



**KING COUNTY**

1200 King County Courthouse  
516 Third Avenue  
Seattle, WA 98104

**Signature Report**

**October 30, 2001**

**Ordinance 14241**

**Proposed No.** 2001-0184.2

**Sponsors** Sullivan

1 AN ORDINANCE relating to comprehensive  
2 planning and zoning, adopting the King County  
3 Comprehensive Plan 2001 amendments to the 1994  
4 King County Comprehensive Plan in accordance with  
5 the Washington State Growth Management Act; and  
6 amending Ordinance 263, Art. 2, Section 1, as  
7 amended, and K.C.C. 20.12.010.

8

9

10 **PREAMBLE:**

11 For the purposes of effective land use planning and regulation, the King

12 County council makes the following legislative findings:

13 King County has adopted the 1994 King County Comprehensive Plan

14 to meet the requirements of the Washington State Growth Management

15 Act (GMA).

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

19 The GMA requires that King County adopt development regulations to  
20 be consistent with and implement the Comprehensive Plan.

21 The changes to zoning contained in this ordinance are needed to  
22 maintain conformity with the King County Comprehensive Plan, as  
23 required by the GMA. As such they bear a substantial relationship to,  
24 and are necessary for, the public health, safety and general welfare of  
25 King County and its residents.

26 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

27 SECTION 1. Ordinance 263, Art. 2, Section 1, as amended, and K.C.C.

28 20.12.010 are each hereby amended to read as follows:

29 **Comprehensive Plan adopted.** A. Under the King County Charter, the state  
30 Constitution and the Washington State Growth Management Act, chapter 36.70A RCW,  
31 the 1994 King County Comprehensive Plan is adopted and declared to be the  
32 Comprehensive Plan for King County until amended, repealed or superseded. The  
33 Comprehensive Plan shall be the principal planning document for the orderly physical  
34 development of the county and shall be used to guide subarea plans, functional plans,  
35 provision of public facilities and services, review of proposed incorporations and  
36 annexations, development regulations and land development decisions.

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

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

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

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

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

57 G. The Black Diamond Urban Growth Area contained in Appendix A to  
58 Ordinance 12533 is hereby adopted as an amendment to the King County Comprehensive  
59 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  
64 the 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  
67 as 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  
85 amendments) are hereby adopted as amendments to the King County Comprehensive  
86 Plan.

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

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

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

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

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

106 Supreme Court Remand in Vashon-Maury Island, et a. v. King County, Case No. 95-3-  
107 0008 (Bear Creek Portion).

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

111 U. The amendments to the 1994 King County Comprehensive Plan contained in  
112 Attachments A, B and C to Ordinance 14044 (King County Comprehensive Plan 2000)  
113 are hereby adopted as amendments to the King County Comprehensive Plan. Attachment  
114 A amends the policies, text and maps of the Comprehensive Plan. Amendments to the  
115 policies are shown with deleted language struck out and new language underlined. The  
116 text and maps in Attachment A replace the previous text and maps in the Comprehensive  
117 Plan. Attachment B to Ordinance 14044 contains technical appendix A (capital  
118 facilities), which replaces technical appendix A to the King County Comprehensive Plan,  
119 technical appendix C (transportation), which replaces technical appendix C to the King  
120 County Comprehensive Plan, and technical appendix M (public participation), which is a  
121 new technical appendix that describes the public participation process for the King  
122 County Comprehensive Plan 2000. Attachment C includes amendments to the King  
123 County Comprehensive Plan Land Use Map. The land use amendments contained in  
124 Attachment C are adopted as the official land use designations for those portions of  
125 unincorporated King 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 1994 King  
130 County Comprehensive Plan land use map by revising the Urban Growth Area for the City  
131 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  
134 in Attachment D to Ordinance 14117 are adopted as the zoning control for those portions  
135 of 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 1994 King County Comprehensive Plan 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 1994 King County Comprehensive Plan contained in  
149 Attachment A to this ordinance (King County Comprehensive Plan 2001 Amendments)  
150 are hereby adopted as amendments to the King County Comprehensive Plan

151 SECTION 2. The Comprehensive Plan 2001 zoning amendment contained in

152 Attachment A to this ordinance is adopted as the official zoning control for those portions  
153 of unincorporated King County defined in Attachment A to this ordinance in accordance  
154 with K.C.C. 20.12.050. Existing property-specific development conditions (p-suffix  
155 conditions) and special district overlays on parcels affected by the Comprehensive Plan  
156 2001 area zoning amendments, whether adopted through reclassifications or area zoning,  
157 are retained by this ordinance except as specifically amended by this ordinance.  
158 Property-specific development standards adopted, repealed or amended by this ordinance  
159 shall amend Appendix A of Ordinance 12824 in accordance with K.C.C. 20.12.050



