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Land use and Zoning Map Amendments



King County
June 2024

30

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83

84

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

87 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN LAND USE MAP and THE
88 KING COUNTY ZONING ATLAS
89

90
91 Amend Sections, Townships, and Ranges, as follows:
92

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

93
94 **URBAN GROWTH AREA BOUNDARY**

95
96 1. Amend the urban growth area boundary to include the following parcels and a portion of
97 undesignated King County Right-of-Way in the rural area. The parcels include:
98

1522069034	1522069036	1622069091
------------	------------	------------

99
100 **LAND USE**

101
102 1. Amend land use designation from "i" (Industrial) to "ra" (Rural Area) on the following parcels:
103

1522069034	1522069036	1622069091
------------	------------	------------

104
105 **ZONING**

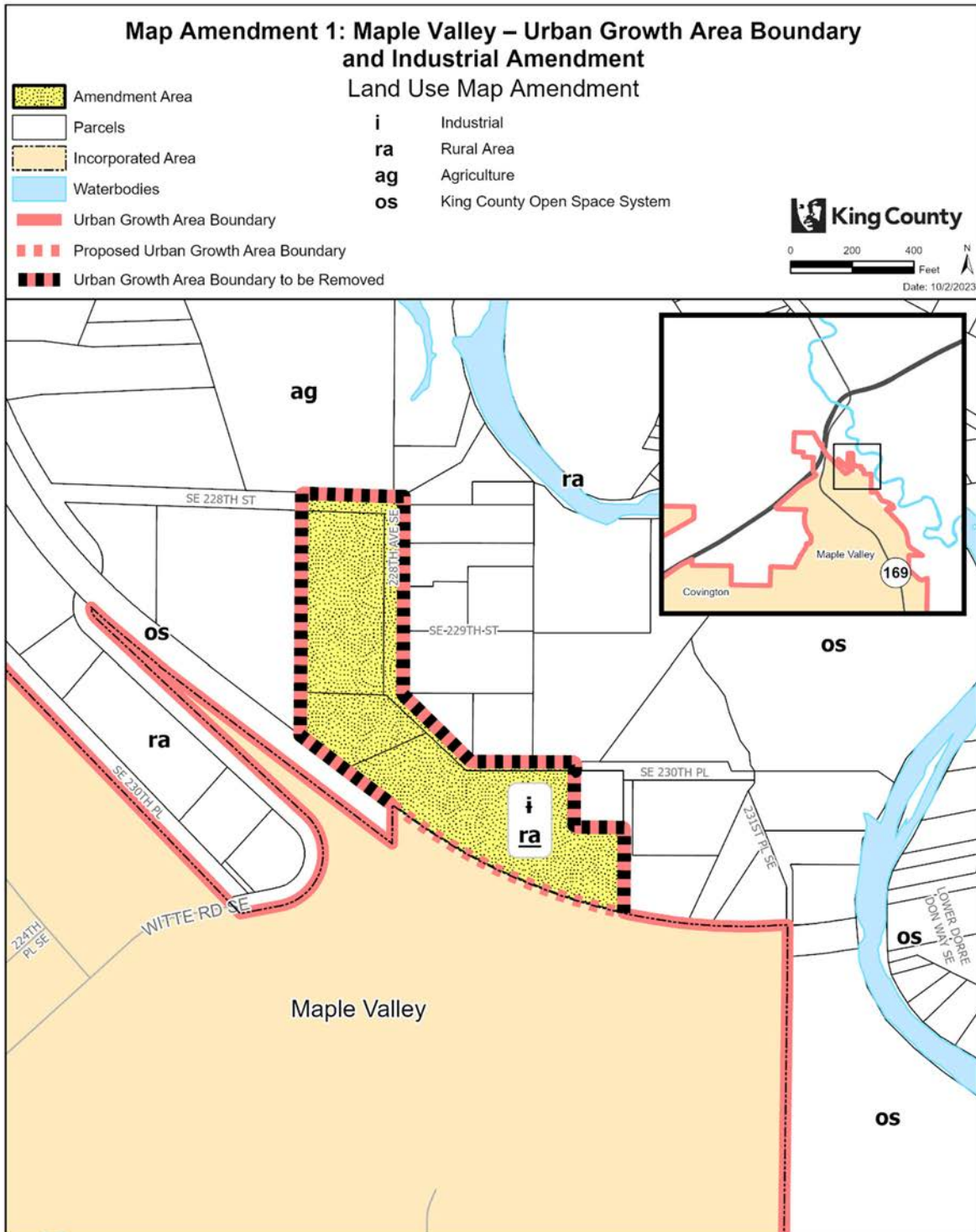
106
107 1. On the following parcels:
108 a. Remove P-Suffix TR-P17; and
109 b. Amend the zoning of from I (Industrial) to RA-5 (Rural area, 1 dwelling unit per 5 acres).
110

1522069034	1522069036	1622069091
------------	------------	------------

111
112 2. Repeal P-Suffix Development Condition TR-P17 from the Zoning Atlas.
113

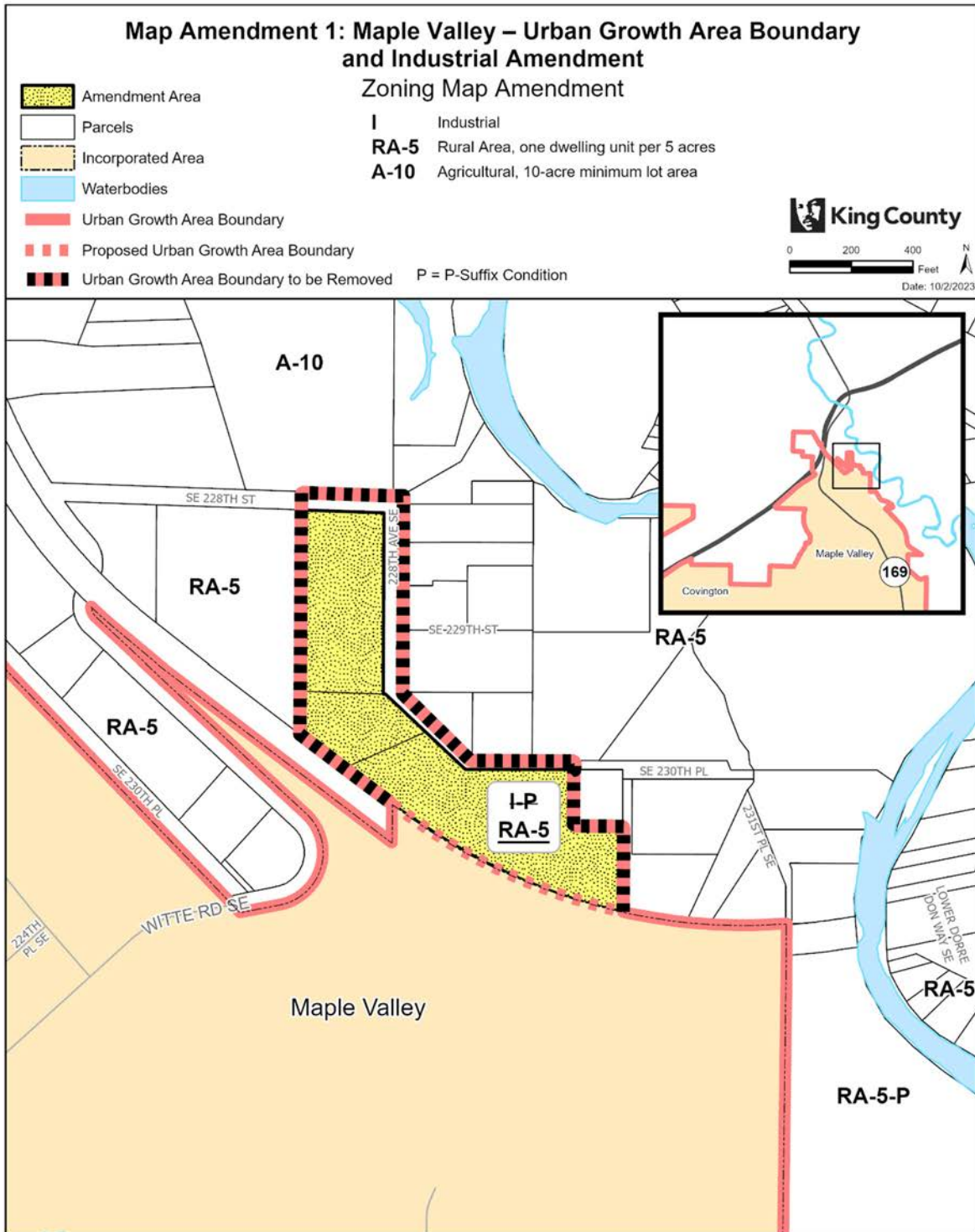
114 **Effect:** Amends the Urban Growth Area boundary to coincide with a portion of the
115 northern city limits of Maple Valley. The amendment also includes the following actions
116 consistent with this change:

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



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Project: LUZMA_MapleValley-RH Mining 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

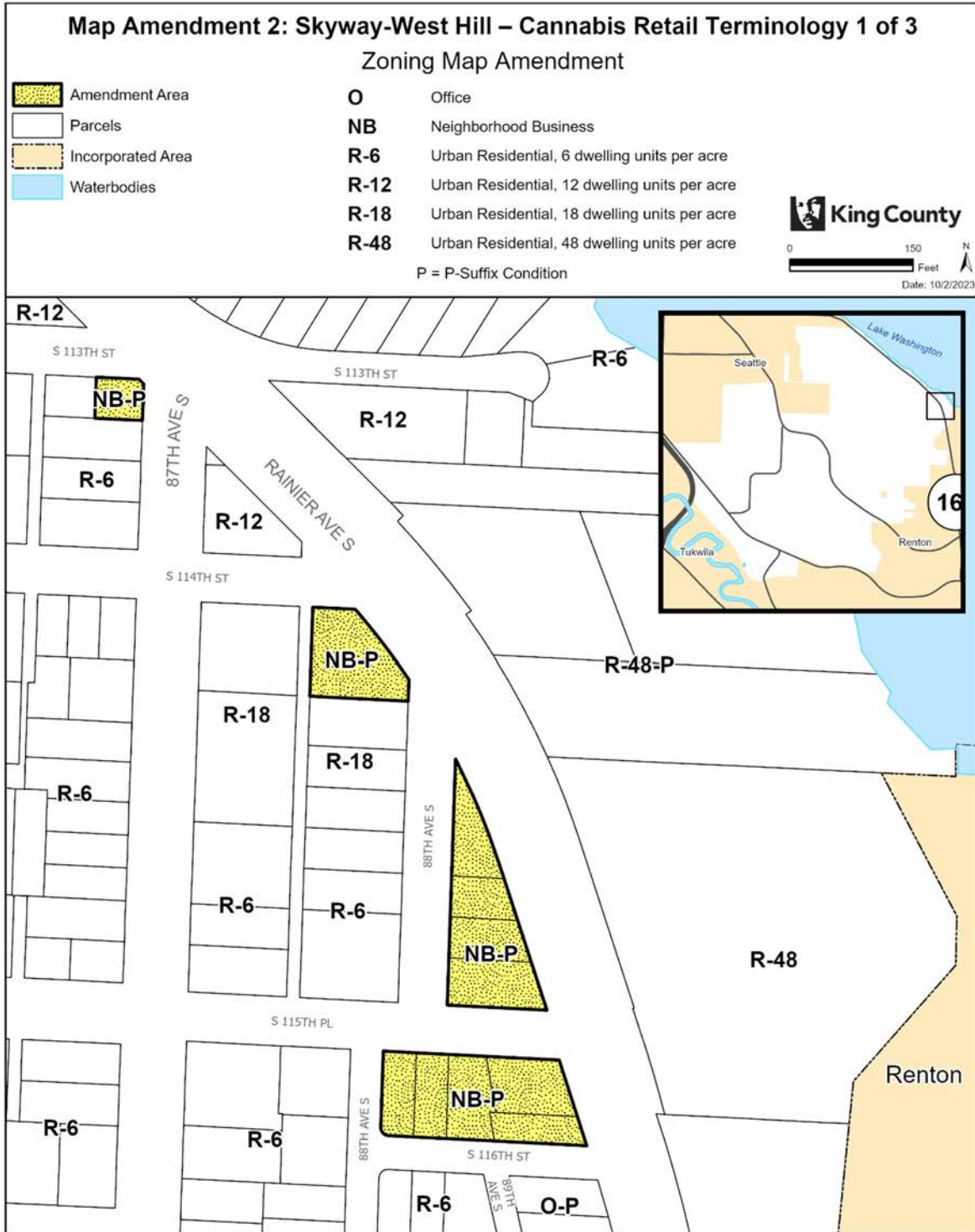
1. Amend P-Suffix WH-P11 on the following parcels:

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:

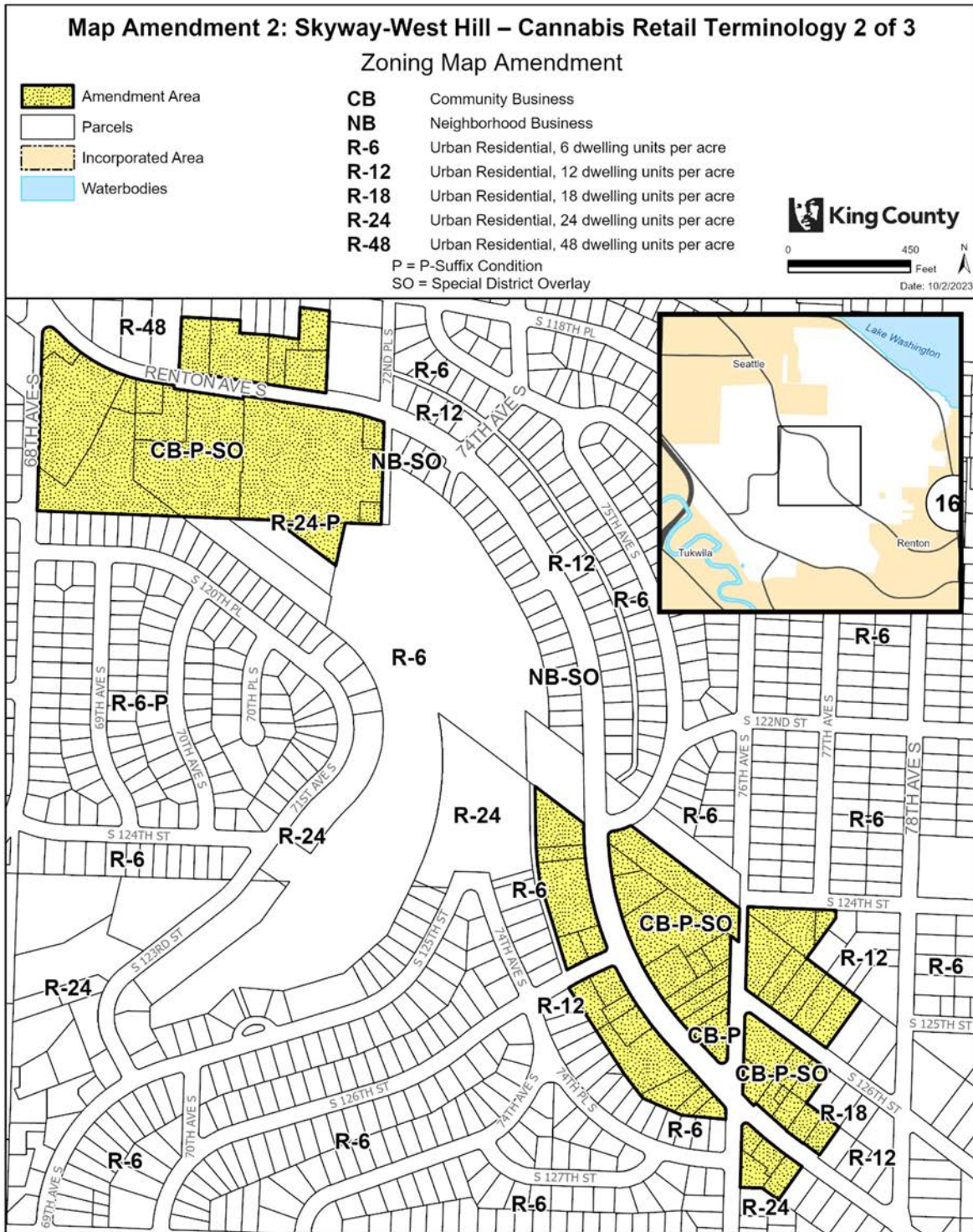
"The establishment of new ((~~marijuana~~)) cannabis retail uses within the Skyway-West Hill Potential Annexation Area shall only be permitted if the total number of ((~~marijuana~~)) cannabis retailers, as permitted in K.C.C. 21A.08.070, does not exceed two."

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.



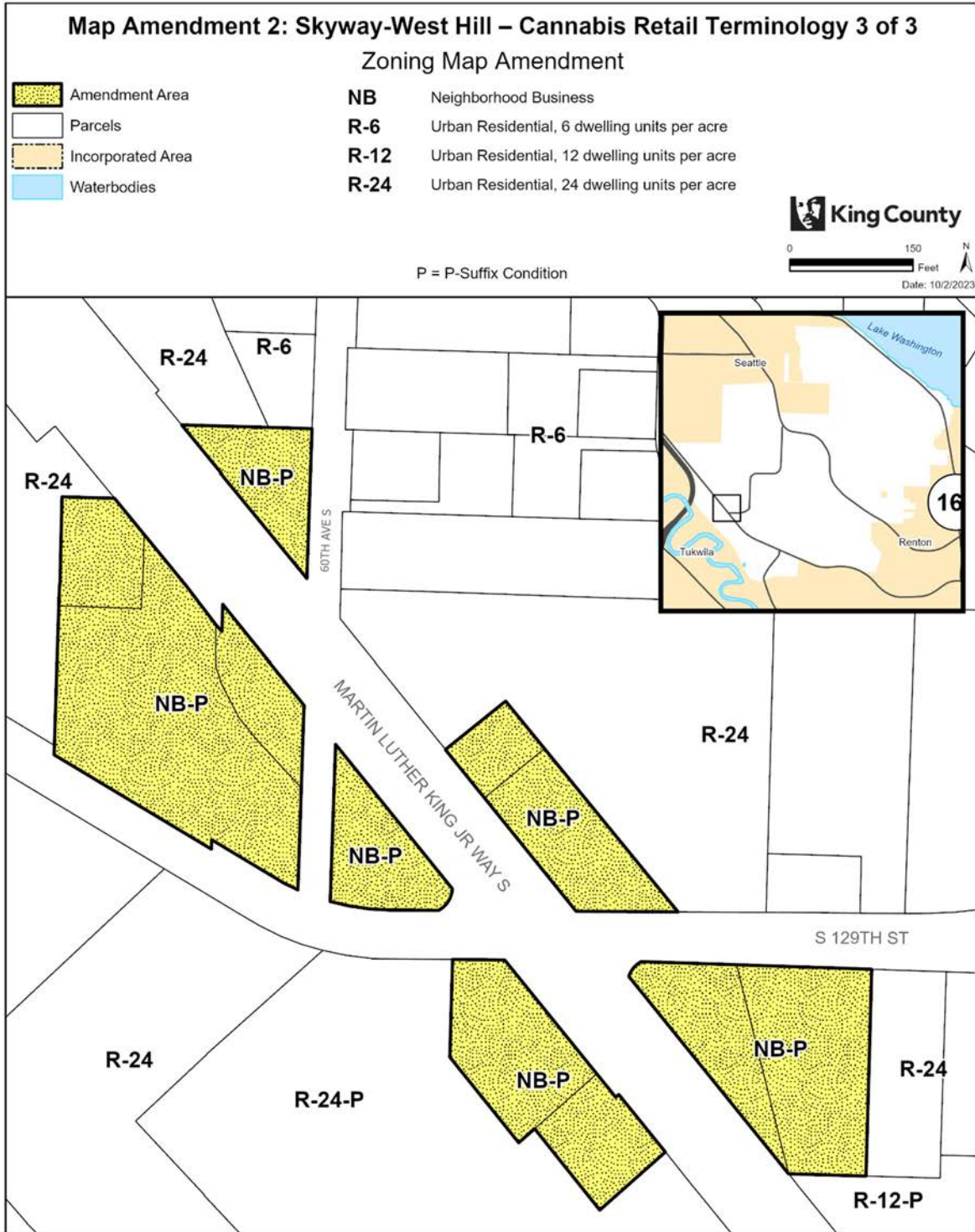
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Project: SkywayCannabisRetail P, McCombs



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Project: SkywayCannabisRetail P, McCombs



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Project: SkywayCannabisRetail P, McCombs

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

154 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN LAND USE MAP

156
157 Amend Sections, Townships, and Ranges, as follows:

158

Section 12	Township 23	Range 4
------------	-------------	---------

159
160 **LAND USE**

- 161
162 1. Amend land use designation from "uh" (Urban Residential, High) to "ac" (Unincorporated
163 Activity Center) on the following parcel:

164

7812801510

165
166 **Effect:** Amends the land use designation from Urban Residential, High, to
167 Unincorporated Activity Center on a parcel adjacent to Skyway Park. This change would
168 align with other similar changes in Attachment D to Ordinance 19555, which this parcel
169 was inadvertently omitted from.



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Project: SkywayUAC P. McCombs

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

173 **AMENDMENT TO THE KING COUNTY ZONING ATLAS**

175 Amend Sections, Townships, and Ranges, as follows:
 176
 177

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

178 **ZONING**
 179

180
 181 1. Add P-Suffix NH-P02 to the following parcels:
 182

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

183
 184
 185 2. Amend P-Suffix NH-P02 on the following parcels:
 186

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		

187
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3. On the following parcels:
 a. Amend P-Suffix NH-P02; and
 b. 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	

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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."

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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."

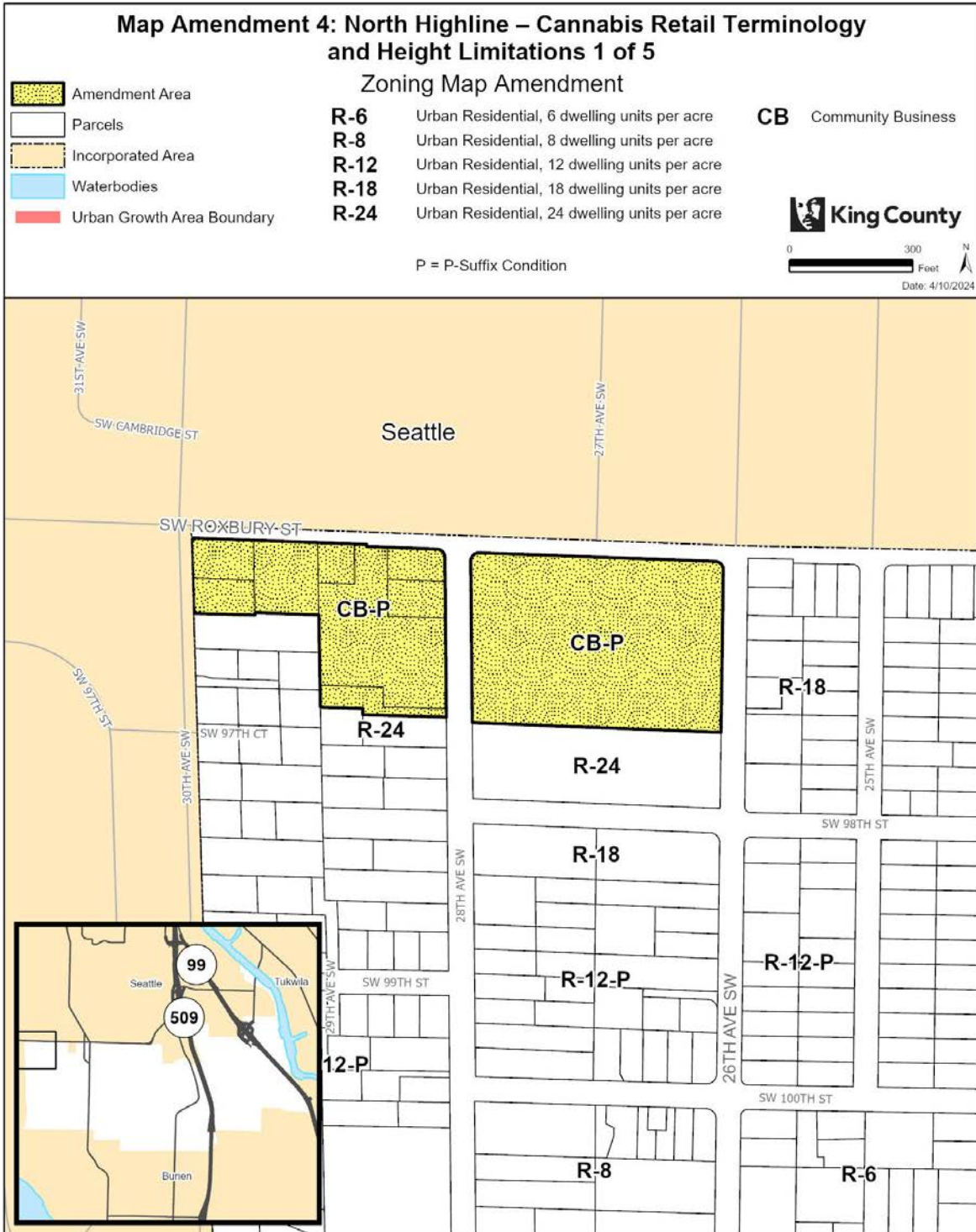
209
 210
 211
 212

Effect: Amends the King County Zoning Atlas as follows:

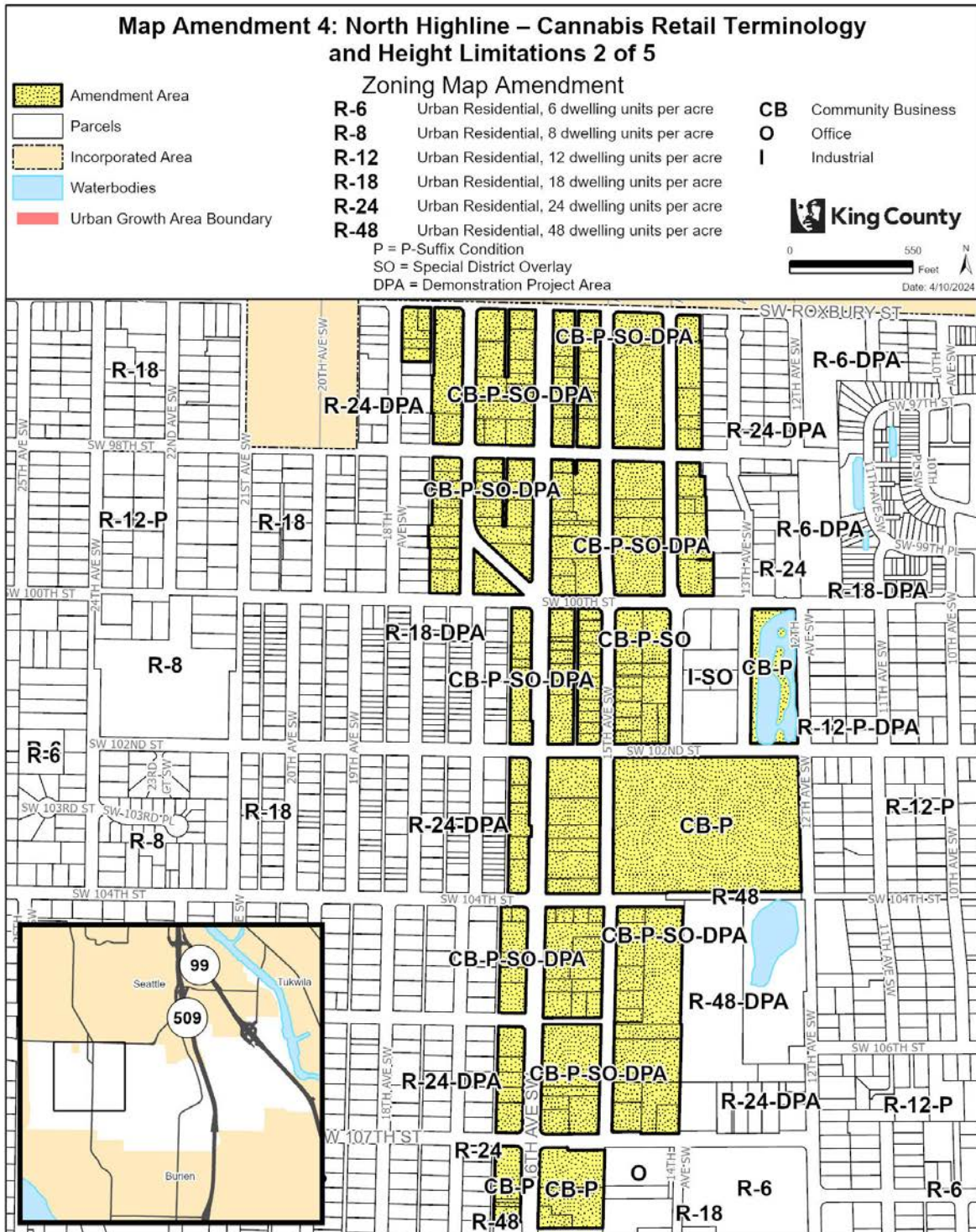
- Adds P-Suffix NH-P02 to parcels inadvertently omitted from the initial adoption of the P-Suffix in 2022.

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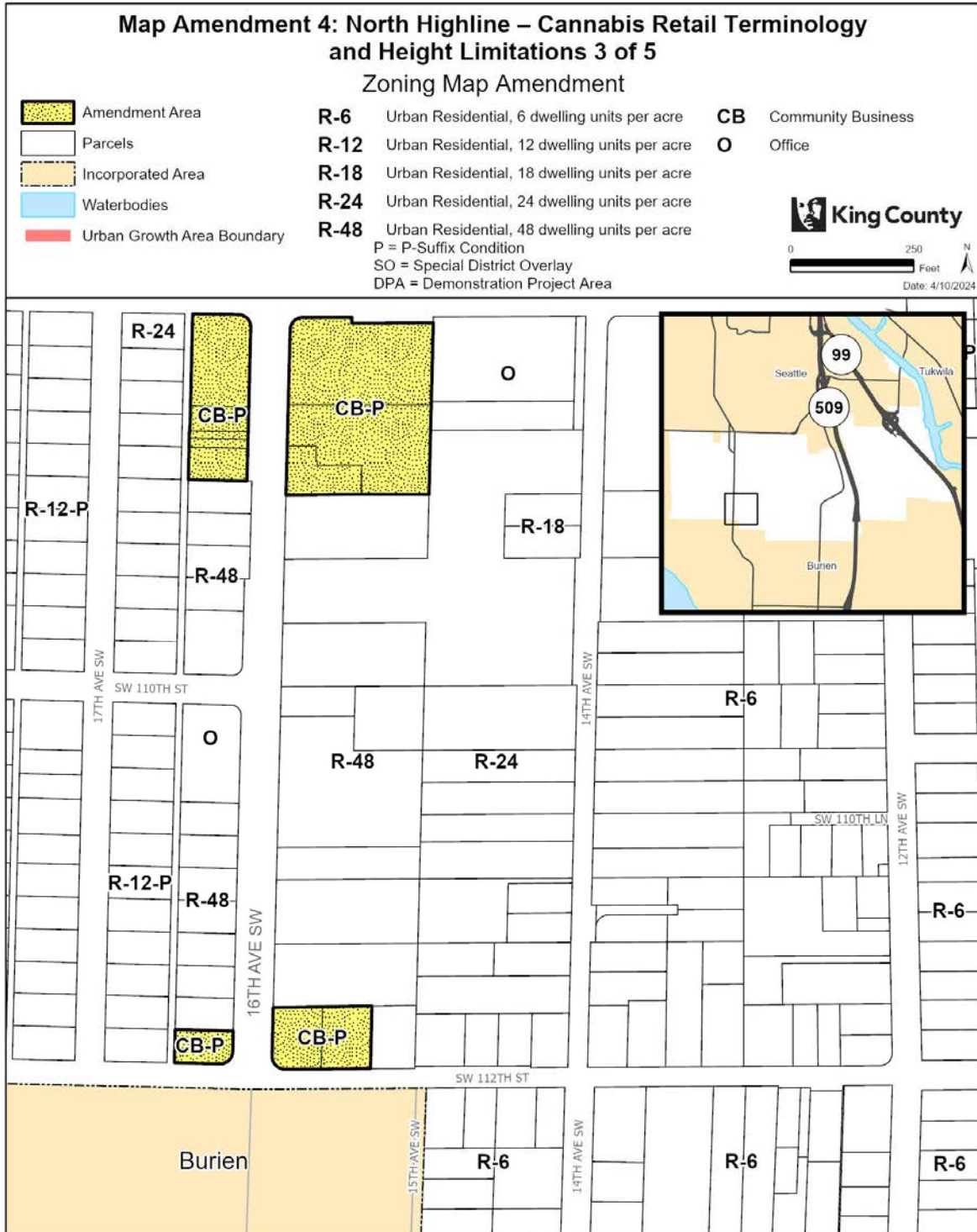
- **Amends terminology of P-Suffix NH-P02 by replacing the term “marijuana” with “cannabis,” which would align with recent changes in state law.**
- **Amends P-Suffix NH-P04 to remove design standards covered by the North Highline Design Standards, and modifies a requirement for the size of tenant spaces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



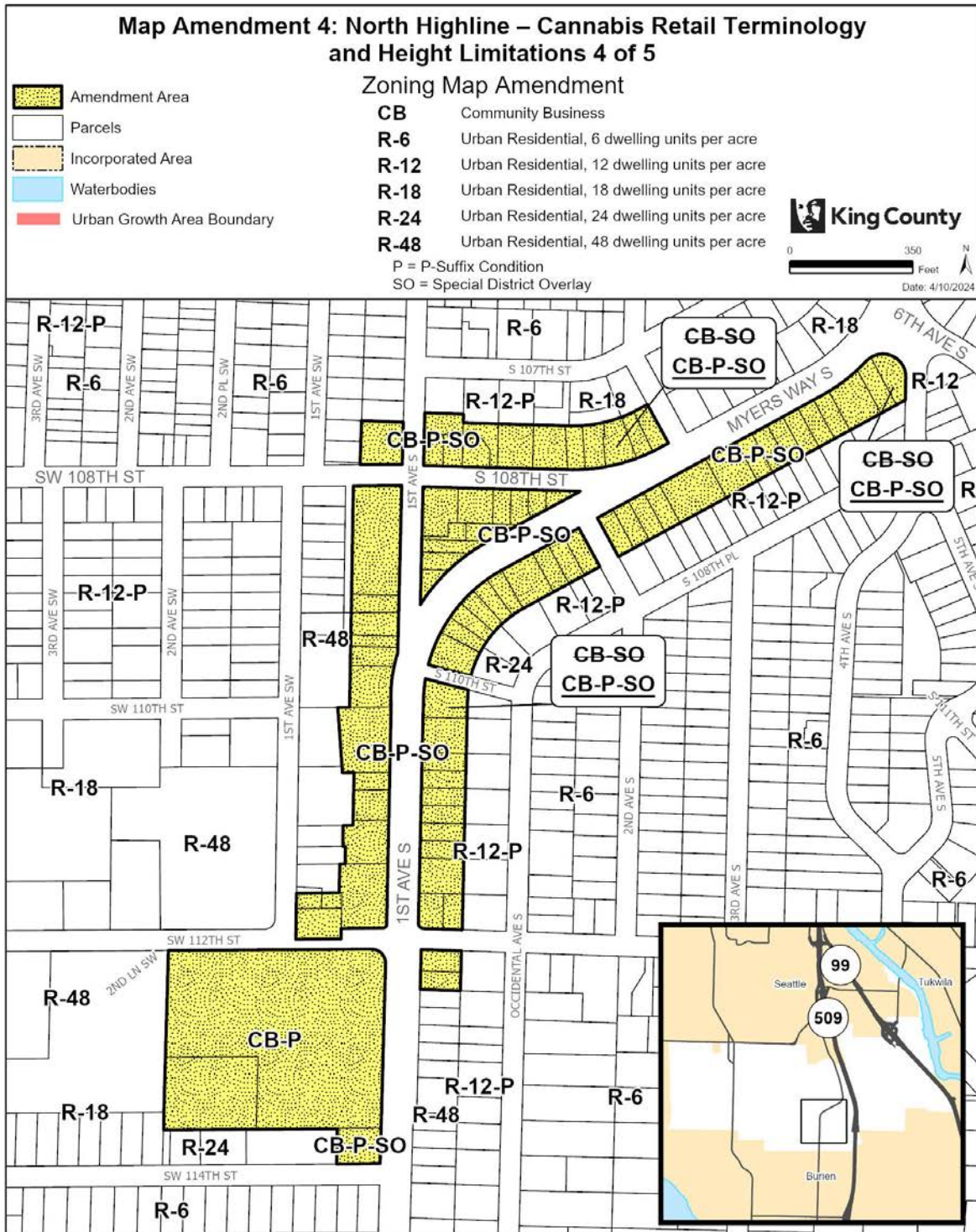
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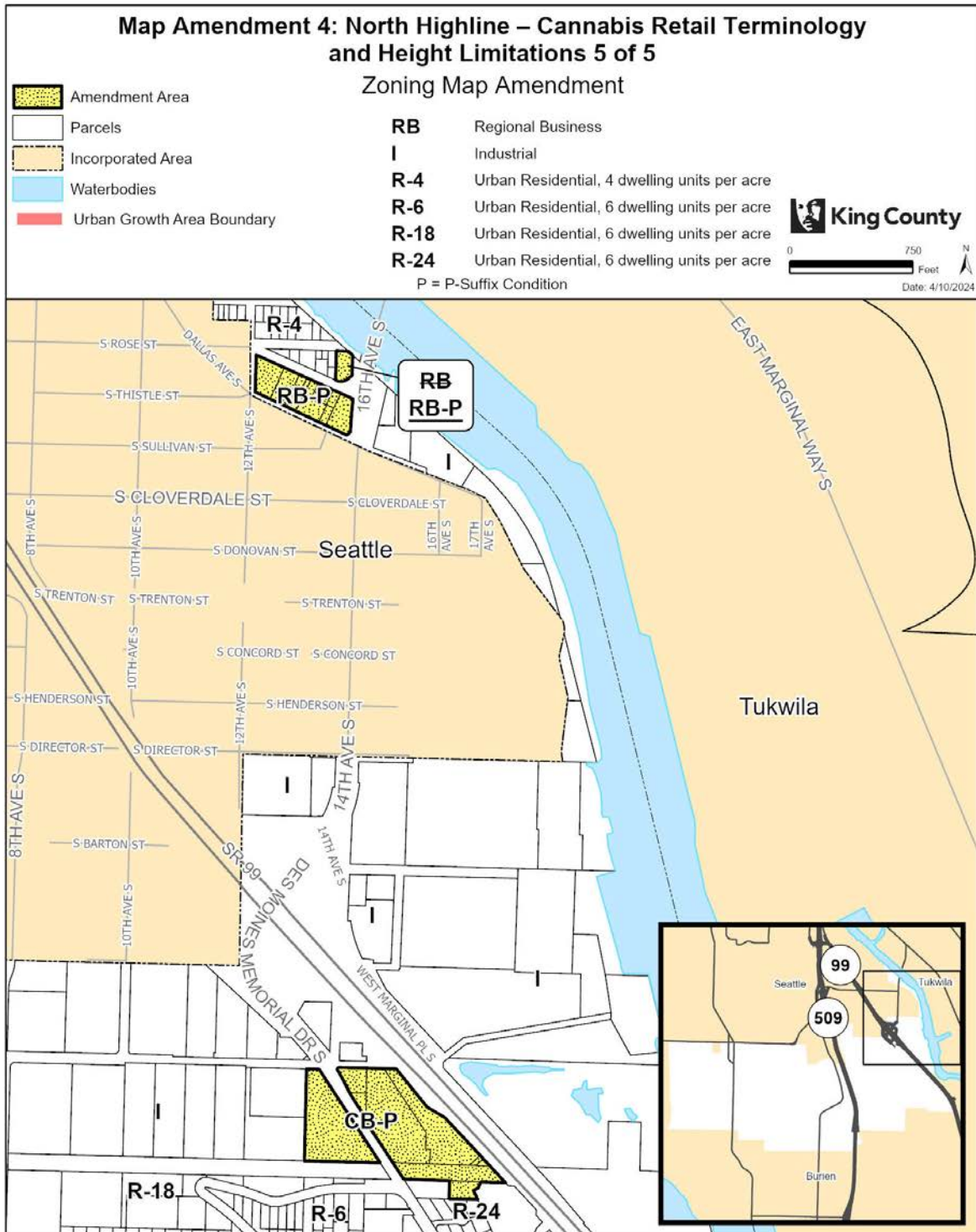
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226 **Map Amendment 5: Low-Impact Development and Built Green**
 227 **Demonstration Project Area**

