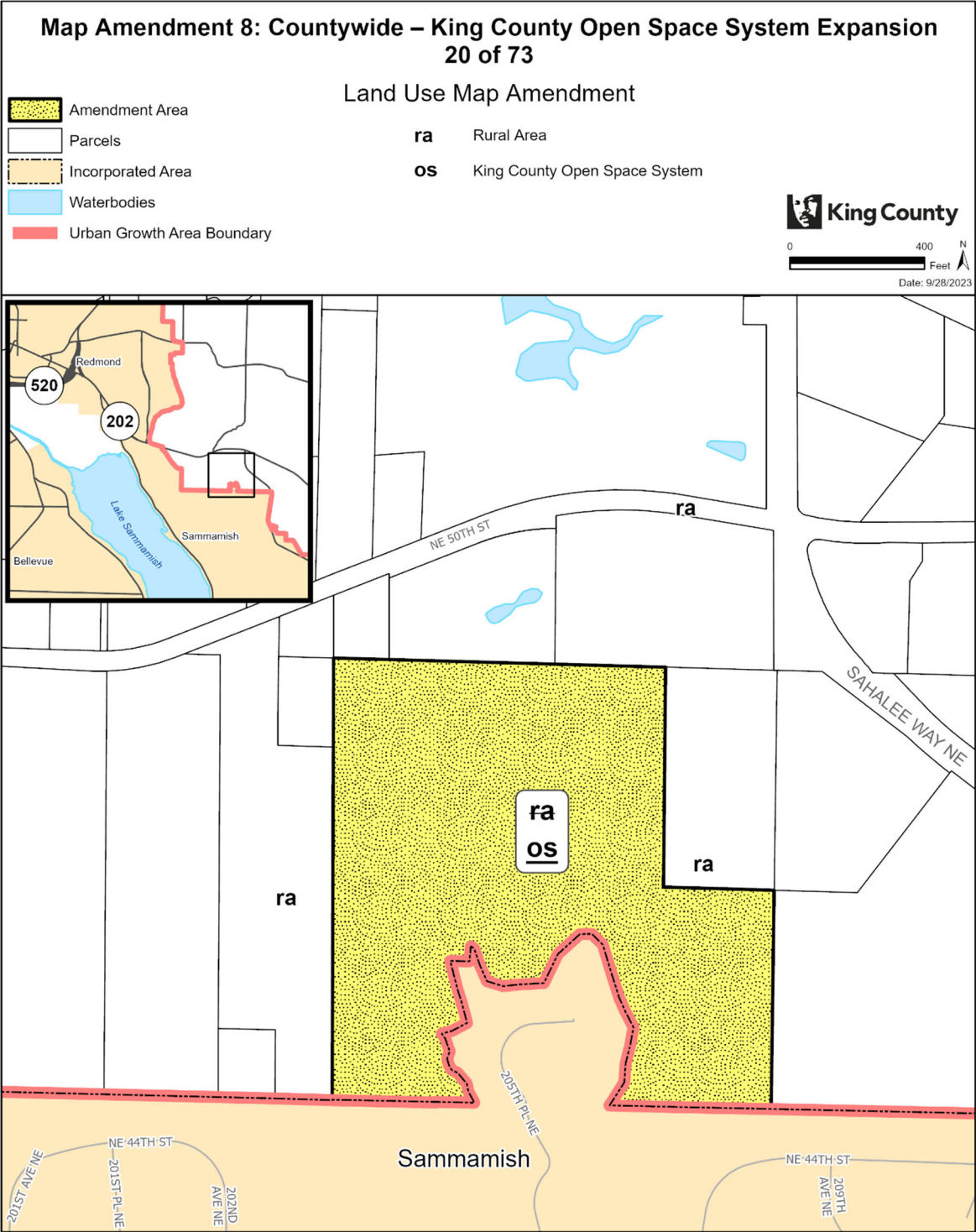
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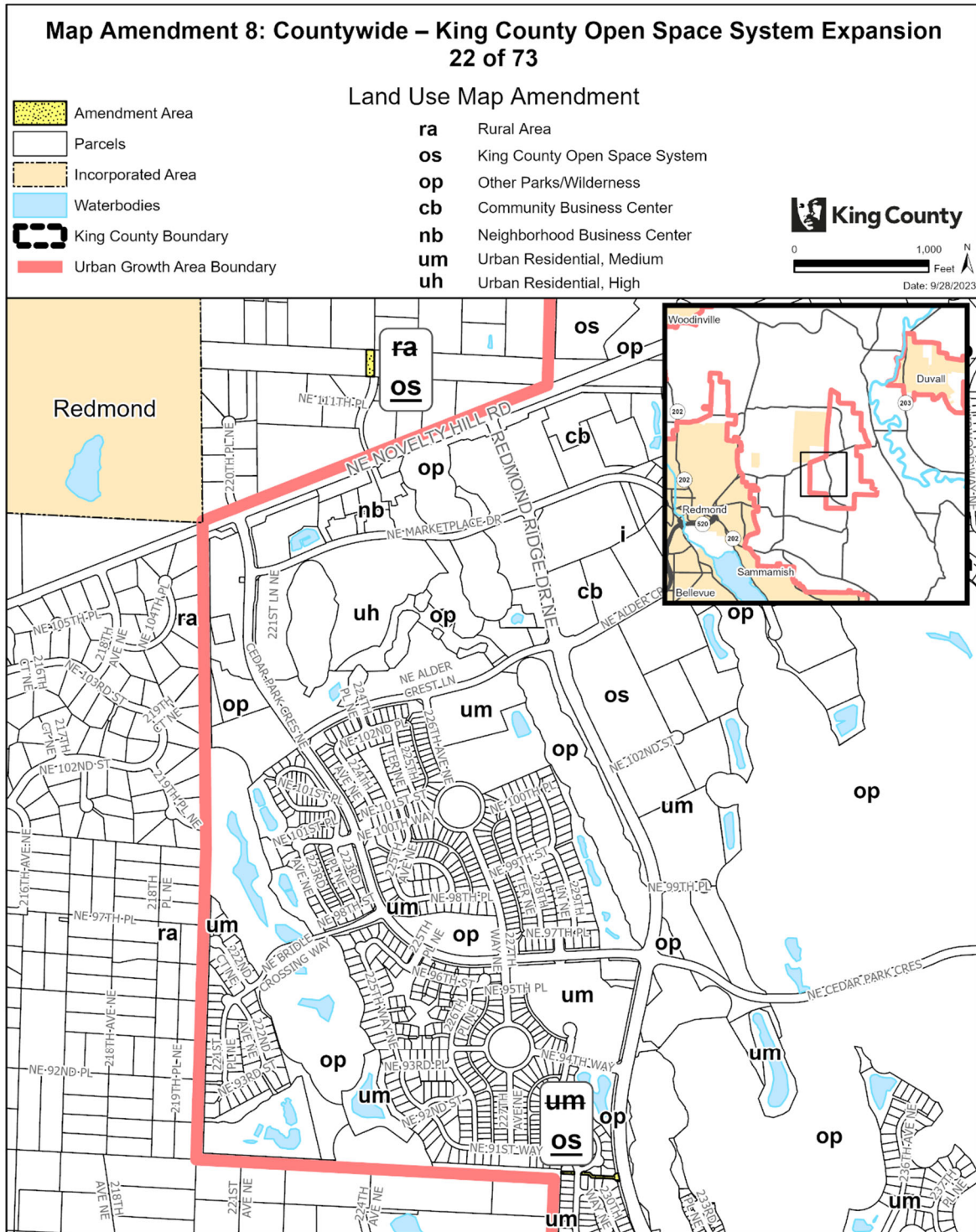


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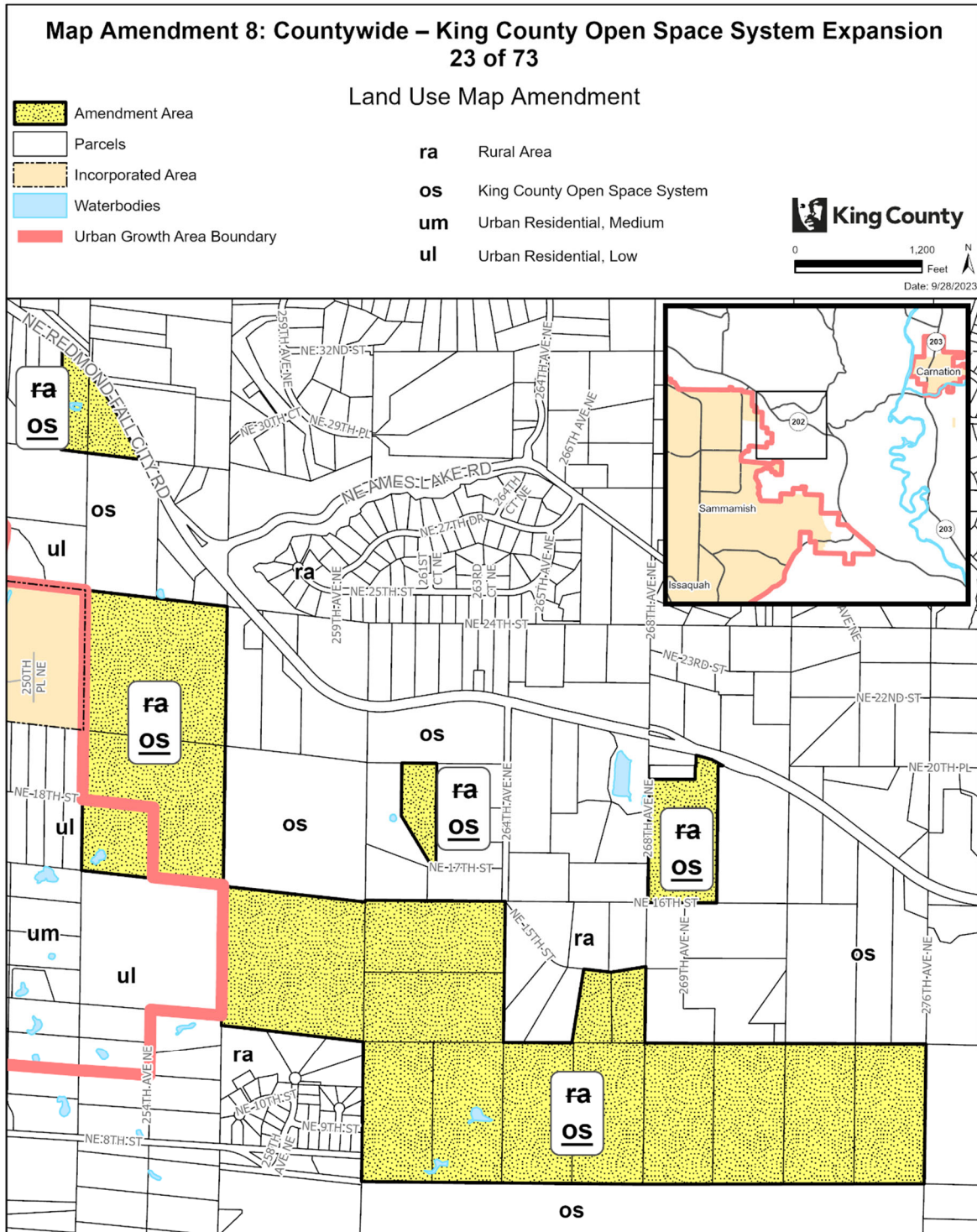
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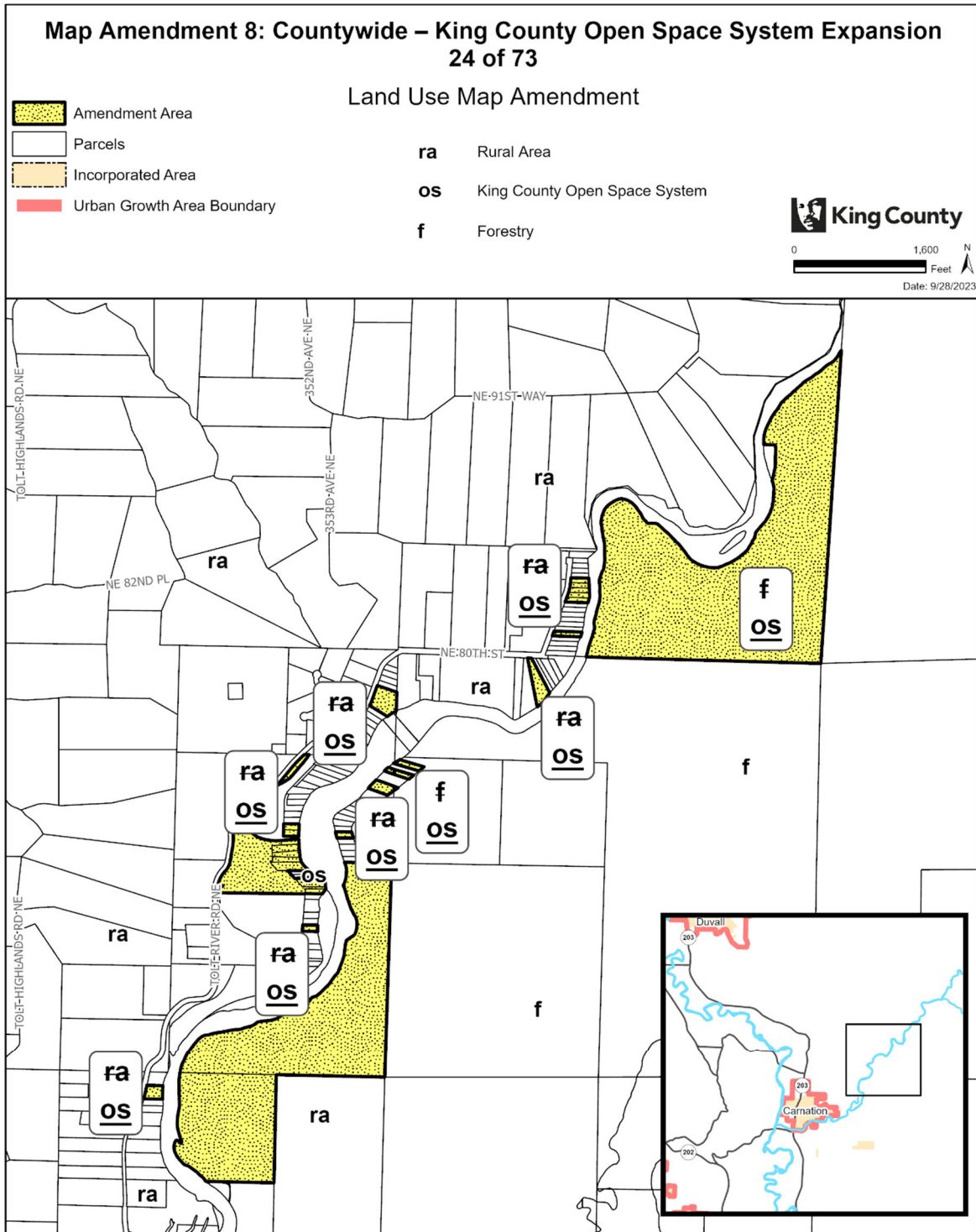
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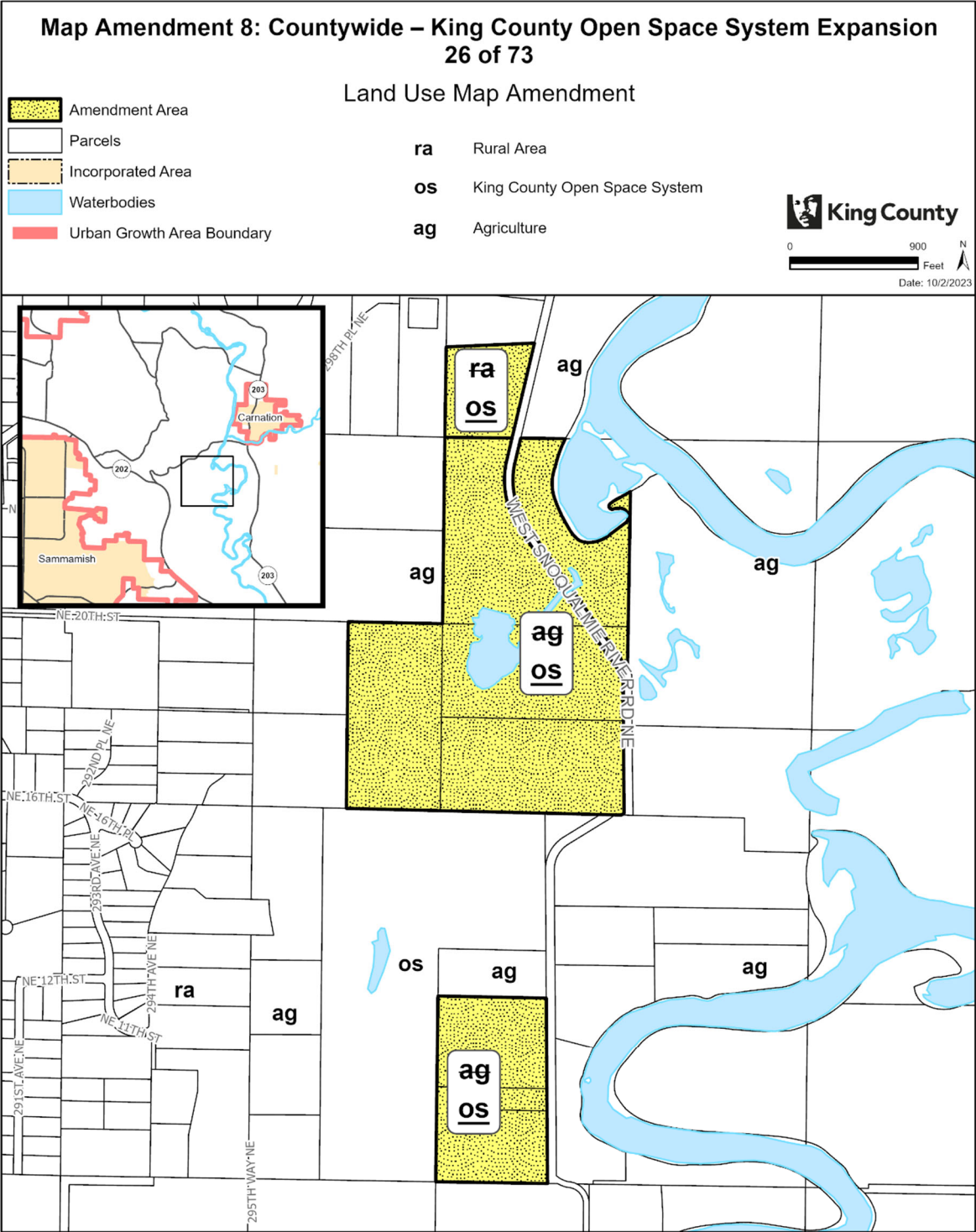


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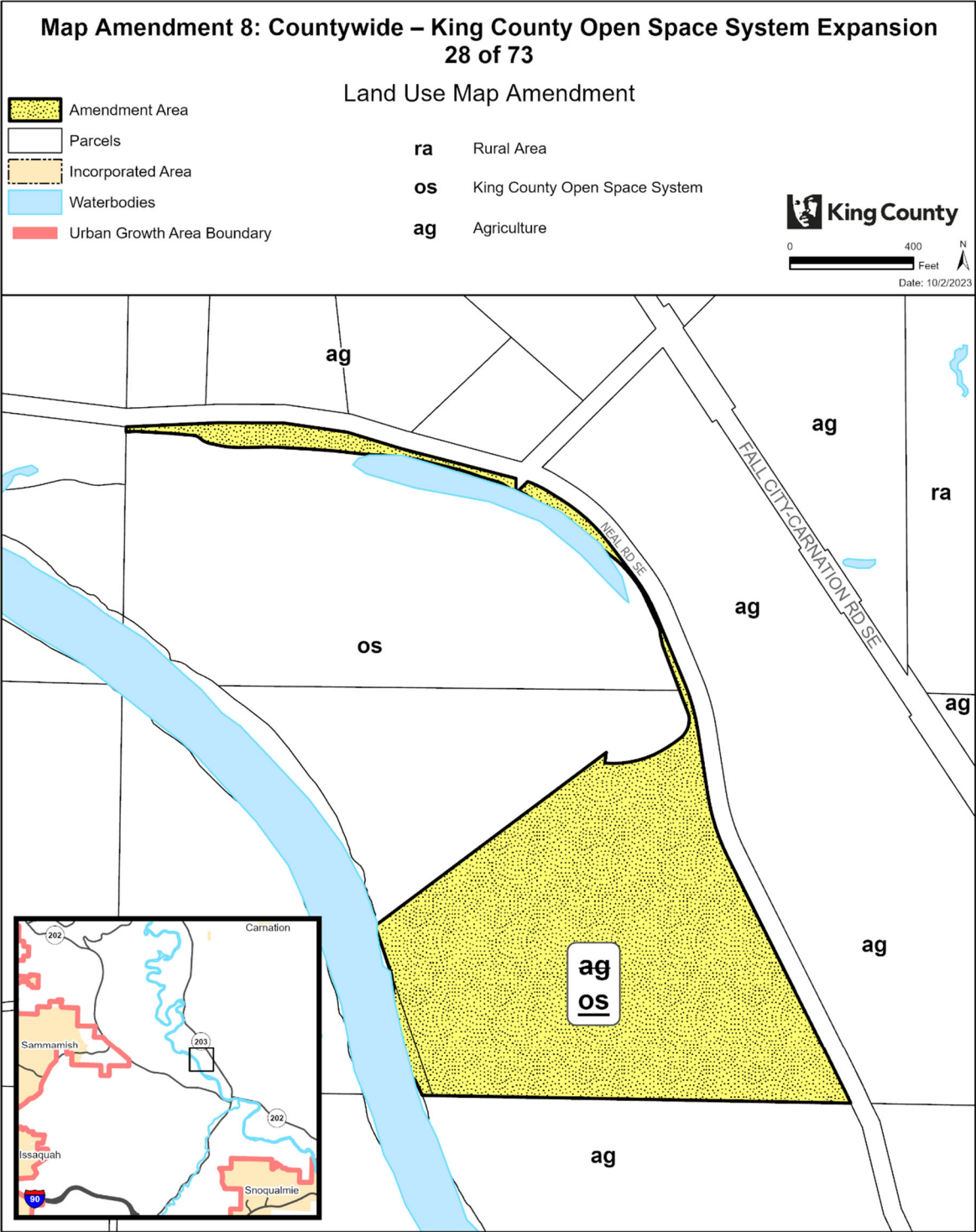
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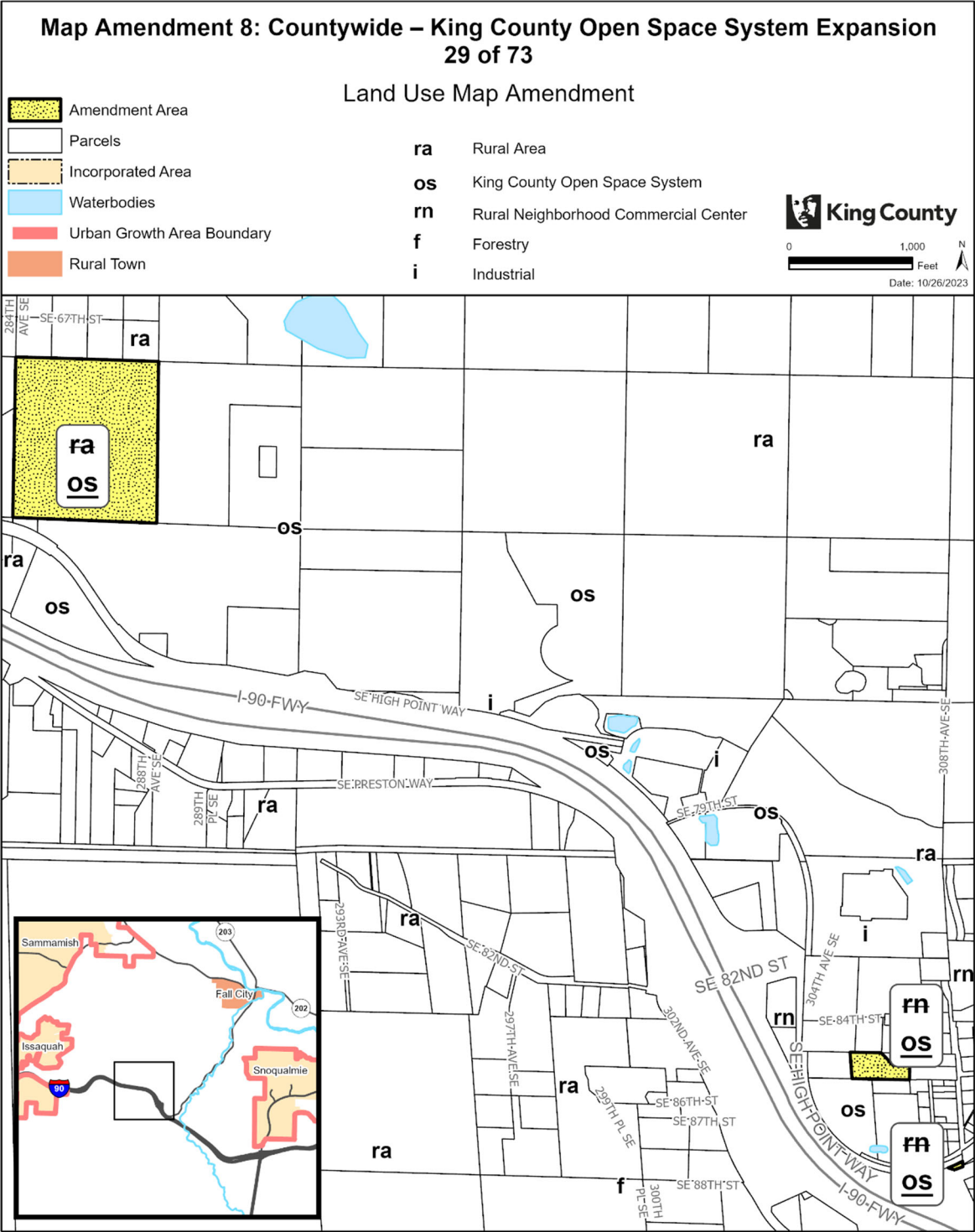
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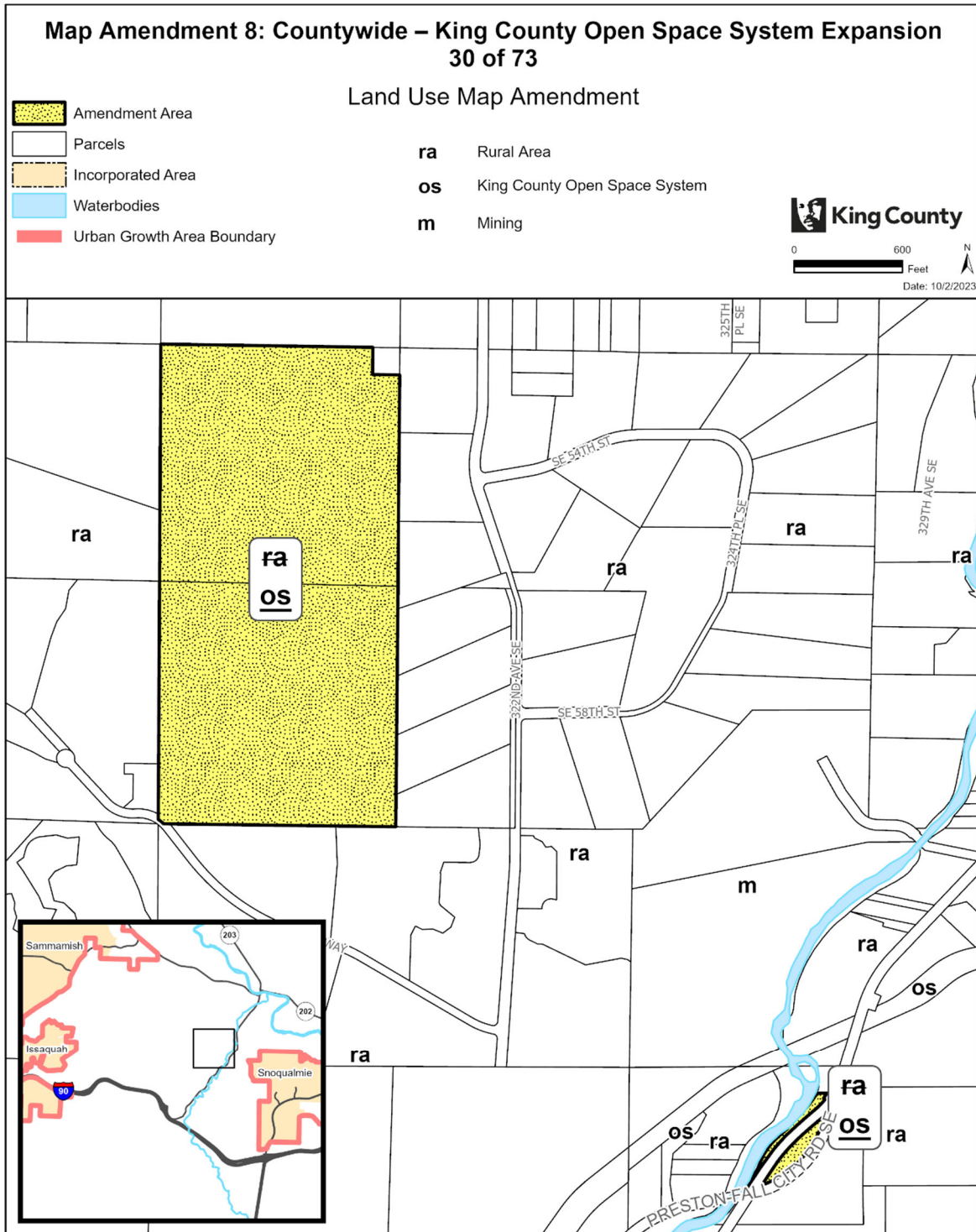
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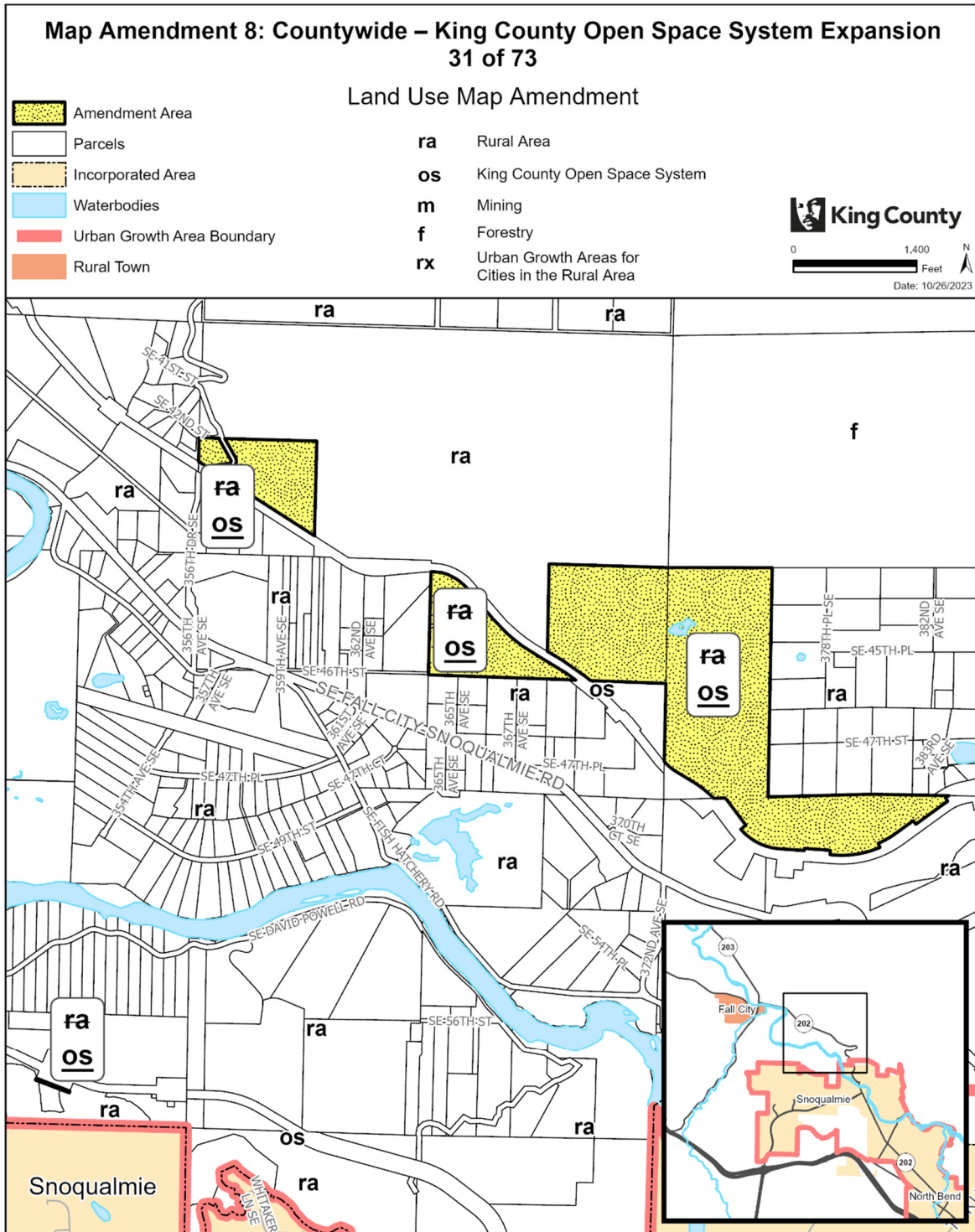
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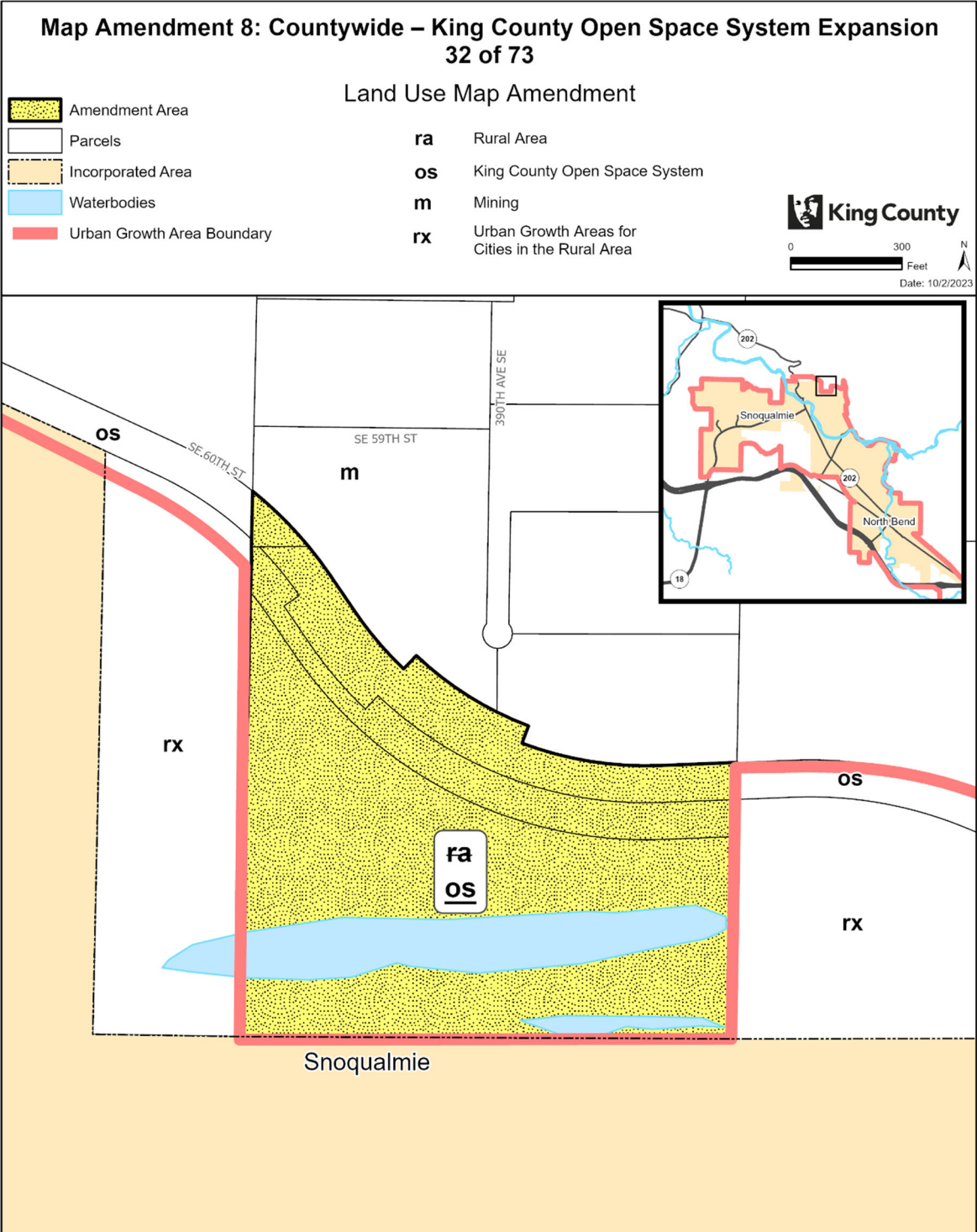
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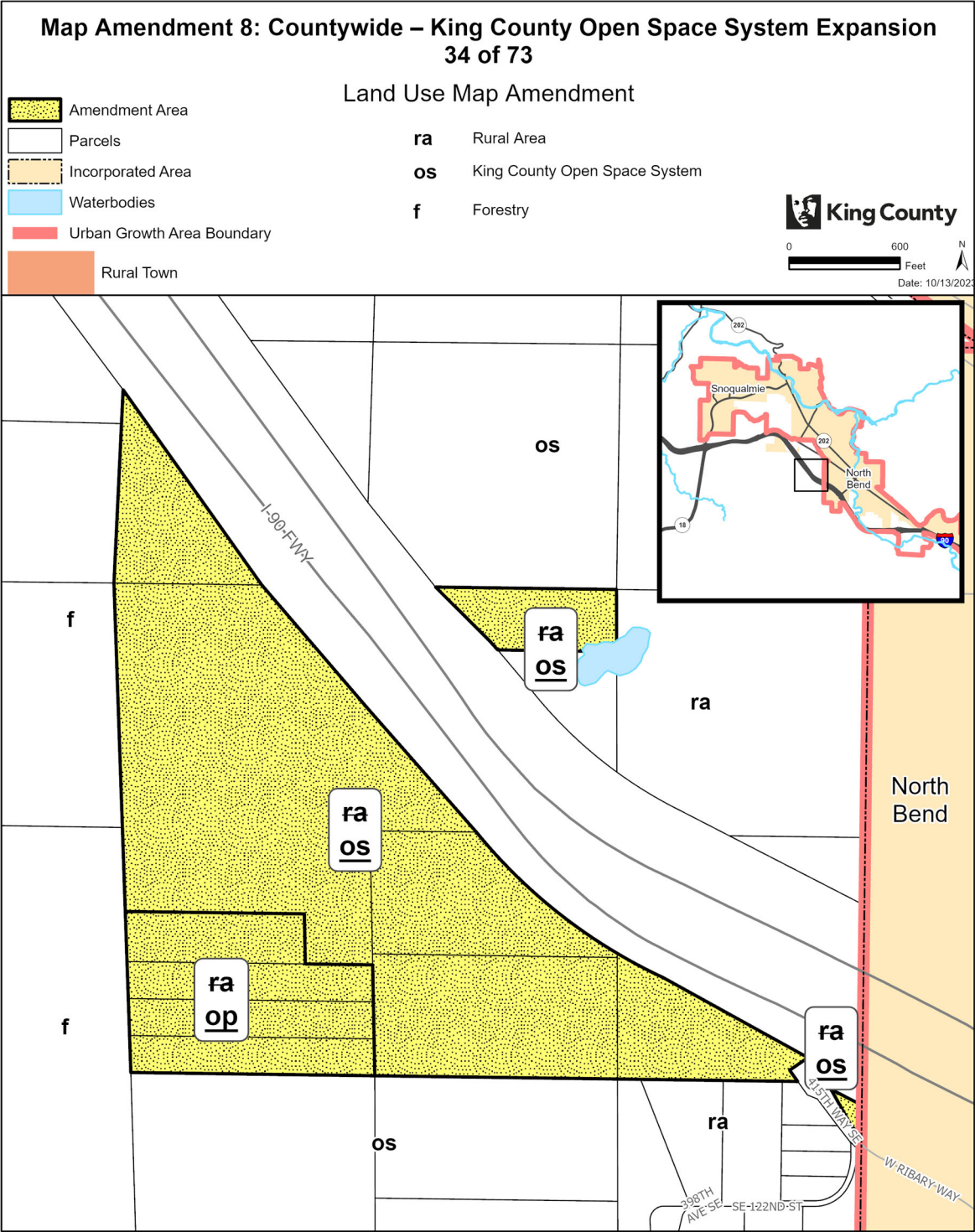
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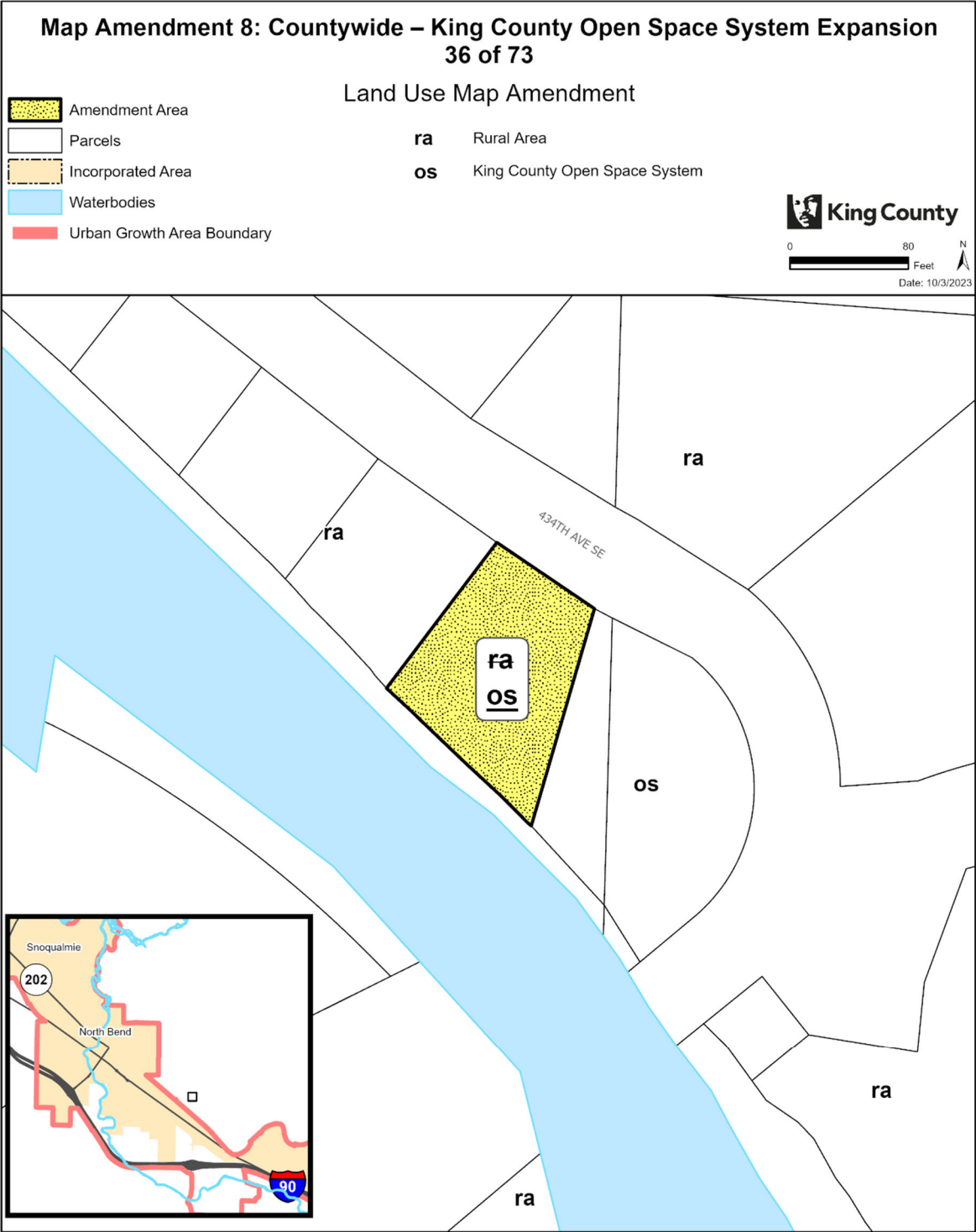


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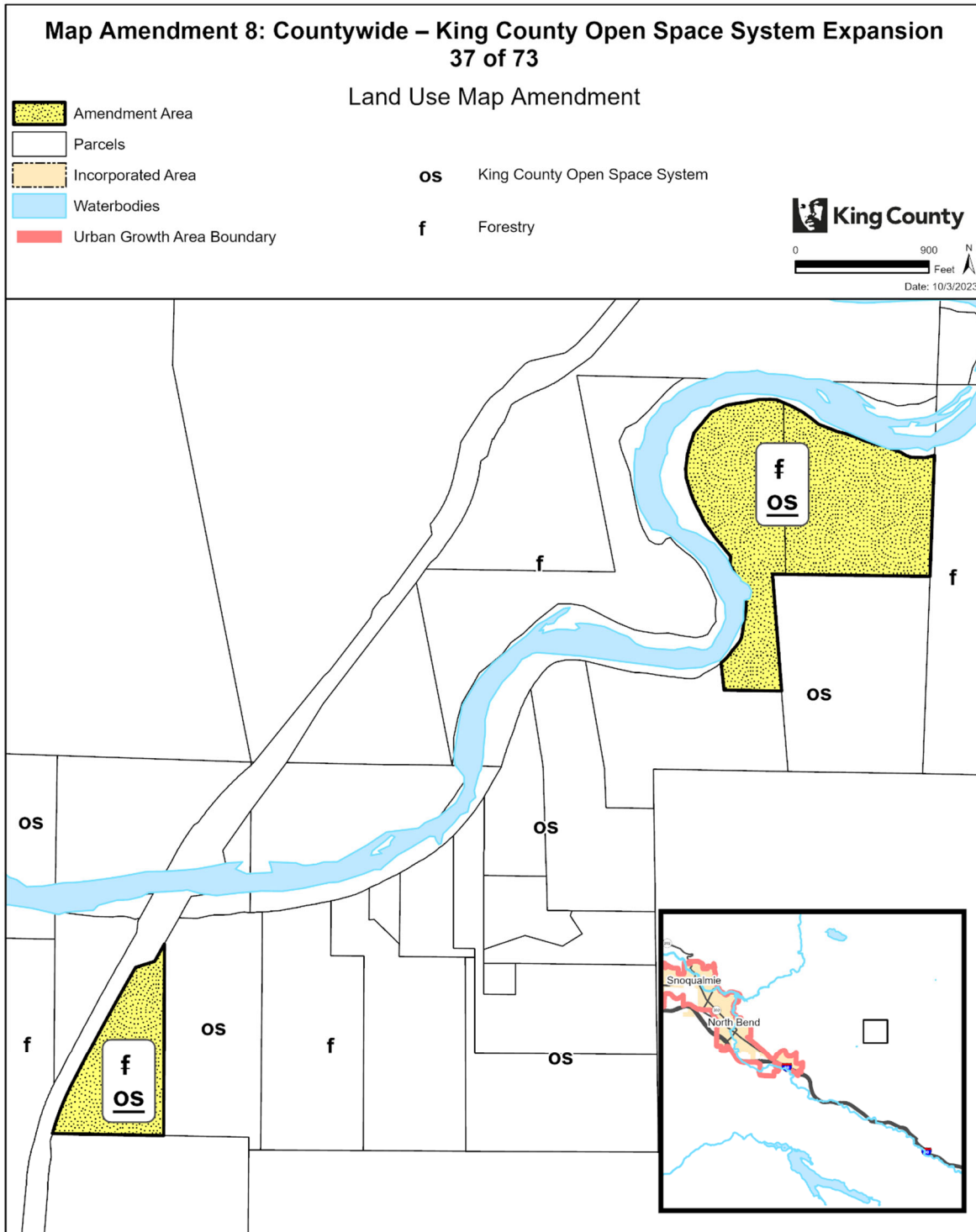
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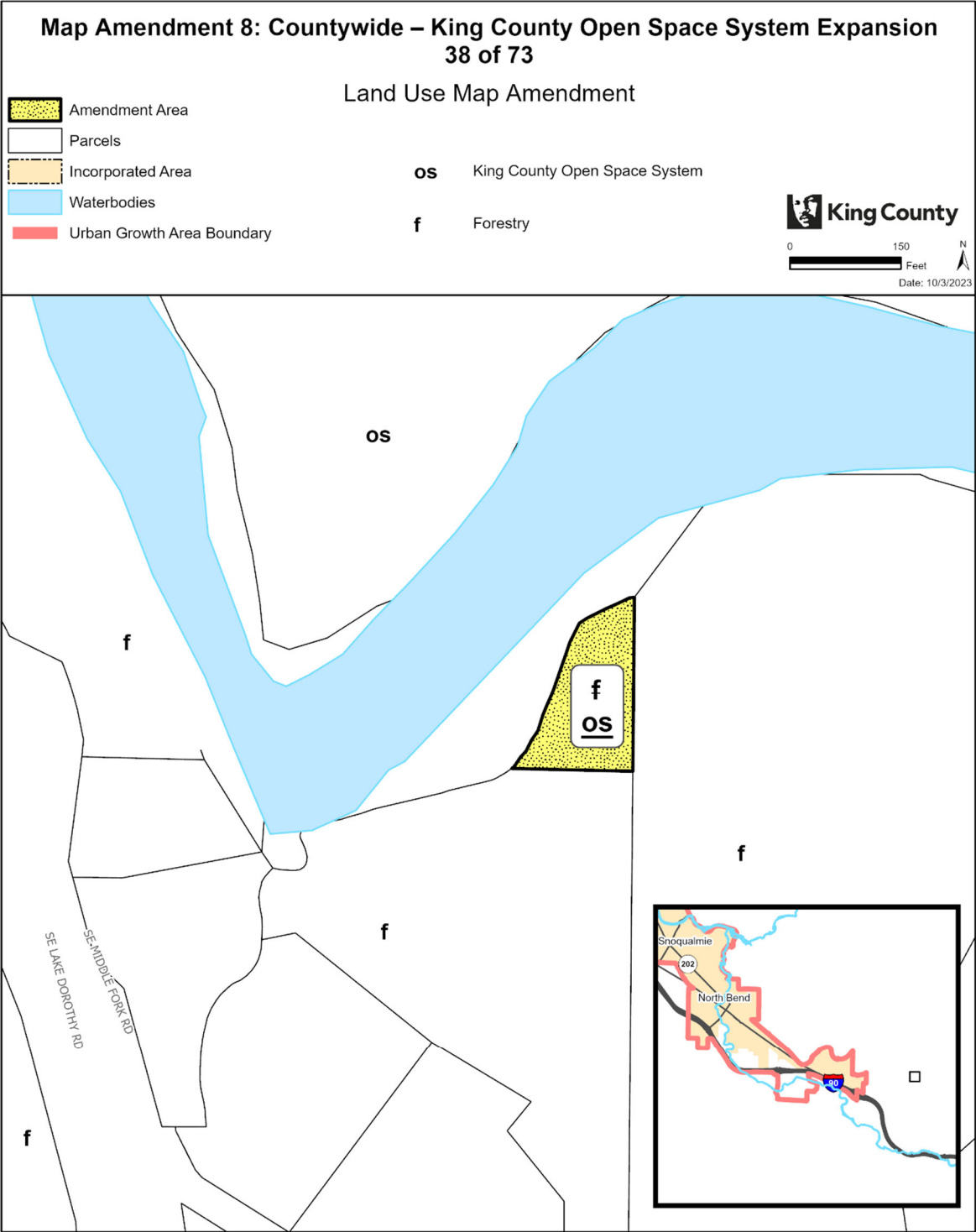
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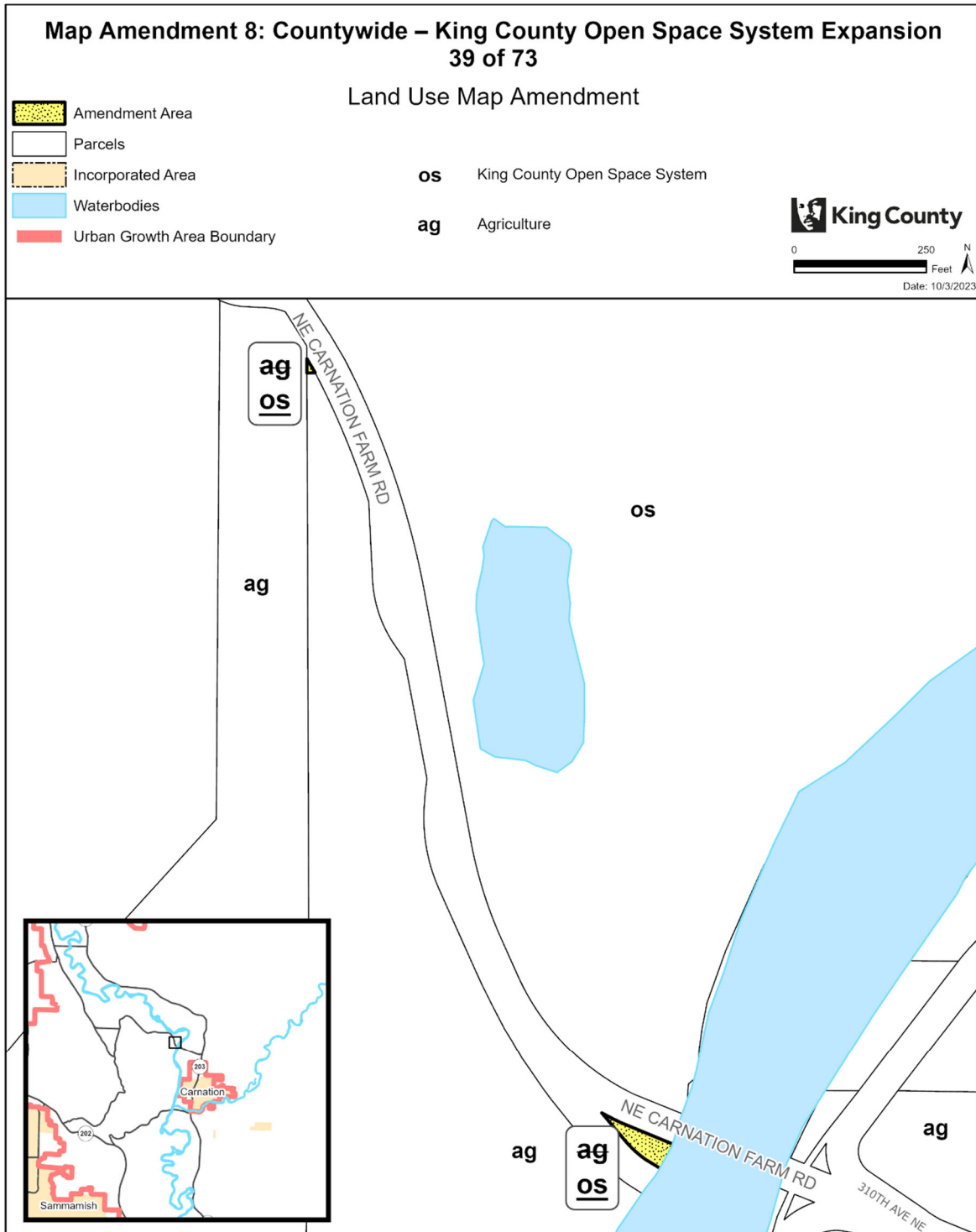
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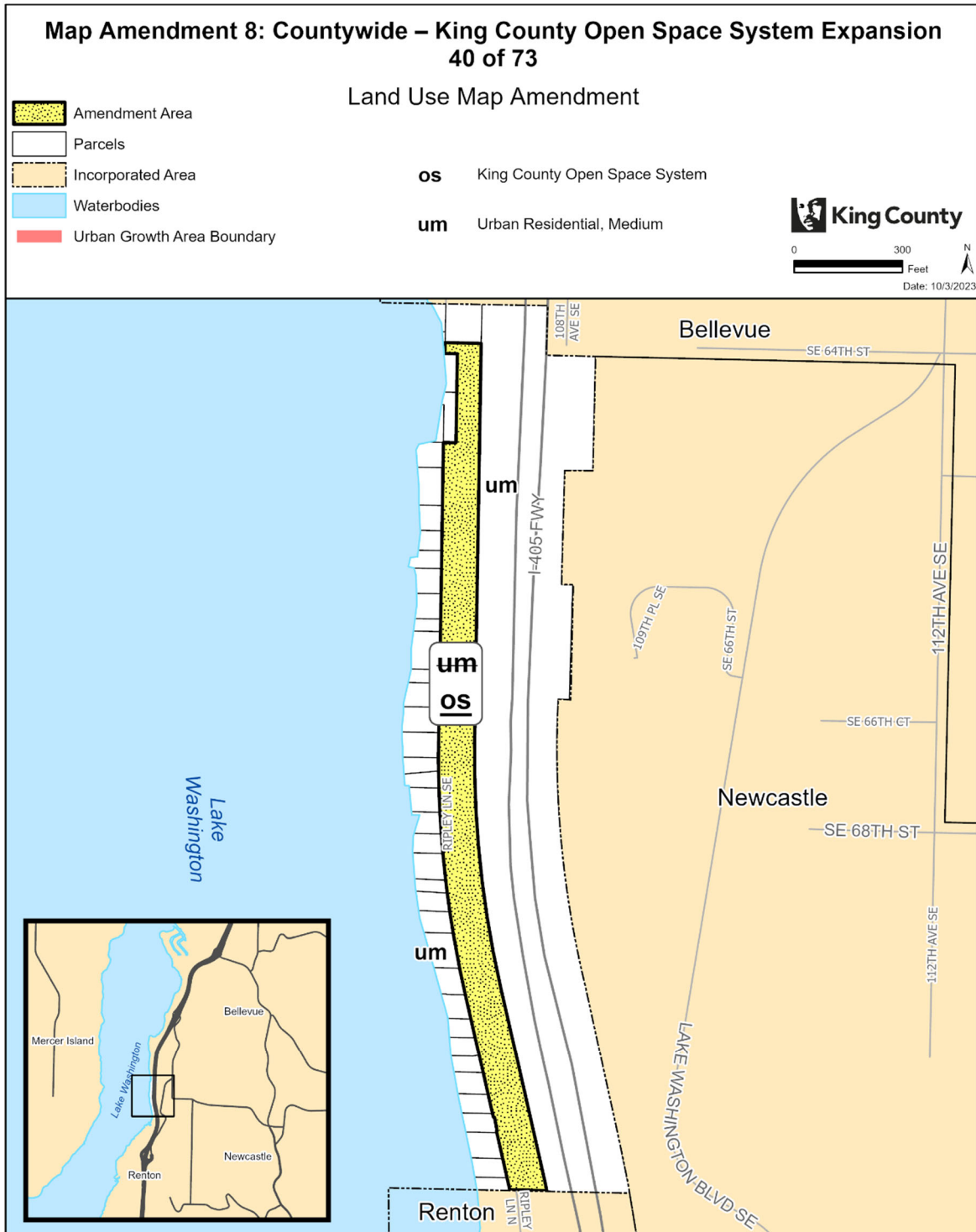
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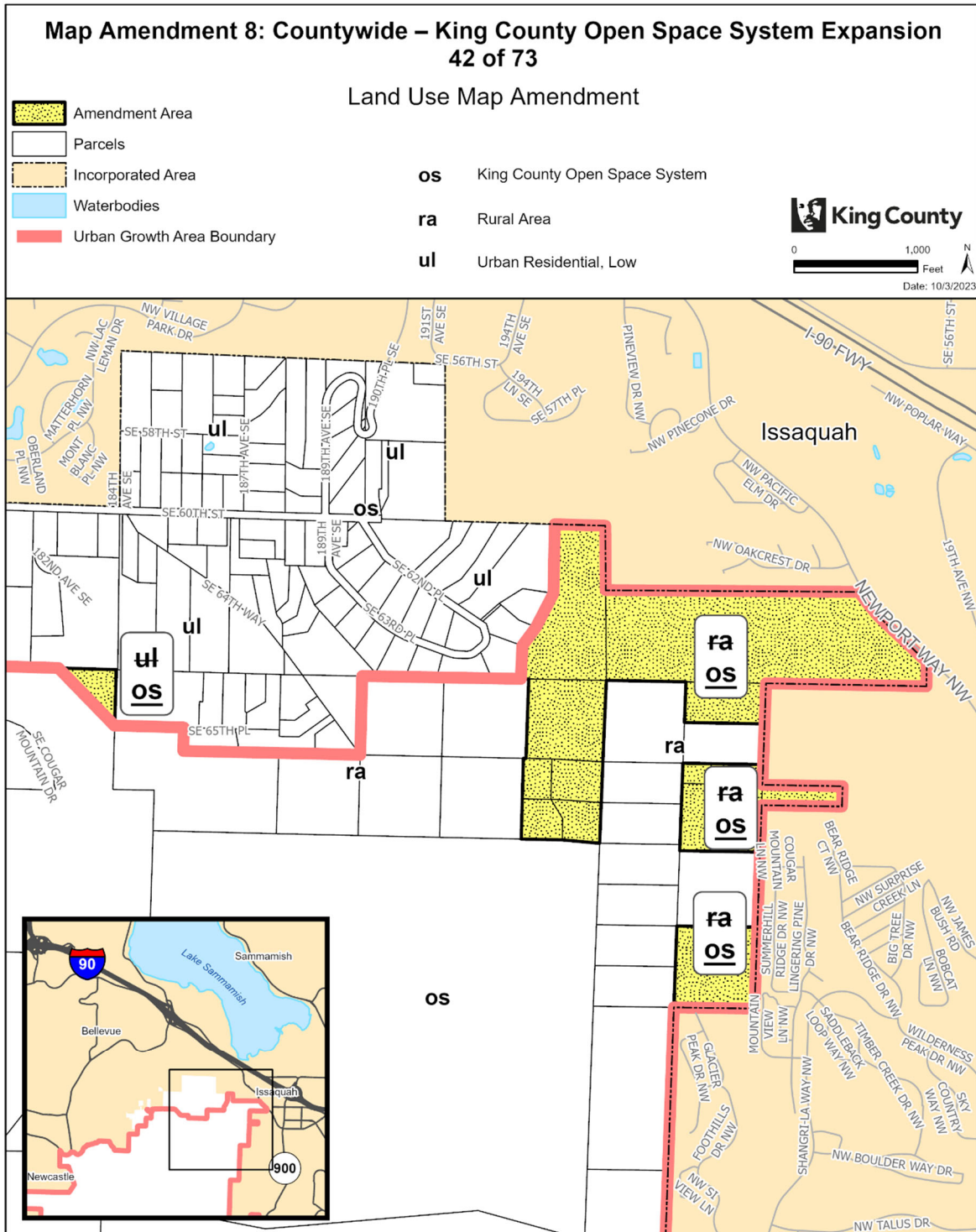
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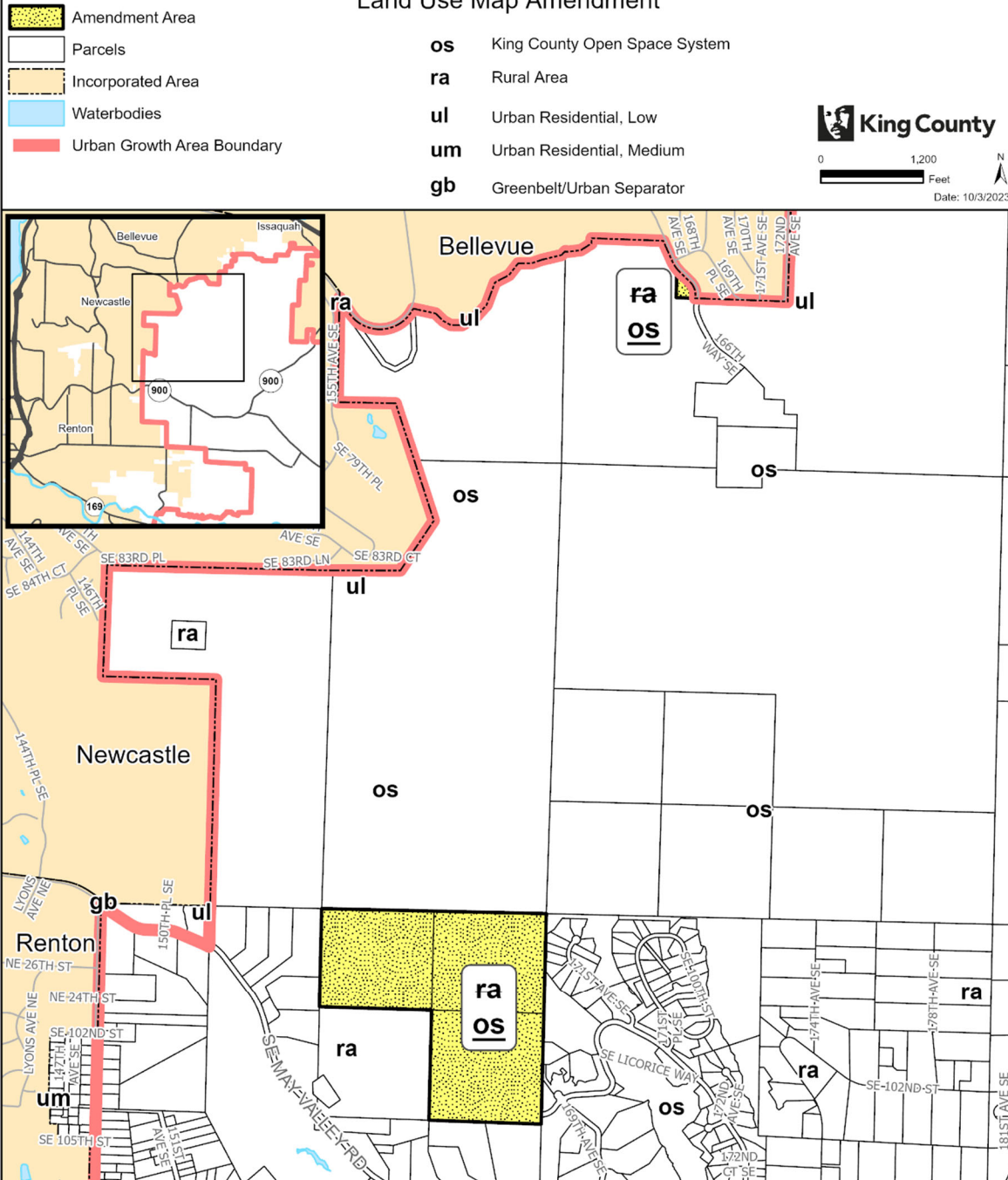


