

RECEIVED

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November 26, 1996 clerk  
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96 DEC -6 PM 2:26  
Introduced by:  
CLERK  
KING COUNTY COUNCIL

Chris Vance

96-767

ORDINANCE NO.

12535

AN ORDINANCE related to comprehensive planning and zoning, implementing recommendations relative to the joint planning area for the City of North Bend identified on the Growth Management Planning Council's Countywide Growth Pattern map; adopting amendments to the 1994 King County Comprehensive Plan Land Use Map and the King County Zoning Atlas; amending Ordinance 11446, UGA map in Appendix 1 and Ordinance 11581, Section 1 as amended, and K.C.C. 20.10.065, amending Ordinance 263, Article 2, Section 1 as amended, and K.C.C. 20.12.010 and amending Ordinance 11653, Section 6, and K.C.C. 20.12.017.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. FINDINGS. The council makes the following findings.

A. Joint Planning Areas (JPA) were designated by the Growth Management Planning Council (GMPC) in Countywide Planning Policy (CPP) FW-1 Step 8b for those cities, including North Bend, where agreement on the boundaries of each city's urban growth areas (UGA) had not been reached. The GMPC determined that the UGA for each city should be finalized by the end of 1995.

B. On November 15, 1995, the GMPC amended FW-1 Step 8b to provide an additional year to conclude the joint planning process between the county and the City of North Bend. The GMPC determined that the UGA for North Bend should be finalized by December 31, 1996.

C. This ordinance establishes the boundaries of the UGA for the city of North Bend.

D. King County and the City of North Bend will continue joint planning discussions regarding service delivery and financing in the area affected by this ordinance. This area will likely not be appropriate for annexation by the City of North Bend until the latter part (the years 2002 to 2012) of the 20 year planning horizon outlined in the Countywide Planning Policies.

E. King County is adopting amendments to the Land Use Map of the 1994 Comprehensive Plan which require changes to the County's zoning map.

1 F. The changes to the area zoning maps adopted by this ordinance are required to  
2 make zoning consistent with the 1994 Comprehensive Plan, as amended, as required by  
3 GMA.

4 SECTION 2. Ordinance 11581, Section 1 as amended, and K.C.C. 20.10.065 is  
5 hereby amended to read as follows: A. Ordinance 11446, UGA map in Appendix 1 is  
6 hereby amended as shown on the attached recommendation (to Ordinance 11581) for the  
7 city of Renton and is further amended by Attachment 1 to Ordinance 12081.

8 B. Ordinance 11446, UGA map in Appendix 1 is hereby amended as shown on the  
9 attached recommendation (to Ordinance 11582) for the city of Snoqualmie.

10 C. Ordinance 11446, UGA map in Appendix 1 is hereby amended as shown on the  
11 attached recommendation (to Ordinance 11585) for the city of Redmond. Development of  
12 this site should be required to protect significant tree stands, views from the valley and  
13 maintain the current rural look off the site. Setbacks and development limitations on the  
14 western portion of the properties should be utilized to maintain a buffer from agricultural  
15 lands of the Sammamish Valley.

16 D. Ordinance 11446, UGA map in Appendix 1 is hereby amended as shown on the  
17 attached recommendation (to Ordinance 11593)\* for the city of Issaquah. The overlay  
18 designation for the Issaquah Joint Planning Area (as shown in Attachment-1 to Ordinance  
19 12062) shall be deleted from the Countywide Planning Policies UGA map and said area  
20 shall remain under King County jurisdiction with a KCCP "Rural" land use designation.

21 E. Ordinance 11446, UGA map in Appendix 1 is hereby amended as shown in  
22 Attachment 1 to this ordinance for the city of North Bend. The joint planning area  
23 designation for the North Bend Planning Area shall be deleted from the Countywide  
24 Planning Policies UGA map and replaced with a UGA designation for all parcels except  
25 for the following eight parcels which shall be given a rural designation: 1423-089-019,  
26 1423-089-029, 2323-089-033, 1423-089-020, 7334-601-410, 2323-089-004, 5703-010-  
27 240, and 2323-089-065.