228 AMENDMENT TO THE KING COUNTY ZONING ATLAS

229
 230
 231
 232

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

233
 234
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 236
 237
 238

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
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2895800280	2895800290	2895800300	2895800310
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2895800480	2895800490	2895800500	2895800510
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2895800600	2895800610	2895800620	2895800630
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2895800680	2895800690	2895800700	2895800710
2895800720	2895800730	2895800740	2895800750
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2895800800	2895800810	2895800820	2895800830
2895800840	2895800850	2895800860	2895800870
2895800880	2895800890	2895800900	2895800910
2895800920	2895800930	2895800940	2895800950
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2895850080	2895850090	2895850100	2895850110
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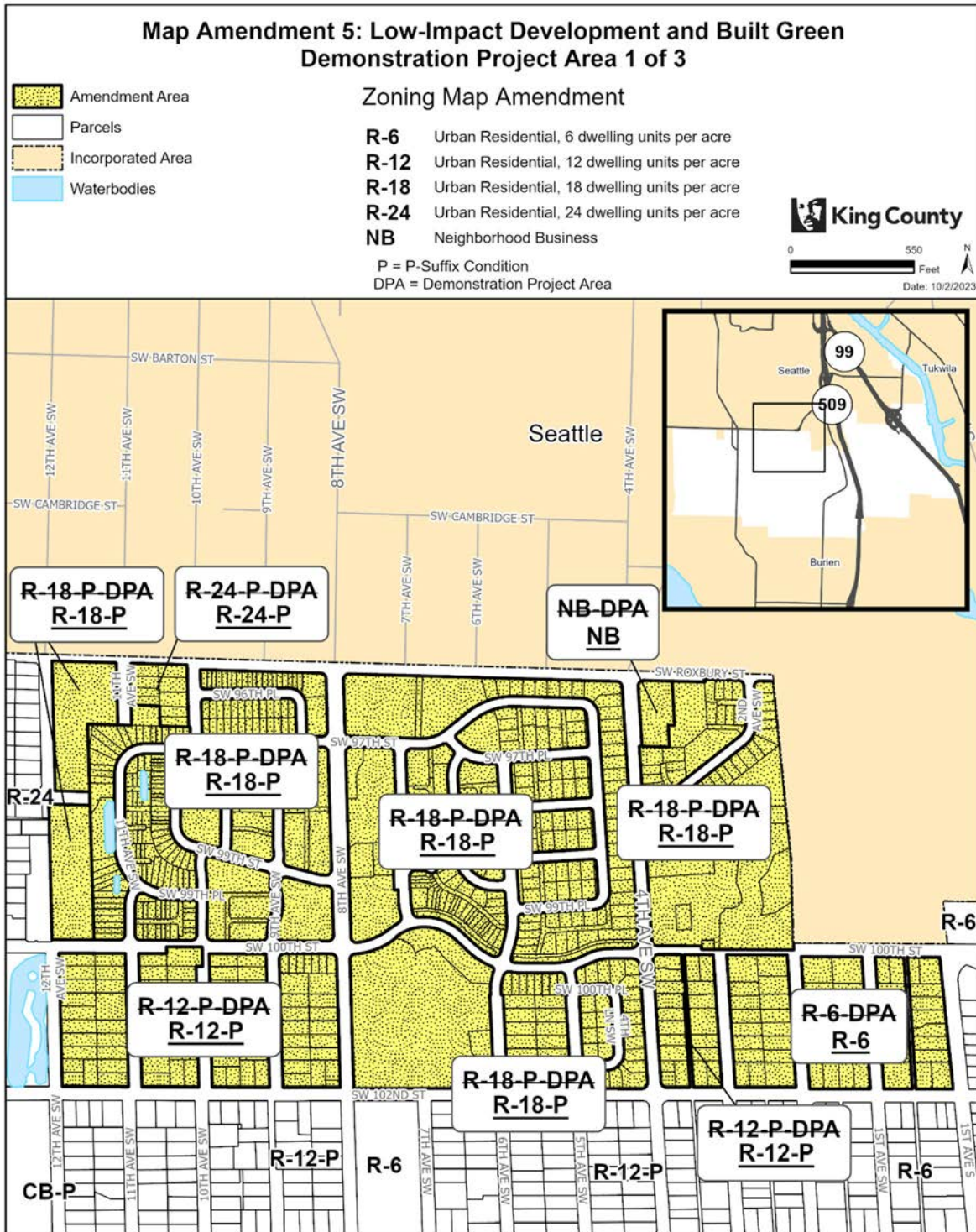
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2895850600	2895850610	2895850620	2895850630
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2895850720	2895850730	2895850740	2895850750
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2895850800	2895850810	2895850820	2895850830
2895850840	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
2895870250	2895870260	2895870270	2895870280
2895870290	2895870300	2895870310	2895870320
2895870330	2895870340	2895870350	2895870360
2895870370	2895870380	2895870390	2895870400
2895870410	2895870420	2895870430	2895870440
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2895870610	2895870620	2895870630	2895870640
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2895870690	2895870700	2895870710	2895870720
2895870730	2895870740	2895870750	2895870760
2895870770	2895870780	2895870790	2895870800
2895870810	2895870820	2895870830	2895870840
2895870850	2895870860	2895870870	2895870880
2895870890	2895870900	2895870910	2895870920
2895870930	2895870940	2895870950	2895870960
2895870970	2895870980	2895870990	2895871000
2895871010	2895871020	2895871030	2895871040
2895871050	2895871060	2895871070	2895871080
2895871090	2895871100	2895871110	2895871120
2895871130	2895871140	2895871150	2895871160
2895871170	2895871180	2895871190	2895871200
2895871210	2895871220	2895871230	2895871240
2895871250	2898600005	2898600010	2898600015
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2898600045	2898600050	2898600053	2898600055
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2898600150	2898600160	2898600165	2898600166
2898600175	2898600180	2898600190	2898600195
2898600205	2898600210	2898600215	2898600220
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7694200190	7694200200	7694200210	7694200220
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7694200270	7694200280	7694200290	7694200300
7694200310	7694200320	7694200330	7694200340
7694200350	7694200360	7694200370	7694200380
7694200390	7694200400	7694200410	7694200420
7694200430	7694200440	7694200450	7694200460
7694200470	7694200480	7694200490	7694200500
7694200510	7694200520	7694200530	7694200540
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7694200590	7694200600	7694200610	7694200620
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7694200670	7694200690	7694200700	7694200710
7694200720	7694200730	7694200740	7694200750
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7694210070	7694210080	7694210090	7694210100
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7694210230	7694210240	7694210250	7694210260
7694210270	7694210280	7694210290	7694210300
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7694210350	7694210360	7694210370	7694210380
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7694210430	7694210440	7694210450	7694210460
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7973200605	7973200610	7973200615	7973200620
7973200625	7973200680	7973200685	7973200690
7973200705	7973200710	7973200715	7973200790
7973201690	7973201695	7973201700	7973201705
7973201710	7973201715	7973201720	7973201725

7973201730	7973201735	7973201740	7973201745
7973201750	7973201755	8094700010	8094700020
8094700030	8094700040	8094700050	8094700060
8094700070	8094700080	8094700090	8094700100
8094700110	8094700120	8094700130	8094700140
8094700150	809470TR-B	809470TR-C	809470TR-D
809470TR-E	809470TR-X	9475600010	9475600020
9475600030	9475600040	9475600050	9475600060
9475600070	9475600080	9475600090	9475600100
9475600110	9475600120	9475600130	9475600140
9475600150	9475600160	9475600170	9475600180
9475600190	9475600200	9475600210	9475600220
9475600230	9475600240	9475600250	9475600260
9475600270	9475600280	9475600290	9475600300
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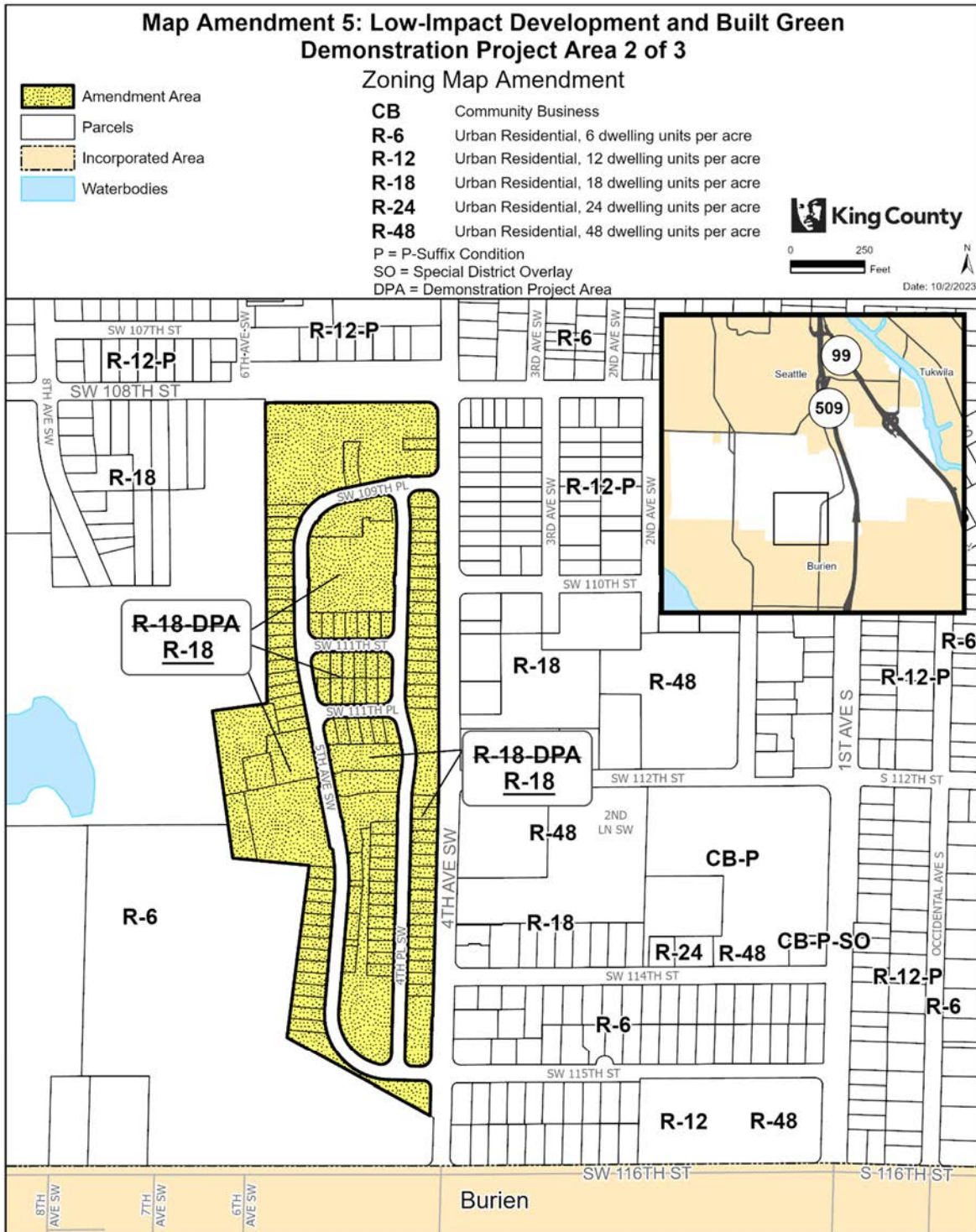
239
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Effect: Removes the Low-Impact Development and Built Green Demonstration Project Area (K.C.C. 21A.55.060) overlay from applicable parcels to reflect that the authority adopted in the code has expired.



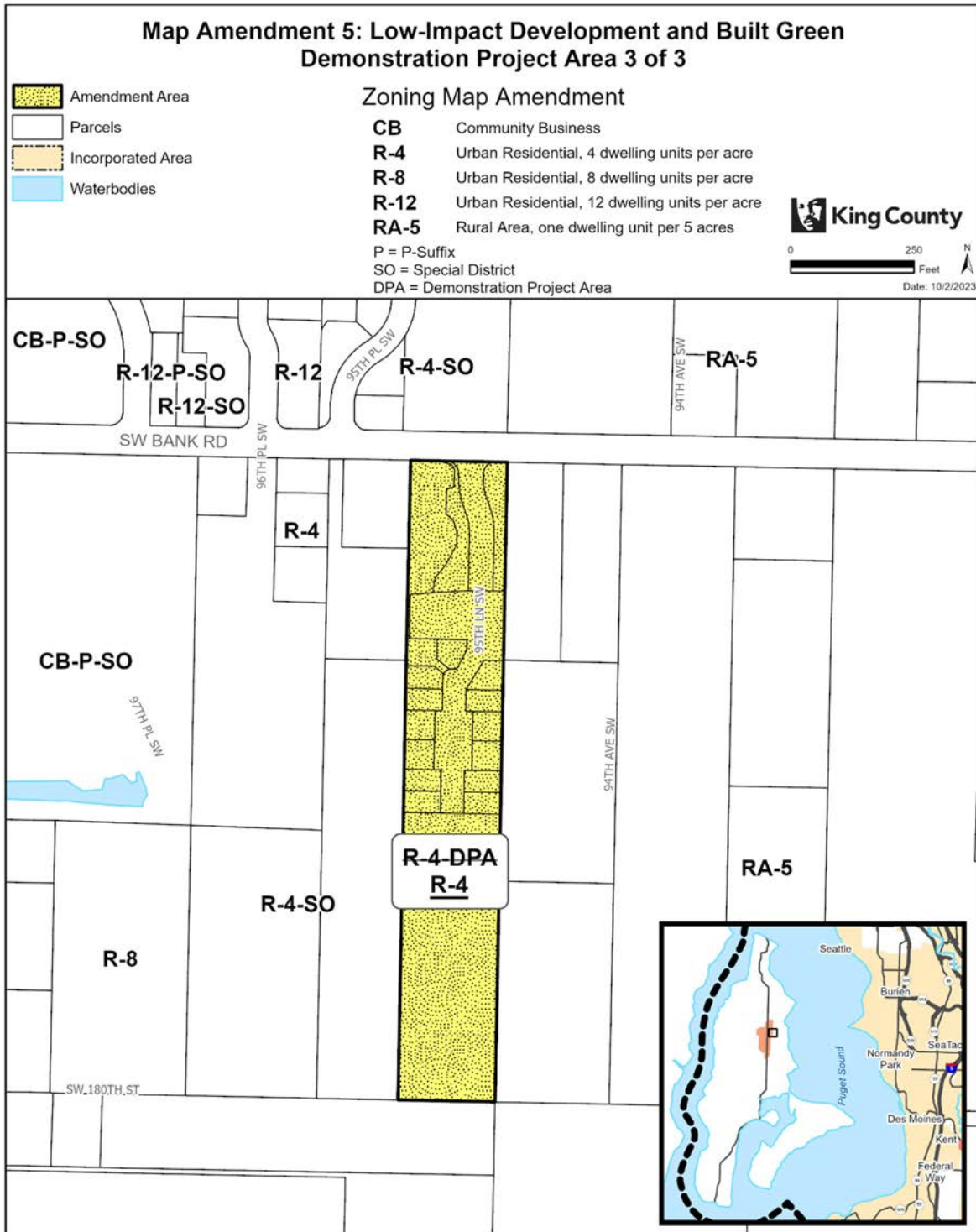
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Project: BuiltGreenDPA P, McCombs



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Project: BuiltGreenDPA P, McCombs



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Project: BuiltGreenDPA_P_McCombs

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

248 **AMENDMENT TO THE KING COUNTY ZONING ATLAS**

251 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

254 **ZONING**

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

258

0623049375

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

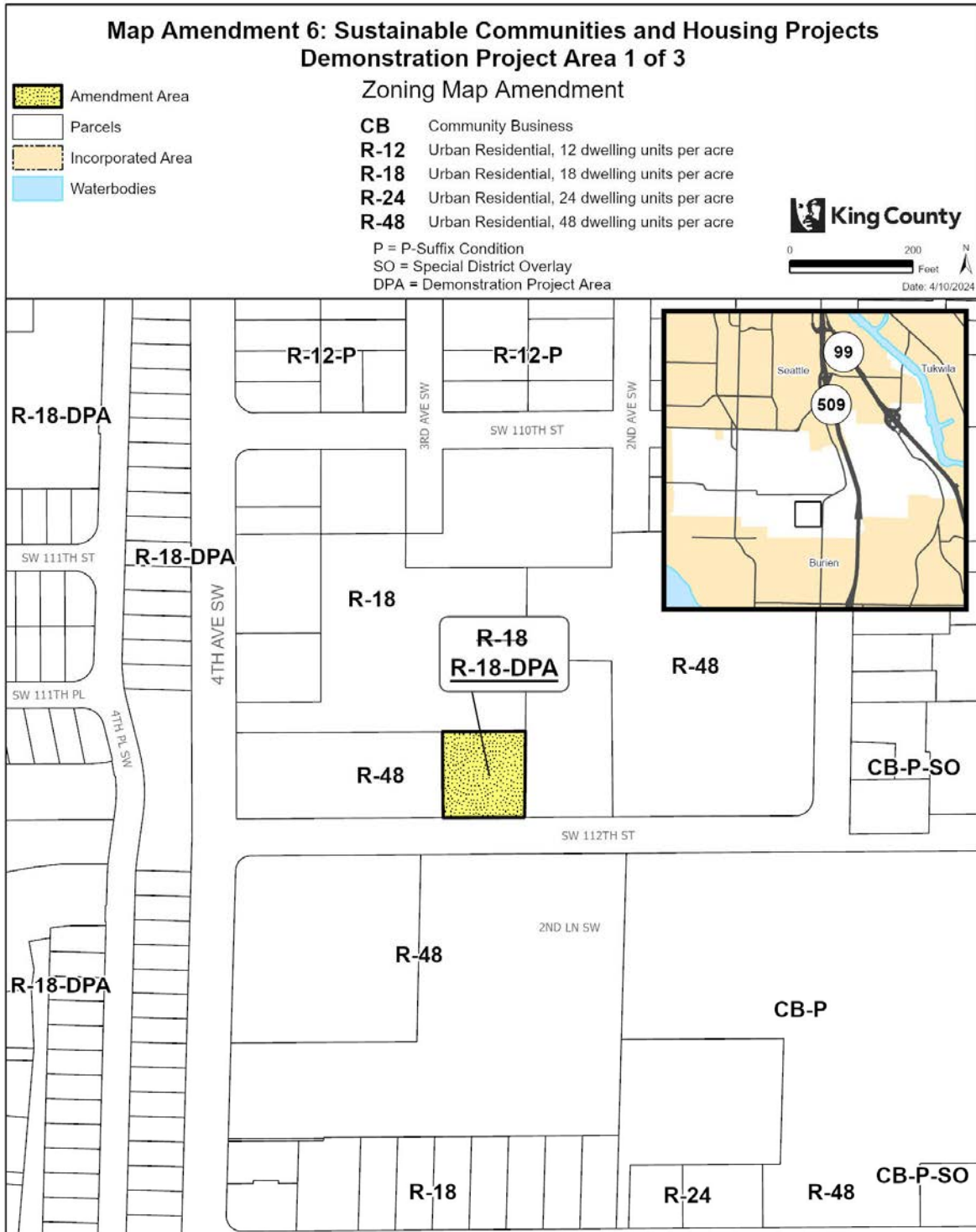
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1148300090	1148300100	1148300110	1148300120
1148300130	1148300140	1148300150	1148300160
1148300170	1148300180	1148300190	1148300200
1148300210	1148300220	1148300230	1148300240
1148300250	1148300260	1148300270	1148300280
1148300290	1148300300	1148300310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

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

266

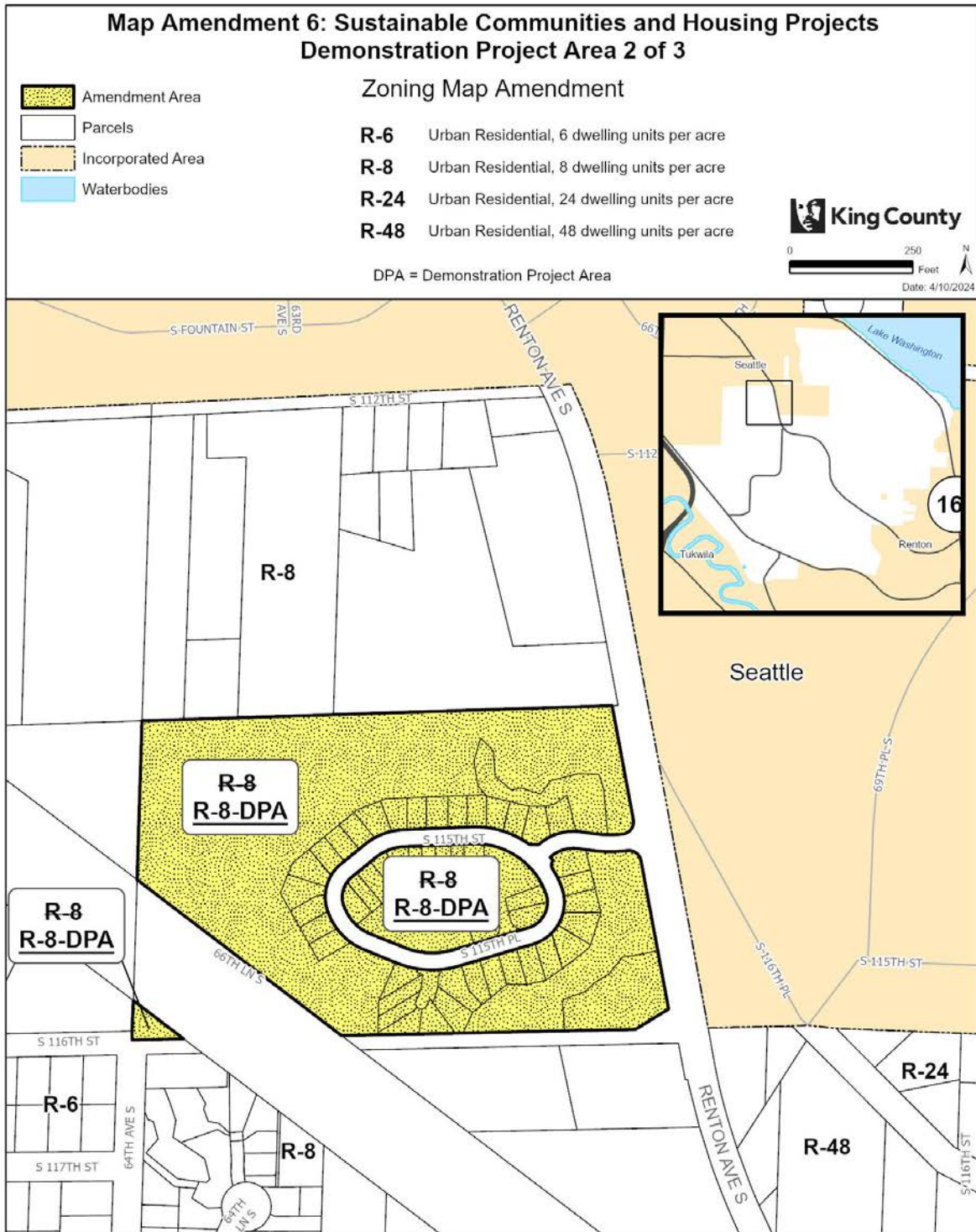
2191600870

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



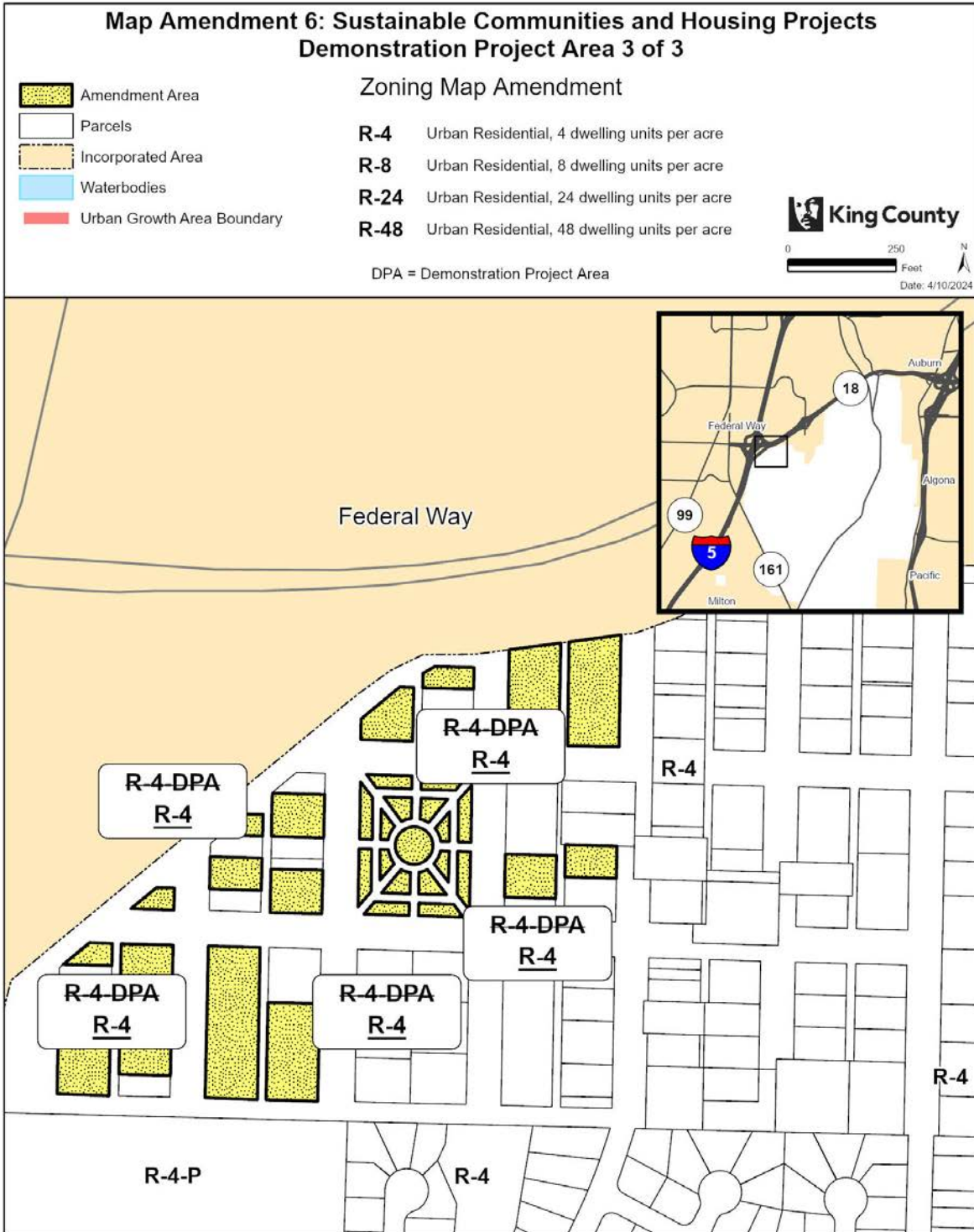
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Project: SustainableCommunitiesDPA_P_McCombs



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Project: SustainableCommunitiesDPA_P_McCombs



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276 **Map Amendment 7: Kent – Pet Cemetery Amendment**

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

279

280

281 Amend Sections, Townships, and Ranges, as follows:

282

Section 15	Township 22	Range 4
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283

284 **LAND USE**

285

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

288

1522049162

289

290 **ZONING**

291

292 1. On the following parcel:

293 a. Remove P-Suffix GR-P03; and

294 b. Amend the zoning classification from I (Industrial) to R-1 (Urban Residential, 1 dwelling
295 unit per acre).

296

1522049162

297

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

299

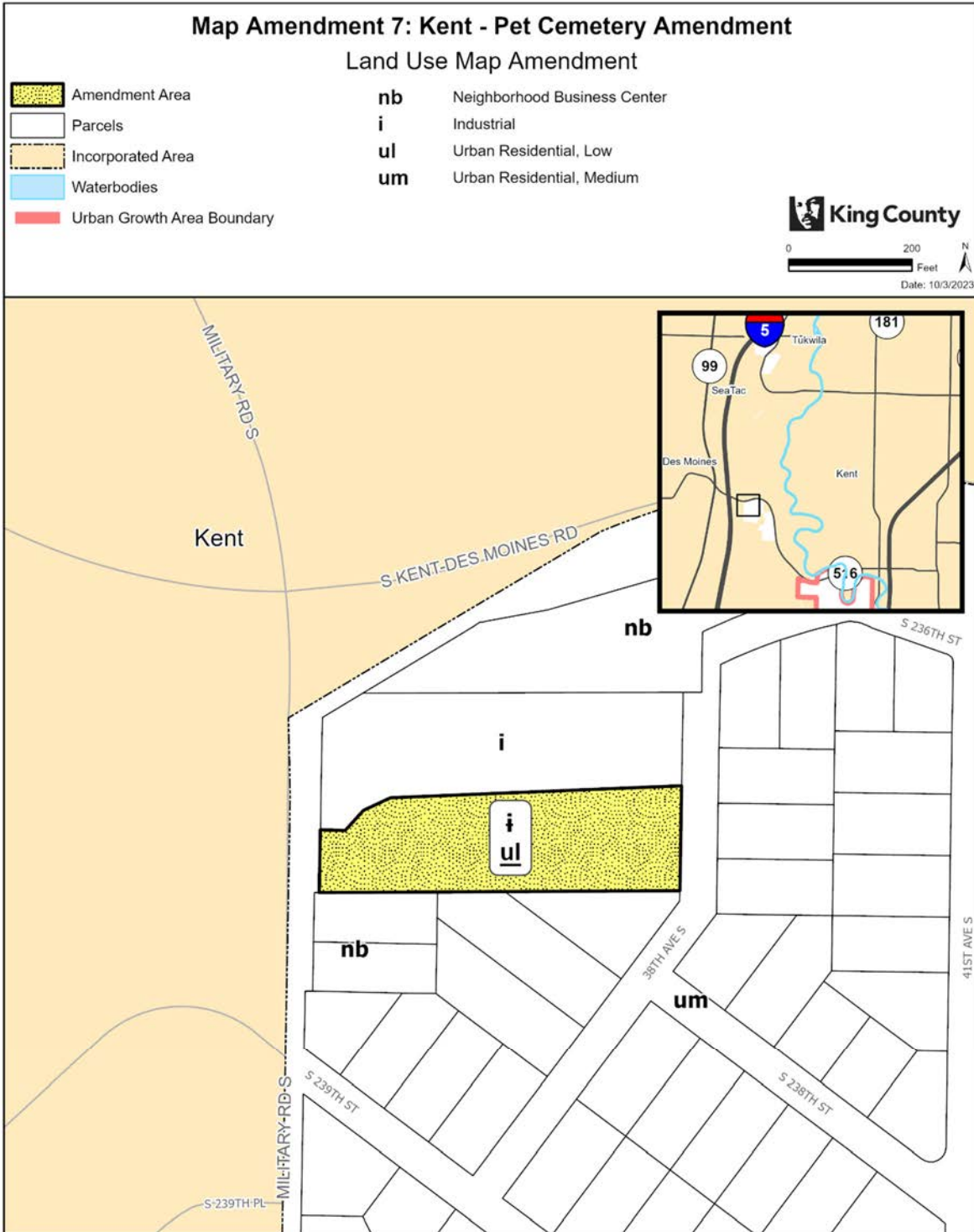
300 **Effect: On a parcel in unincorporated Kent:**

301

302 • Amends the land use designation from Industrial to Urban Residential, Low;

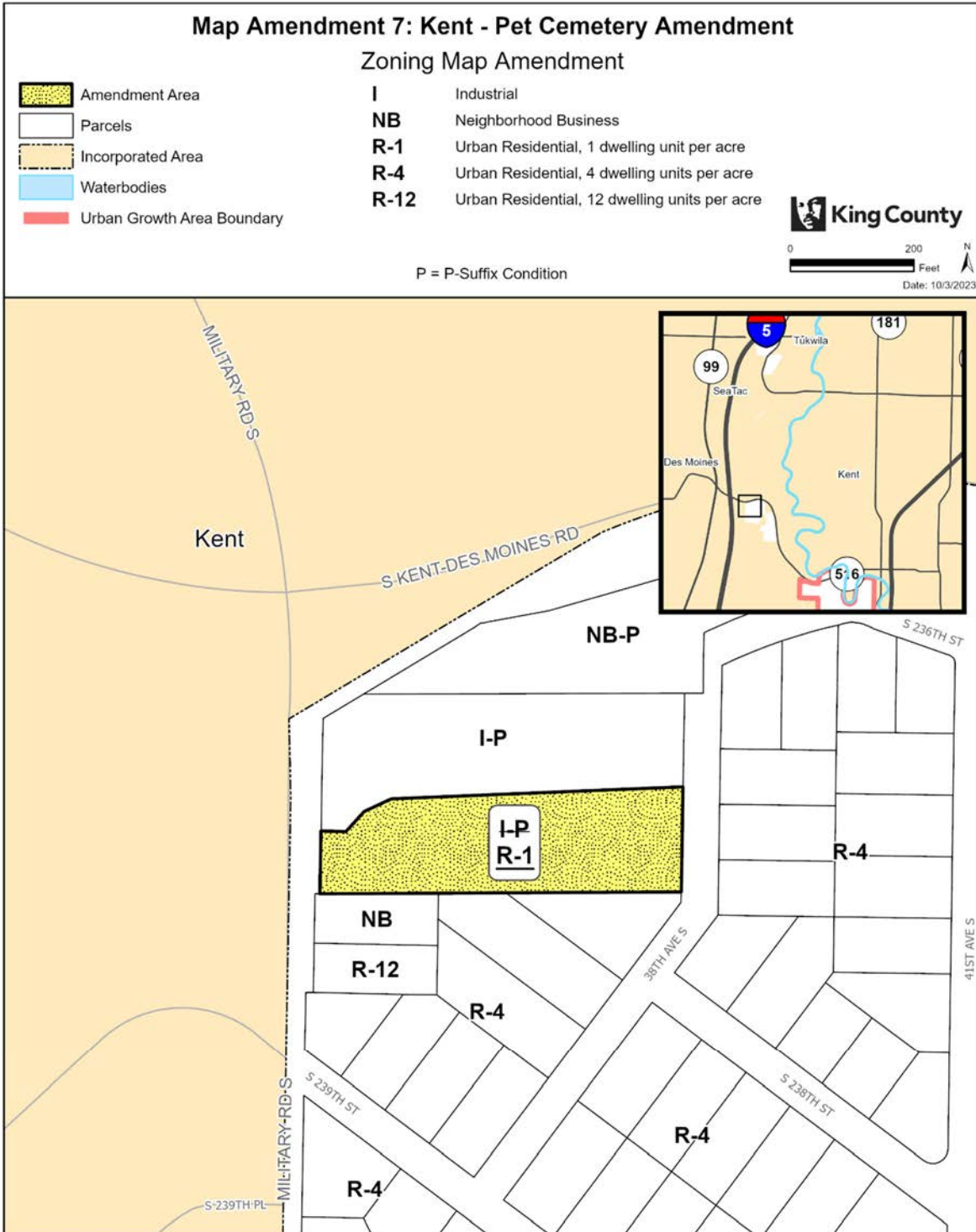
303 • Amends the zoning classification from Industrial to R-1; and

304 • Removes and repeals P-Suffix GR-P03, which limits the allowed uses to long-term
305 storage of recreation vehicles (RVs).



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Project: KentPetCemetery P, McCombs



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Project: KentPetCemetery P, McCombs

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

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

312

313

314 Amend Sections, Townships, and Ranges, as follows:

315

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

316

317 **LAND USE**

318

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

321

7973202900 (portion)

322

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

325

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	

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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		

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 334

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	

335
 336
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 338

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

0006600018 (portion)

339
 340
 341
 342

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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343
 344
 345

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

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
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2525069082	2525069090	2525069091	2525069092
2525069093	2525069094	2525069095	2621059043 (portion)
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2621069073	2621069074	2621069075	2621069076
2621069077	2621069078	2621069079	2623069015
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2721069057	2724079084	2725079039 (portion)	2822039005
2921079002	2921079039	2921079048	2921079062
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3223039079	3223039081	3223039152	3223039156
3223039160	3223039172	3223039173	3223039220
3223069006	3223069050	3223069131	3223069133
3223069140	3224069015 (portion)	3323039002	3326069059
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3425079046	3425079052	3425079054	3425079064
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3521069074	3521069081	3521069082	3521069083
3521069084	3521069131	3521069161	3522029013
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3522069045	3620069015	3620069030	3620069035
3620069042	3620069043	3620069044	3621059005 (portion)
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3874400240	5104532110	5104532120	5104532130
5104532140	5104540750	5112400047	5112400064
5112400065	5112400066	5112400067	5112400068
6175800001	6175800005	6175800010	6175800014
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6175800240	6175800265	6175800300	6175800310
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6175800460	6175800470	6175800475	6175800490
6175800500	6175800510	6175800560	6175800570
6175800575	6175800850	6175800870	6175800875
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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	

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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
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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
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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		

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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

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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			

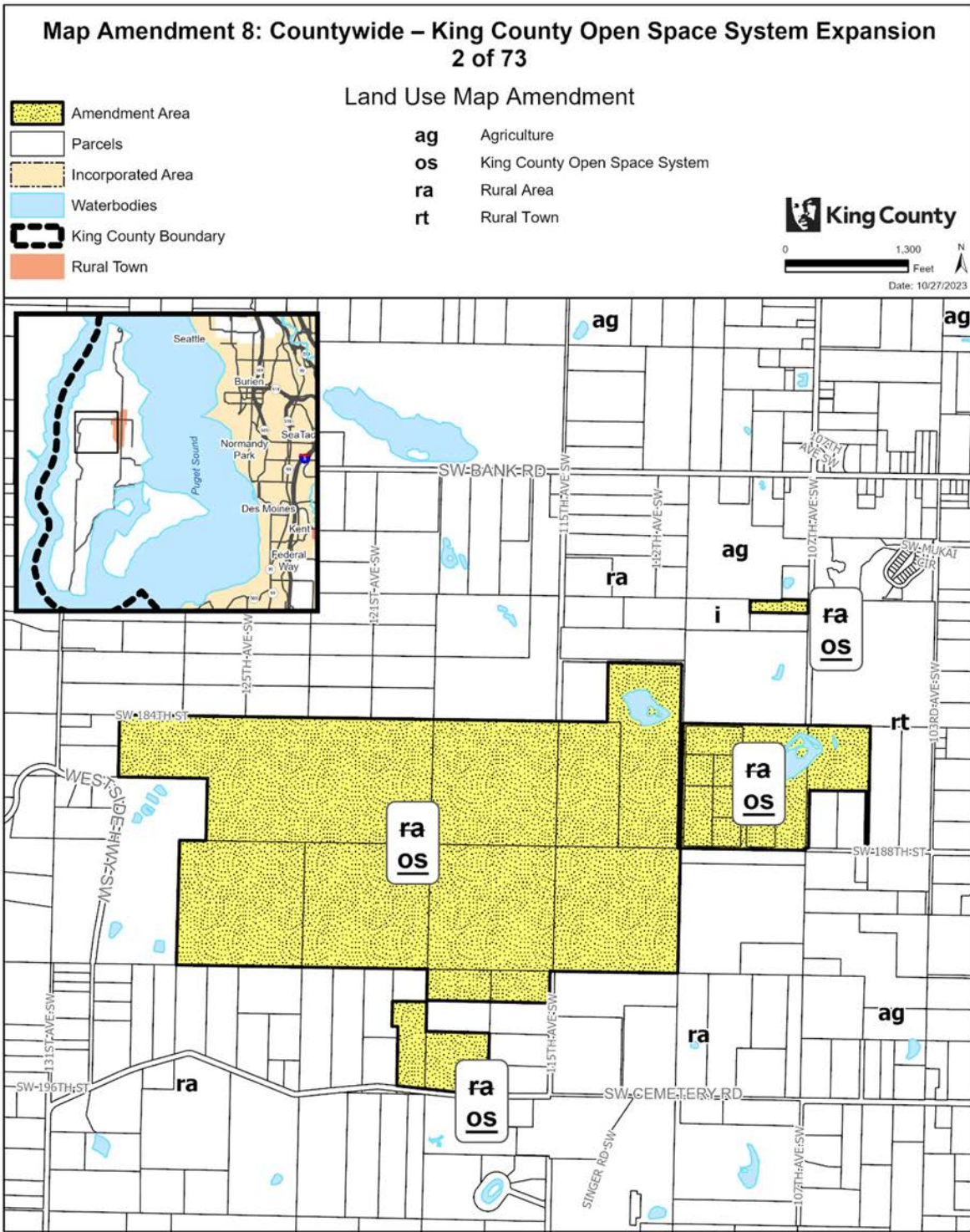
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2. Repeal P-Suffix Development Condition SV-P35 from the zoning atlas.