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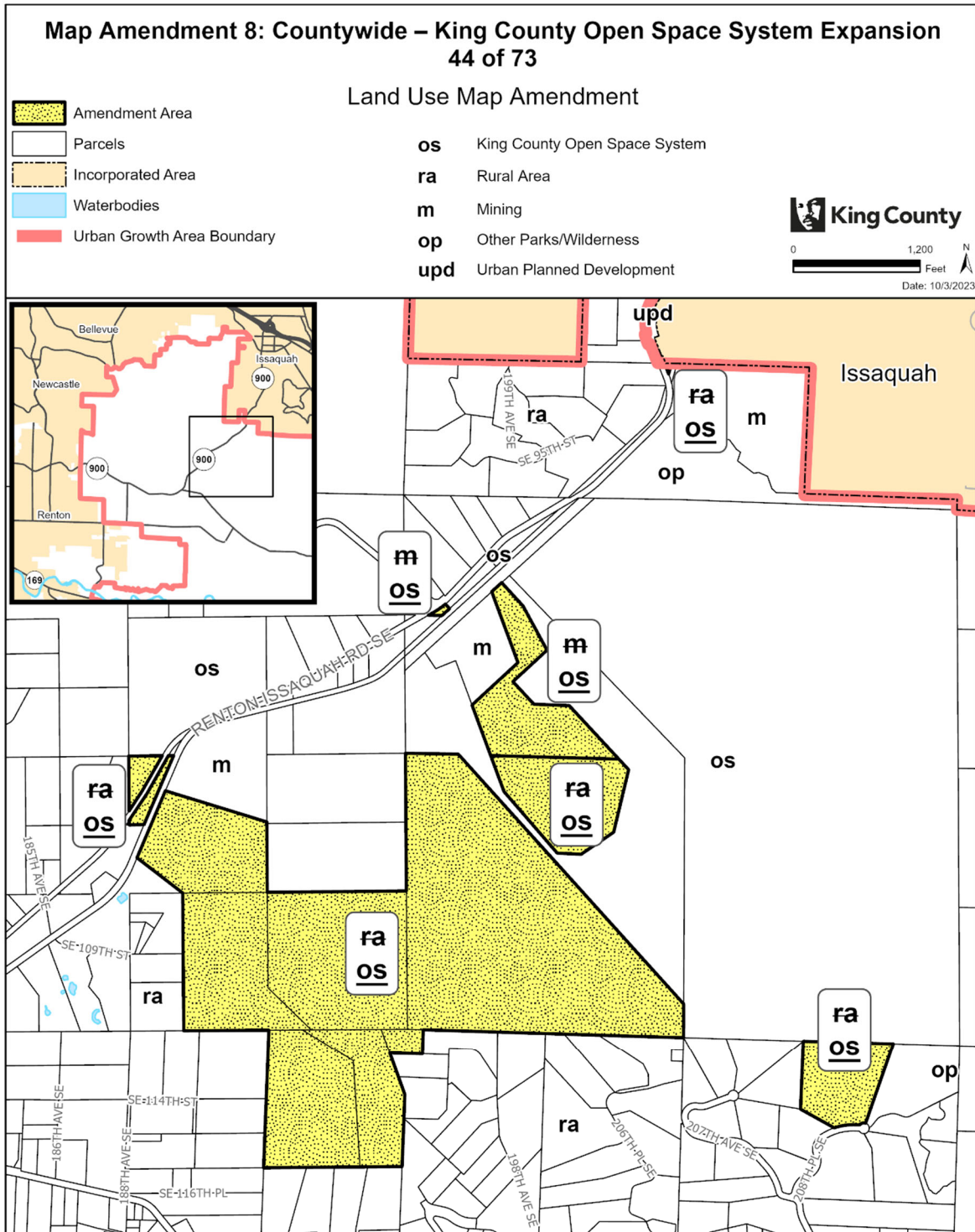
Map Amendment 8: Countywide – King County Open Space System Expansion
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Land Use Map Amendment



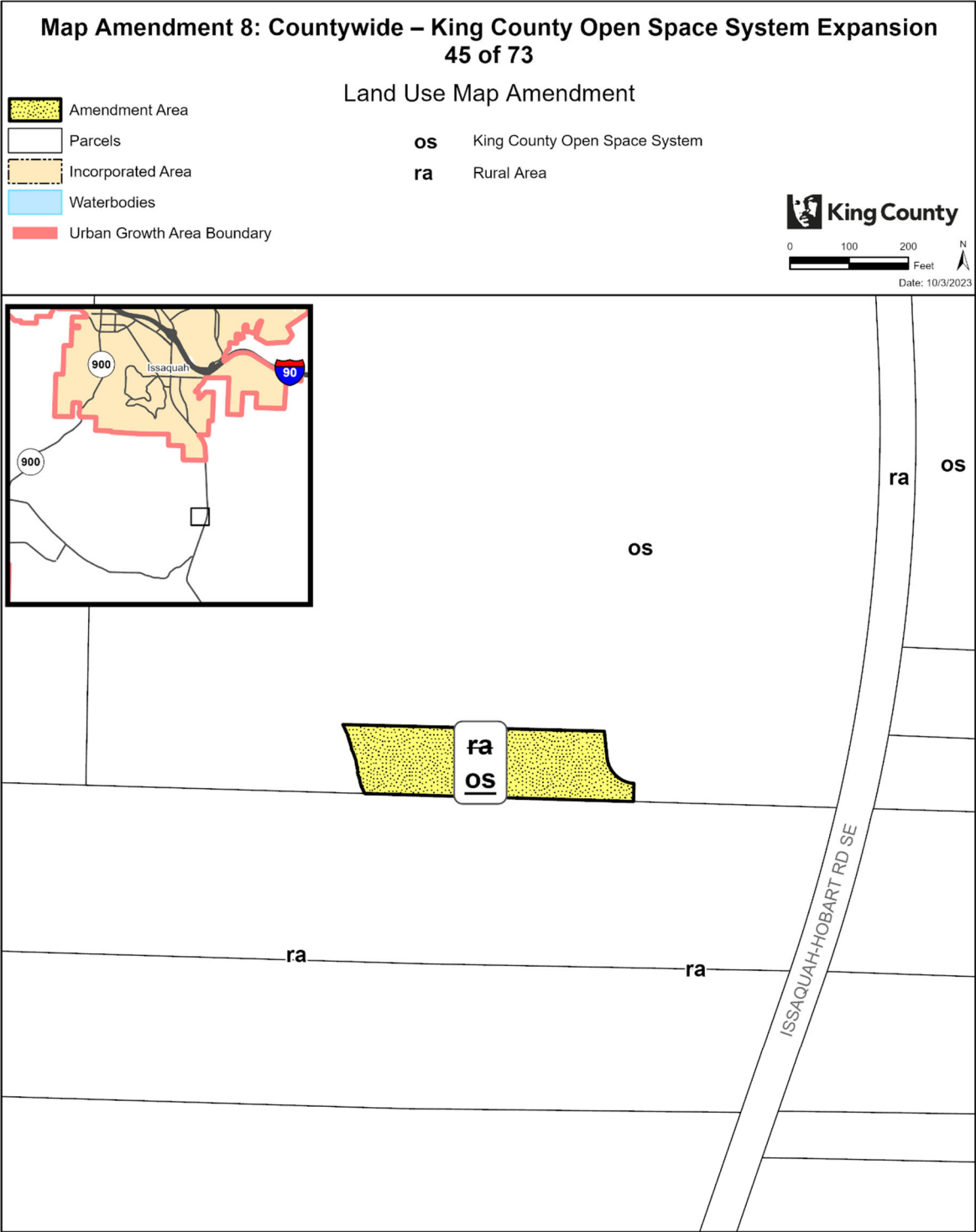
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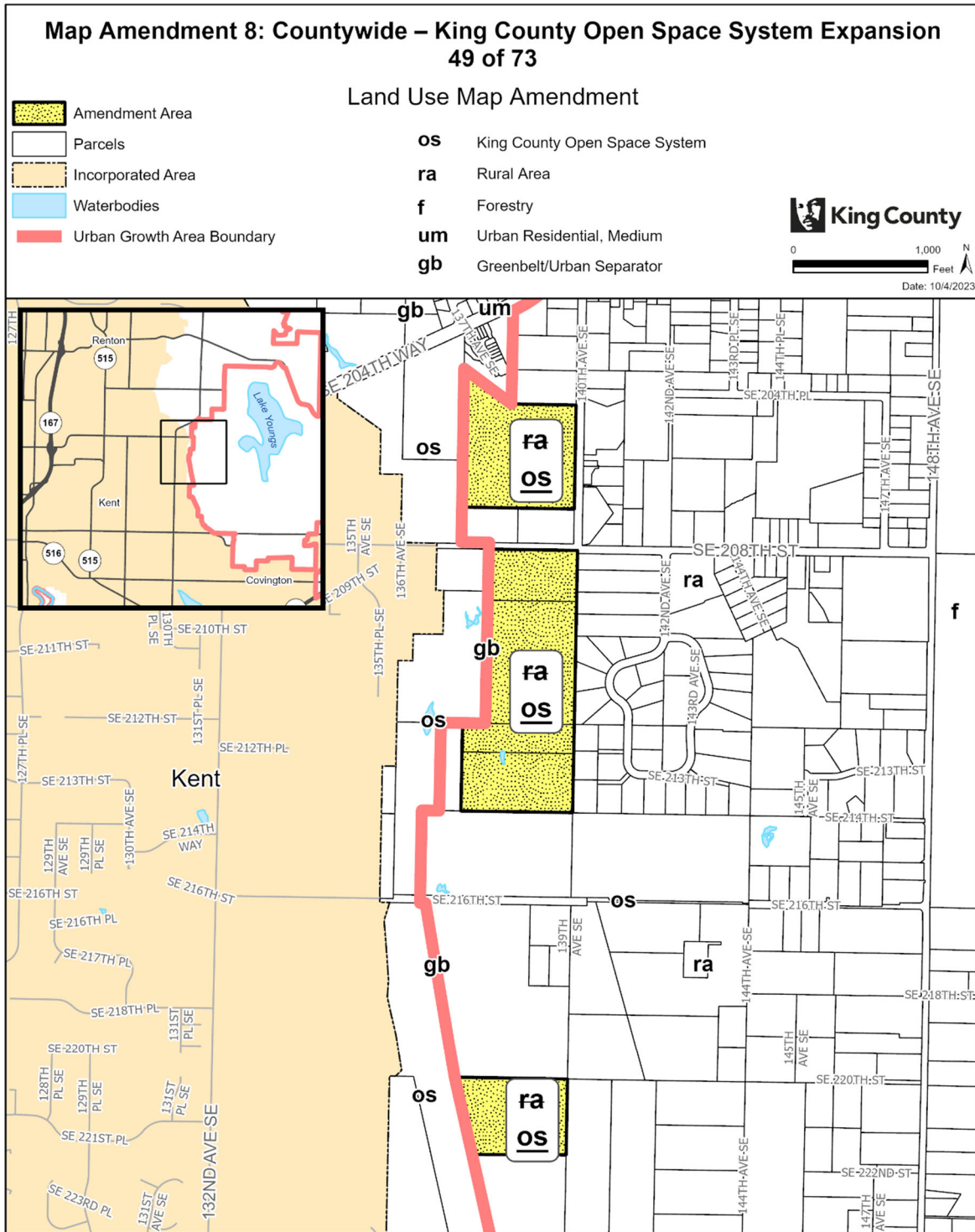
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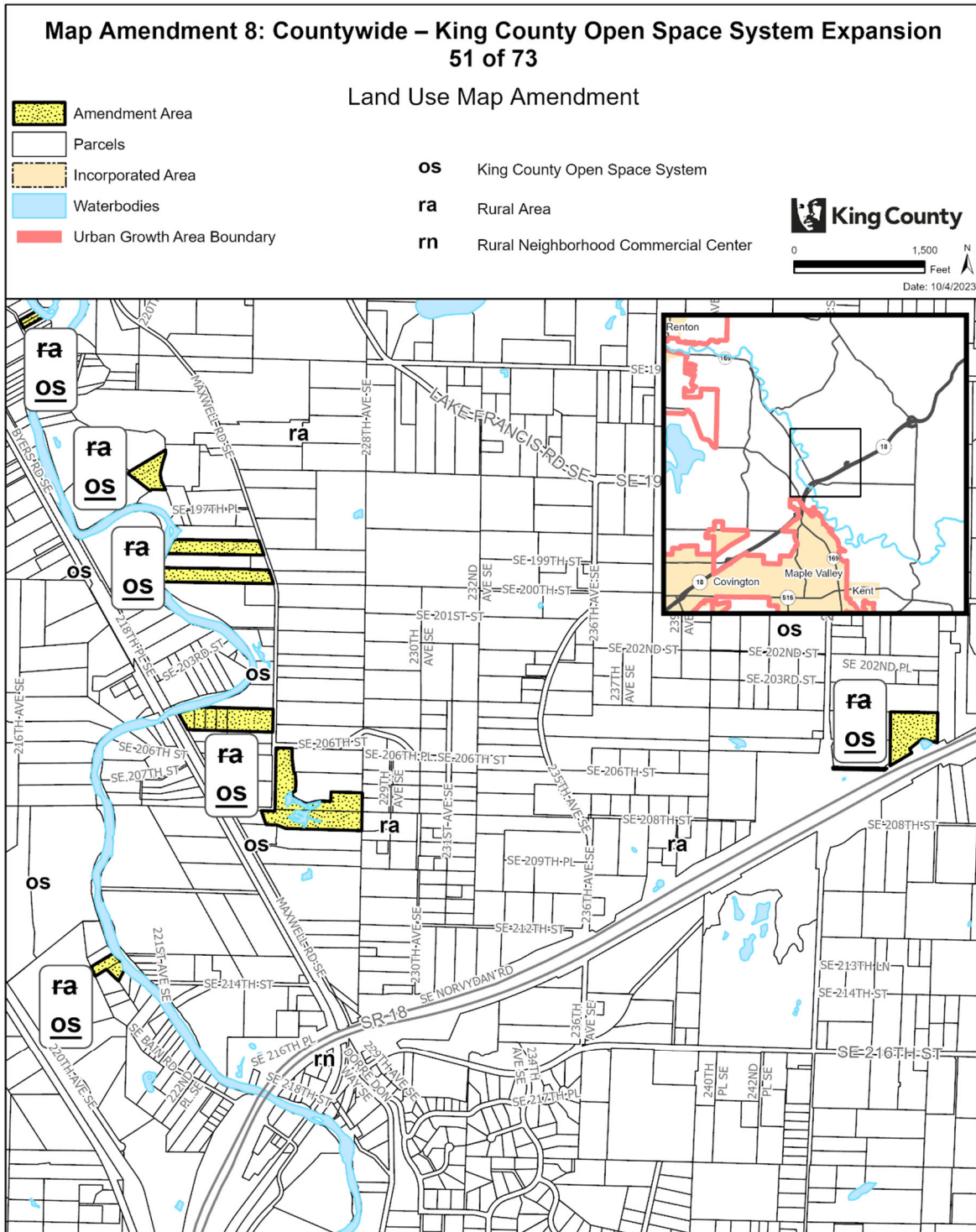
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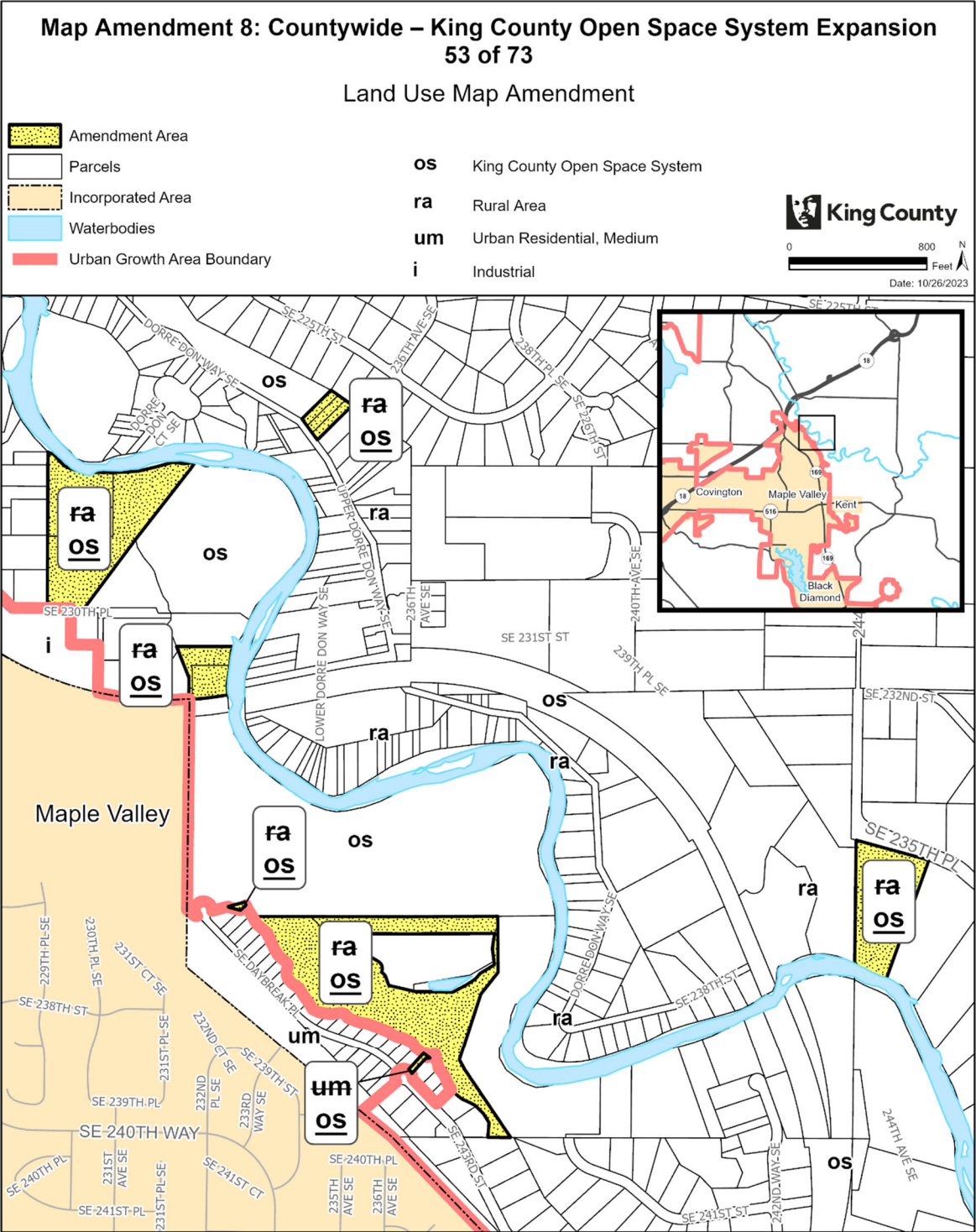


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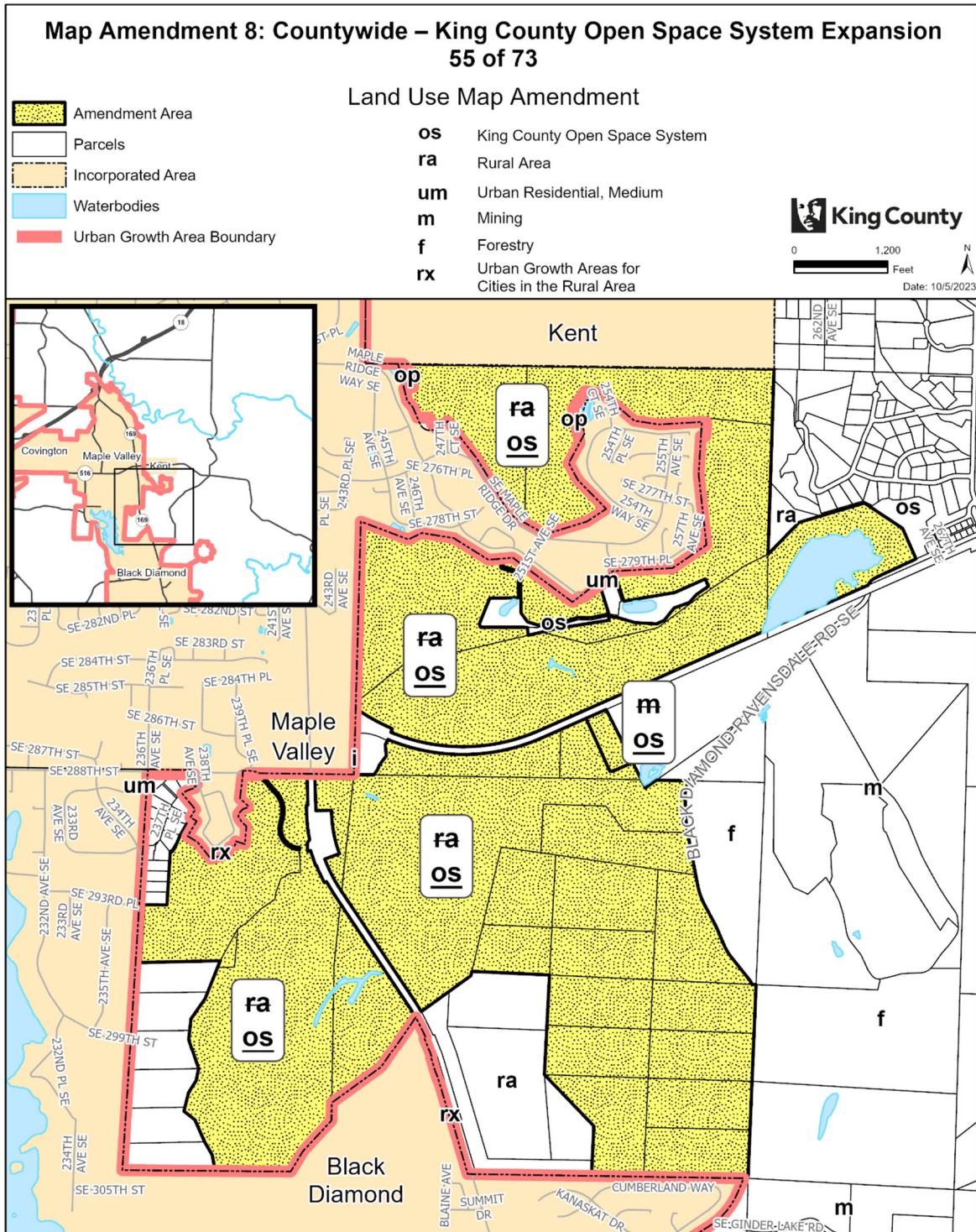
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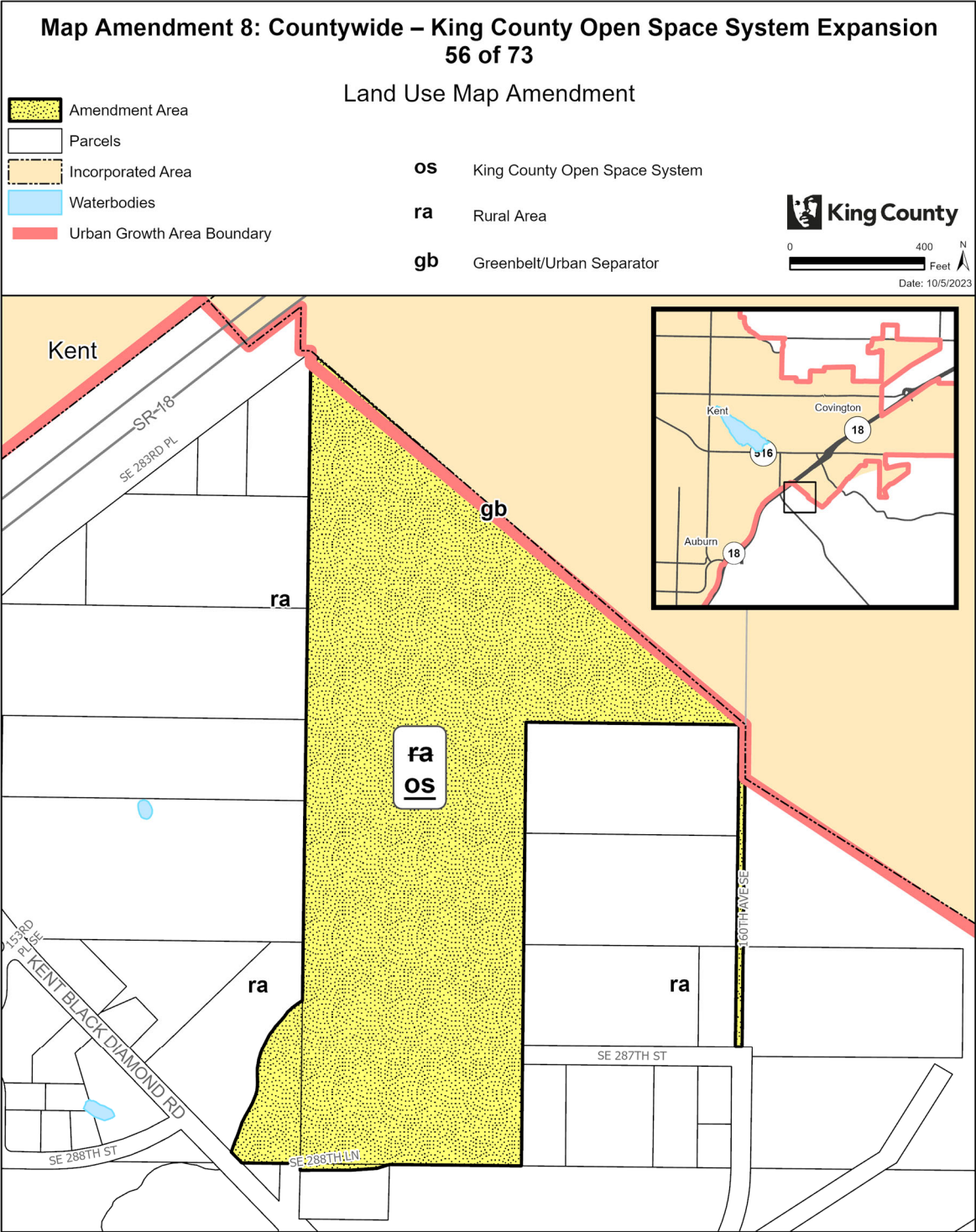
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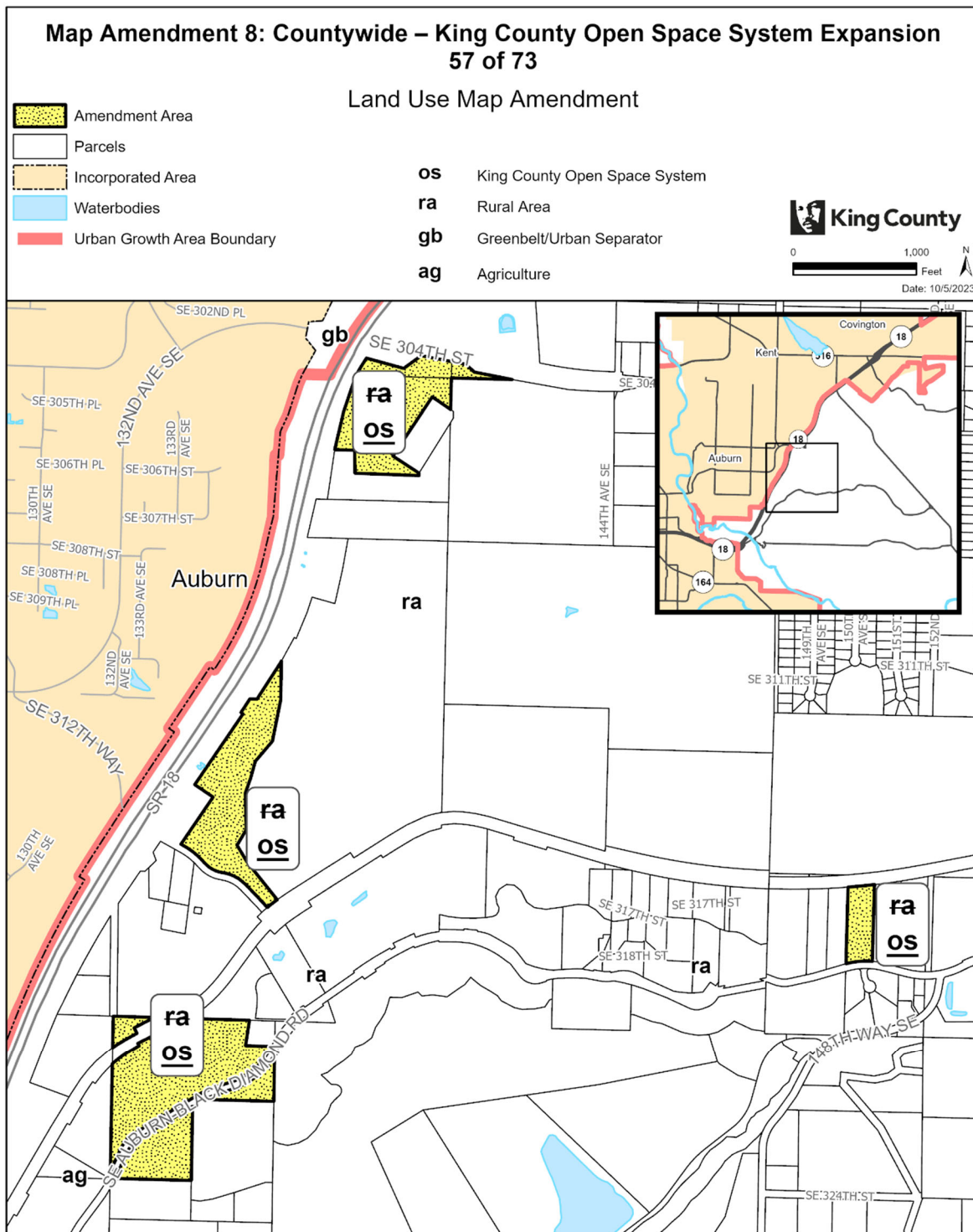
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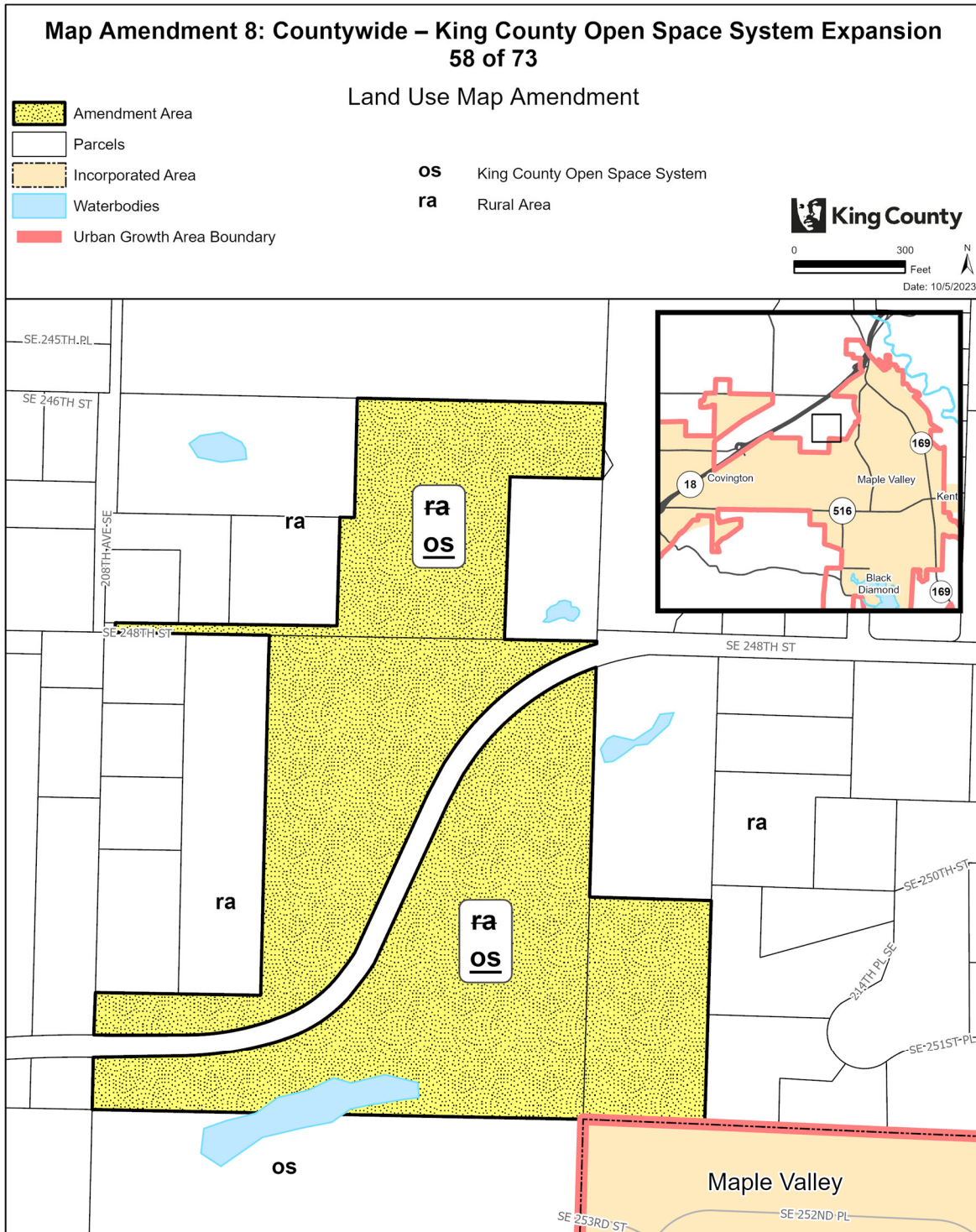
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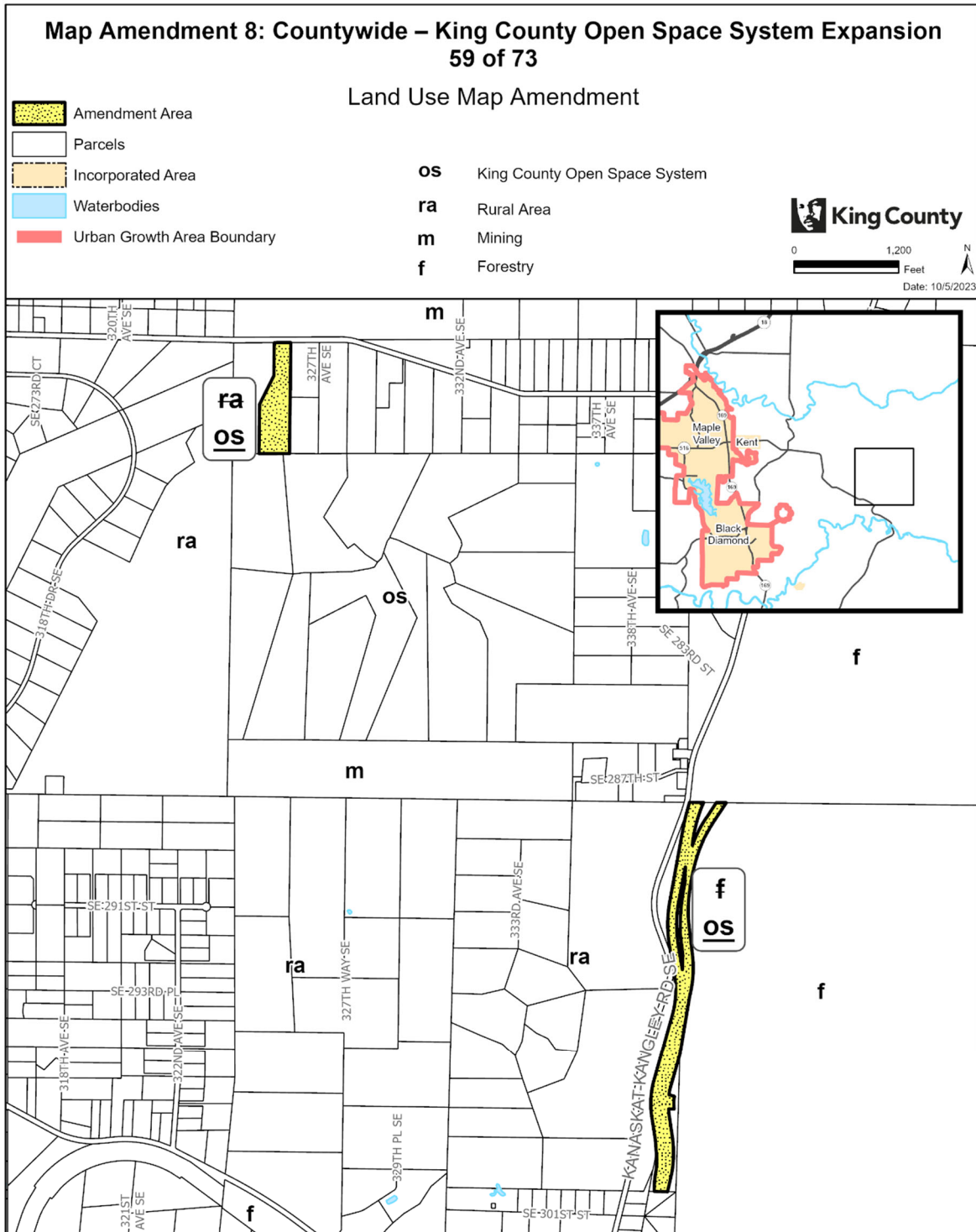
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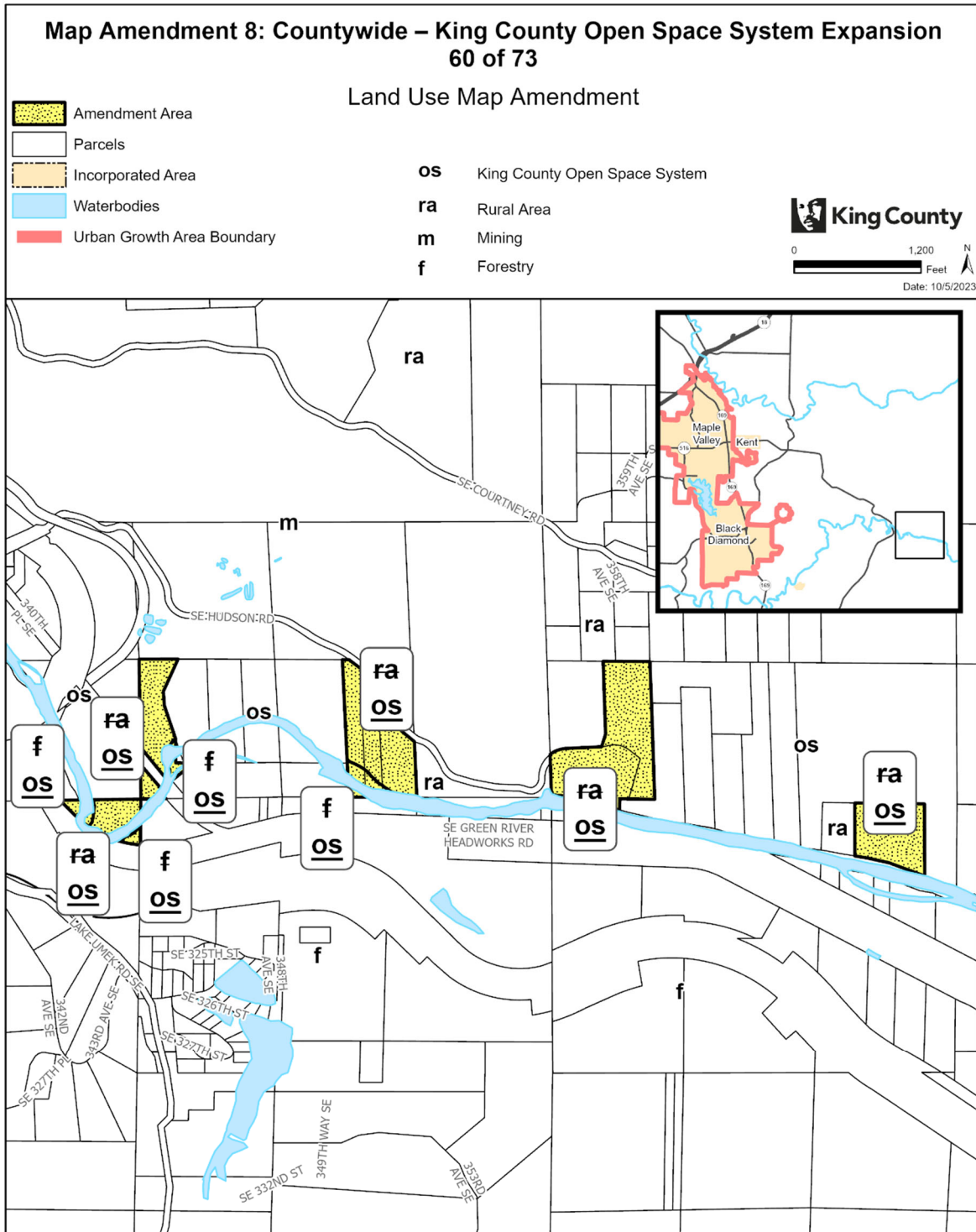
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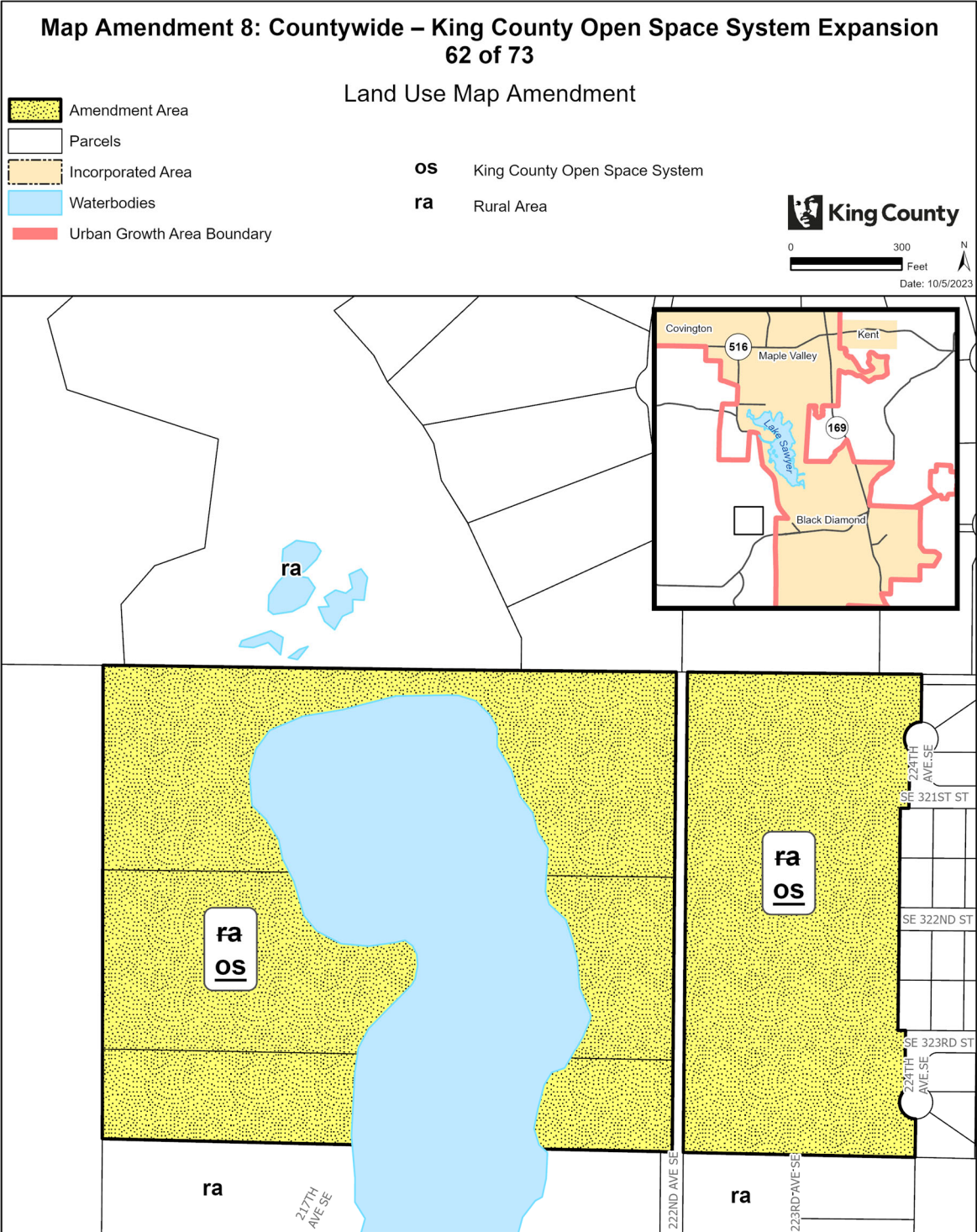
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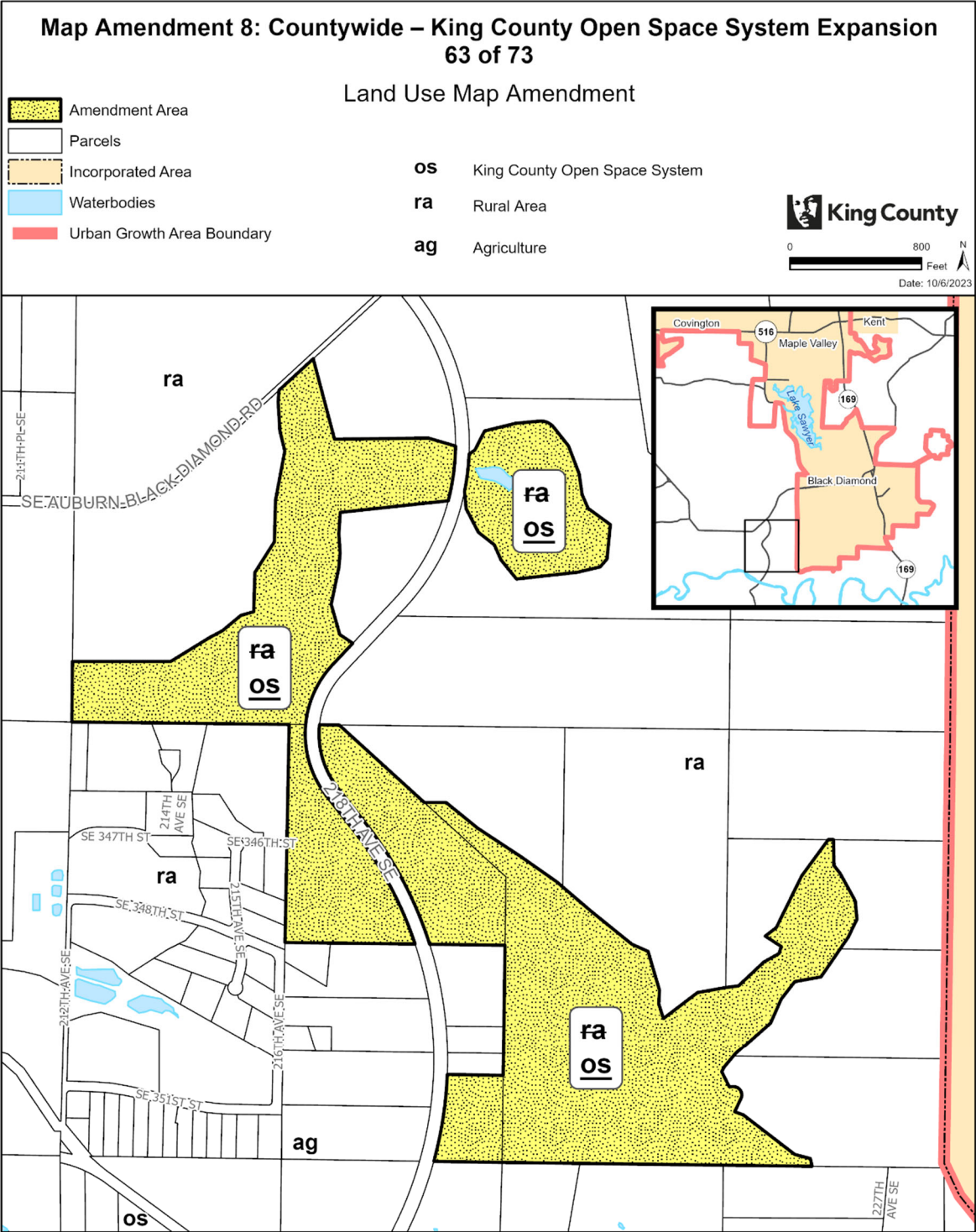
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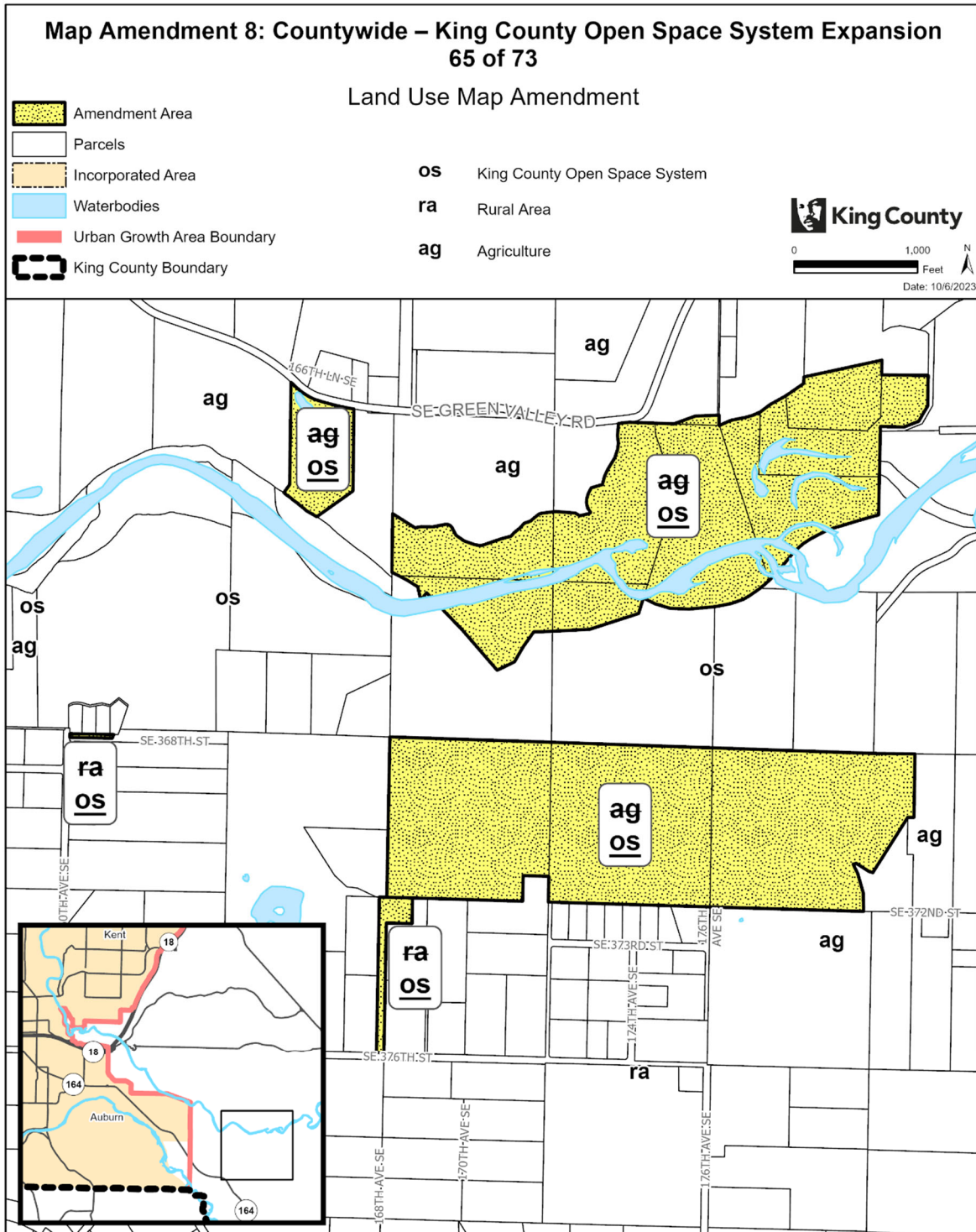


