



Signature Report

May 21, 2007

Ordinance 15772

Proposed No. 2007-0183.1

Sponsors Phillips and Hague

1 AN ORDINANCE relating to the King County
2 Comprehensive Plan; and amending Ordinance 263, Article
3 2, Section 1, as amended, and K.C.C. 20.12.010.
4

5 **STATEMENT OF FACTS:**

6 1. King County has adopted the 2004 King County Comprehensive Plan
7 to meet the requirements of the Washington state Growth Management
8 Act ("GMA"), chapter 36.70A RCW.

9 2. The King County Code allows amendments to the Comprehensive Plan
10 once every year if those amendments are not substantive. Every four
11 years a major review of the Comprehensive Plan is allowed at which time
12 substantive amendments to the Comprehensive Plan can be considered.

13 The last major review of the Comprehensive Plan was conducted in 2004.
14 Therefore, 2006 is part of the annual cycle for which only amendments to
15 the Comprehensive Plan that are not substantive are permitted.

16 3. The GMA requires that the Comprehensive Plan and development
17 regulations be subject to continuing review and evaluation by the county.

18 4. The GMA requires that development regulations be consistent with and
19 implement the Comprehensive Plan.

20 5. The amendments to the Comprehensive Plan contained in this
21 ordinance bear a substantial relationship to, and are necessary for, the
22 public health, safety and general welfare of King County and its residents.

23 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

24 SECTION 1. Ordinance 263, Article 2, Section 1, as amended, and K.C.C.
25 20.12.010 are each hereby amended to read as follows:

26 A. Under the King County Charter, the state Constitution and the Washington state
27 Growth Management Act, chapter 36.70A RCW, the 1994 King County Comprehensive
28 Plan is adopted and declared to be the Comprehensive Plan for King County until
29 amended, repealed or superseded. King County performed its first comprehensive four-
30 cycle review of the Comprehensive Plan. As a result of the review, King County amended
31 the 1994 Comprehensive Plan through passage of the King County Comprehensive Plan
32 2000. King County performed its second comprehensive four-cycle review of the
33 Comprehensive Plan in 2004. As a result of the review, King County amended the 2000
34 Comprehensive Plan through passage of the King County Comprehensive Plan 2004. The
35 Comprehensive Plan shall be the principal planning document for the orderly physical
36 development of the county and shall be used to guide subarea plans, functional plans,
37 provision of public facilities and services, review of proposed incorporations and
38 annexations, development regulations and land development decisions.

39 B. The amendments to the 1994 King County Comprehensive Plan contained in
40 Appendix A to Ordinance 12061 (King County Comprehensive Plan 1995 amendments)
41 are hereby adopted.

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

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

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

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

58 G. The Black Diamond Urban Growth Area contained in Appendix A to Ordinance
59 12533 is hereby adopted as an amendment to the King County Comprehensive Plan.

60 H. The 1994 King County Comprehensive Plan and Comprehensive Plan Land
61 Use Map are amended to include the area shown in Appendix A of Ordinance 12535 as

62 Rural City Urban Growth Area. The language from Section 1D of Ordinance 12535 shall
63 be placed on Comprehensive Plan Land Use Map page #32 with a reference marker on the
64 area affected by Ordinance 12535.

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

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

71 K. The amendments to the 1994 King County Comprehensive Plan contained in
72 the 1998 Transportation Needs Report, contained in Appendices A and B to Ordinance
73 12931 and in the supporting text, are hereby adopted as amendments to the King County
74 Comprehensive Plan.

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

78 M. The 1999 Transportation Needs Report contained in Attachment A to
79 Ordinance 13339 is hereby adopted as an amendment to the 1994 King County
80 Comprehensive Plan, Technical Appendix C, and the amendments to the 1994 King
81 County Comprehensive Plan contained in Attachment B to Ordinance 13339 are hereby
82 adopted as amendments to the King County Comprehensive Plan.

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

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

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

94 Q. The amendments to the King County Comprehensive Plan contained in
95 Attachment A to Ordinance 13875 are hereby adopted as amendments to the King County
96 Comprehensive Plan.

97 R. The Fall City area zoning amendments contained in Attachment A to Ordinance
98 13875 are adopted as the zoning control for those portions of unincorporated King County
99 defined in the attachment. Existing property-specific development standards (p-suffix
100 conditions) on parcels affected by Attachment A to Ordinance 13875 do not change except
101 as specifically provided in Attachment A to Ordinance 13875.