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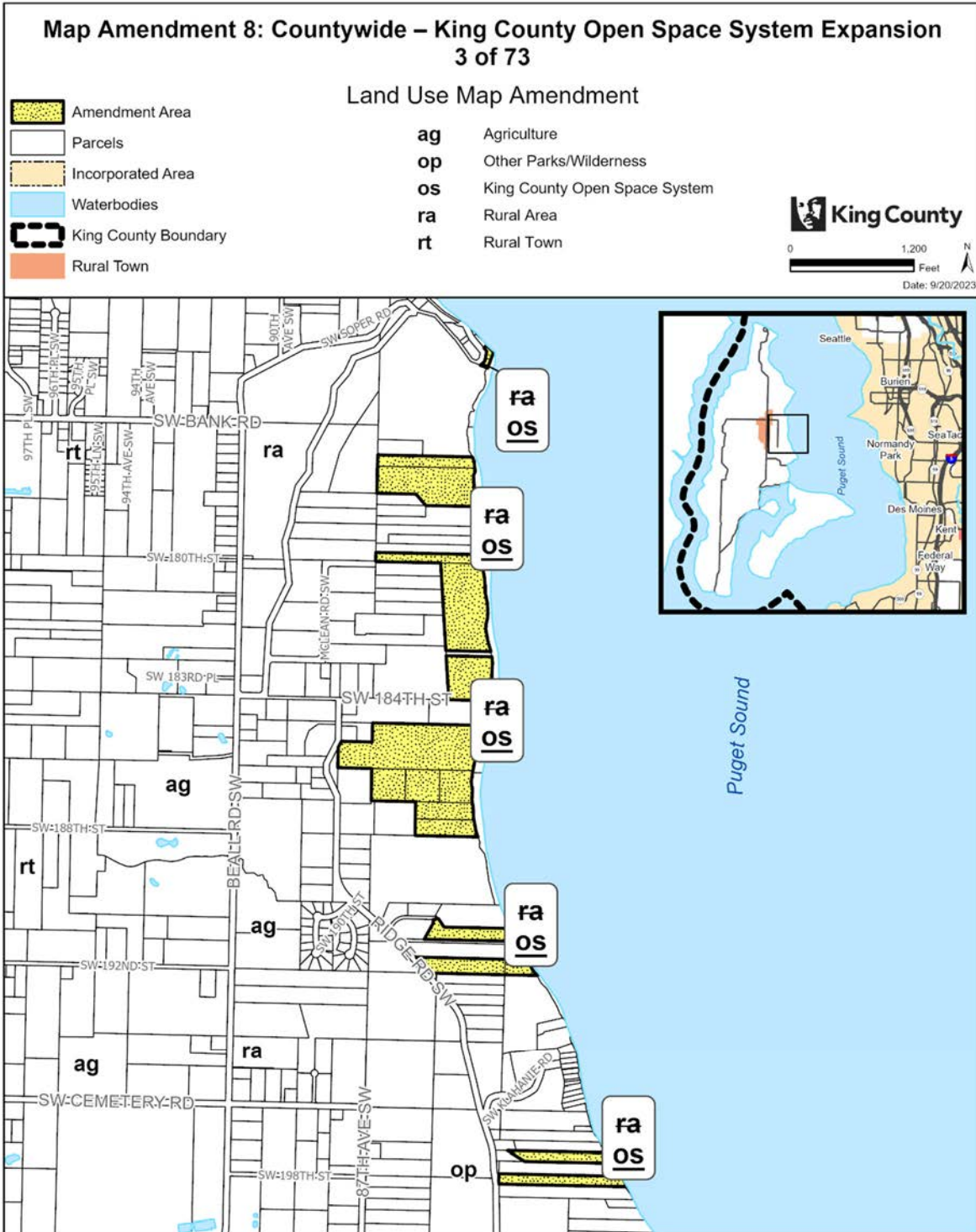
Effect:

- 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.



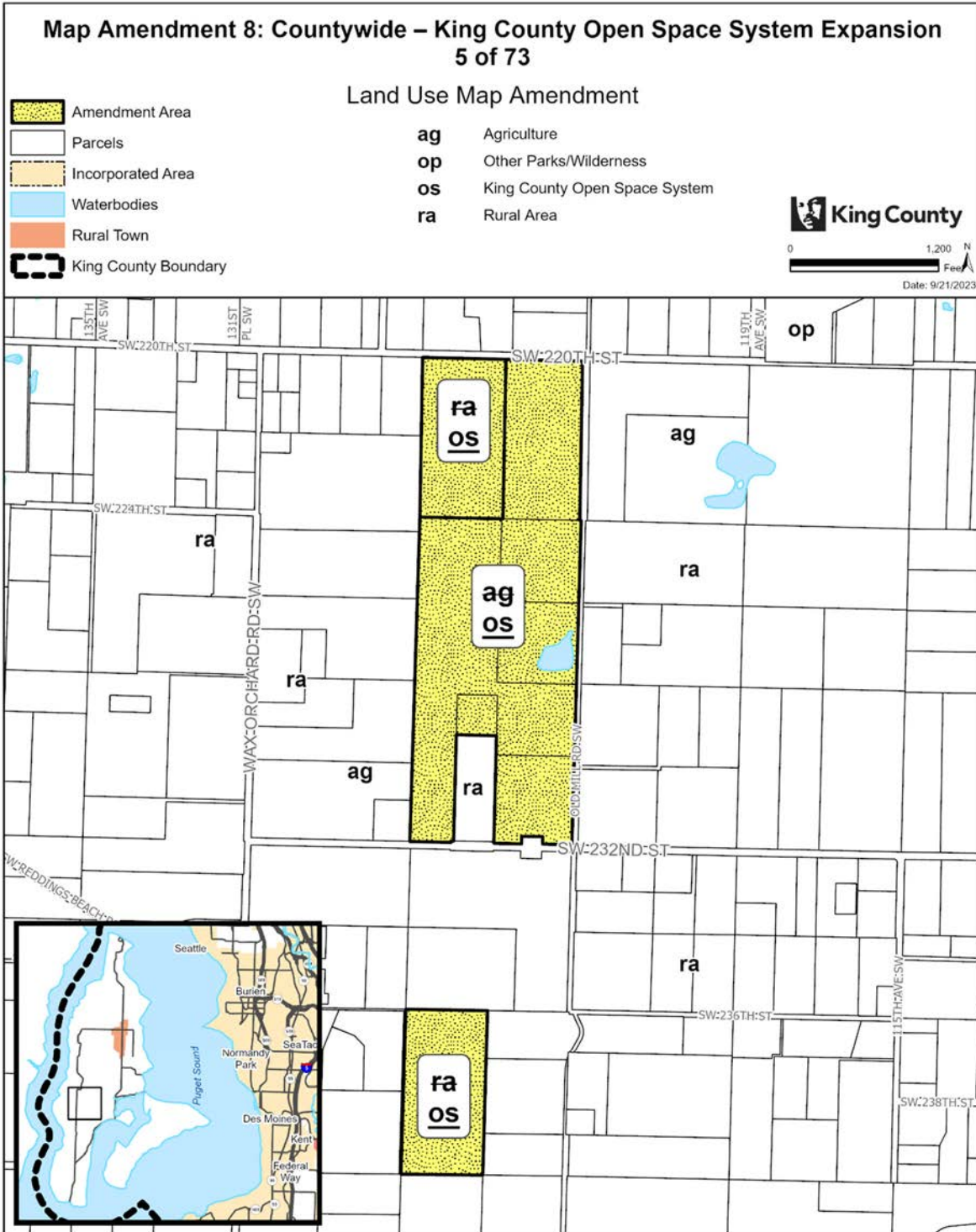
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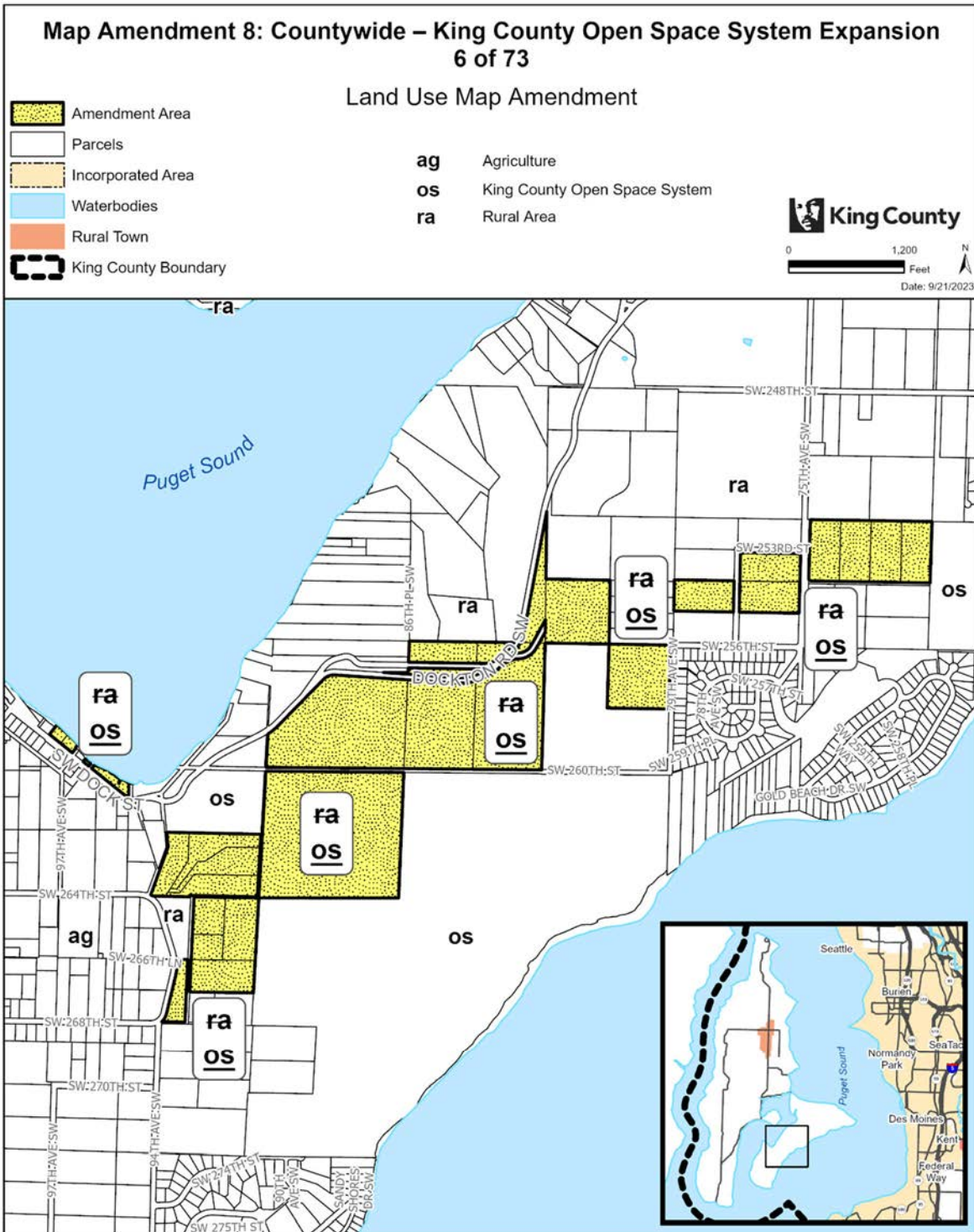
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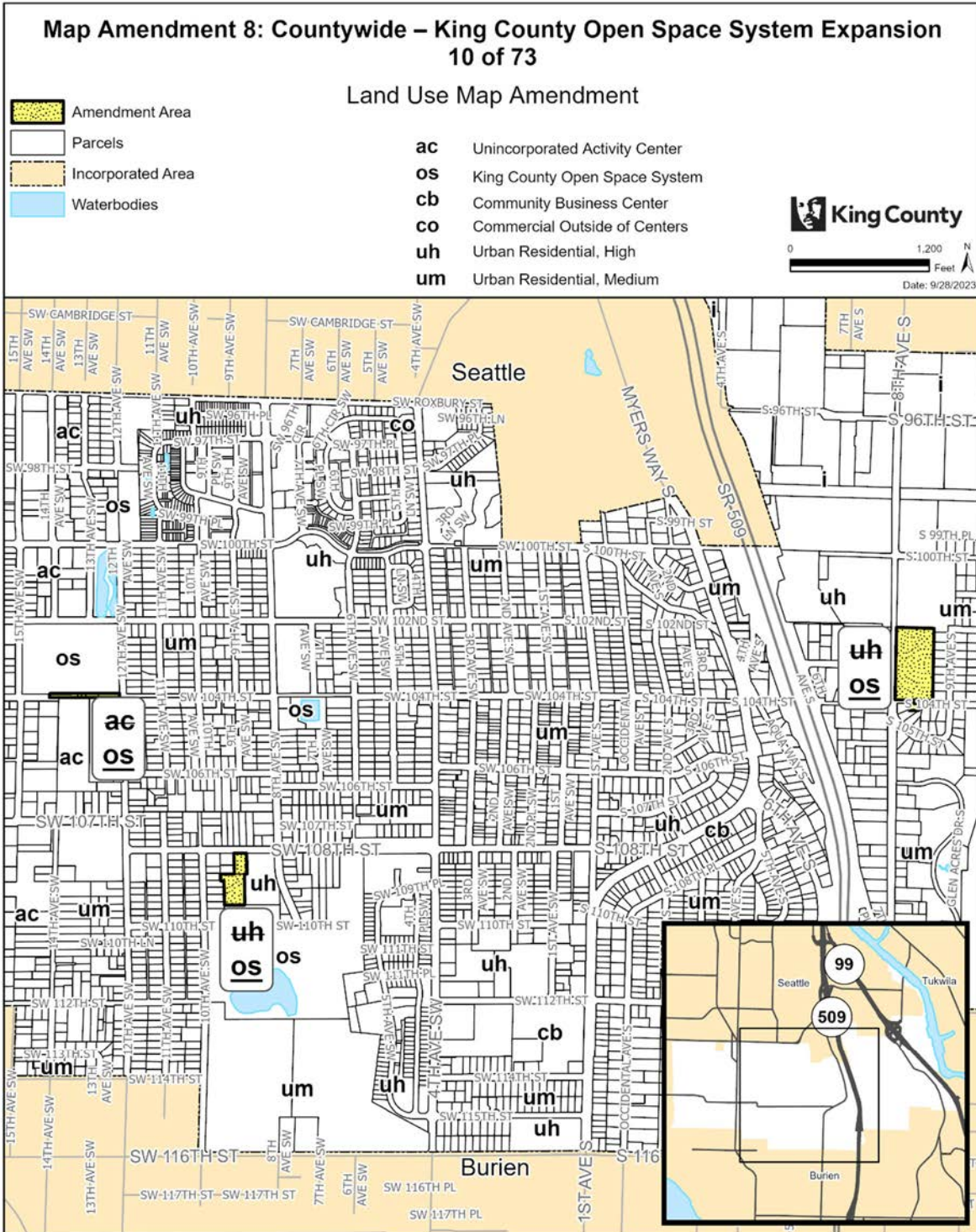
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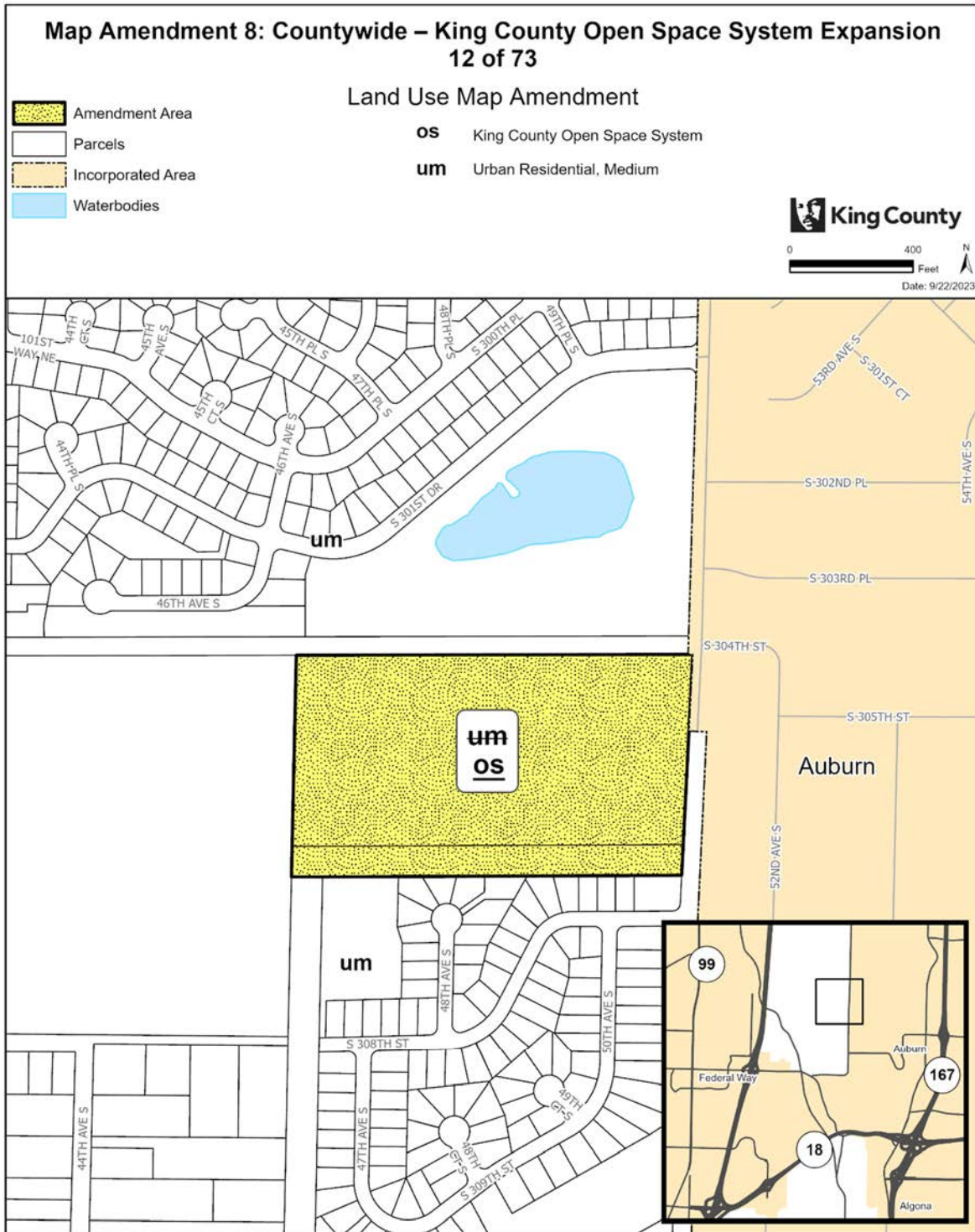
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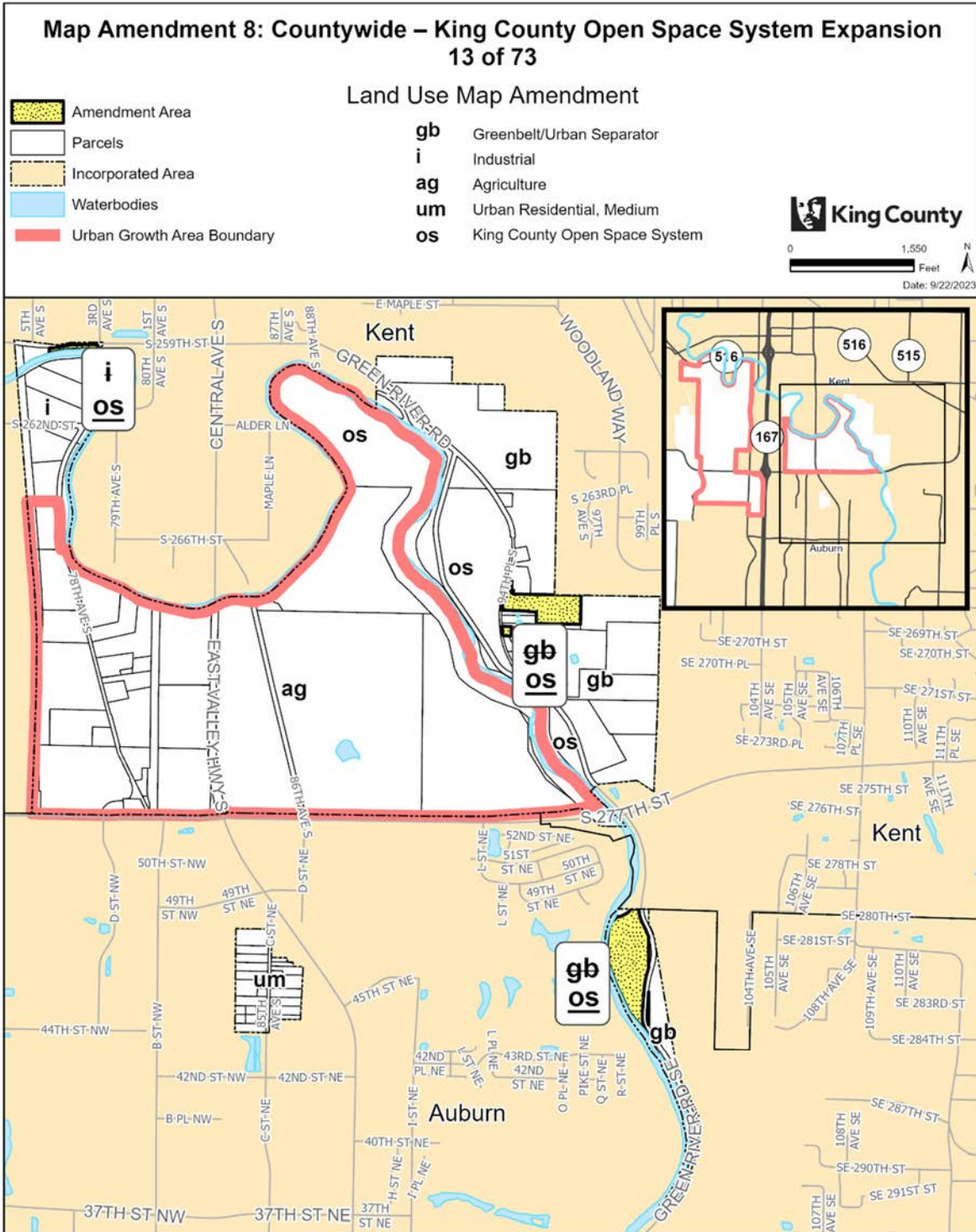
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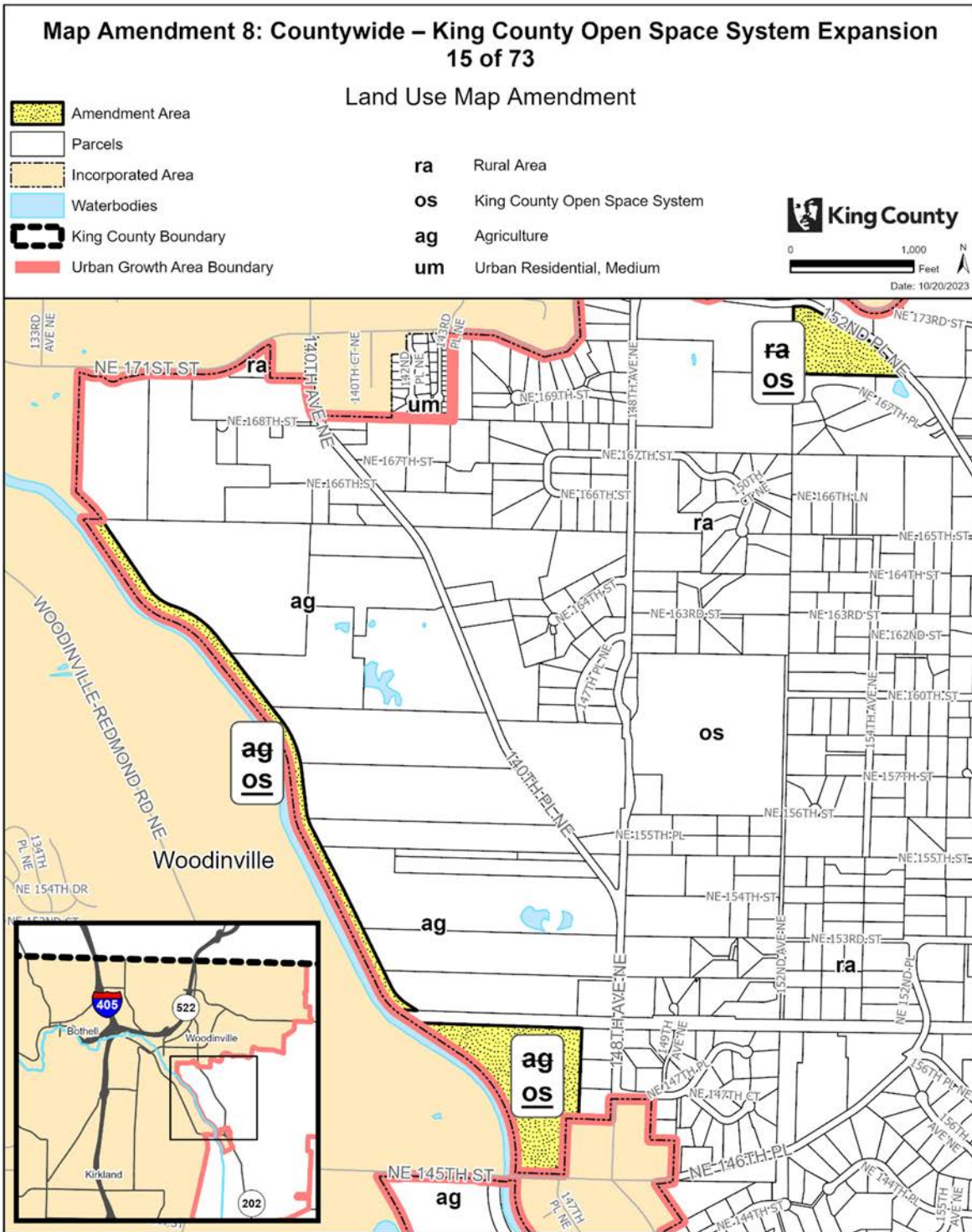


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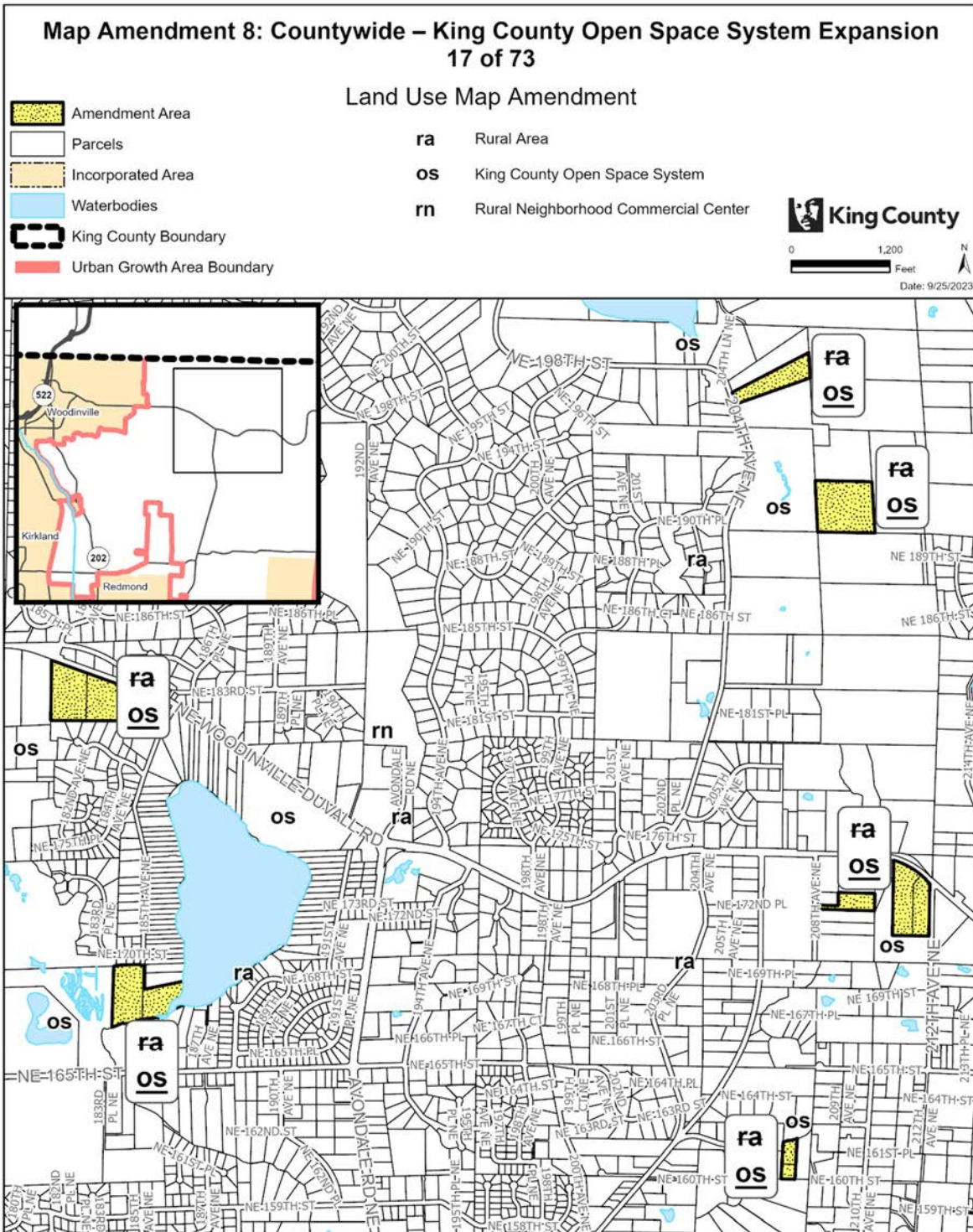


