

ATTACHMENT A

2005-096



Executive Recommended
2005 Amendments
to the
King County Comprehensive Plan 2004

King County Department of Development and Environmental Services
900 Oakesdale Avenue Southwest
Renton, WA 98055-1219

<http://www.metrokc.gov/ddes/compplan>

Alternate Formats Available Upon Request

March 1, 2005

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

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2005 Amendments to the King County Comprehensive Plan 2004 Executive Recommended

Introduction

The document comprises the proposed 2005 amendments to the King County Comprehensive Plan. Please refer to the summary table for a brief explanation of the amendments. The full text of the policy amendments and the area zoning studies follow.

The King County Comprehensive Plan

The King County Comprehensive Plan is the guiding policy document for all land use and development regulations in unincorporated King County, and for regional services throughout the County, including transportation, wastewater treatment, parks, trails, and open space. The Comprehensive Plan can only be amended once each year and, except every fourth year, the amendments cannot be substantive. The next major amendment will occur in 2008. The King County Department of Development and Environmental Services manages the annual updates of the Comprehensive Plan.

The 2005 Amendments

In accordance with K.C.C. 20.18, the policy amendments proposed in 2005 are not substantive. There are amendments that serve to clarify existing policies and code. Two Special District Overlays are recommended for deletion because they became redundant after adoption of the Critical Areas Ordinance. Four land use amendments are also included that do not require substantive change to comprehensive plan policy language and do not alter the Urban Growth Boundary.

Final Approval of the 2005 Amendments

The Executive Recommended 2005 Comprehensive Plan Amendments were transmitted to the King County Council on March 1, 2005, for their review and approval. Beginning in the Spring of 2005, the King County Council Growth Management and Unincorporated Areas Committee will review the Executive recommended amendments. Final adoption of the amendments is expected later this year.

Where to Review the Amendments

The amendment document is available for review on our web site at this location:
<http://www.metrokc.gov/ddes/growth.htm>

Copies are also available at the Department of Development and Environmental Services, 900 Oakesdale Avenue SW, Renton. To request a copy, please send an e-mail to compplan@metrokc.gov.

For More Information

You may contact us at the address below, send an e-mail, call us or visit our Web site.

King County Comprehensive Plan 2005 Amendments
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Executive Recommended
2005 Amendments to the King County Comprehensive Plan 2004

Amendment Summary

Policy/Text Amendments

Policy/Text	Description	Comments
T-210	<p>The level of service (LOS) standard for the Urban Area and designated Rural Towns shall be E except as provided in Policy ((T-209)) <u>T-212</u>. The LOS standard for the Rural Area shall be B except as provided in Policy ((T-209)) <u>T-212</u>. These standards shall be used in concurrency testing.</p>	<p>In the 2004 King County Comprehensive Plan Update, Policy T-209 was renumbered as Policy T-212. This amendment corrects Policy T-210 to reflect this renumbered policy.</p>
F-245	<p>In the Urban Growth Area, all new development shall be served by public sewers unless ((a-A)) application of this policy to a proposal for a single-family residence on an individual lot would deny all reasonable use of the property ((; or)) ((b. Application of this policy to a proposal that has a vested land use application for the redevelopment or expansion of an existing use, as well as an approved septic design from PublicHealth—Seattle and King County, would render approval of the land use permit void; or e. As permitted by policy CP-933.))</p>	<p>Approval of the 2004 King County Comprehensive Plan Update and related amendments to King County Code Chapter 13.24.136 eliminated options for on-site sewage disposal methods described in Policy F-245 b. above. The opportunity for on-site sewage disposal described by Policy CP-933 was also eliminated in the 2004 King County Comprehensive Plan Update.</p>

Land Use and Zoning Amendments

Location	Description	Comments
Vashon Island	Adds three adjacent parcels, totaling about 3 and ½ acres, to the existing Vashon Service Center Rural Neighborhood, allowing future expansion of the Vashon Maury Island Health Center.	This recommendation is the result of an area zoning study conducted in response to a 2004 docketed request.
Vashon Island	Modifies the P – Suffix development conditions for four parcels on Vashon Island in accordance with Ordinance 15028, section 6 F, adopting the King County Comprehensive Plan 2004 Update.	A study was conducted of all P – Suffix conditions assigned to property on Vashon- Maury Island to determine whether or not any of these conditions are no longer applicable.
Holmes Point	Adds existing P-Suffix development condition NS-P23, Holmes Point site disturbance conditions, to certain parcels in the Holmes Point area. This condition already applies to most property in the Holmes Point area.	In 1999, P-Suffix condition NS-P23 was applied to a mapped area with a list of parcels. Several mapped parcels were inadvertently omitted from the parcel list. This amendment corrects that omission.
White Center	Changes the zoning on seven parcels from I – Industrial to CB – Community Business. Adds a potential CB zone to two additional I – zoned parcels in the study area.	A study was conducted for an area of about 6.1 acres on the east side of 15 th Avenue SW, between SW 98 th Street and SW 100 th Street within the designated White Center Activity Center.