102 S. The amendments to the 1994 King County Comprehensive Plan Land Use Map
103 contained in Attachment A to Ordinance 13987 are hereby adopted to comply with the
104 Central Puget Sound Growth Management Hearings Board Decision and Order on

105 Supreme Court Remand in *Vashon-Maury Island, et. al. v. King County*, Case No. 95-3-
106 0008 (Bear Creek Portion).

107 T. The 2001 transportation needs report contained in Attachment A to Ordinance
108 14010 is hereby adopted as an amendment to the 1994 King County Comprehensive Plan,
109 technical appendix C.

110 U. The amendments to the 1994 King County Comprehensive Plan contained in
111 Attachments A, B and C to Ordinance 14044 (King County Comprehensive Plan 2000) are
112 hereby adopted as amendments to the King County Comprehensive Plan. Attachment A to
113 Ordinance 14044 amends the policies, text and maps of the Comprehensive Plan.

114 Amendments to the policies are shown with deleted language struck out and new language
115 underlined. The text and maps in Attachment A to Ordinance 14044 replace the previous
116 text and maps in the Comprehensive Plan. Attachment B to Ordinance 14044 contains
117 technical appendix A (capital facilities), which replaces technical appendix A to the King
118 County Comprehensive Plan, technical appendix C (transportation), which replaces
119 technical appendix C to the King County Comprehensive Plan, and technical appendix M
120 (public participation), which is a new technical appendix that describes the public
121 participation process for the King County Comprehensive Plan 2000. Attachment C to
122 Ordinance 14044 includes amendments to the King County Comprehensive Plan Land Use
123 Map. The land use amendments contained in Attachment C to Ordinance 14044 are
124 adopted as the official land use designations for those portions of unincorporated King
125 County defined in Attachment C to Ordinance 14044.

126 V. The Snoqualmie Urban Growth Area Subarea Plan contained in Attachment A
127 to Ordinance 14117 is adopted as a subarea plan of the King County Comprehensive Plan

128 and, as such, constitutes official county policy for the geographic area of unincorporated
129 King County defined in the plan. Attachment B to Ordinance 14117 amends the King
130 County Comprehensive Plan 2000 land use map by revising the Urban Growth Area for the
131 City of Snoqualmie. Attachment C to Ordinance 14117 amends the policies of the
132 Comprehensive Plan.

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

138 X. The amendments to the King County Comprehensive Plan 2000 contained in
139 Attachment B to Ordinance 14156 are hereby adopted as amendments to the King County
140 Comprehensive Plan.

141 Y. The amendments to the King County Comprehensive Plan 2000 contained in
142 Attachment A to Ordinance 14185 are hereby adopted as amendments to the King County
143 Comprehensive Plan in order to comply with the order of the Central Puget Sound Growth
144 Management Hearings Board in *Green Valley et al, v. King County*, CPSGMHB Case No.
145 98-3-0008c, Final Decision and Order (1998) and the order of the Washington Supreme
146 Court in *King County v. Central Puget Sound Growth Management Hearings Board*, 142
147 Wn.2d 543, 14 P.3d 133 (2000).

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

151 AA. The amendment to the King County Comprehensive Plan 2000 contained in
152 Attachment A to Ordinance 14286 is hereby adopted as an amendment to the King County
153 Comprehensive Plan in order to comply with the Central Puget Sound Growth
154 Management Hearings Board's Final Decision and Order in *Forster Woods Homeowners'*
155 *Association and Friends and Neighbors of Forster Woods, et al. v. King County*, Case No.
156 01-3-0008c (Forster Woods), dated November 6, 2001.

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

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

163 DD. The amendments to the King County Comprehensive Plan 2000 contained in
164 Attachments A, B, C, D and E to Ordinance 15028 (King County Comprehensive Plan
165 2004) are hereby adopted as amendments to the King County Comprehensive Plan.
166 Attachment A, Part I, to Ordinance 15028 amends the policies, text and maps of the
167 Comprehensive Plan. Attachment A, Part II, to Ordinance 15028 includes amendments to
168 the King County Comprehensive Plan Land Use Map. The land use amendments
169 contained in Attachment A, Part II, to Ordinance 15028 are adopted as the official land use
170 designations for those portions of unincorporated King County defined in Attachment A,
171 Part II, to Ordinance 15028. Attachment B to Ordinance 15028 contains Technical
172 Appendix A (Capital Facilities), which replaces technical appendix A to the King County
173 Comprehensive Plan. Attachment C to Ordinance 15028 contains Technical Appendix B

174 (Housing), which replaces Technical Appendix B to the King County Comprehensive Plan.
175 Attachment D to Ordinance 15028 contains Technical Appendix C (Transportation), which
176 replaces Technical Appendix C to the King County Comprehensive Plan 2000.