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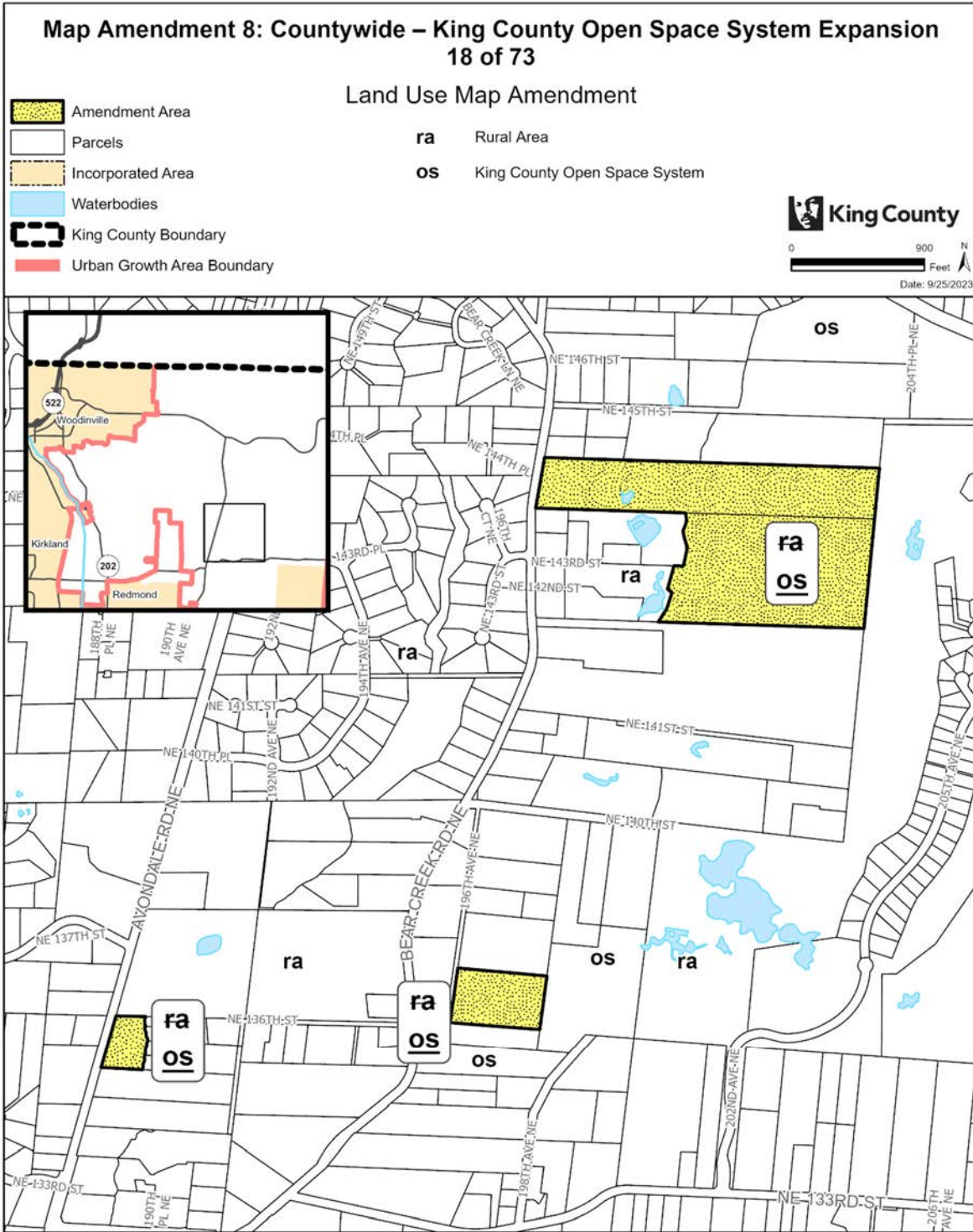
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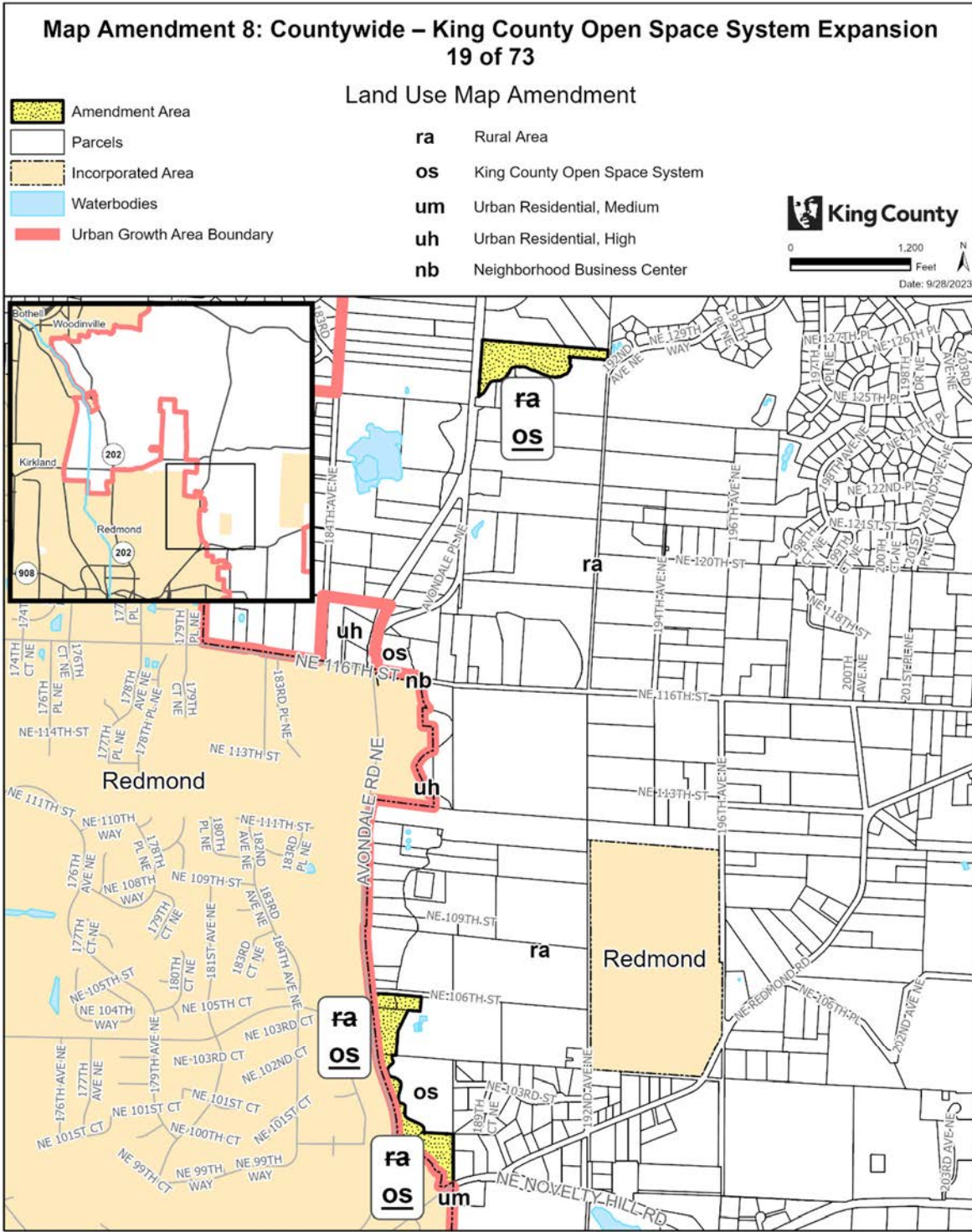
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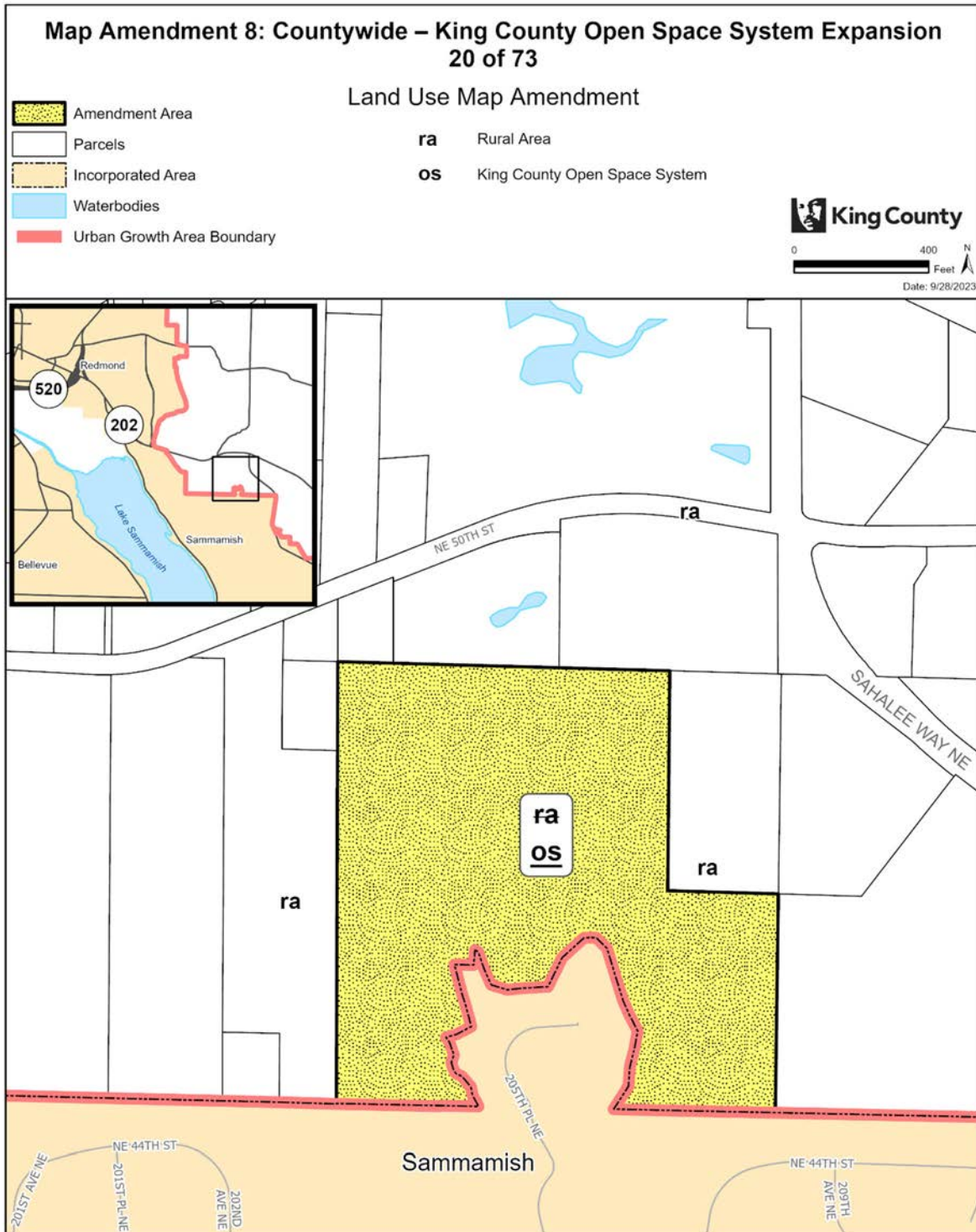
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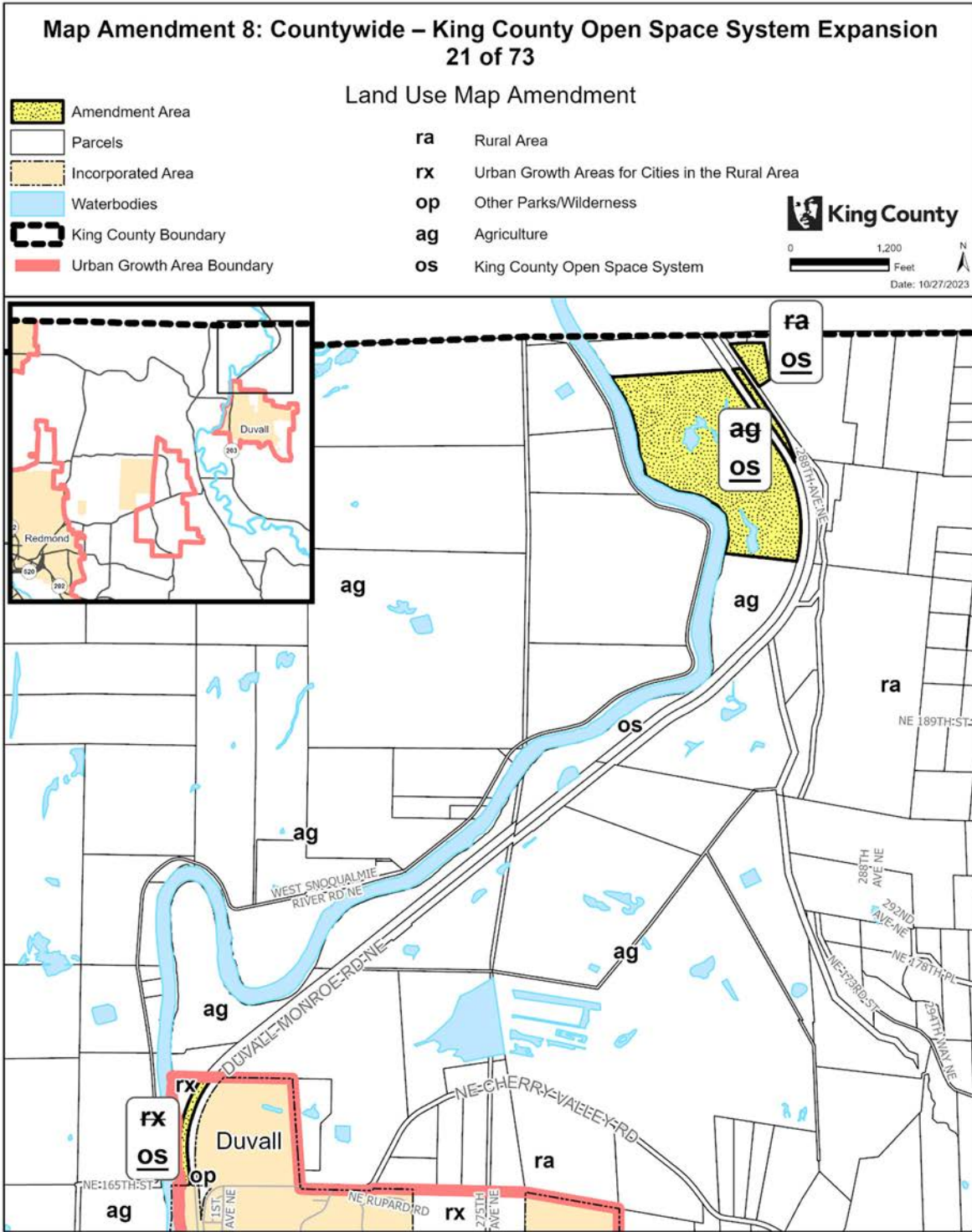
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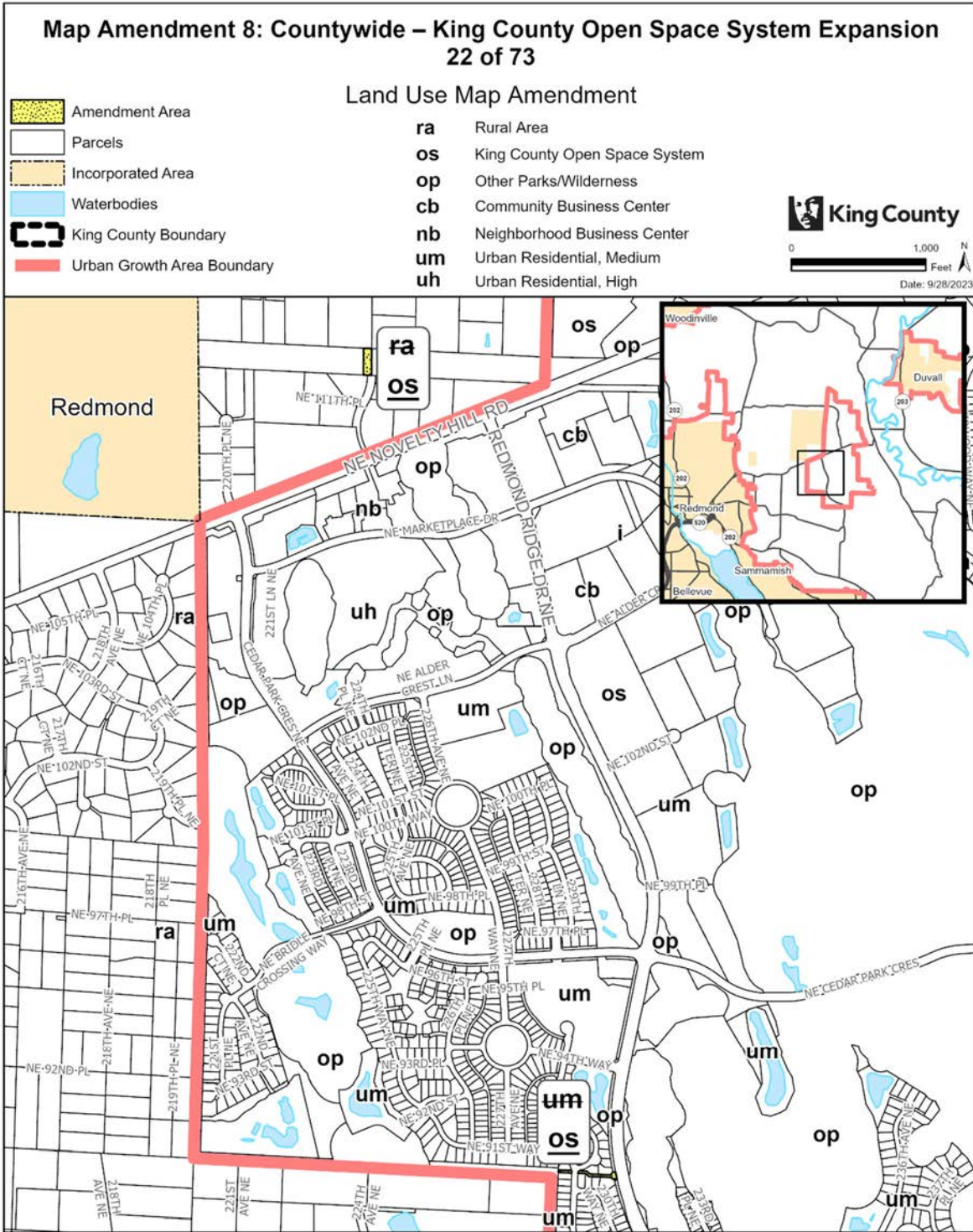
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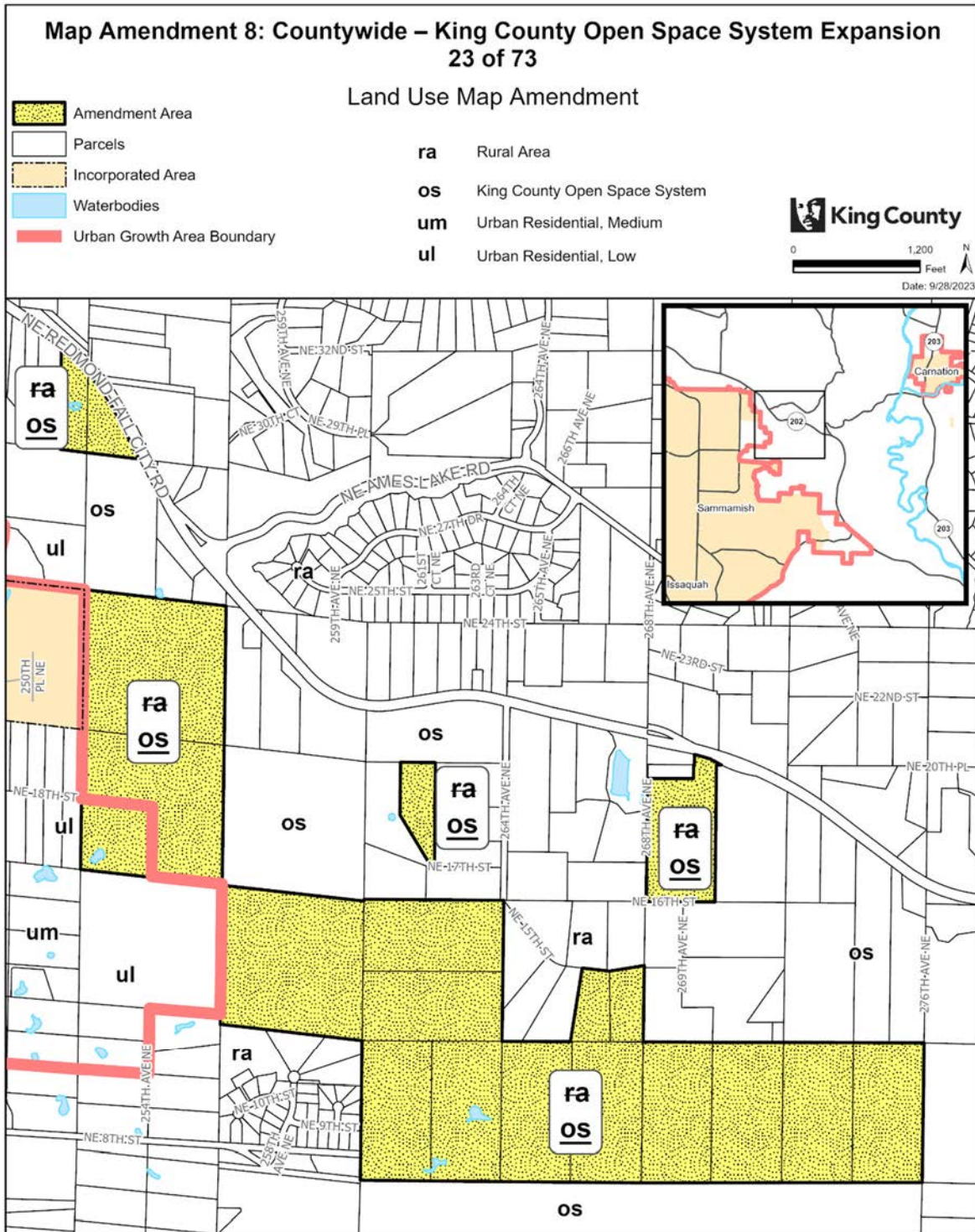
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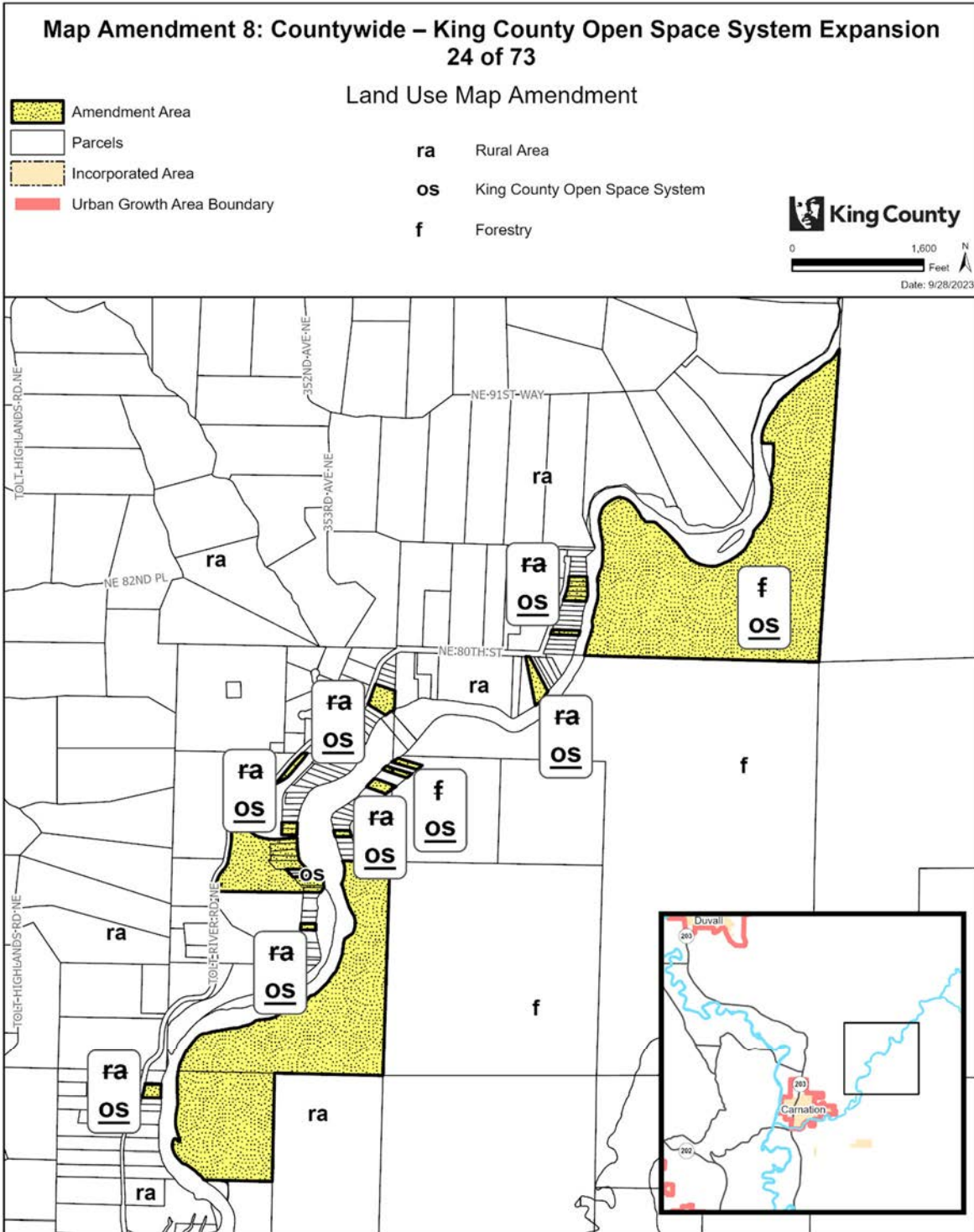
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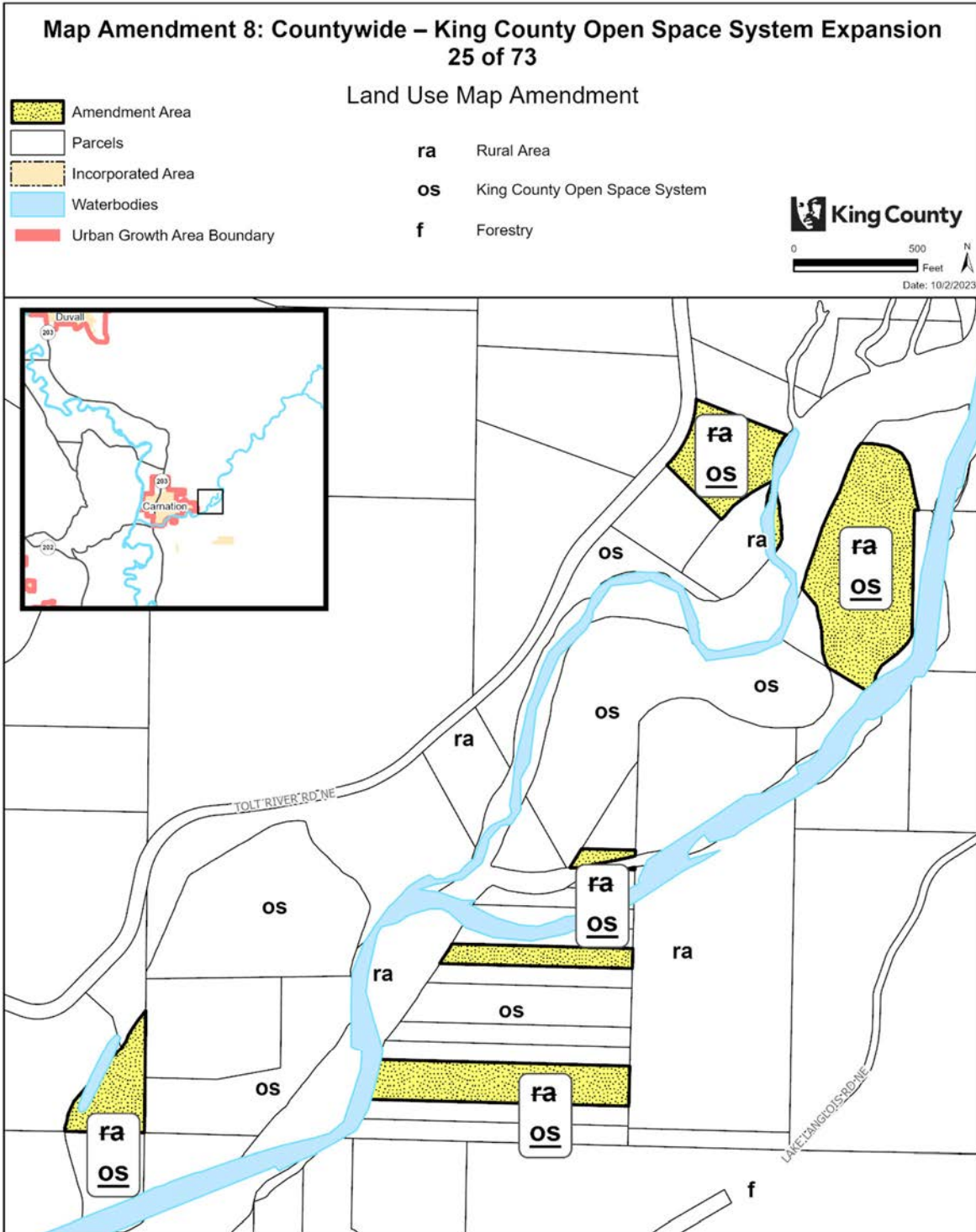
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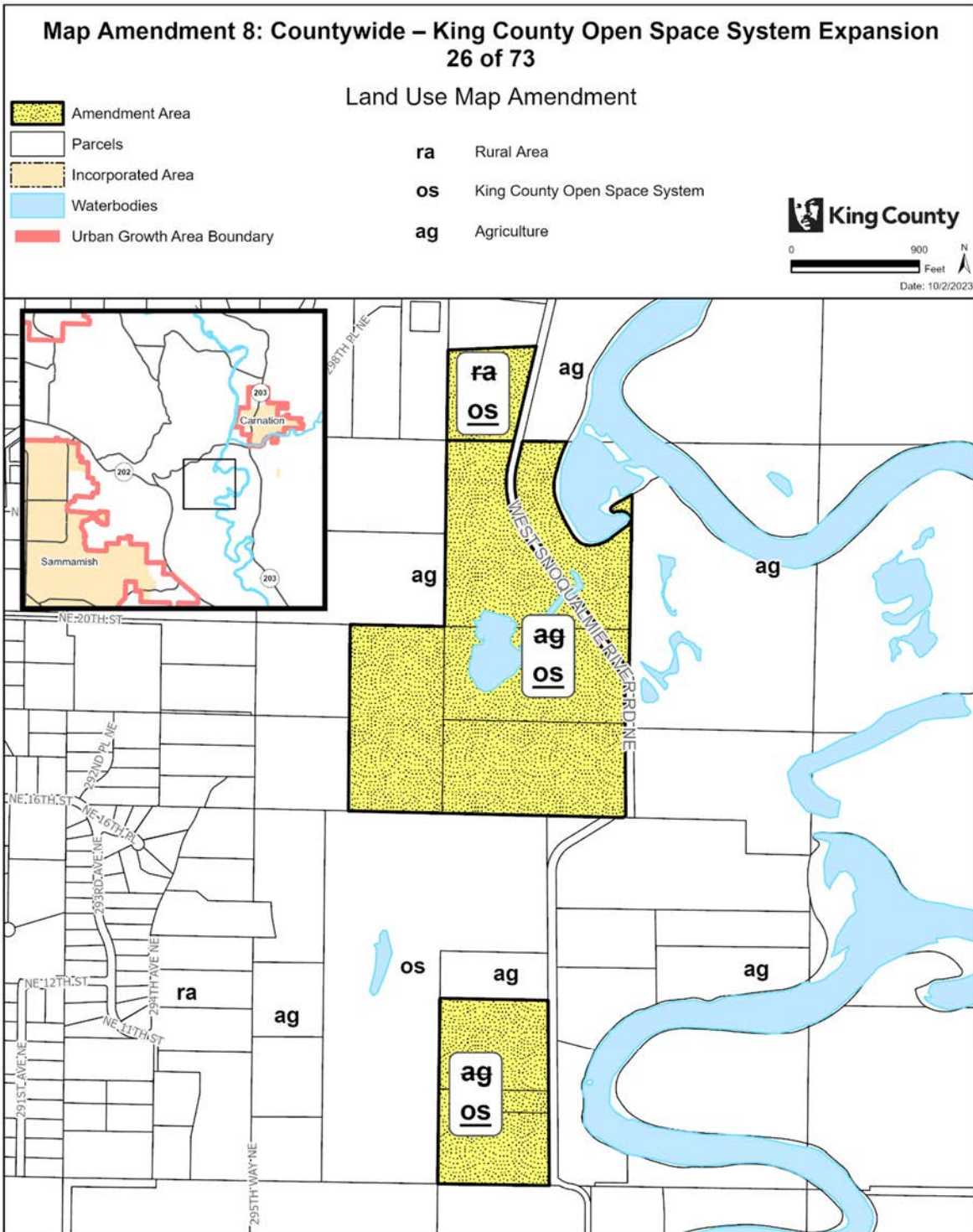
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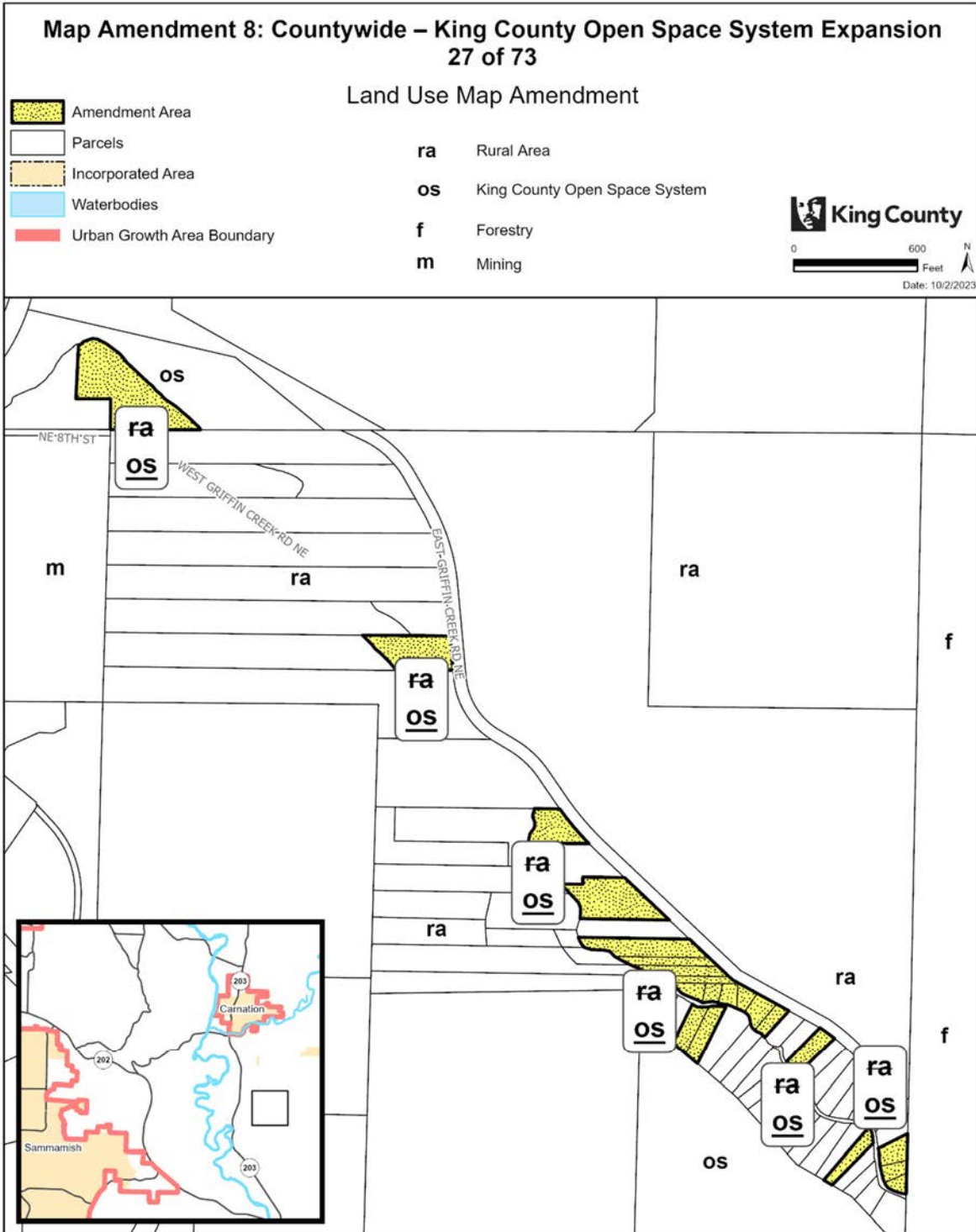
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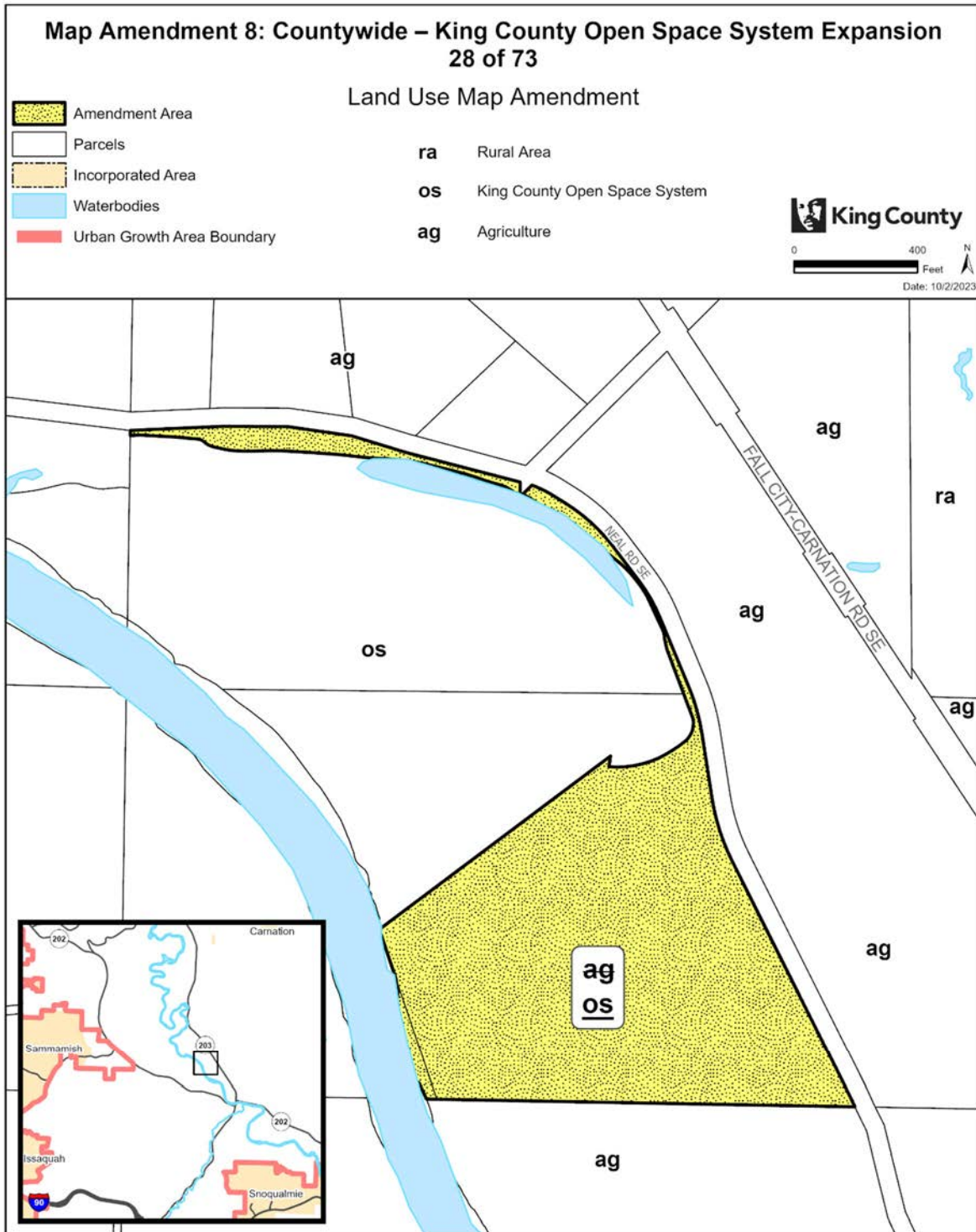
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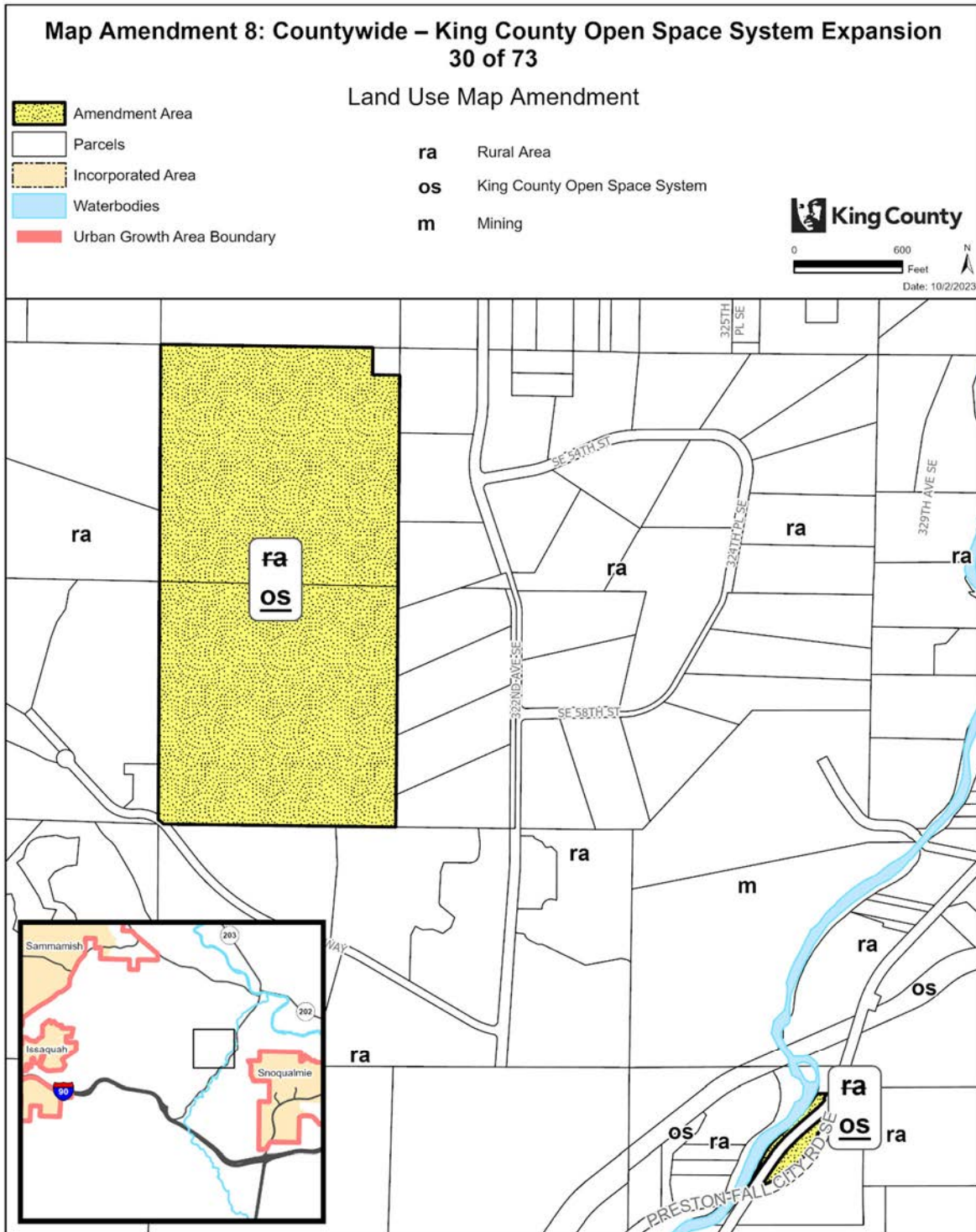
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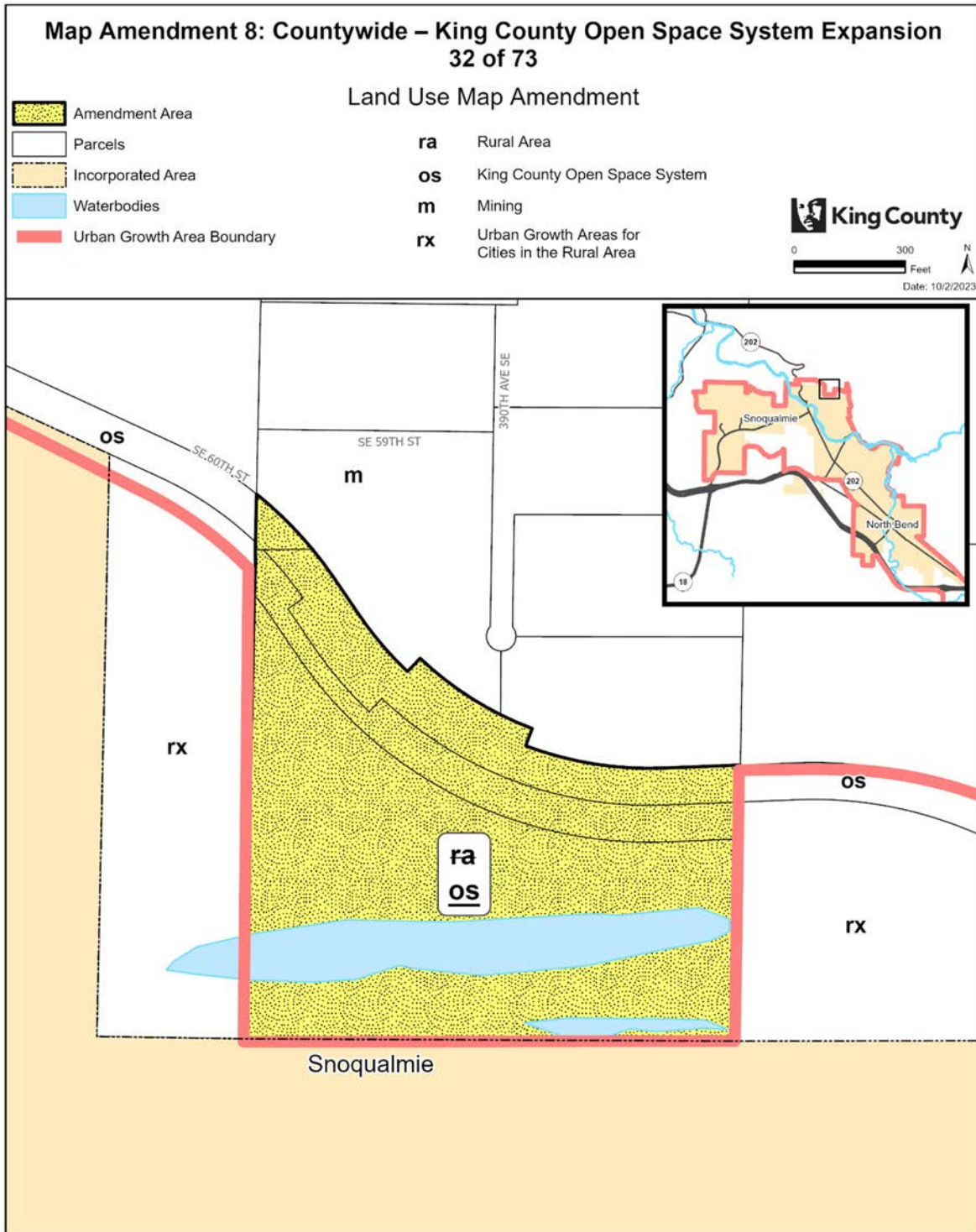
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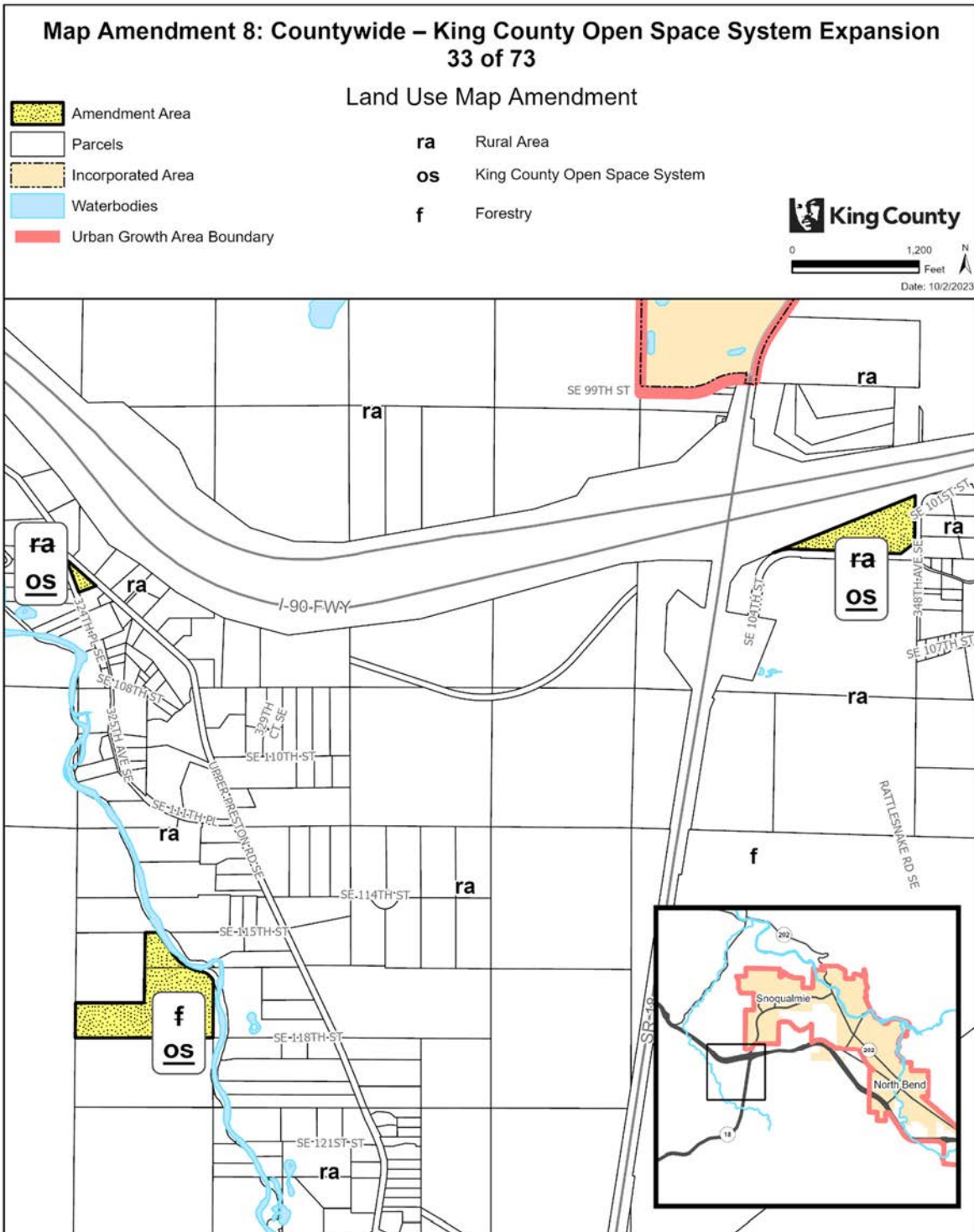