28 SECTION 3. Ordinance 263, Article 2, Section 1 as amended, and K.C.C.20.12.010  
29 are each amended to read as follows:

30 A. Under the provisions of the King County Charter, King County's constitutional  
31 authority and pursuant to the Washington State Growth Management Act, RCW 36.70A, the

1 1994 King County Comprehensive Plan is adopted and declared to be the comprehensive  
2 plan for King County until amended, repealed or superseded. The comprehensive plan shall  
3 be the principal planning document for the orderly physical development of the county and  
4 shall be used to guide subarea plans, functional plans, provision of public facilities and  
5 services, review of proposed incorporations and annexations, development regulations and  
6 land development decisions.

7 B. The amendments to the 1994 King County Comprehensive Plan, and the 1995 area  
8 zoning amendments contained in King County Comprehensive Plan 1995 Amendments  
9 attached as Appendix A to Ordinance 12061, are hereby adopted as amendments to the King  
10 County Comprehensive Plan and adopted as the official zoning control for those portions of  
11 unincorporated King County defined therein.

12 C. The amendments to the 1994 King County Comprehensive Plan contained in  
13 Attachment A to this ordinance are hereby adopted to comply with the Central Puget Sound  
14 Growth Management Hearings Board Decision and Order in Vashon-Maury Island, et. al. v.  
15 King County, Case No. 95-3-0008.

16 D. The Vashon Town Plan, attached this Ordinance as Attachment 1, is adopted as a  
17 subarea plan of the King County Comprehensive Plan and, as such, constitutes official  
18 County policy for the geographic area of unincorporated King County defined therein and  
19 amending the 1994 King County Comprehensive Plan Land Use Map.

20 E. The 1994 King County Comprehensive Plan and Comprehensive Plan Land Use  
21 Map are amended to include the area shown in Appendix A as Rural City Urban Growth  
22 Area. The language from Section 1.D of this ordinance shall be placed on Comprehensive  
23 Plan Land Use Map page #32 with a reference marker on the area affected by this ordinance.

24 SECTION 4. Ordinance 11653, Section 6, and K.C.C. 20.12.017 are each amended to  
25 read as follows:

26 A. Ordinance 11653 adopts area zoning to implement the 1994 King County  
27 Comprehensive Plan pursuant to the Washington State Growth Management Act  
28 RCW 36.760A. Ordinance 11653 also converts existing zoning in unincorporated King  
29 County to the new zoning classifications in the 1993 Zoning Code, codified in Title 21A,  
30 pursuant to the area zoning conversion guidelines in K.C.C. 21A.01.070. The following are  
31 adopted as attachments\* to Ordinance 11653:

1 Appendix A: 1994 Zoning Atlas, dated November 1994, as amended

2 December 19, 1994.

3 Appendix B: Amendments to Bear Creek Community Plan P-Suffix

4 Conditions.

5 Appendix C: Amendments to Federal Way Community Plan P-Suffix

6 Conditions.

7 Appendix D: Amendments to Northshore Community Plan P-Suffix

8 Conditions.

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

10 Appendix F: Amendments to Soos Creek Community Plan P-Suffix

11 Conditions.

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

13 Appendix H: Amendments to East Sammamish Community Plan P-Suffix

14 Conditions.

15 Appendix I: Amendments to Snoqualmie Valley Community Plan P-Suffix

16 Conditions.

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

18 Appendix K: Amendments to Tahoma/Raven Heights Community Plan P-Suffix

19 Conditions.

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

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

22 Appendix N: Amendments to Resource Lands Community Plan P-Suffix

23 Conditions.

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

25 Appendix P: Amendments considered by the Council January 9, 1995.

26 B. Area zoning adopted by Ordinance 11653, including potential zoning is contained in  
27 Appendices A and O. Amendments to area-wide P-suffix conditions adopted as part of  
28 community plan area zoning are contained in Appendices B through N. Existing P-suffix  
29 conditions whether adopted through reclassifications or community plan area zoning are  
30 retained by Ordinance 11653 except as amended in Appendices B through N.

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

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

6 E. Amendments to the 1994 King County Comprehensive Plan area zoning, Ordinance  
7 11653 Appendices A through P, as contained in Attachment A to this ordinance are hereby  
8 adopted to comply with the Decision and Order of the Central Puget Sound Growth  
9 Management Hearings Board in Vashon-Maury Island, et. al. v. King County, Case No. 95-3-  
10 0008.

11 F. The Vashon Town Plan Area Zoning, attached to this Ordinance as Attachment 2, is  
12 adopted as the official zoning control for that portion of unincorporated King County defined  
13 therein.