177 Attachment E to Ordinance 15028 contains Technical Appendix D (Growth Targets and
178 the Urban Growth Area 2004).

179 EE. The 2004 transportation needs report contained in Attachment A to Ordinance
180 15077 is hereby adopted as an amendment to the 2004 King County Comprehensive Plan,
181 technical appendix C.

182 FF. The amendments to the King County Comprehensive Plan 2004 contained in
183 Attachment A to Ordinance 15244 (King County Comprehensive Plan 2005 Amendments)
184 are hereby adopted as amendments to the King County Comprehensive Plan.

185 GG. Attachment A to Ordinance 15326, which is the King County Comprehensive
186 Plan Sammamish Agricultural Production District Subarea Plan dated November 7, 2005,
187 is hereby adopted as an amendment to the 2004 King County Comprehensive Plan, as
188 amended, in order to comply with the Central Puget Sound Growth Management Hearings
189 Board's Final Decision and Order in *Maxine Keesling v. King County*, Case No. 04-3-0024
190 (Keesling III), dated May 31, 2005.

191 HH. The amendments to the King County Comprehensive Plan 2004 contained in
192 Attachments A, B, C and D to Ordinance 15607 are hereby adopted as amendments to the
193 King County Comprehensive Plan. Attachment A to Ordinance 15607 (Amendment to the
194 King County Comprehensive Plan 2004) amends the policies and maps of the King County
195 Comprehensive Plan. Attachment B to Ordinance 15607 contains technical appendix O
196 (Regional Trail Needs Report). Attachment C to Ordinance 15607 amends King County

197 Comprehensive Plan, Technical Appendix C (Transportation), by replacing the
198 transportation needs report. Attachment D to Ordinance 15607 amends King County
199 Comprehensive Plan, Technical Appendix C (Transportation), by replacing the arterial
200 functional classification map.

201 II. Attachment A to this ordinance, which is the King County Comprehensive Plan
202 Juanita Firs Subarea Plan, dated February 20, 2007, is hereby adopted as an amendment to
203 the 2004 King County Comprehensive Plan as amended.

204


Ordinance 15772 was introduced on 3/26/2007 and passed by the Metropolitan King
County Council on 5/21/2007, by the following vote:

Yes: 7 - Mr. Gossett, Ms. Lambert, Mr. von Reichbauer, Mr. Dunn, Mr.
Phillips, Ms. Hague and Mr. Constantine
No: 0
Excused: 2 - Ms. Patterson and Mr. Ferguson

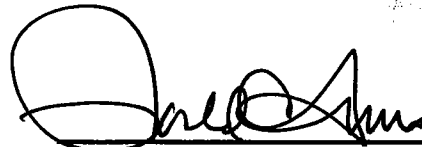
KING COUNTY COUNCIL
KING COUNTY, WASHINGTON


Larry Gossett, Chair

ATTEST:


Anne Noris, Clerk of the Council

APPROVED this 31 day of May, 2007.


Ron Sims, County Executive

RECEIVED
2007 MAY 31 AM 10:07
KING COUNTY COUNCIL

Attachments A. King County Comprehensive Plan--Juanita Firs Subarea Plan--February 20, 2007

15772



2007-183

King County

**King County Comprehensive Plan
Juanita Firs Subarea Plan**

**Executive Recommended
Department of Development and Environmental Services
February 20, 2007**

Summary

This subarea plan is evaluating whether or not to make a minor expansion of the Juanita Firs community business center. The specific proposal under review by King County staff is to amend the land use designation of tax lot number 1242300011, located at 13647 Juanita-Woodinville Way NE, from Urban Residential- High Density to Community Business. Also, the existing zoning of R-18 (18 residential units per acre) is proposed to be changed to CB -P, Community Business with P-suffix development conditions.

The subject property is developed with one single family home. The existing home will be removed as part of the proposal. The proponent intends to use the 10,500 square foot site to expand the shopping center by approximately 2,800 square feet of service and/or retail space.