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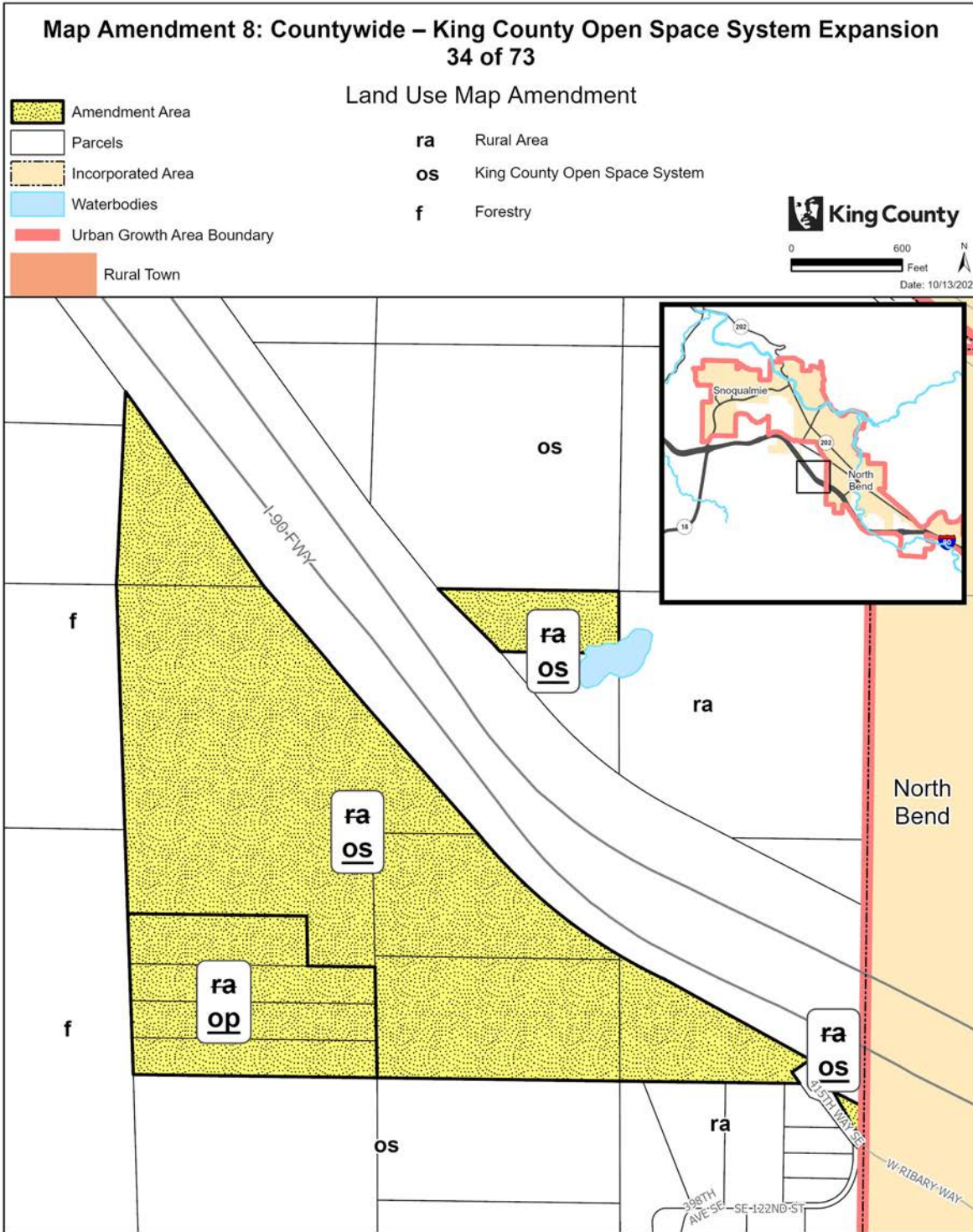
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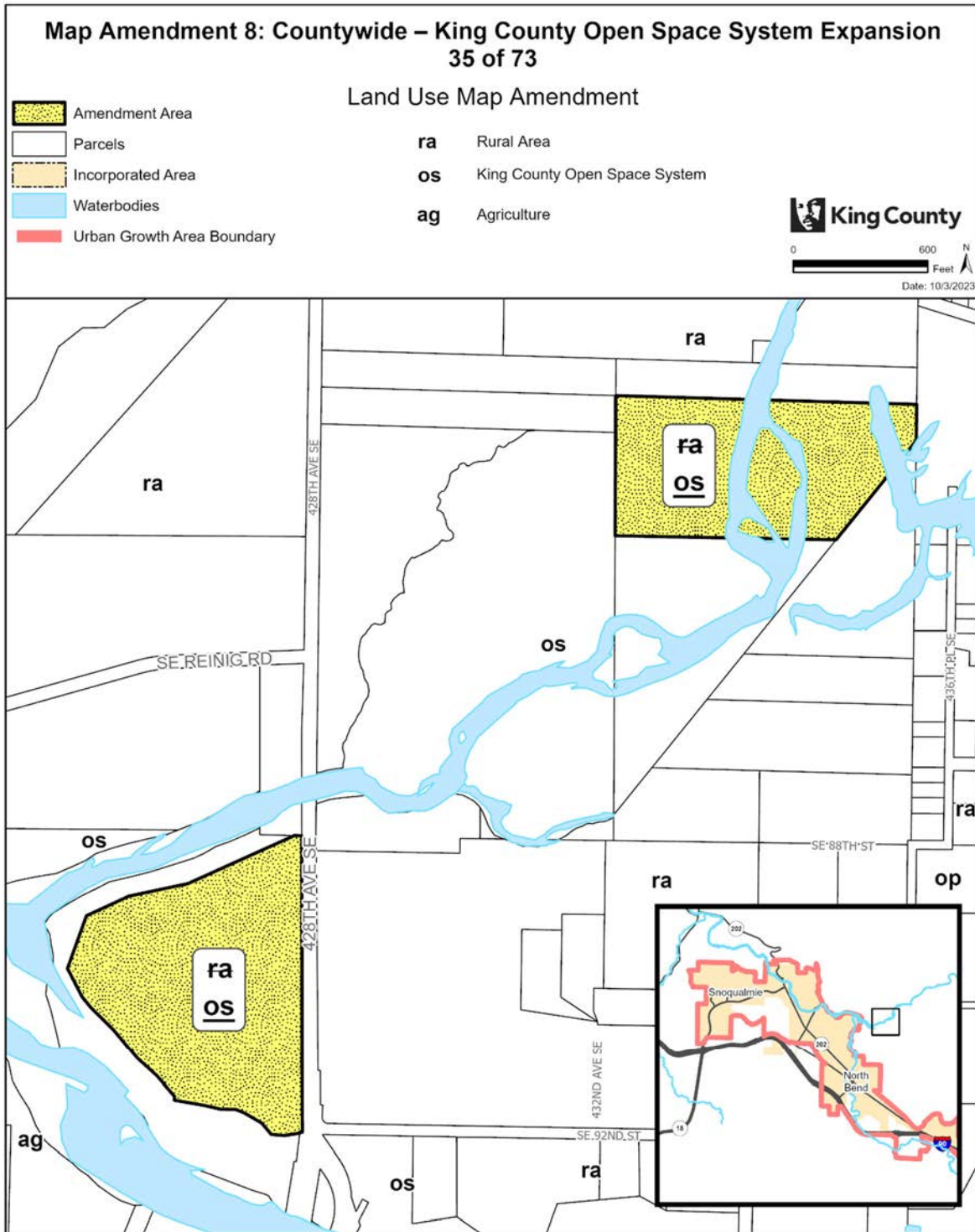
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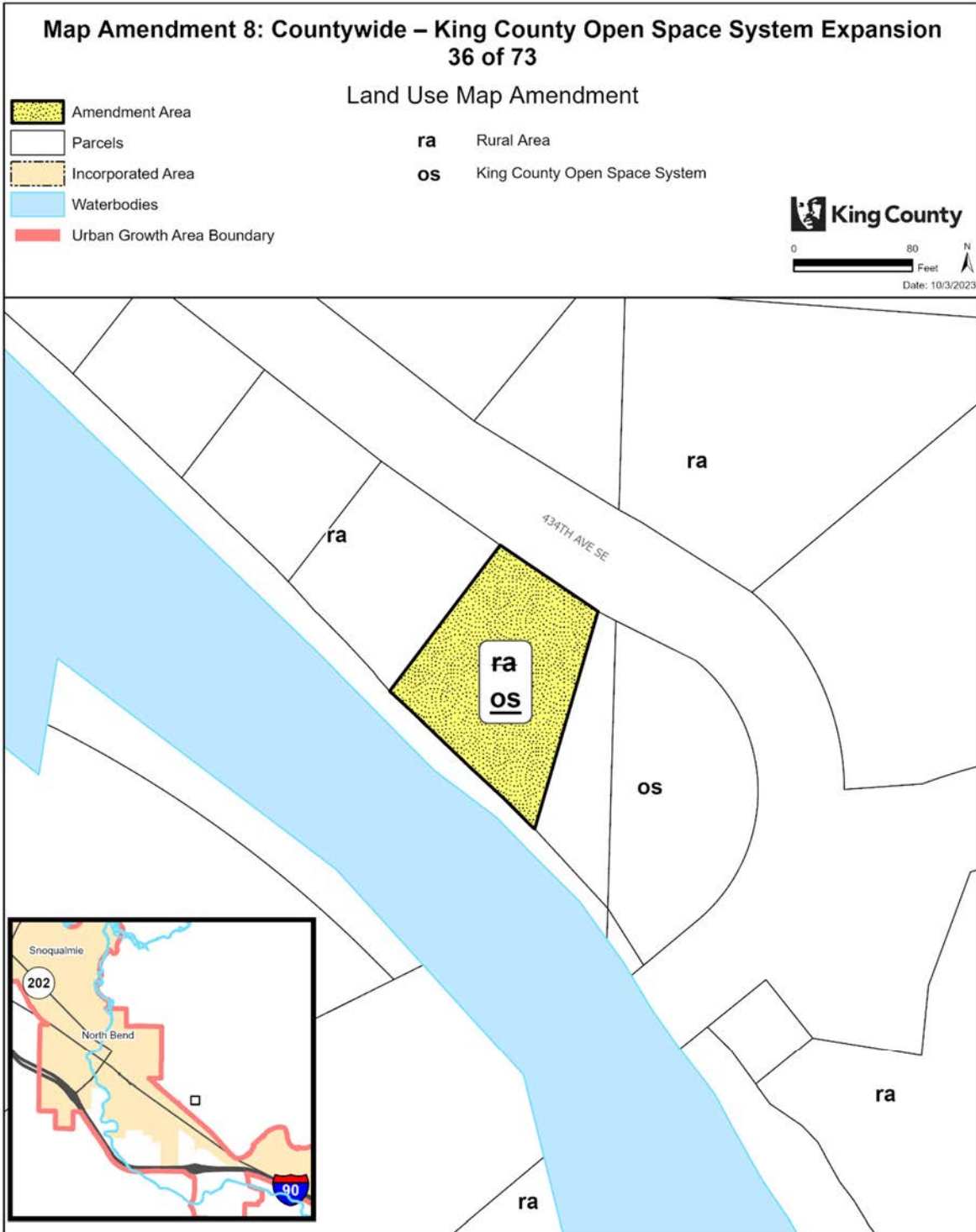
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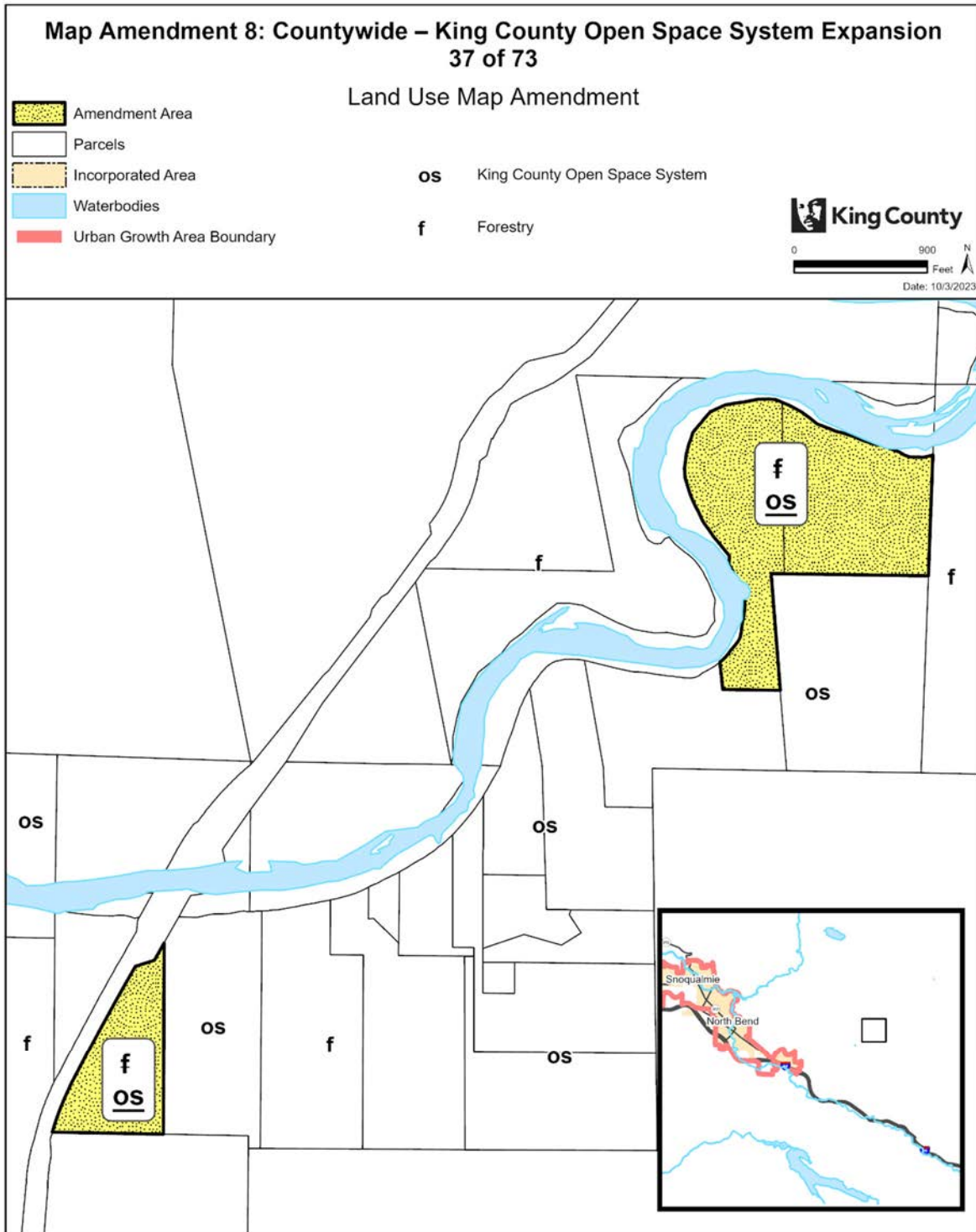
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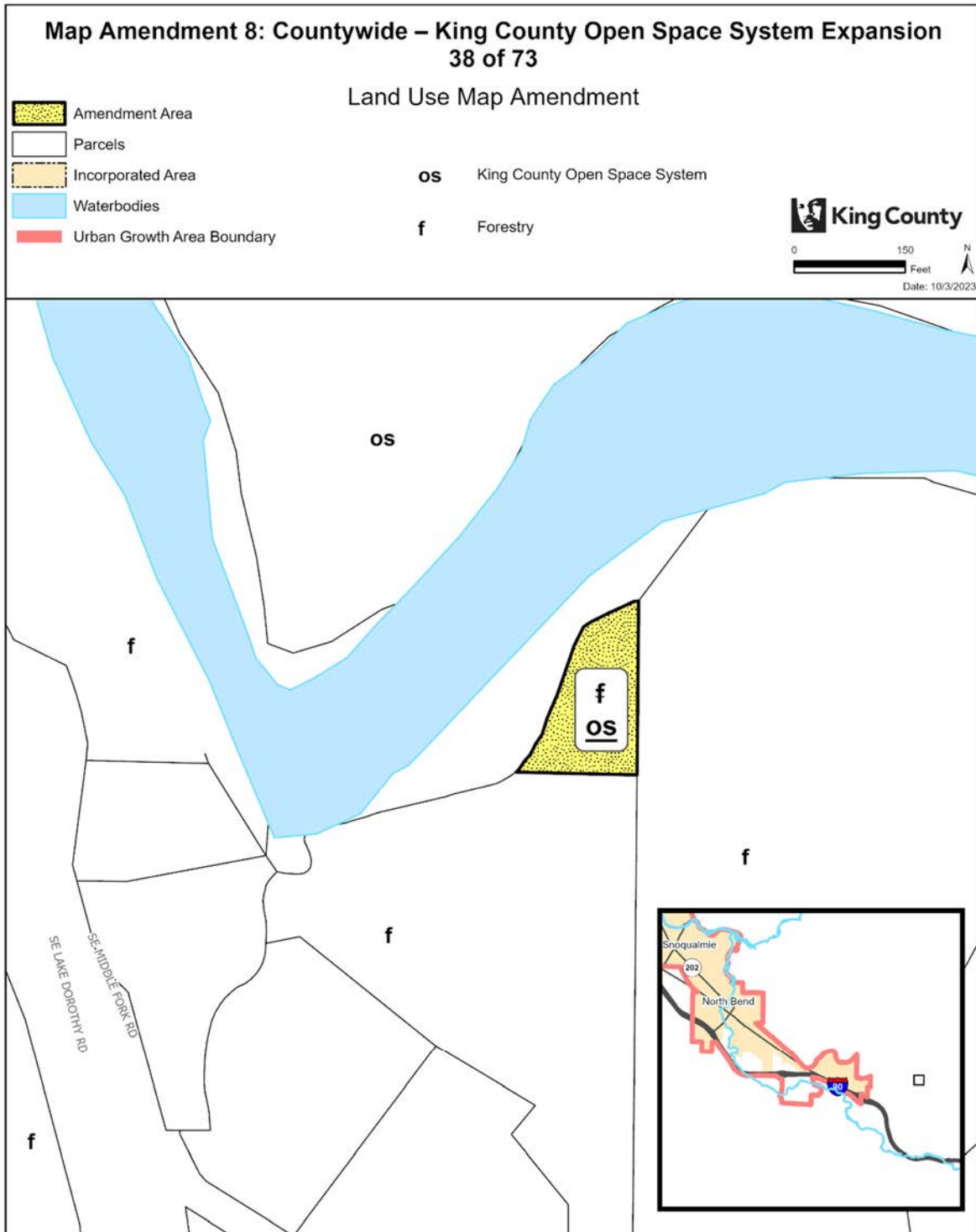
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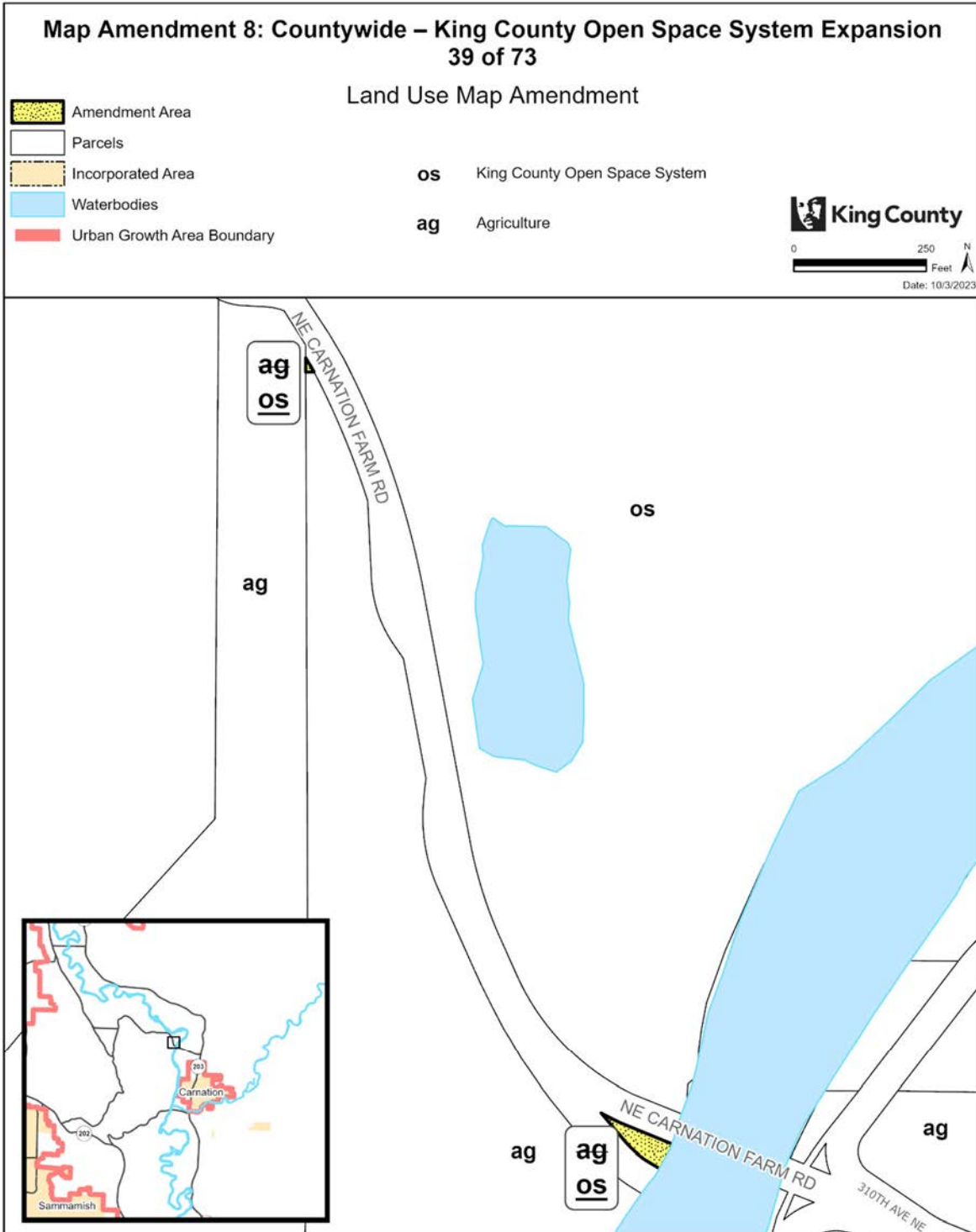
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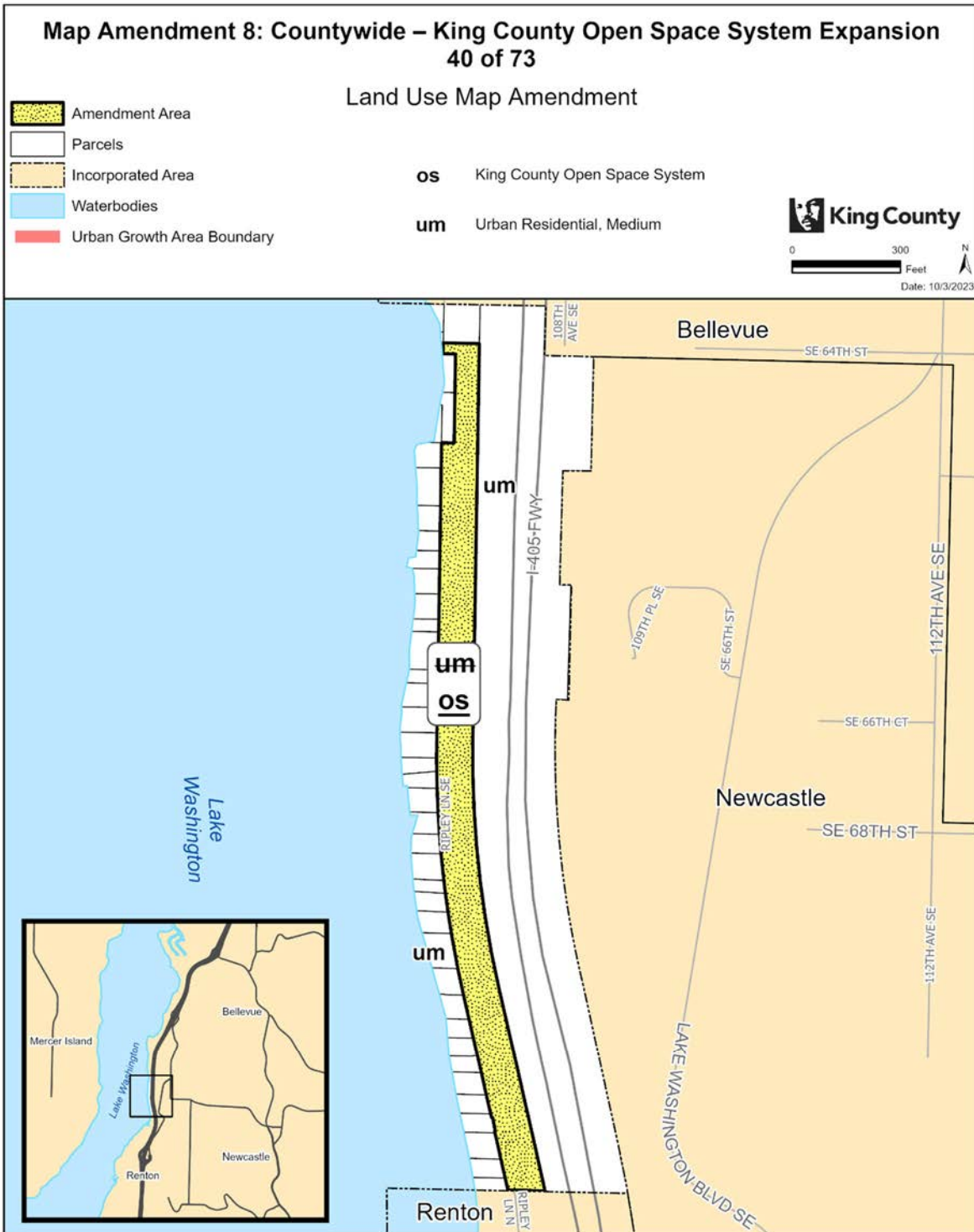
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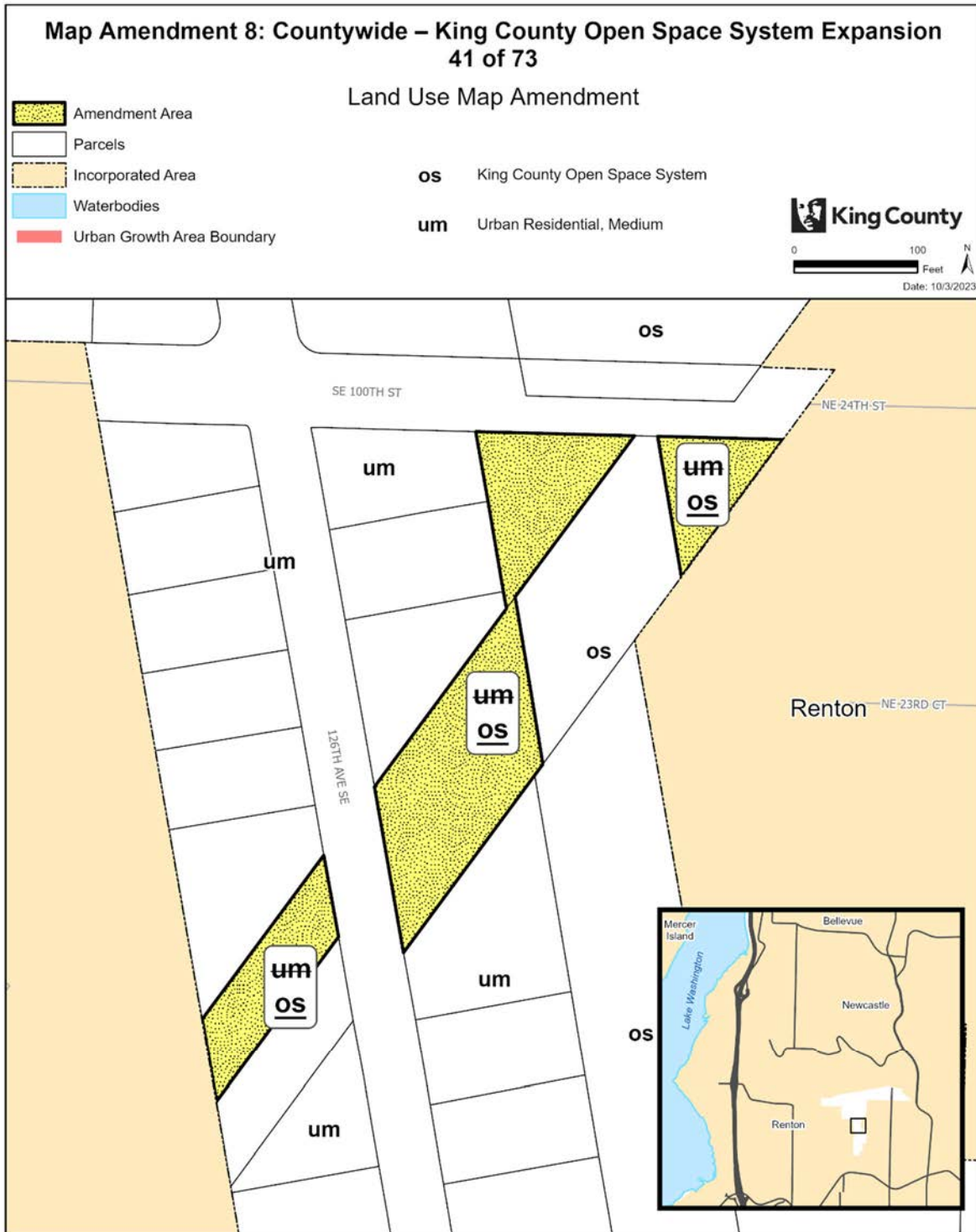
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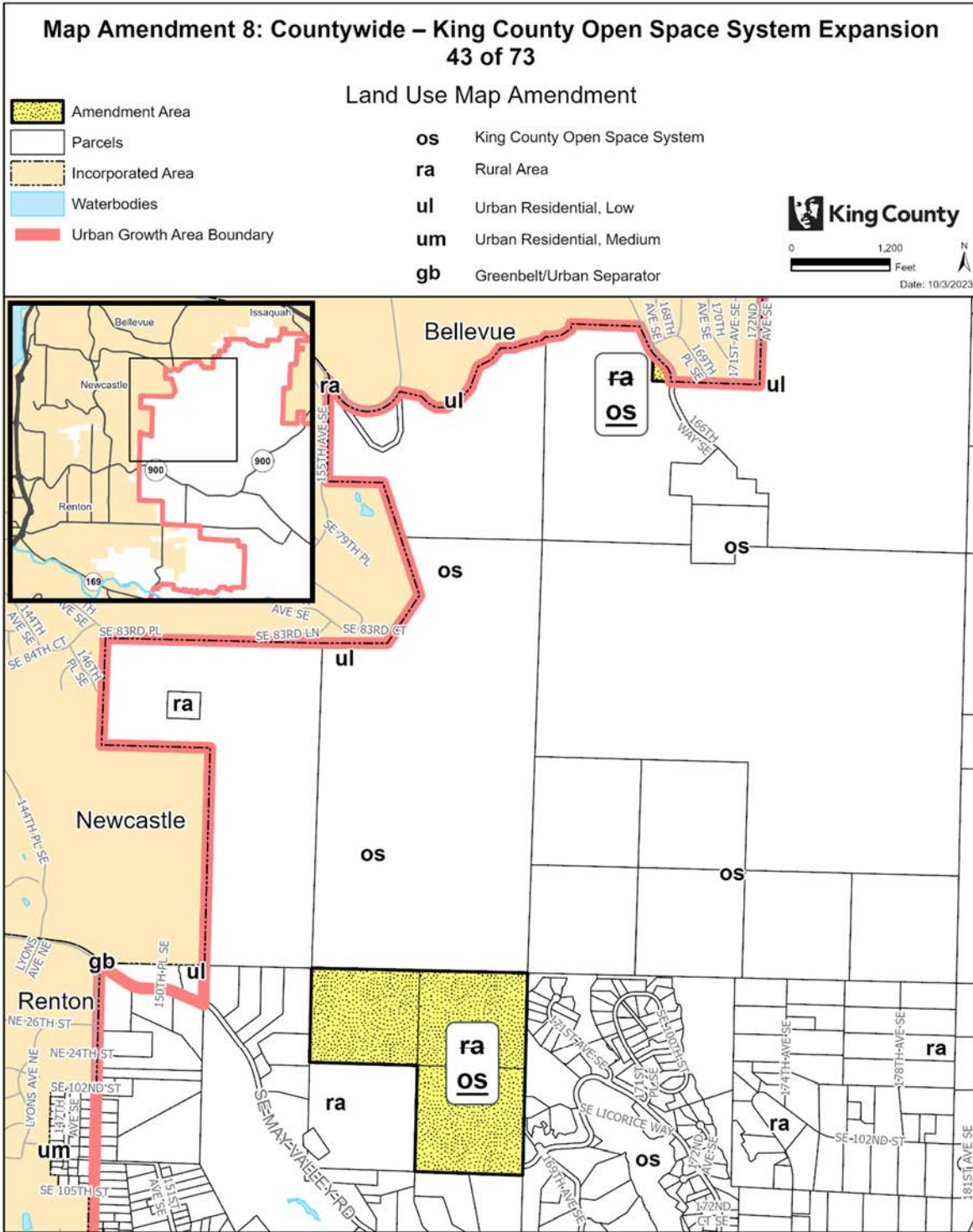
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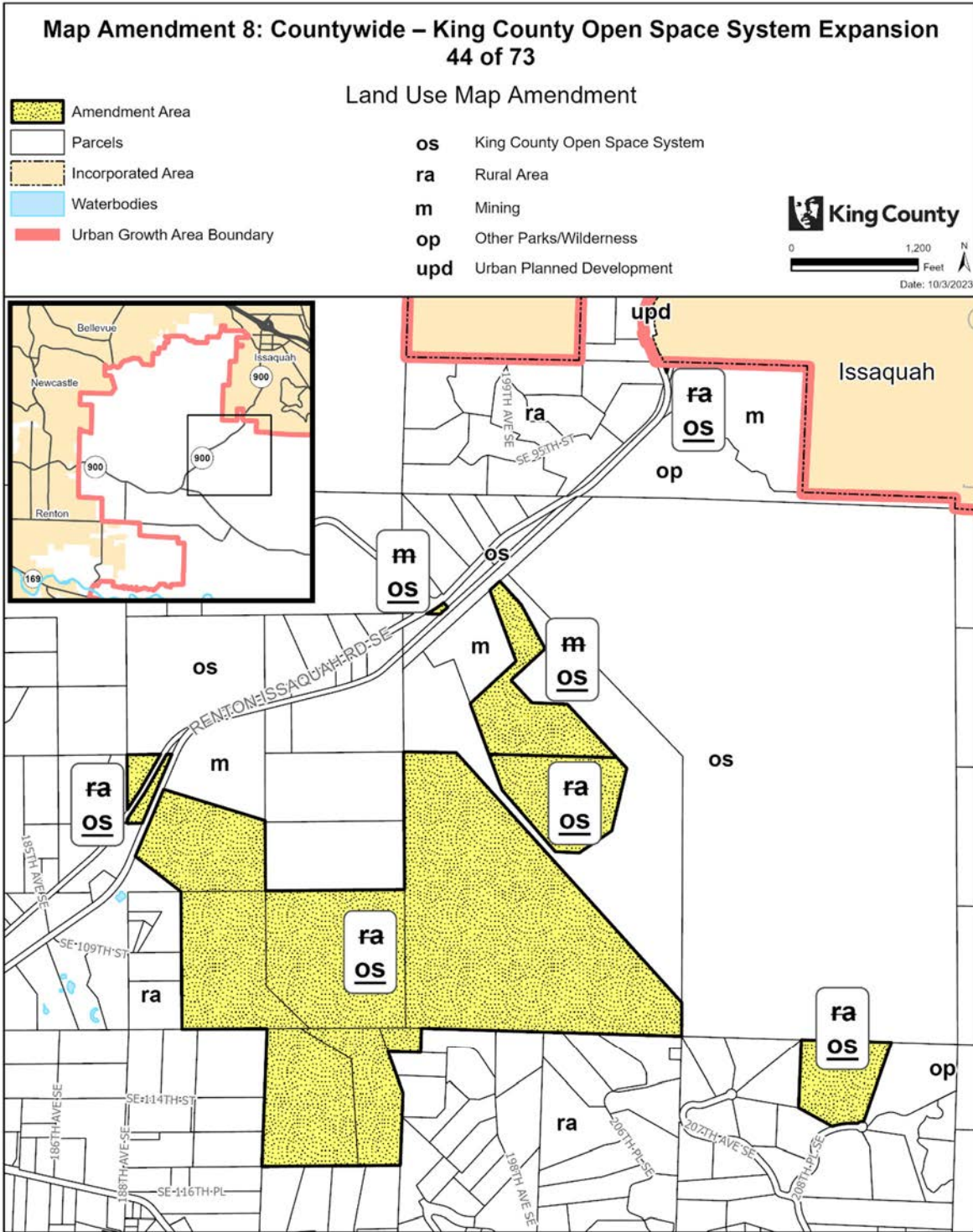
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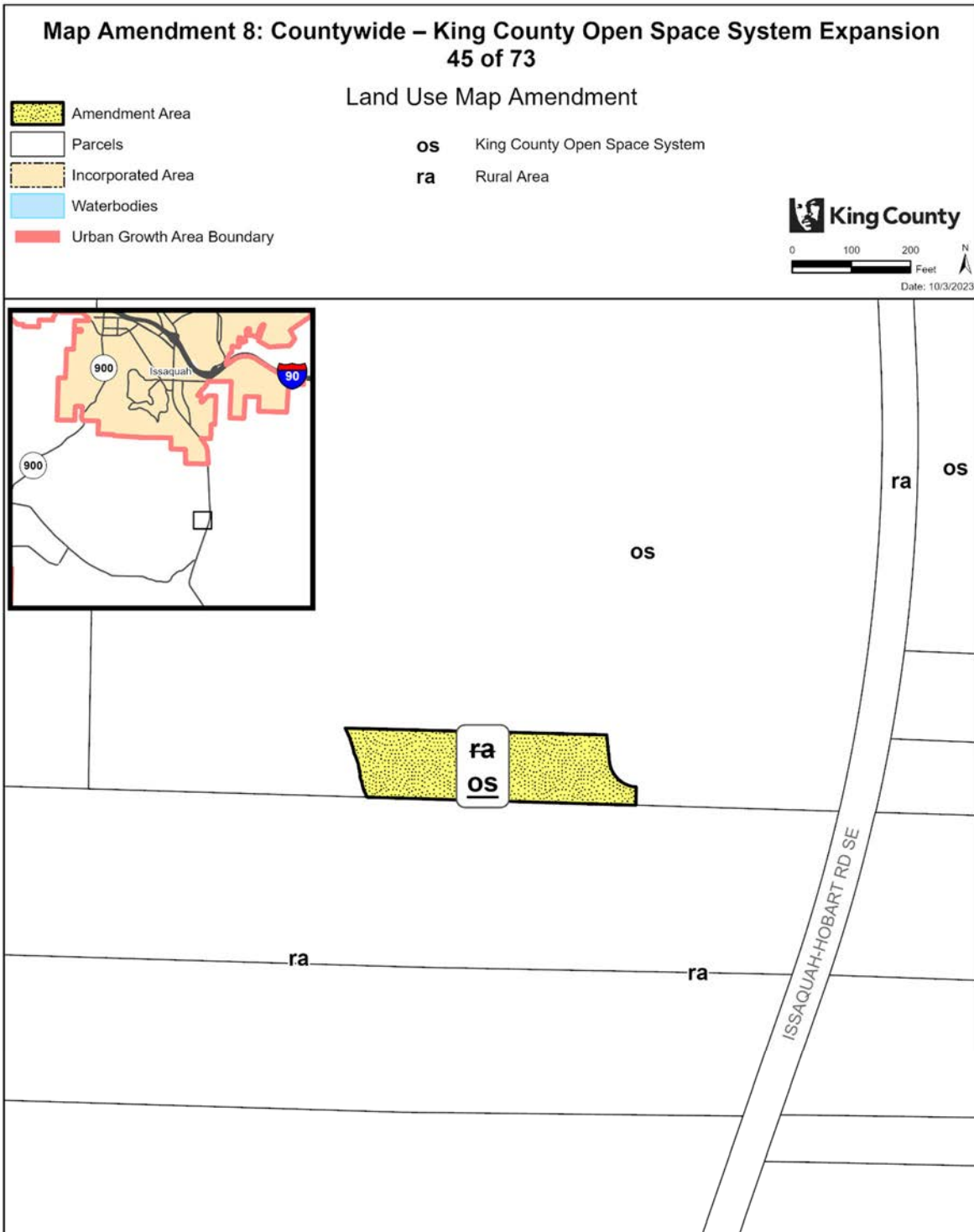
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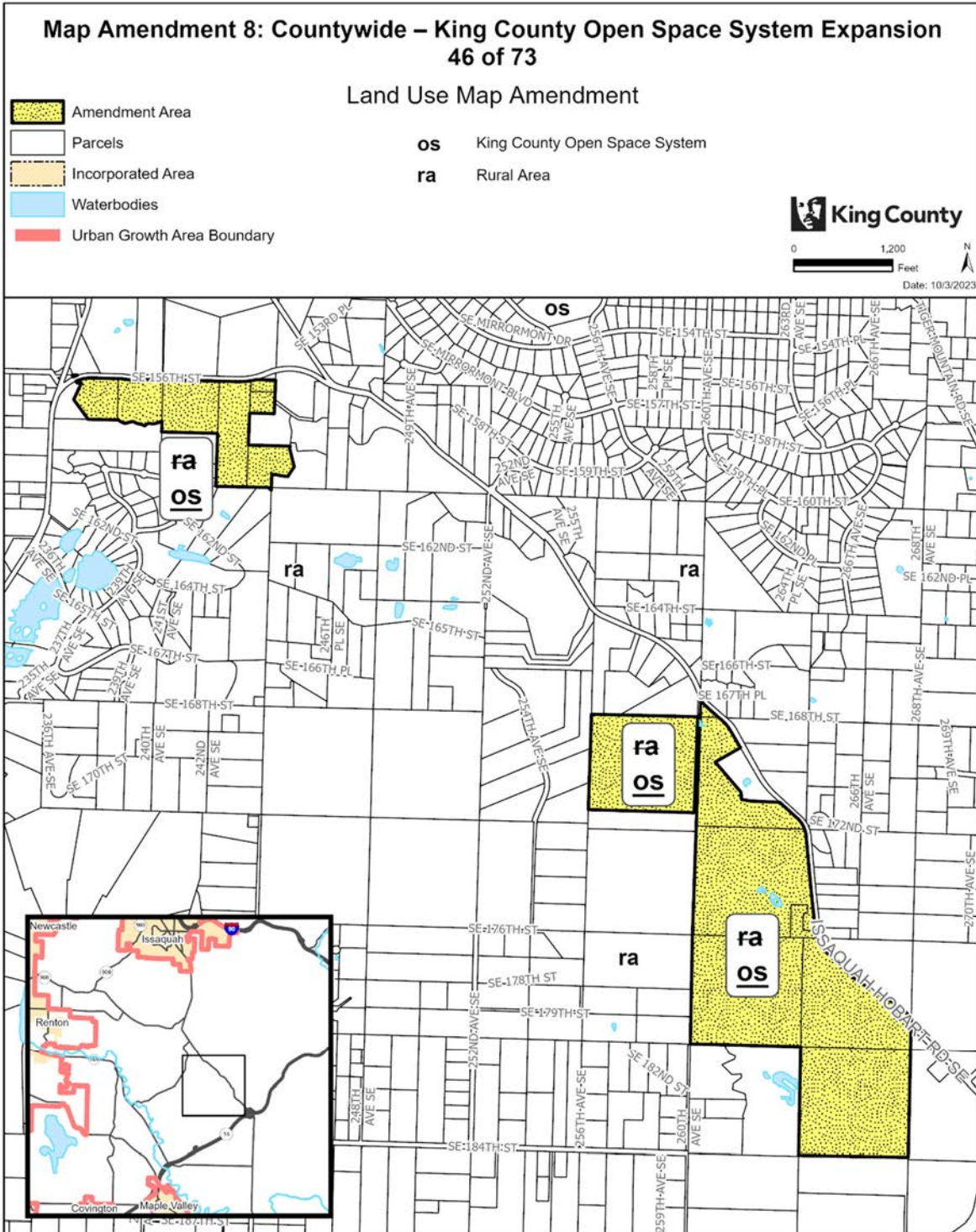
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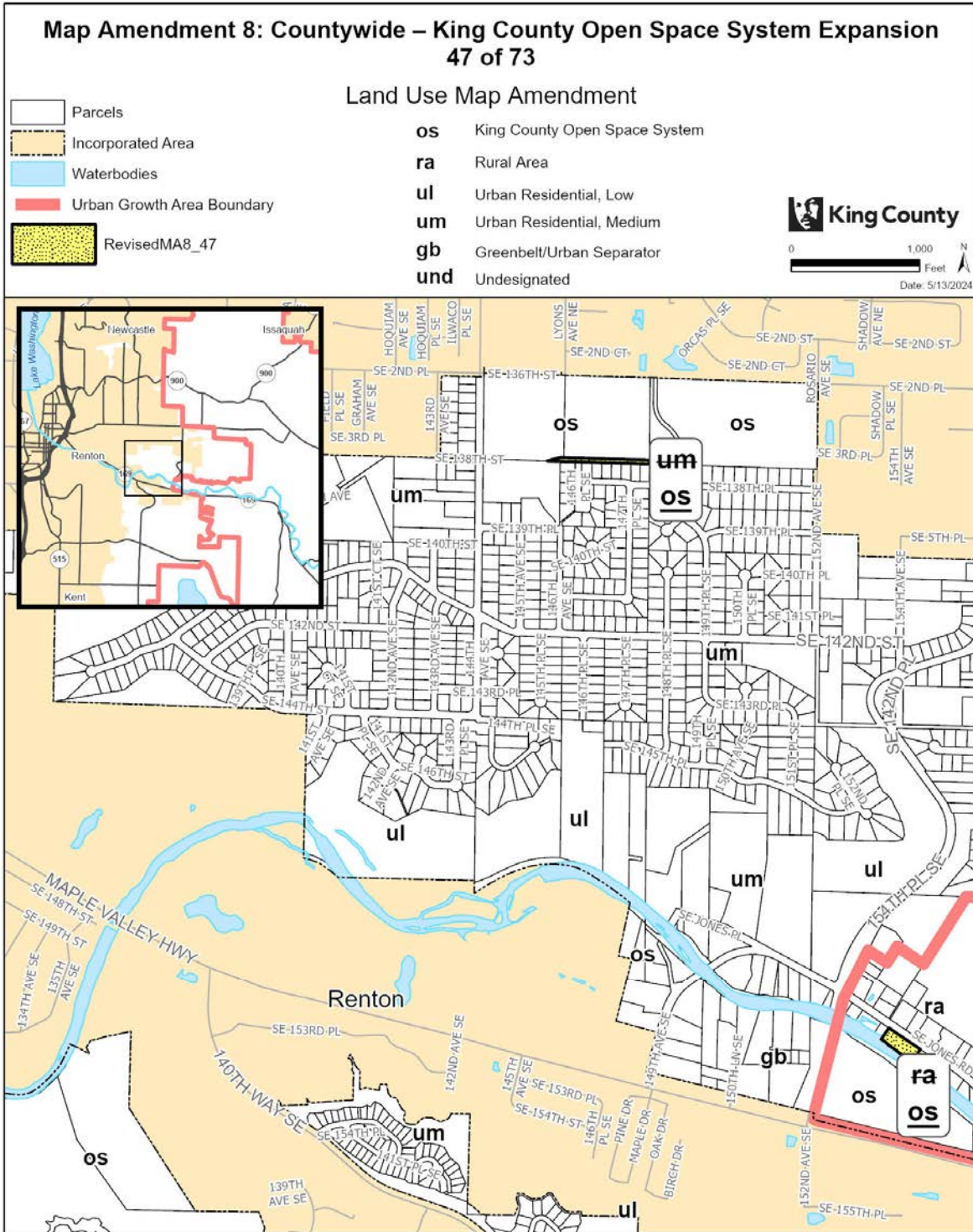
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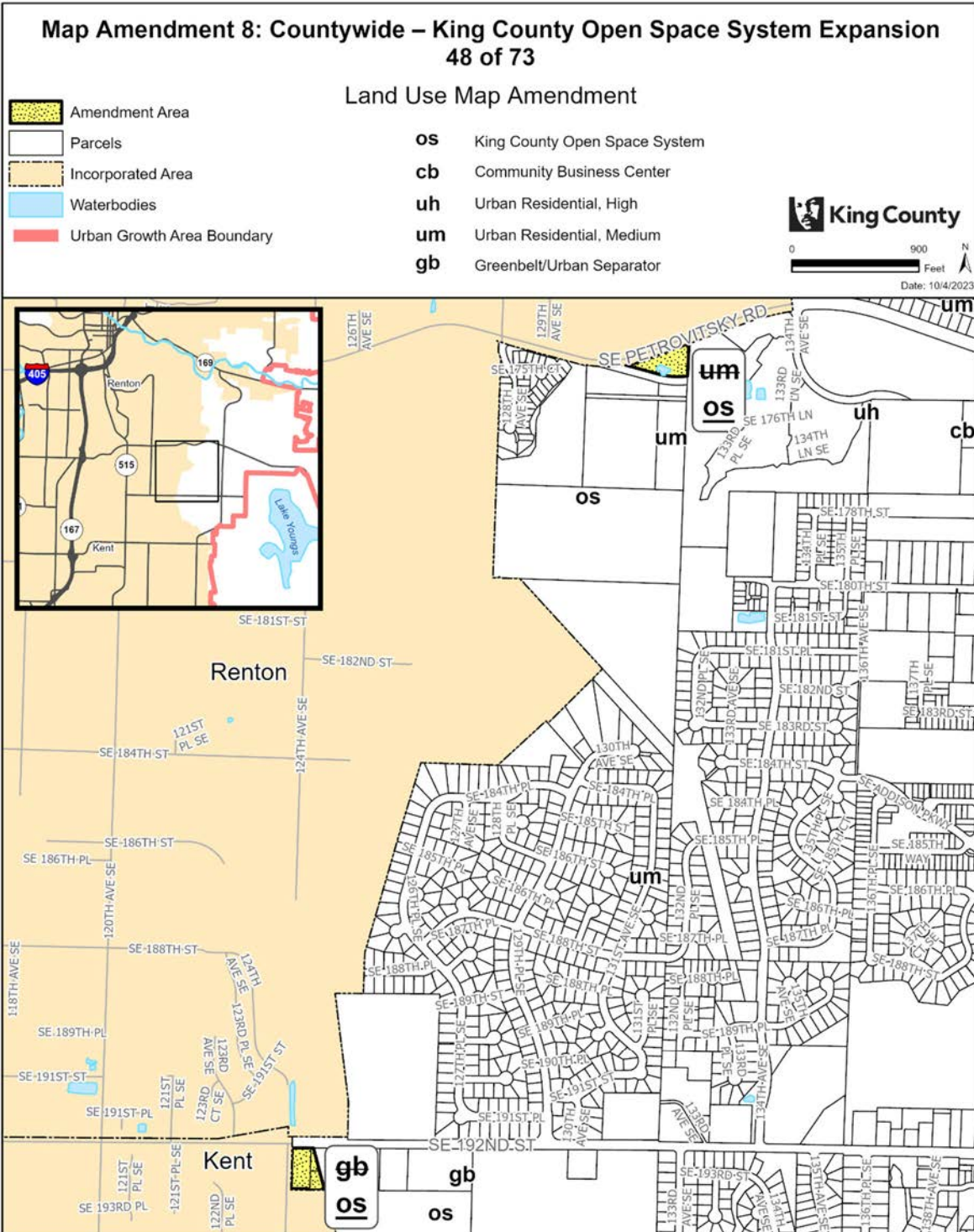