Code Amendments

Code	Description	Comments
13.24.138	Clarifies the standards for approval of private wells or public water systems for new subdivisions in the rural area.	Clarifies a possible ambiguity to ensure consistency with comprehensive plan policy F-231.
20.20.040	Requires water availability certificate or documentation of an approved well as part of a complete application for a Conditional Use Permit.	Clarifies submittal requirements for Conditional Use Permits
20.24.190	Corrects references to policies that were renumbered in the 2004 King County Comprehensive Plan Update.	Technical correction
21A.08.050	Corrects the general services land use table to reflect footnotes which were renumbered in the 2004 King County Comprehensive Plan Update.	Technical Correction
21A.12.140	For subdivisions or short subdivisions, allows the area of a regional utility corridor placed in a separate tract to be less than the entire utility easement or corridor.	Modifies requirement that regional utility corridors be contained in separate tracts.
21A.14.025	Allows a front or wraparound porch of up to 100 square feet for cottage housing development. Specifies that allowed porches are not to be included in calculations to determine maximum floor area or footprint for each unit.	Modifies cottage housing provisions to make it more feasible to include porches.
21A.34.030	Corrects the maximum density that may be achieved by a cottage housing development by allowing 200% of the base density of the underlying zone in the R-4 through the R-8 zones, consistent with an amendment to 21A.34.040 which was adopted as part of the 2004 King County Comprehensive Plan Update.	Removes an inconsistency with 21A.34.040.
21A.37.050 B	Eliminates the 10% impervious surface limitation for TDR sending sites. This limitation on impervious surfaces was adopted in 2004 in anticipation of the Critical Areas Ordinance. However, the CAO was adopted without this limitation on impervious surfaces for TDR sending sites.	Removes an inconsistency with the Critical Areas Ordinance.

Code	Description	Comments
21A.38.220	Deletes Special District Overlay 220 – Urban Stream Protection Area.	This Special District Overlay is redundant due to the adoption of the Critical Areas Overlay.
21A.38.230	Deletes Special District Overlay 230 – Significant Trees	This Special District Overlay is redundant due to the adoption of the Critical Areas Overlay.

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

Policy Amendments

March 1, 2005
Executive Recommended

F-245

PR Sponsor _____

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN 2004:
2

3 In Chapter 7 – Services, Facilities, and Utilities, I. Public Sewers and On-Site
4 Wastewater Disposal Systems, on page 7-11 amend Policy F-245 as follows:
5

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

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

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

March 1, 2005
Executive Recommended

T-210

Sponsor _____

PR

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AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN 2004:

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

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

Effect: Policy T-209 in the 2000 King County Comprehensive Plan was renumbered as Policy T-212 in the 2004 King County Comprehensive Plan Update. This amendment corrects the reference in Policy T-210 to reflect the renumbered policy T-212. There is no substantive effect of this amendment.

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

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

Land Use and Area Zoning Amendments

Map Amendment

Vashon Maury Island Service Center

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

3

4

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

6

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

9

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

13

14 0722039001

15 0722039066

16 0722039067

17

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



Executive Recommended

Vashon-Maury Island Service Center - Land Use Amendment

Land Use Amendment



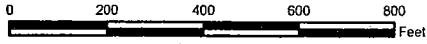
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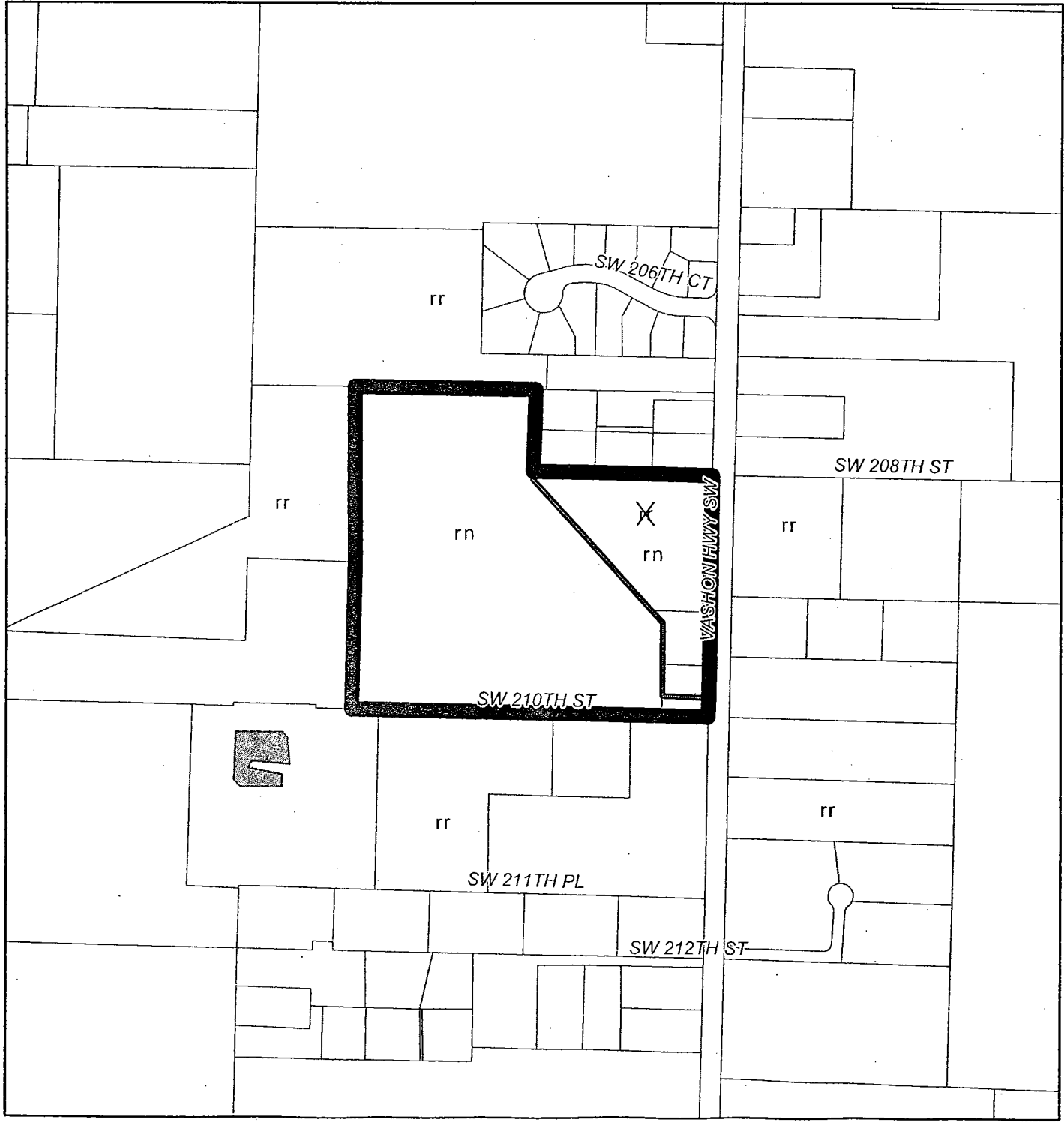
Study Area