The use would be generally consistent in character and appearance with the existing shopping center. This use would be oriented on the site to improve visibility, traffic safety and access to the overall center. The proponent has not yet developed specific plans for these improvements.

Applicable King County Comprehensive Plan Text and Policies:

Community business centers are primarily retail developments designed to serve a nearby market area of 15,000 to 40,000 people. Community business centers should be sited so they do not adversely affect other centers and are easily accessible by automobile or public transportation. Community business centers should be designed to be compatible with adjacent residential uses, and should promote pedestrian and bicycle access.

U-157 Community business centers in the urban areas should provide primarily shopping and personal services for nearby residents. Offices and multifamily housing are also encouraged. Industrial and heavy commercial uses should be excluded.

Community business centers should include the following mix of uses:

- a. Retail stores and services;
- b. Professional offices;

- c. Community and human services; and
- d. Multifamily housing as part of a mixed-use development, with residential densities of 12 to 48 units per acre when well served by transit.

U-158 Designated community business centers are shown on the Comprehensive Plan Land Use Map. Expansion of existing or designation of new community business centers shall be permitted only through a subarea planning process. Redevelopment of existing community business centers is encouraged.

U-159 Within community business centers, the following zoning is appropriate: Neighborhood Business, Community Business and Office.

U-119 Land zoned for multifamily uses should be converted to nonresidential zone categories only after new multifamily sites are identified and rezoned to replace the multifamily housing capacity lost due to the conversion.

Public Process:

Consistent with the King County code, all property owners within a 500 foot radius of the subject property – about 40 property owners – were notified of this area zoning study. The City of Kirkland was also notified. A public open house was held at DDES on January 24, 2007. One interested citizen attended this open house.

Analysis and Conclusions:

The existing Juanita Firs community business center is adjacent to an apartment complex which has been developed consistent with the King County land use designation and zoning that allows residential development at a density of 18 units per acre.

There are several small parcels adjacent to the east margin of the Juanita Firs shopping center that are also designated for residential development at 18 units per acre and are currently developed with single family residences.

Properties to the east, across Juanita-Woodinville Way NE, are developed with single family residences on an 8 lot cul-de-sac as part of a larger single-family neighborhood.

The apartment complex and the parcels adjacent to Juanita Firs shopping center that are developed with single family residences and designated for apartment development are not considered part of the designated community business center.

The purpose of this study is to evaluate whether or not one or more of the adjacent parcels designated for multifamily residential development but currently developed with single family residences should be added to the community business center.

Applicable King County Comprehensive Plan policies do not specify a maximum size for community business centers, so these policies do not provide clear guidance to evaluate a proposal to add a single parcel that is .24 acres in size to an existing center.

15772

One issue to consider is the loss of residential development capacity mentioned in policy U-119 above. CB zoning allows mixed use development at a base density of 18 units per acre. Mixed use development is a combination of commercial development and residential development in the same structure or on the same property as part of an integrated development project. The base density for mixed use development is 18 units per acre, the same as the base density in the R-18 zone, so theoretically there is no net loss of capacity if the subject property is redesignated from Urban Residential High Density with R-18 zoning to Community Business.

However, mixed use development is not being proposed and is not anticipated on the subject property. The resulting loss of residential capacity – 4 units on a .24 acre site - should the subject property be redesignated as described above is not significant and would not affect King County's ability to achieve its housing target.

It does not appear that there will be significant impacts to the residential community to the north in the multifamily residential development, or the single family residential neighborhood across Juanita-Woodinville Way NE if the .24 expansion of the existing shopping center is allowed.

The Juanita Firs community business center is within the potential annexation area of the City of Kirkland. There has been informal discussion with Kirkland planning staff about this proposal. No concerns with this minor adjustment to the size of the business center were expressed. The City of Kirkland has been sent a copy of this public review draft and has additional opportunity to provide comments.

Recommendation for tax lot number 1242300011:

Amend the King County Comprehensive Plan land use map from Urban Residential, High Density to Community Business.

Amend the King County zoning atlas from R-18 to CB-P.