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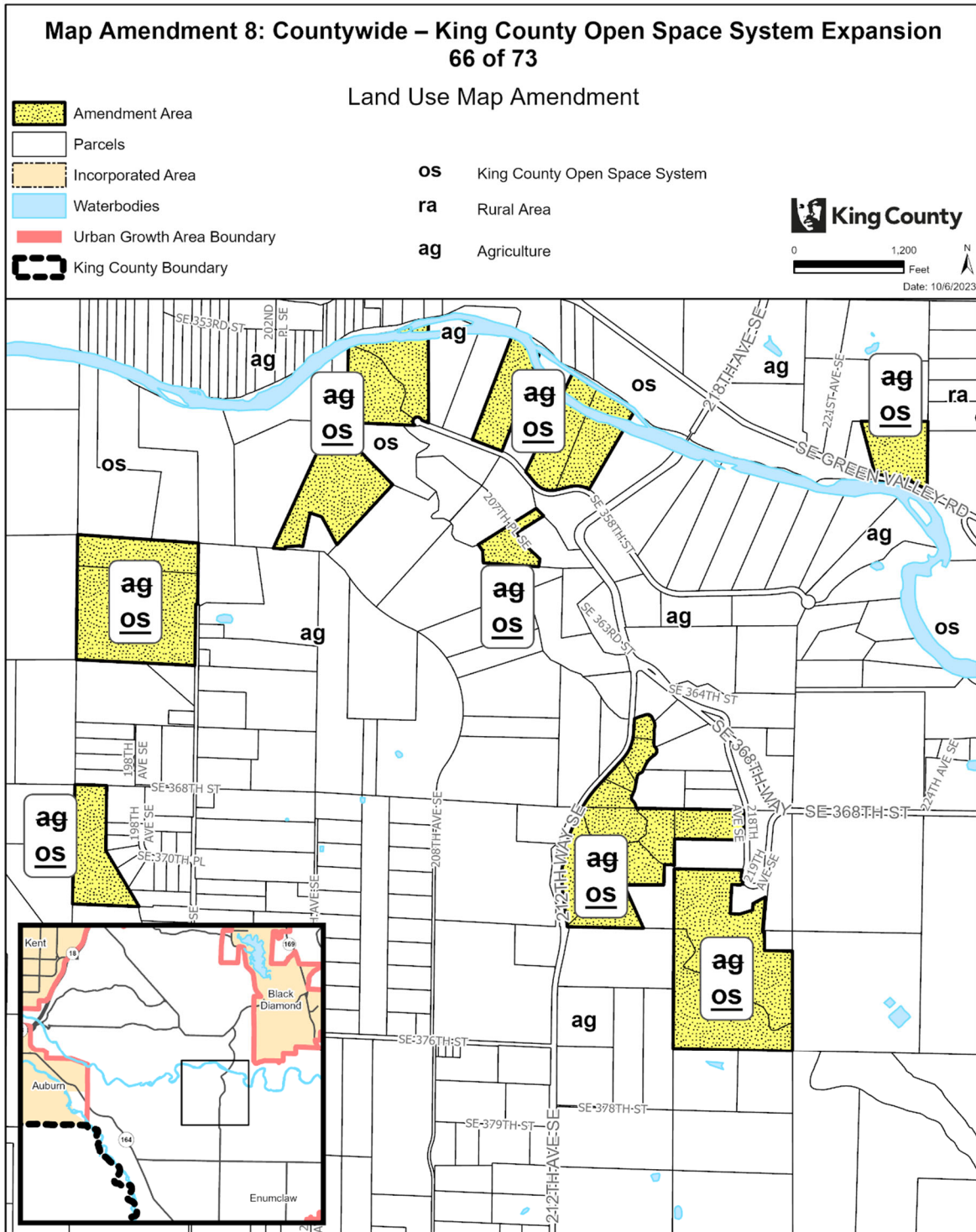
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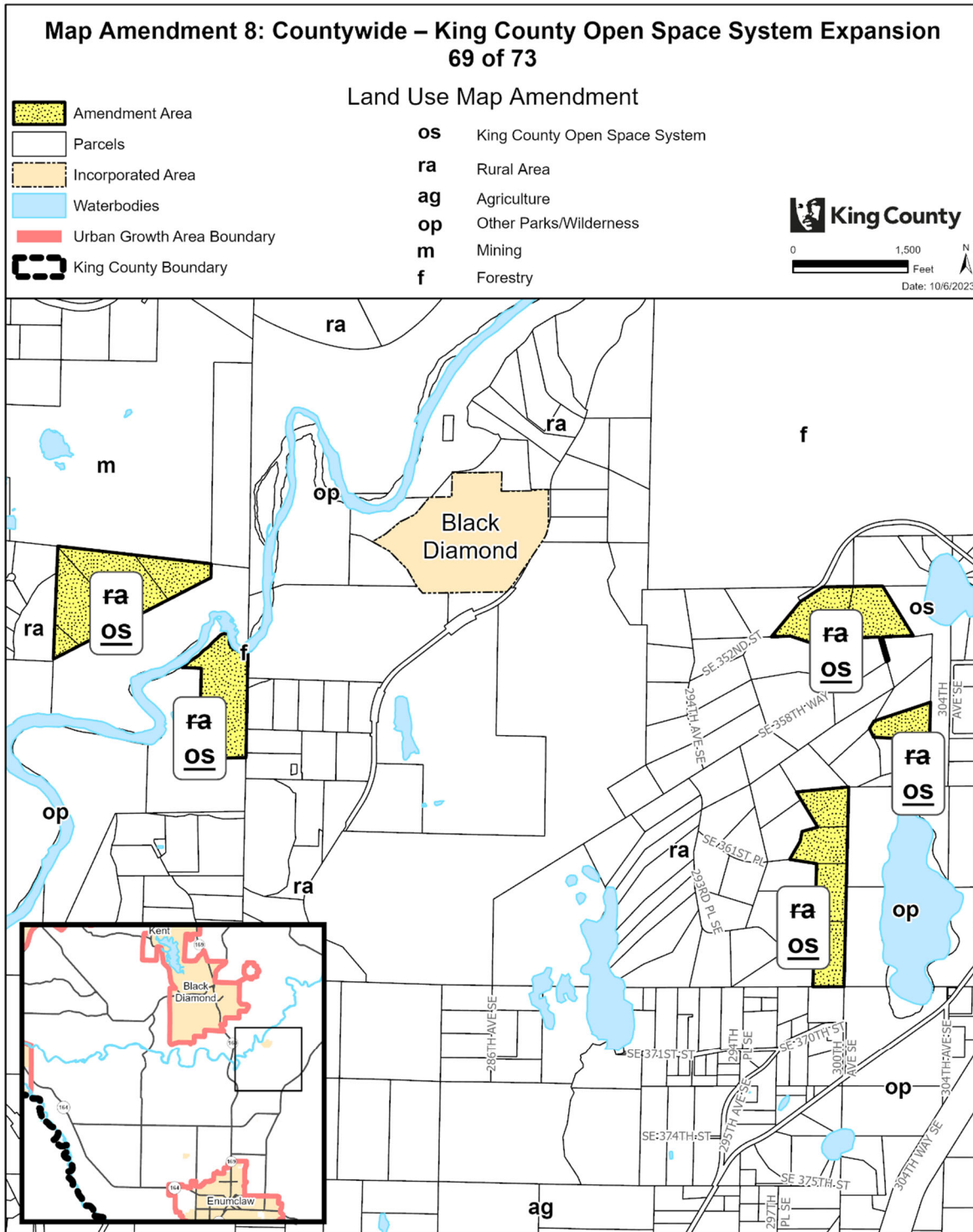
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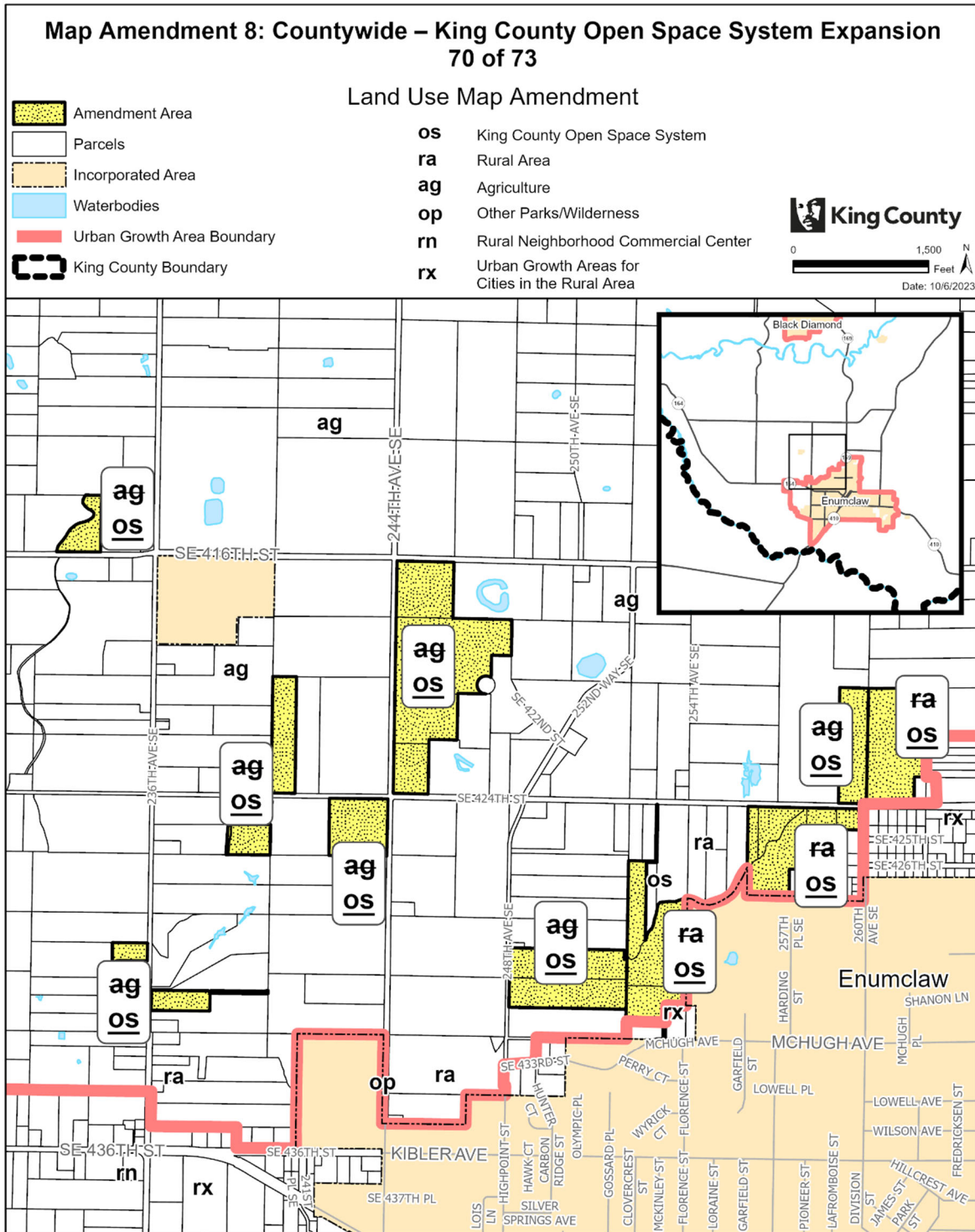
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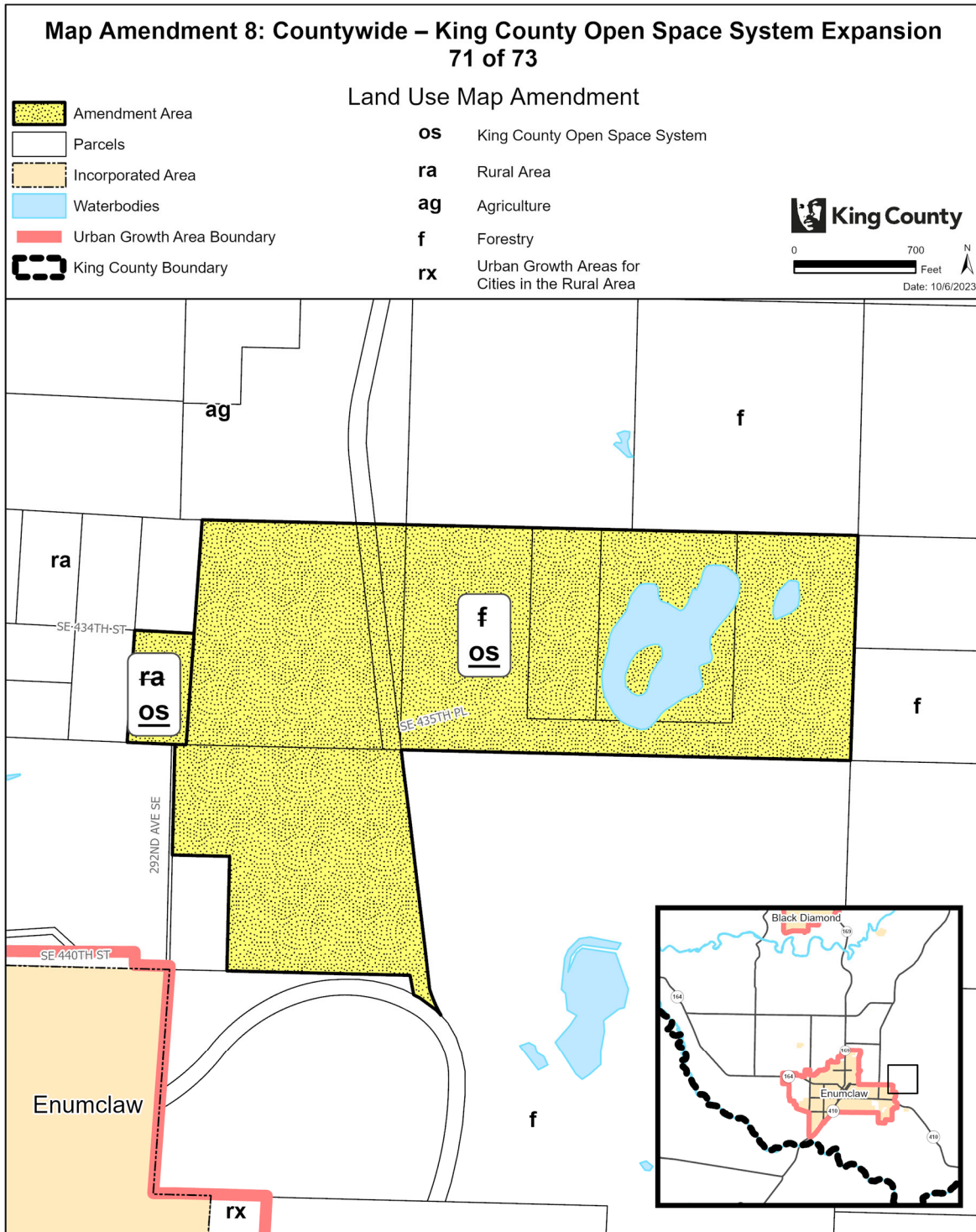
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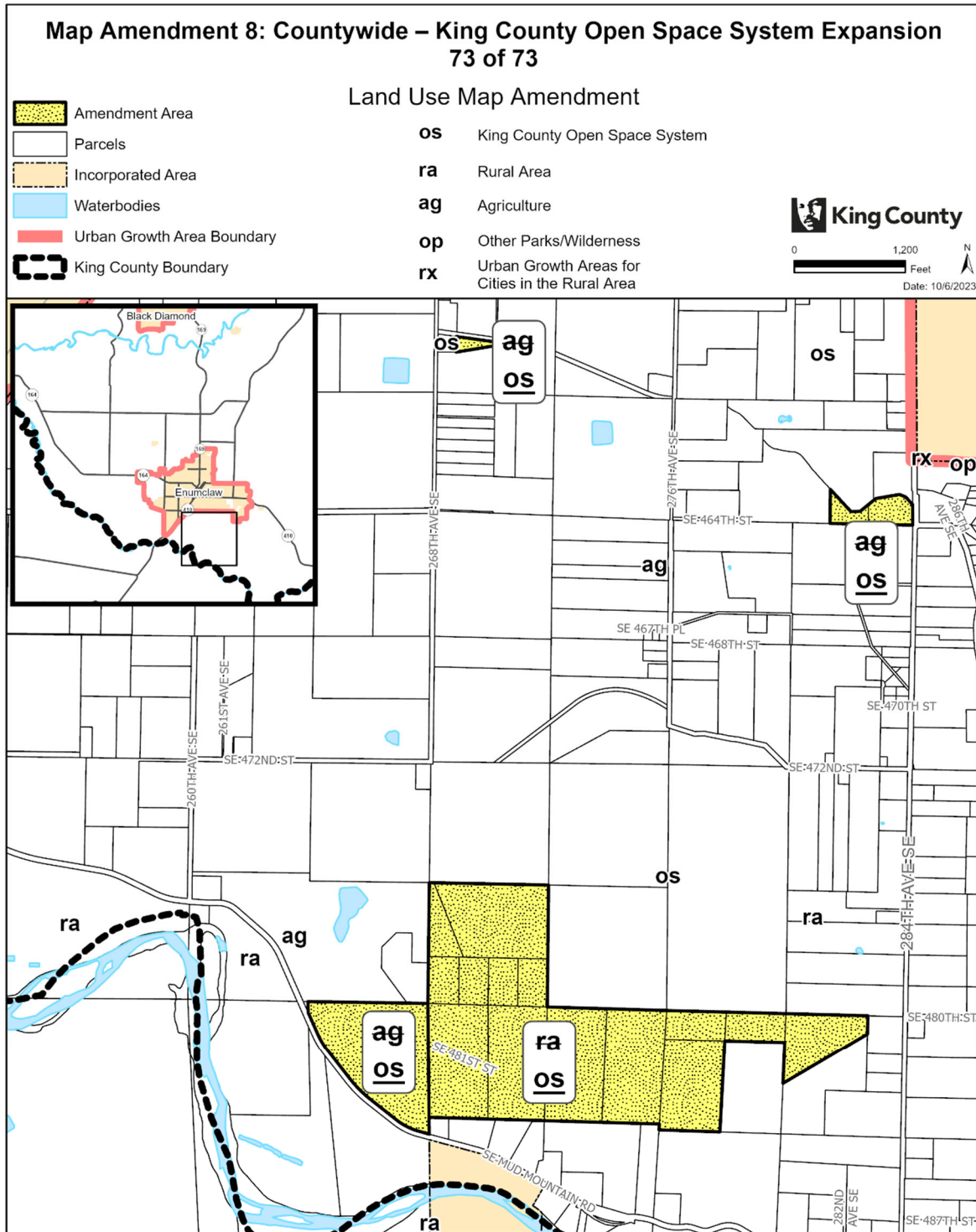


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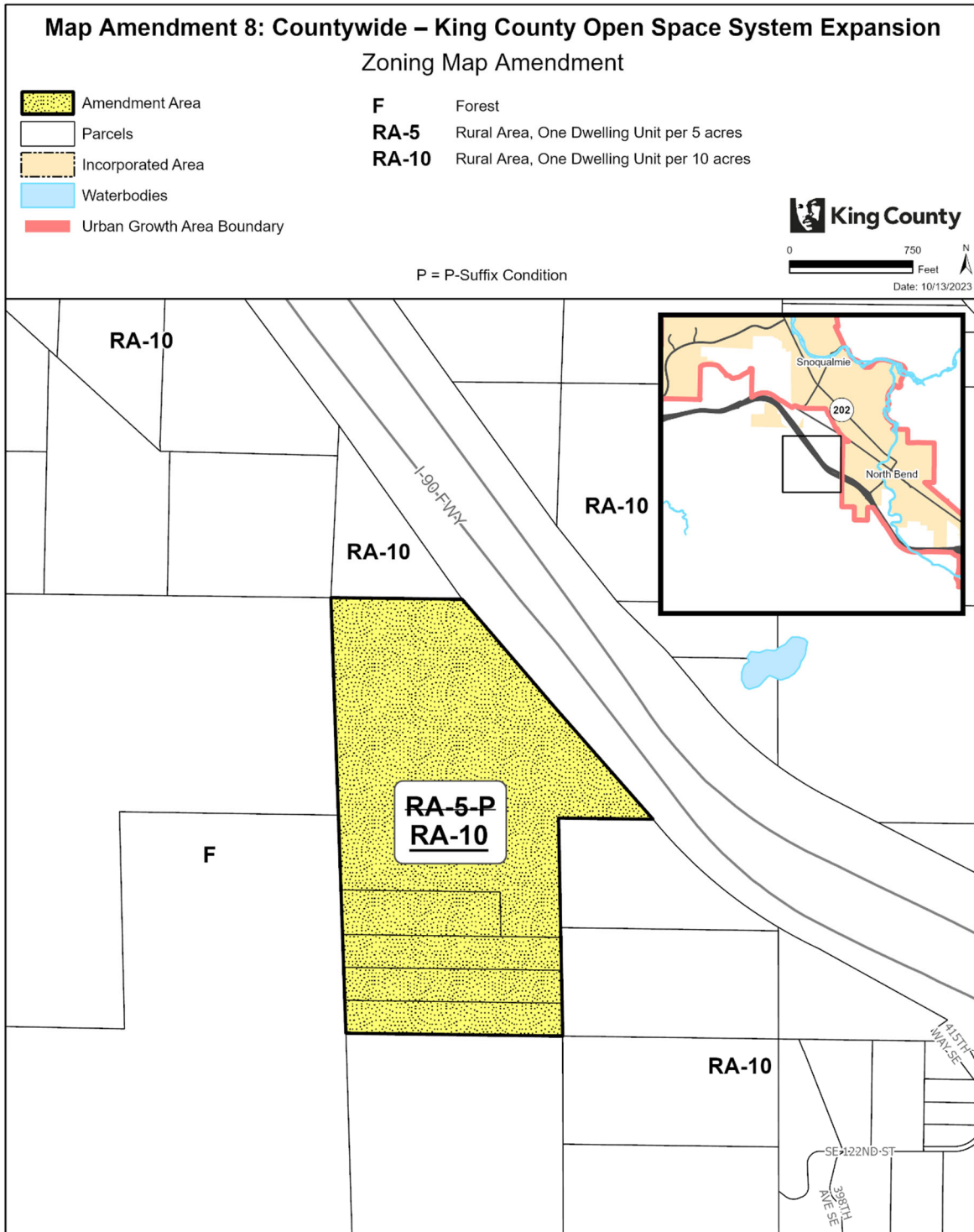
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Project: KC_OpenSpace_Expansion mcombsp

Map Amendment 9: Vashon-Maury Island – Land Use Redesignations, Zoning Reclassification and Development Condition Amendments and Repeals

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

Amend Sections, Townships, and Ranges, as follows:

Section 5	Township 22	Range 3
Section 6	Township 22	Range 3
Section 29	Township 23	Range 3
Section 30	Township 23	Range 3
Section 31	Township 23	Range 3
Section 32	Township 23	Range 3

LAND USE

1. Amend land use designation from "ra" (Rural Area) to "os" (Open Space) on the following parcel:

3123039009
(portion)

2. Amend land use designation from "rt" (Rural Town) to "os" (Open Space) on the following parcels:

3123039009 (portion)	3123039026
-------------------------	------------

ZONING

1. On the following parcel:
 - a. Remove Special District Overlay SO-270
 - b. Remove P-Suffix VS-P19
 - c. Amend P-Suffix VS-P28
 - d. Amend the zoning classification from CB-P-SO (Community Business, with P-Suffix, and Special District Overlay) to R-12-P (Urban Residential, 12 dwelling units per acre, with P-Suffix)

3023039187

2. Amend P-Suffix VS-P28 on the following parcels:

2923039044	2923039195 (portion)	3023039166	8884400030 (portion)
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3. On the following parcels:
- a. Remove P-Suffix VS-P29; b. Add Special District Overlay SO-xxx (adopted in Section 246 of Ordinance XXXXX (Proposed Ordinance 2023-0440)); and
 - c. Amend P-suffix VS-P28

2846200090	2846200092	3123039041
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4. On the following parcels:
- a. Remove P-Suffix VS-P29; and
 - b. Add Special District Overlay SO-xxx (adopted in Section 246 of Ordinance XXXXX (Proposed Ordinance 2023-0440))

0522039015 (portion)	0522039017	0522039018 (portion)	0522039052 (portion)
0522039123	0522039145	0522039166	0622039004 (portion)
0622039016	0622039079	0622039080	0622039082
0622039083	0622039090	0622039094	0622039095
0622039100	0622039110	0622039148 (portion)	3123039028
3123039031 (portion)	3123039074	3223039195	

5. On the following parcels:
- a. Remove P-Suffix VS-P30; and
 - b. Add Special District Overlay SO xxx (adopted in Section 247 of Ordinance XXXXX (Proposed Ordinance 2023-0440))

0622039002	0622039004 (portion)	0622039077	0622039092
0622039134	0622039148 (portion)	3123039009 (portion)	3123039012
3123039026	3123039031 (portion)	3123039046	3123039050 (portion)
3123039052 (portion)	3123039058	3123039060	3123039111
3123039154	3123039157	3123039161	3123039167
3123039190	7732070000		

6. Remove Special District Overlay SO-270 on the following parcels:

0522039016	0522039130	0522039142	0522039143
0522039144	0522039164	0622039017	0855500010

0855500020	0855500030	0855500040	0855500050
0855500060	0855500070	0855500080	0855500090
0855500160	0855500170	0855500180	0855500190
0855500200	0855500210	0855500220	0855500230
0855500240	0855500250	0855500260	2617370010
2617370020	2617370030	2617370040	2617370050
2617370060	2617370070	2617370080	2617370090
2617370100	2617370110	2617370120	2617370130
261737TRCT	2923039117	2923039140	2923039169
2923039170	2923039172	2923039174	2923039206
3023039033	3023039038	3023039045	3023039046
3023039078 (portion)	3023039128	3023039129	3023039134
3023039135	3023039136	3023039154	3023039185
3023039227	3023039241	3023039246	3023039247
3023039248	3123039005	3123039006	3123039034
3123039039	3123039068	3123039096	3123039127
3123039132 (portion)	3123039140	3123039147	3123039142
3123039149	3123039150	3123039187	3123039188 (portion)
3223039025 (portion)	3223039026	3223039099	3223039106
3223039107	3223039119	3223039126	3223039129
3223039141 (portion)	3223039170	3223039183 (portion)	3223039196
3223039199	3223039208	3223039214	

7. On the following parcels:
- a. Amend the zoning from R-8, Potential R-12 (Urban Residential, 8 dwelling units per acre, potential Urban Residential, 12 dwelling units per acre) to R-8 (Urban Residential, 8 dwelling units per acre; and
 - b. Remove Special District Overlay SO-270.

3123039042	3123039073	3123039079	3123039083
3123039090	3123039093	3123039113	3123039118
3123039128 (portion)	3123039129	3123039144	

8. On the following parcels:
- a. Remove Special District Overlay SO-270;
 - b. Add Special District Overlay SO-xxx (adopted in Section 246 of Ordinance XXXXX (Proposed Ordinance 2023-0440));
 - c. Amend P-Suffix VS-P26; and
 - d. Amend P-Suffix VS-P28

3023039036	3023039096 (portion)
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9. On the following parcels:
- a. Remove Special District Overlay SO-270;
 - b. Amend P-Suffix VS-P26; and
 - c. Amend P-Suffix VS-P28

3023039034 (portion)	3023039176	3023039233 (portion)
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10. On the following parcel:

- a. Remove Special District Overlay SO-270;
- b. Remove P-suffix VS-P29;
- c. Add Special District Overlay SO-xxx (adopted in Section 246 of Ordinance XXXXX (Proposed Ordinance 2023-0440));
- d. Amend P-Suffix VS-P26; and
- e. Amend P-Suffix VS-P28

3023039108

11. On the following parcels:

- a. Remove Special District Overlay SO-270; and
- b. Amend P-Suffix VS-P28

2923039045	2923039133	2923039159	2923039167
2923039171	2923039176	2923039199	2923039277
2923039279	3023039034 (portion)	3023039052	3023039059
3023039060	3023039066	3023039067	3023039103
3023039124	3023039132	3023039137	3023039138
3023039141	3023039163	3023039169	3023039194
3023039201	3023039206	3023039233 (portion)	3123039104
8884400040			

12. On the following parcels:

- a. Remove Special District Overlay SO-270;
- b. Remove P-Suffix VS-P29;
- c. Add Special District Overlay SO-xxx (adopted in Section 246 of Ordinance XXXXX (Proposed Ordinance 2023-0440)); and
- d. Amend P-Suffix VS-P28

2846200005	2846200010	2846200025	2846200030
2846200040	2846200050	2846200065	2846200070
2846200075	2846200080	2846200085	2846200086
2846200100	2846200105	2846200110	2846200115
2923039068	2923039094	2923039106	2923039113
2923039114	2923039121	2923039135	2923039136
2923039147	2923039158	2923039160	2923039161
2923039183	2923039198	2923039291	2923039295
3023039039	3023039041	3023039050	3023039051
3023039054	3023039056	3023039061	3023039062
3023039073	3023039090	3023039096 (portion)	3023039097
3023039111	3023039122	3023039125	3023039160
3023039161	3023039204	3123039004	3123039010

3123039030	3123039033	3123039035	3123039053
3123039059	3123039061	3123039067	3123039071
3123039072	3123039075	3123039086	3123039087
3123039088	3123039107	3123039126	3123039128 (portion)
3123039130	3123039131	3123039132 (portion)	3123039134
3123039135	3123039166	3223039016	3223039017
3223039018	3223039019	3223039020	3223039021
3223039022	3223039023	3223039024	3223039076
3223039083	3223039091	3223039092	3223039103
3223039112	3223039113	3223039133	8883500000
8884400010	8884400020		

13. On the following parcel:
- a. Remove Special District Overlay SO-270;
 - b. Remove P-Suffix VS-P01; and
 - c. Remove P-Suffix VS-P31

2923039148

14. On the following parcels:
- a. Remove Special District Overlay SO-270; and
 - b. Remove P-Suffix VS-P01

2923039142 2923039190

15. On the following parcel:
- a. Remove Special District Overlay SO-270; and
 - b. Remove P-Suffix VS-P08

2923039040

16. On the following parcel:
- a. Remove Special District Overlay SO-270; and
 - b. Remove P-Suffix VS-P10

3123039169

17. On the following parcels:
- a. Remove P-Suffix VS-P11; and
 - b. Add Special District Overlay SO-xxx (adopted in Section 247 of Ordinance XXXXX (Proposed Ordinance 2023-0440))

0622039054 0622039165

18. On the following parcel:

- a. Remove Special District Overlay SO-270;
- b. Remove P-Suffix VS-P13;
- c. Remove P-suffix VS-P29;
- d. Add Special District Overlay SO-xxx (adopted in Section 246 of Ordinance XXXXX (Proposed Ordinance 2023-0440)); and
- e. Amend P-Suffix VS-P28

3123039011

19. On the following parcel:

- a. Amend the zoning from R-8, Potential R-12 (Urban Residential, 8 dwelling units per acre, potential Urban Residential, 12 dwelling units per acre) to R-8 (Urban Residential, 8 dwelling units per acre).
- b. Remove P-Suffix VS-P14; and
- c. Amend P-Suffix VS-P28

1471640000

20. On the following parcel:

- a. Remove Special District Overlay SO-270;
- b. Remove P-Suffix VS-P15;
- c. Remove P-Suffix VS-P29;
- d. Add Special District Overlay SO-xxx (adopted in Section 246 of Ordinance XXXXX (Proposed Ordinance 2023-0440)); and
- e. Amend P-Suffix VS-P28

3223039114

21. On the following parcel:

- a. Remove Special District Overlay SO-270;
- b. Remove P-Suffix VS-P16;
- c. Remove P-Suffix VS-P29;
- d. Add Special District Overlay SO-xxx (adopted in Section 246 of Ordinance XXXXX (Proposed Ordinance 2023-0440)); and
- e. Amend P-Suffix VS-P28

3123039055

22. On the following parcel:

- a. Remove P-Suffix VS-P17;
- b. Remove P-Suffix VS-P30;
- c. Add Special District Overlay SO-xxx (adopted in Section 247 of Ordinance XXXXX (Proposed Ordinance 2023-0440)); and

3123039066

23. On the following parcel:

- a. Remove P-Suffix VS-P23; and
- b. Add Special District Overlay SO-xxx (adopted in Section 246 of Ordinance XXXXX (Proposed Ordinance 2023-0440))

3223039048

24. On the following parcels:

- a. Remove Special District Overlay SO-270; and
- b. Remove P-Suffix VS-P25

3123039015	3123039085	3123039099	3123039170
3123039171	3123039172	3123039184	3123039185
3123039186	3123039188 (portion)	3123039189	

25. Remove P-Suffix VS-P28 on the following parcel:

3023039243

26. Amend P-Suffix VS-P26 as follows:

~~"((The following P-Suffix conditions apply to 4 parcels on the west side of Vashon Highway at about 171st Street, labeled G))~~
~~- Buildings shall be set back ((40)) forty feet from the property line along Vashon Highway Southwest;~~
~~((Roof pitch shall be 5 feet in height for each 12 inches in length;))~~
~~- Parking shall be at the side or rear of the buildings;~~
~~- No auto service facilities shall be allowed on commercial parcels; and~~
~~- ((Mixed-use)) Mixed-use housing density is limited to ((4)) four dwelling units per acre. If affordable housing units are provided under K.C.C. Chapter 21A.48, the maximum density shall be twenty-four dwelling units per acre."~~

27. Amend P-Suffix VS-P28 as follows:

~~"((The following P-Suffix conditions shall apply to uses locating within the Town Core designation:))~~
~~1. Buildings fronting on streets, parking lots and pedestrian ways shall meet the following criteria:~~
~~A. Buildings shall ((not)) be set back ((over 10)) no more than ten feet from property lines, except to provide for landscaping, courtyards, and other pedestrian or seating areas, and outdoor eating areas.~~
~~((B. An exterior deck shall be required on the second floor of new mixed-use buildings for each residential unit within the building, excluding those units facing north. Each deck shall have a minimum dimension of six feet (depth) by ten feet (width).~~

681 C)) ~~B.~~ Building height shall ~~((not exceed two stories or))~~ be a maximum of three stories
682 not to exceed ((35)) forty feet as measured by K.C.C. ~~((21A.12.050(C)))~~ 21A.12.050.C.

683 ~~((D))~~ C. Building walls facing ~~((a primary pedestrian street))~~ Vashon Highway SW, SW
684 Bank Road, SW 178th Street, 100th Avenue SW, or SW 174th Street shall have openings
685 comprising not less than ~~((60%))~~ sixty percent of the width facing the street. No more
686 than ~~((20))~~ twenty feet of continuous width shall be without openings, such as windows
687 and doors. ~~((Eligible openings include windows, doors, or other openings which provide~~
688 ~~vision through the wall starting no higher than 42 inches and stopping no lower than 72~~
689 ~~inches above the adjacent floor line nearest grade.~~

690 E)) D. Walkways internal to a private development shall connect to public walkways.

691 ~~((F))~~ E. Building facades which occupy the full width of street frontages are preferred.
692 Where facade continuity is interrupted by a parking lot(s) or lot entrance(s), such parking
693 lots or entrances shall not occupy more than the lesser of ~~((60))~~ sixty feet or ~~((30%))~~
694 thirty percent of the lot width in the first ~~((60))~~ sixty feet of street-abutting lot depth,
695 provided this limitation may be increased by up to ~~((45))~~ fifteen feet to provide sidewalks
696 and entrance landscaping.

697 2. New developments or alterations to an existing building which are valued in excess of
698 ~~((50%))~~ fifty percent of the pre-alteration assessed value, shall provide ~~((at least two of))~~
699 the following public features:

700 A. Street trees with planting areas (spacing and species consistent with existing street
701 trees)((-)) in a manner consistent with road design and construction standards; and

702 B. A ((R))roof or ((canopies shall be provided over at least a 5 foot width of building))
703 awning that extends over any abutting sidewalk ((along the full length of at least one
704 facade of the building)) or pedestrian walkway a minimum of five feet or the width of the
705 walkway if the walkway is less than five feet wide.

706 ~~((C. Covered facade indentations adjacent to public sidewalks shall occur at least once~~
707 ~~every 50 feet of street frontage and each indentation shall have an area of at least 64~~
708 ~~square feet with a depth of at least 6 feet.~~

709 ~~D. Mid-block pedestrian connections, a minimum of 8 feet wide, connecting the public~~
710 ~~sidewalk with another street, alley or other public space.~~

711 ~~E. Street furniture providing at least 4 seats for every 100 feet of frontage.))"~~

712
713 28. Repeal the following P-Suffix Development Conditions from the Zoning Atlas:

714 a. P-Suffix VS-P01;

715 b. P-Suffix VS-P08;

716 c. P-Suffix VS-P10;

717 d. P-Suffix VS-P11;

718 e. P-Suffix VS-P13;

719 f. P-Suffix VS-P14;

720 g. P-Suffix VS-P15;

721 h. P-Suffix VS-P16;

722 i. P-Suffix VS-P17;

723 j. P-Suffix VS-P19;

724 k. P-Suffix VS-P23;

725 l. P-Suffix VS-P25;

726 m. P-Suffix VS-P29;

- n. P-Suffix VS-P30; and
- o. P-Suffix VS-P31

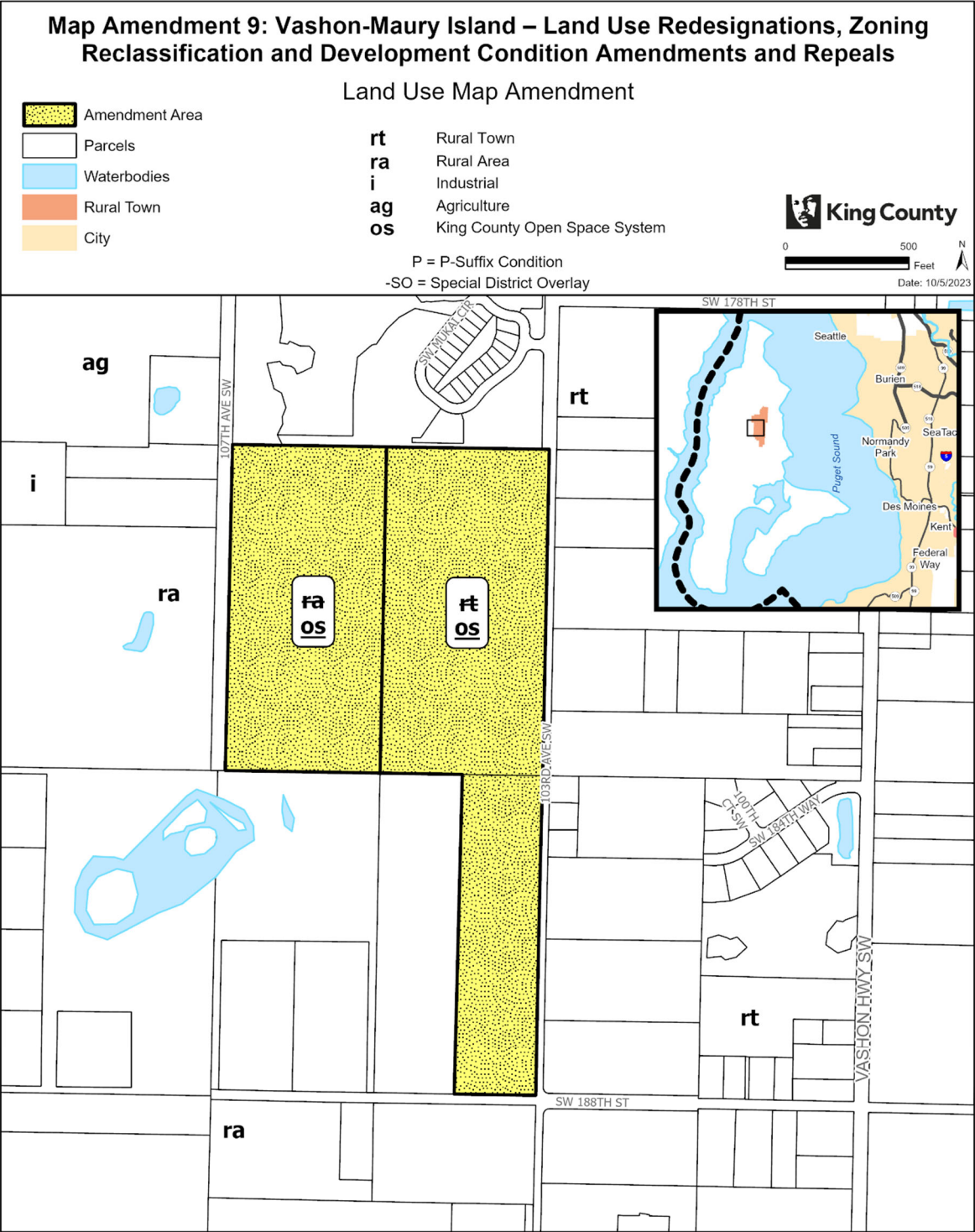
Effect: Amends the land use designations, zoning classifications, and development conditions in Vashon Rural Town as follows:

- Removes Vashon Rural Town Affordable Housing Special District Overlay SO-270 from all parcels where it applies in Vashon Rural Town. The SDO's purpose is to spur creation of affordable housing on Vashon-Maury Island. Special District Overlay SO-270 is proposed for repeal by this ordinance.
- Amends the land use designation from Rural Area to King County Open Space Systems on a portion of a parcel owned by King County Department of Natural Resources and Parks on 103rd Avenue Southwest south of Southwest Mukai Circle. The change would indicate the long term intended use of the properties for open space recreational, and environmental benefits.
- Amends the land use designation from Rural Town to King County Open Space Systems on a portion of a parcel owned by King County Department of Natural Resources and Parks on 103rd Avenue Southwest south of Southwest Mukai Circle, and on a parcel owned by King County Department of Natural Resources and Parks on Southwest 174th Street east of Vashon Highway Southwest. The change would indicate the long term intended use of the properties for open space recreational, and environmental benefits.
- Amends the zoning classification on a parcel on Southwest 174th Street in the vicinity of Vashon Highway Southwest from CB to R-12 while retaining P-Suffix VS-P28. Removes VS-P19, a setback requirement on the parcel. Setbacks in K.C.C. Title 21A for residential development will apply on the parcel.
- Amends the zoning classification on twelve parcels on the western edge of Vashon Rural Town in the vicinity of SW Bank Road to remove potential R-12 zoning.
- Amends P-Suffix VS-P26 that applies to parcels in Vashon Rural Town on Vashon Highway Southwest north of Southwest 174th Street including:
 - Adding a base density for mixed-use housing, to calculate maximum densities if provisions for voluntary inclusionary housing in K.C.C. Chapter 21A.48 are applied.
 - Amending the maximum density for mixed-use housing. The maximum density would be increased from the adopted maximum density to provide an incentive for creating affordable housing units, while considering scale of existing development.
 - Removing unnecessary language on location of conditions.
 - Removing a provision on roof pitch, which is prescriptive and limits design flexibility, and instead applying a provision in K.C.C. Chapter 21A.12.
- Amends P-Suffix VS-P28 that applies to parcels in Vashon Town Core including:
 - Removing a limitation on number of floors in a building, while retaining

- 776 maximum height limits, which would foster flexibility in design.
- 777 ○ Removing conditions that would limit opportunity for design flexibility with a
- 778 goal of increasing use of the provisions, including fostering mixed-use
- 779 development and easing implementation.
- 780
- 781 • Removes P-Suffix VS-P28 from a rural-designated parcel north of Southwest 174th
- 782 Street and west of Vashon Highway South.
- 783
- 784 ○ Converts P-Suffix VS-P29 to a Special District Overlay. This new SDO will regulate
- 785 permitted uses on CB-zoned parcels in Vashon Rural Town.
- 786
- 787 • Adds SO-xxx (adopted in Section 246 of Ordinance XXXXX (Proposed Ordinance
- 788 2023-0440)) development conditions to CB-zoned parcels on Vashon Highway
- 789 Southwest north of Southwest 192nd Street and on Vashon Highway Southwest south
- 790 of Southwest Cove Road, which would be consistent with uses available for all CB-
- 791 zoned parcels.
- 792
- 793 • Convert P-Suffix VS-P30 to a Special District Overlay . This new SDO will regulate
- 794 permitted uses on I--zoned on Vashon-Maury Island.
- 795
- 796 • Adds VS-P30 (becoming SO-xxx as adopted in Section 247 of Proposed Ordinance
- 797 2023-0440) development conditions to I-zoned parcels on Vashon Highways
- 798 Southwest north of Southwest 204th Street that were not previously included in P-
- 799 Suffix VS-P30.
- 800
- 801 • Removes VS-P01, which limits maximum densities to 12 dwelling units per acre from
- 802 parcels north of Southwest 171st Street and east of Vashon Highway Southwest,
- 803 which would align with current zoning of the parcels.
- 804
- 805 • Removes VS-P08, which limits the development of the parcel to no more than 85
- 806 dwelling units, from a parcel on Vashon Highway Southwest and Southwest 169th
- 807 Street, which would align with current zoning of the parcel.
- 808
- 809 • Removes VS-P10, establishing a right-of-way on a parcel, which would reflect current
- 810 on-the-ground conditions and align with current regulations.
- 811
- 812 • Removes VS-P11, which limits the uses that are allowed on the affected parcels that
- 813 have I zoning. The affected parcels are on Vashon Highway Southwest north of
- 814 Southwest 204th Street. The change would align with conditions in VS-P30 and other
- 815 applicable I zoned properties.
- 816
- 817 • Removes VS-P13, which limits density to a maximum of 12 dwelling units per acre,
- 818 from a parcel on Vashon Highway Southwest north of Southwest 188th Street. VS-P29
- 819 (becoming SO-xxx as adopted in section 246 of Proposed Ordinance 2023-0440)
- 820 applies to the parcel. The change would align with the maximum density limits that
- 821 apply to mixed-use development on CB-zoned parcels.
- 822
- 823 • Removes VS-P14, which limits density to 6 dwelling units per acre with requirements
- 824 prohibiting parking and outside storage in the road setback from a parcel on
- 825 Southwest 174th Street in the vicinity of Vashon Highway Southwest. The change

would align with current zoning and on-the-ground conditions.