rr Rural residential

rn Rural neighborhood



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Executive Recommended

Vashon-Maury Island Service Center - Zoning Amendment

Recommended Area Zoning



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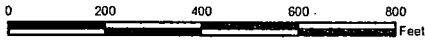
Study Area

RA-5 Rural Area, one DU per 5 acres

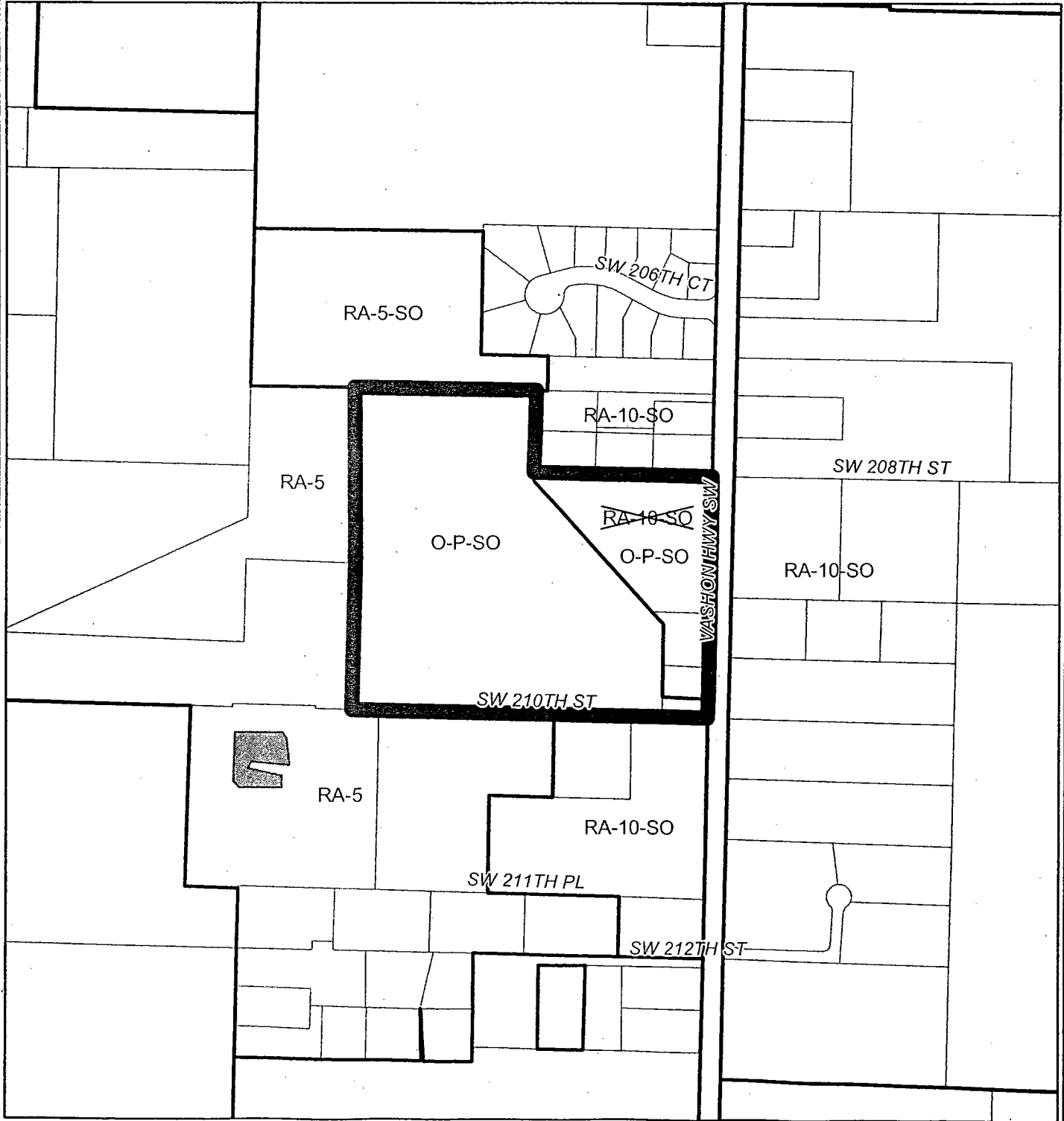


Office

RA-10 Rural Area, one DU per 10 acres



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Map Amendment

Vashon P-Suffix Study

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

3
4 Modify the P-Suffix development conditions for four parcels on Zoning Map # 3, Township
5 22 and 23, Range 3
6

7 **Parcel 0522039015:** Delete P-Suffix condition VS-P2, which is applicable to Industrial
8 property. This property is now zoned for commercial development.
9

10 Effect: This amendment deletes a development condition that is in conflict with the land use
11 and zoning designation for the subject property.