The P-Suffix attached to the CB zoning indicates there are development conditions assigned to the subject property which must be met prior to the issuance of building permits. The P-Suffix conditions recommended for this property are identical to the conditions that have been in effect for the Juanita Firs business center since 1997 when it was referred to as the North Juanita community business center:

Post-Conversion Condition: NS-P5 (Ordinance 12824 Effective Date August 18, 1997)

Commercial Use Limitations - North Juanita Community Business Center (Source: Northshore Community Plan Update and Area Zoning, p. 271)

The following uses are not permitted for all properties shown on the map:

- Hospitals
- Hotels
- Self-service storage facilities
- Billboards
- Height limited to 35 feet

15772



Juanita Firs Subarea Plan Existing Land Use Map



King County

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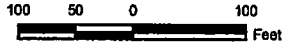


Subject Property

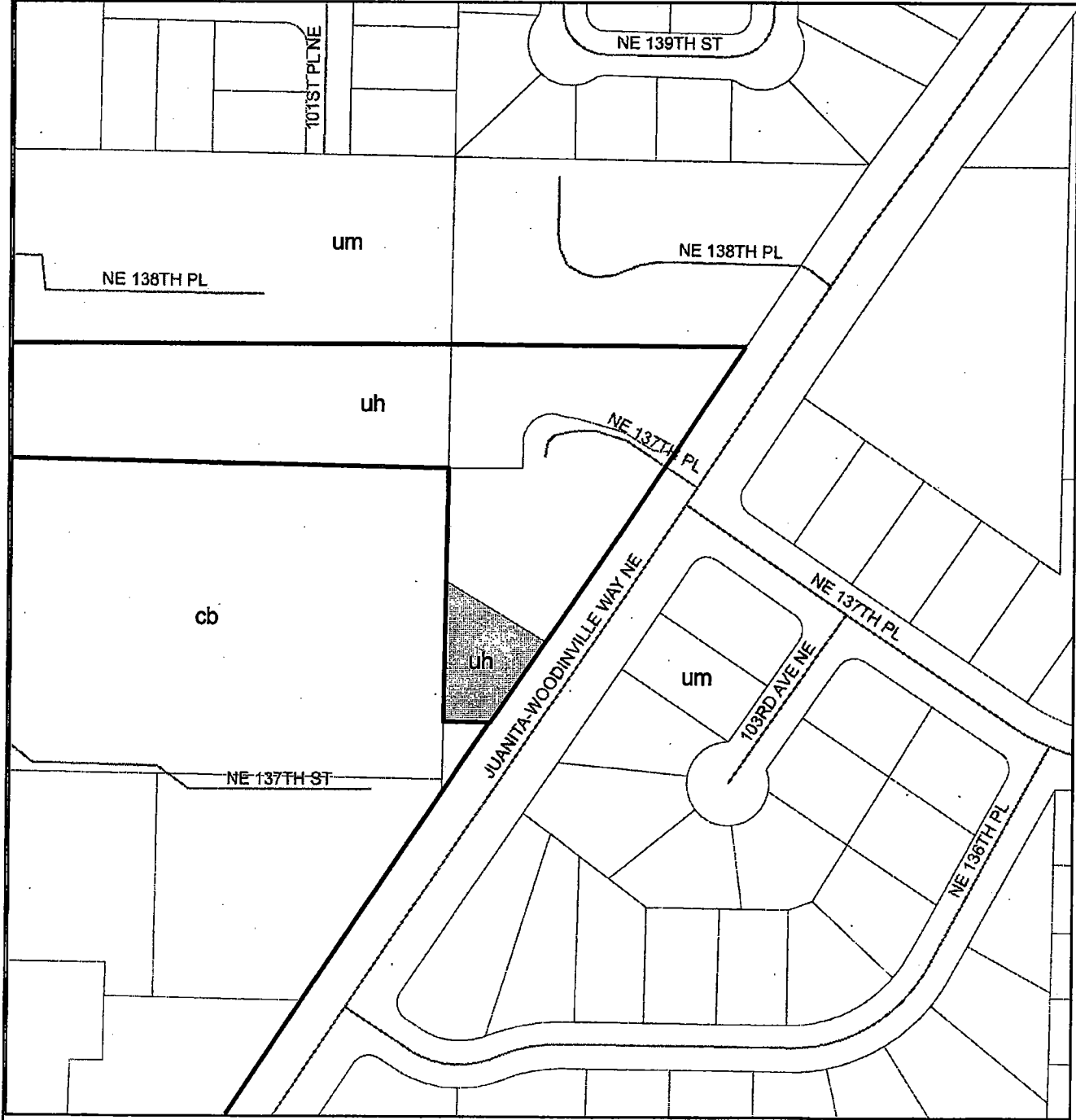
uh Urban Residential, >12 du/acre - high

cb Community Business

um Urban Residential, 4-12 du/acre - medium



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Juanita Firs Subarea Plan Existing Zoning Map