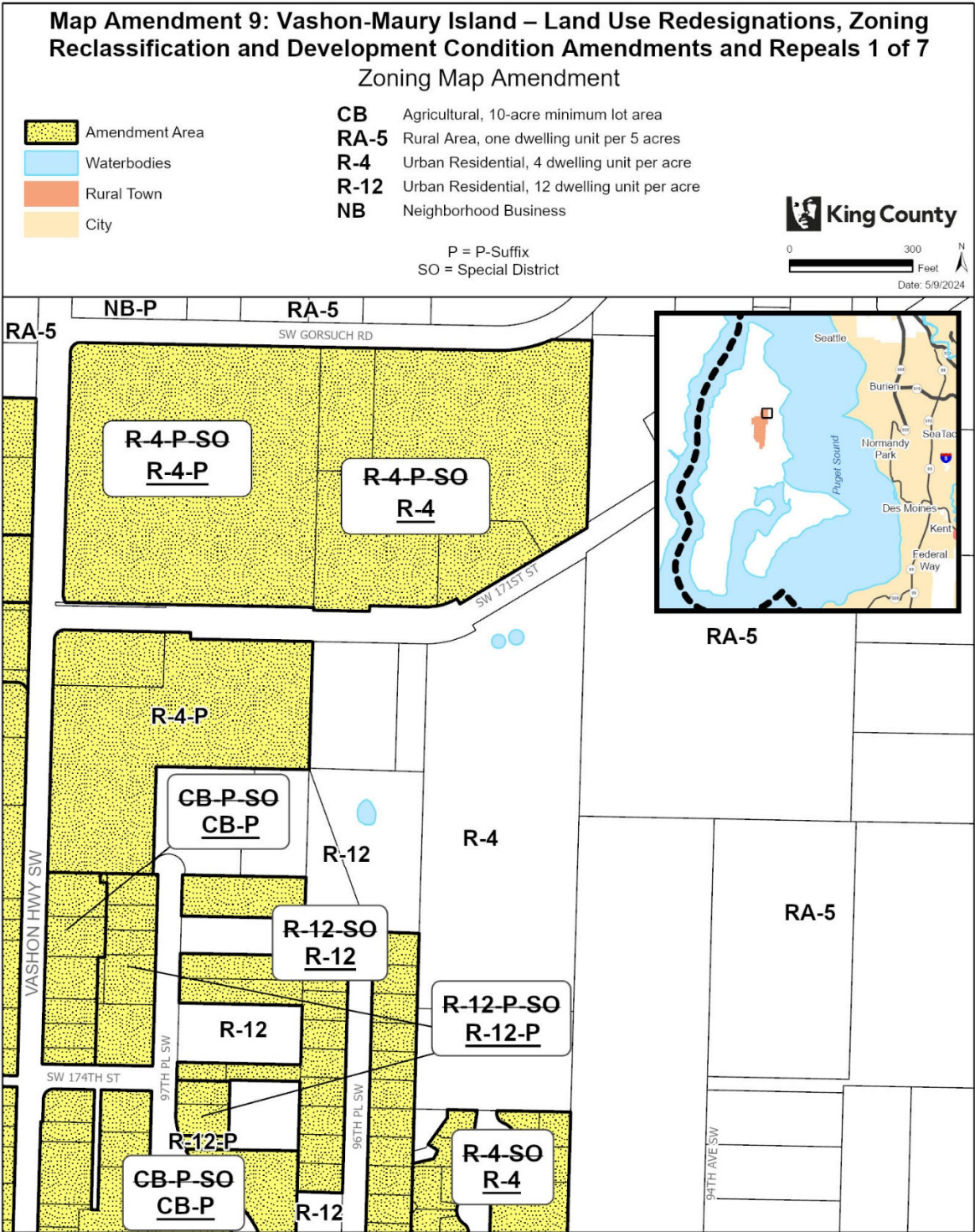
- Removes VS-P15 from a parcel on Southwest Bank Road in the vicinity of Vashon Highway Southwest. VS-P15 set multiple development conditions for a specific development proposal that did not come to fruition. The change would align with current on-the-ground conditions.
- Removes VS-P16, that limits development on the parcel on 100th Avenue Southwest south of Southwest 178th Street to a single use, which is consistent with the current business use. The parcel is zoned CB and development conditions in VS-P29 (becoming SO-xxx as adopted in section 246 of Proposed Ordinance 2023-0440) also regulate how the parcel, and adjacent CB-zoned parcels can be developed. The change would align with current on-the-ground conditions.
- Removes VS-P17 that limits development to office and manufacturing uses and ancillary, accessory, or appurtenant uses from a parcel on 103rd Avenue Southwest south of Southwest 178th Street. Right-of-way improvements are also included in VS-P17. The change would align with current zoning and applicable conditions in VS-P30 (becoming SO-xxx as adopted in section 247 of Proposed Ordinance 2023-0440).
- Removes VS-P23 that restricts use of buildings and sets provisions for parking location from a parcel on Vashon Highway Southwest north of Southwest 192nd Street. The change would align with current on-the-ground conditions and be consistent with adjacent properties.
- Removes VS-P25 that regulates rights-of-way that can be used to access the parcels on 103rd Avenue Southwest north of Southwest 188th Street. The change would align with current on-the-ground conditions.
- Removes VS-P31 that limits development to housing for low-income householders on a parcel on Southwest Gorsuch Road and 95th Lane Southwest.
- Repeals the following P-Suffix Development Conditions from the Zoning Atlas:
 - P-Suffix VS-P01
 - P-Suffix VS-P08
 - P-Suffix VS-P10
 - P-Suffix VS-P11
 - P-Suffix VS-P13
 - P-Suffix VS-P14
 - P-Suffix VS-P15
 - P-Suffix VS-P16
 - P-Suffix VS-P17
 - P-Suffix VS-P19
 - P-Suffix VS-P23
 - P-Suffix VS-P25
 - P-Suffix VS-P29
 - P-Suffix VS-P30
 - P-Suffix VS-P31



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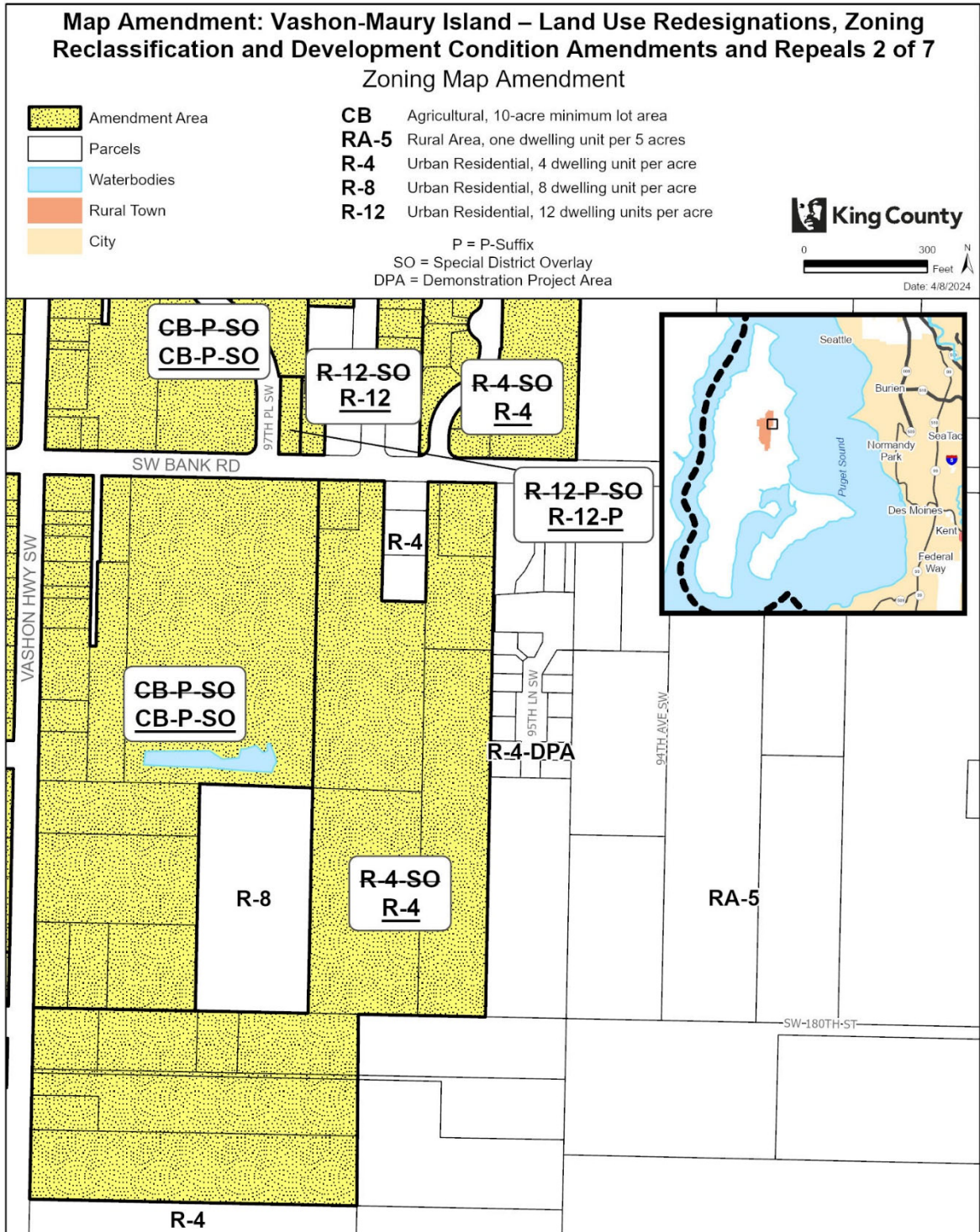
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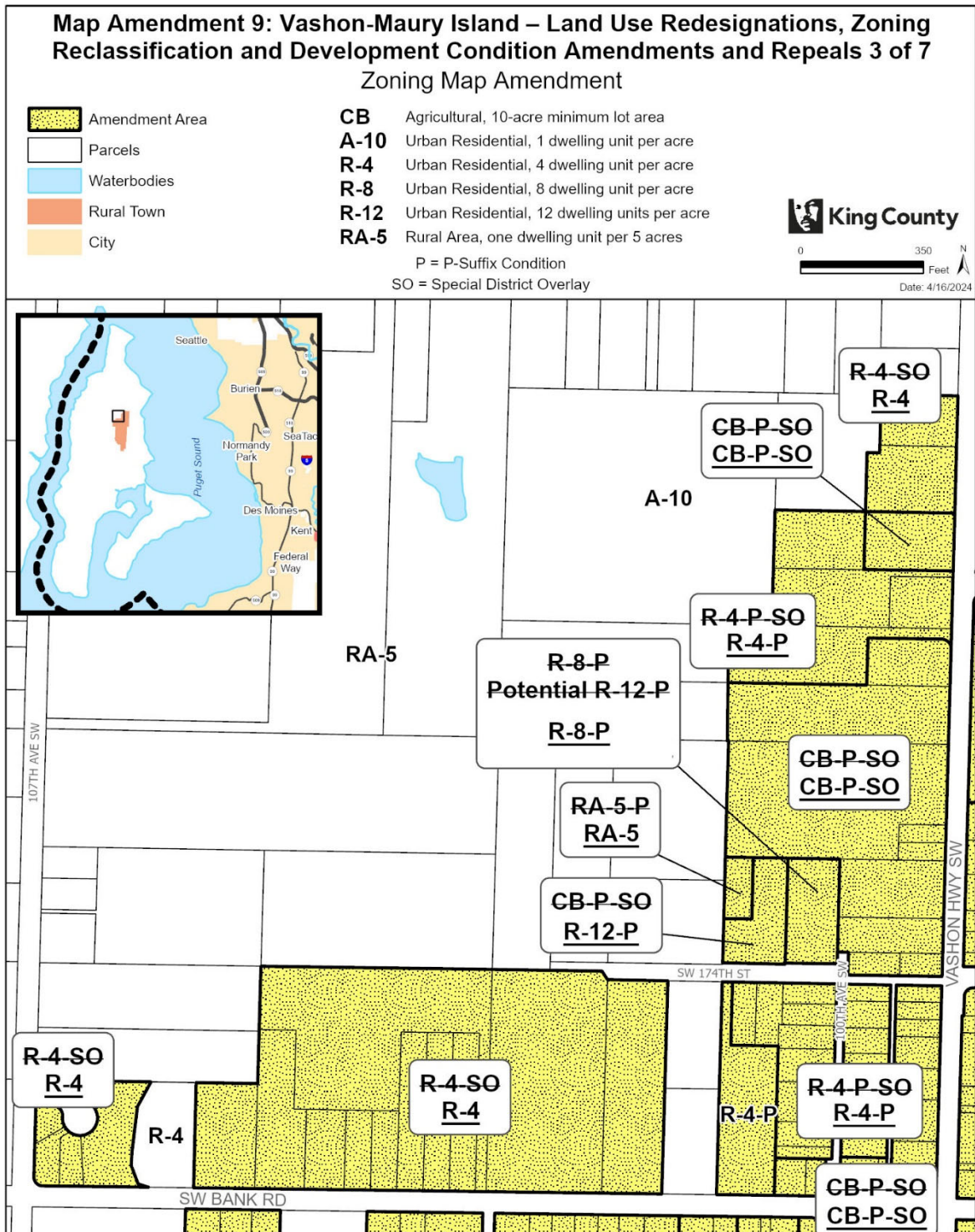


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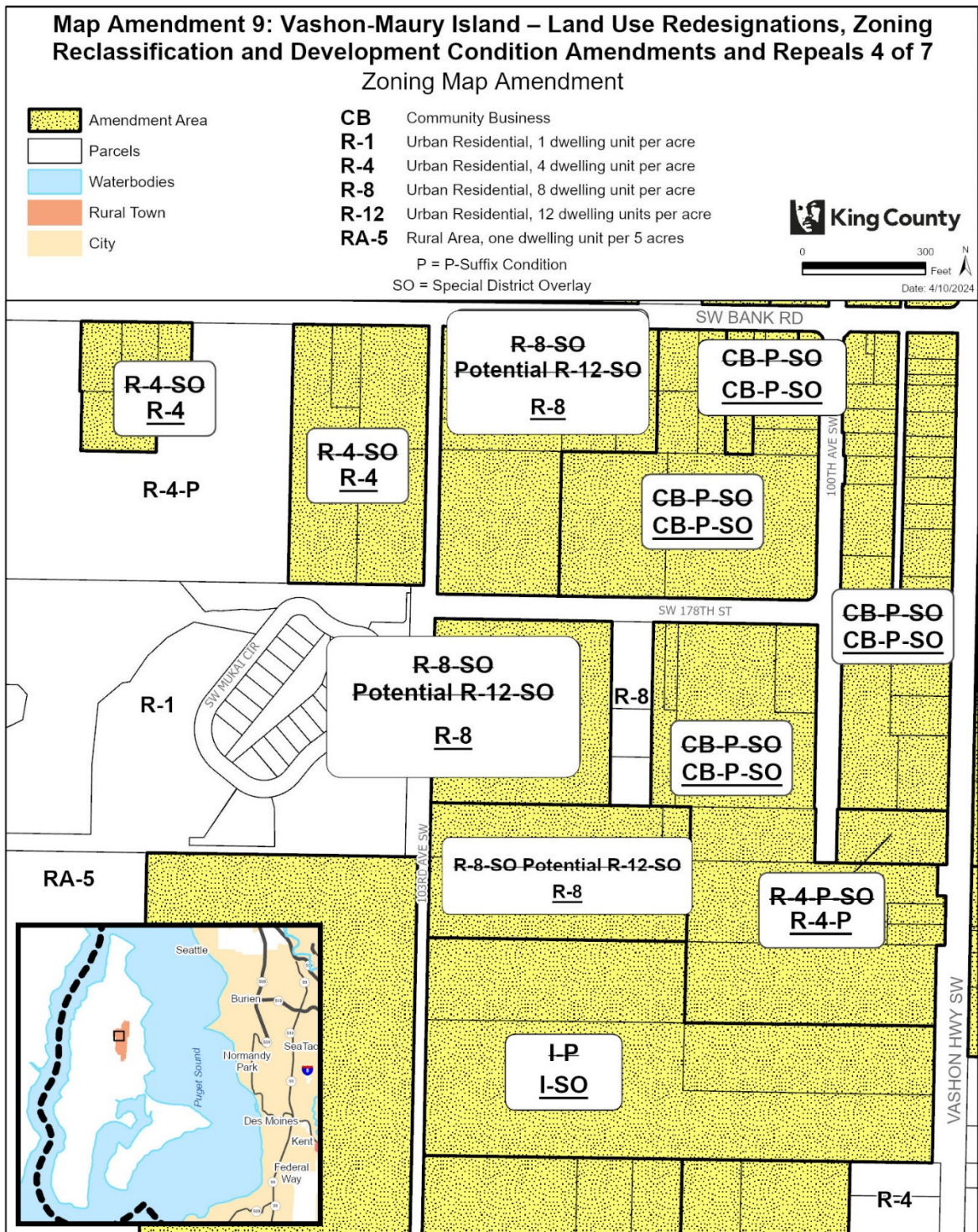
876
877



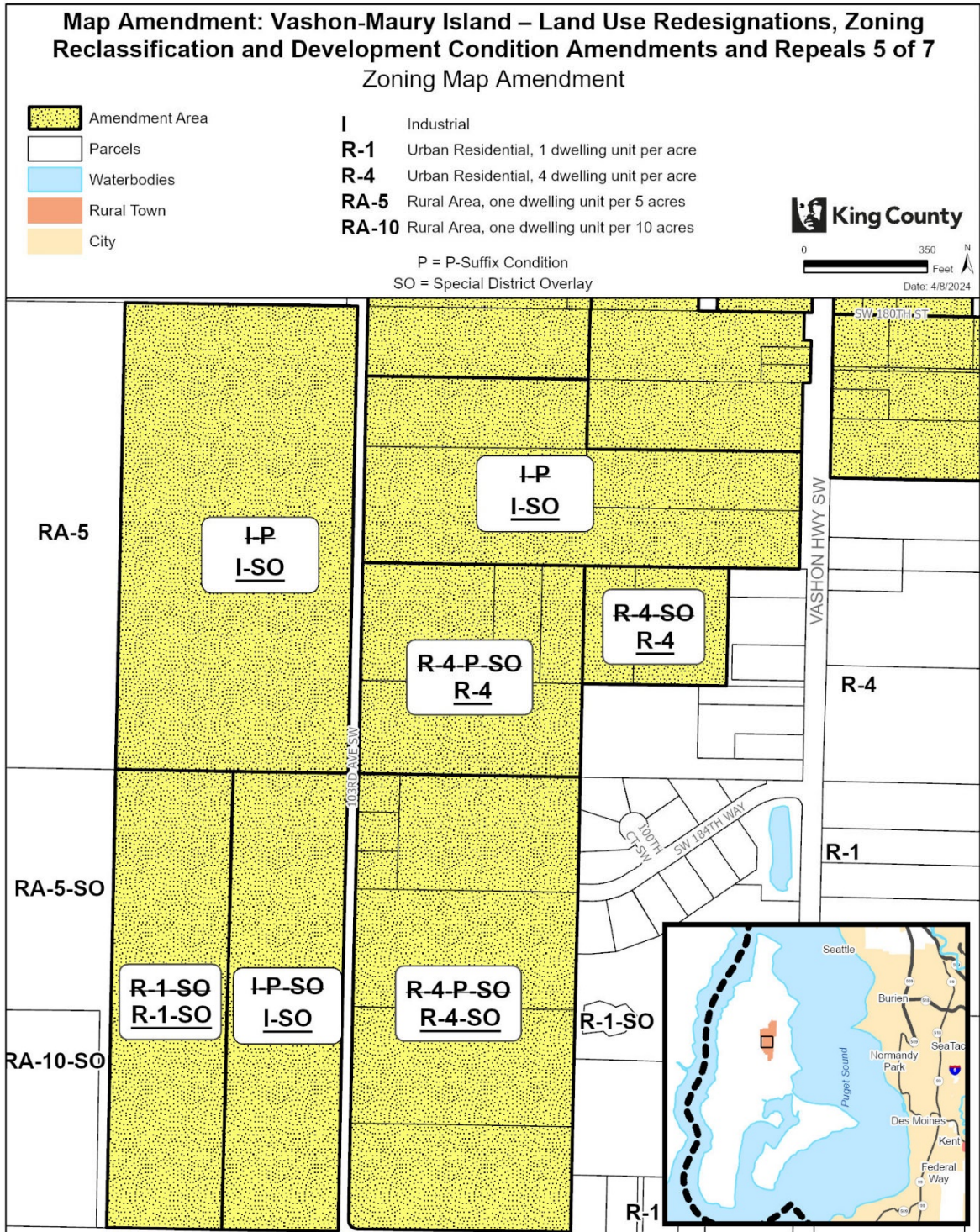
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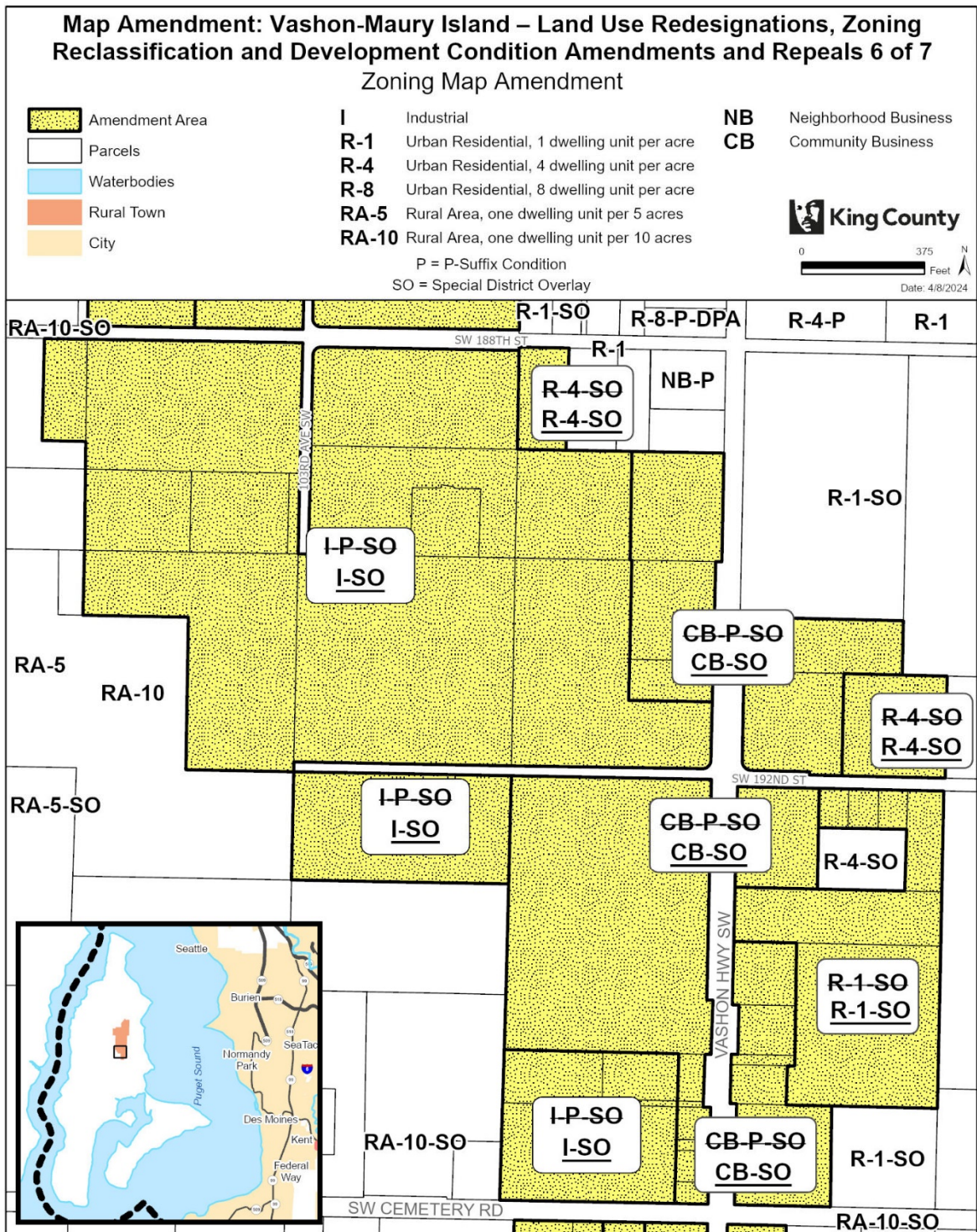
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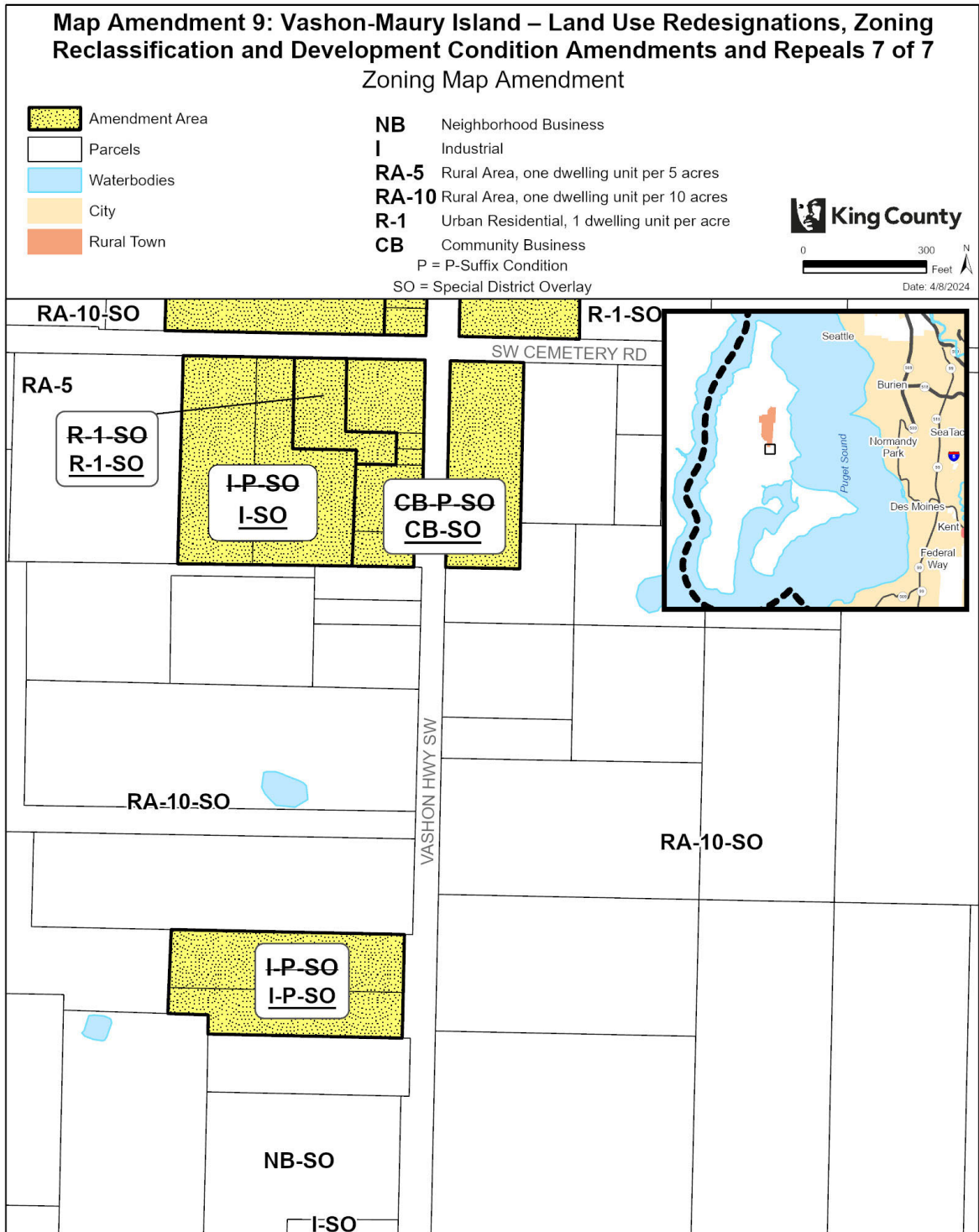
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Project: VS-P01 amicklow

Map Amendment 10: Vashon-Maury Island – Fire Station Development Condition

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

Section 18	Township 22	Range 3
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ZONING

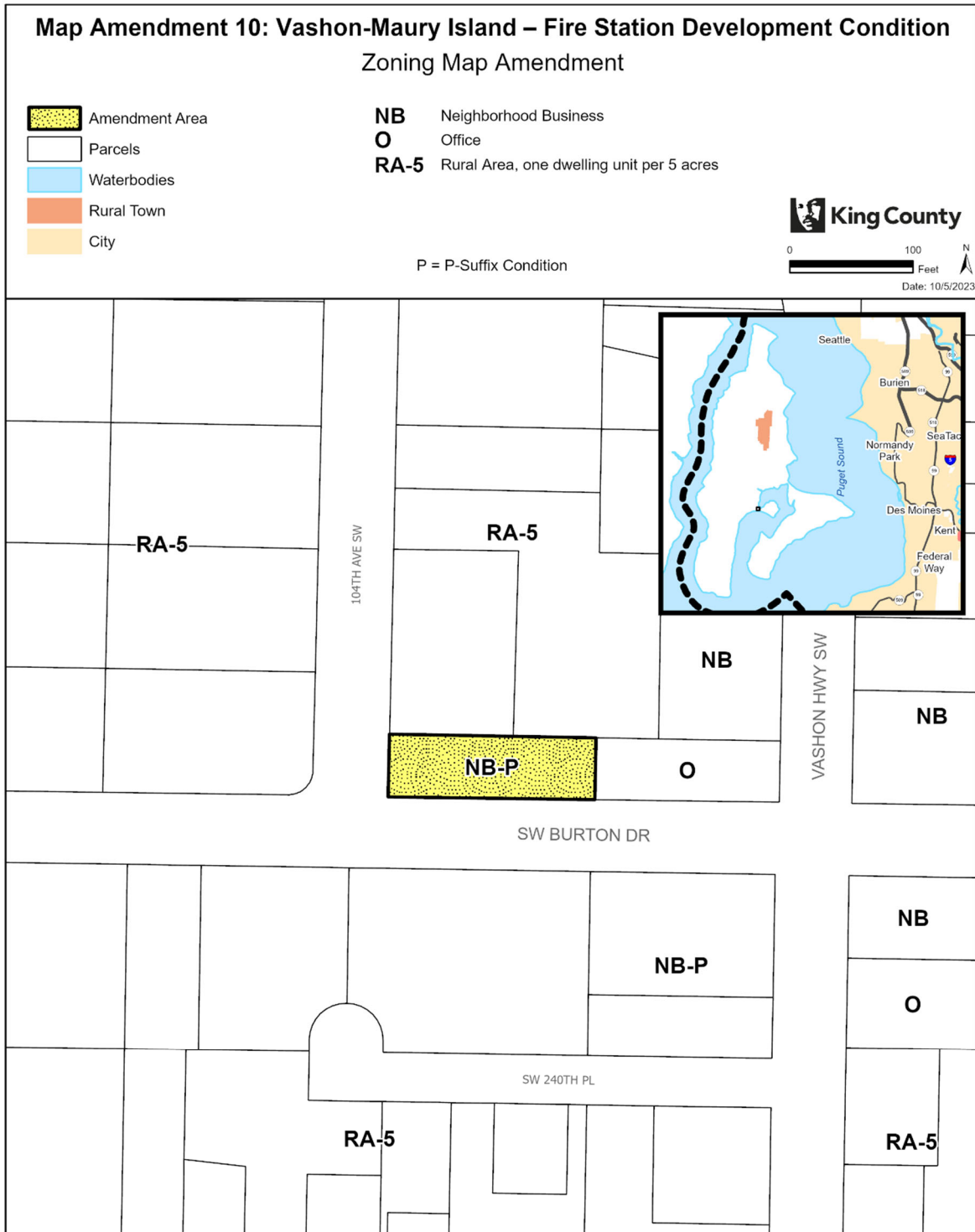
1. Amend P-Suffix VS-P03 on the following parcel:

1822039125

2. Amend P-Suffix VS-P03 as follows:

"Use of this site is limited to a fire(~~station~~) facility."

Effect: Amends the language in P-Suffix VS-P03 to be consistent with the terminology in K.C.C. Chapter 21A.08. The affected parcel is the site of a fire station on Southwest Burton Drive.



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Project: VS-P01 J. Linn

Map Amendment 11: Vashon-Maury Island – Guest
Inn/Restaurant Development Condition

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

Section 19	Township 22	Range 3
------------	-------------	---------

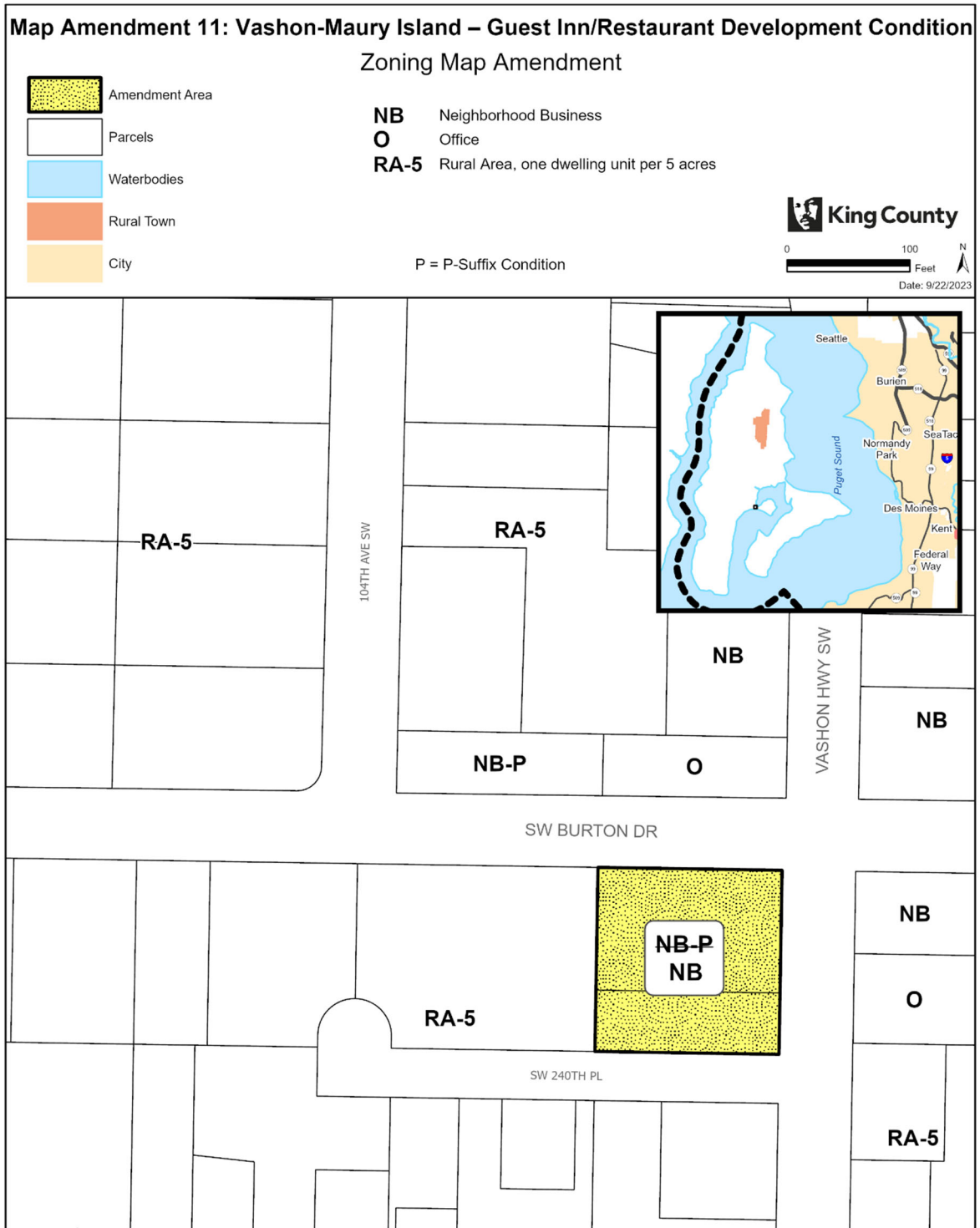
ZONING

1. Remove P-Suffix Development Condition VS-P04 from the following parcels:

1922039029	1922039032
------------	------------

2. Repeal P-Suffix Development Condition VS-P04 from the Zoning Atlas.

Effect: Removes P-Suffix VS-P04 on parcels in the Burton Rural Neighborhood Commercial Center (RNCC). VS-P04 limits the use of the parcels on Vashon Highway Southwest, south of Southwest Burton Drive to a guest inn or restaurant. The repeal of the condition allows the underlying zoning of Neighborhood Business to govern the permitted uses for the site in alignment with other Neighborhood Business-zoned sites in the RNCC.



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Project: VS-P01 - Zoning_VS-P04 - mcombsp

Map Amendment 12: Vashon-Maury Island – Food Processing
Development Condition

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

Section 13	Township 22	Range 2
------------	-------------	---------

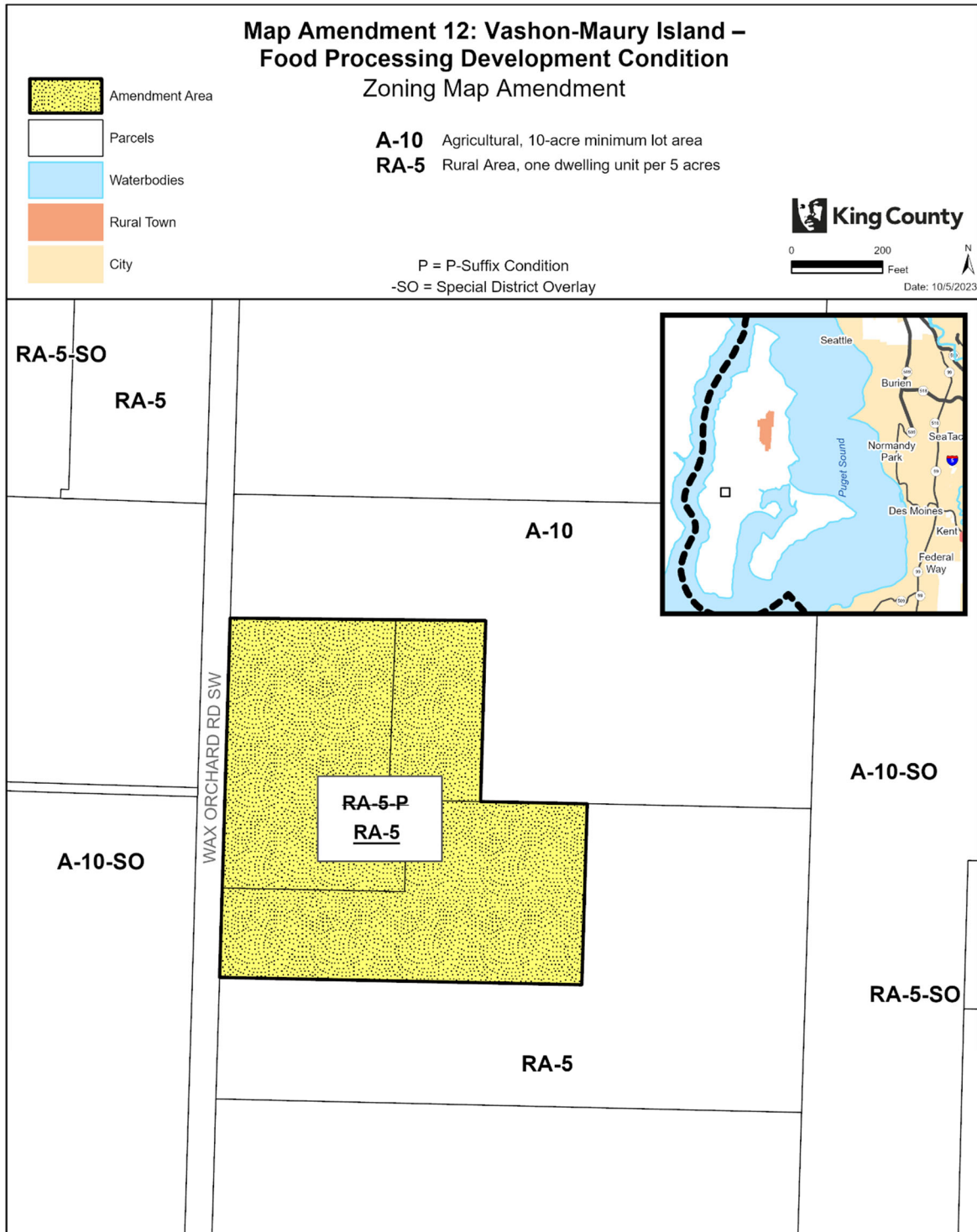
ZONING

1. Remove P-Suffix VS-P05 from the following parcels:

1322029006	1322029055	1322029062
------------	------------	------------

2. Repeal P-Suffix Development Condition VS-P05 from the Zoning Atlas.

Effect: P-suffix VS-P05 limits the use of parcels on Wax Orchard Road Southwest, north of Southwest 232nd Street to food processing. The change would align with the underlying rural area zoning classification, which allows agricultural support services when associated with permitted agricultural activities.



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Project: VS-P01 landback

Map Amendment 13: Vashon-Maury Island – Neighborhood
Business Site Design Development Condition

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

Section 29	Township 23	Range 3
------------	-------------	---------

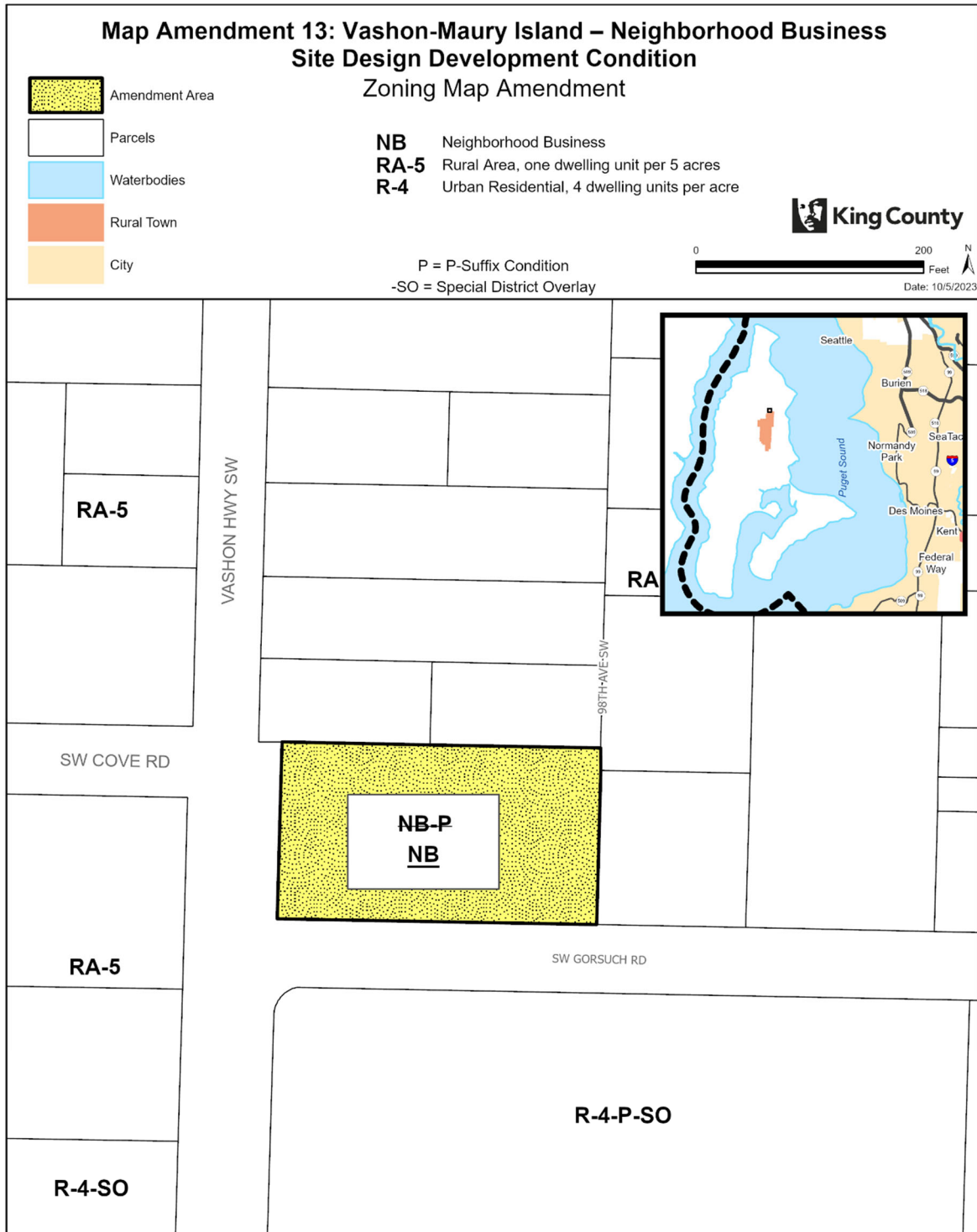
ZONING

1. Remove P-Suffix VS-P06 from the following parcel:

2923039127

2. Repeal P-Suffix Development Condition VS-P06 from the Zoning Atlas.

Effect: Removes P-Suffix VS-P06 from a parcel on Vashon Highway Southwest and Southwest Gorsuch Road on Vashon-Maury Island. VS-P06 requires landscaping in setbacks, prohibits new driveways or additional parking, requires that the façade is retained on specific parts of the building, and limits building expansion. The affected. The repeal of the development condition allows the development regulations in K.C.C. Title 21A to govern the site design on the parcel.



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Project: VS-P01 landback

Map Amendment 14: Vashon-Maury Island – Community Use Terminology Development Condition

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

Section 6	Township 22	Range 3
Section 7	Township 22	Range 3

ZONING

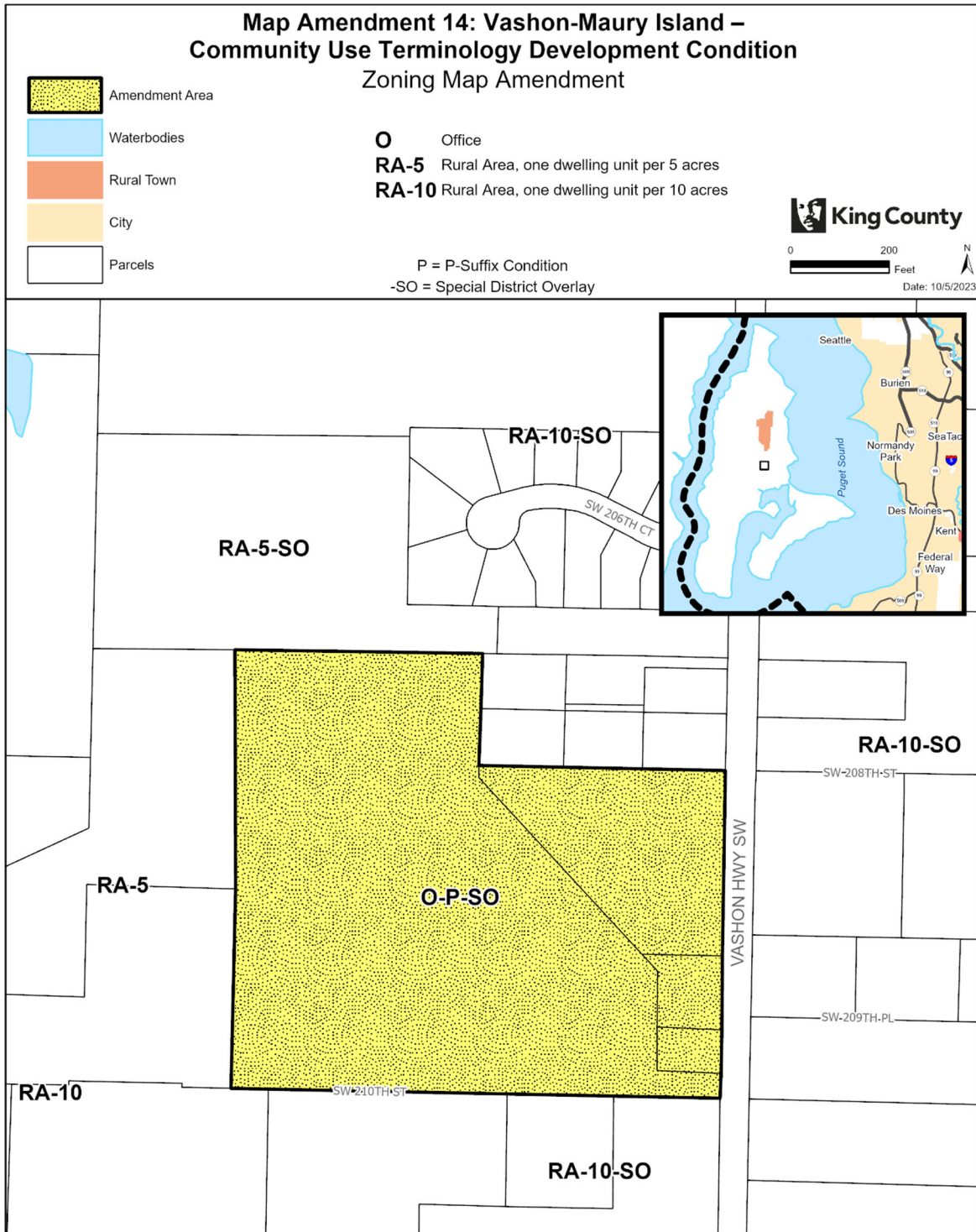
1. Amend P-Suffix VS-P07 on the following parcels:

0622039107	0722039001	0722039066	0722039067
------------	------------	------------	------------

2. Amend P-Suffix VS-P07 as follows:

~~“(1.) The use of the site shall be limited to ((a community health center, a senior citizen's activity center administrative offices recreational facilities, and accessory activities.~~
~~2. The operation of "Granny's Attic" or any similar activity on the site shall be considered as an accessory use to the principal activities of the Vashon-Maury Island Health Services Center, Inc. so long as the activity is conducted by and for the benefit of the Center and under the direct and continuous control and management of the Board of Directors of the corporation)) Office/Outpatient Clinic, Social Services, Sports Club, and, Used Goods: Antiques/Secondhand Shops.”~~

Effect: Removes the names of specific businesses and agencies in P-Suffix VS-P07 and aligns terms used in VS-P07 with ones found in K.C.C. Chapter 21A.08. The affected parcels are on Vashon Highway Southwest and Southwest 210th Street.



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Project: VS-P01 landback

Map Amendment 15: Vashon-Maury Island – Rural Area Site
Design Development Condition

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

Section 28	Township 22	Range 3
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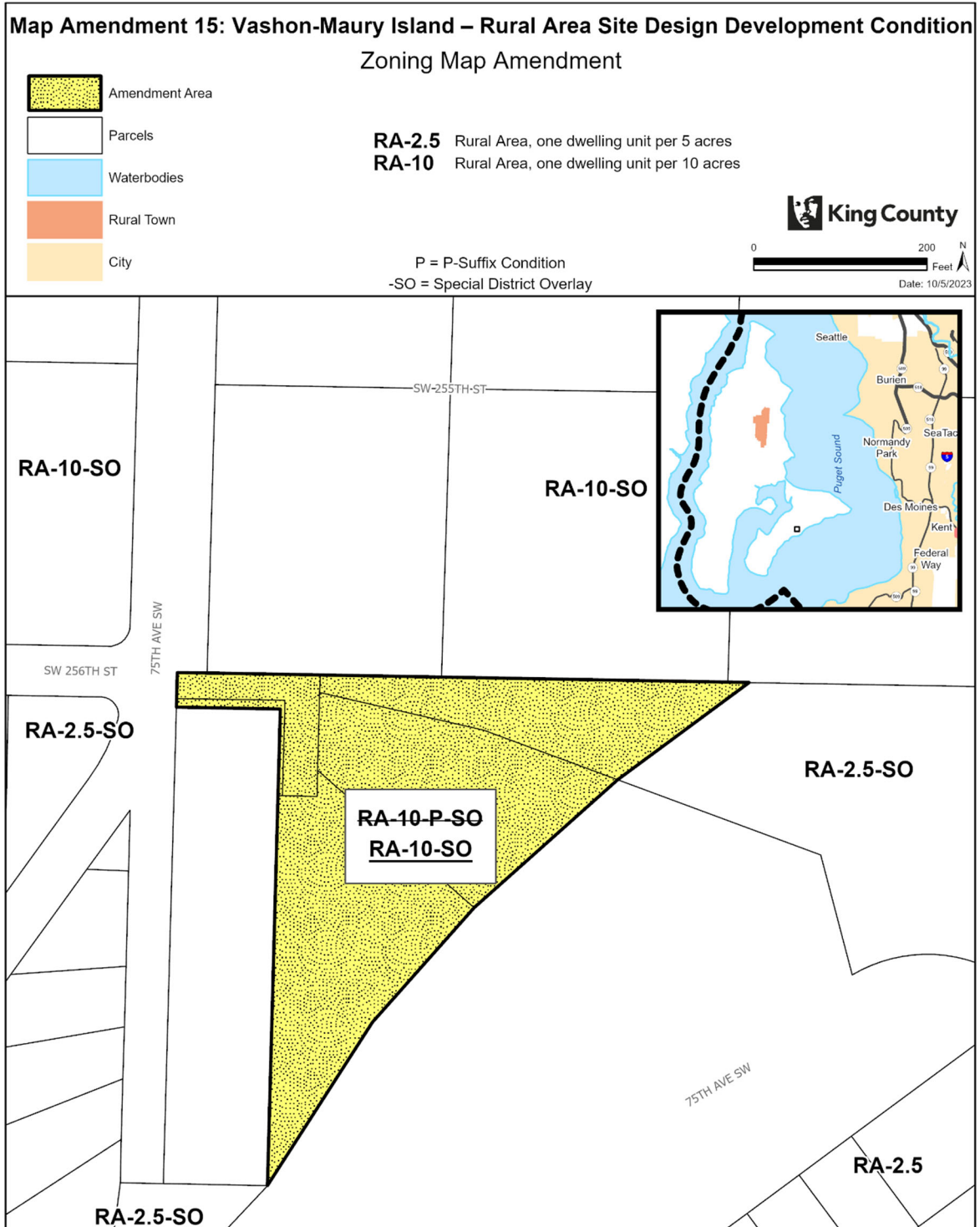
ZONING

1. Remove P-Suffix VS-P09 from the following parcels:

2822039033	2822039034	2822039035	2822039037
282203TRCT			

2. Repeal P-Suffix Development Condition VS-P09 from the Zoning Atlas.

Effect: Removes P-Suffix VS-P09 from parcels located on Southwest 256th Street and 75th Avenue Southwest. VS-P09 specifies that, at the time that a building permit application is made, the affected parcels will be one contiguous parcel, and that specific buildings only will be allowed. The change would align with the current development on the parcels.



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Project: VS-P01 landback

Map Amendment 16: Vashon-Maury Island – Density Restriction
Development Condition

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

Section 30	Township 23	Range 3
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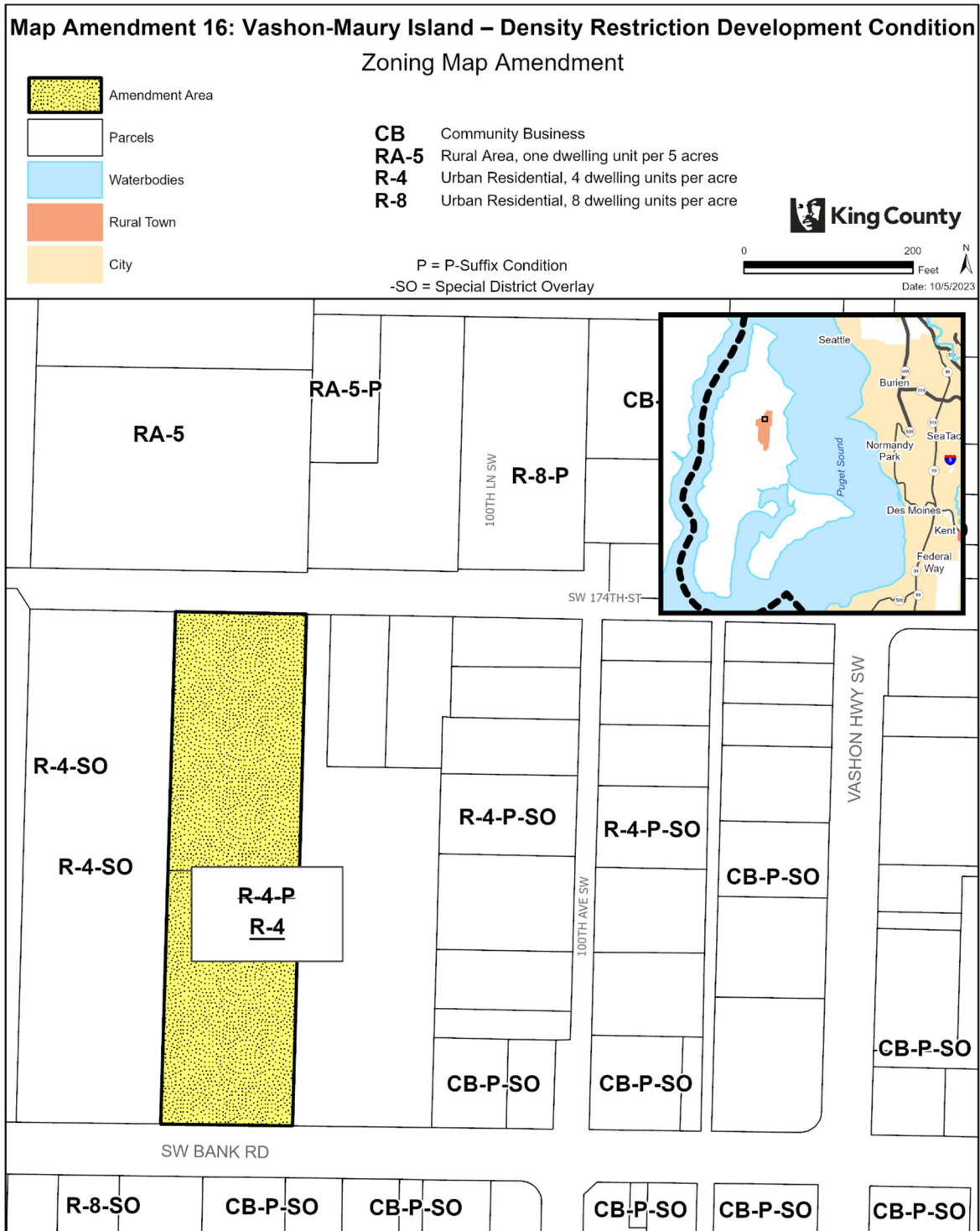
ZONING

1. Remove P-Suffix VS-P12 from the following parcels:

3023039189	3023039214
------------	------------

2. Repeal P-Suffix Development Condition VS-P12 from the Zoning Atlas.

Effect: Removes P-Suffix VS-P12 from parcels located on Southwest Bank Road in the vicinity of Vashon Highway Southwest. VS-P12 limits the density on the affected parcels to a maximum of 12 dwelling units per acre unless the property is developed as a housing project for seniors with low incomes. The change would align with current zoning on the parcels.