12

13 **Parcels 2923039195 and 2923039044:** This amendment corrects an apparent mapping error
14 by assigning condition VS-P27, the “Vashon Gateway” condition, to the small portion of
15 these two parcels that lie north of SW 171st Street and removing the Vashon “Town Core”
16 condition from the same small portion of these two parcels.
17

18 Effect: Implements the intent of the Vashon Town Plan, which was to apply the Vashon
19 Gateway condition to property to the north of SW 171st street, and the Vashon town Core
20 condition to property south of SW 171st at this location.
21

22 **Parcel 3223039111:** This amendment removes P-Suffix condition VS-P15 from the subject
23 property.
24

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



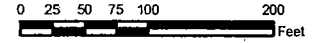
Executive Recommended Vashon P-Suffix Study Portion SW 1/4 Section 29 Township 23 Range 3



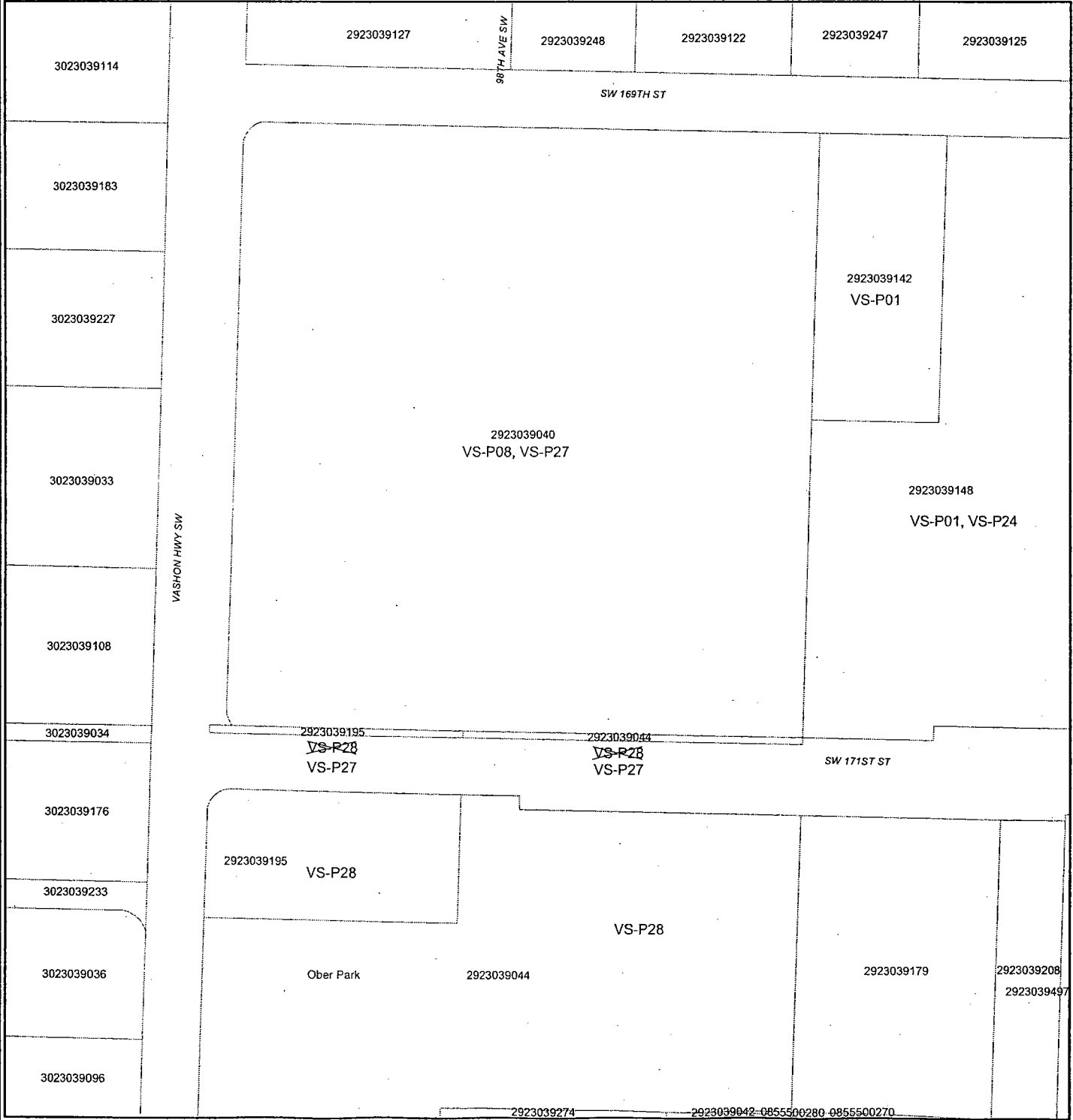
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- Property Boundaries
- Parks