1 G. The King County Zoning Atlas is amended to include the area shown in Appendix  
 2 B as UR - Urban Reserve, one DU per 5 acres. Existing p-suffix conditions whether adopted  
 3 through reclassifications or area zoning are retained by this ordinance. The language from  
 4 Section I. D of this ordinance shall be placed on the King County Zoning Atlas page #32  
 5 with a reference marker on the area affected by this ordinance.

6 INTRODUCED AND READ for the first time this 16<sup>th</sup> day of  
 7 September, 1996

8 PASSED by a vote of 13 to 0 this 25<sup>th</sup> day of November  
 9 1996

10 KING COUNTY COUNCIL  
 11 KING COUNTY, WASHINGTON

12 *Paul Hogue*  
 13 Chair

14 ATTEST:

15 *Donald A. Patten*  
 16 Clerk of the Council

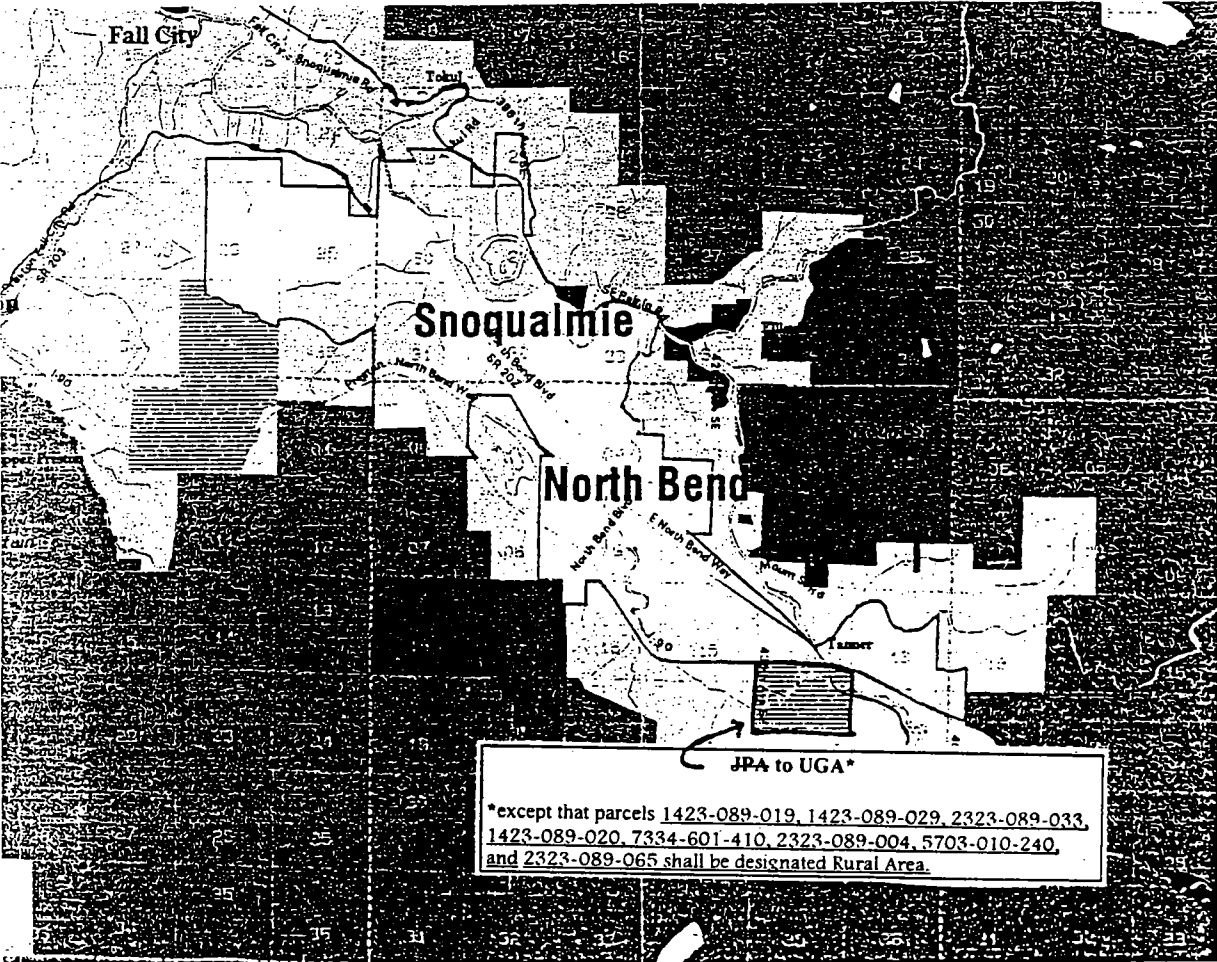
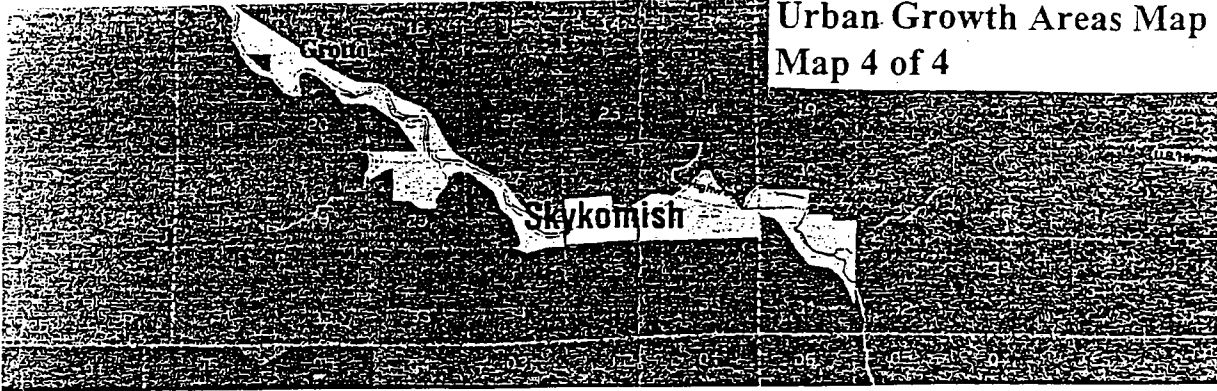
17 APPROVED this 5 day of December, 1996