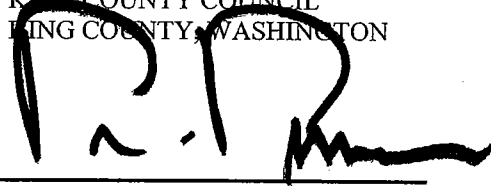
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SECTION 3. Severability. If any provision of this ordinance or its application to any person or circumstance is held invalid, the remainder of the ordinance or the application of the provision to other persons or circumstances is not affected.

Ordinance 14241 was introduced on 3/26/01 and passed by the Metropolitan King County Council on 10/29/01, by the following vote:

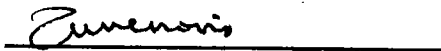
Yes: 12 - Mr. von Reichbauer, Ms. Miller, Ms. Fimia, Mr. Phillips, Mr. Pelz, Mr. McKenna, Ms. Sullivan, Mr. Pullen, Mr. Gossett, Ms. Hague, Mr. Thomas and Mr. Irons  
No: 0  
Excused: 1 - Mr. Nickels

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON



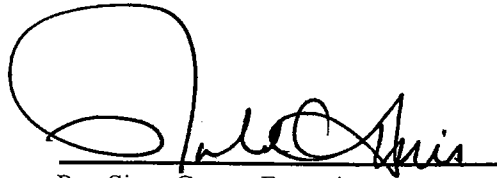
Pete von Reichbauer, Chair

ATTEST:



Anne Noris, Clerk of the Council

APPROVED this 10 day of NOVEMBER 2001.



Ron Sims, County Executive

**Attachments**      A. 2001 Amendments to the 1994 King County Comprehensive Plan Executive Recommended March 12, 2001

2001.184

**2001 AMENDMENTS  
to the  
1994 KING COUNTY  
COMPREHENSIVE PLAN**

**EXECUTIVE RECOMMENDED  
March 12, 2001**

**14241**

## **EXECUTIVE SUMMARY**

### **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 transit, sewers, parks, trails and open space. The King County Office of Regional Policy and Planning proposes these changes to the Comprehensive Plan. The plan must be consistent with the Washington State Growth Management Act.

### **The Annual Amendment process versus the Four-Year Cycle process**

Every year the Comprehensive Plan can be amended to address technical updates and make revisions that do not require substantive policy changes.

Every fourth year of the "four-year cycle", the County may conduct a complete review of the plan. In this review, broader policy issues can be addressed and the plan amended accordingly. The 2000 update to the Comprehensive Plan was the first four-year cycle review since the plan's adoption in 1994. Site-specific land use changes are considered either annually or every fourth year, depending on the extent of change proposed.

The proposed 2001 Amendment is to be considered under the rules for the annual amendment process.

### **New Proposals for the Executive Recommended 2001 Amendments to the Comprehensive Plan**

#### **Marshall 4 to 1 Amendment**

This proposal would redesignate 4.7 acres of rural land to urban and designate 33.7 acres of rural land as permanent open space. The Marshall property is located on the northern edge of the Sammamish Plateau. In accordance with the provisions of the King County 4 to 1 Program, four acres of open space must be designated for each acre of land converted to urban.

### **Additional Proposal Considered for the Public Review Draft 2001 Amendments to the Comprehensive Plan**

#### **R-1 Study**

The Public Review Draft of the 2001 Amendments to the Comprehensive Plan included a draft of the R-1 Study which analyzed all urban areas of unincorporated King County currently zoned R-1 (1 unit per acre) to determine if there were opportunities for higher density zoning. This study is not included in the Executive Recommended amendments because additional coordination with neighboring property owners and nearby cities needs to be completed.

## **PUBLIC PROCESS SUMMARY**

### **Development of Proposed Amendments**

The proposed amendments to the King County Comprehensive Plan contained in this document originated with the Office of Regional Policy and Planning (ORPP) and the Department of Development and Environmental Services (DDES). The departments met with interested individuals, community groups and stakeholder groups in developing and reviewing the amendments. King County staff also held meetings in the communities that would possibly be affected by a proposed amendment to the Comprehensive Plan. The comments that staff received at these meetings helped shape the amendments that are included in this document.