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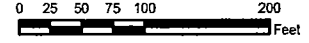


Executive Recommended
 Vashon P-Suffix Study
 Portion NW 1/4
 Section 05 Township 22 Range 3

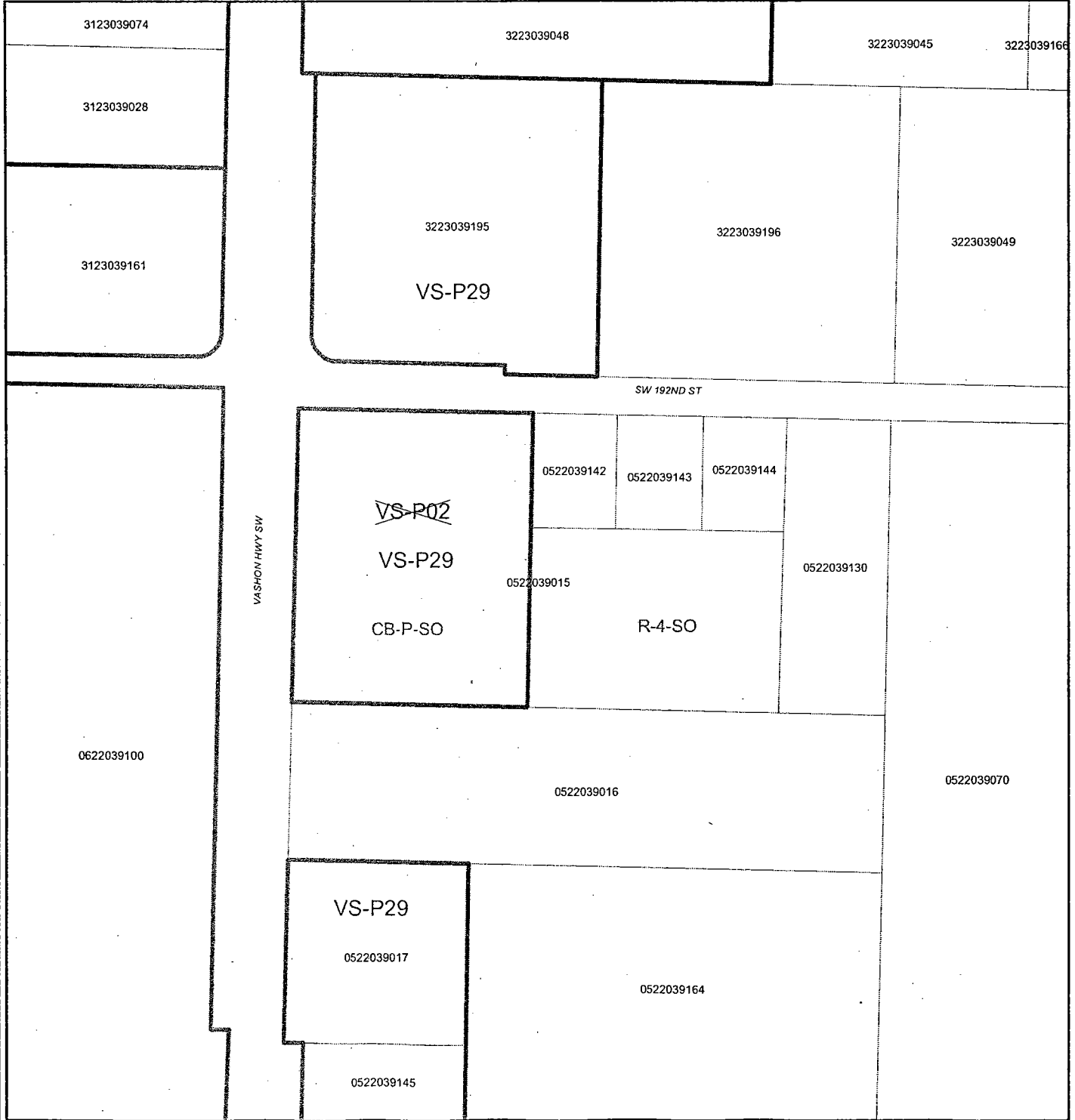


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-  Property Boundaries
-  P-Suffix Boundaries