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Project: VS-P01 landback

Map Amendment 17: Vashon-Maury Island – Use Restrictions and Development Requirements Development Condition

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

Section 31	Township 23	Range 3
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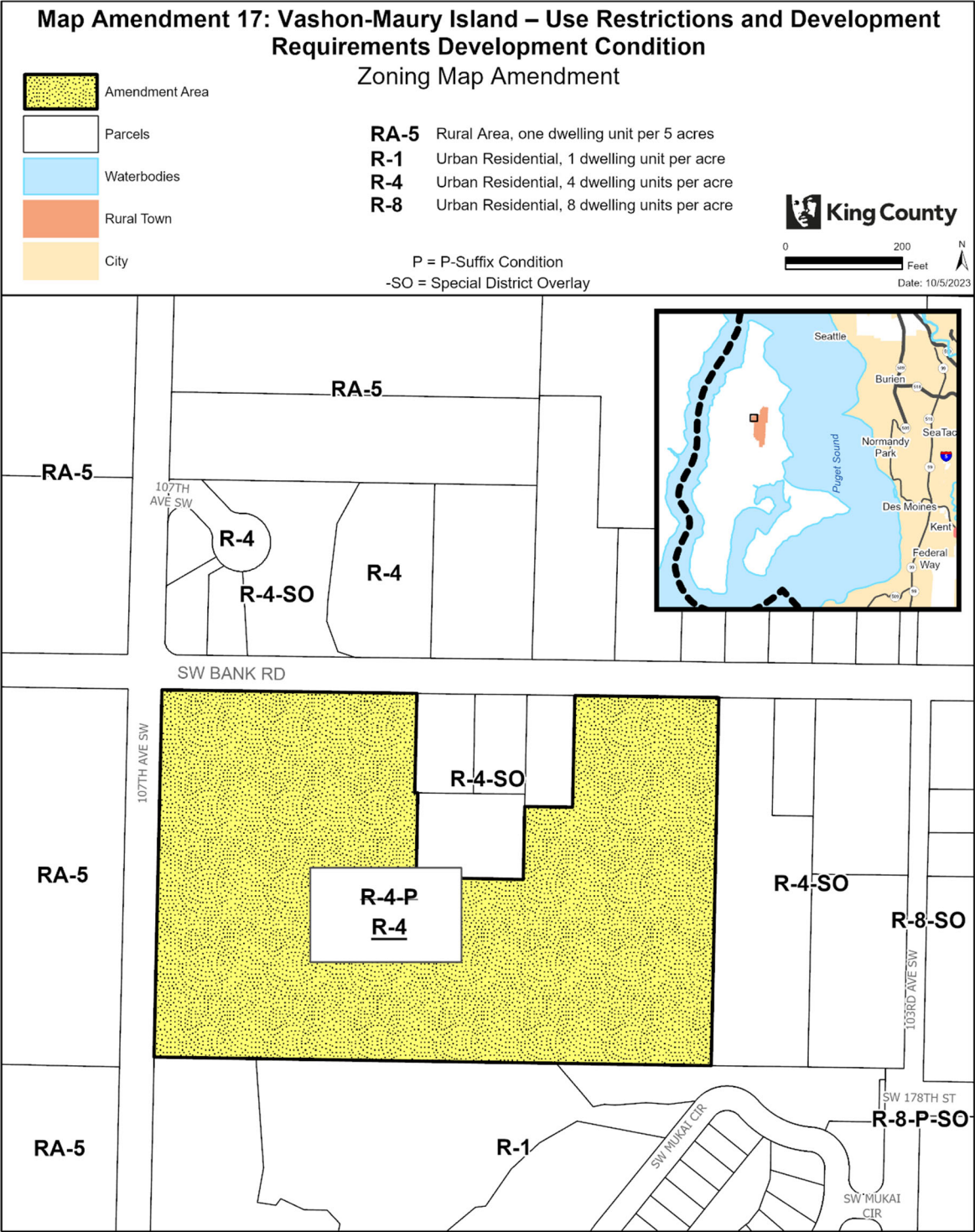
ZONING

1. Remove P-Suffix VS-P18 from the following parcel:

8884200000

2. Repeal P-Suffix Development Condition VS-P18 from the Zoning Atlas.

Effect: Removes P-Suffix VS-P18 from a parcel on Southwest Bank Road and 107th Ave Southwest. VS-P18 limits development on the parcel to a residential development or a medical clinic and includes additional development requirements. The change reflects that the parcel has been developed consistent with the use restrictions and other development conditions in VS-P18.



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Project: VS-P01 landback

Map Amendment 18: Vashon-Maury Island – Development
Requirements Development Condition

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

Section 31	Township 23	Range 3
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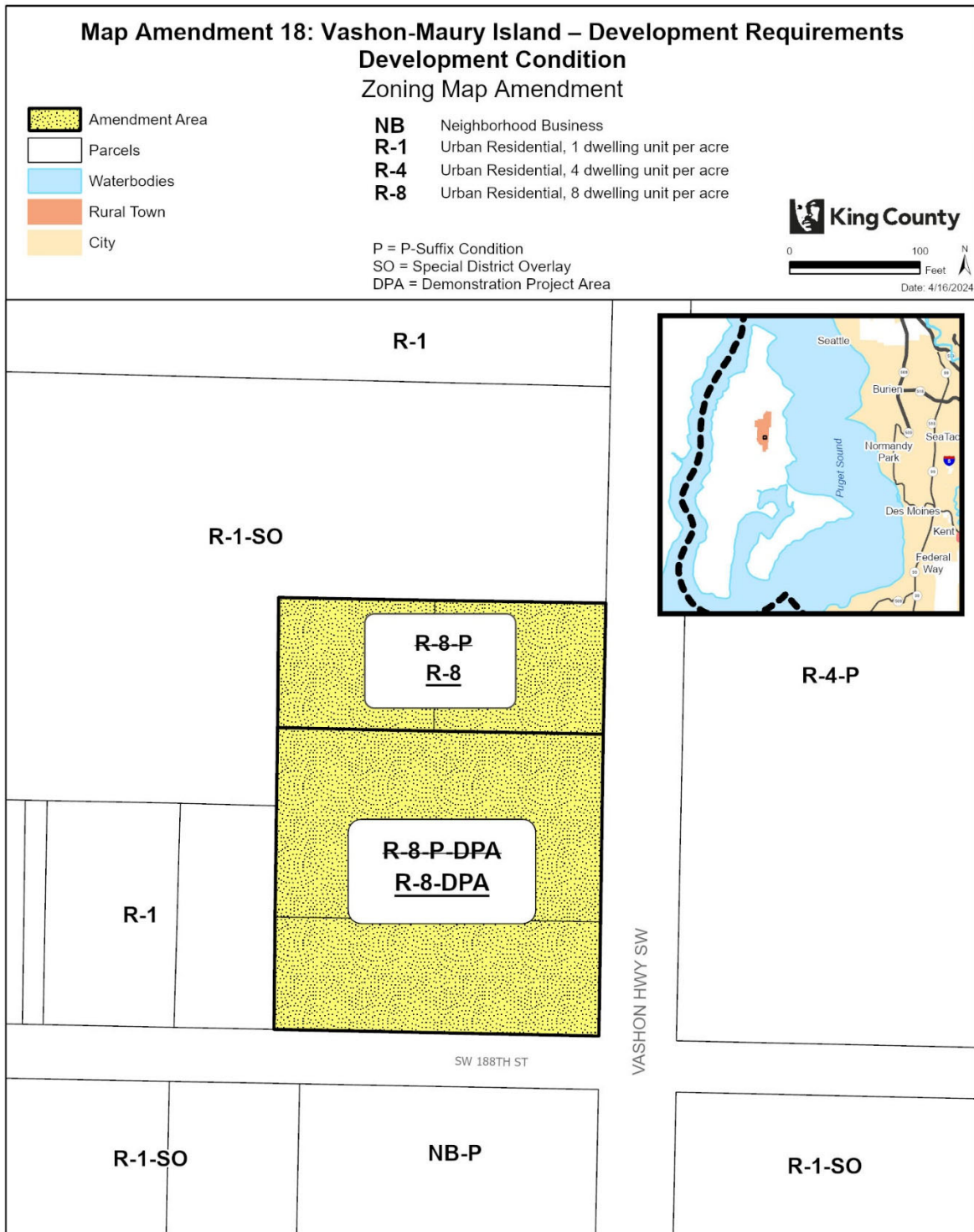
ZONING

1. Remove P-Suffix VS-P20 from the following parcels:

3123039106	3123039139	3123039108	3123039138
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2. Repeal P-Suffix Development Condition VS-P20 from the Zoning Atlas.

Effect: Removes P-Suffix VS-P20 from parcels on Vashon Highway Southwest and Southwest 188th Street. VS-P20 requires access to the parcel from Southwest 188th Street and includes landscaping requirements.



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Map Amendment 19: Vashon-Maury Island – Access and Use
Restrictions Development Condition

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

Section 31	Township 23	Range 3
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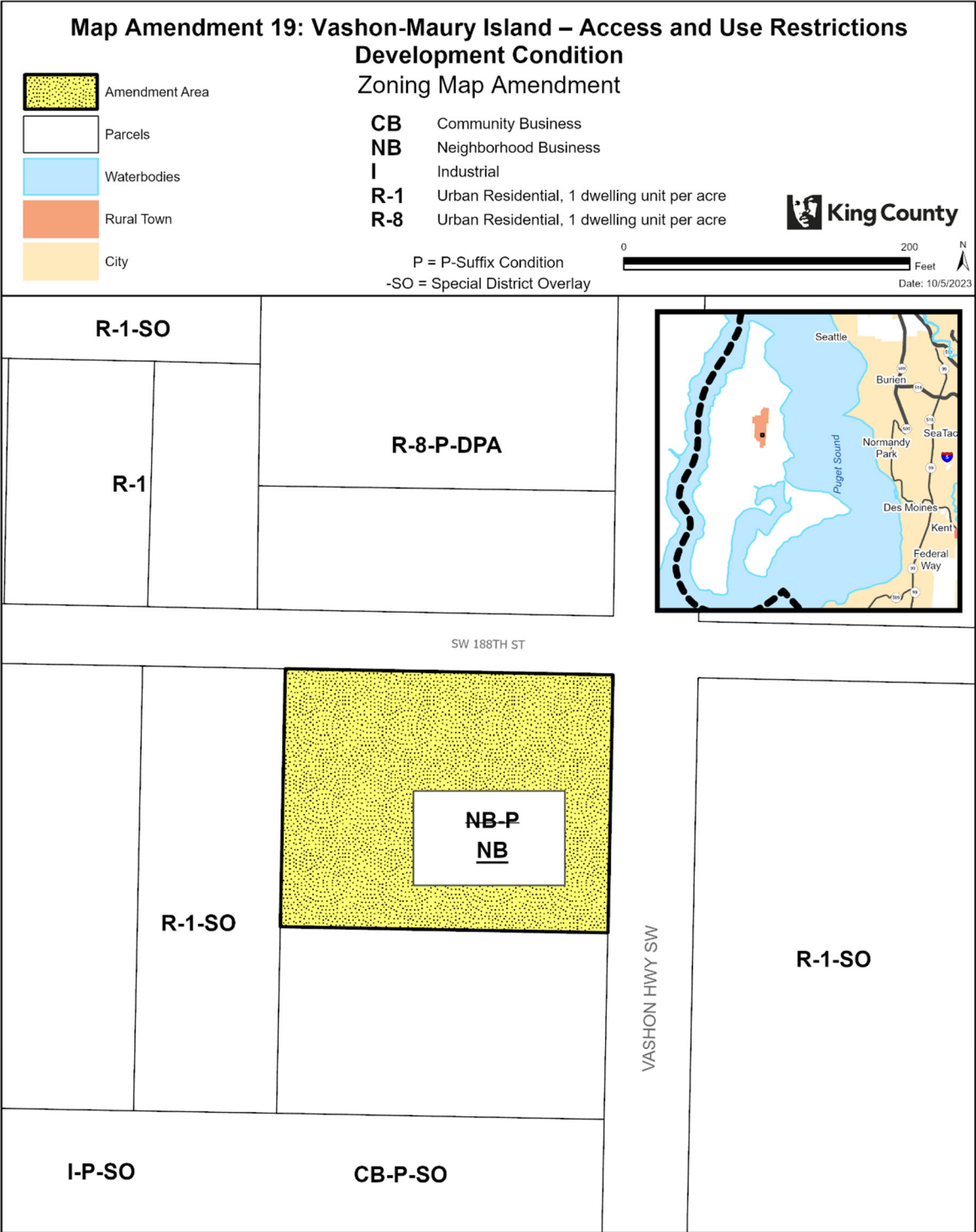
ZONING

1. Remove P-Suffix VS-P21 from the following parcel:

3123039095

2. Repeal P-Suffix Development Condition VS-P21 from the Zoning Atlas.

Effect: Removes P-Suffix VS-P21 from a parcel on Vashon Highway Southwest and Southwest 188th Street. VS-P21 restricts use on the parcel and restricts access to the parcel to Southwest 188th Street. This change would align with the fact that the parcel is listed in King County’s Historic Resource Inventory and there are provisions for reviewing changes to historic structures.



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Project: VS-P01 landback

Map Amendment 20: Vashon-Maury Island – Access and Density
Limits Development Condition

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

Section 32	Township 23	Range 3
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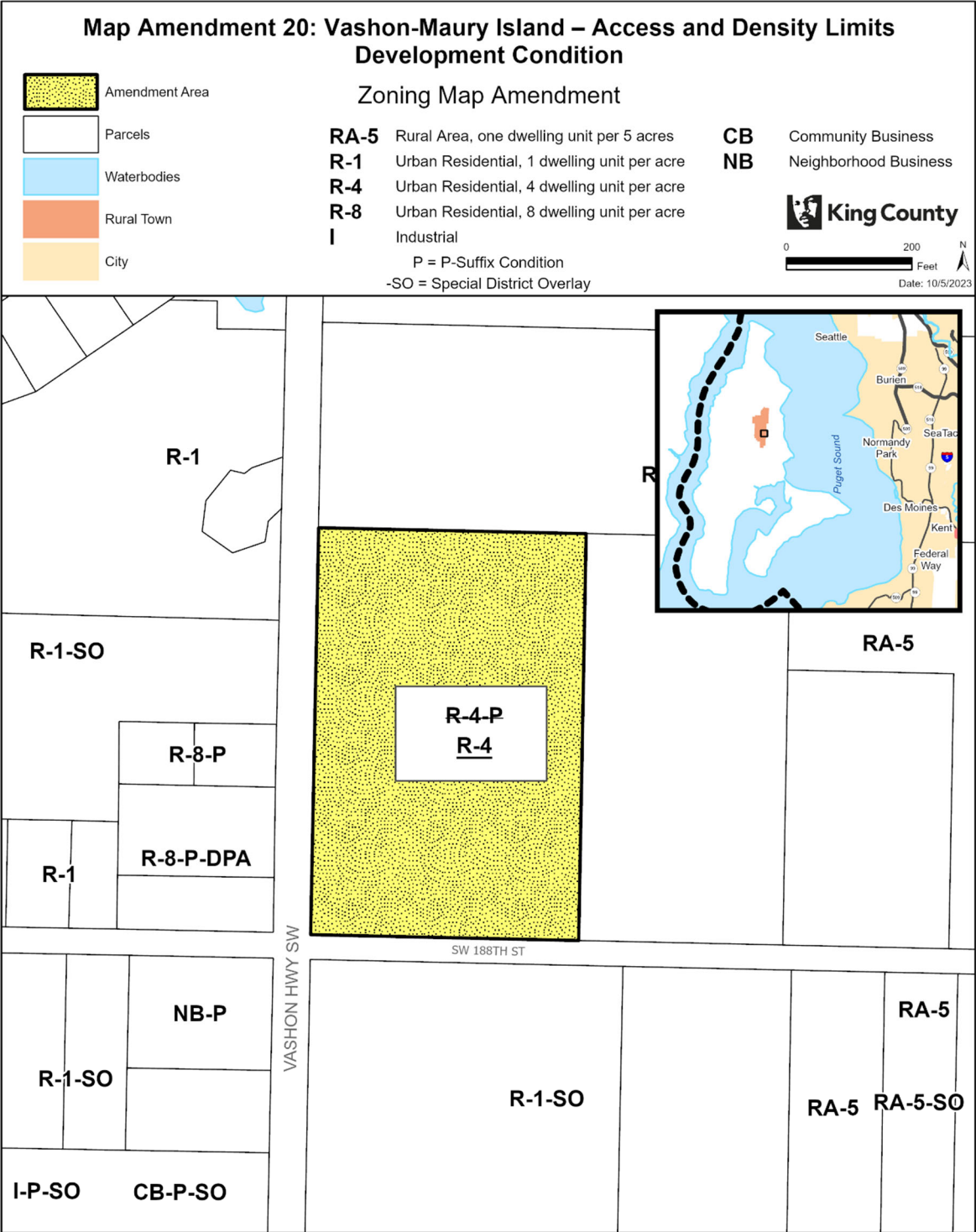
ZONING

1. Remove P-Suffix VS-P22 from the following parcel:

3223039040

2. Repeal P-Suffix Development Condition VS-P22 from the Zoning Atlas.

Effect: Removes P-Suffix VS-P22 from a parcel on Vashon Highway Southwest and Southwest 188th Street. SV-P22 limits access to one driveway from Vashon Highway Southwest. VS-P22 also limits development on the parcel to a maximum of 14 dwelling units. This change would align with current Road standards and King County Code provisions for access and allowed densities for the R-4 zone.



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Project: VS-P01 J. Linn

Map Amendment 21: Federal Way – Urban Planned Development
P-suffix Removal

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

Section 3	Township 21	Range 4
-----------	-------------	---------

ZONING

1. Remove P-Suffix FW-P12 from the following parcel:

2616700580

2. Repeal P-Suffix FW-P12 from the Zoning Atlas.

Effect: Repeals P-Suffix FW-P12 to remove a reference to an old Urban Planned Development condition.

Map Amendment 22: Skyway-West Hill – Development Limitations

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

Section 14	Township 23	Range 4
------------	-------------	---------

ZONING

1. Add P-Suffix WH-P10 to the following parcels:

2172000470

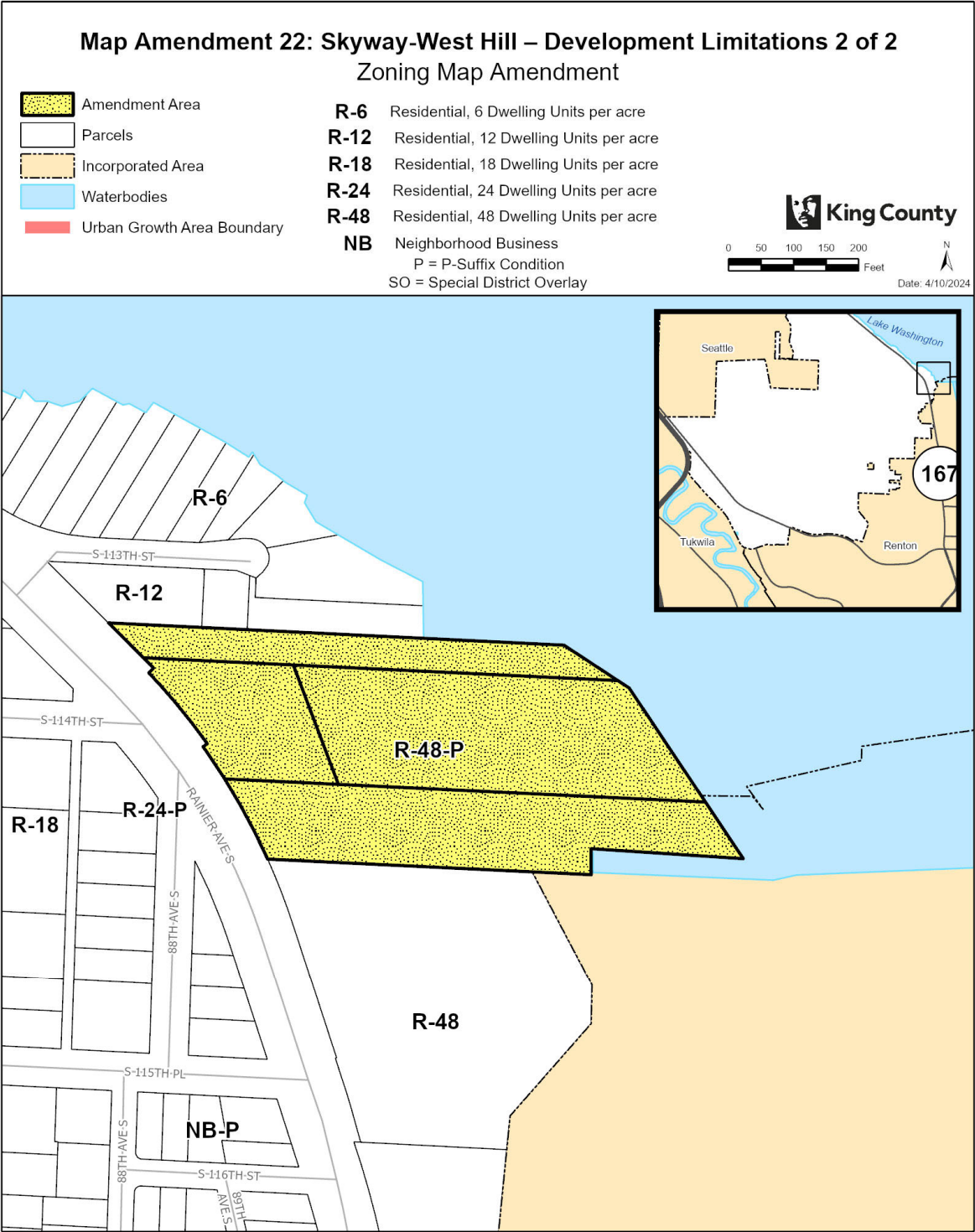
2. Amend P-Suffix WH-P10 on the following parcels:

1180000280	1180000285	1180000290	1180008400
2172000451	2172000565	2172000612	

3. Amend P-Suffix WH-P10 as follows:

"The use of this parcel shall be limited to ~~((mobile))~~ manufactured home ~~((park))~~ communities, community residential facilities, senior assisted housing, daycares, and religious ~~((institutions))~~ facilities. Redevelopment of the parcel results in the permanent displacement of existing residents shall require an agreement approved by the council, which include provisions for notification to residents, relocation assistance and right to return options for displaced residents. The parcel shall not be subject to a minimum density requirement."

Effect: Adds P-Suffix WH-P10 to a parcel and amends the P-suffix to remove a requirement for minimum density.



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1175
1176

Map Amendment 23: Snoqualmie Valley/Northeast King County – Fall City Business District

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

Section 14	Township 24	Range 7
Section 15	Township 24	Range 7

ZONING

1. Remove P-Suffix SV-P27 on the following parcel:

1424079050

2. Remove P-Suffix SV-P28 on the following parcel:

2475900460

3. Repeal the following P-Suffix Development Conditions from the Zoning Atlas:

- a. P-Suffix SV-P27; and
- b. P-Suffix SV-P28.

Effect: Removes two P-Suffix development conditions from parcels in the Fall City Business District. P-Suffix SV-P27 requires landscaping as part of park development. P-Suffix SV-P28 prohibits overnight parking or storage of trucks on the parcel.

Map Amendment 24: Snoqualmie Valley/Northeast King County – Fall City Residential Dimensional Standards

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

Section 14	Township 24	Range 7
Section 15	Township 24	Range 7
Section 16	Township 24	Range 7

ZONING

1. Add P-Suffix SO-xxx (adopted in Section 249 of Ordinance XXXXX (Proposed Ordinance 2023-0440)) to the following parcels:

0279600010	0279600020	0279600030	0279600040
0279600050	0279600060	0279600070	0279600080
0279600090	0279600100	0279600110	0279600120
0279600130	0279600140	0279600150	0279600160
0279600170	0279600180	0279600190	0279600200
0318900010	0318900020	0318900030	0318900040
0318900050	0318900060	0318900070	0318900080
0318900090	0318900100	0318900110	0318900120
0318900130	0318900140	0318900150	0318900160
0318900170	031890TRCT	0732700010	0732700020
0732700030	0732700040	0943100020	0943100100
0943100110	0943100140	0943100143	0943100145
0943100160	0943100197	0943100198	0943100199
0943100200	0943100201	0943100202	0943100203
0943100204	0943100220	0943100221	0943100222
0943100223	0943100235	0943100260	0943100261
0943100262	0943100263	0943100264	0943100265
0943100266	0943100267	0943100268	0943100269
0943100270	0943100271	0943100272	0943100273
0943100274	0943100280	0943100281	0943100282
0943100283	0943100284	0943100285	0943100286
0943100287	0943100288	0943100289	0943100290
0943100300	0943100301	0943100302	0943100304
0943100320	0943100360	0943100361	0943100362
0943100363	0943100365	0943100367	0943100369
0943100371	0943100379	0943100380	0943100381
0943100382	0943100383	0943100384	0943100385
0943100390	0943100398	0943100399	0943100400
0943100401	0943100402	0943100403	0943100404
0943100421	0943100422	0943100424	0943100425
0943100427	0943100439	0943100440	0943100441
0943100442	0943100443	0943100445	0943100446
0943100460	0943100462	0943100464	0943100476
0943100478	0943100479	0943100480	0943100481
0943100482	0943100483	0943100484	0943100485

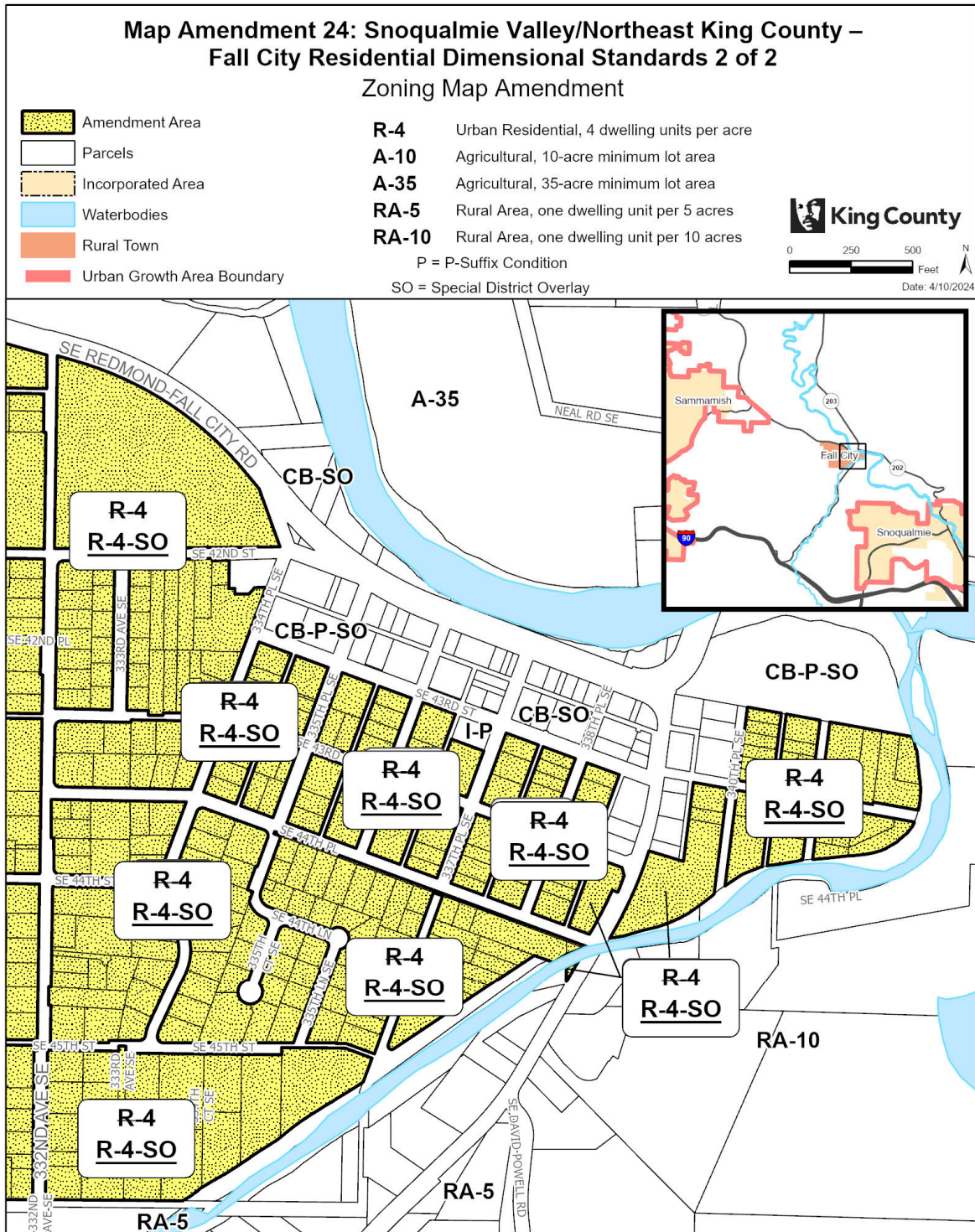
0943100486	0943100488	0943100500	0943100501
0943100502	0943100503	0943100504	0943100505
0943100506	0943100507	0943100508	0943100509
0943100510	0943100540	0943100560	0943100680
0943100681	0943100683	0943100684	0943100685
0943100687	0943100688	0943100689	0943100690
0943100691	0943100700	0943100701	0943100702
0943100703	0943100704	0943100706	0943100707
0943100723	0943100724	0943100725	0943100726
0943100727	0943100728	0943100729	0943100730
0943100880	0943100881	0943100882	0943100883
0943100884	0943100885	0943100886	0943100887
0943100888	0943100889	0943100890	0943100891
0943100900	0943100921	0943100960	0943100961
0943100962	0943100964	0943100966	0943100980
0943100981	0943100998	0943100999	0943101000
0943101001	0943101002	0943101003	0943101004
0943101005	0943101006	0943101018	0943101019
0943101021	0943101022	0943101023	0943101024
0943101025	0943101026	0943101027	094310TRCT
1524079009	1524079010	1524079012	1524079013
1524079014	1524079026	1524079028	1524079033
1524079035	1524079036	1524079037	1524079038
1524079039	1524079044	1524079048	1524079051
1524079053	1524079054	1524079057	1524079060
1524079072	1524079075	1524079076	1524079077
1524079084	1524079087	1524079092	1524079098
1524079104	1524079105	1524079106	1524079107
1524079111	1524079112	1524079113	1524079119
1524079120	1524079121	1524079122	1524079125
1524079126	1524079127	1524079128	1524079130
1524079136	1524079137	1524079138	1524079143
1524079144	1524079150	1524079151	1524079154
1524079155	1524079156	1524079159	1524079174
1524079175	1524079176	1524079177	1524079180
1524079184	1524079187	1524079192	1524079193
1524079194	1524079195	1524079196	1524079197
1524079198	1524079199	152407TRCT	1624079055
1624079065	2412100005	2412100010	2412100015
2412100020	2412100025	2412100030	2412100035
2412100040	2412100045	2412100050	2412100055
2412100060	2427900010	2427900020	2427900030
2427900040	2427900050	2427900060	2427900070
2427900080	242790TRCT	2427910010	2427910020
2427910030	2427910040	2475900475	2475900476
2475900485	2475900490	2475900495	2475900496
2475900505	2475900515	2475900520	2475900525
2475900535	2475900536	2475900550	2475900555
2475900565	2475900566	2475900580	2475900610
2475900655	2475900670	2475900685	2475900700
2475900720	2475900735	2475900740	2475900745
2475900750	2475900755	2475900773	2475900775
2475900777	2475900779	2475900800	2475900835

2475900840	2475900845	2475900850	2475900855
2475900865	2475900895	2475900920	2475900930
2475900945	2475900955	2475900960	2475900965
2475900975	2475900985	2475901021	2475901035
2475901045	2475901060	2475901065	2475901075
2475901090	2475901105	2475901110	2475901120
2475901135	2475901136	2475901155	2475901156
2475901165	2475901170	2475901185	2475901190
2475901191	2481200010	2481200020	2481200030
2481200040	2481200050	2481200060	2481200070
2481200080	2481200090	2481200100	2481200110
2481200120	2481200130	2481200140	2481200150
2481200160	2549000010	2549000020	2549000030
2549000040	2549000050	2549000060	2549000070
2549000080	2549000090	2549000100	2549000110
2561300010	2561300020	2561300030	2561300040
2561300050	2561300060	2561300070	2561300080
2561310010	2561310020	2561310030	2561310040
2561310050	2561310060	2561310070	2561310080
2561310090	2561310100	2561310110	2561310120
3791500010	3791500020	3791500030	3791500040
3791500050	3791500060	3791500070	3791500080
3791500090	3791500100	3791500110	3791500120
5396600010	5396600020	5396600030	5396600040
5396600050	5396600060	5396600070	5396600080
5396600090	5396600100	6022000010	6022000020
6022000030	6022000040	6022000050	6022000060
6022000070	6022000080	6022000090	6022000100
6022000110	6022000120	6022000130	6022000140
6022000150	6022000160	6022000170	6022000180
6022000190	6730700085	6730700090	6730700095
6730700100	6730700105	6730700110	6730700120
6730700121	6730700135	6730700140	6730700160
6730700170	6730700185	6730700190	6730700196
6730700205	6730700206	6730700220	6730700225
6730700230	6730700235	6730700240	6730700255
6730700260	6730700261	6730700335	6730700385
6730700390	8038700005	8038700010	8038700015
8038700020	8038700025	8038700030	8038700035
8038700040	8038700045	8038700050	8038700055
8038700060	8038700065	8038700070	8038700075
8038700080	8038700085	8038700090	8038700095
8038700100	8038700105	8038700110	8039000005
8039000010	8039000015	8039000020	8039000025
8039000030	8039000035	8039000040	8039000045
8039000050	8039000055	8039000060	8039000065
8039000070	8039000075	8039000080	8731210010
8731210020	8731210030	8731210040	8731210050
8731210060	8731210070	8731210080	8731210090
8731210100	8731210110	8731210120	8731210130
873121TRCT	8731710010	8731710020	8731710030
8731710040	8731710041	8731710050	8731710060
8731710070	8731710080	8731710090	8731710100

8731710110	8731710120	8731710130	8731710140
8731710150	8731710160	8731710170	8731710180
8731710190	8731710200	8731710210	

1214
1215
1216
1217

Effect: Establishes a Special District Overlay for the residentially zoned area of the Fall City Rural Town that imposes additional dimensional standards on residential development.



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Project: FallCityResidential P. McCombs

Map Amendment 25: Snoqualmie Valley/Northeast King County – Fall City Industrial

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

Section 15	Township 24	Range 7
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ZONING

1. Amend P-Suffix SV-P26 on the following parcel:

2475900595

2. Amend P-Suffix SV-P26 as follows:

~~"((1. This rezone shall expire and the use shall be discontinued if and when a Community Plan and area zoning for the property are adopted designating the site for uses inconsistent with the present use, unless the applicant can demonstrate legal non-conforming use status.~~

~~2-))~~ 1. The subject property shall be insulated for noise reduction ~~((as illustrated in Exhibit 23 except that the exterior insulation shown shall not be required))~~. If said insulation is not sufficient to reduce the noise emitted from the subject property to the standard set out in ~~((KCC 12.88))~~ K.C.C. Chapter 12.86, then the applicant shall work with ~~((Seattle King County Health Department))~~ Public Health - Seattle & King County ((N))noise ((A))abatement staff to further insulate or modify the building to achieve this standard.

~~((3-))~~ 2. All parking shall be ~~((moved to))~~ located on the east and west ends of the property ~~((as shown on the attached site plan (Exhibit 23)))~~ and access from 337th Place SE or the alley, respectively. Signs, painting, moveable pylons, or similar moveable barriers shall be provided to limit parking or stopping of vehicles in front of the building on SE 43rd ~~((St.))~~ Street (i.e., in front of the rolling doors) ~~((to that))~~ except as necessary for loading and unloading of things so large they must enter or leave the building through the rolling doors.

~~((4-))~~ 3. All pounding and grinding activities shall cease when the doors are open.

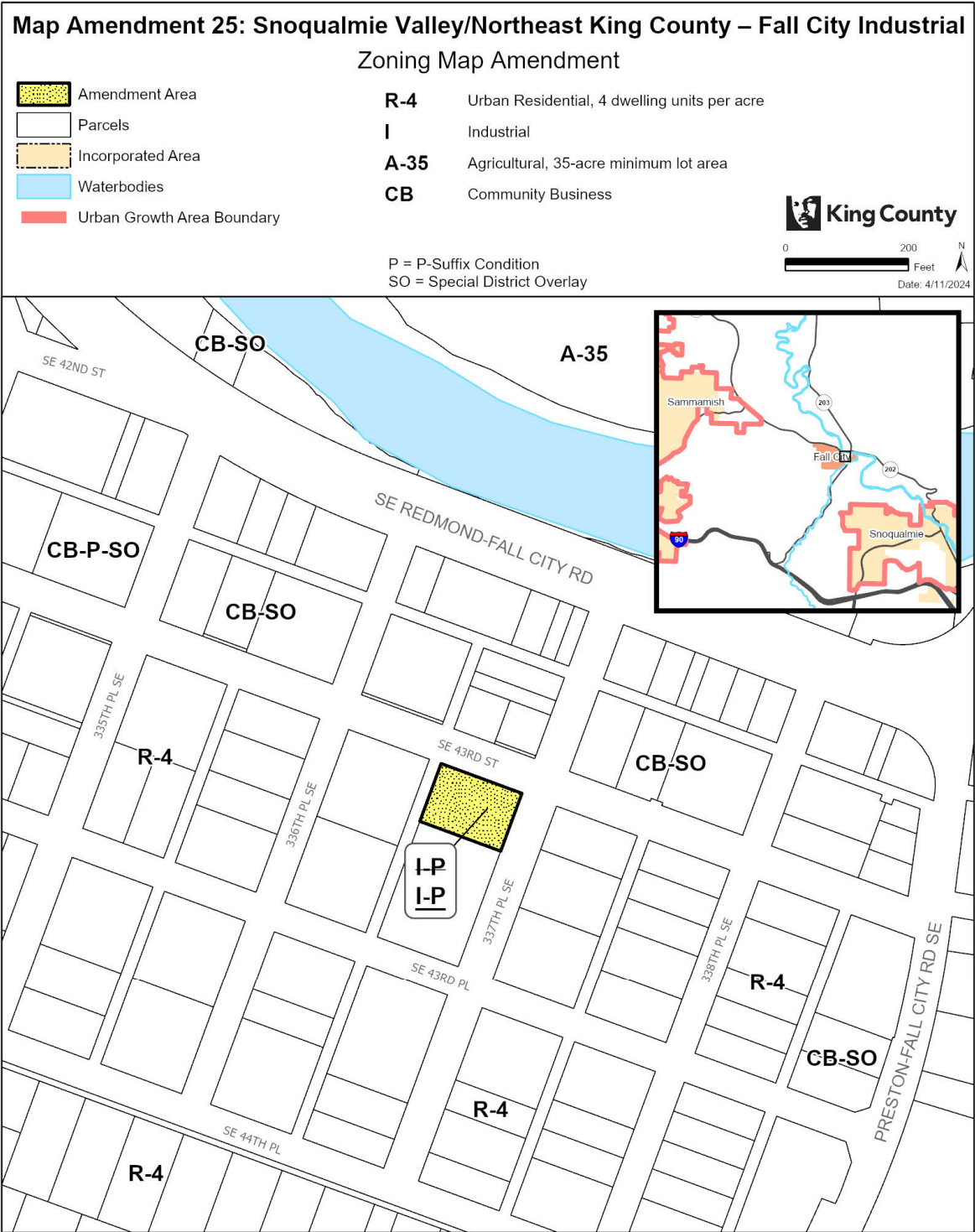
~~((5-))~~ 4. The use of the site shall be limited to machine shop and welding activities.

~~((6. This approval shall not grant the applicant any legal nonconforming use status should the site not be designated for the permitted use by the Community Plan and area wide zoning. Said status shall only be determined by Code Enforcement action which should be initiated if and when the Community Plan indicates a conflict between the proposed use and the plan designation.~~

~~7-))~~ 5. All work shall be done inside the building other than disassembly and dismantling."

Effect: Revises the text of P-Suffix SV-P26 to acknowledge the long-standing use as a legal use of the industrial property while maintaining development conditions that ensure its compatibility with the adjacent residential and nearby commercial areas.

1268



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Map Amendment 26: Snoqualmie Valley/Northeast King County – Preston Industrial Development Conditions

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

Section 29	Township 24	Range 7
Section 32	Township 24	Range 7
Section 33	Township 24	Range 7

ZONING

1. On the following parcels:
 - a. Remove P-Suffix SV-P13; and
 - b. Amend P-Suffix SV-P19.

2924079009	2924079020	2924079053	2924079055
2924079058	6397000000	6893700020	6893700030
689370TR-A	689370TR-B		

2. Remove P-Suffix SV-P13 on the following parcel:

2924079054

3. On the following parcels:
 - a. Remove P-Suffix SV-P15; and
 - b. Amend P-Suffix SV-P19.

3224079001	3224079004	3224079124	3224079125
3224079126	3224079128	3224079130	3224079133

4. Amend P-Suffix SV-P19 on the following parcels:

2924079019	3224079002	3224079033	3224079059
------------	------------	------------	------------

5. On the following parcel:
 - a. Remove P-Suffix SV-P19; and
 - b. Amend the zoning from I (Industrial) to RA-10 (Rural Area, 1 dwelling unit per 10 acres).

2924079009 (portion)

6. On the following parcel:
 - a. Amend P-Suffix SV-P19; and
 - b. Amend the zoning from NB (Neighborhood Business) to RA-2.5 (Rural Area, 1 dwelling unit per 2.5 acres) on the following parcel:

3224079023 (portion)

7. Remove P-Suffix SV-P19 on the following parcel:

2924079053 (portion)

8. Amend P-Suffix SV-P19 as follows:

~~“(The 1994 Comprehensive Plan (Policy R-314) recognized the industrial area adjacent to the rural neighborhood of Preston with appropriate zoning for industrial uses provided that any new industrial development or redevelopment shall be conditioned and scaled to maintain and protect the rural character of the area and to protect sensitive natural features of the environment. In order to preserve the rural character and sensitive areas, new rural industrial development shall be conditioned consistent with Policy R-316 to ensure a scale and nature distinct from urban industrial areas. New development or redevelopment of the parcels for which this environmental impact statement was prepared shall also meet the conditions identified in the Environmental Impact Statement requested under Ordinance 9110.)”~~

In addition to meeting the rural industry development standards under K.C.C. Chapter 21A.14, the following P-suffix conditions apply to the subject property:

A. Access

Controlled access roads to and from SE High Point Way/Preston-Fall City Road shall be required. All industrial and commercial uses shall directly connect off-street parking to the access roads.

B. Buffers, trails, and aesthetics

In addition to the landscape and buffers requirements under rural industry development standards in the King County Code, additional buffering between different land uses and the transition to the Preston ~~((rural neighborhood))~~ residential area shall be required for ~~((all))~~ new development and redevelopment~~((-- Additional buffer types and landscaping shall include the))~~ as follows~~((ing))~~:

1. ~~((All new development and re-development))~~ Where adjacent to SE High Point Way/Preston-Fall City Road, ~~((shall))~~ provide a landscaped, natural buffer along the Preston-Snoqualmie Trail and other trail easements ~~((identified in the village Trail Plan component of the Village Development Plan))~~. Landscape ~~((design))~~ shall be designed in cooperation with the ~~((parks division))~~ department of natural resources and parks to promote uniform corridor development of the trail system.

2. ~~((For new development and re-development e))~~ Easements shall be provided for ~~((all trail segments identified in the village trail plan component of the Village Development Plan-- Pedestrian))~~ access to the Preston-Snoqualmie trail and other components of the ~~((village trails plan))~~ trail system shall be provided where feasible ~~((for))~~ from new development and re-development.

3. ~~((Each new development and re-development project shall be required to complete their portion of the Reforestation Program component of the Village Development Plan.))~~ New development and re-development shall preserve or restore natural vegetation, forest cover and the appearances of affected hillsides to enhance the greenway corridor along Interstate 90 to a more natural and rural setting.

4. Type II landscaping, ten feet wide on both sides of the trail shall be required along public trails or trail easements providing access to the Preston-Snoqualmie trail.

5. The site plan of any new development shall maintain the passive open space area located in the northeast corner of the site.

6. All utilities capable of being placed underground shall be underground.

C. Building Scale

All new development and re-development shall be of a scale, modulation, materials, and color that ~~((will transition))~~ are compatible with the surrounding land uses including ~~((village))~~ open space, trails, and rural residential neighborhoods.

D. Permitted Uses

~~((Heavier industrial uses; new or re-developed industrial uses providing substantial waste by-products or wastewater discharge; or new or re-developed paper, and allied products manufacturing uses shall be prohibited.))~~

1. A Conditional Use Permit (CUP) shall be required for new buildings ~~((construction permits))~~ or for expansion of existing buildings to ensure that:

a) The visual character of the Rural Area will be protected and enhanced. In addition to the decision criteria of ~~((KCC))~~ K.C.C. 21A.44.040, the CUP review process shall focus on the view sheds of the Preston neighborhood. A view shed is that portion of the landscape that is visible from a given point or points, terminating at the horizon, such as a ridgeline, treeline, or other prominent linear physical feature.

b) The proposed use must be functionally compatible with rural uses in the immediate vicinity. Functional compatibility requires a determination that the proposed use will not create impacts to or demand for public facilities and services beyond that specified in the rural level of service standards in Chapter 9 of the Comprehensive Plan ~~((policy F-303 for water and policy F-313 for sewers))~~. Functional transportation compatibility shall consider ~~((both))~~ rural level of service standards, as described in Chapter 8 of the Comprehensive Plan ~~((relating to concurrency (Comprehensive Plan policy T-305) and whether the increased traffic would conform to SEPA standards, Intersection Standards and Road Design Standards))~~.

c) The proposed new use is dependent upon a location in ~~((a))~~ the Rural Area or Natural Resource Lands. The Director should consider the following factors in the CUP review process:

· i. The majority of the product(s) being manufactured, processed or sold are primarily composed of materials extracted or grown in the Rural Area or Natural Resource Lands.

· ii. The majority of the product(s) being manufactured, processed or sold are used or consumed in the Rural Area or Natural Resources Lands.

· iii. The proposed use provides services predominantly to Rural Area residents, or to other uses of the Rural Area or Natural Resource Lands.

iv. Examples of ~~((such))~~ uses that require a rural location include, but are not limited to: food processing, feed mills and stores, small retail or wholesale stores, farm/forestry machinery manufacturing or repair, agricultural product warehousing, and sales facilities for farm/forest products or for products and services used by Rural residents and customarily retailed or wholesaled in the Rural Area(s) or Natural Resource Lands.

~~((The following parcels shall not be subject to the requirements of Subsection d.1.(c), above:~~

~~2924079009~~

~~2924079018~~

~~2924079058~~

~~2924079055~~

~~2924079056~~

~~d) Any parcel governed by a basic use agreement between the property owner and the Preston community shall not be subject to the requirements of Subsection d.1.(c) and the department of development and environmental local services shall apply the provisions of the basic use agreement as conditions of project approval. The basic use agreement shall include provisions that are generally consistent with the basic use agreement recorded under Auditor File NO. 9708190805 and the following shall be used as a guideline for the required provision.~~

~~((4)))~~ 2. Limitations on Use of Property: ((All industrial uses made of the property shall be limited to those uses allowed, as of the date of the agreement, on Industrial zoned land that is located in Areas designated as Rural, and accessory uses.)) In addition to the use provisions in K.C.C.

Chapter 21A.08. ((T))the following uses shall ((additionally)) be prohibited: heavier industrial uses; new or re-developed industrial uses providing substantial waste by-products or wastewater discharge; or new or re-developed paper, chemical, allied products manufacturing uses; slaughterhouses; tanneries; animal rendering; processing of mineral resources, including quarry rock and gravel; ((concrete batching facilities; asphalt batching facilities;)) asphalt/concrete mixtures and block; any use requiring a waste water discharge permit; campgrounds; bowling center; shooting range; dry((-))cleaning plants; industrial laundrers; vector waste receiving facility; outdoor advertising service; miscellaneous equipment rental; automotive rental and leasing; heavy equipment and truck repair; helistop; motor vehicle and boat dealers; auto supply stores (although auto supply wholesale distribution shall not be prohibited); gasoline service stations; fuel dealers; auction houses; livestock sales; tire retreading; public agency animal control facility; transfer station; adult use facility; any use that extracts groundwater for sale of bottled water outside of the property; and casinos and gambling uses. Recycling and waste receptacles may be located outdoors, but must be screened from view from outside the property.

(((2))) 3. Prohibition on Expanding Industrial Uses on Abutting or Adjacent Parcels: ((The property owner shall not acquire any interest on abutting or adjacent property for the purpose of expanding t)) The size of Industrial or commercially-zoned land shall not be expanded beyond ((that)) what currently exists in the Preston vicinity. The property owner shall not request or otherwise pursue the rezoning of any abutting or adjacent property for industrial use. "Adjacent" means any land in unincorporated King County that is located within two miles of the boundaries of the Preston industrial area.

(((3))) 4. Prohibition on extension of water service to properties outside of the Preston Water Association boundaries: The property owner shall not vote for or encourage any extension of water service to properties outside the existing boundaries of the Preston Industrial Park Water Association for any new residential, commercial, or industrial use. An Intertie Agreement with Water District No. 123 for the purpose of providing for fire flow is not subject to this provision.

(((2-)) 5. For industrial buildings already built or for new buildings having vested applications, tenant improvements and changes of use completely within existing structures shall not be subject to this P-suffix condition. ((However, P-suffix conditions for new development and redevelopment established under Ordinance 11653 in 1994 will continue to apply.

E. Environment

1. All new development or re-development for which this Environmental Impact Statement was prepared, shall meet all reasonable conditions and mitigations identified in the Environmental Impact Statement requested under Ordinance 9110 as determined necessary by the Director of Development and Environmental Services.

2. New stormwater discharges to salmonid habitat and wetlands shall match predeveloped flow durations between the 1/2 of the 2 year and the 100-year events.

3. Any new stormwater discharges shall provide source control best management practices and treatment facilities to maintain water quality of the receiving waters. Treatment facilities shall remove a minimum of 90 percent of the total suspended solids, and result in the removal of at least 50% of total phosphorus.

The subject property consists of tax lots:

2924079009 2924079020 2924079018

2924079055 2924079058 2924079056

2924079019 3224079002

3224079033 3224079059 3224079001

3224079133 3224079004 3224079124

3224079125 3224079126 3224079128

3224079129 3224079130 2924079053

~~The 1994 Comprehensive Plan identified two areas of Preston that may be developed under specific development conditions. These properties were designated in the Snoqualmie Community Plan and Area Zoning for future consideration for industrial use))"~~

9. Repeal P-Suffix Development Condition SV-P13 from the Zoning Atlas.

10. Repeal P-Suffix Development Condition SV-P15 from the Zoning Atlas.

Effect: Updates and consolidates P-suffix development conditions applying to the Preston Industrial area by:

- Removing P-Suffix SV-P13 from the northern parcels of the Preston Industrial area.
- Removing P-Suffix SV-P15 from the southern parcels of the Preston Industrial area.
- Removing P-Suffix SV-P19 from a RA-10-zoned parcel northeast of the Preston Industrial area.
- Amending P-Suffix SV-P19 covering the entire Preston Industrial area by incorporating applicable landscaping, open space, and utility provisions from the removed P-Suffixes and updating and simplifying terminology.
- Amending the zoning from Industrial to RA-10 on one parcel northwest of the Preston Industrial area that has been acquired by the Department of Natural Resources and Parks for inclusion in the King County Open Space System.
- Amending the zoning classification from NB to RA-2.5 on a linear property with the Preston Snoqualmie Trail next to Jim Ellis Memorial Regional Park.
- Repealing P-Suffix SV-P13 and P-Suffix SV-P15 from the Zoning Atlas.

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Map Amendment 27: Snoqualmie Valley/Northeast King County – Preston Mill Development Conditions

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

Section 33	Township 24	Range 7
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LAND USE

1. Amend land use designation from "rn" (Rural Neighborhood Commercial Center) to "f" (Forestry) on the following parcel:

6893300401

ZONING

1. Remove P-Suffix SV-P12 on the following parcels:

6893300370	6893300375	6893300380	6893300385
6893300620			

2. Remove P-Suffix SV-P17 on the following parcels:

3324079013	6893300620 (portion)
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3. Remove P-Suffix SV-P21 on the following parcels:

3324079013	6893300401	6893300620
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4. Amend the zoning from NB (Neighborhood Business) to F (Forest) on the following parcel:

6893300620 (portion)

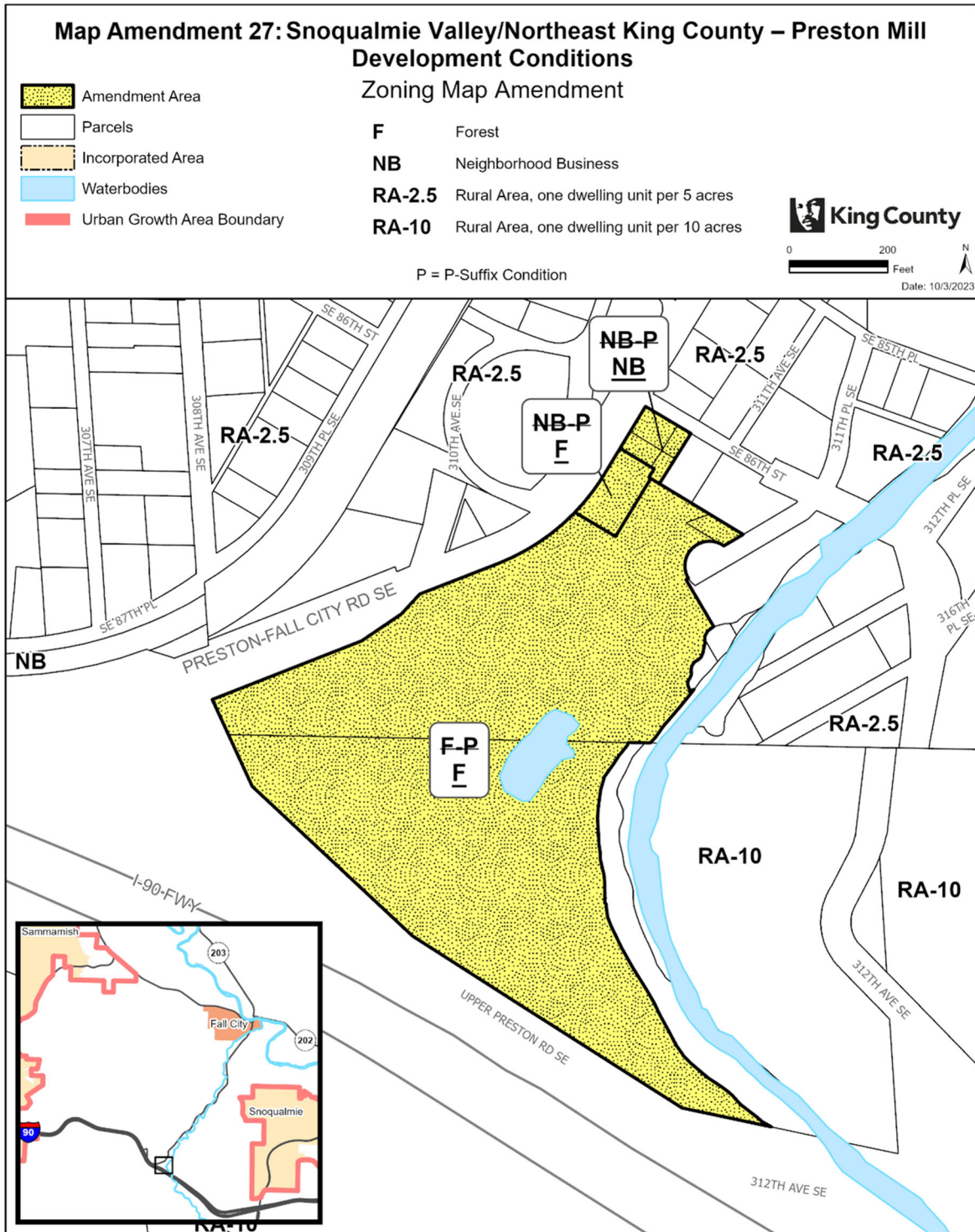
5. Repeal the following P-Suffix Development Conditions from the Zoning Atlas:
 - a. P-Suffix SV-P12;
 - b. P-Suffix SV-P17; and
 - c. P-Suffix SV-P21.

Effect: Amends the land use designation on one parcel from Rural Neighborhood Commercial Center to Forestry to align with the underlying zoning classification.

Amends the zoning on the portion of one parcel and removes several overlapping development conditions from parcels east of the Preston-Fall City Road SE on or adjacent to the former Preston Mill site in the rural unincorporated area of Preston as follows:

- Removes P-Suffix SV-P12 limiting commercial uses on four parcels currently zoned Neighborhood Business.