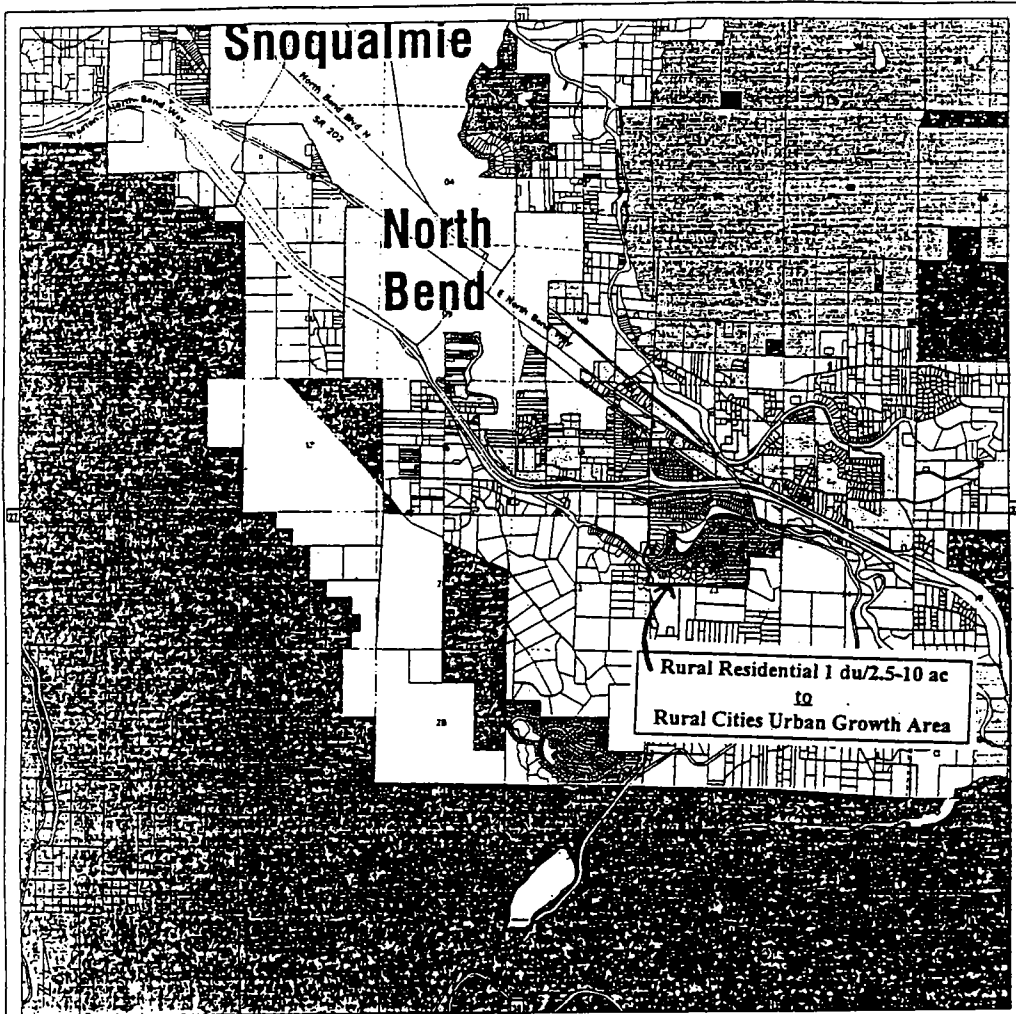
18 *Greg Locke*  
 19 King County Executive