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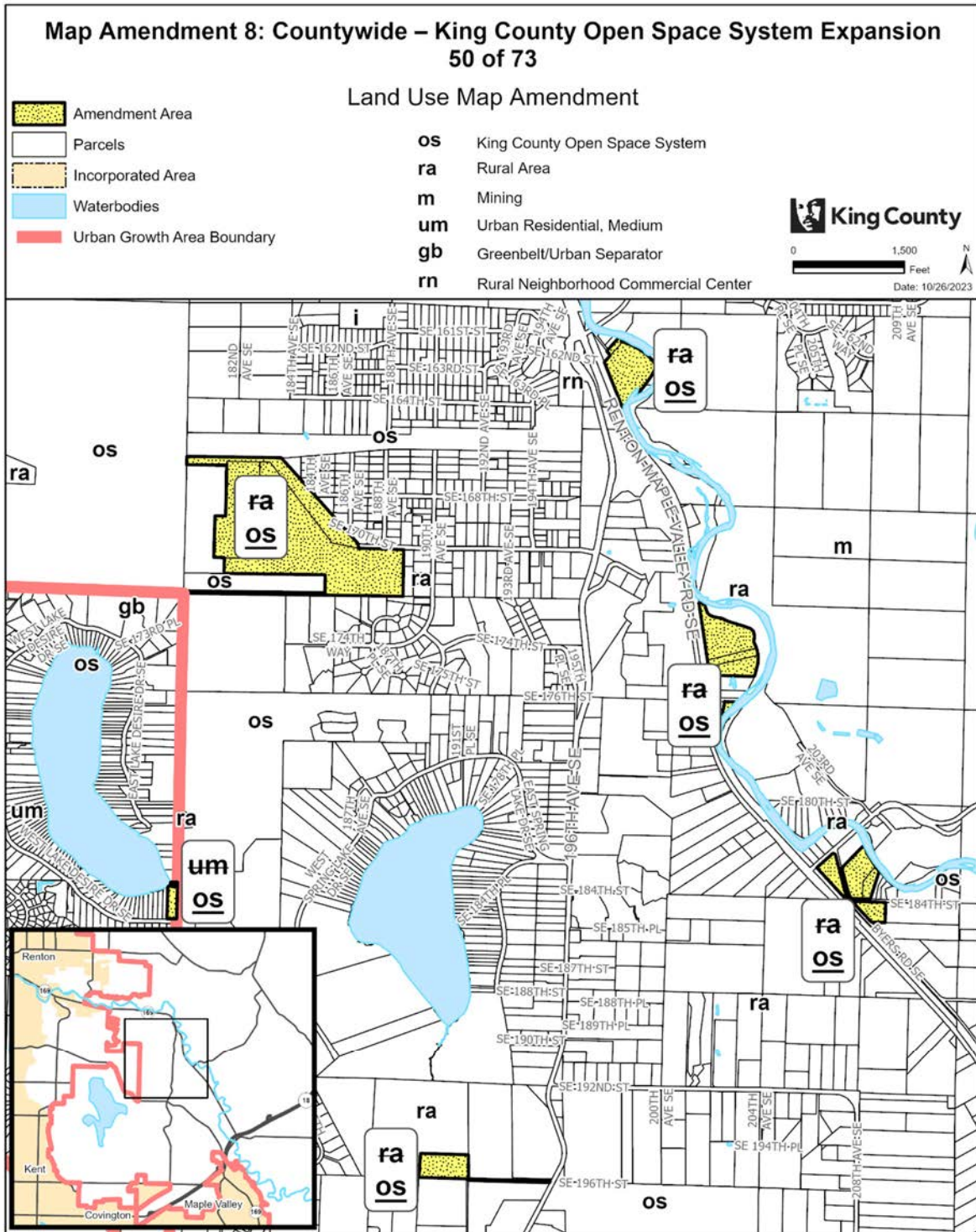