- 1529 • Removes P-Suffix SV-P17 and SV-P21 from parcels that were designed to limit the use and
1530 guide development of the former Preston Mill site.
1531
- 1532 • Amends the zoning classification from Neighborhood Business to Forest on a portion of a
1533 property acquired by King County Department of Natural Resources and Parks currently
1534 designated King County Open Space System.
1535
- 1536 • Repeals P-Suffix SV-P12, P-Suffix SV-P17, and P-Suffix SV-P21 from the Zoning Atlas.
1537



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Project: PrestonMill P. McCombs

Map Amendment 28: Snoqualmie Valley/Northeast King County – Raging River Quarry Open Space and P-Suffix Development Condition

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

Amend Sections, Townships, and Ranges, as follows:

Section 22	Township 24	Range 7
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LAND USE

1. Amend land use designation from "m" (Mining) to "os" (King County Open Space System) on the following parcel:

2224079033

ZONING

1. Remove P-Suffix SV-P31 from the following parcel:

2224079033

2. Amend the zoning from M (Mineral) to RA-10 (Rural Area, 1 dwelling unit per 10 acres) on the following parcel:

2224079033

3. Amend P-Suffix SV-P31 as follows:

“1. The quarry operation shall be subject to approval of grading permits which (except as otherwise provided by these conditions) shall be consistent with the operational concept illustrated in the revised plans dated 3-20-86, received July 1, 1986 (Exhibit no. 12).

1A. The property line between the existing M zoned parcel and the adjacent RA zoned ((4.5 acre)) parcels ~~((adjacent to the northwest (excluded from this reclassification);))~~ shall be fenced in a secure manner, not less than ((5)) six feet in height, and setbacks shall be maintained as required by ((KCC)) K.C.C. 21A.22.060. ~~((This condition shall be of no further force or effect in the event the northwest parcel is subsequently reclassified to M when new area zoning is adopted by King County. In that event, unless otherwise provided by the area zoning, a minimum 150 foot setback shall be maintained from property authorized to be developed for residential use, of which not less than 75 feet shall be on the M-zoned property. Except for the required fencing, the 150 foot setback area shall be subject to a native growth protection easement.))~~

2. The applicant shall obtain a grading permit yearly ~~((from the King County Department of Development and Environmental Services (DDES)))~~ and be subject to the ~~((conditions))~~ applicable requirements of ~~((King County ordinances 3108 and 1488))~~ K.C.C. Chapters 16.82 and

1583 ~~21A.22.~~ Any subsequent modification to equipment (~~((due to technology))~~) used on-site may be
1584 subject to additional standards in place at that time.

1585
1586 3. In order to insure compliance with the conditions of this permit, the applicant shall post the
1587 following bonds and maintain the following insurance:

1588 A. Surety bond in the amount of (~~(\$25,000)~~) \$65,000.

1589 B. (~~(\$5,000)~~) \$13,500 cash operating bond, and

1590 C. Site reclamation bond in the amount of (~~(\$25,000)~~) \$65,000(~~(,)~~). These bonds shall be
1591 maintained at full value at all times and King County shall be named as an assign. The
1592 requirement for posting these bonds with King County may be waived if similar bonds are posted
1593 with the State of Washington in an amount at least equal to the monetary requirements stated
1594 above and for the purposes intended by King County.

1595
1596 4. Maximum hours of operation are as follows: 7:00 a.m. to 7:00 p.m., Monday through Friday;
1597 provided, however, loading of the trucks shall be restricted to the hours of 7:30 a.m. to 4:00 p.m.,
1598 Monday through Friday, and 8:00 a.m. to 4:30 p.m., Saturday, provided, however, that activity
1599 shall be restricted to maintenance of equipment. (THESE HOURS OF OPERATION MAY BE
1600 INCREASED ONLY IN THE EVENT OF AN EMERGENCY SITUATION AS IDENTIFIED BY THE
1601 (~~((MANAGER))~~) DIRECTOR OF ((THE DEPARTMENT OF DEVELOPMENT AND
1602 ENVIRONMENTAL SERVICES)) PERMITTING.) Maintenance of equipment may occur on the
1603 site only during the stipulated hours of operation. Minor maintenance (lube, oil changes, etc.) of
1604 equipment is permissible during non-operating hours provided that in no event shall such
1605 equipment be started and tested outside the approved operating hours.

1606
1607 5. The site operators shall insure that no trucks waiting to enter the quarry shall be permitted to
1608 park on the Carmichael Road prior to the stipulated hours of operation. At no time shall trucks be
1609 permitted to park or queue on the Preston-Fall City Road.

1610
1611 6. All blasting to be performed at the site shall be "confined" blasts and shall be done in
1612 accordance with State and Federal regulations. The preparation and actual blasting operation
1613 shall be conducted under the supervision of a licensed blasting contractor. All blasting shall be
1614 confined to no more than twice a week and only between the hours of 3:00 p.m. and 4:30 p.m.,
1615 Monday through Friday. Notice shall be given to local area residents at least five minutes prior to
1616 detonation. Notice shall either be by way of a bell, siren, or whistle and audible within the
1617 surrounding area for at least a distance of one mile from the site. (~~(((See Condition No. 28; under~~
1618 ~~"sound/noise".)))~~) Explosive materials shall (~~((only))~~) not be stored on the subject property (~~((with~~
1619 ~~the prior approval of the Department of Development and Environmental Services))~~).

1620
1621 7. No removal of vegetation shall be permitted within (~~((200))~~) two hundred feet of the Raging
1622 River or lower than the (~~((300-foot))~~) three hundred-foot contour, whichever is (~~((greater))~~) further
1623 from the river (except to accommodate the necessary drainage ditches). These demarcation
1624 lines shall be clearly staked and maintained during the mining process.

1625
1626 8. All drainage ditches, interceptors, and holding ponds shall be kept clean and free of
1627 obstructions.

1628
1629 9. Rehabilitation of the subject property shall be done in conformance with the provisions of
1630 (~~((KCC))~~) K.C.C. 16.82.110. Earth material, suitable for use in the rehabilitation of the site, shall be
1631 stockpiled in such a manner as to prevent sedimentation from entering the natural drainage
1632 system. The site operators shall work in close cooperation with King County Conservation

District as rehabilitation work is undertaken. As final topography is progressively achieved, rehabilitation of finished areas/slide shall be undertaken on an ongoing basis.

10. The applicant shall provide signs indicating truck operations, such as "caution - truck crossing." The specific character and location of the signs shall be determined by the Washington State Department of Transportation or the ~~((King County Department of Public Works))~~ Local Services, Road Services Division, or successor agency. A flag shall be affixed to the signs when operations are being conducted at the site and removed when operations are not being conducted. ~~((The King County Department of Development and Environmental Services))~~ The Permitting Division, or successor agency, may require the applicant to provide flaggers when the volume of truck traffic at the site would interfere with the normal traffic flow along the Preston-Fall City Road. The applicant shall notify ~~((the Building and Land Development Division))~~ Permitting at least ~~((48))~~ forty-eight hours prior to commencing continuous ~~((or "highball"))~~ trucking operations (continuous operations shall generally mean an average, over a four hour period, in excess of one truck leaving or entering the site every ~~((5))~~ five minutes).

11. The entire length of the Carmichael Road from the Preston-Fall City Road into the quarry working area, at least as far as the quarry office and scale, shall be paved and such paving shall be maintained to the satisfaction of ~~((the King County Department of Public Works and Department of Development and Environmental Services))~~ Permitting to reduce the carriage of direct and debris onto the Preston-Fall City Road~~((,-a))~~. Areas of corrugated or corduroy roadway and/or a wheel wash facility may be required.

12. Berms, solid fencing, and landscaping shall be provided on both sides of the Carmichael Road, from the intersection of the Preston-Fall City Road to the quarry office and scale, or for so much of that distance as is necessary to reasonably mitigate noise and visual impacts of the quarry, as they affect persons traveling on the Preston-Fall City Road and adjacent and nearby residents. The design of the berms, solid fencing, and landscaping shall reflect analysis of the specific types of vehicles anticipated, their noise sources and intensities, and critical lines of sight. The analysis shall be reviewed by ~~((the King County Department of))~~ Public Health - Seattle & King County and ~~((Department of Development and Environmental Services))~~ Permitting, and an opportunity for review shall be provided to adjacent property owners.

13. The applicant shall construct rock berms or acoustical walls around the rock crusher, screener, and other similar types of stationary and semi-stationary noise producers. Said berms or walls shall be constructed to the satisfaction of ~~((the King County Department of))~~ Public Health ~~((,- Environmental Health Division))~~.

14. No signs, other than signs ~~((required))~~ allowed by ~~((KCC))~~ K.C.C. Chapter 21A.20 and these conditions, are authorized.

15. The site operator shall, at all times, comply with ~~((King County Ordinance 3139 (noise control ordinance)))~~ noise regulations in K.C.C Chapter 12.86. ~~((The King County Department of))~~ Public Health - Seattle & King County shall have the responsibility of monitoring the applicant's proposed quarry operation and shall make periodic site inspections and noise evaluations, at the expense of the site operators, in order to assure continued compliance with ~~((King County Ordinance 3139))~~ K.C.C. Chapter 12.86. ~~((The King County Department of))~~ Public Health - Seattle & King County ~~((shall have the authority))~~ shall have the authority to require monitoring devices to be located on or adjacent to the site to assure compliance with King County noise regulations. ~~((s))~~ Should noise occur in excess of the allowed levels off the site, the operators shall be notified and immediate steps to correct the violation must be taken. Failure to implement

corrective measures in a timely fashion may result in the imposition of a Stop Work Order and, if necessary, other enforcement measures.

16. In the event that extraction activities cease for a period in excess of ~~((120))~~ one hundred twenty days, all trucks and equipment shall be stored and maintained in a ~~((workmanlike))~~ professional manner to ~~((i))~~ ensure the site does not become an unsightly storage facility, until such time as excavations are recommenced. No maintenance of equipment, except as necessary for preservation, shall be allowed during periods that the quarry is inactive for a period of ~~((120))~~ one hundred twenty days or more.

17. The issuance of the grading permit does not relieve the operators from obtaining other required State and local permits. However, the applicant shall be excused from compliance with any condition which is rendered unlawful to perform as the result of denial of a required permit.

18. If for any reason the conditions of the required grading permit are violated, operations on the subject property shall cease and work shall not resume until remedial action has been accomplished to the satisfaction of ~~((the King County Department of Development and Environmental Services))~~ Permitting.

19. ~~((The granting of this rezoning))~~ This development condition does not imply approval of any permit(s) which may be required for site rehabilitation.

20. The applicant shall provide quarterly reports to ~~((the Department of Development and Environmental Services))~~ Permitting, indicating the amount of rock removed from the site, the number of truck trips generated and the number, size, and dates of all blasts.

21. As the quarry operation proceeds in a southwesterly direct, the processing equipment shall be periodically moved to take maximum advantage of the shielding effect of topography. This condition shall be specifically reviewed at the time of each grading permit renewal.

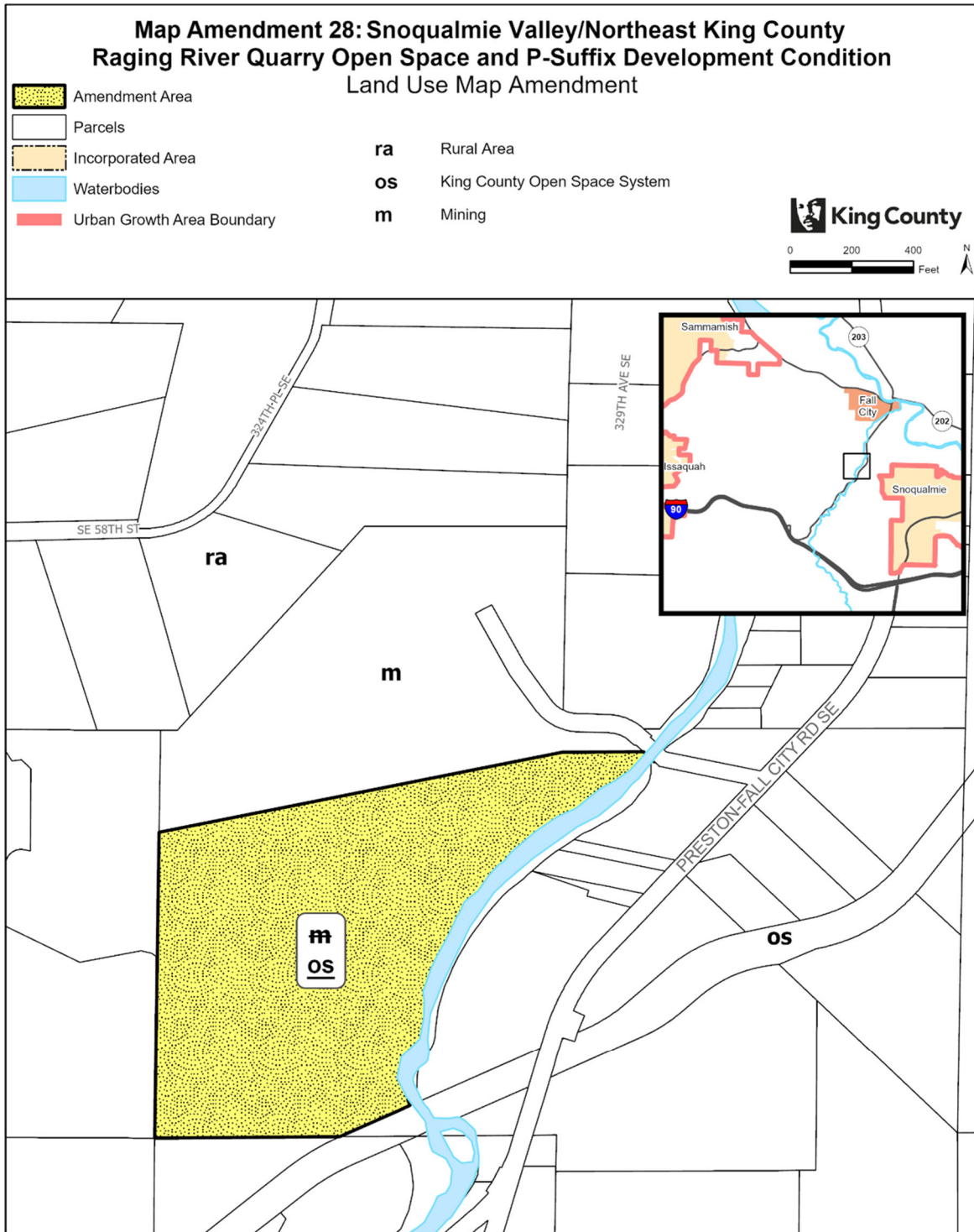
22. At the time of application for grading permits, ~~((the Department of Development and Environmental Services))~~ Permitting shall cause to be reviewed, by appropriate state and county agencies, the condition of the bridge which provides access to the subject property across Raging River, including measures taken to protect the bridge and their effect on the flow of the Raging River. If corrective actions are required, conditions may be imposed upon the grading permit, or, if necessary, the grading permit may be denied, to assure that the necessary corrections are made.

23. The blast warning signal shall be modulated, directed, or otherwise controlled to reduce its impact on adjacent residents to the maximum extent feasible consistent with assuring audibility of the signal for one mile radius area from the location of the blast.

24. The quarry operator shall be responsible for any damage to nearby properties, including domestic water supply wells, attributable to blasting on the subject property. Claims for any such damage shall be the responsibility of the affected property owner and the quarry operator to handle directly between themselves, but a failure of the quarry operator to respond in good faith to any such claim may be cause for denial of future grading permits, or prohibition or restriction upon future blasting."

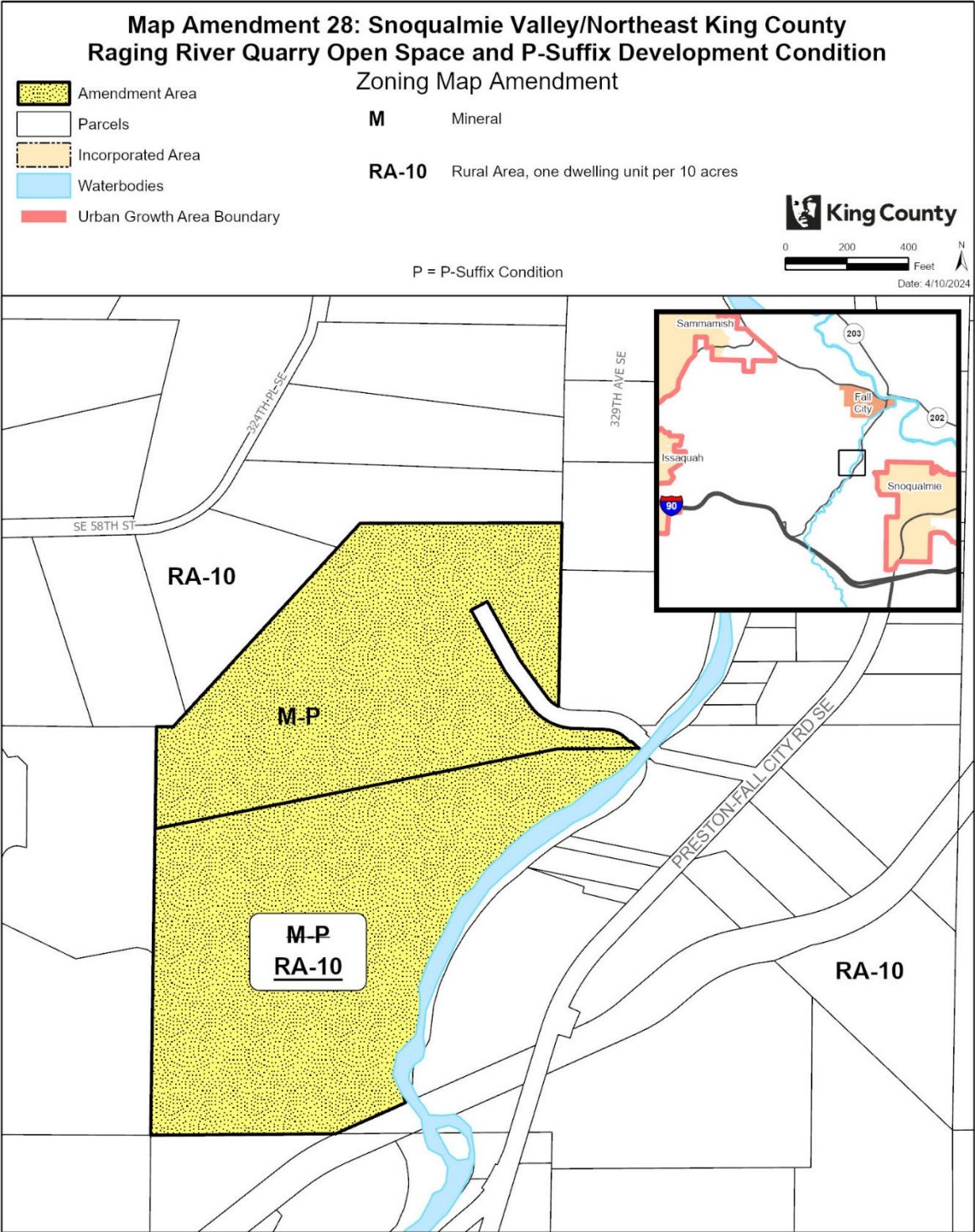
Effect: Amends the land use and zoning of parcels located west of Preston Fall City Road SE as follows:

- 1735
- 1736
- 1737
- 1738
- 1739
- 1740
- 1741
- On the southern parcel, amends the land use designation from Mining to King County Open Space system, amends the zoning classification from M (Mineral) to RA-10 (Rural Area, 1 dwelling unit per 10 acres), and removes P-Suffix SV-P31.
 - On the northern parcel, amends P-Suffix SV-P31 for consistency with current codes and King County department references.



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Project: RagingRiver P. McCombs



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Map Amendment 29: Snoqualmie Valley/Northeast King County – Grand Ridge Development Conditions

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

Amend Sections, Townships, and Ranges, as follows:

Section 12	Township 24	Range 6
Section 13	Township 24	Range 6
Section 14	Township 24	Range 6
Section 22	Township 24	Range 6
Section 23	Township 24	Range 6
Section 24	Township 24	Range 6
Section 25	Township 24	Range 6
Section 26	Township 24	Range 6
Section 7	Township 24	Range 7
Section 8	Township 24	Range 7
Section 17	Township 24	Range 7
Section 18	Township 24	Range 7
Section 19	Township 24	Range 7
Section 30	Township 24	Range 7

LAND USE

- Amend land use designation from "ra" (Rural Area) to "os" (King County Open Space System) on the following parcels:

1324069001 (portion)	1324069038	1324069041	1324069042
1724079011	1824079010	1824079011	1824079012
1824079016	1824079106	1824079114	1924079001
1924079004	1924079035	1924079041	1924079091
2424069157	2524069048	2524069056	2524069057
2524069107	2524069111	2524069117	2524069122
3024079005	3024079006		

- Amend land use designation from "ra" (Rural Area) to "op" (Other Parks and Wilderness) on the following parcel:

2624069032

ZONING

- On the following parcels:
 - Remove P-Suffix ES-P02; and
 - Remove P-Suffix ES-P09.

0724079009	0724079012	0724079014	0724079015
0724079016	0724079021	0724079022	0724079026
0724079027	0824079013	0824079014	0824079025

0824079026	0824079031	0824079032	0824079045
0824079048	0824079049	0824079059	0824079060
0824079061	0824079070	0824079071	0824079072
0824079073	0824079075	0824079076	0824079077
0824079079	1224069003	1224069008	1224069010
1224069012	1224069013	1224069015	1224069017
1224069018	1224069019	1224069021	1224069022
1224069026	1224069027	1224069028	1224069030
1224069031	1224069032	1224069045	1224069055
1224069056	1224069058	1224069061	1224069062
1224069063	1224069064	1224069065	1224069066
1224069067	1224069068	1224069069	1224069070
1224069071	1224069073	1224069074	1224069077
1224069078	1224069079	1224069080	1224069090
1224069091	1224069093	122406TR-B	122406TR-X
1324069001	1324069010	1324069011	1324069012
1324069018	1324069019	1324069020	1324069021
1324069023	1324069024	1324069025	1324069026
1324069027	1324069028	1324069029	1324069030
1324069031	1324069033	1324069034	1324069035
1324069036	1324069037	1324069038	1324069039
1324069041	1324069042	1324069043	1324069044
1324069045	1324069046	1324069047	1324069048
1324069049	1324069050	1324069051	1324069052
1324069055	1324069056	1324069062	1324069063
1324069064	1324069065	1424069004	1424069017
1424069018	1424069030	1424069031	1424069032
1424069033	1424069034	1424069035	1424069036
1424069037	1424069038	1424069039	1424069042
1424069044	1424069045	1424069046	1424069047
1424069048	1424069049	1424069054	1424069056
1424069057	1424069066	1424069068	1424069069
1424069071	1424069072	1424069073	1424069074
1424069075	1424069076	1424069077	1424069078
1424069079	1424069080	1424069082	1424069083
1424069084	1424069095	1724079002	1724079003
1724079009	1724079010	1724079011	1724079012
1724079013	1724079014	1724079016	1724079018
1724079019	1724079020	1724079021	1724079022
1724079026	1724079030	1724079032	1724079033
1724079034	1724079035	1724079039	1724079040
1724079041	1724079044	1724079045	1724079046
1724079047	1724079048	1724079049	1724079051
1724079052	1724079053	1724079055	1724079057
1724079058	1724079059	1724079060	1724079061
1724079062	1724079063	1724079064	1724079065
1724079066	1824079001	1824079002	1824079003
1824079004	1824079005	1824079006	1824079007
1824079009	1824079010	1824079011	1824079012

1824079013	1824079014	1824079015	1824079016
1824079017	1824079018	1824079019	1824079020
1824079021	1824079022	1824079023	1824079024
1824079025	1824079026	1824079027	1824079029
1824079030	1824079031	1824079032	1824079033
1824079034	1824079035	1824079036	1824079037
1824079038	1824079039	1824079040	1824079041
1824079042	1824079044	1824079045	1824079046
1824079047	1824079048	1824079049	1824079050
1824079051	1824079052	1824079053	1824079054
1824079055	1824079056	1824079057	1824079058
1824079059	1824079060	1824079061	1824079062
1824079064	1824079065	1824079066	1824079067
1824079068	1824079069	1824079070	1824079071
1824079072	1824079073	1824079074	1824079075
1824079076	1824079077	1824079078	1824079079
1824079080	1824079081	1824079082	1824079083
1824079084	1824079085	1824079086	1824079087
1824079088	1824079089	1824079090	1824079091
1824079092	1824079095	1824079096	1824079097
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1824079102	1824079103	1824079104	1824079105
1824079106	1824079107	1824079108	1824079109
1824079110	1824079111	1824079112	1824079113
1824079114	1824079115	1824079117	182407TR-A
182407TR-B	182407TRCT	1924079001	1924079002
1924079003	1924079004	1924079014	1924079015
1924079018	1924079019	1924079025	1924079028
1924079030	1924079031	1924079032	1924079035
1924079036	1924079037	1924079038	1924079039
1924079040	1924079041	1924079042	1924079050
1924079065	1924079066	1924079067	1924079069
1924079070	1924079071	1924079072	1924079073
1924079074	1924079075	1924079076	1924079077
1924079078	1924079079	1924079080	1924079082
1924079083	1924079084	1924079085	1924079086
1924079087	1924079088	1924079089	1924079090
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1924079099	1924079100	2224069004	2224069014
2224069028	2224069036	2224069037	2224069040
2224069083	2224069089	2224069090	2224069091
2224069113	2224069115	2224069127	2224069128
2224069135	2224069136	2324069005	2324069008
2324069019	2324069023	2324069024	2324069112
2324069127	2324069128	2324069142	2324069146
2324069151	2324069153	2324069154	2324069155
2324069159	2324069160	2324069161	2324069162
2324069163	2324069164	2324069165	2324069166

2324069167	2324069168	2324069169	232406TRCT
2424069002	2424069005	2424069008	2424069009
2424069022	2424069025	2424069027	2424069031
2424069032	2424069035	2424069036	2424069037
2424069038	2424069039	2424069040	2424069147
2424069148	2424069151	2424069152	2424069153
2424069154	2424069155	2424069156	2424069157
2424069158	2524069014	2524069028	2524069030
2524069034	2524069036	2524069038	2524069039
2524069040	2524069041	2524069046	2524069048
2524069049	2524069050	2524069051	2524069052
2524069053	2524069054	2524069055	2524069056
2524069057	2524069058	2524069059	2524069062
2524069063	2524069064	2524069065	2524069066
2524069067	2524069068	2524069070	2524069071
2524069072	2524069073	2524069074	2524069075
2524069077	2524069078	2524069079	2524069080
2524069081	2524069082	2524069083	2524069084
2524069086	2524069087	2524069088	2524069090
2524069091	2524069092	2524069093	2524069094
2524069095	2524069096	2524069097	2524069098
2524069099	2524069100	2524069101	2524069102
2524069103	2524069104	2524069105	2524069106
2524069107	2524069108	2524069109	2524069110
2524069111	2524069112	2524069113	2524069114
2524069115	2524069116	2524069117	2524069118
2524069119	2524069120	2524069121	2524069122
2524069123	3024079005	3024079006	3024079007
3024079010	3024079020	3024079032	3024079034
3024079035	3024079036	3024079039	3024079040
3024079041	3024079043	3024079044	3024079047
3024079048	3024079049	3024079051	3024079058
3024079059	3024079063	3024079064	3024079072
3024079073	3024079074	3024079075	3024079076
3024079077	3024079086	3024079095	3024079096
3024079097	3024079098	3024079109	3024079112
3024079113	3024079114	3024079115	3024079116
3024079117	3024079119	3281300006	3281300007
3281300009	3281300010	3281300015	3281300021
3281300031	3281300050	3281300075	3281300085
3281300100	3281300105	3281300115	3281300125
3281300130	3281300135	3281300145	3281300155
3281300160	8088800010	8088800020	8088800030
8088800040	8088800050	8088800060	8088800070
8088800080	8088800090	8088800100	8088800110
8088800120	8088800130	8088800140	8088800150
8088800160	8088800170	8088800190	8088800200
8088800205	8088800210	8088800220	

2. Remove P-Suffix ES-P02 on the following parcels:

0824079014	0824079032	0824079071	0824079072
0824079076	0824079077	0824079078	0824079079
1724079027	1724079031	1724079049	

3. On the following parcels:
- Remove P-Suffix ES-P02;
 - Remove P-Suffix ES-P09; and
 - Remove P-Suffix ES-P12.

2224069059	2324069122	2324069125	2424069008
2424069009	2424069151	2524069075	2524069100
2524069105	2524069107	2524069111	2524069112
2524069113	2624069032		

4. On the following parcels:
- Remove P-Suffix ES-P02; and
 - Remove P-Suffix ES-P12.

2424069143	2524069001
------------	------------

5. Repeal the following P-Suffix Development Conditions from the Zoning Atlas:
- P-Suffix ES-P02;
 - P-Suffix ES-P09; and
 - P-Suffix ES-P12.

Effect:

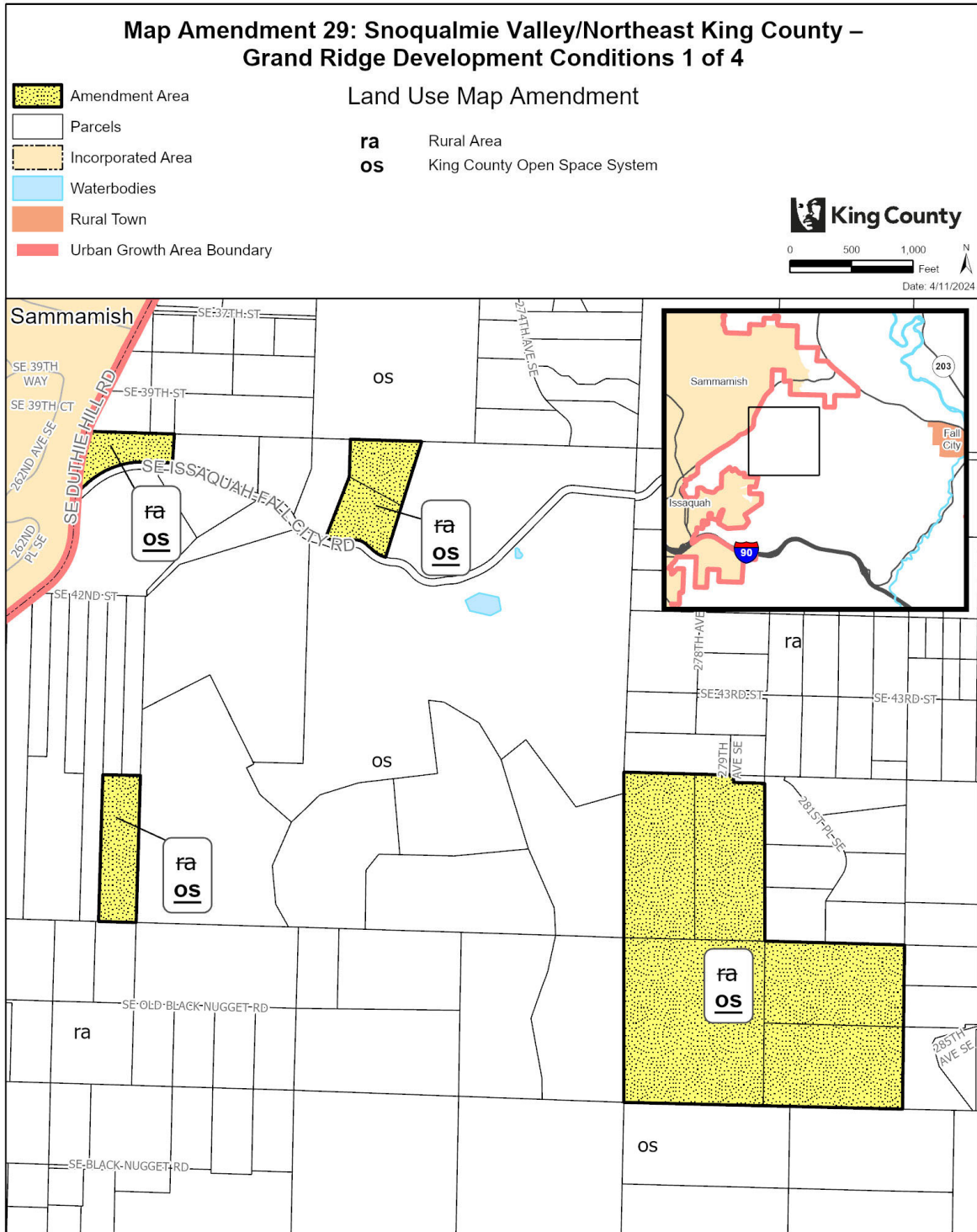
- Amends the land use designation from Rural Area to King County Open Space Systems on parcels owned by King County Department of Natural Resources and Parks. The land use designations would indicate the long-term intended use of the properties for open space, recreational, and environmental benefits.
- Amends the land use designation from Rural Area to Other Parks and Wilderness on a parcel owned by City of Issaquah. The land use designation would indicate the long-term intended use of the property for open space, recreational, environmental benefits, and forest management.
- Removes P-Suffix ES-P02 from parcels located north, east, and south of Issaquah Highlands on Grand Ridge. ES-P02 implemented policies of the former East Sammamish Community Plan by specifying that the area shall retain its rural designation and that new subdivisions shall be require clustering.
- Removes P-Suffix ES-P09 from parcels located north, east, and south of Issaquah Highlands on Grand Ridge. ES-P09 implemented policies of the former East Sammamish Community Plan by specifying development requirements to be followed for subdivisions and short subdivisions.
- Removes P-Suffix ES-P12 from parcels located north, east, and south of Issaquah Highlands on Grand Ridge. ES-P12 implemented policies of the former East Sammamish Community Plan by specifying that any development application submitted after January 9, 1995 shall be processed consistent with the Urban Planned Development Agreement that controlled the

1815 **now-constructed Grand Ridge development.**

1816

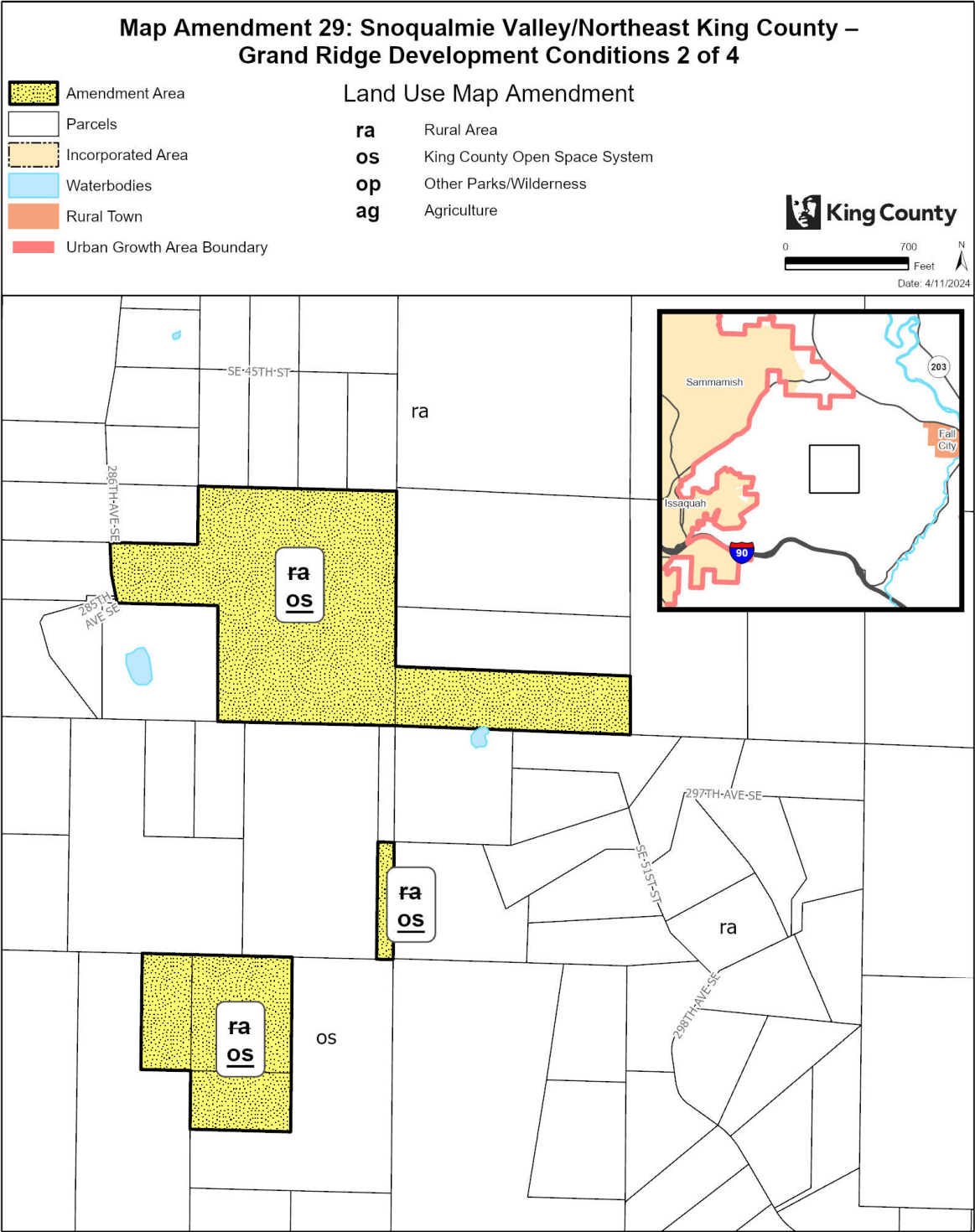
1817 • **Repeals P-Suffixes ES-P02, ES-P09, and ES-P12 from the Zoning Atlas.**

1818



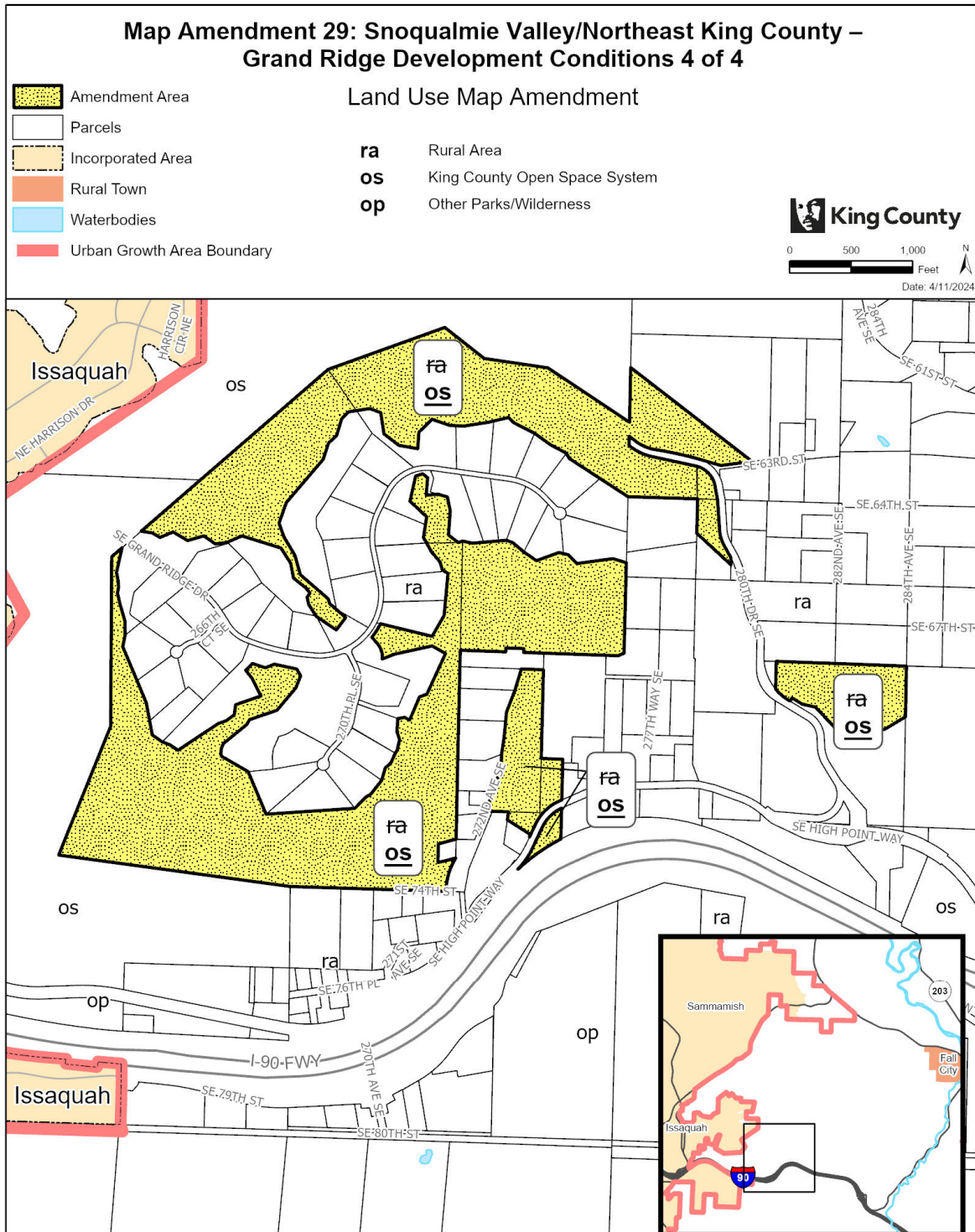
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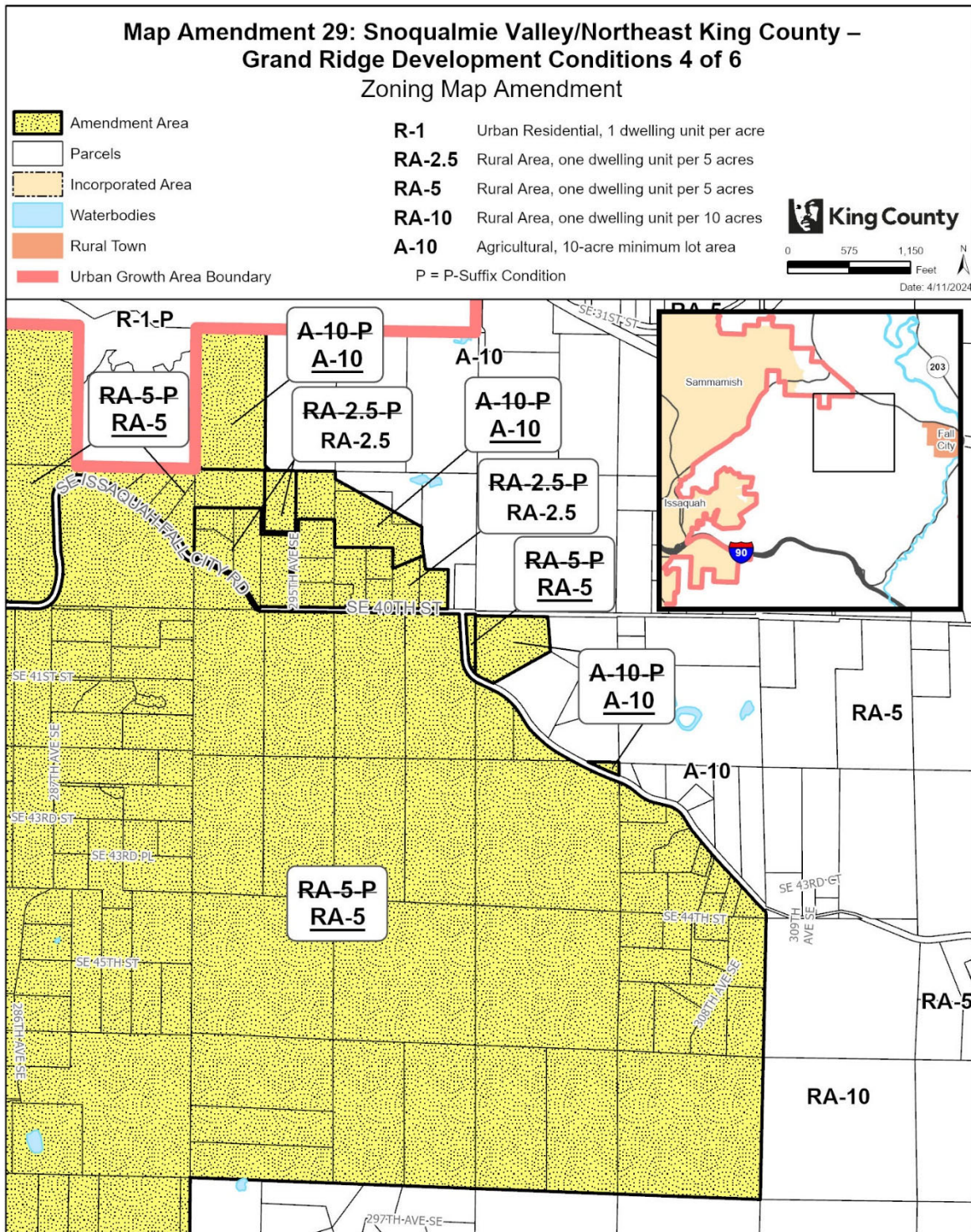
Project: GrandRidge-alt2 P. McCombs



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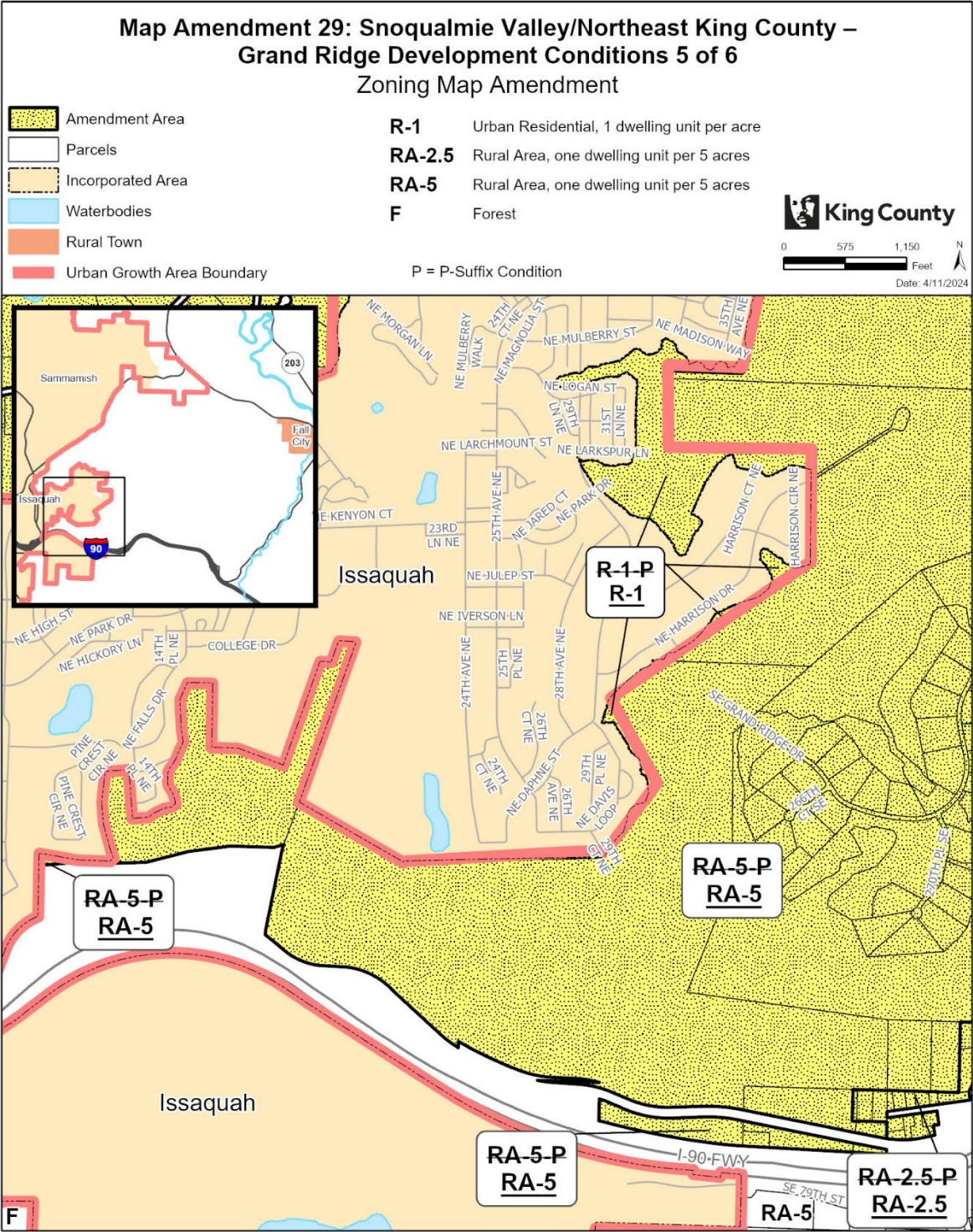
Project: GrandRidge-alt2 P. McCombs

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Project: GrandRidge-alt2 P. McCombs



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Project: GrandRidge-all2 P. McCombs

Map Amendment 30: Snoqualmie Valley/Northeast King County – Snoqualmie Mill Development Condition

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

Amend Sections, Townships, and Ranges, as follows:

Section 20	Township 24	Range 8
Section 28	Township 24	Range 8
Section 29	Township 24	Range 8
Section 32	Township 24	Range 8
Section 33	Township 24	Range 8

LAND USE

1. Amend land use designation from "ra" (Rural Area) to "os" (King County Open Space System) on the following parcel:

2924089032

ZONING

1. Remove P-Suffix Development Condition SV-P18 from the following parcels:

2024089017 (portion)	2924089009 (portion)	2024089020	2024089035
2824089011 (portion)	2924089019 (portion)	2924089017 (portion)	2924089036 (portion)
2924089018 (portion)	3324089031	2924089032	3224089080

2. Amend the zoning from I (Industrial) to UR (Urban Reserve) on the following parcels:

2024089035 2924089009 (portion)

3. Amend the zoning from I (Industrial) to RA-5 (Rural Area, 1 dwelling unit per 5 acres) on the following parcel:

2924089017(portion)

4. Amend the zoning from I (Industrial) to M (Mineral) on the following parcel:

2024089017 (portion)

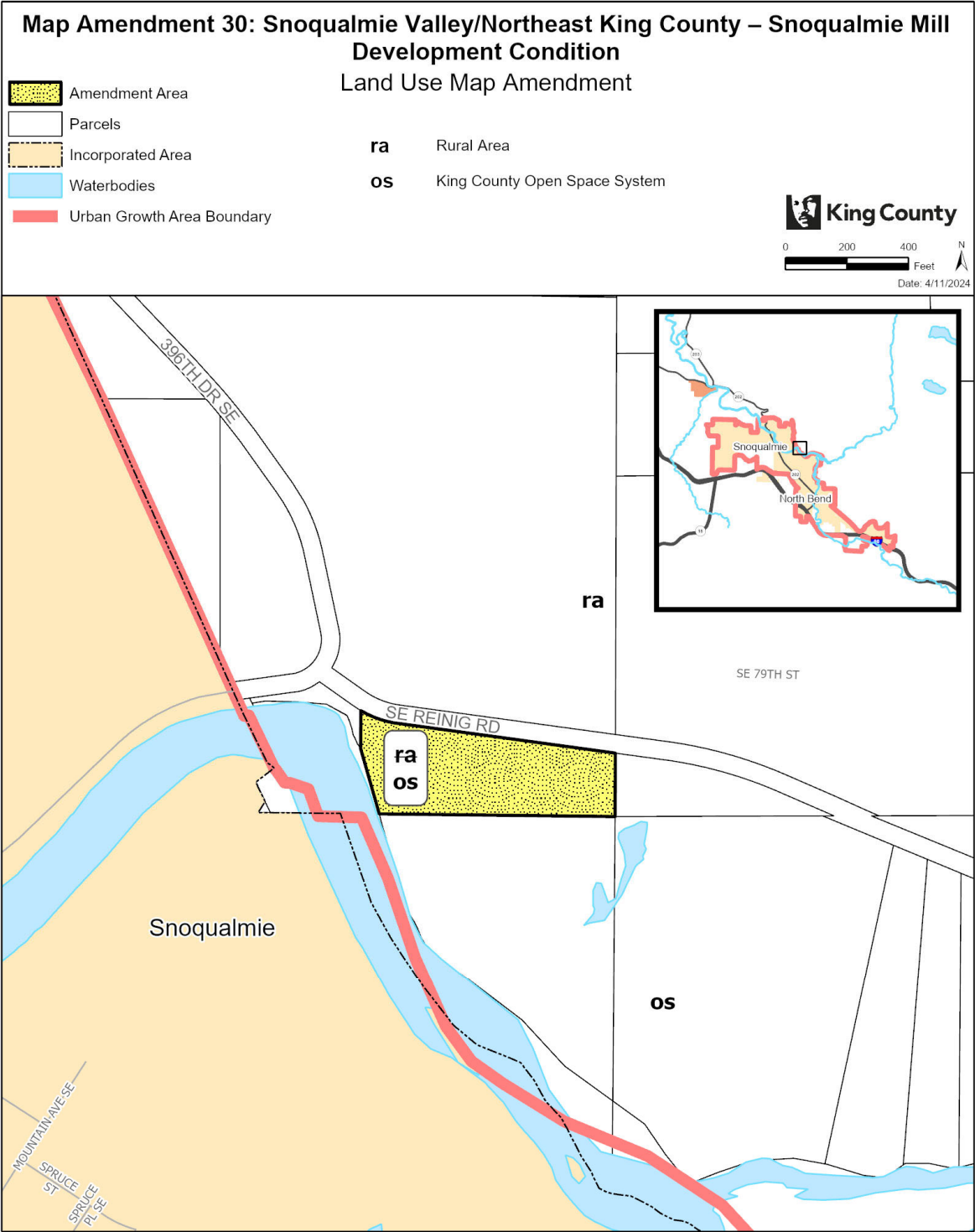
5. Repeal P-Suffix Development Condition SV-P18 from the Zoning Atlas.

Effect:

- Amends the land use designation from Rural Area to King County Open Space System of a parcel acquired by the King County Department of Natural Resources and Parks.
- Removes P-Suffix SV-P18 and repeals it from the Zoning Atlas. SV-P18 required joint planning

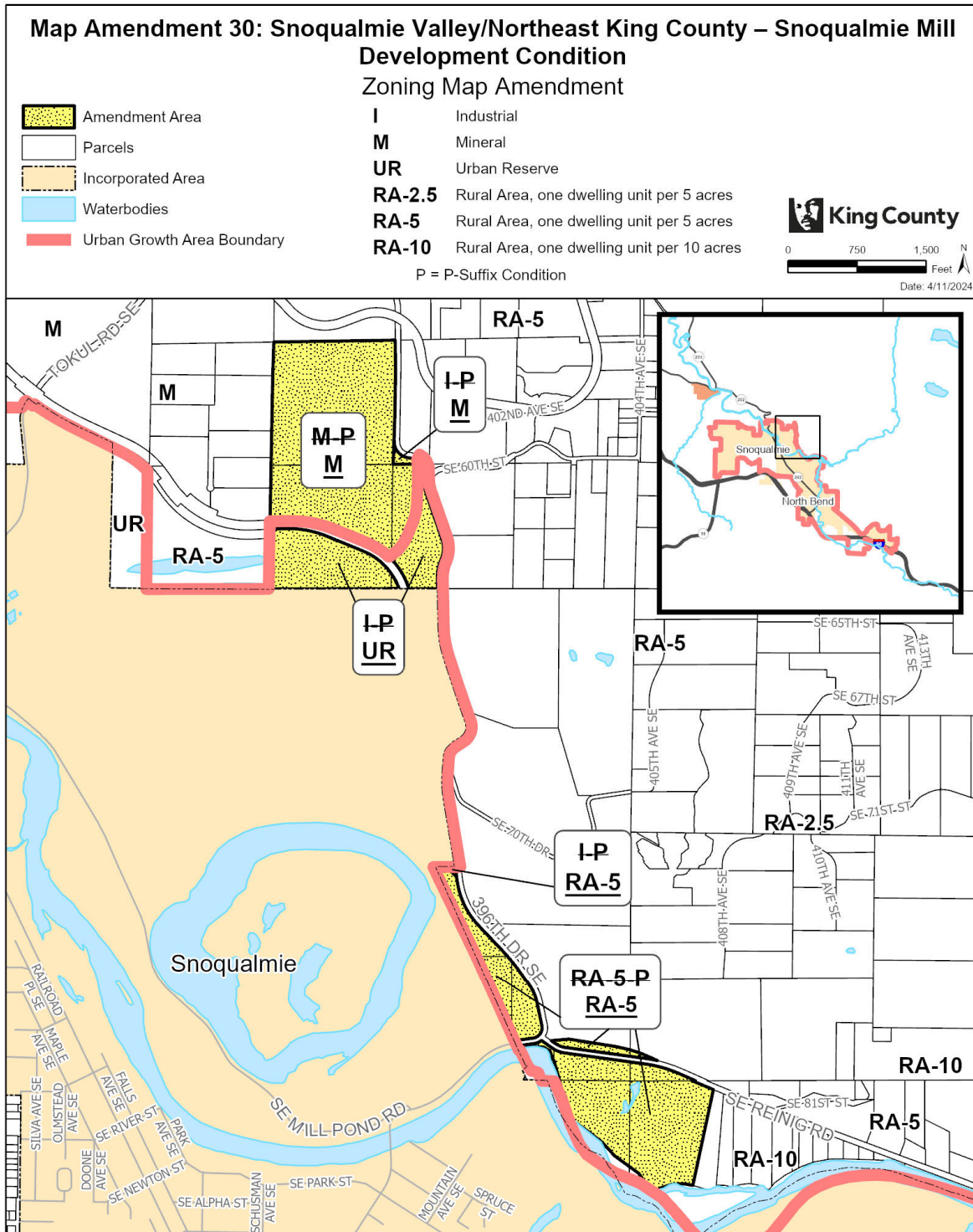
between King County and the City of Snoqualmie and established development standards associated continued industrial/commercial use of the historic Weyerhaeuser Snoqualmie Mill Site. This change would reflect that: 1) much of the area has been annexed by the City of Snoqualmie, which is working with a developer on a planned commercial/industrial application within the city limits; and 2) the areas outside of the Urban Growth Area are no longer associated with the expansion of the City of Snoqualmie and can be regulated by King County Code development regulations.