- 20 Attachments:  
 21 Attachment #1: Countywide Planning Policies map of North Bend UGA  
 22 Appendix A: 1994 King County Comprehensive Plan Land Use Map #32 showing amendment  
 23 Appendix B: 1994 King County Zoning Atlas Map #32 showing amendment  
 24

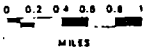
12535

Countywide Planning Policy  
Urban Growth Areas Map  
Map 4 of 4





**1994 KING COUNTY  
COMPREHENSIVE  
PLAN  
LAND USE MAP**  
Township 23 Range 8

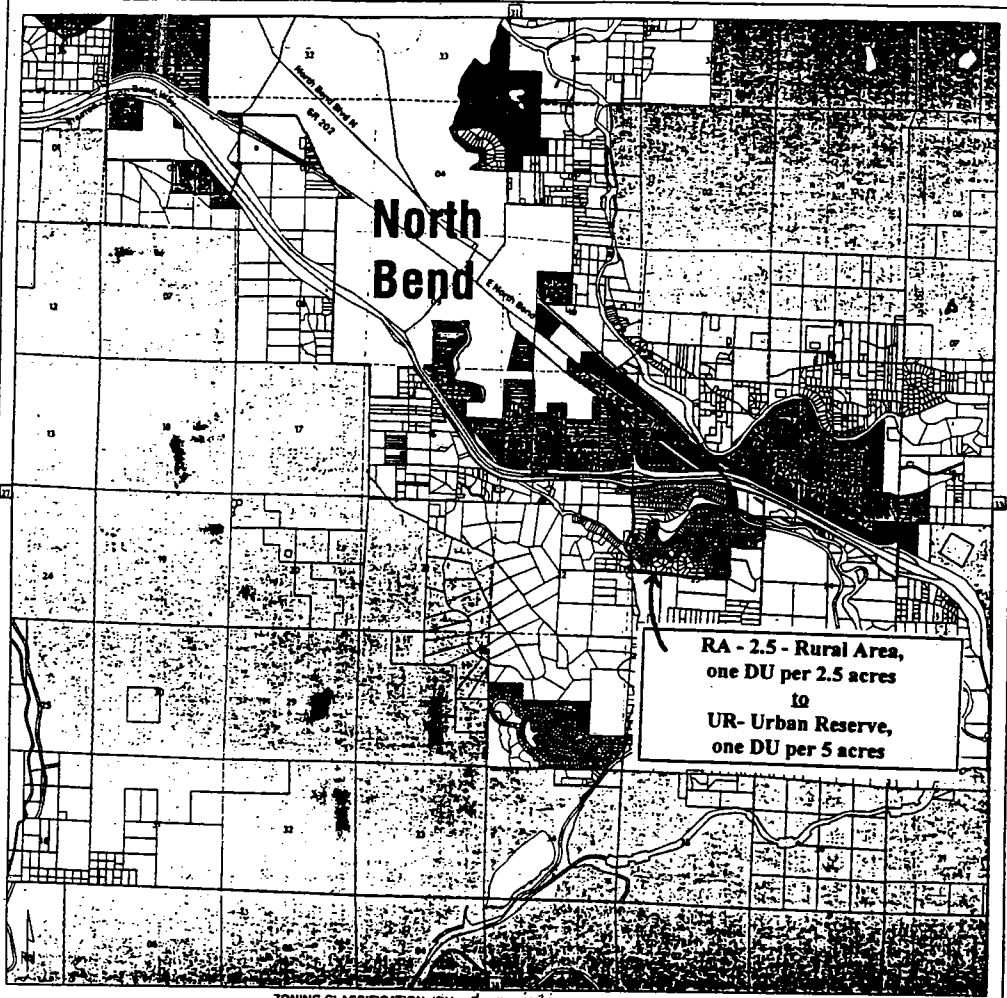


- |                                |   |
|--------------------------------|---|
| Rural Residential 1du/2.5-10ac | Industrial                              |
| Urban Residential 1du/ac *     | Mining                                  |
| Urban Residential 4-12du/ac *  | Agriculture                             |
| Urban Residential > 12du/ac *  | Forestry                                |
| Urban Plan Development         | King County Owned Open Space/Recreation |
| Unincorporated Activity Center | Other Parks/Wilderness                  |
| Community Business Center      | Greenbelt/Urban Separator               |
| Neighborhood Business Center   | Incorporated City                       |
| Commercial Outside of Centers  | Muckleshoot Indian Reservation          |
| Rural Neighborhoods            | Urban Growth Area Line                  |
| Rural Town                     |   |
| Rural Cities Urban Growth Area |   |

\* Base Densities do not include density lost from environmental controls nor additional density achievable through clustering and allowed bonuses.

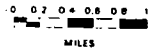
All maps of the Comprehensive Plan and its Technical Assistance are produced by the King County computer mapping program. The maps within the plan and appendices are reduced in size, but are available at a larger scale. For more graphic information regarding the specific location of features depicted on the maps, contact the King County Environmental Division, 3000 - 125th Place SE, Bellevue, WA 98006-1400, (206) 256-1402.