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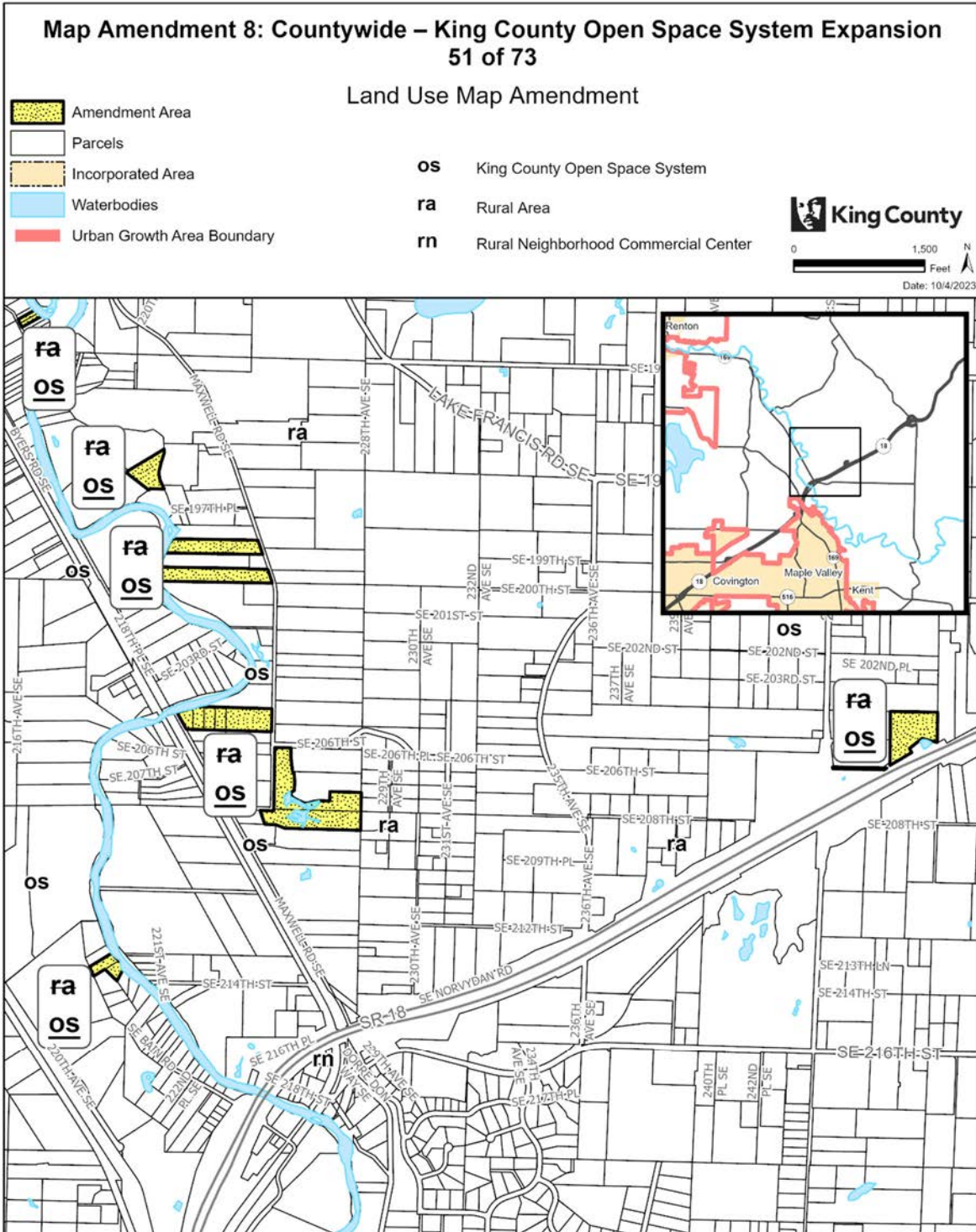
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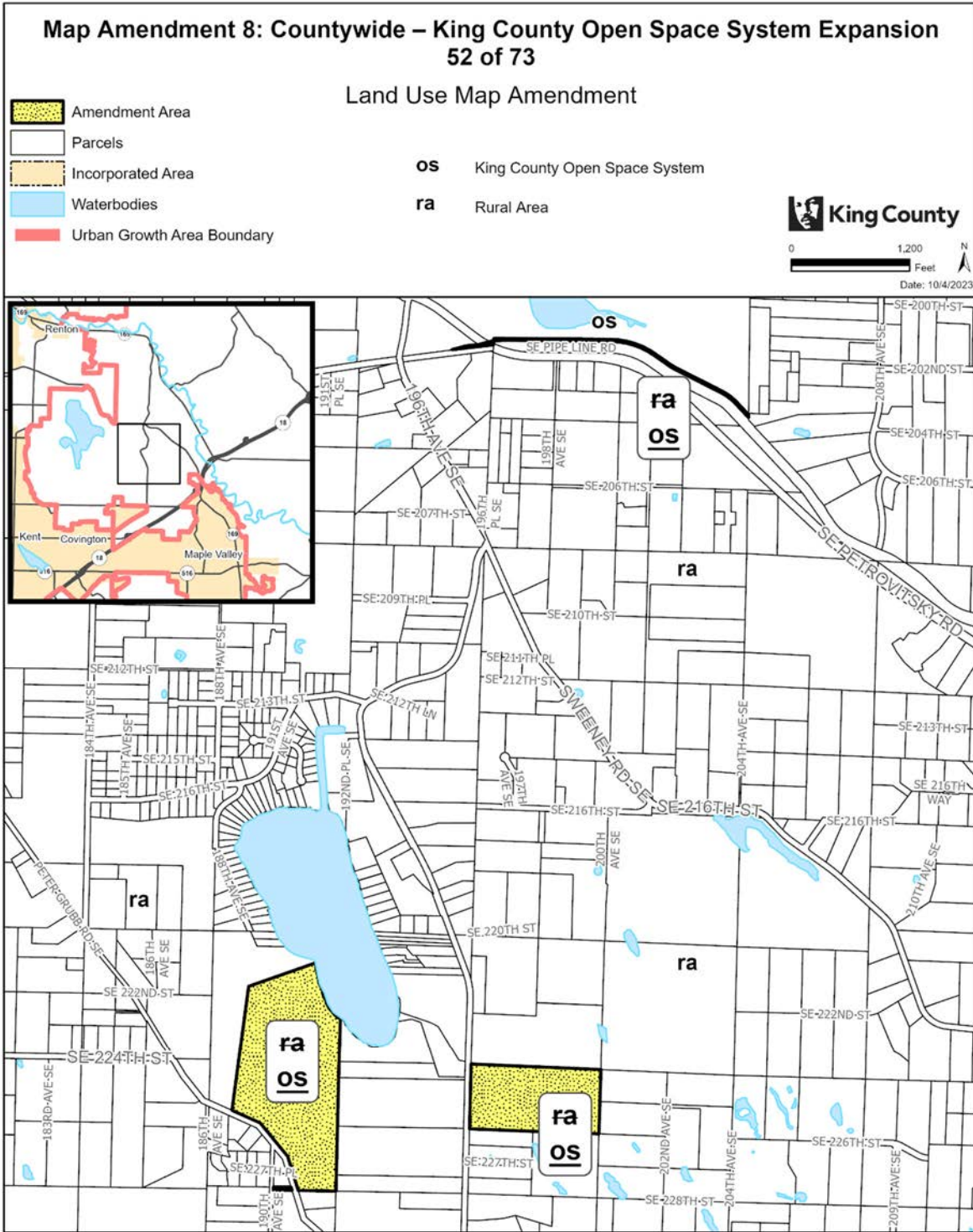
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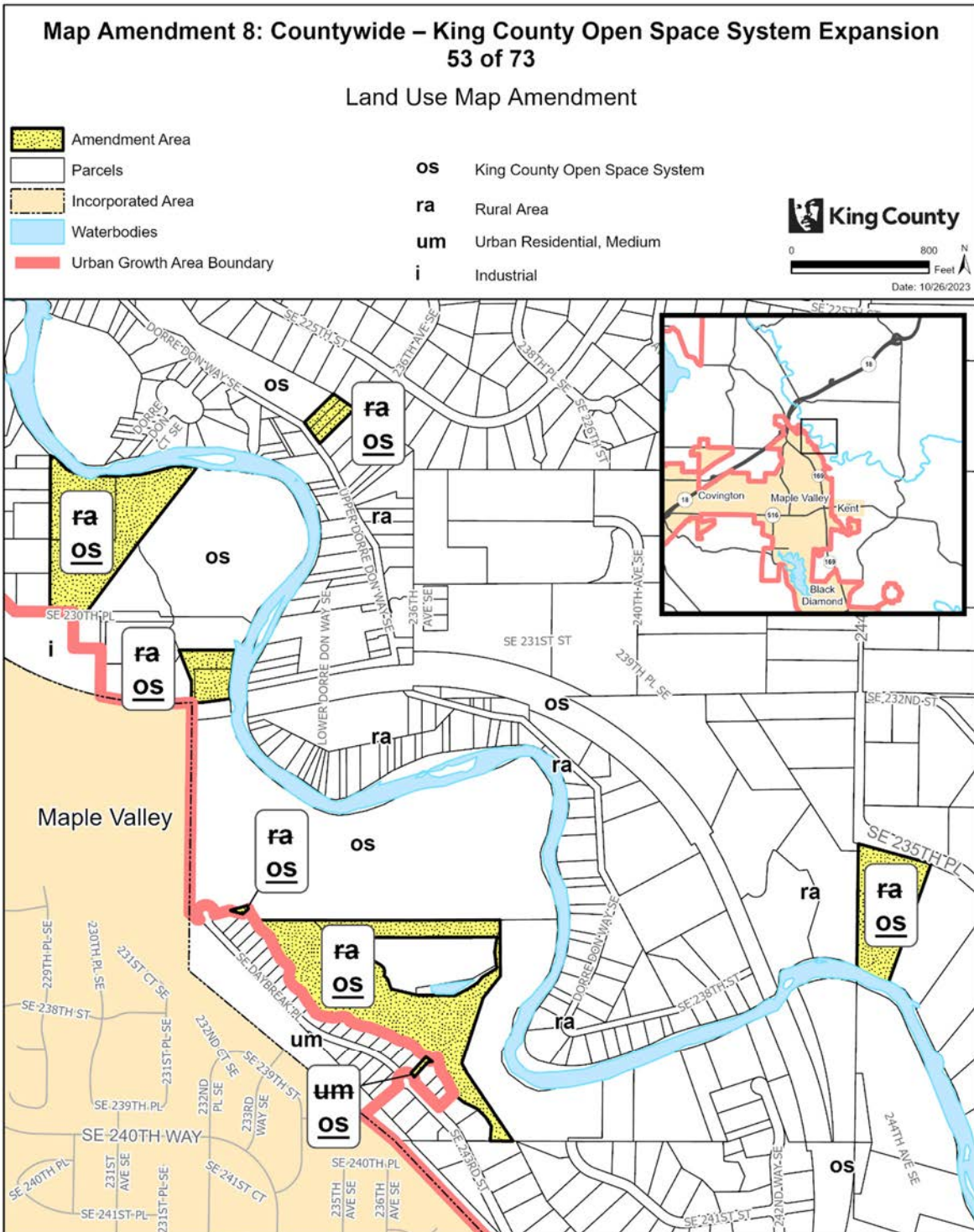
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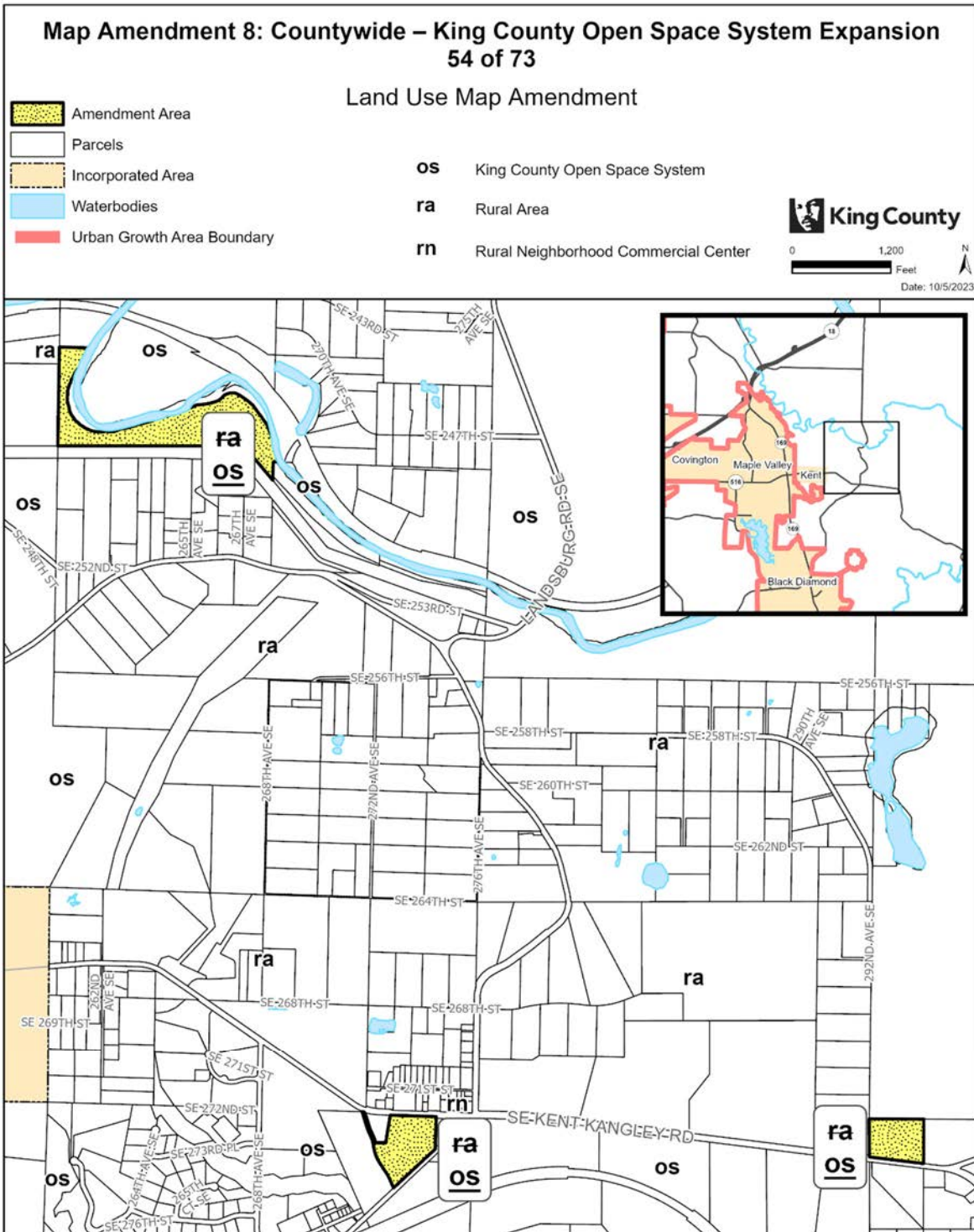
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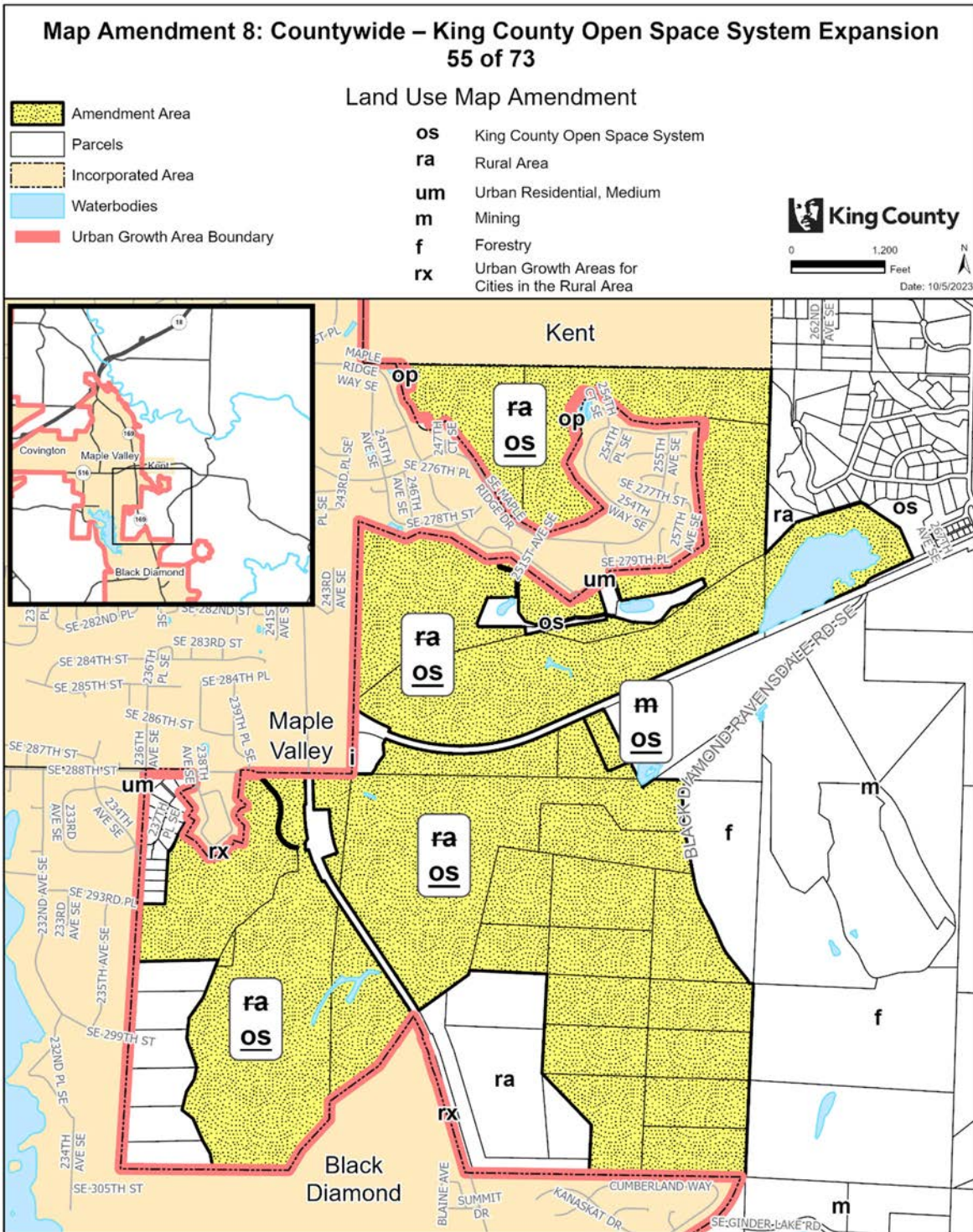
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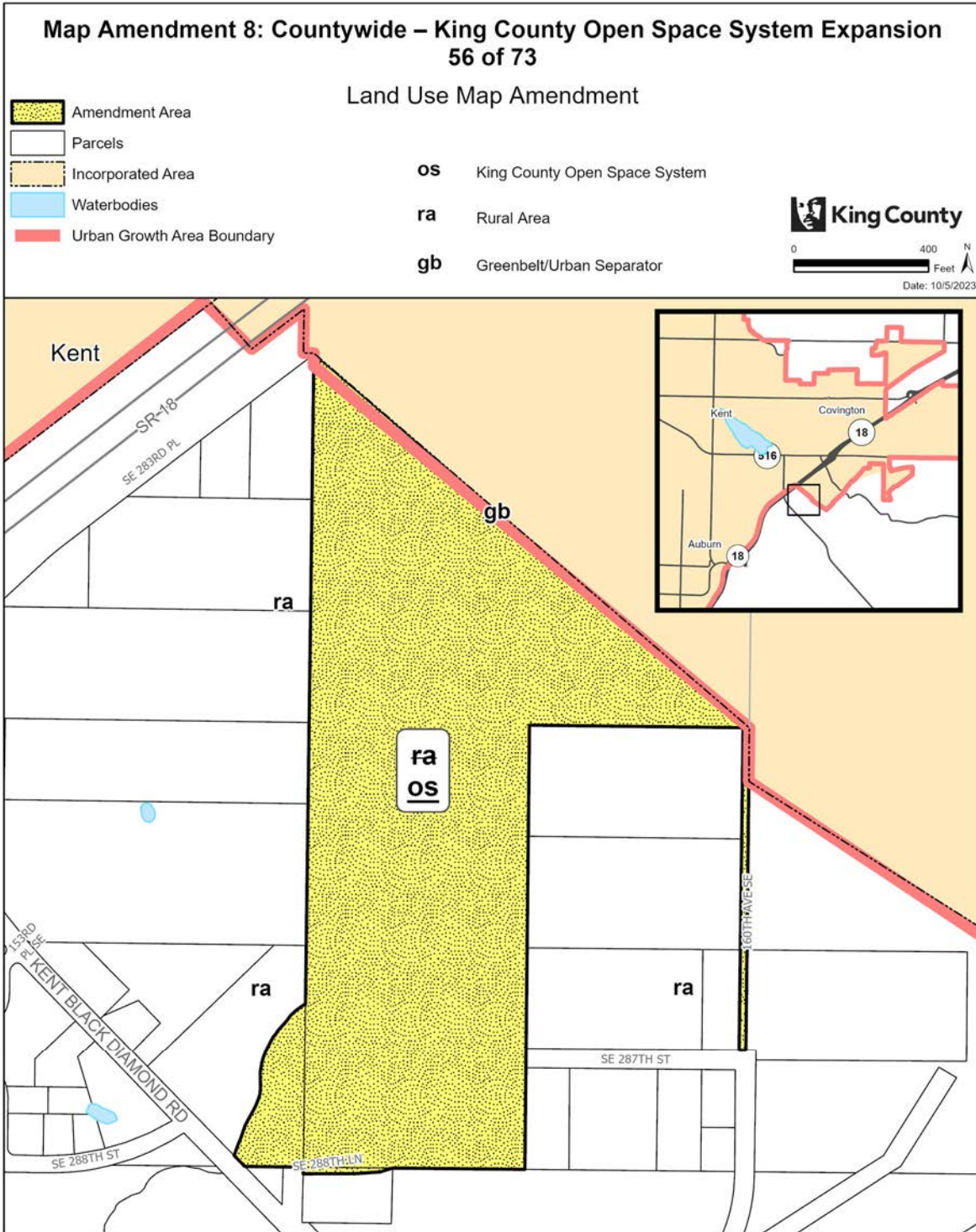
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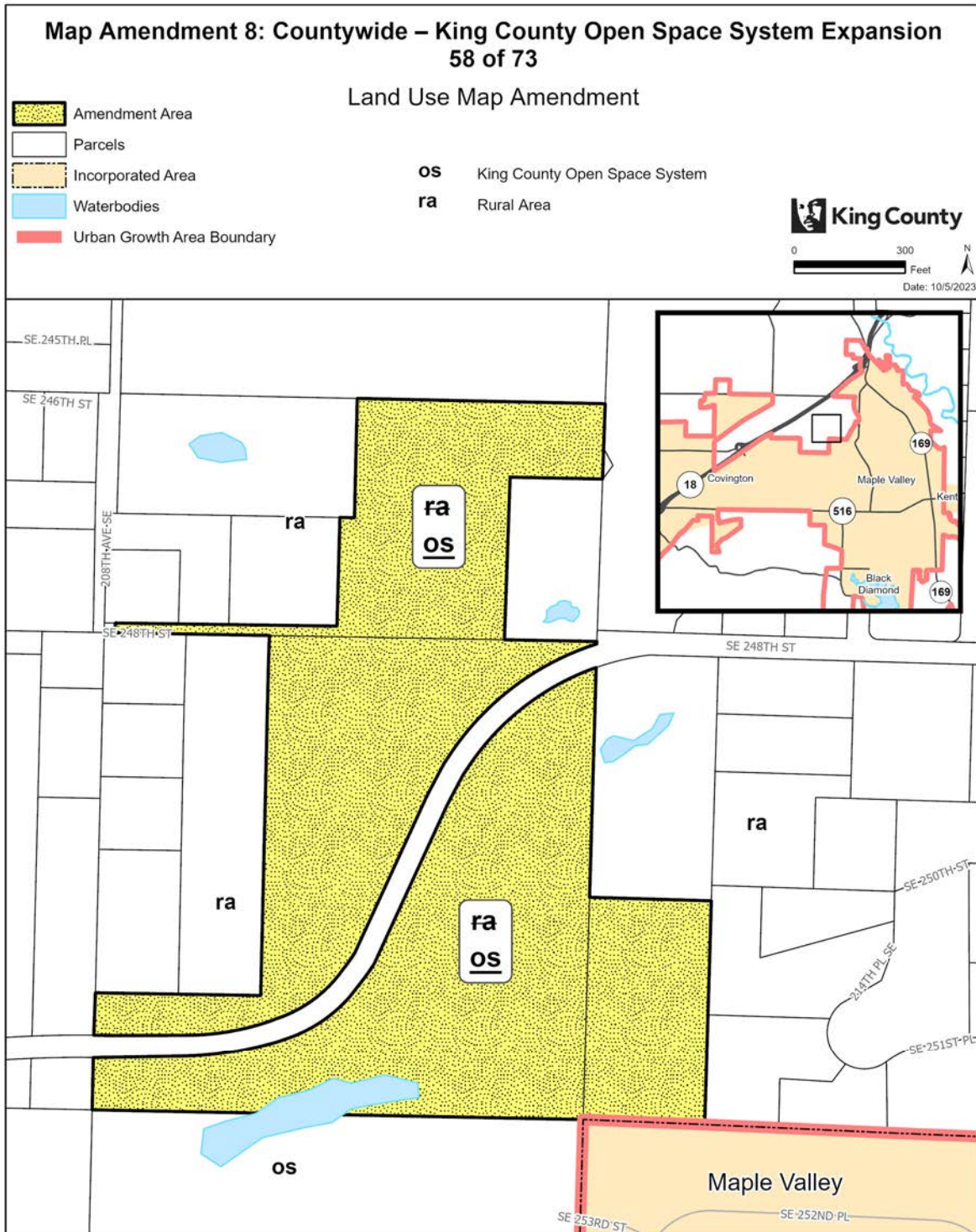
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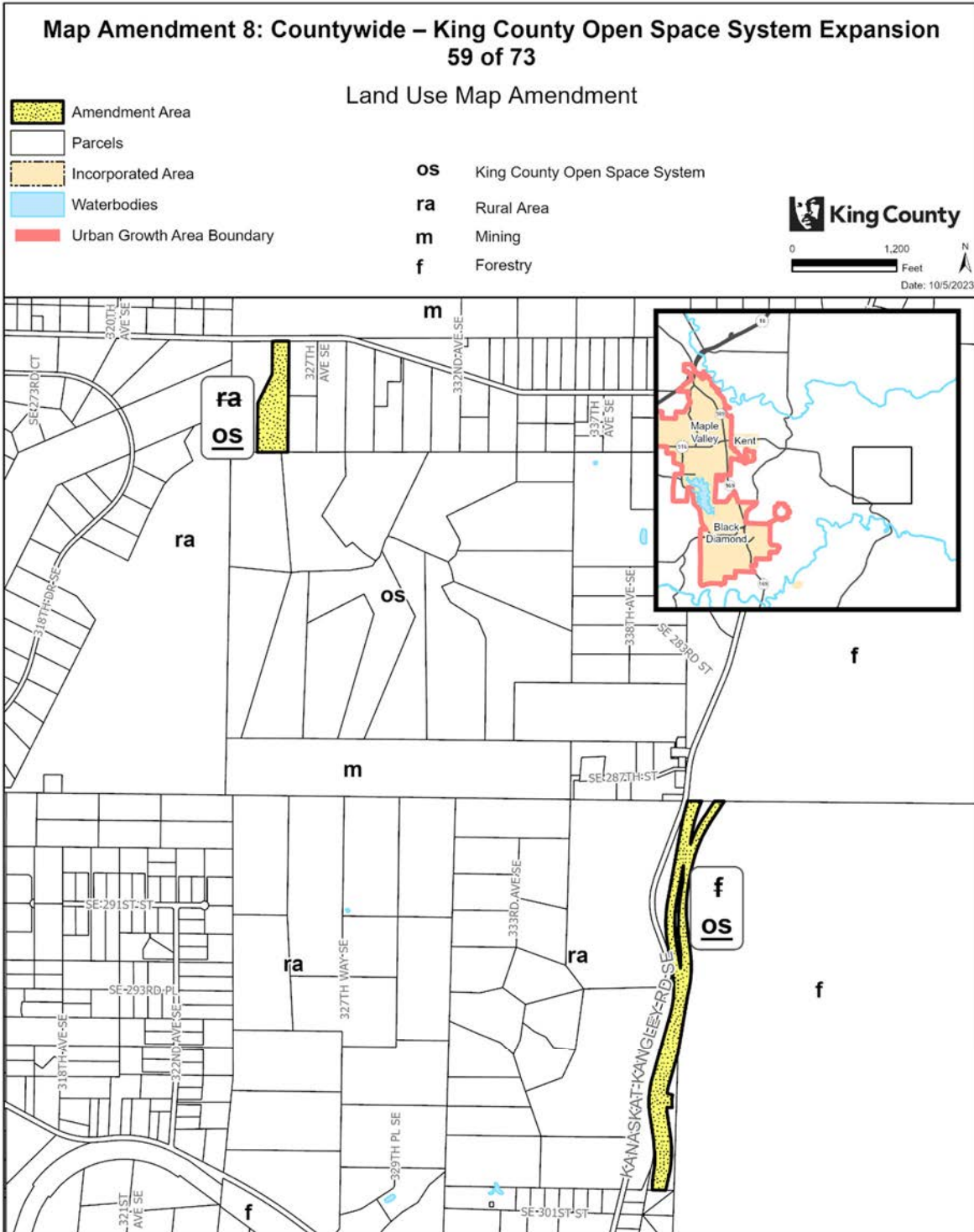
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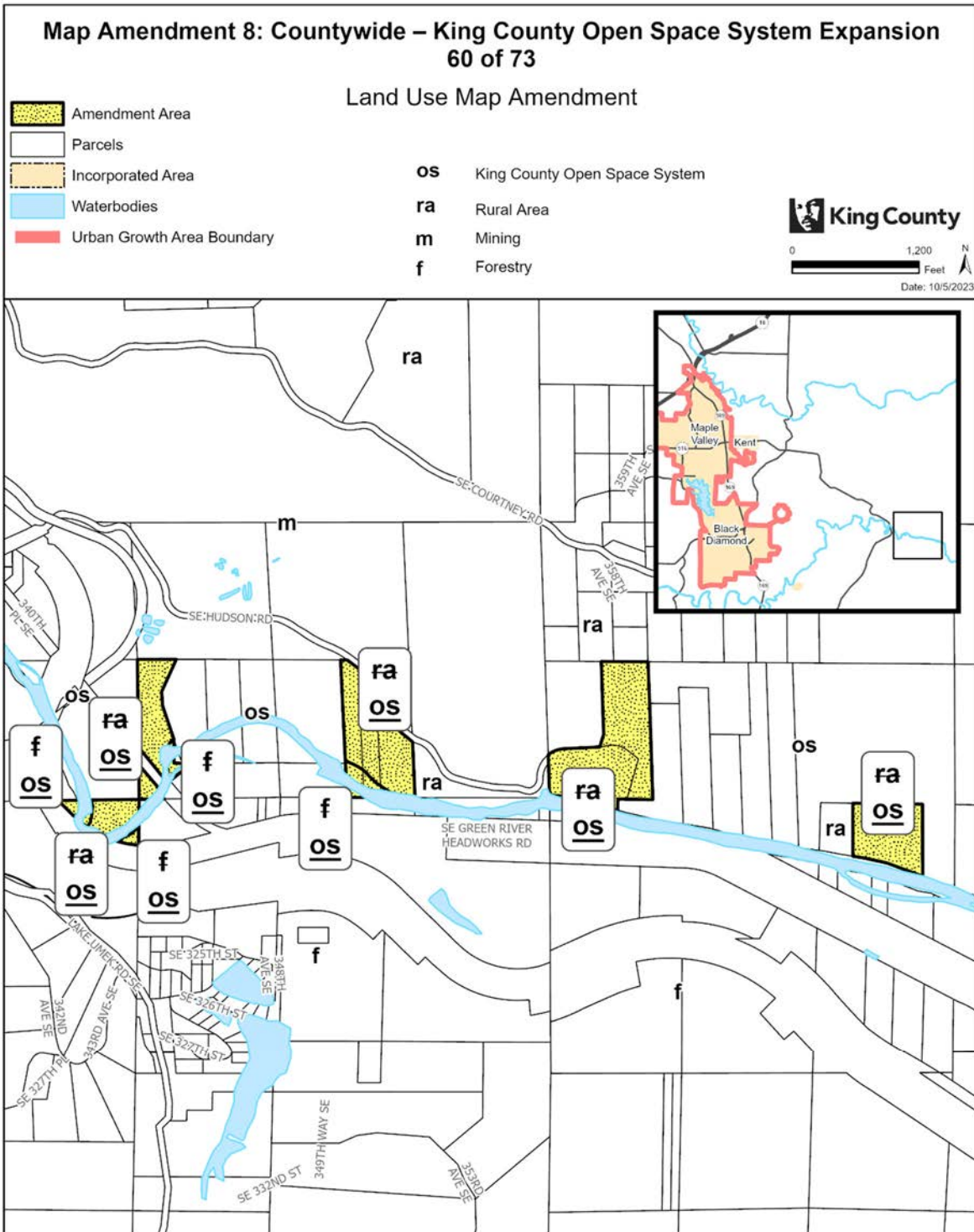
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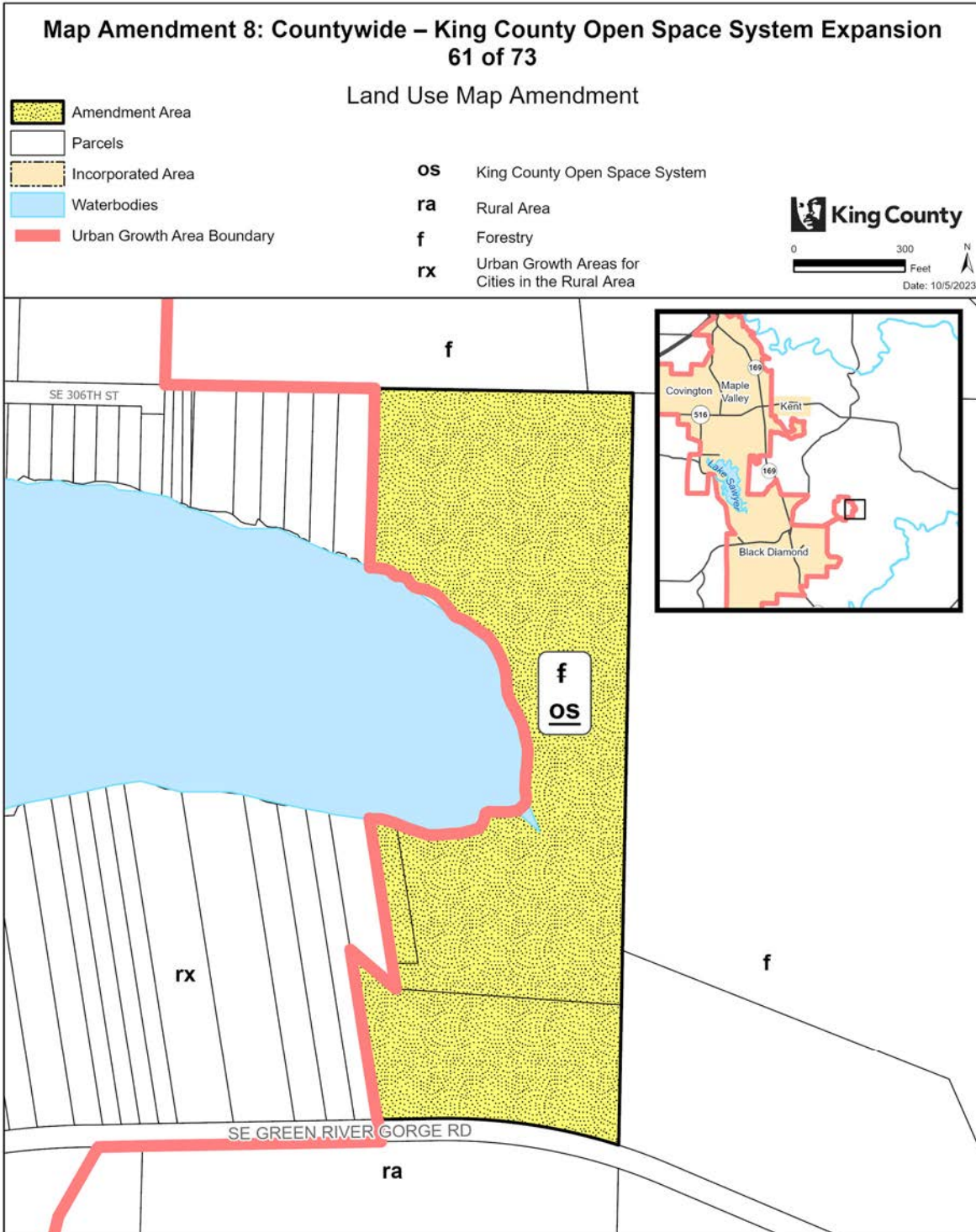
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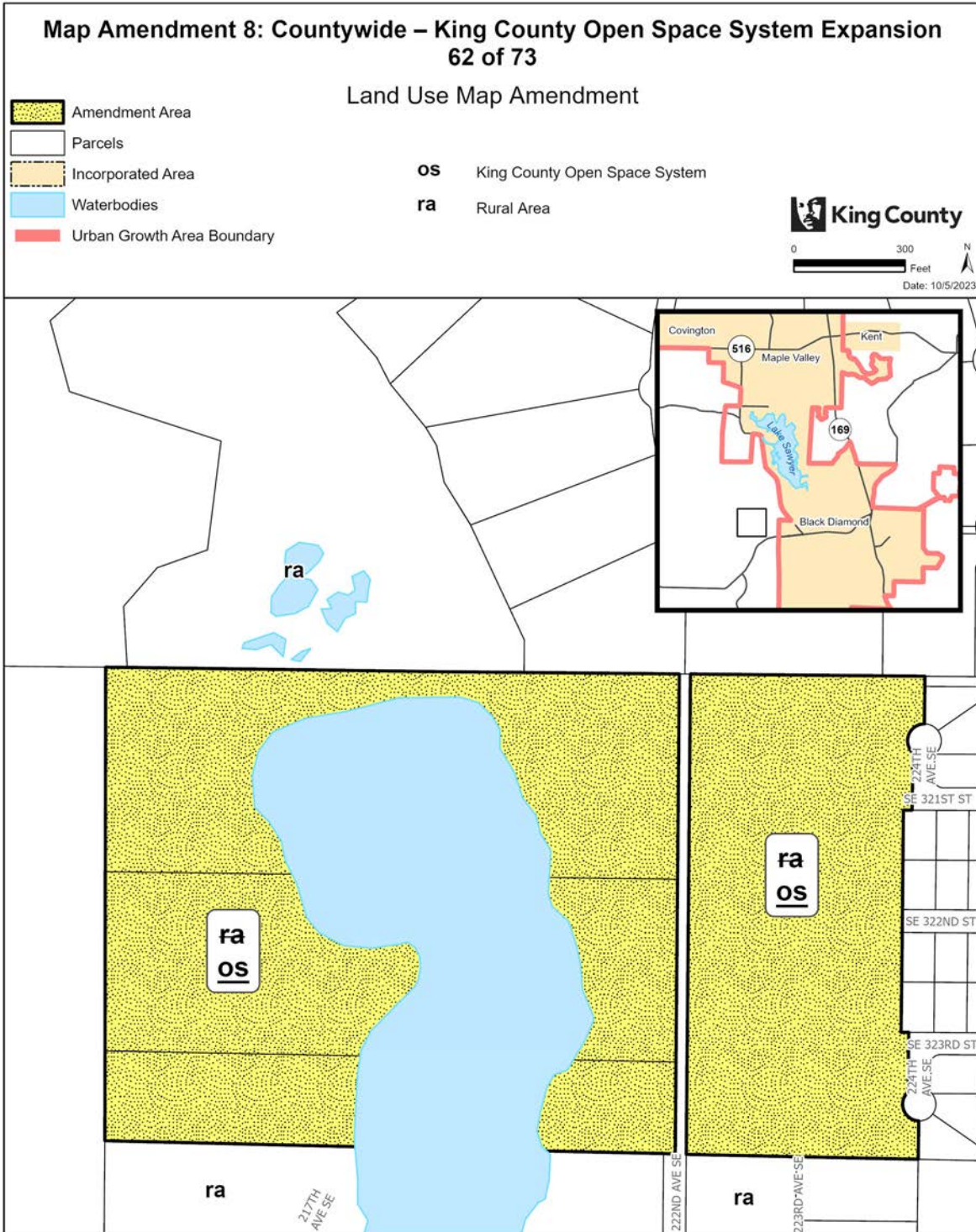
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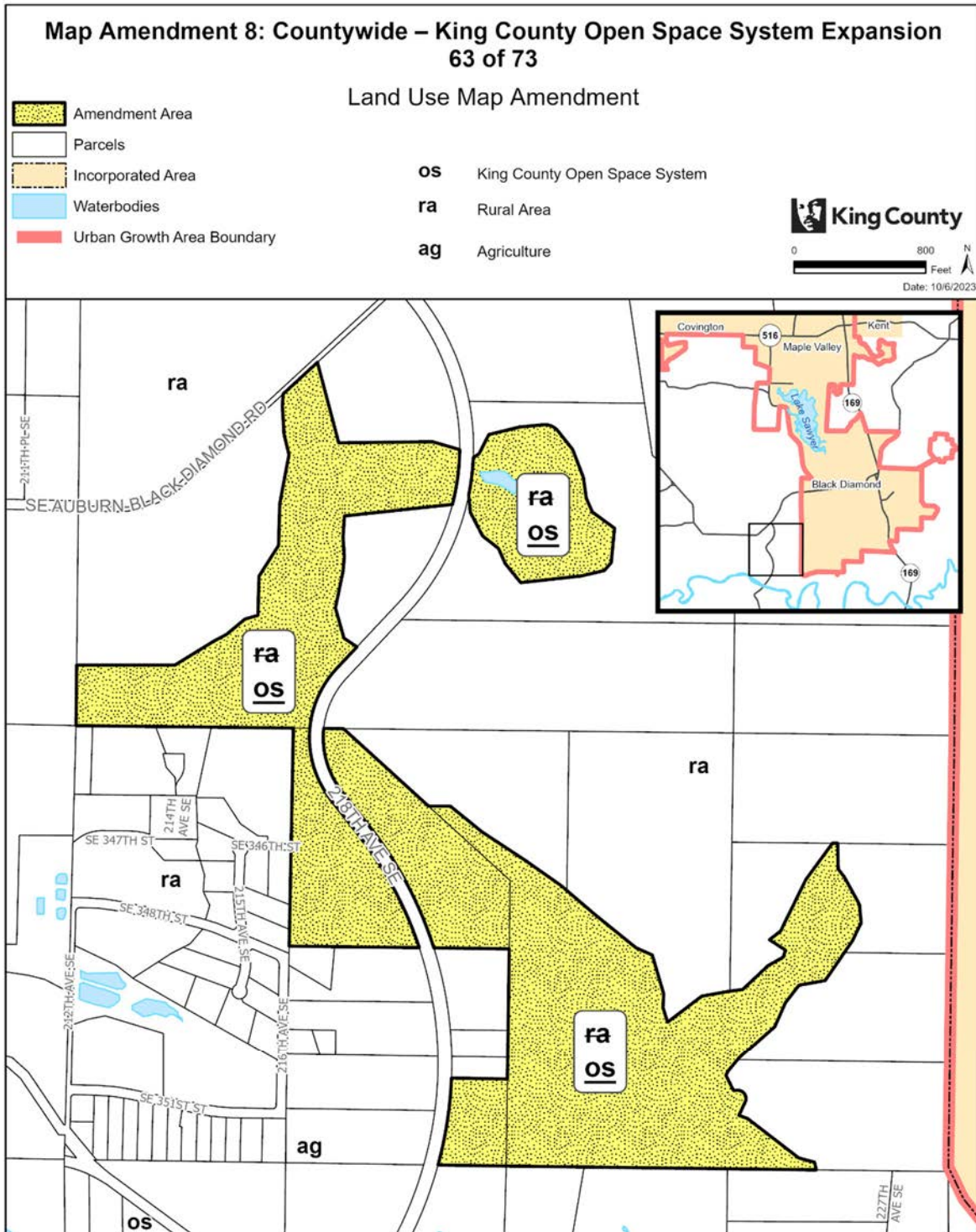
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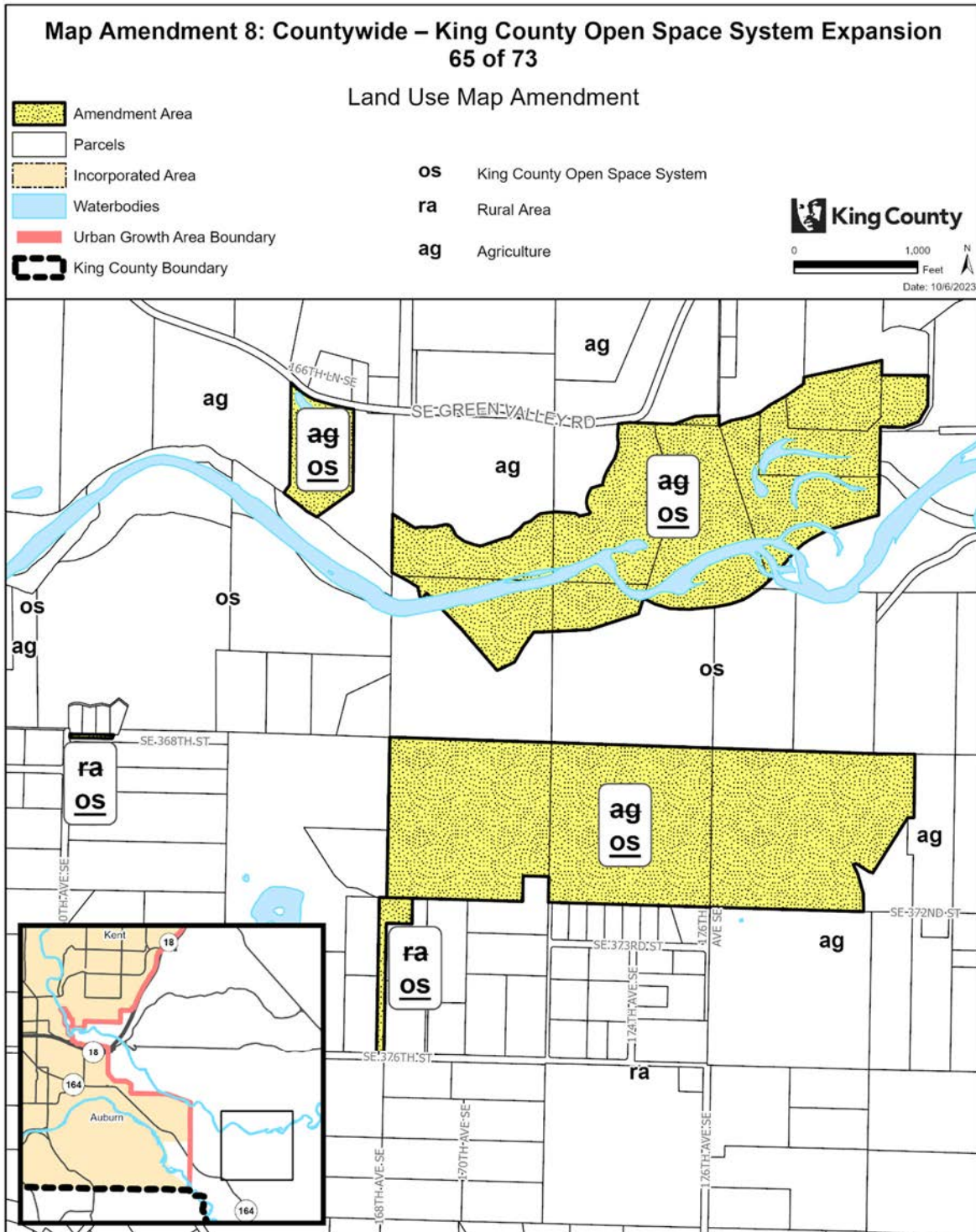
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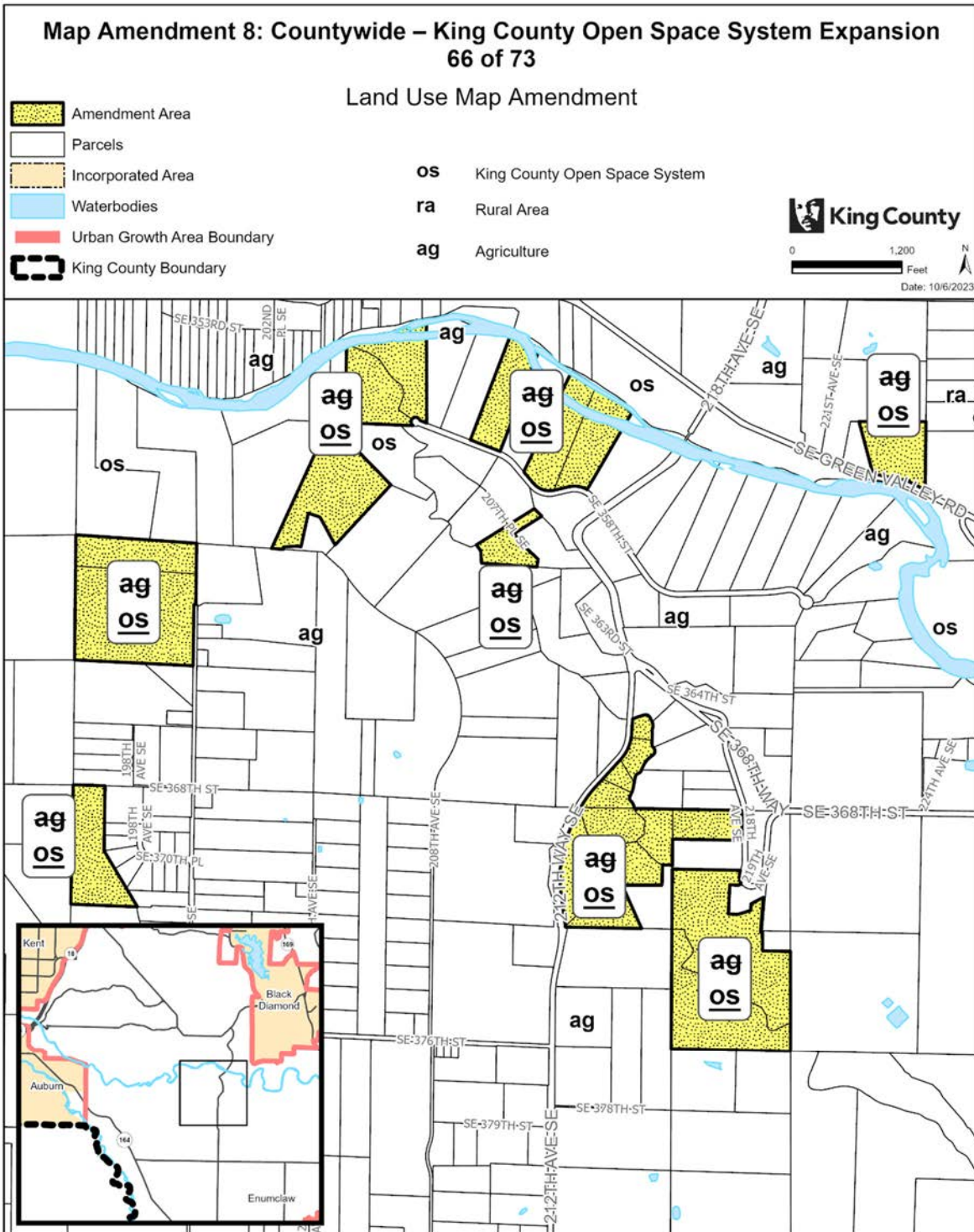
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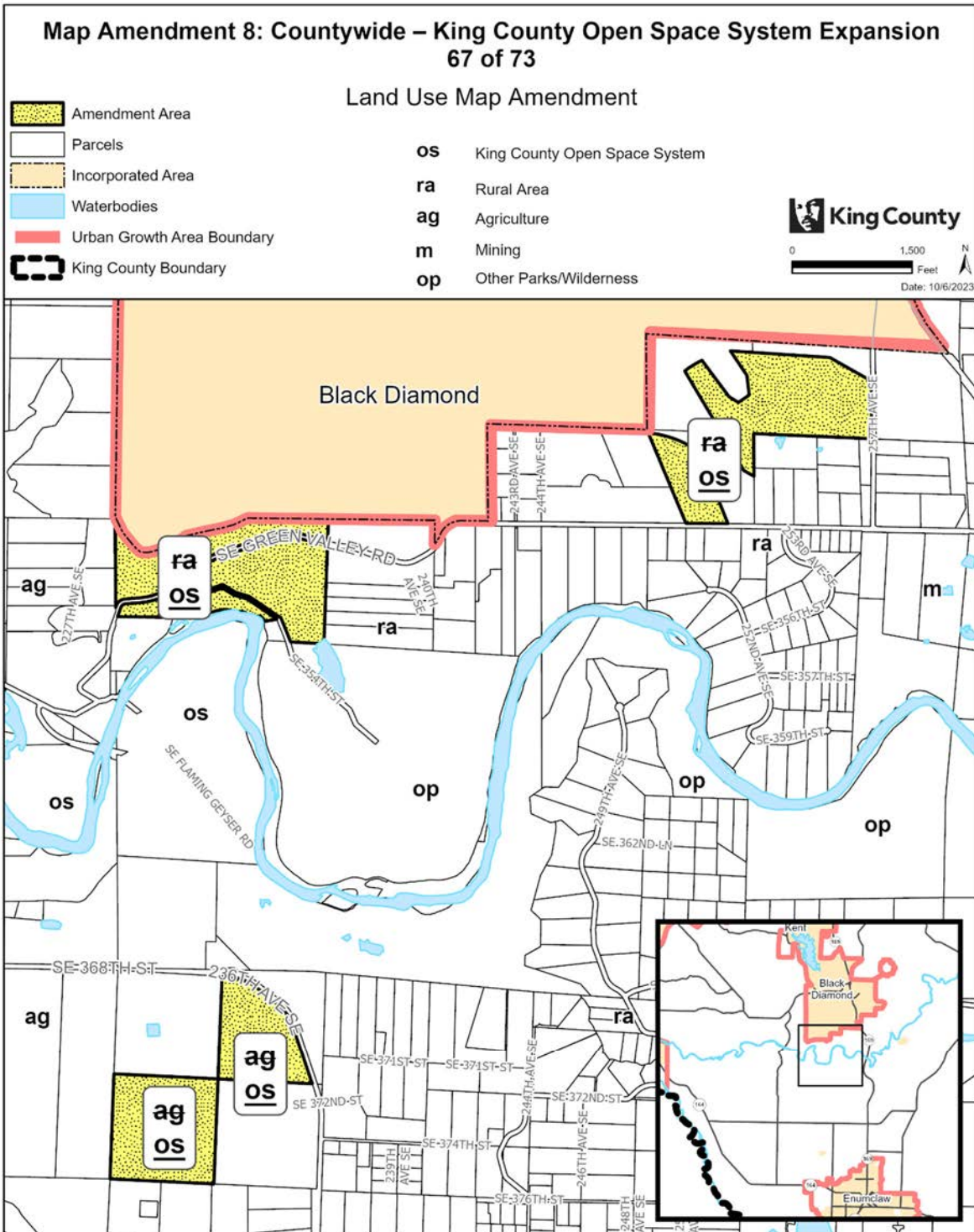
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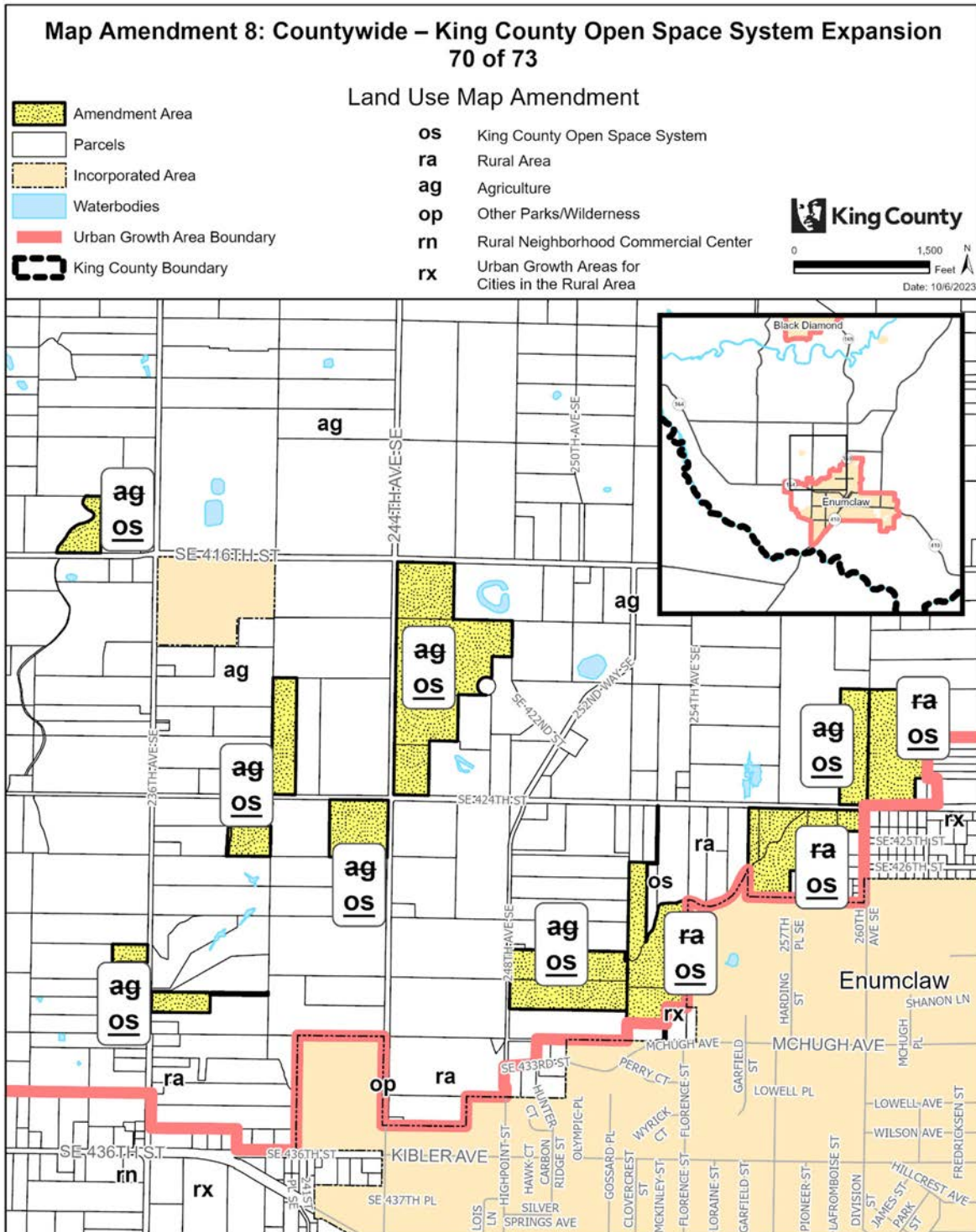
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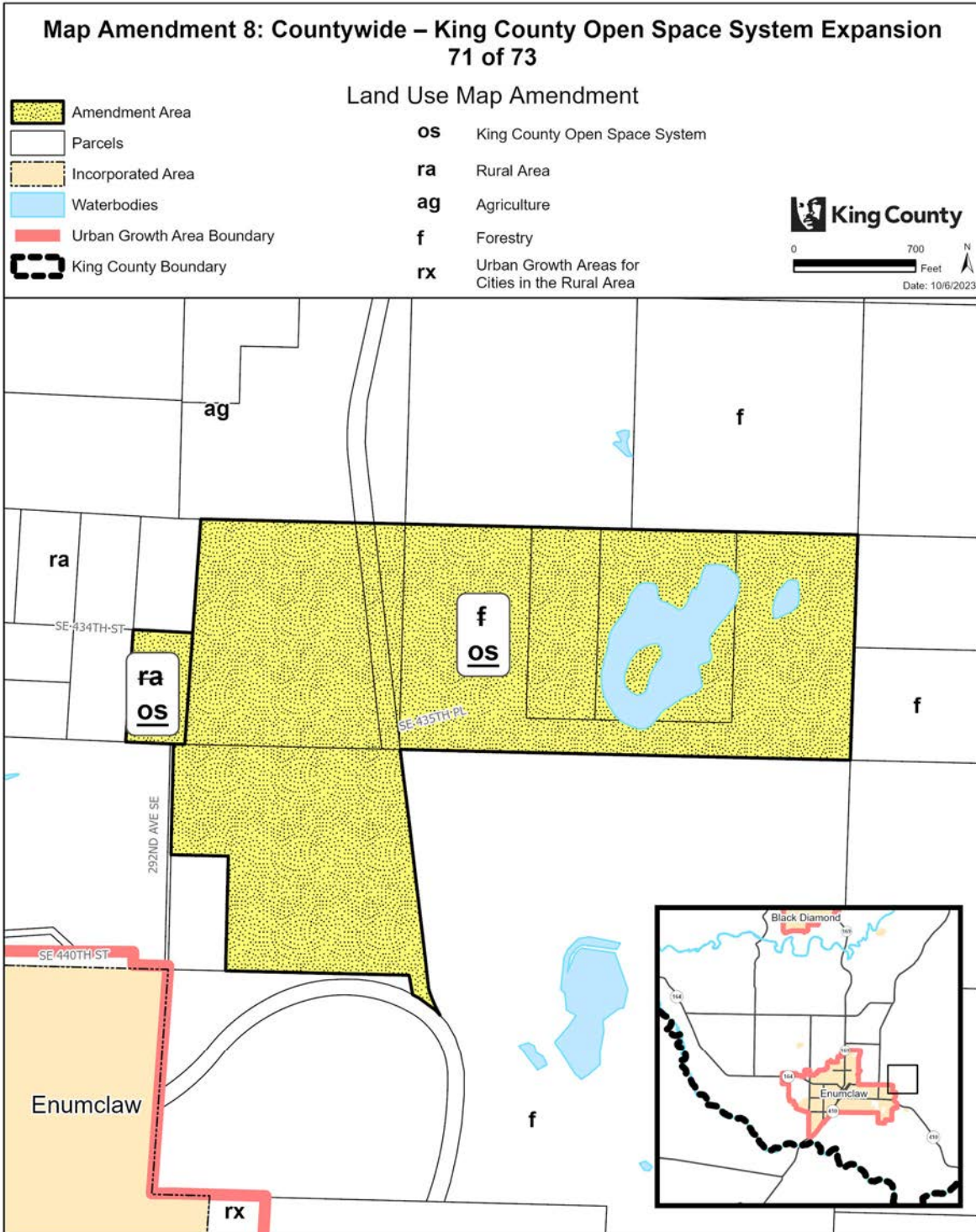
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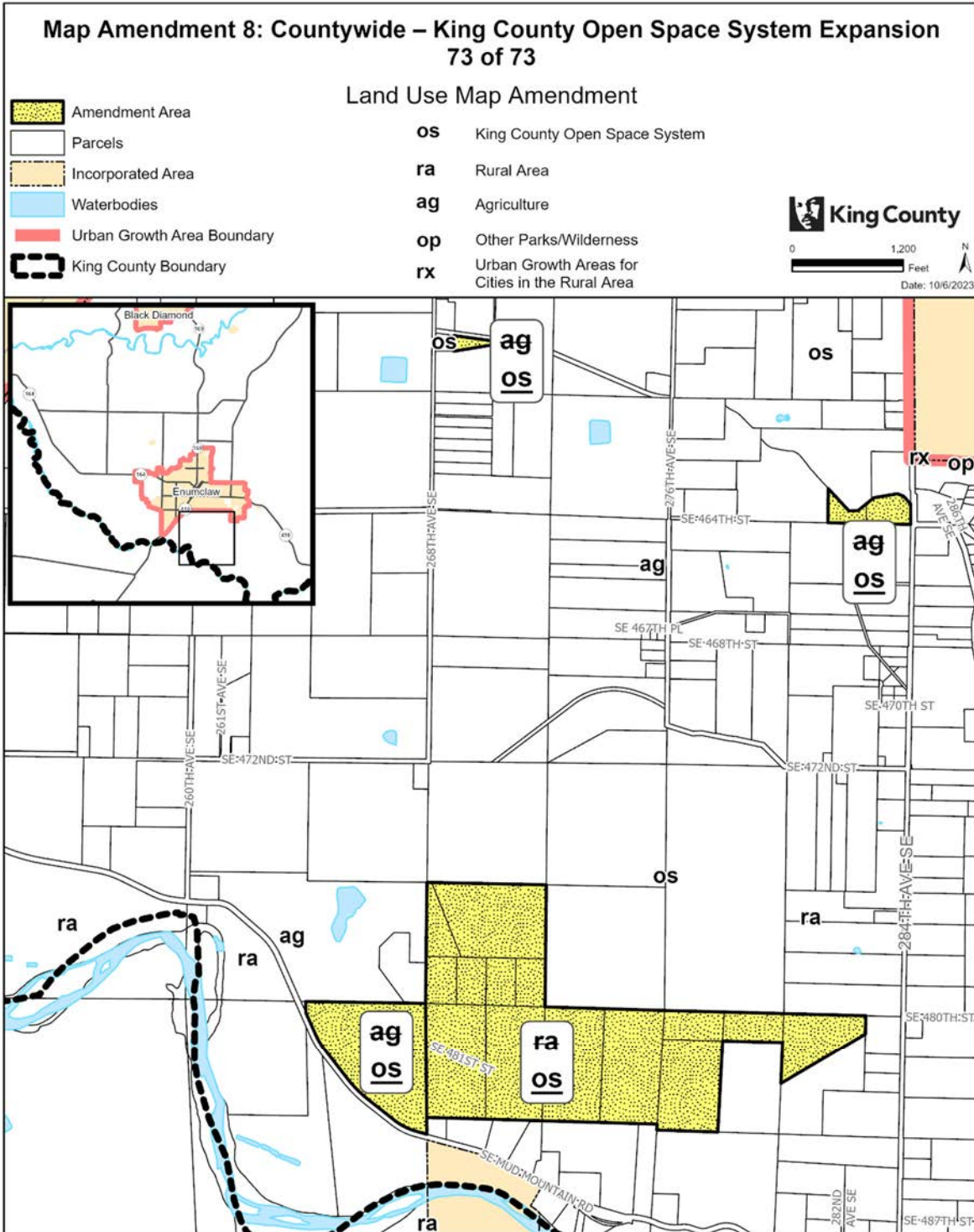
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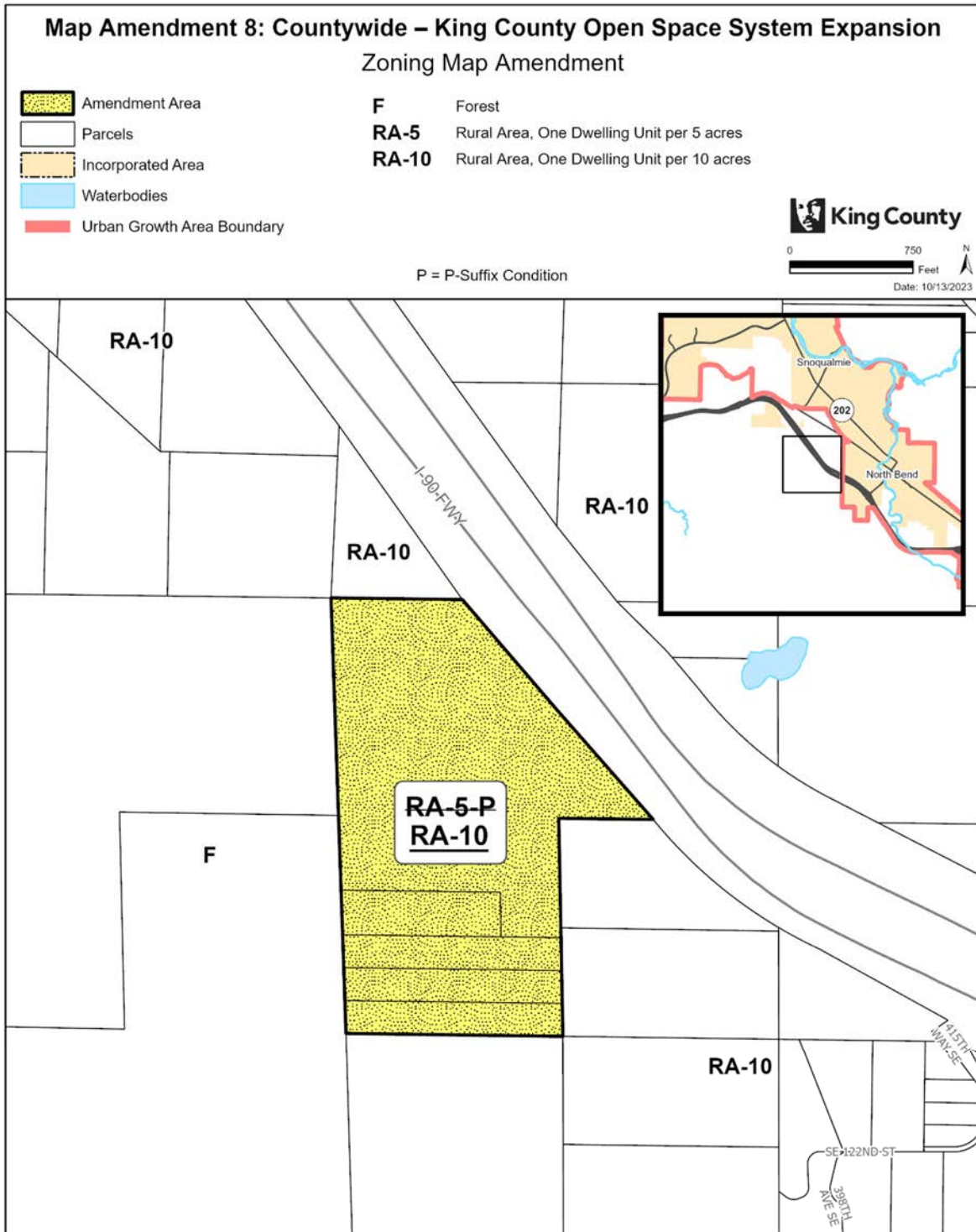
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Project: KC_OpenSpace_Expansion mcoombap