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


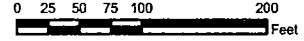
Executive Recommended
 Vashon P-Suffix Study
 Portion NW 1/4
 Section 32 Township 23 Range 3



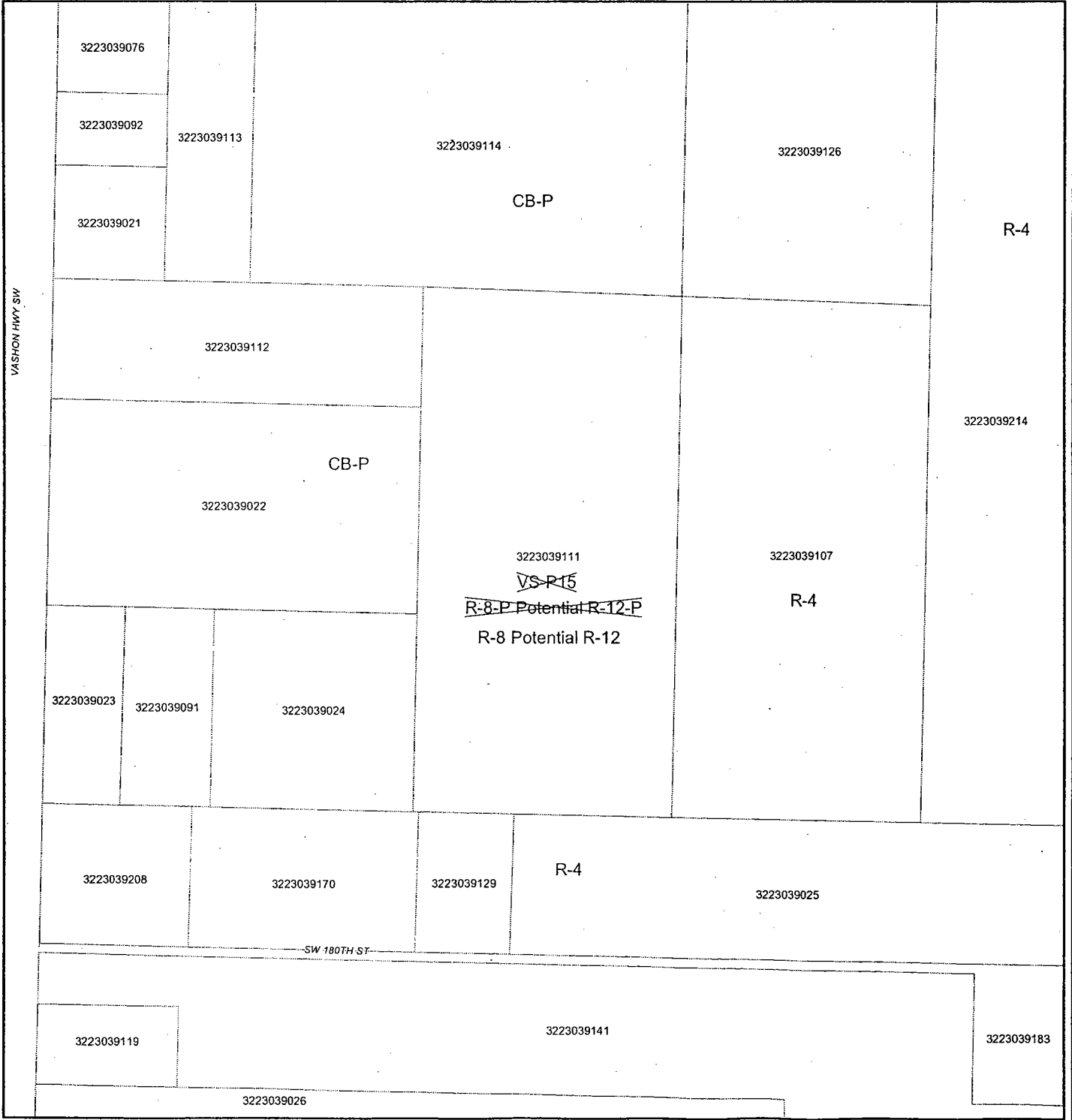
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 Property Boundaries