- Amends the zoning from I (Industrial) to UR (Urban Reserve) on parcels within the Urban Growth Area adjacent to the City of Snoqualmie.
- Amends the zoning from I (Industrial) to RA-5 (Rural Area, 1 dwelling unit per 5 acres) on a portion of a vacant parcel outside the Urban Growth Area boundary.
- Amends the zoning from I (Industrial) to M (Mineral) on a portion of a vacant parcel in the Rural Area.



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Project: SnoqualmieMill P. McCombs



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Project: SnoqualmieMill P. McCombs

Map Amendment 31: Snoqualmie Valley/Northeast King County – Snoqualmie Pass Landscape Buffering and Alternative Housing Demonstration Project Area

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

Section 4	Township 22	Range 11
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ZONING

1. Remove P-Suffix EK-P03 from the following parcel:

0422119001 (portion)

2. On the following parcels:
 - a. Remove P-Suffix EK-P03;
 - b. Add P-Suffix SV-PXX; and
 - b. Apply the “Alternative Housing Demonstration Project” (-DPA) established in K.C.C. 21A.55.125.

0422119001 (portion)	0422119017	0422119019	0422119020
0422119021	0422119022	0422119024	

P-Suffix SV-PXX shall read as follows:

“Upon proposed development of any building greater than twenty-five feet high, a one-hundred-foot landscape buffer with Type 1 landscaping in accordance with K.C.C. 21A.16.040 is required adjacent to the Interstate-90 right-of-way. The landscaping shall be the composition of adjacent mature forest cover, to preserve the quality of landscape views within the Mountains to Sound Greenway. The only exception to the landscaping buffer would be for the development of a regional trail, if approved by the King County Department of Natural Resources and Parks, Parks Division.”

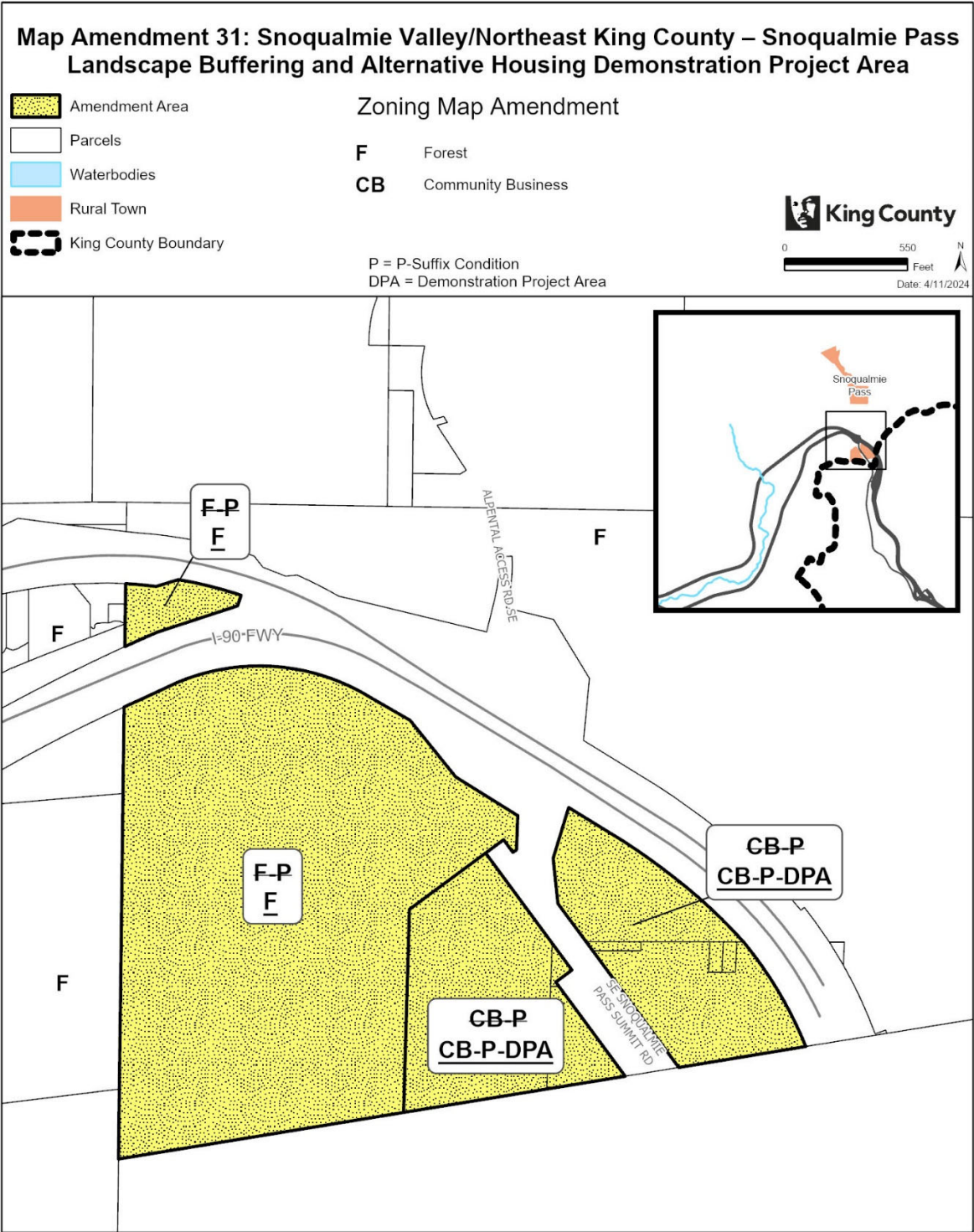
3. Repeal P-Suffix Development Condition EK-P03 from the Zoning Atlas.

Effect: Changes zoning classification and development conditions on the Snoqualmie Pass Rural Town, including:

- Removing EK-P03 from an F-zoned and CB-zoned parcels south of Interstate-90. The P-Suffix EK-P03 requires a 25-foot landscape buffer. P-Suffix EK-P03, adopted 1997 when Snoqualmie Pass was part of the East King County Community Planning Area, is replaced by new P-Suffix SV-PXX, which requires a 100-foot landscape buffer only on CB-zoned parcels south of Interstate-90.
- Applies the Alternative Housing DPA overlay (K.C.C. 21A.55.125) to the CB-zoned parcels in the Snoqualmie Pass Rural Town. The Alternative Housing Demonstration Project Area encourages private market development of housing options that are affordable to different segments of the county’s population, such as seasonal workers employed at the ski area and supporting recreational and tourism amenities. The Alternative Housing

1931 **Demonstration Project is amended as part of the amendments to the King County Code in**
1932 **this ordinance.**
1933
1934 • **Repeals P-Suffix EK-P03 from the Zoning Atlas.**
1935

1936



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Project: AlternativeHousingDPA amicklow

1937

Map Amendment 32: Snoqualmie Valley/Northeast King County – Other Parks and Wilderness Changes

AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN LAND USE MAP

Amend Sections, Townships, and Ranges, as follows:

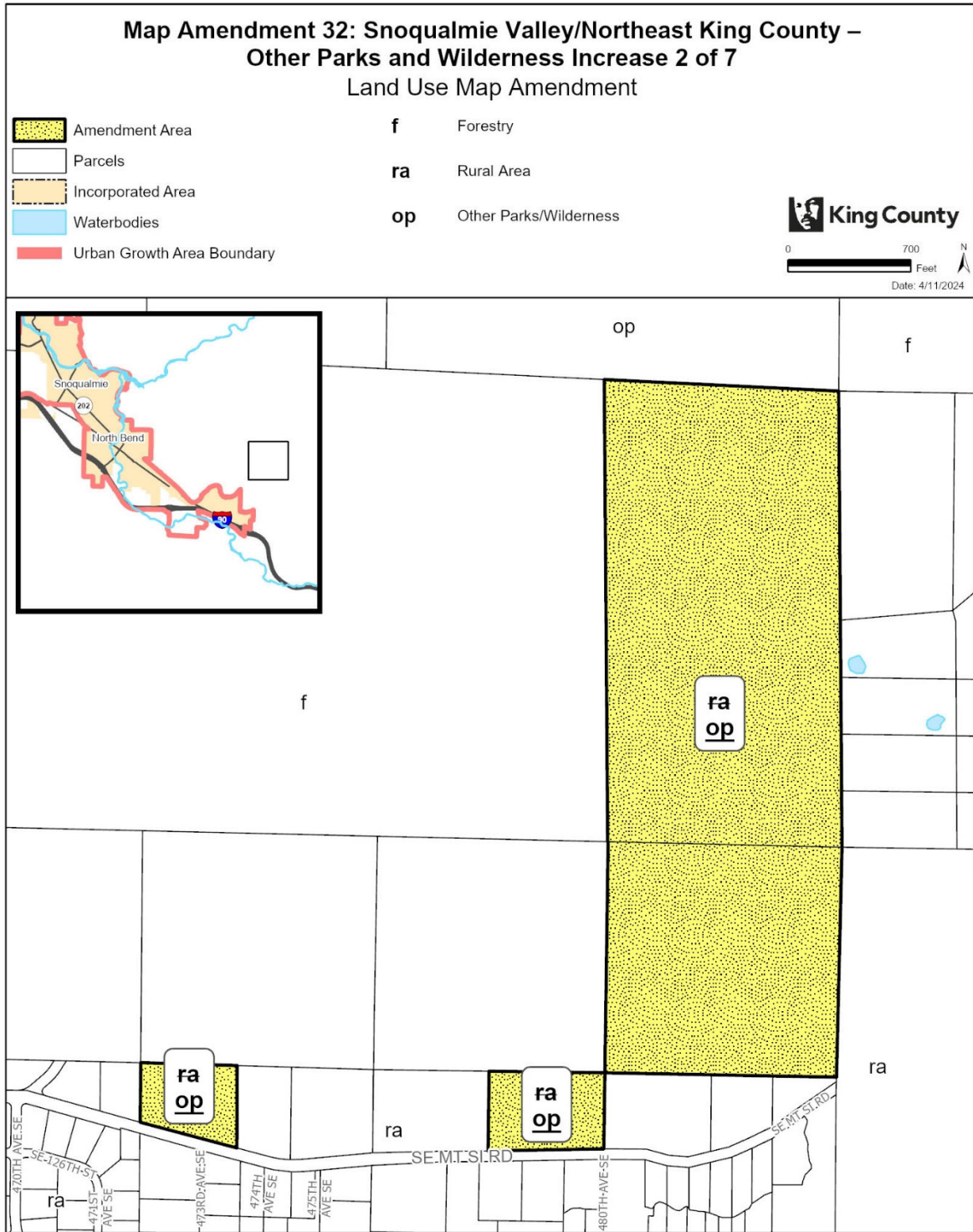
Section 25	Township 24	Range 6
Section 24	Township 24	Range 7
Section 26	Township 24	Range 7
Section 30	Township 24	Range 7
Section 12	Township 25	Range 7
Section 23	Township 25	Range 7
Section 3	Township 26	Range 7
Section 11	Township 23	Range 8
Section 12	Township 23	Range 8
Section 7	Township 23	Range 9

LAND USE

1. Amend land use designation from "ra" (Rural Area) to "op" (Other Parks/Wilderness) on the following parcels:

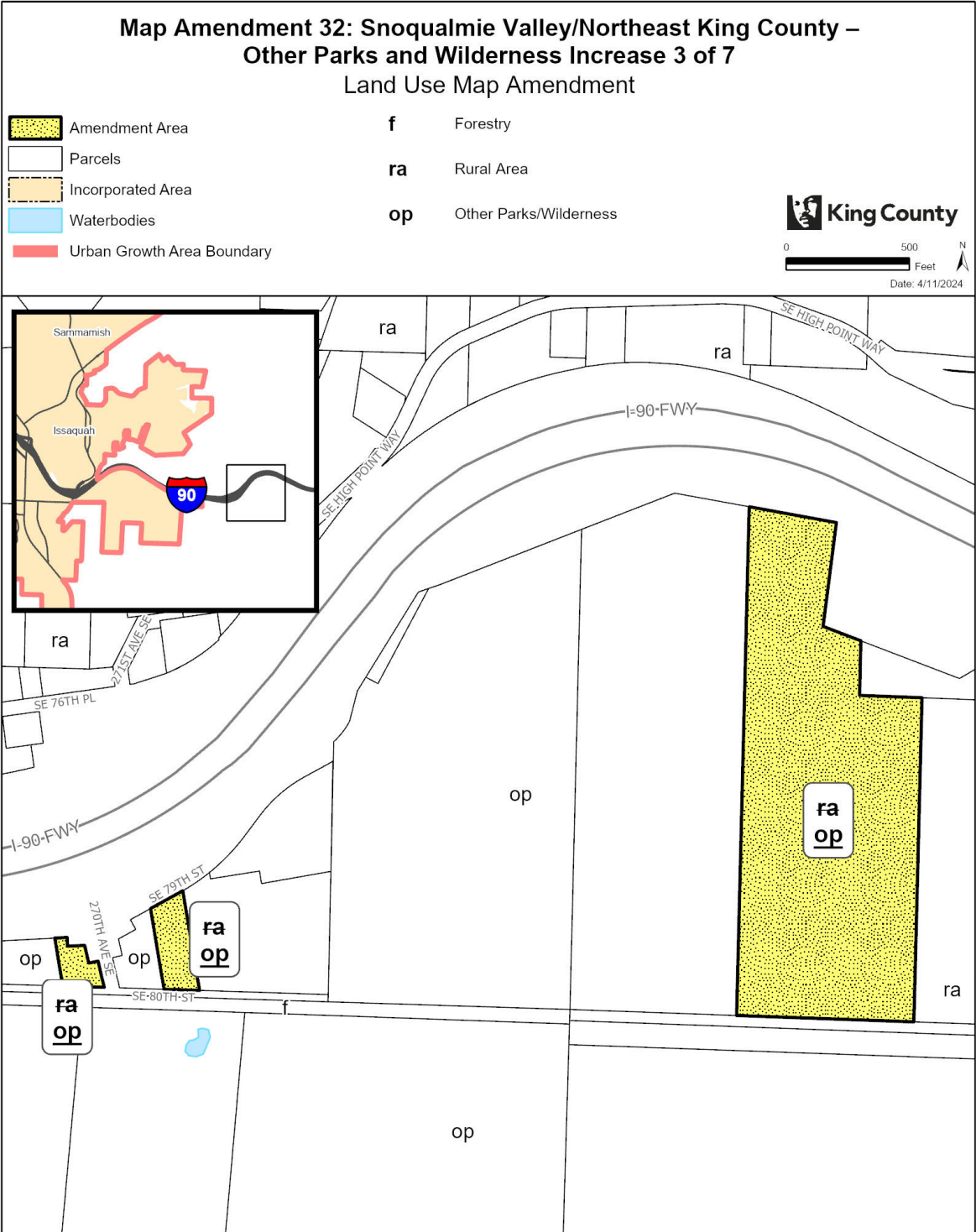
0723099005 (portion)	0723099009 (portion)	0723099033	0723099052
1123089021	1123089031	1223089068	1225079006
2325079025	2424079031	2424079034	3024079100
3281300340	3281300350	3980300245	4047200005
4047200010			

Effect: Amends the Comprehensive Plan designation of parcels owned by various non-King County public agencies to Other Parks/Wilderness. This designation would indicate their long-term use as part of a contiguous and functional open space system that includes recreation, natural areas, working resource lands, and trail and wildlife habitat corridors.



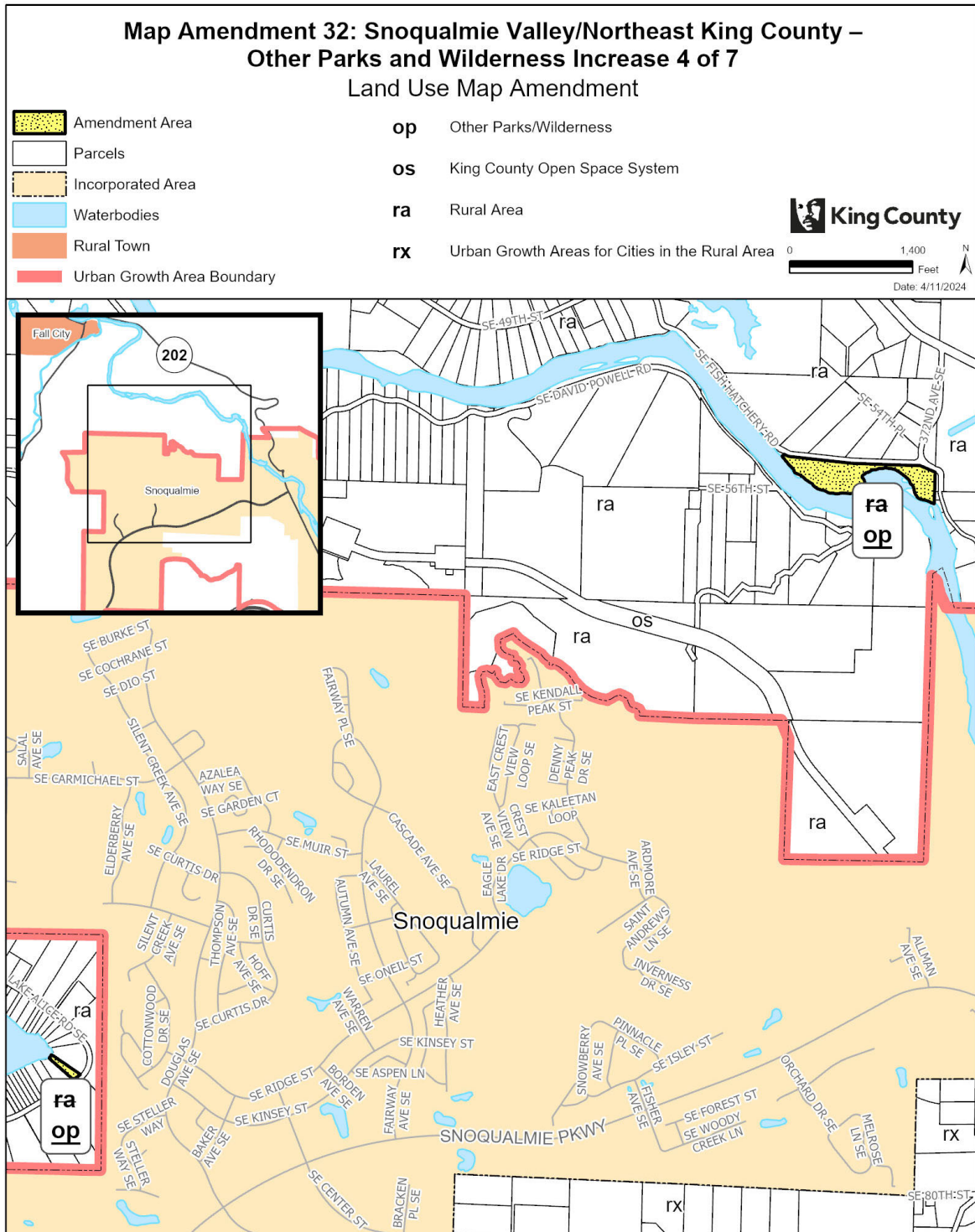
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Project: 11A4CFD9-9BB0-475B-8A25-10684D5B2FAA amicklow



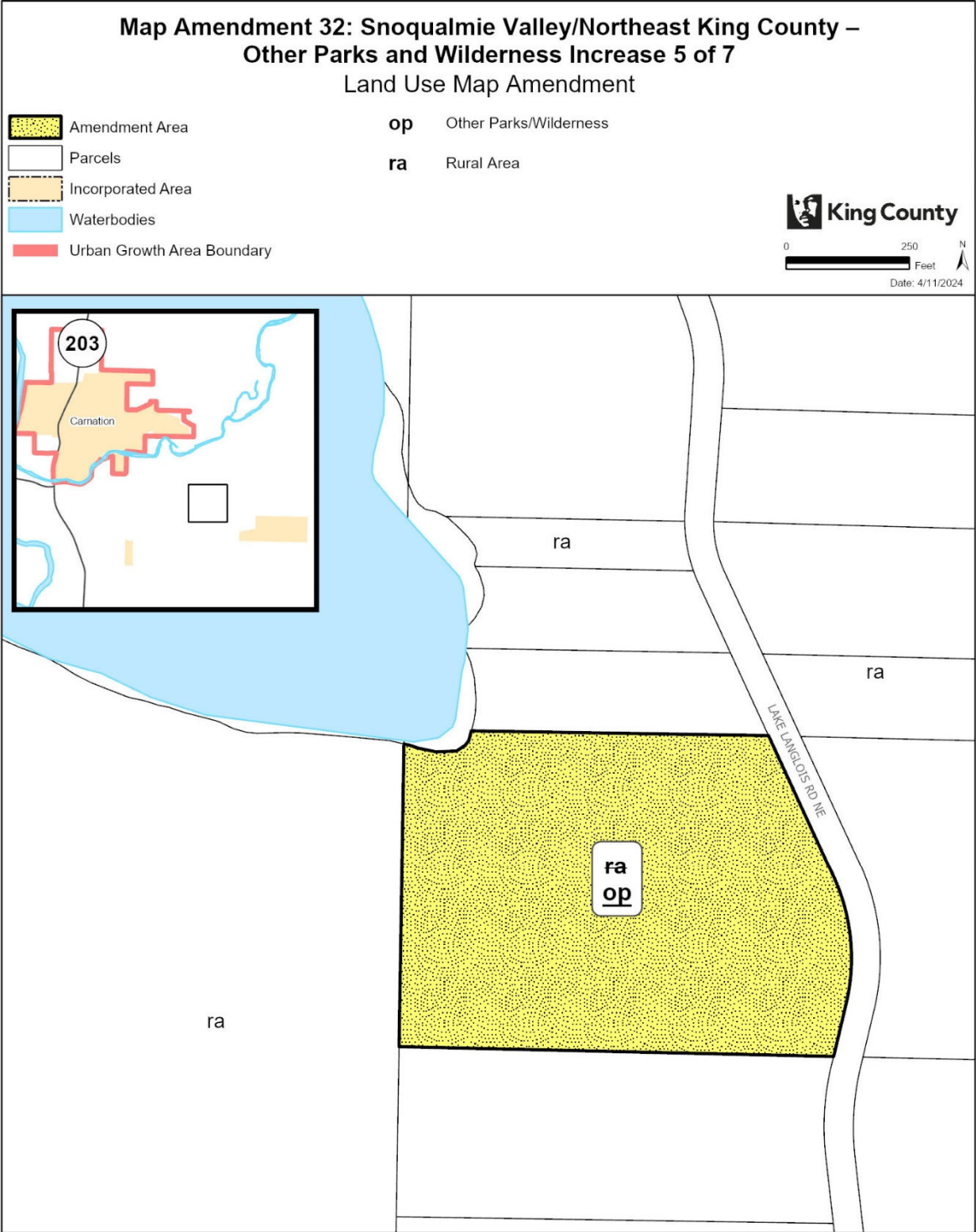
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Project: 11A4CFD9-96B0-475B-8A25-10684D5B2FAA amicklow



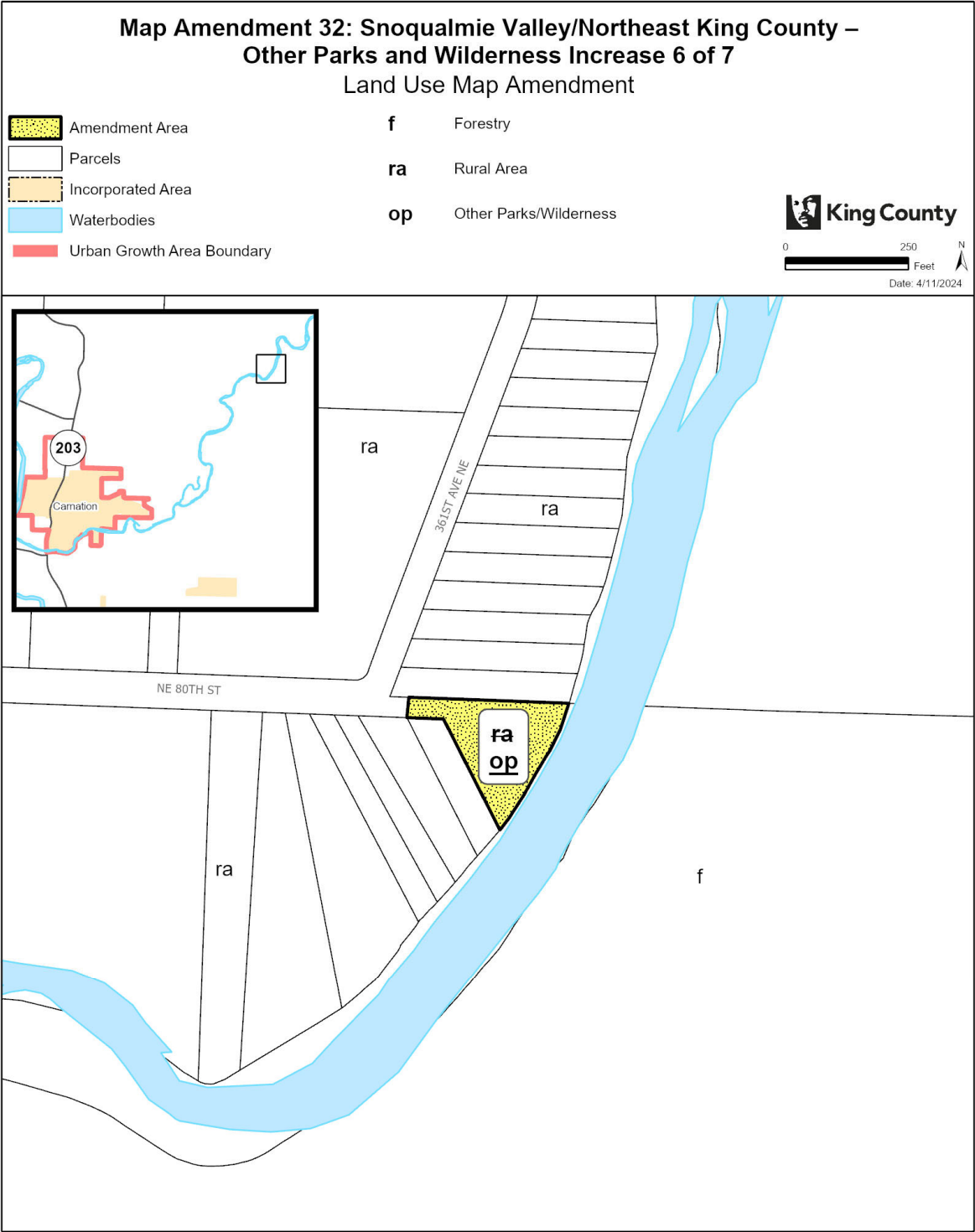
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Project: 11A4CFD9-96B0-475B-8A25-10684D5B2FAA amicklow



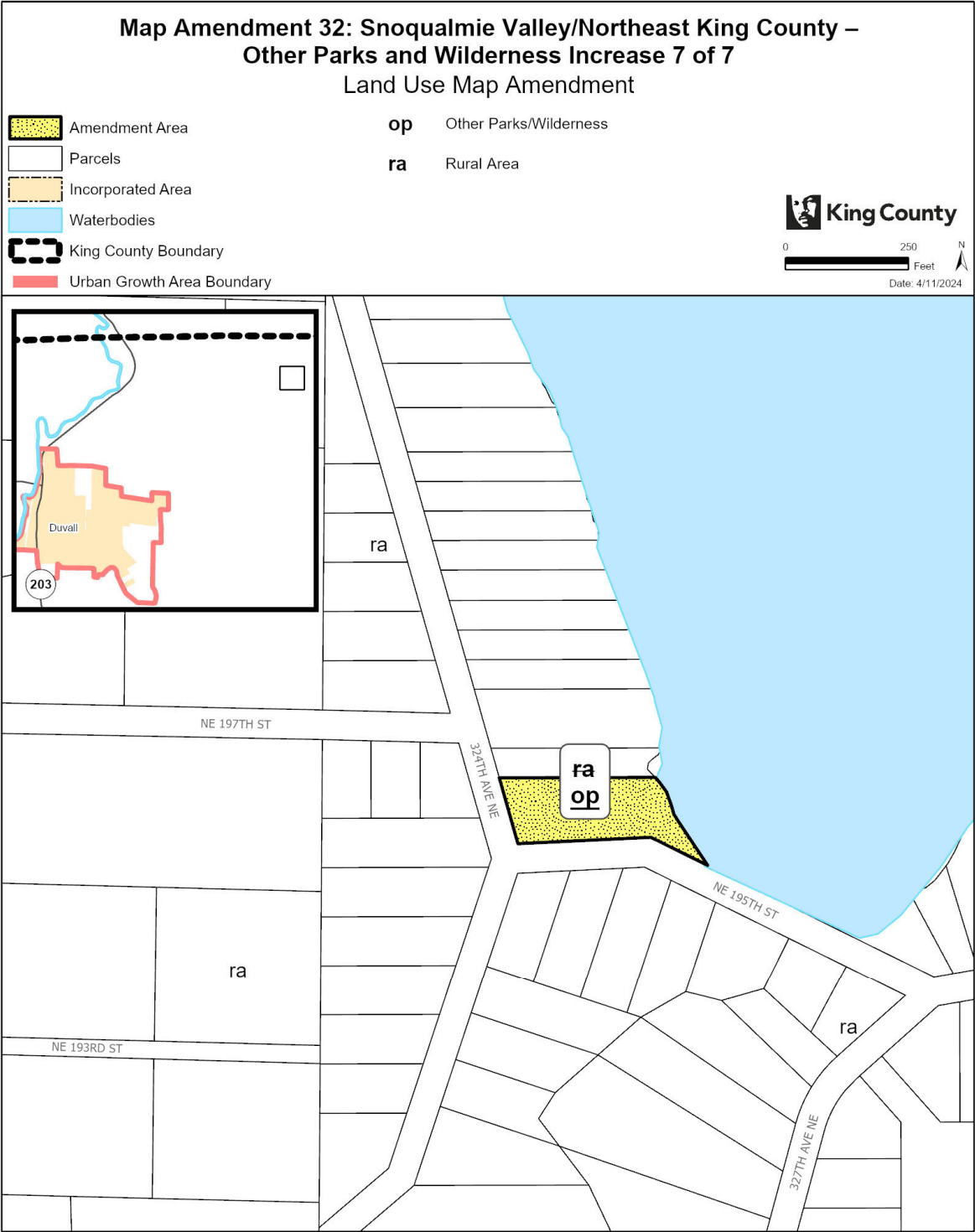
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Project: 11A4CFD9-9BB0-475B-8A25-10684D5B2FAA amicklow



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Project: 11A4CFD9-9BB0-475B-8A25-10684D5B2FAA amicklow



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Project: 11A4CFD9-9BB0-475B-8A25-10684D5B2FAA amicklow

Map Amendment 33: Snoqualmie Valley/Northeast King County – Rural Forest Demonstration Project

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

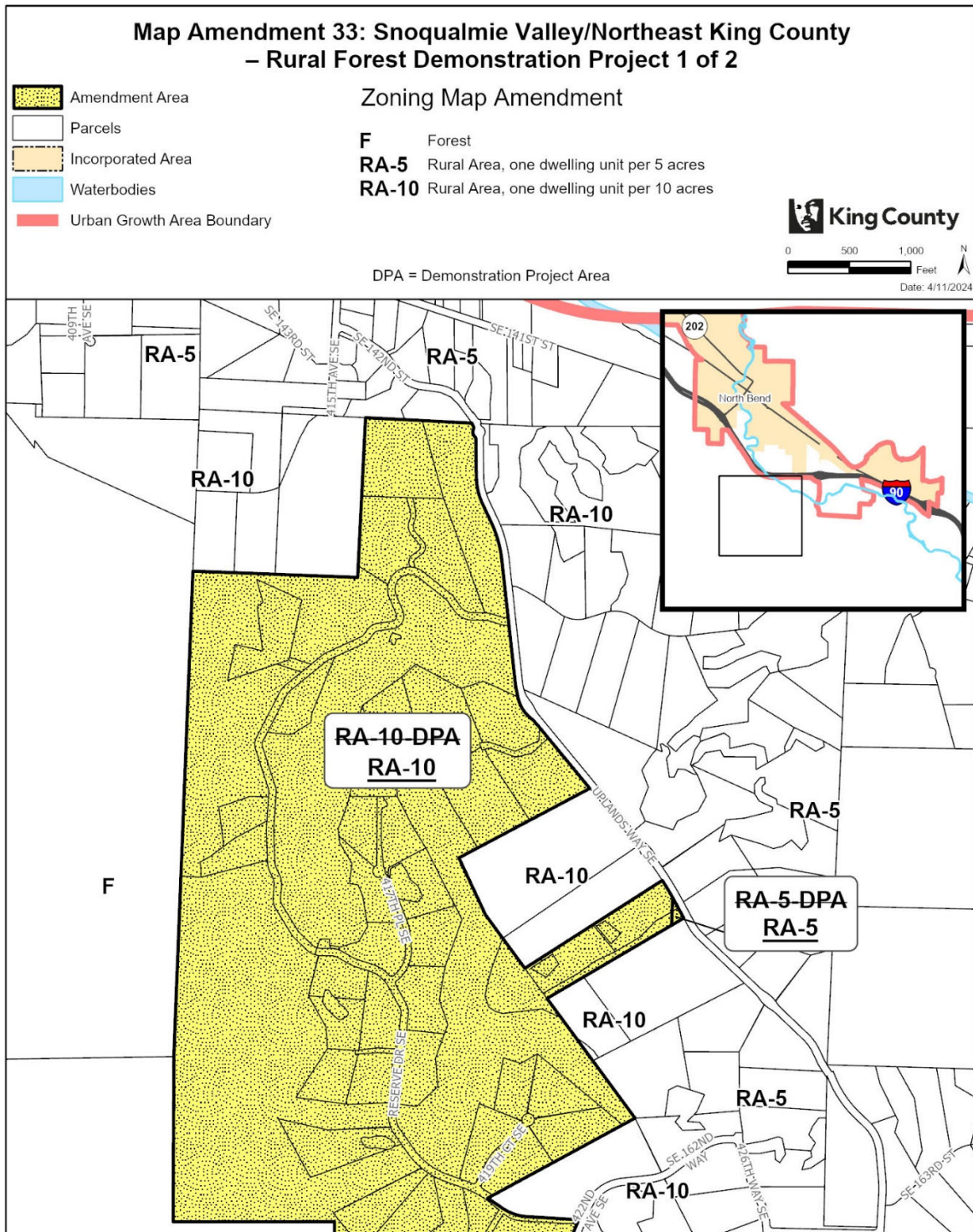
Section 16	Township 23	Range 8
Section 21	Township 23	Range 8
Section 22	Township 23	Range 8
Section 27	Township 23	Range 8
Section 28	Township 23	Range 8

ZONING

1. Remove “Rural Forest Demonstration Project” (-DPA) established in K.C.C. 21A.55.050 on the following parcels:

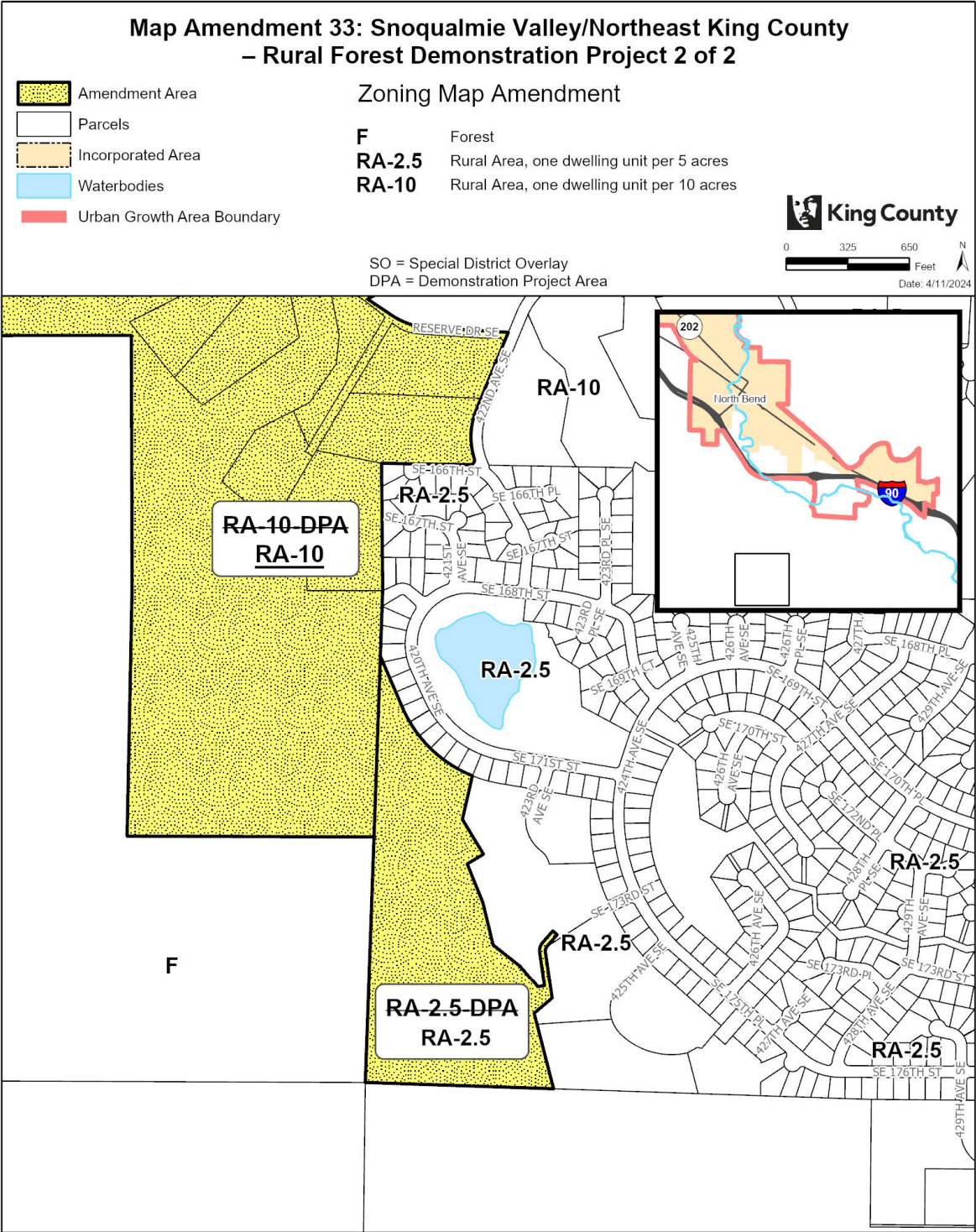
8835770010	8835770020	8835770030	8835770040
8835770050	8835770060	8835770070	8835770080
8835770090	8835770100	8835770110	8835770120
8835770130	8835770140	8835770150	8835770160
8835770170	8835770180	8835770190	8835770200
8835770210	8835770220	8835770230	8835770240
8835770250	8835770260	8835770270	8835770280
8835770290	8835770300	8835770310	8835770320
8835770330	8835770340	8835770350	8835770360
8835770370	883577TR-H	883577TR-I	883577TR-K
883577TRCT	8835780010	8835780020	8835780030
8835780040	8835780050	8835780060	8835780070
8835780080	8835780090	8835780100	8835780110
883578TRCT	883580TRCT		

Effect: Removes the Rural Forest Demonstration Project Area (K.C.C. 21A.55.050) overlay from applicable parcels. This change would reflect that the demonstration project has expired and is proposed for repeal in the King County Code in this ordinance.



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Project: RuralForestDPA P. McCombs



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Project: RuralForestDPA P. McCombs

Map Amendment 34: Snoqualmie Valley/Northeast King County – Rural Clustering Development Conditions

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

Section 16	Township 23	Range 8
Section 17	Township 23	Range 8
Section 17	Township 23	Range 9
Section 18	Township 23	Range 9

ZONING

1. Remove P-Suffix SV-P23 from the following parcels:

1823099013	1823099027	1823099033	1823099035
1823099036	1823099037		

2. Remove P-Suffix SV-P36 from the following parcels:

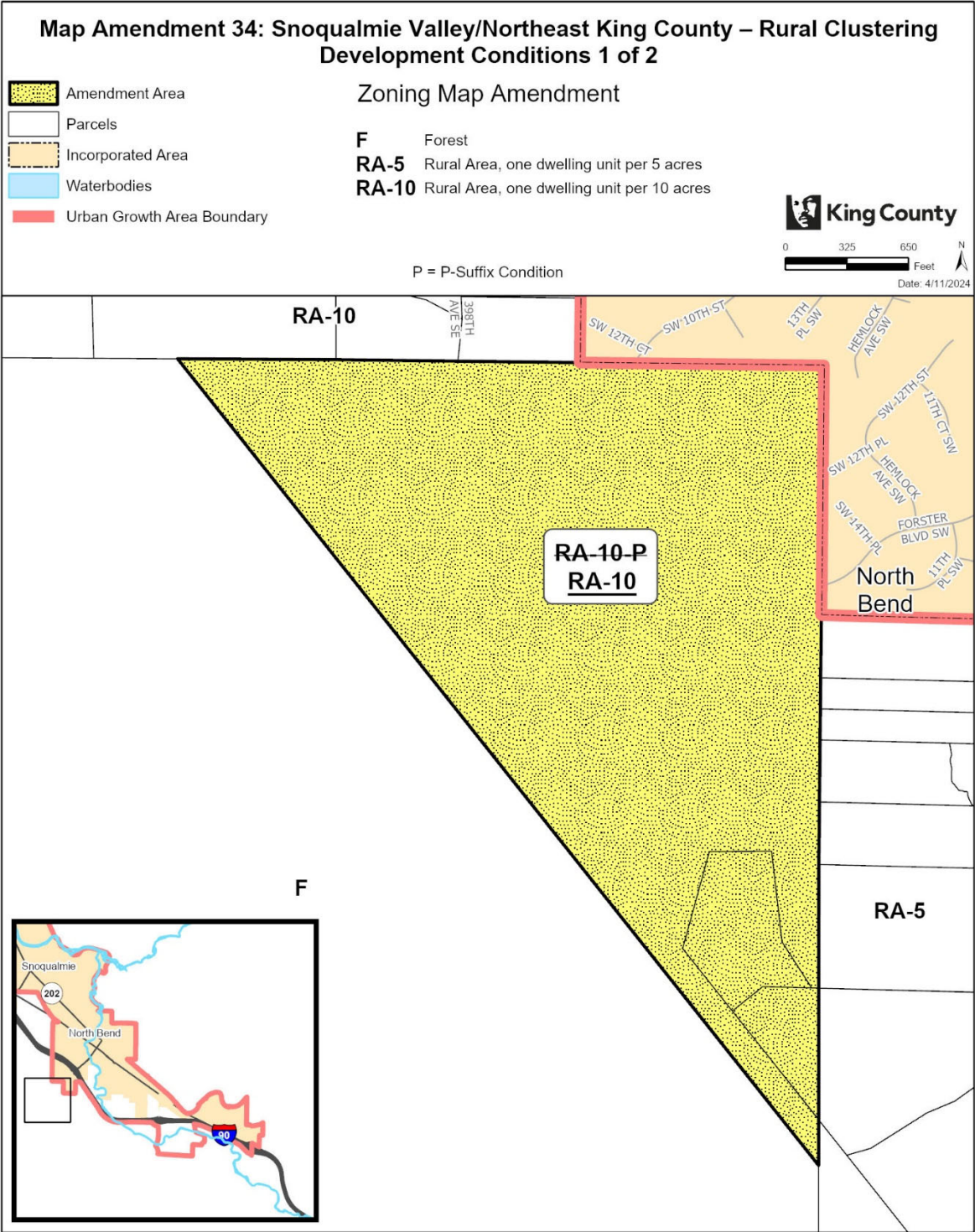
1623089034 (portion)	1723089005	1723089006 (portion)	
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3. Repeal the following P-Suffix Development Conditions from the Zoning Atlas:

- P-Suffix SV-P23; and
- P-Suffix SV-P36.

Effect:

- Amends the zoning on parcels east of North Bend by removing P-Suffix SV-P23 that requires clustering of residential development of the parcels.
- Amends the zoning of parcels west of North Bend by removing P-Suffix SV-P36 that requires clustering of residential development of the parcels. Clustering would still permitted on the parcels under the King County Code if future development occurs.
- Repeals P-Suffixes SV-P23 and SV-P36 from the Zoning Atlas.



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Project: RuralClustering P: McCombs

Project: RuralClustering P. McCombs

Map Amendment 35: Snoqualmie Valley/Northeast King County – Land Use and Zoning Alignment

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

Amend Sections, Townships, and Ranges, as follows:

Section 1	Township 25	Range 6
Section 25	Township 26	Range 6
Section 36	Township 26	Range 6
Section 2	Township 24	Range 7
Section 10	Township 24	Range 7
Section 11	Township 24	Range 7
Section 14	Township 24	Range 7
Section 30	Township 24	Range 7
Section 31	Township 24	Range 7
Section 32	Township 24	Range 7
Section 33	Township 24	Range 7
Section 8	Township 25	Range 7
Section 28	Township 25	Range 7
Section 34	Township 25	Range 7
Section 13	Township 26	Range 7
Section 14	Township 26	Range 7
Section 17	Township 26	Range 7
Section 23	Township 26	Range 7
Section 31	Township 26	Range 7
Section 6	Township 23	Range 8
Section 32	Township 23	Range 9
Section 30	Township 26	Range 12

LAND USE

1. Amend land use designation from "ag" (Agriculture) to "ra" (Rural Area) on the following parcels:

2825079027

2. Amend land use designation from "m" (Mineral) to "ag" (Agriculture) on the following parcels:

1726079027 (portion)

3. Amend land use designation from "ra" (Rural Area) to "ag" (Agriculture) on the following parcels:

0125069008 (portion)	2526069036	2526069047 (portion)	3425079116 (portion)
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4. Amend land use designation from "ra" (Rural Area) to "f" (Forestry) on the following parcels:

1426079015	1426079067 (portion)	1426079068 (portion)	1426079069 (portion)
2326079001 (portion)	2326079004	2526119001 (portion)	3026129001 (portion)
3124079017			

5. Amend land use designation from “rn” (Rural Neighborhood Commercial Center) to “ra” (Rural Area) on the following parcels:

0278100005	0278100010	0278100015	0278100025
0278100055	0278100070	0278100075	0278100080
0278100085	0278100105	0278100110	0278100120
0278100130	0278100140	0278100152	0278100155
0278100165	0278100175	3224079005	3224079028
3224079039	3224079058	3224079062	3224079091
3224079133 (portion)	3324079008	3324079009	3324079023
3324079027	3324079028	3324079029	3324079031
3324079032	3324079034	3324079059 (portion)	3324079060
3324079061	3324079071	3324079073	3324079076
3324079077	6893300007	6893300015	6893300025
6893300035	6893300045	6893300050	6893300055
6893300065	6893300070	6893300075	6893300080
6893300085	6893300095	6893300105	6893300110
6893300120	6893300130	6893300134	6893300135
6893300160	6893300165	6893300170	6893300175
6893300180	6893300185	6893300190	6893300195
6893300205	6893300210	6893300215	6893300220
6893300225	6893300230	6893300235	6893300240
6893300245	6893300255	6893300260	6893300265
6893300270	6893300275	6893300280	6893300285
6893300290	6893300295	6893300310	6893300315
6893300335	6893300340	6893300345	6893300350
6893300355	6893300365	6893300405	6893300410
6893300430	6893300435	6893300440	6893300450
6893300455	6893300460	6893300470	6893300495
6893300510	6893300525	6893300530	6893300535
6893300565	6893300570	6893300586	6893300595
6893300600	6893300605	6893300625	6893300640
6893300650	6893500010	6893500020	6893500030

ZONING

1. Amend the zoning from F (Forest) to RA-5 (Rural Area, 1 dwelling unit per 5 acres) on the following parcels:

1426079020	1426079021	1426079022	1426079023
1426079024	1426079025	1426079026	

2. Amend the zoning from A-35, Potential M (Agricultural, 35-acre minimum lot area, Potential Mineral) to A-35 (Agricultural, 35-acre minimum lot area) on the following parcels:

1124079028 (portion)	3126079011 (portion)	3626069013 (portion)	3626069018 (portion)
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3. Amend the zoning from F, Potential M (Forest, Potential Mineral) to F (Forest) on the following parcels:

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0224079001	3223099013
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4. Amend the zoning from RA-10 (Rural Area, 1 dwelling unit per 10 acres) to A-35 (Agricultural, 35-acre minimum lot area) on the following parcels:

1124079011 (portion)	1524079049 (portion)
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5. Amend the zoning from A-10 (Agricultural, 10-acre minimum lot area) to RA-10 (Rural Area, one dwelling unit per 10 acres) on the following parcel:

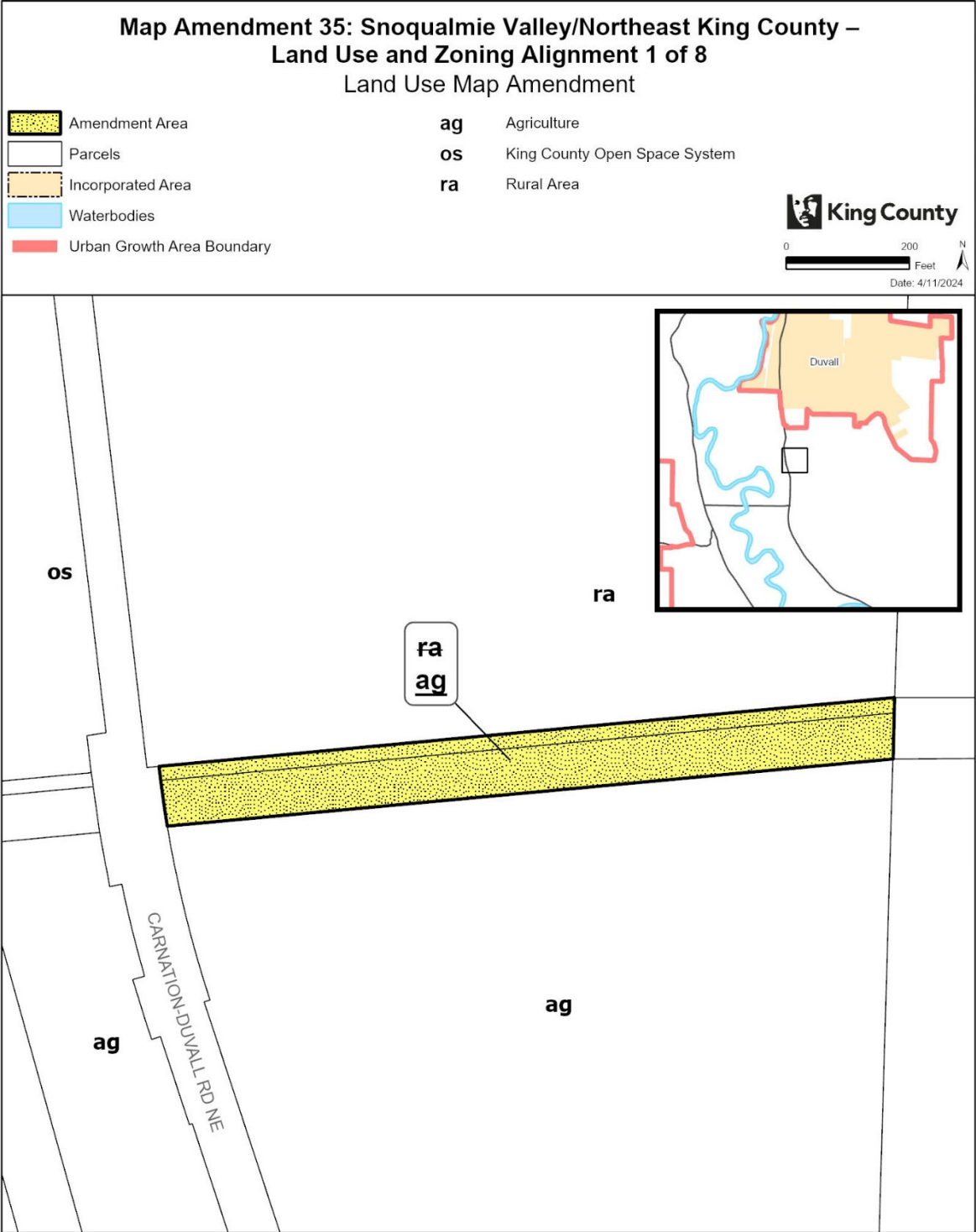
0825079023 (portion)

6. Amend the zoning from F (Forest) to RA-10 (Rural Area, one dwelling unit per 10 acres) on the following parcel:

0623089022 (portion)

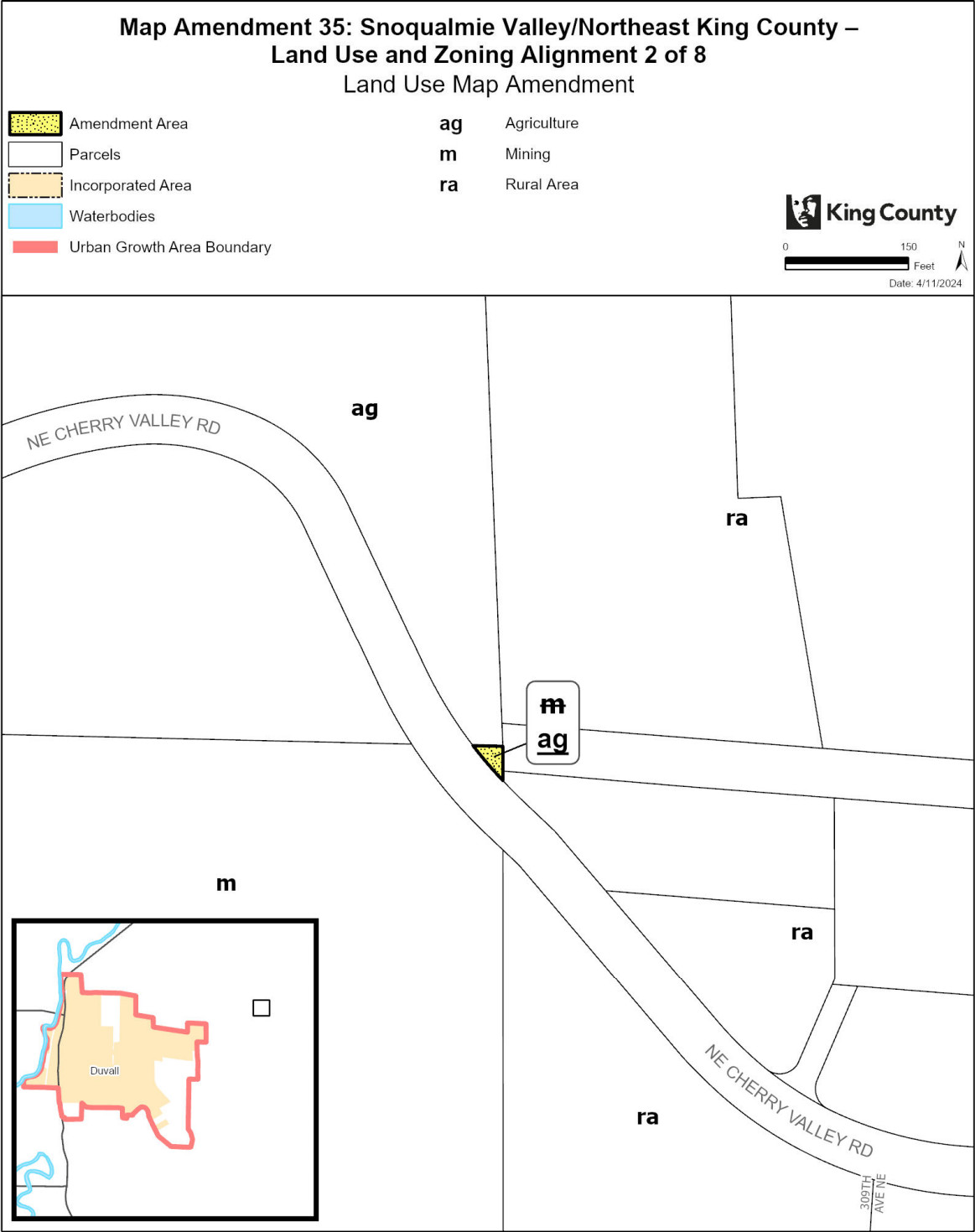
- Effect:** Aligns the land use designations and zoning classifications of unincorporated land in the Snoqualmie Valley/Northeast King County Community Service Area by:
- Amending the land use designation from Agriculture to Rural Area on a parcel located east of the Snoqualmie Valley Regional Trail corridor.
 - Amending the land use designation from Mineral to Agriculture on a portion of a parcel located north of NE Cherry Valley Road.
 - Amending the land use designation from Rural Area to Agriculture on parcels with portions within the Snoqualmie Agricultural Production District.
 - Amending the land use designation from Rural Area to Forestry on parcels and portions of parcels near the boundary of the Forest Production District.
 - Amending the land use designation from Rural Neighborhood Commercial Center to Rural Area on rural residential parcels in the Preston area.
 - Amending the zoning classification from F to RA-5 on rural residential parcels at the east edge of the Rural Area near the Forest Production District.
 - Amending the zoning classification from A-35, Potential M to A-35 on portions of parcels near the Snoqualmie River within or partially within the Snoqualmie Agricultural Production District.
 - Amending the zoning classification from F, Potential M to F on two parcels. One is located at the edge of the Forest Production District northeast of Fall City and the other is located in the Forest Production District south of Interstate-90, adjacent to Iron Horse State Park.
 - Amending the zoning classification from RA-10 to A-35 on portions of parcels located near the Snoqualmie Agricultural Production District.