### **Review of Consolidated Proposed Amendment Package**

The Office of Regional Policy and Planning distributed mailing flyers for the Public Review Draft of the 2001 Amendments to the 1994 Comprehensive Plan to the Mayors, Planning Directors, the Muckleshoot Indian Tribe, and citizens affected by the 2001 Amendments. Copies of the 2001 Amendment could be downloaded off the King County home page, or a copy could be requested by mail.

On January 9<sup>th</sup> and the 15<sup>th</sup>, King County staff gave a presentation on the 2001 Amendment to the 1994 Comprehensive Plan at the Upper Bear Creek and Greater Maple Valley Unincorporated Area Council meetings.

Two Public Open Houses were held on January 22<sup>nd</sup> in Happy Valley and January 25<sup>th</sup> in downtown Kent. These open houses provided residents and property owners of King County with an opportunity to view all proposed amendments together. Each proposal was represented by County staff who were available to provide further information and answer questions.

### **Public Comments**

Written comments concerning the Public Review Draft were received by ORPP through February 1, 2001. Written comments could also be received from the public by e-mail to ORPP. Telephone messages were also received on the Growth Management Hotline.

### **Review of Executive Recommended Amendments to the King County Council**

Beginning in the Spring of 2001, the King County Council Growth Management and Unincorporated Areas Committee (GMUAC) will review the Executive proposed amendments to the King County Comprehensive Plan. The Committee meets the first and third Tuesday of the month at 9:30 a.m. in the Council Chambers located at: 516 Third Avenue, King County Courthouse, 10<sup>th</sup> Floor, Seattle.

**2001 Executive Recommended Amendments  
to the 1994 King County Comprehensive Plan**

**March 12, 2001**

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**14241**

## **PUBLIC MEETING REPORT**

### **Upper Bear Creek Unincorporated Area Council (UAC) Meeting**

Date: January 9, 2001

Meeting Sponsor: Bear Creek UAC

Location: Cottage Lake Park Poolhouse

Meeting Notification: ORPP Public Meeting Flyer, King County Website, Growth Management Hotline

### **Greater Maple Valley UAC Meeting**

Date: January 15, 2001

Meeting Sponsor: Greater Maple Valley UAC

Location: King County Police Precinct 3

Meeting Notification: ORPP Public Meeting Flyer, King County Website, Growth Management Hotline

### **North King County**

Date: January 22, 2001

Meeting Sponsor: Office of Regional Policy and Planning (ORPP)

Location: Happy Valley Grange Hall

Meeting Notification: ORPP Public Meeting Flyer, King County Website, Growth Management Hotline

Number of Attendees: 15

### **South King County**

Date: January 25, 2001

Meeting Sponsor: ORPP

Location: Kent Memorial Park Building

Meeting Notification: ORPP Public Meeting Flyer, King County Website, Growth Management Hotline

Number of Attendees: 15

**Marshall**  
**4 to 1**

**14241**

**Executive Recommended**

**#L1.0**

March 6, 2001

1 1994 King County Comprehensive Plan – Land Use Map

2 AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN LAND USE  
3 MAP.

4 4 TO 1 PROPOSAL - MARSHALL

5 Amend Map #18, Section 17, Township 25, Range 6 as follows: Redesignate 4.6 acres  
6 from Rural to Urban-Mid on the following property:

7 Parcel # 1725069021

8 Amend all other KCCP and Technical Appendix maps which include the Urban Growth  
9 Area to be consistent with this change.

10 Effect: This change would allow potential development of 14 single family lots to be  
11 clustered in a 4.7 acre portion of a 38.3 acre site adjacent to the City of Sammamish and  
12 dedication of approximately 33.7 acres to King County for permanent open space. The City  
13 of Sammamish does not object to this 4 to 1 Program proposal. Sewer and water are  
14 available to serve this area. Transportation concurrency requirements appear to be met.

15 Rationale: The 4 to 1 Program encourages dedication of open space along the Urban  
16 Growth Area line to achieve an uninterrupted band of open space separating urban and  
17 rural areas.