RA - 2.5 - Rural Area,  
one DU per 2.5 acres  
to  
UR - Urban Reserve,  
one DU per 5 acres

**KING COUNTY  
ZONING ATLAS**  
February 2, 1995  
Township 23 Range 8



- ZONING CLASSIFICATION (DU = Dwelling Unit)**
- F - Forest
  - A-10 - Agriculture, one DU per 10 acres
  - A-35 - Agriculture, one DU per 35 acres
  - M - Mining
  - RA-2.5 - Rural Area, one DU per 2.5 acres
  - RA-5 - Rural Area, one DU per 5 acres
  - RA-10 - Rural Area, one DU per 10 acres
  - UR - Urban Reserve, one DU per 5 acres
  - R-1 - Residential, one DU per acre
  - R-4 - Residential, four DU per acre
  - R-6 - Residential, six DU per acre
  - R-8 - Residential, eight DU per acre
  - R-12 - Residential, 12 DU per acre
  - R-18 - Residential, 18 DU per acre
  - R-24 - Residential, 24 DU per acre
  - R-48 - Residential, 48 DU per acre
  - O - Office
  - NB - Neighborhood Business
  - RB - Regional Business
  - CB - Community Business
  - I - Industrial
  - Incorporated City
  - Muckleshoot Reservation
  - Urban Growth Area Line

THIS MAP SHOWS ONLY THE BASE ZONING FOR EACH PARCEL OF PROPERTY.

THIS MAP DOES NOT SHOW SPECIAL DEVELOPMENT CONDITIONS, SUCH AS P-SUFFIX CONDITIONS, SPECIAL DISTRICT OVERLAYS OR POTENTIAL ZONING THAT APPLY TO MANY PROPERTIES IN KING COUNTY.

ALL PROPERTY-SPECIFIC DEVELOPMENT CONDITIONS ARE DISPLAYED ON THE OFFICIAL ZONING CONTROL AT THE DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES (ODES), 5000 126TH PL SE, BELLEVUE, WA 98006. ODE'S PHONE IS 296-4880.

THE ATLAS IS PRODUCED BY KING COUNTY'S COMPUTER MAPPING PROGRAM THE GEOGRAPHIC INFORMATION SYSTEM (GIS). COPIES OF THIS ATLAS ARE AVAILABLE FOR PURCHASE AT ODES. PUBLIC REVIEW COPIES ARE LOCATED AT ALL KING COUNTY LIBRARY BRANCHES.

6