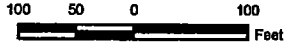
King County

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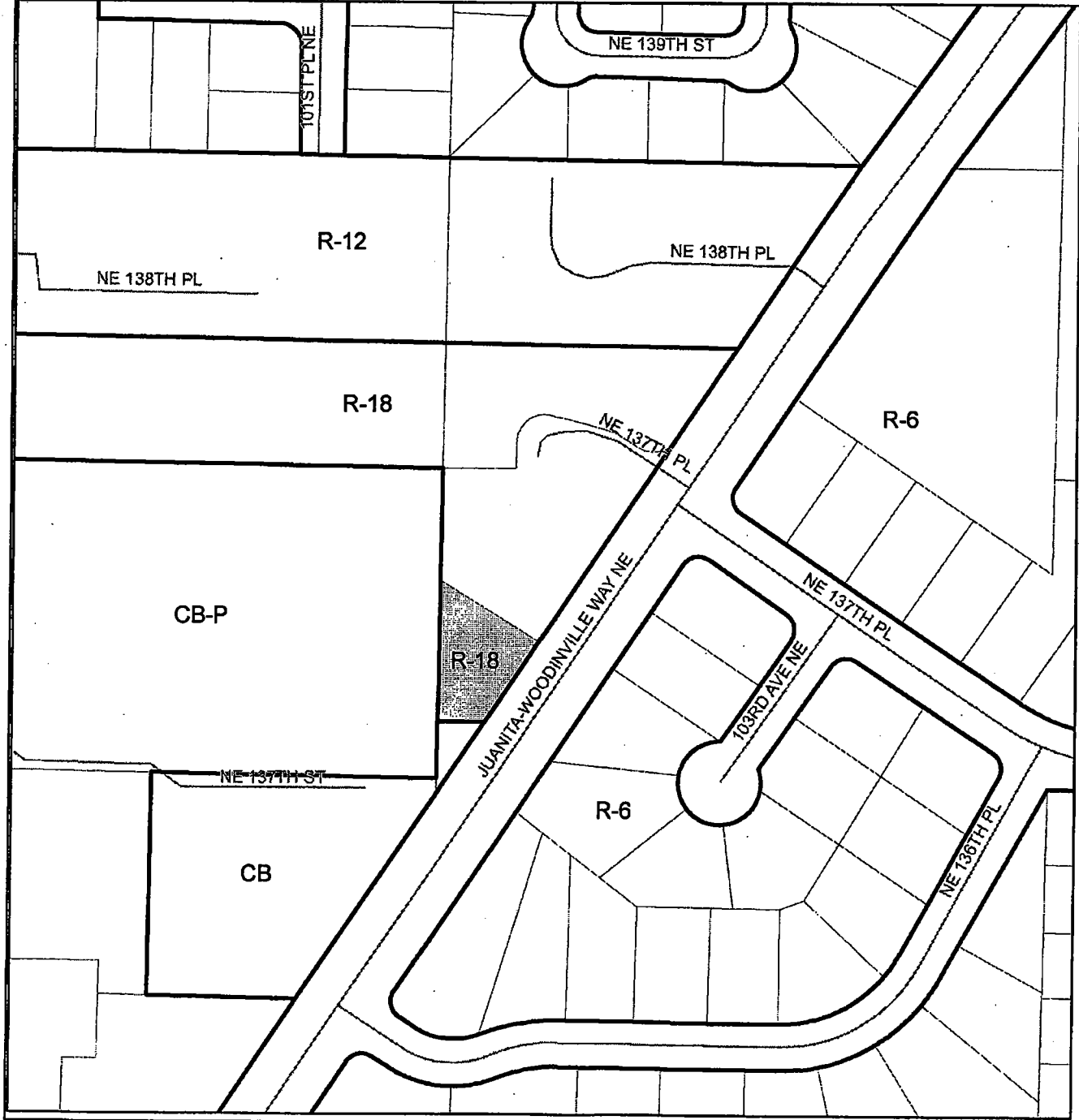


Subject Property

- R-18 Residential, 18 DU per acre
- CB Community Business
- R-12 Residential, 12 DU per acre
- R-6 Residential, six DU per acre



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Juanita Firs Subarea Plan
Proposed Land Use Map