**14241**



# 2001 King County Comprehensive Plan CPLU Amendment

Proposed CPLU Change: rr to um  
County Council District: 3



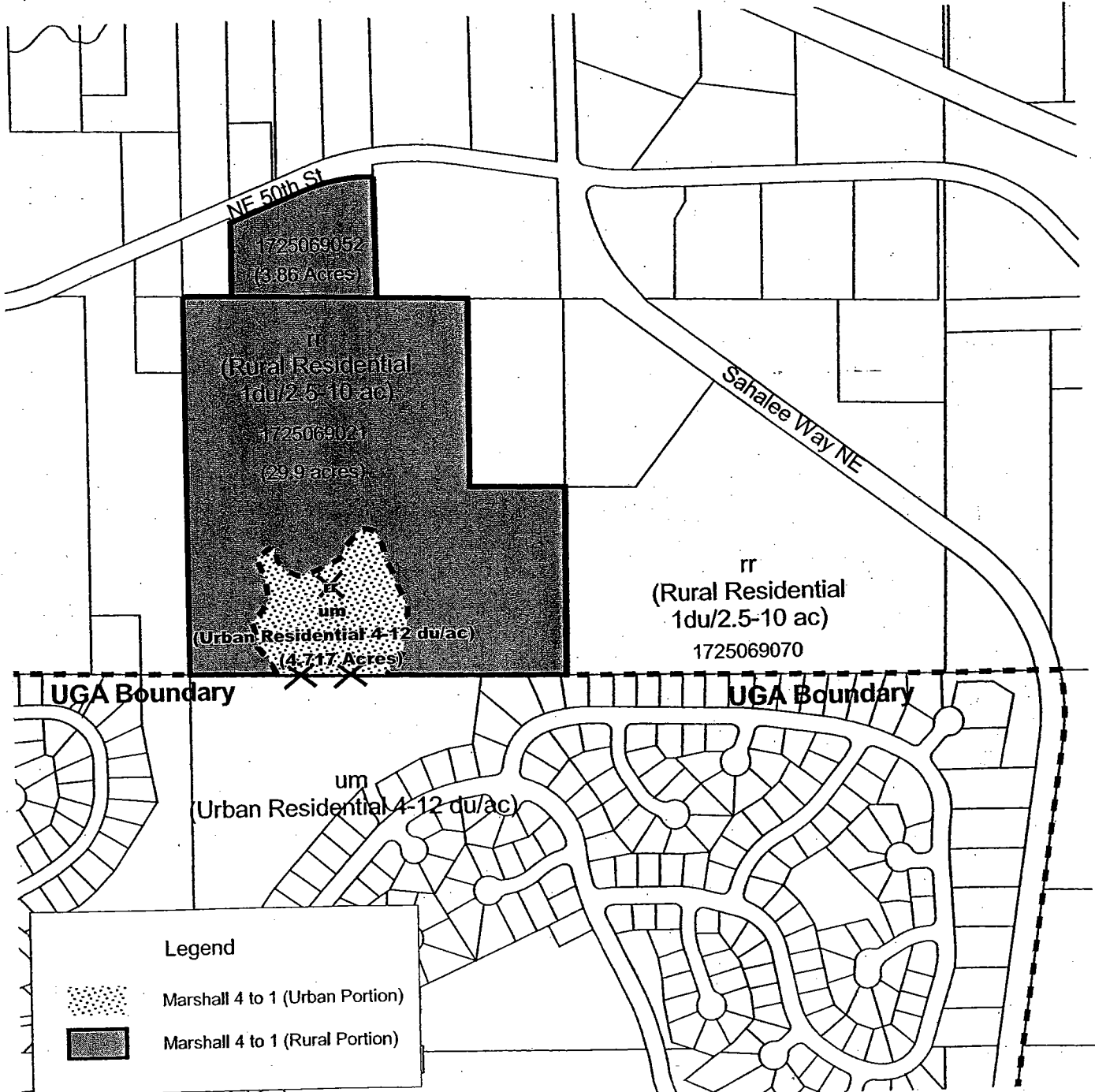
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**Executive Recommended**

**#Z1.0**

March 6, 2001

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2001 Executive Recommended Amendments to the 1994 King County Comprehensive Plan – Zoning Atlas

**AMENDMENT TO THE 1994 KING COUNTY COMPREHENSIVE PLAN ZONING ATLAS.**

**4 TO 1 PROPOSAL - MARSHALL**

Amend Map #18, Section 17, Township 25, Range 6 as follows:

1) Remove all existing p-suffix conditions from the three parcels:

- Parcel # 1725069021
- 1725069052
- 1725069070

2) Reclassify 4.7 acres of parcel #1725069021 from RA-10 to R-4 and add the following p-suffix condition to the whole parcel: "This property is within the 4 to 1 Program and shall comply with 4 to 1 Program Countywide Planning Policy FW-1, Step 7 and King County Comprehensive Plan Policies P-121 through P-126."