- 2101 • Amending the zoning classification from A-10 to RA-10 on a portion of a parcel located near
2102 the Snoqualmie Agricultural Production District.
2103
- 2104 • Amending the zoning classification from F to RA-10 on a portion of a parcel south of
2105 Interstate-90 near the Forest Production District.



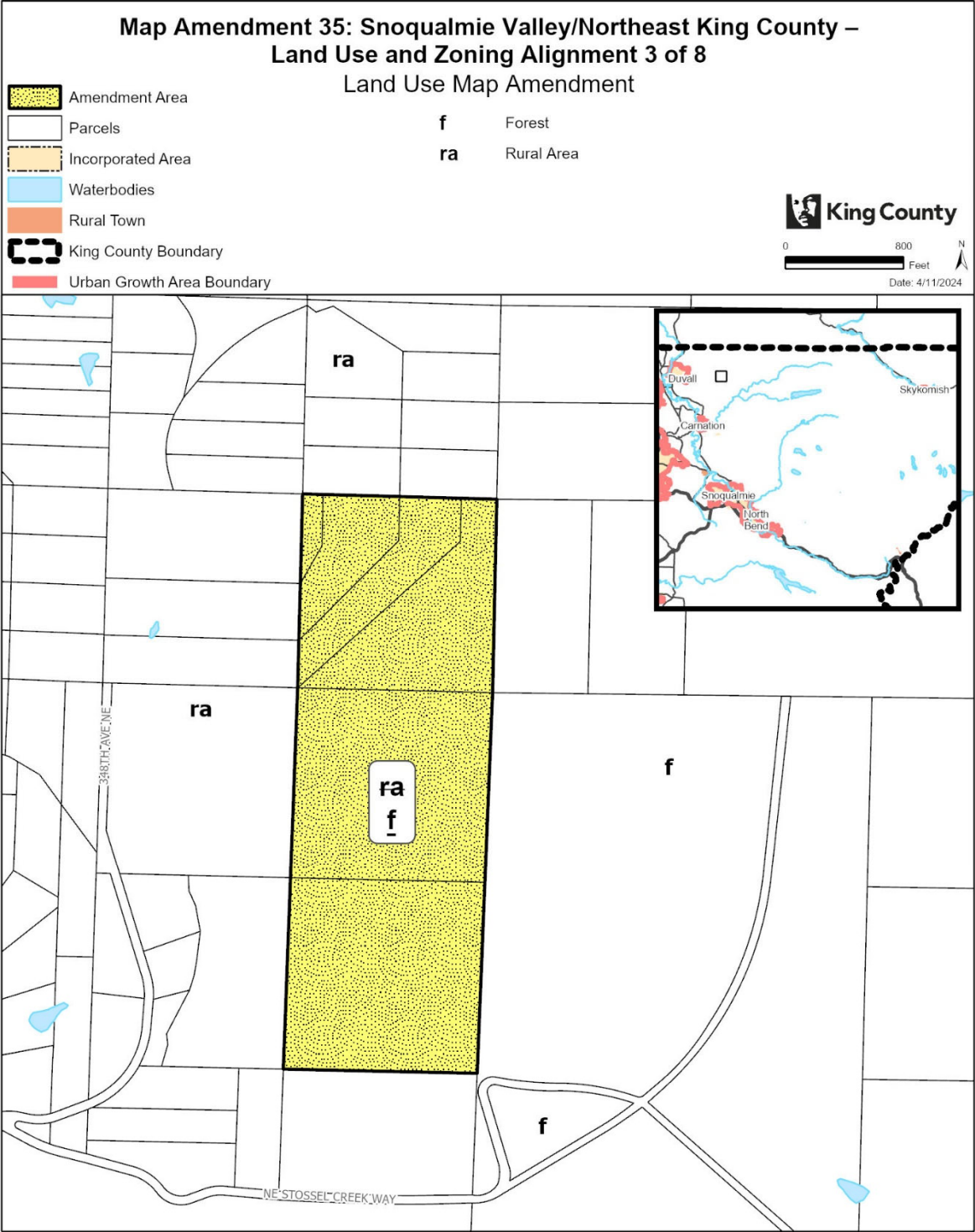
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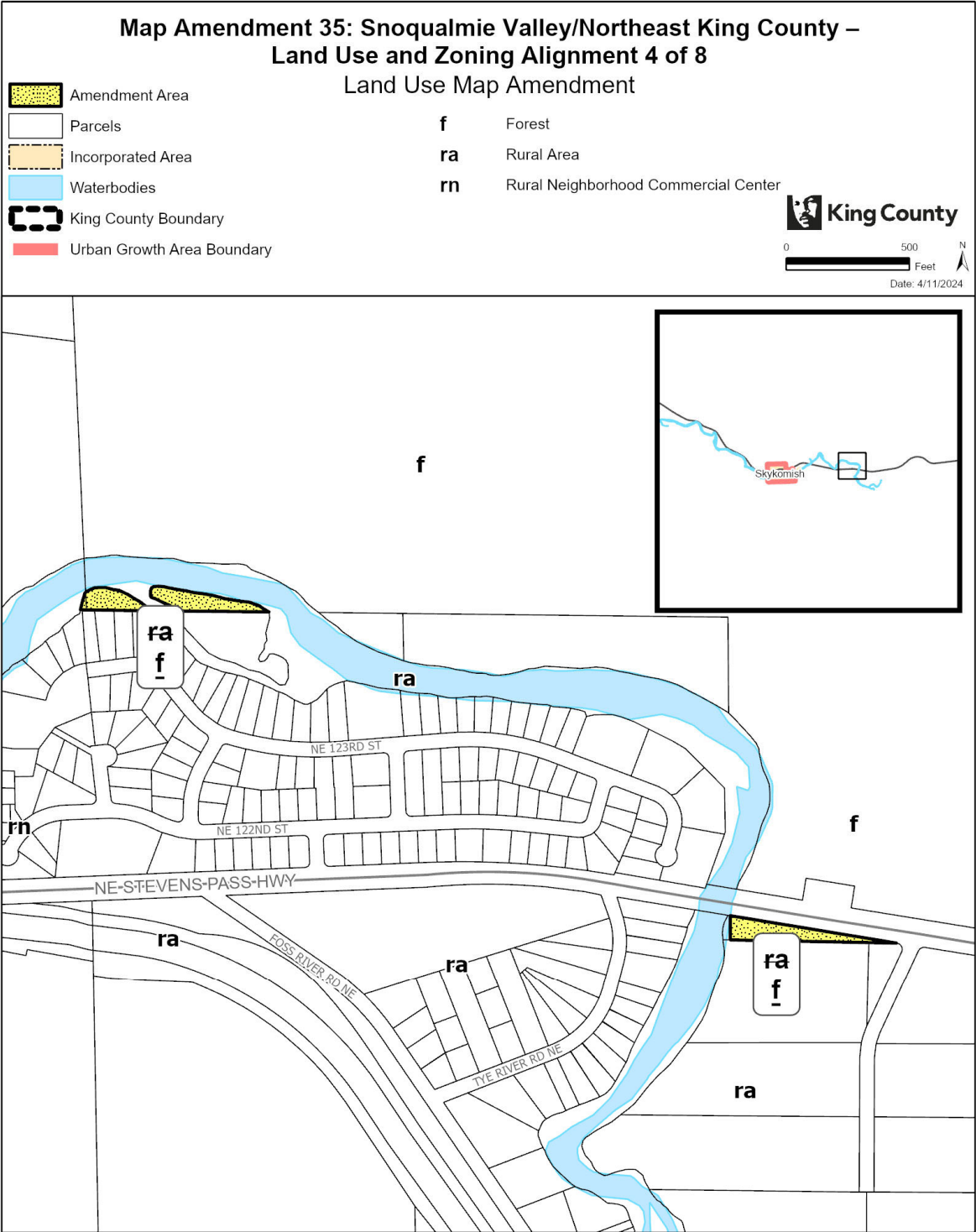
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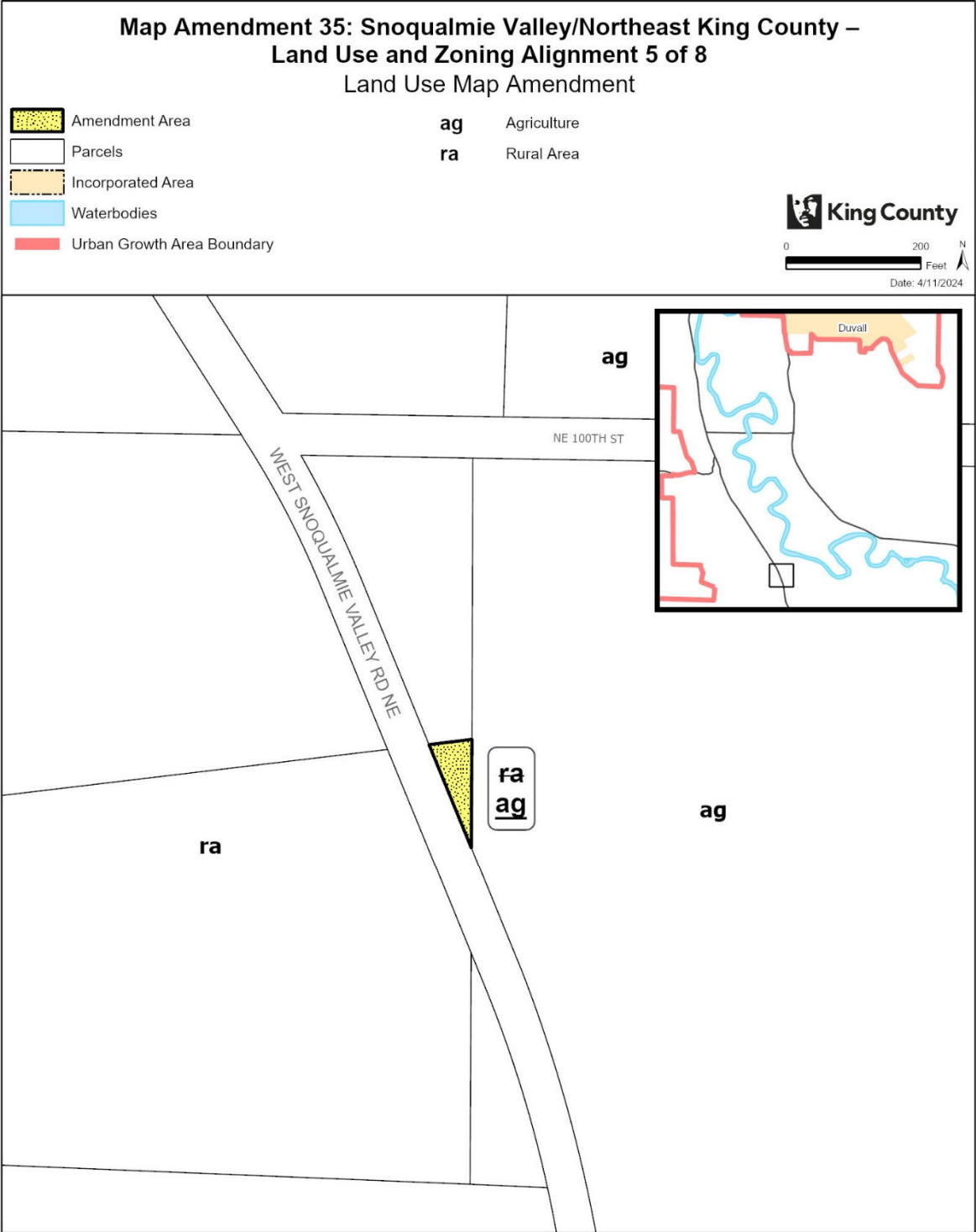
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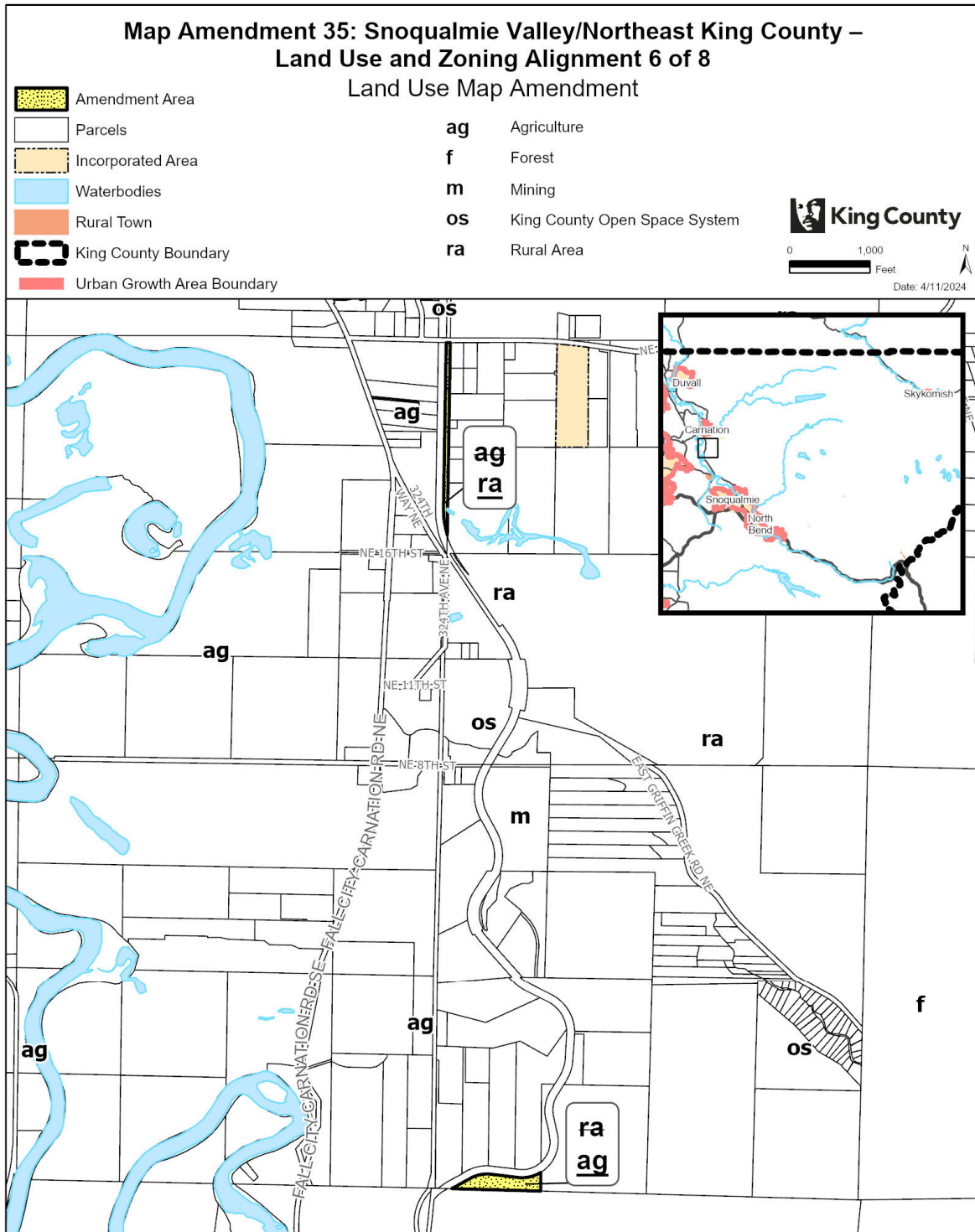
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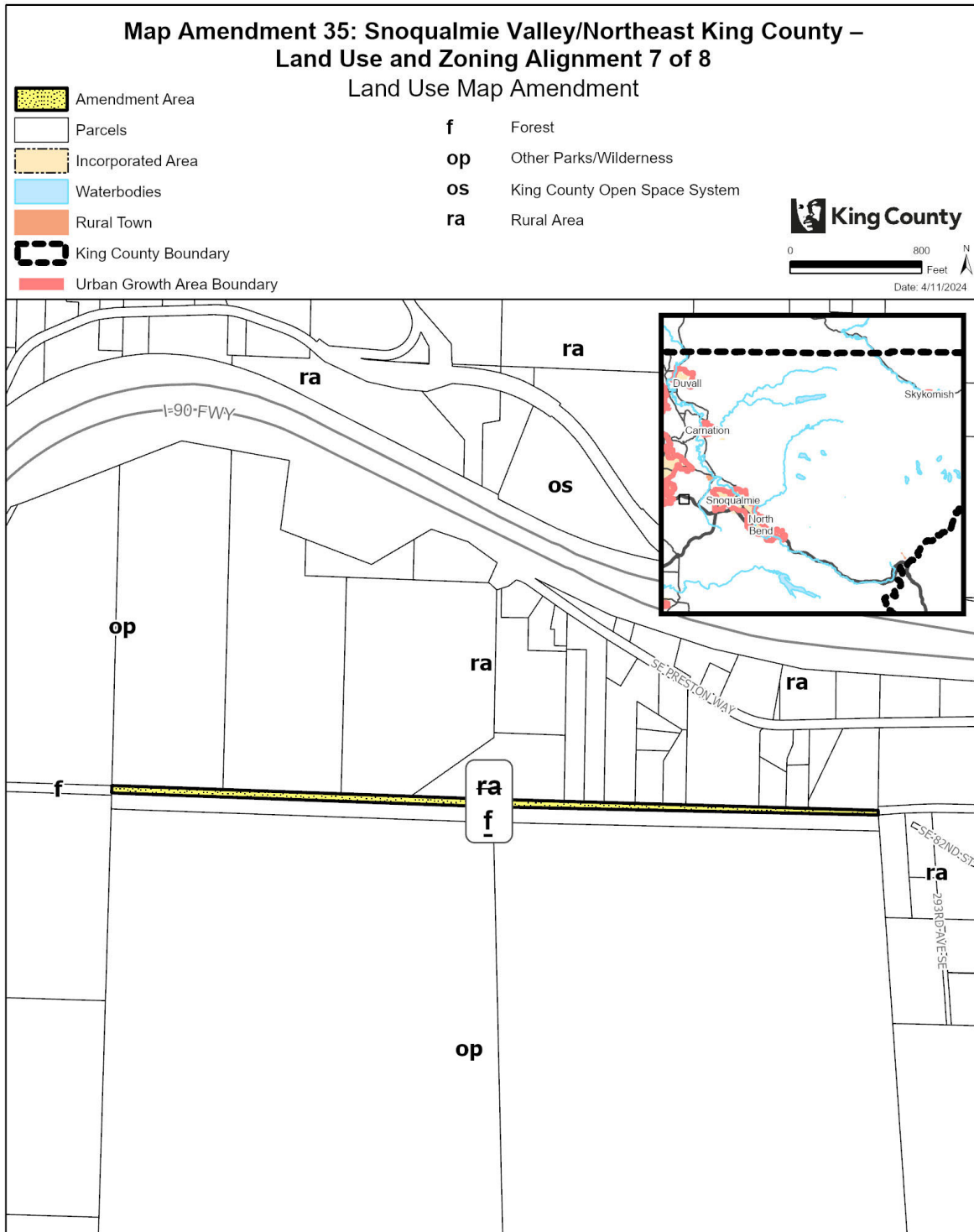
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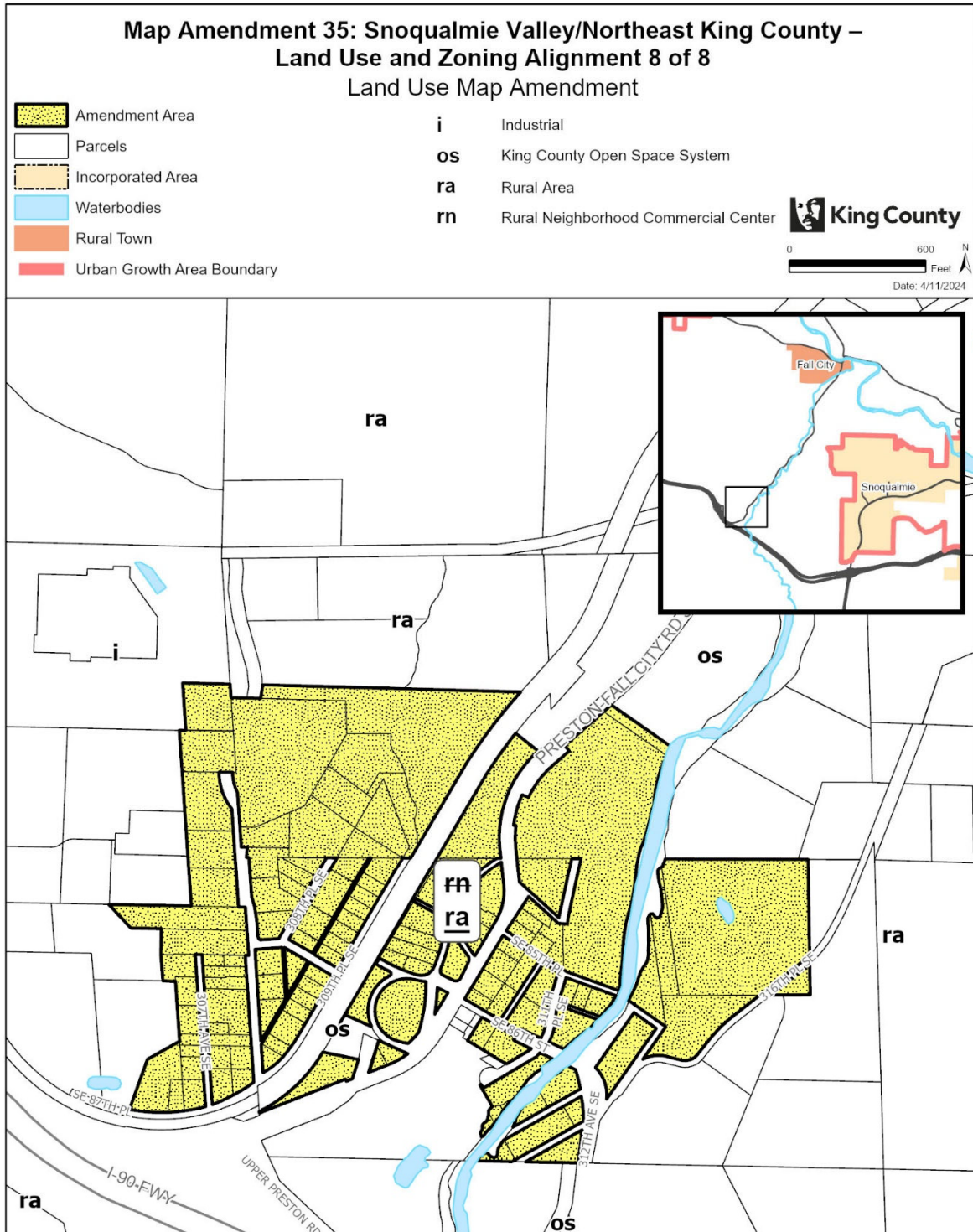
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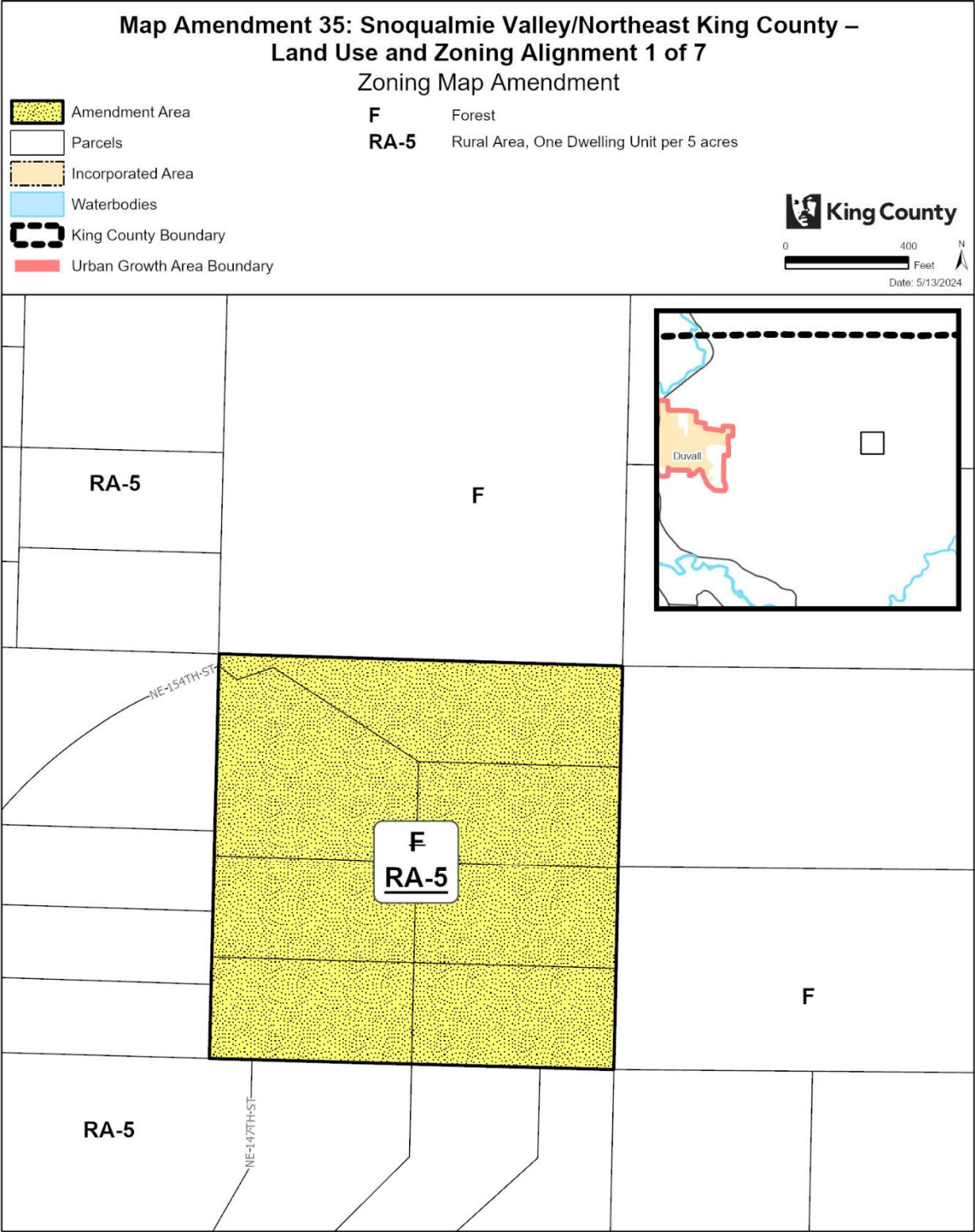
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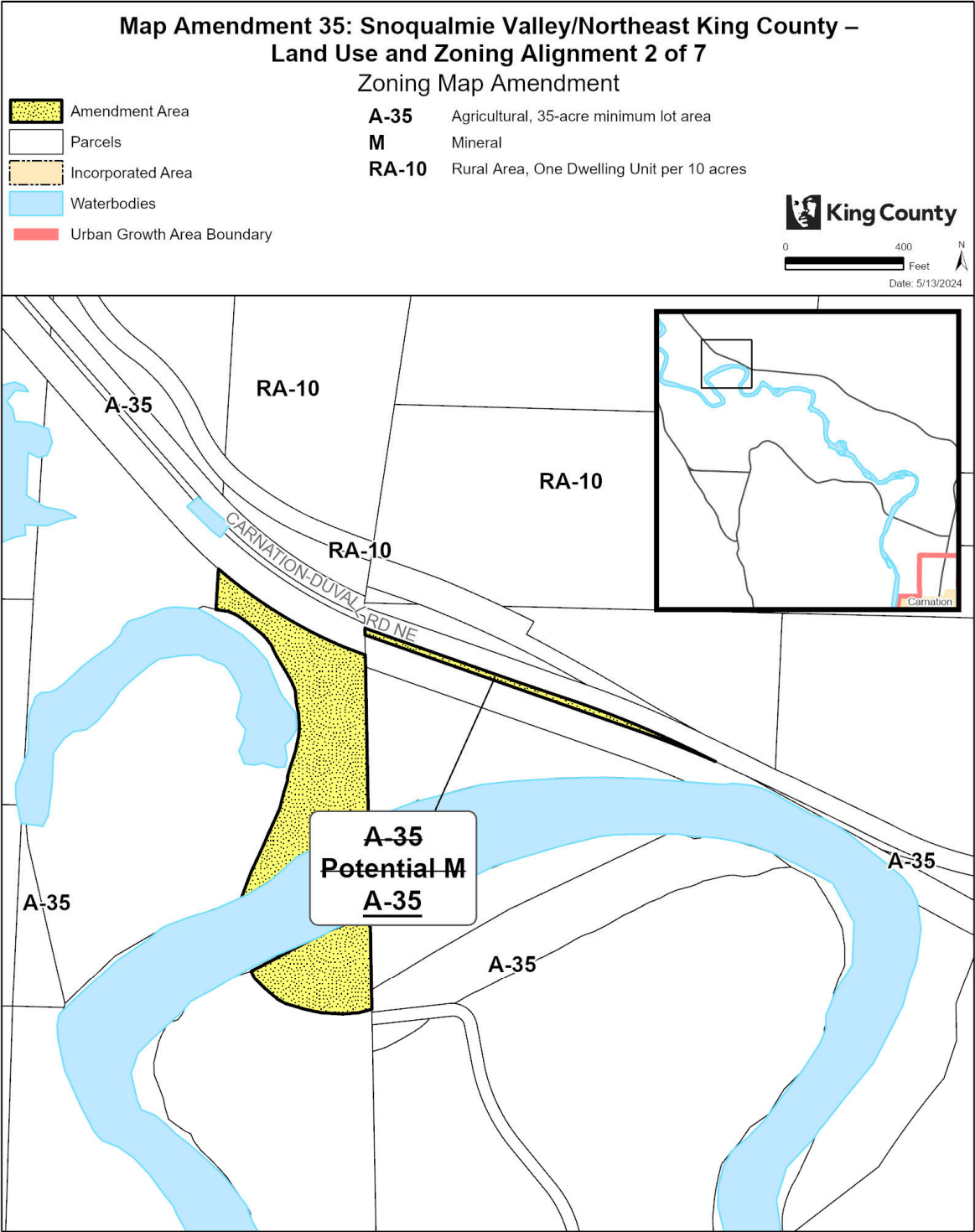
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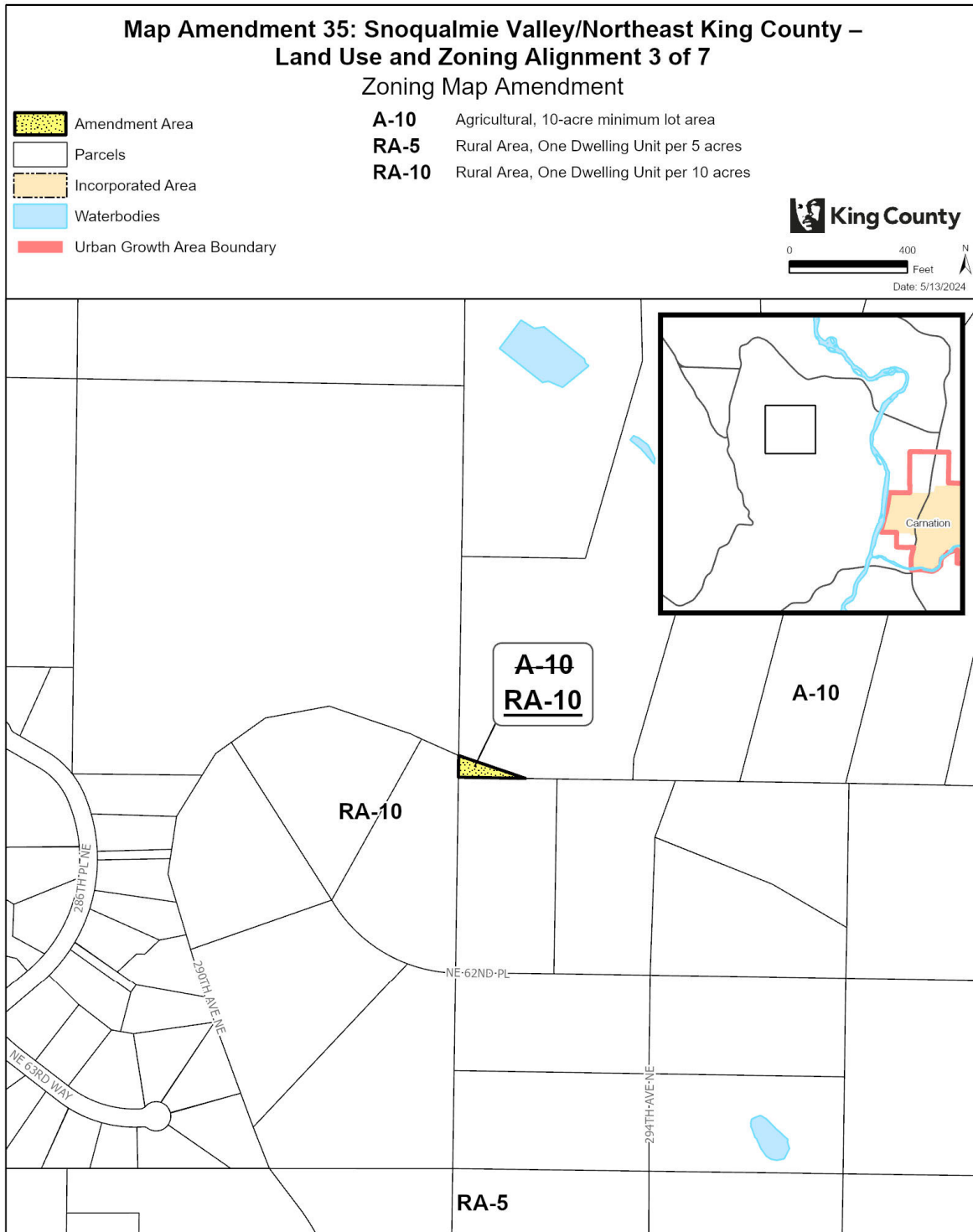


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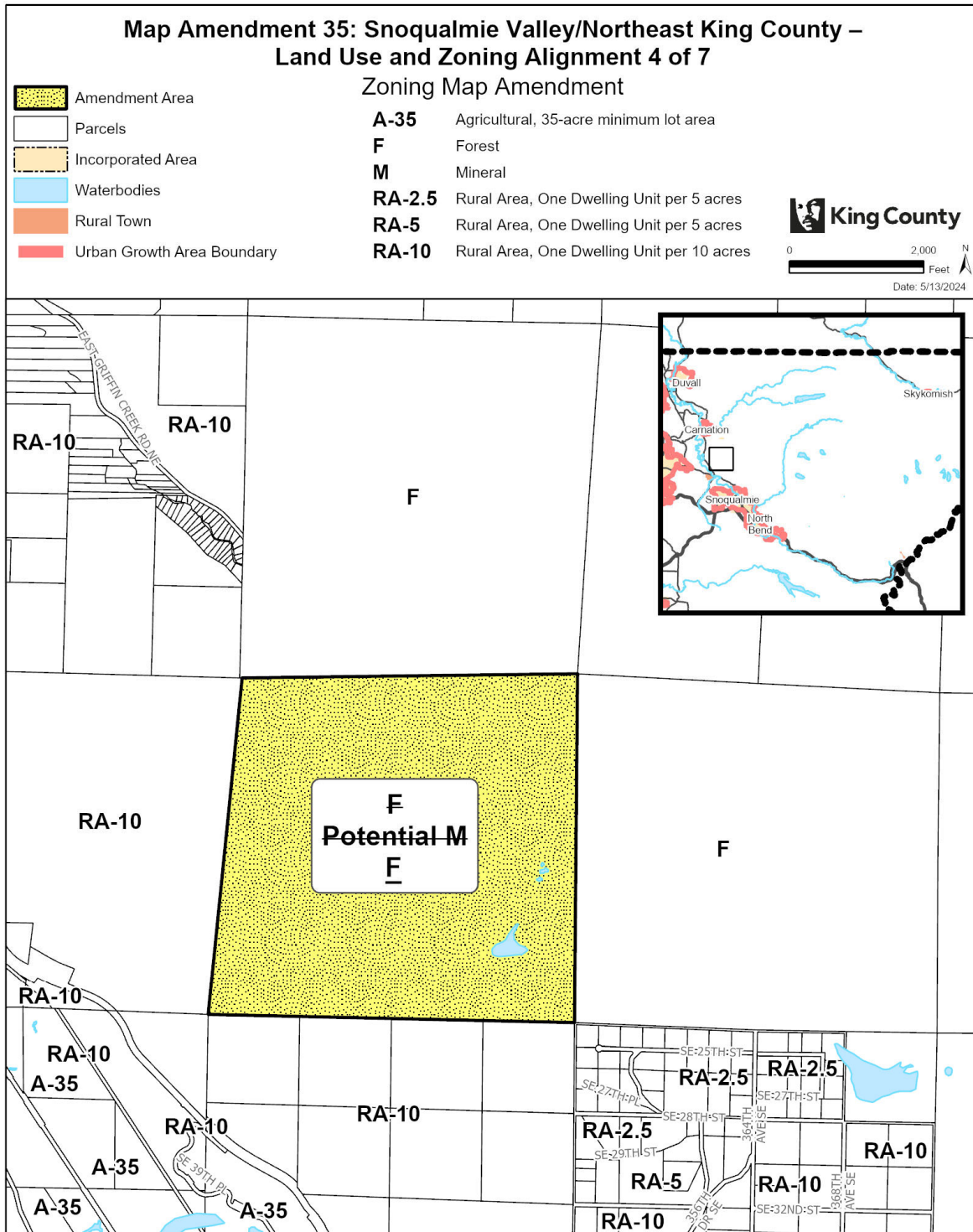


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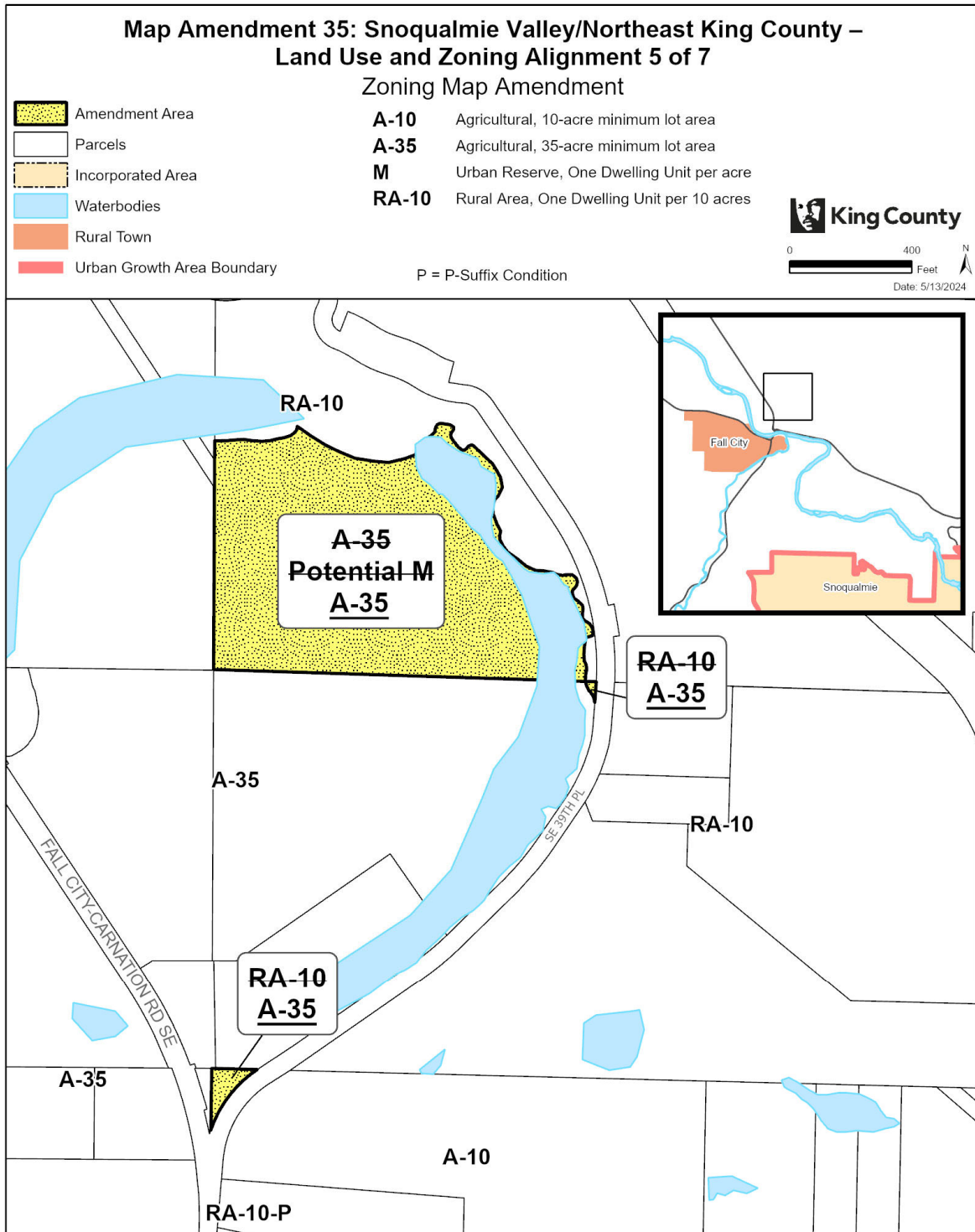
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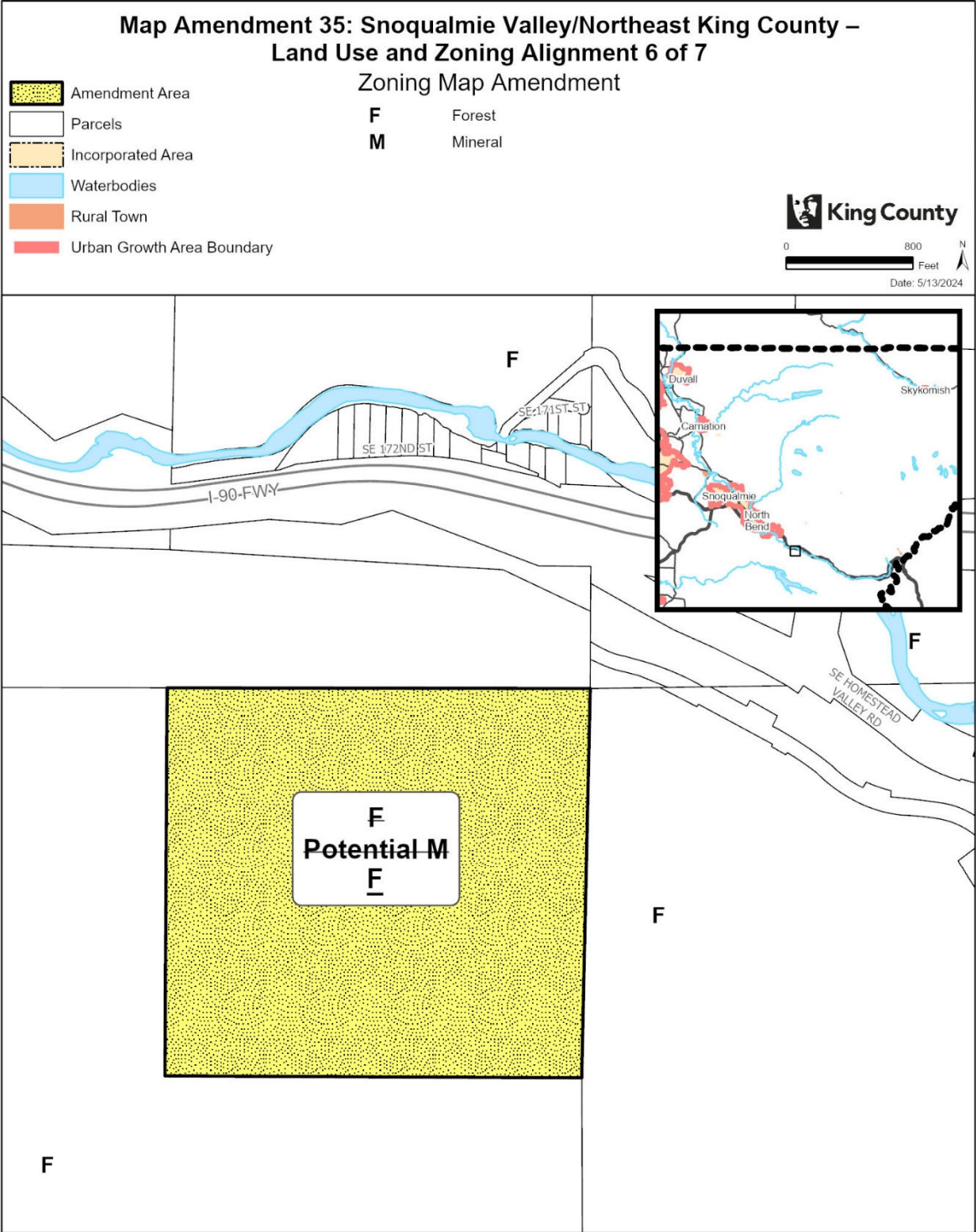


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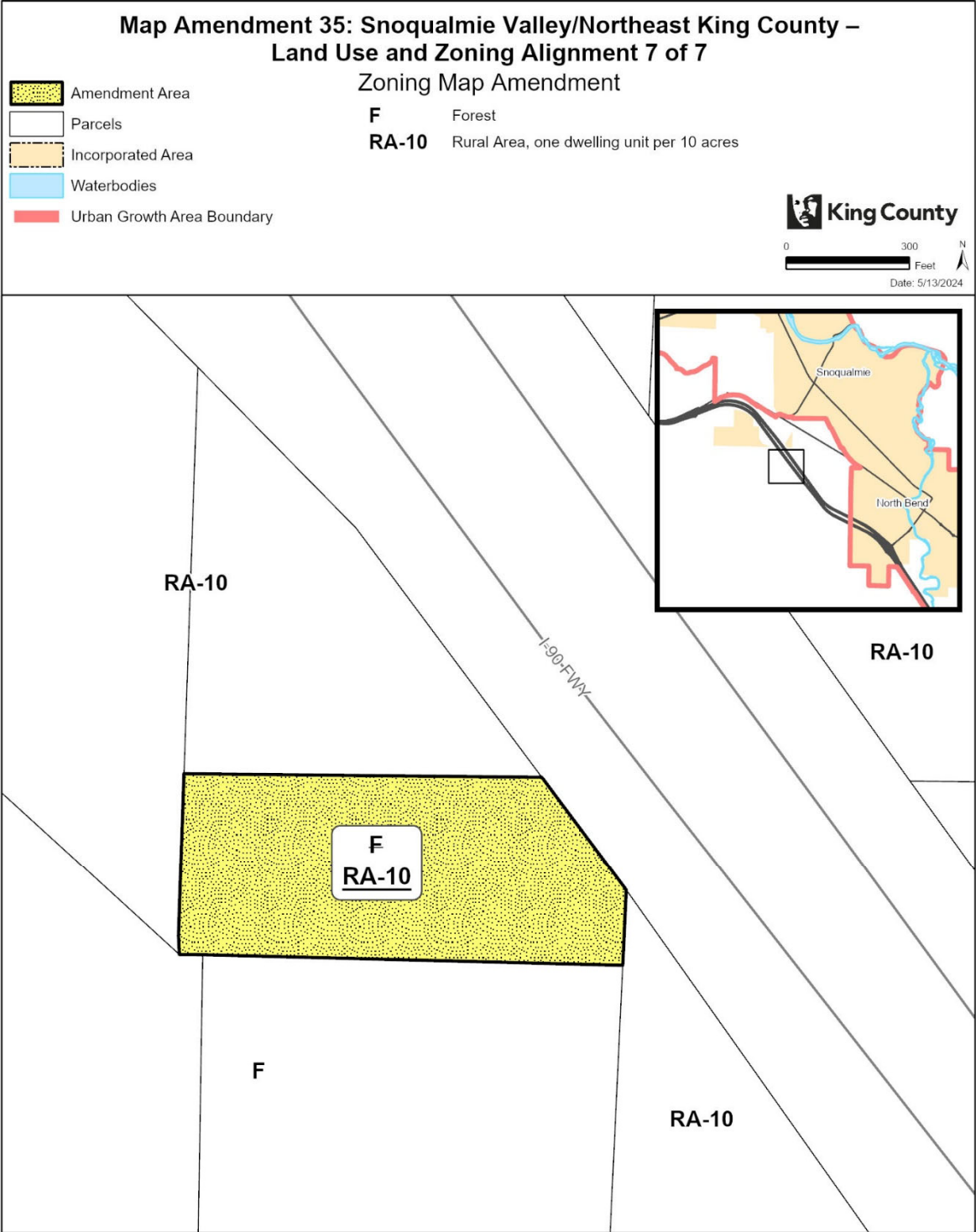
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Map Amendment 36: Snoqualmie Valley/Northeast King County –
Removal of Development Conditions from Previously Annexed
Areas

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

Section 13	Township 23	Range 8
Section 14	Township 23	Range 8
Section 19	Township 23	Range 9
Section 27	Township 24	Range 6

ZONING

1. Repeal the following P-Suffix Development Conditions from the Zoning Atlas:
- a. P-Suffix SV-P25;
 - b. P-Suffix SV-P30;
 - c. P-Suffix SV-P32;
 - d. P-Suffix SV-P33;
 - e. P-Suffix SV-P34;
 - f. P-Suffix SV-P37; and
 - g. P-Suffix ES-P21.

Effect: Repeals seven identified P-Suffix development conditions from the Zoning Atlas. This change would align with the fact that the P-Suffix development conditions do not apply on any parcels in unincorporated King County due to annexations.

Map Amendment 37: Green Energy Special District Overlay

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

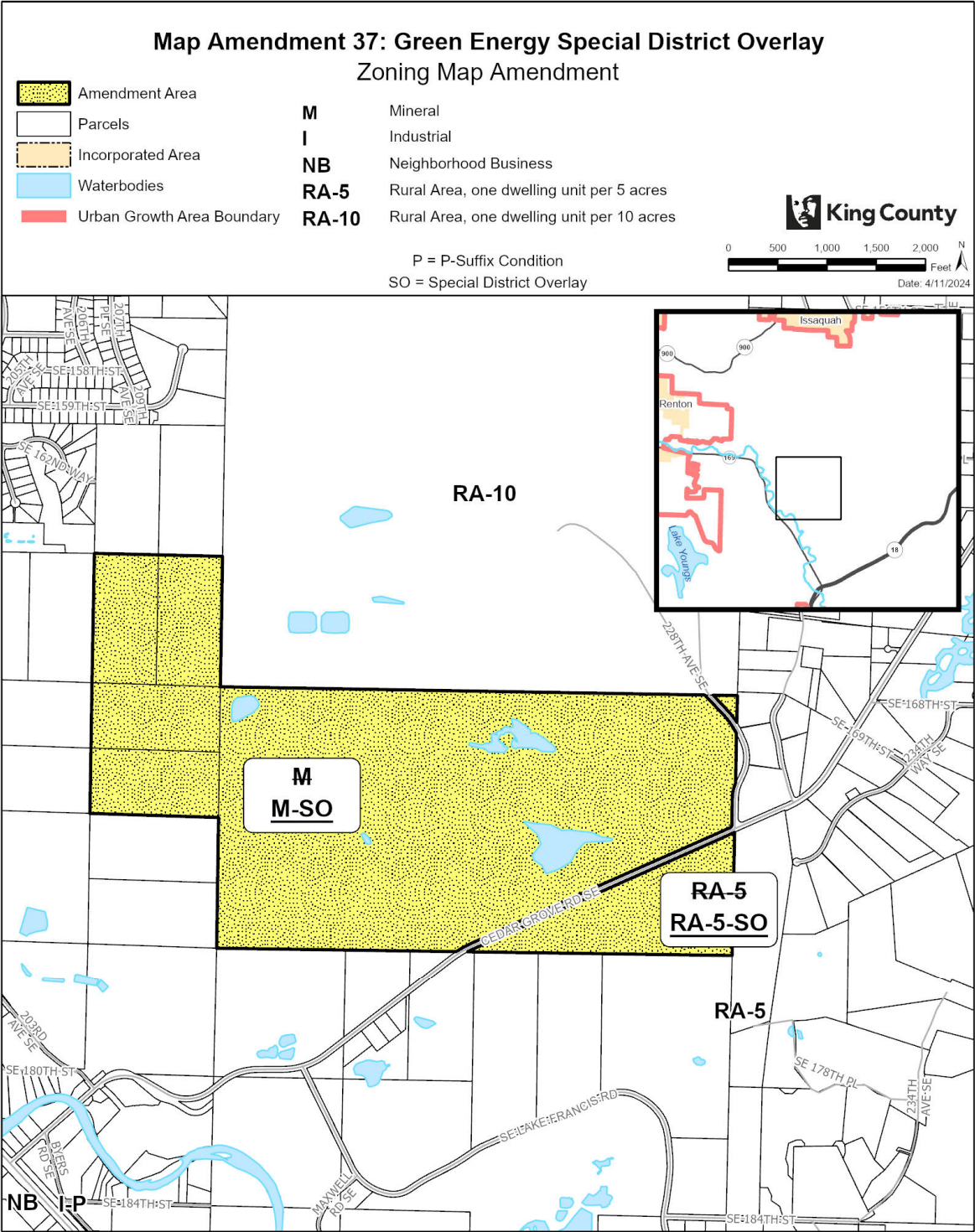
Section 28	Township 23	Range 6
Section 29	Township 23	Range 6

ZONING

1. Add Special District Overlay SO-xxx (adopted in Section 248 of Ordinance XXXXX (Proposed Ordinance 2023-0440)) to the following parcels:

2823069009	2923069078	2923069079	2923069080
2923069082			

Effect: Adds SO-XXX, Green Energy Special District Overlay, to four M-zoned parcels and one parcel that has both M and RA-5 zoning. SO-XXX is added by Section X of this ordinance.



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