King County

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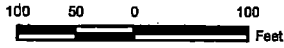


Subject Property

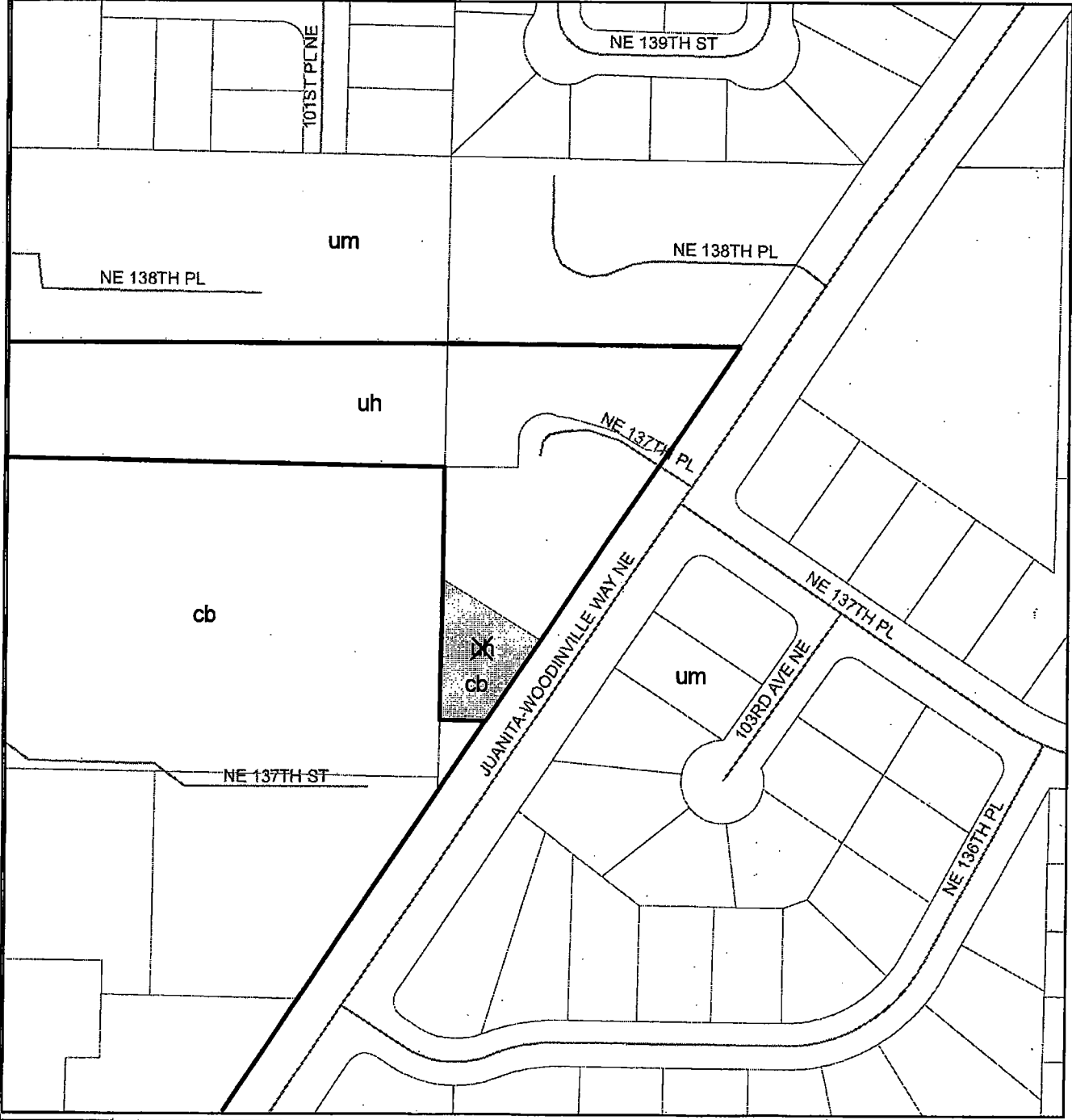
uh Urban Residential, >12 du/acre - high

cb Community Business

um Urban Residential, 4-12 du/acre - medium



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Juanita Firs Subarea Plan Proposed Zoning Map



King County

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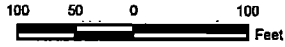
Subject Property

R-18 Residential, 18 DU per acre

CB Community Business

R-12 Residential, 12 DU per acre

R-6 Residential, six DU per acre



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