3) Add the following p-suffix condition to parcel #1725069052: "This property is within the 4 to 1 Program and shall comply with 4 to 1 Program Countywide Planning Policy FW-1, Step 7 and King County Comprehensive Plan Policies P-121 through P-126."

Effect: This change would allow potential development of 14 single family lots to be clustered in a 4.7 acre portion of a 38.3 acre site adjacent to the City of Sammamish and dedication of approximately 33.7 acres to King County for permanent open space. The City of Sammamish does not object to this 4 to 1 Program proposal. Sewer and water are available to serve this area. Transportation concurrency requirements appear to be met.

Rationale: The 4 to 1 Program encourages dedication of open space along the Urban Growth Area line to achieve an uninterrupted band of open space separating urban and rural areas.

# 2001 King County Comprehensive Plan Zoning Amendment

Proposed Zoning Change: \*RA-10-P to R-4-P, RA-5-P to RA-5-P,  
RA-10-P to RA-10, RA-10-P to RA-10-P



**DDES**

NOTICE NOTICE NOTICE NOTICE NOTICE NOTICE

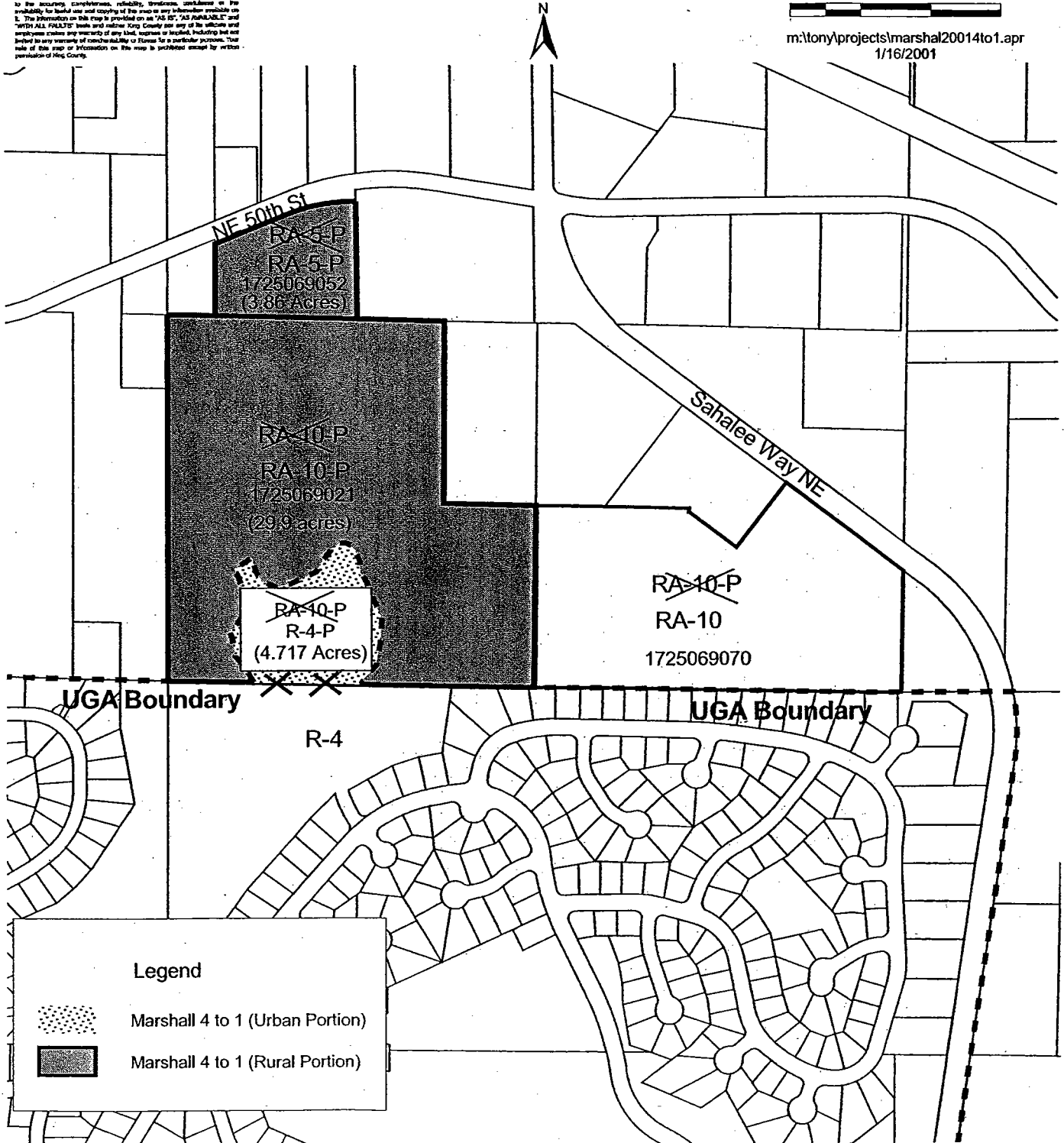
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\*Note: This rezone would remove the property-specific development conditions ("P-suffix") that were retained in error on the three parcels involved in the previous development proposal for this site under the county's 4 to 1 program and impose new conditions on the current 4 to 1 proposal for the reduced (two parcel) site.