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Map Amendment

White Center

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

3
4 Amend Map # 17, Section 7, Township 26, Range 6 as follows:
5

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

8 0623049143

9 0623049006

10 2195100205

11 0623049226

12 0623049379

13 0623049208

14 0623049044
15

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

18 0623049215

19 0623049286
20

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



Executive Recommended

White Center Subarea - Land Use Amendment

No Change

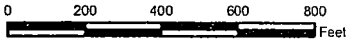


King County

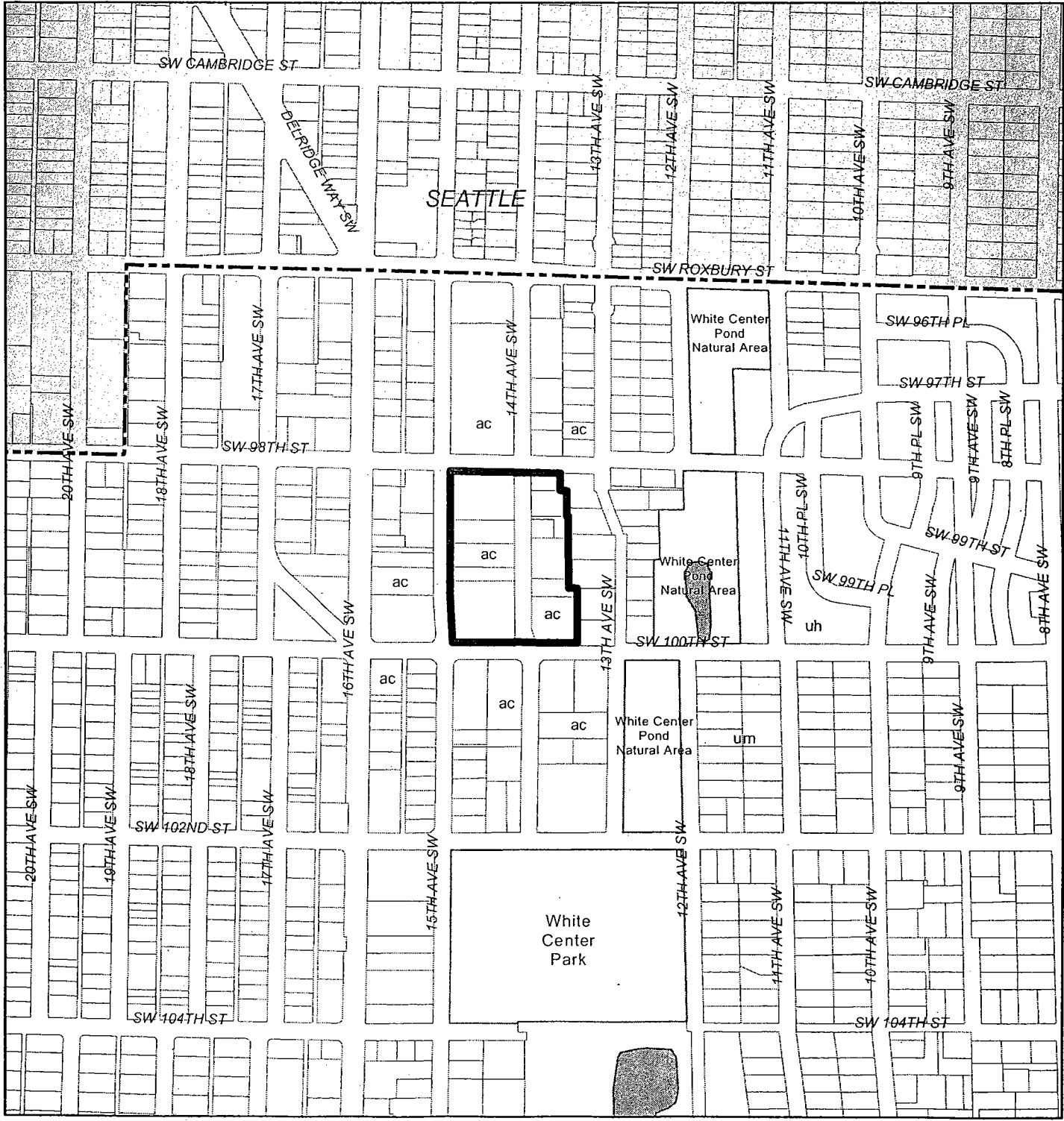
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- Study Area
- Incorporated Areas

- ac Activity Center
- uh Urban Residential High, > 12 du/ac.
- um Urban Residential Medium, 4-12 du/ac.



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
Executive Recommended

White Center Subarea - Zoning Amendment

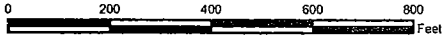
Recommended Area Zoning



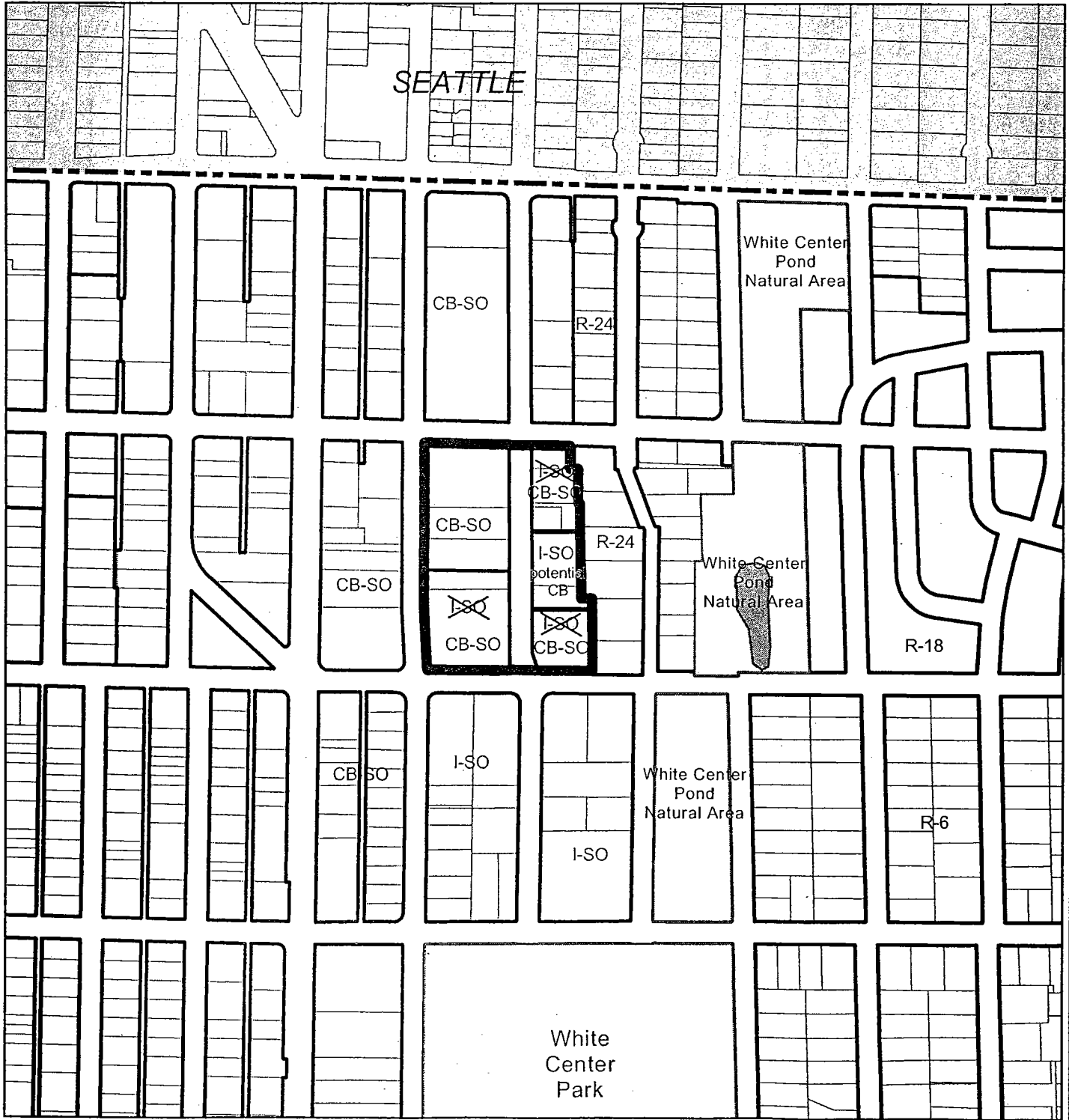
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-  Study Area
-  Incorporated Areas

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



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Map Amendment

Holmes Point P-Suffix Study

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

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

7
8 Effect: This amendment applies P-Suffix development condition NS-P23 to the attached list
9 of parcels in the Holmes Point area. This P-Suffix condition was applied to the Holmes Point
10 area in 1999 by Ordinance 13576. However, the map and parcel list attached to that
11 Ordinance did not agree. Many properties that were within the mapped area were not
12 included in the parcel list; so it was determined that the P-Suffix condition could not be
13 applied to the parcels not listed. This amendment implements the intent of Ordinance 13576
14 by making the list of affected parcels consistent with the map that was attached to that
15 Ordinance.

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

Parcel Number	Parcel Number	Parcel Number	Parcel Number	Parcel Number	Parcel Number	Parcel Number
3303906666	3303900190	3391600020	4055701405	2796700158	0333100105	0333100247
3303910140	3303900140	4055700131	4055701408	2796700156	0333100210	0333100240
3303910130	3303900180	4055701210	4055701420	4055701017	8650300250	0333100231
3303900330	8677900045	1973700110	4055701425	2796700155	8650300130	0333100252
3303910150	3303907777	4055700120	4055701440	2796700095	8650300050	0333100229
3303910160	3303900170	1973700010	4055700952	4055701016	8650300060	0333100232
3303910170	3303900150	4055700126	4055700956	2796700056	8650300260	0333100253
3303910180	3303900160	4055701220	4055700960	2796700086	8650300120	0333100223
3303910190	8677900010	1973700100	4055700953	2796700165	0333100200	0333100233
3303910240	8677900044	1973700020	4055700967	2796700087	8650300070	0333100245
3303900300	4057000020	3391600030	4055700966	4055701015	0333100113	0333100235
3303910120	3291500010	1973700030	4055701445	2796700055	0333100110	0333100255
3303910200	3291500020	4055700160	4055700954	2796700160	8650300080	0333100227
3303910010	3291500030	4055701225	4055701450	2796700070	0333100190	0333100236
3303910210	3291500040	4055700162	4055700968	2796700077	8650300110	0333107777
3303900290	4055701130	1973700040	4055700955	2796700176	8650300090	0333100237
3303910020	4055701140	4055700163	4055701455	2796700170	8650300100	0333100225
3303910100	4057000015	4055700164	4055701457	2796700180	0333100195	0333100230
3303910110	4055701145	4055700161	4055700969	2796700081	0333100119	0333100238
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