250 0 250 500 Feet



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1/16/2001



March 2001

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**RP-307 Analysis:  
Marshall 4 to 1**

14241

# ANALYSIS OF AMENDMENTS

## **Amending the 1994 King County Comprehensive Plan**

Policy RP-307 of the King County Comprehensive Plan includes a description of the information, which must be provided for consideration of all amendments.

### **RP-307**

**Proposed amendments each calendar year shall be considered by the Metropolitan King County Council concurrently so that the cumulative effect of the proposals can be determined. All proposed Comprehensive Plan amendments should include the following elements, any of which may be included in environmental review documents:**

- a. A detailed statement of what is proposed to be changed and why;**
- b. A statement of anticipated impacts of the change, including the geographic area affected and issues presented;**
- c. A demonstration of why existing Comprehensive Plan guidance should not continue in effect or why existing criteria no longer apply;**
- d. A statement of how the amendment complies with the Growth Management Act's goals and specific requirements;**
- e. A statement of how the amendment complies with the Countywide Planning Policies;**
- f. A statement of how functional plans and capital improvement programs support the change; and**
- g. Public review of the recommended change, necessary implementation (including area zoning if appropriate) and alternatives.**

Policy RP-308 further requires that any changes in regulations, the capital improvement program or other plans necessary to implement amendments to the King County Comprehensive Plan must accompany the proposed amendment.

### **RP-308**

**Proposed amendments to the Comprehensive Plan policies should be accompanied by any changes to development regulations, modifications to capital improvement programs, subarea, neighborhood, and functional plans required for implementation so that regulations will be consistent with the Plan.**

14241 March 2001

# KING COUNTY COMPREHENSIVE PLAN RP-307

## ANALYSIS FOR #L1.0 AND #Z1.0

### 4 to 1 Proposal – Marshall

**Rationale:** This 4 to 1 amendment is a revision of the original 4 to 1 proposal for the area that was approved in 1995. The 1995 4 to 1 amendment, which was reversed by the King County Council in 1999, included both the Marshall property and the Oatfield property. The proposal was to convert 12.4 acres of rural land to urban and to allow the construction of 150 houses. The current amendment includes just the Marshall property and proposes to convert 4.7 acres of rural land to urban for a total of 14 houses and to designate 33.7 acres of land as permanent open space.

### RP-307 Analysis

- a) Land totaling 4.7 acres will be redesignated from Rural Residential to Urban Residential, Mid and will be zoned R-4. Land totaling 33.7 acres will be designated as permanent open space and remain as Rural Residential. The result is a ratio of approximately 7.2 to 1 acres of dedicated open space to urban land.
- b) Anticipated impacts include due to increased traffic and drainage can be mitigated. Access to the site, which was a major issue with the previous proposal, has been resolved because this is a much smaller development. The positive impacts of the proposal include:
  - reduced erosion from sensitive steep slopes which in turns protects Evans Creek water quality;
  - creation of a forested buffer between existing working farms and urban development. (The farms include three nurseries, a u-pick strawberry and pumpkin farm that is in the Farmland Preservation Program, a commercial vegetable farm, and numerous livestock operations.)
  - retention and enhancement of the historic heritage of the agricultural valley; and
  - preservation of wildlife habitat and native vegetation.
- c) This amendment implements the 4 to 1 Program adopted in the Comprehensive Plan and is consistent with Comprehensive Plan guidance.
- d) This amendment promotes the Growth Management Act goals to reduce sprawl and protect the natural environment.
- e) This amendment complies with the following Countywide Planning Policies:
  - FW-1, Step 7: allows amendments to the UGA to achieve open space through the 4 to 1 Program; and
  - FW-6: encourages protection of the natural environment by concentrating developing and reducing the consumption of land.
- f) N/A
- g) Please refer to public participation information elsewhere in this document.