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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

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LAND USE

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

3123039009 (portion)

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

3123039009 (portion)	3123039026
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ZONING

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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

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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	

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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		

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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	

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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	

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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

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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			

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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		

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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

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

2923039142 2923039190

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

2923039040

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

3123039169

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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

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 599

18. On the following parcel:

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

606 3123039011

- 607
- 608 19. On the following parcel:
- 609 a. Amend the zoning from R-8, Potential R-12 (Urban Residential, 8 dwelling units per acre,
- 610 potential Urban Residential, 12 dwelling units per acre) to R-8 (Urban Residential, 8 dwelling
- 611 units per acre).
- 612 b. Remove P-Suffix VS-P14; and
- 613 c. Amend P-Suffix VS-P28

614 1471640000

- 615
- 616 20. On the following parcel:
- 617 a. Remove Special District Overlay SO-270;
- 618 b. Remove P-Suffix VS-P15;
- 619 c. Remove P-Suffix VS-P29;
- 620 d. Add Special District Overlay SO-xxx (adopted in Section 246 of Ordinance XXXXX (Proposed
- 621 Ordinance 2023-0440)); and
- 622 e. Amend P-Suffix VS-P28

623 3223039114

- 624
- 625 21. On the following parcel:
- 626 a. Remove Special District Overlay SO-270;
- 627 b. Remove P-Suffix VS-P16;
- 628 c. Remove P-Suffix VS-P29;
- 629 d. Add Special District Overlay SO-xxx (adopted in Section 246 of Ordinance XXXXX (Proposed
- 630 Ordinance 2023-0440)); and
- 631 e. Amend P-Suffix VS-P28

632 3123039055

- 633
- 634 22. On the following parcel:
- 635 a. Remove P-Suffix VS-P17;
- 636 b. Remove P-Suffix VS-P30;
- 637 c. Add Special District Overlay SO-xxx (adopted in Section 247 of Ordinance XXXXX (Proposed
- 638 Ordinance 2023-0440)); and

639

640 3123039066

- 641
 642 23. On the following parcel:
 643 a. Remove P-Suffix VS-P23; and
 644 b. Add Special District Overlay SO-xxx (adopted in Section 246 of Ordinance XXXXX (Proposed
 645 Ordinance 2023-0440))
 646

3223039048

- 647
 648 24. On the following parcels:
 649 a. Remove Special District Overlay SO-270; and
 650 b. Remove P-Suffix VS-P25
 651

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

- 652
 653 25. Remove P-Suffix VS-P28 on the following parcel:
 654

3023039243

- 655
 656 26. Amend P-Suffix VS-P26 as follows:
 657

~~"(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."~~

- 668
 669 27. Amend P-Suffix VS-P28 as follows:
 670

~~"(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;

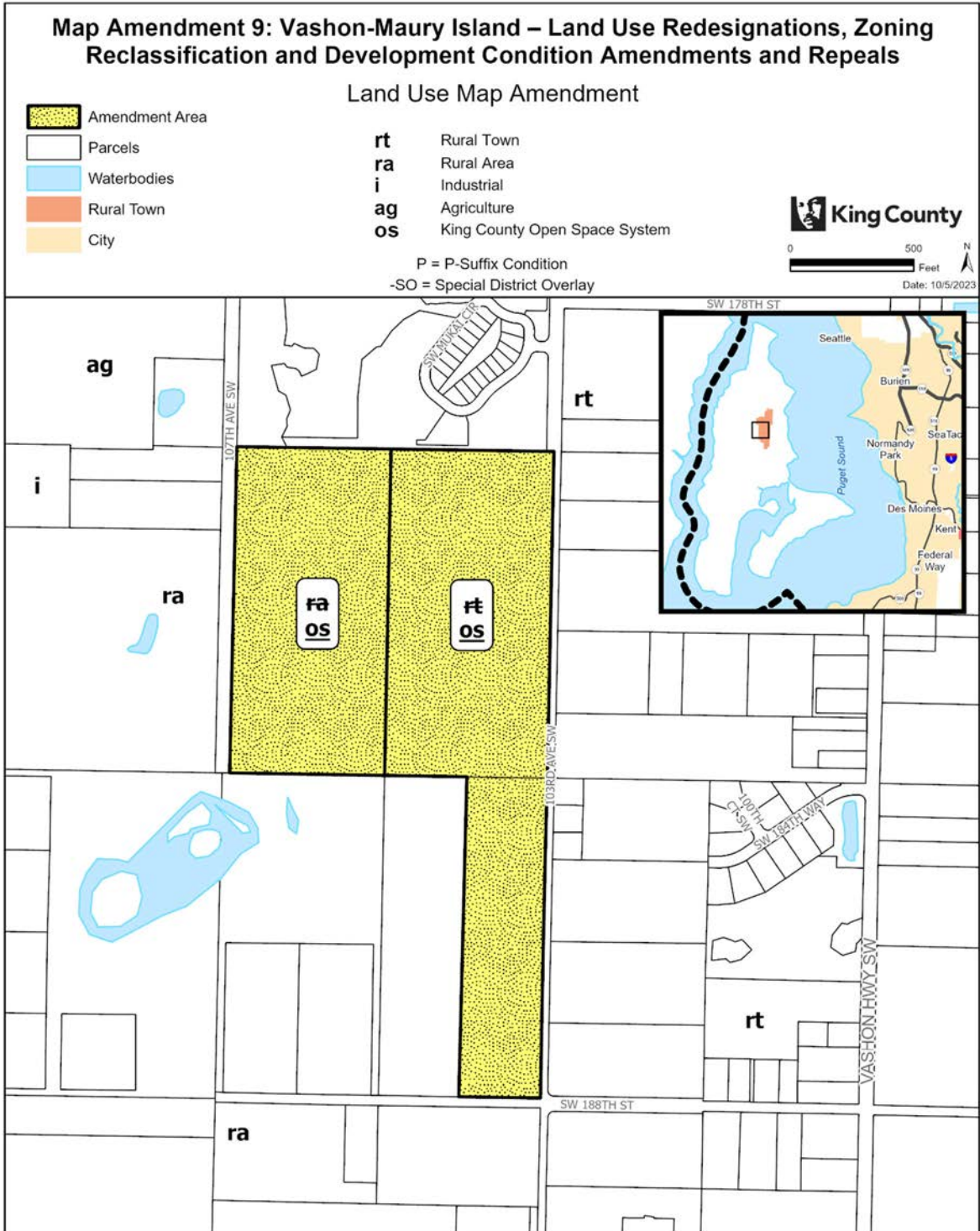
727 n. P-Suffix VS-P30; and
728 o. P-Suffix VS-P31
729

730 **Effect:** Amends the land use designations, zoning classifications, and development
731 conditions in Vashon Rural Town as follows:
732

- 733 • Removes Vashon Rural Town Affordable Housing Special District Overlay SO-270
734 from all parcels where it applies in Vashon Rural Town. The SDO's purpose is to spur
735 creation of affordable housing on Vashon-Maury Island. Special District Overlay SO-
736 270 is proposed for repeal by this ordinance.
737
- 738 • Amends the land use designation from Rural Area to King County Open Space
739 Systems on a portion of a parcel owned by King County Department of Natural
740 Resources and Parks on 103rd Avenue Southwest south of Southwest Mukai Circle.
741 The change would indicate the long term intended use of the properties for open
742 space recreational, and environmental benefits.
743
- 744 • Amends the land use designation from Rural Town to King County Open Space
745 Systems on a portion of a parcel owned by King County Department of Natural
746 Resources and Parks on 103rd Avenue Southwest south of Southwest Mukai Circle,
747 and on a parcel owned by King County Department of Natural Resources and Parks
748 on Southwest 174th Street east of Vashon Highway Southwest. The change would
749 indicate the long term intended use of the properties for open space recreational, and
750 environmental benefits.
751
- 752 • Amends the zoning classification on a parcel on Southwest 174th Street in the vicinity
753 of Vashon Highway Southwest from CB to R-12 while retaining P-Suffix VS-P28.
754 Removes VS-P19, a setback requirement on the parcel. Setbacks in K.C.C. Title 21A
755 for residential development will apply on the parcel.
756
- 757
- 758 • Amends the zoning classification on twelve parcels on the western edge of Vashon
759 Rural Town in the vicinity of SW Bank Road to remove potential R-12 zoning.
760
- 761 • Amends P-Suffix VS-P26 that applies to parcels in Vashon Rural Town on Vashon
762 Highway Southwest north of Southwest 174th Street including:
 - 763 ○ Adding a base density for mixed-use housing, to calculate maximum densities
764 if provisions for voluntary inclusionary housing in K.C.C. Chapter 21A.48 are
765 applied.
 - 766 ○ Amending the maximum density for mixed-use housing. The maximum
767 density would be increased from the adopted maximum density to provide an
768 incentive for creating affordable housing units, while considering scale of
769 existing development.
 - 770 ○ Removing unnecessary language on location of conditions.
 - 771 ○ Removing a provision on roof pitch, which is prescriptive and limits design
772 flexibility, and instead applying a provision in K.C.C. Chapter 21A.12.
773
- 774 • Amends P-Suffix VS-P28 that applies to parcels in Vashon Town Core including:
 - 775 ○ 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

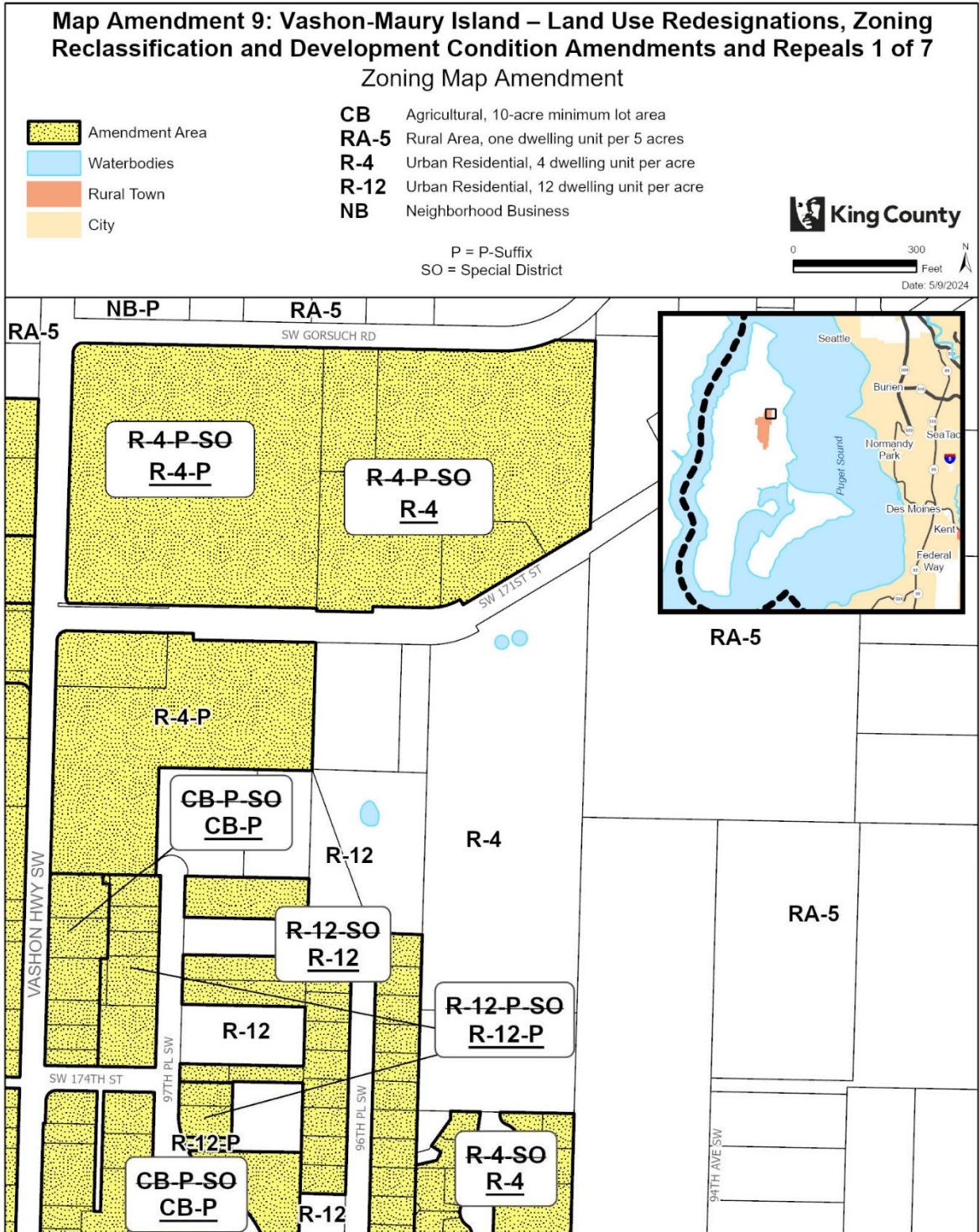
- 826 would align with current zoning and on-the-ground conditions.
827
- 828 • Removes VS-P15 from a parcel on Southwest Bank Road in the vicinity of Vashon
829 Highway Southwest. VS-P15 set multiple development conditions for a specific
830 development proposal that did not come to fruition. The change would align with
831 current on-the-ground conditions.
832
- 833 • Removes VS-P16, that limits development on the parcel on 100th Avenue Southwest
834 south of Southwest 178th Street to a single use, which is consistent with the current
835 business use. The parcel is zoned CB and development conditions in VS-P29
836 (becoming SO-xxx as adopted in section 246 of Proposed Ordinance 2023-0440) also
837 regulate how the parcel, and adjacent CB-zoned parcels can be developed. The
838 change would align with current on-the-ground conditions.
839
- 840 • Removes VS-P17 that limits development to office and manufacturing uses and
841 ancillary, accessory, or appurtenant uses from a parcel on 103rd Avenue Southwest
842 south of Southwest 178th Street. Right-of-way improvements are also included in VS-
843 P17. The change would align with current zoning and applicable conditions in VS-P30
844 (becoming SO-xxx as adopted in section 247 of Proposed Ordinance 2023-0440).
845
- 846 • Removes VS-P23 that restricts use of buildings and sets provisions for parking
847 location from a parcel on Vashon Highway Southwest north of Southwest 192nd
848 Street. The change would align with current on-the-ground conditions and be
849 consistent with adjacent properties.
850
- 851 • Removes VS-P25 that regulates rights-of-way that can be used to access the parcels
852 on 103rd Avenue Southwest north of Southwest 188th Street. The change would align
853 with current on-the-ground conditions.
854
- 855 • Removes VS-P31 that limits development to housing for low-income householders on
856 a parcel on Southwest Gorsuch Road and 95th Lane Southwest.
857
- 858 • Repeals the following P-Suffix Development Conditions from the Zoning Atlas:
859 ○ P-Suffix VS-P01
860 ○ P-Suffix VS-P08
861 ○ P-Suffix VS-P10
862 ○ P-Suffix VS-P11
863 ○ P-Suffix VS-P13
864 ○ P-Suffix VS-P14
865 ○ P-Suffix VS-P15
866 ○ P-Suffix VS-P16
867 ○ P-Suffix VS-P17
868 ○ P-Suffix VS-P19
869 ○ P-Suffix VS-P23
870 ○ P-Suffix VS-P25
871 ○ P-Suffix VS-P29
872 ○ P-Suffix VS-P30
873 ○ P-Suffix VS-P31



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Project: VS-P01 mccoombg






875



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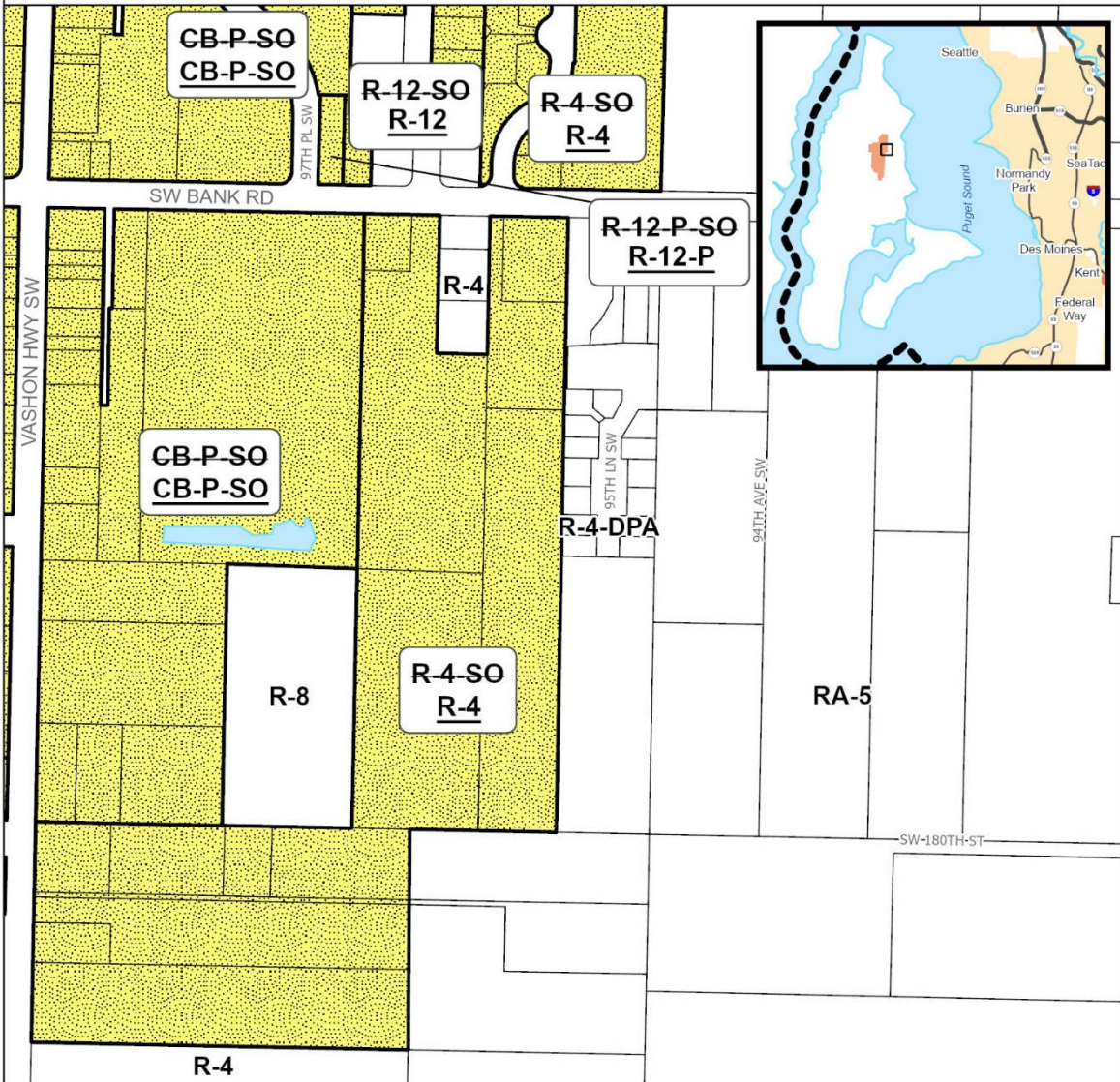
876
 877

**Map Amendment: Vashon-Maury Island – Land Use Redesignations, Zoning
 Reclassification and Development Condition Amendments and Repeals 2 of 7**
 Zoning Map Amendment

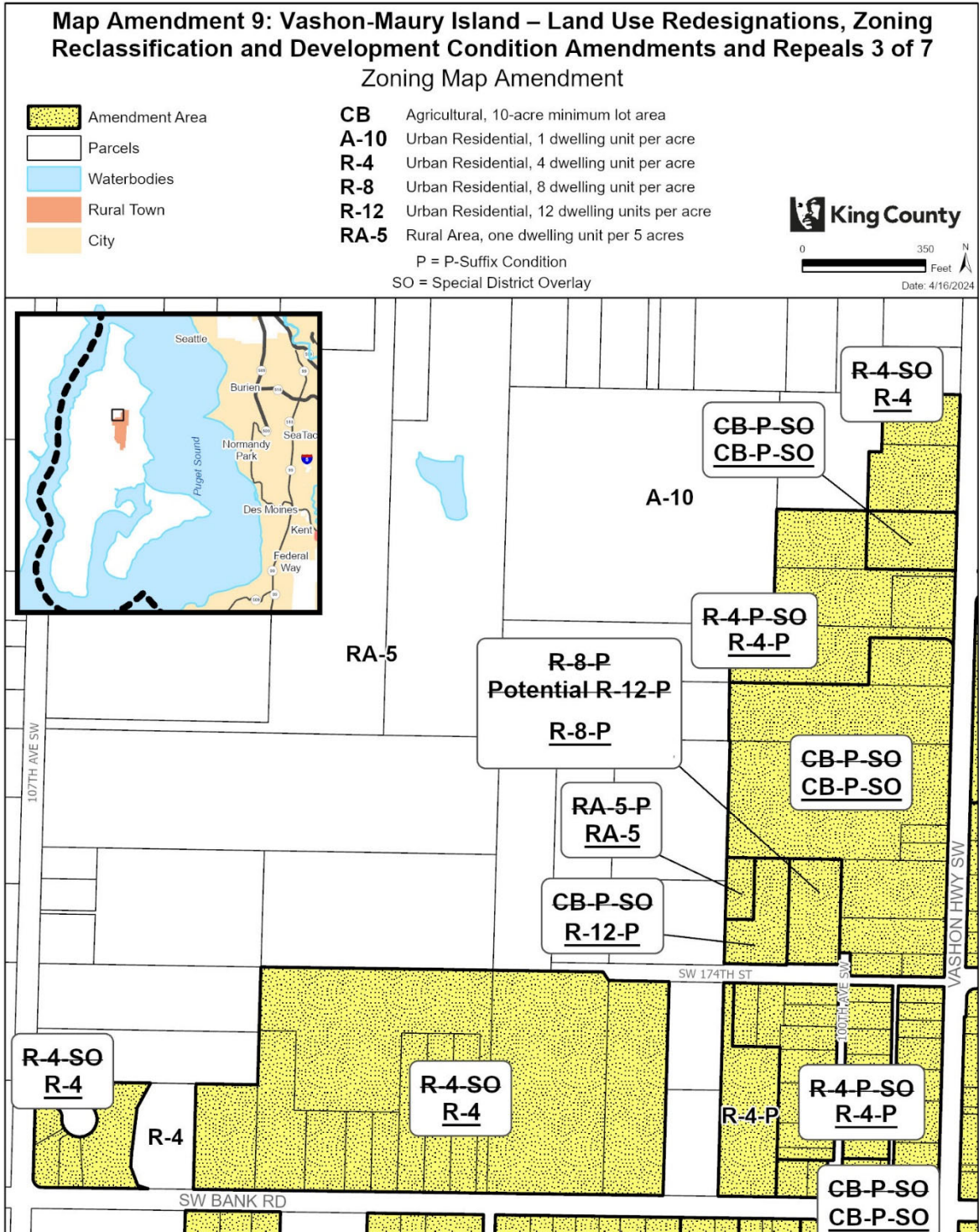
-  Amendment Area
-  Parcels
-  Waterbodies
-  Rural Town
-  City

- CB** Agricultural, 10-acre minimum lot area
- RA-5** Rural Area, one dwelling unit per 5 acres
- R-4** Urban Residential, 4 dwelling unit per acre
- R-8** Urban Residential, 8 dwelling unit per acre
- R-12** Urban Residential, 12 dwelling units per acre

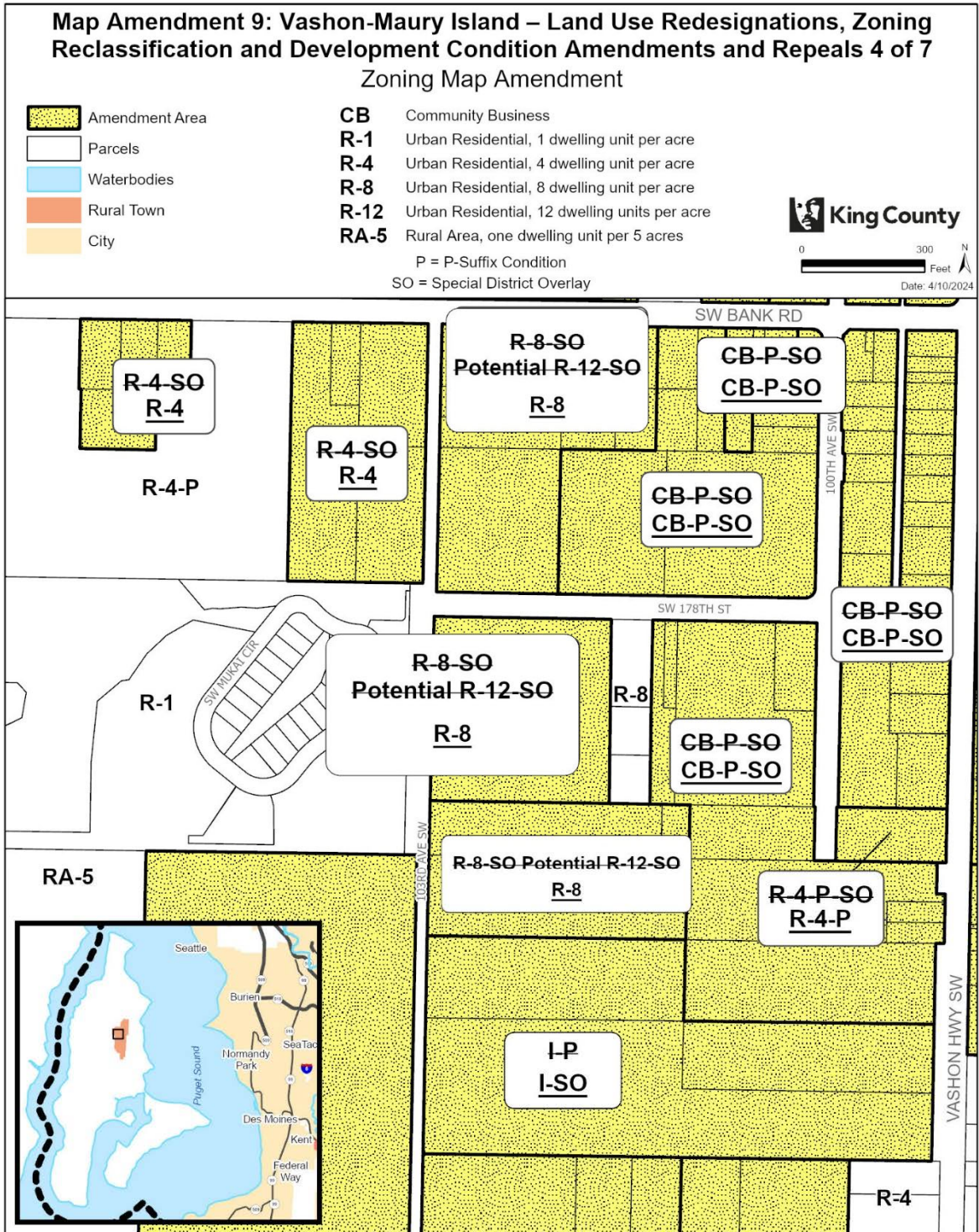
P = P-Suffix
 SO = Special District Overlay
 DPA = Demonstration Project Area



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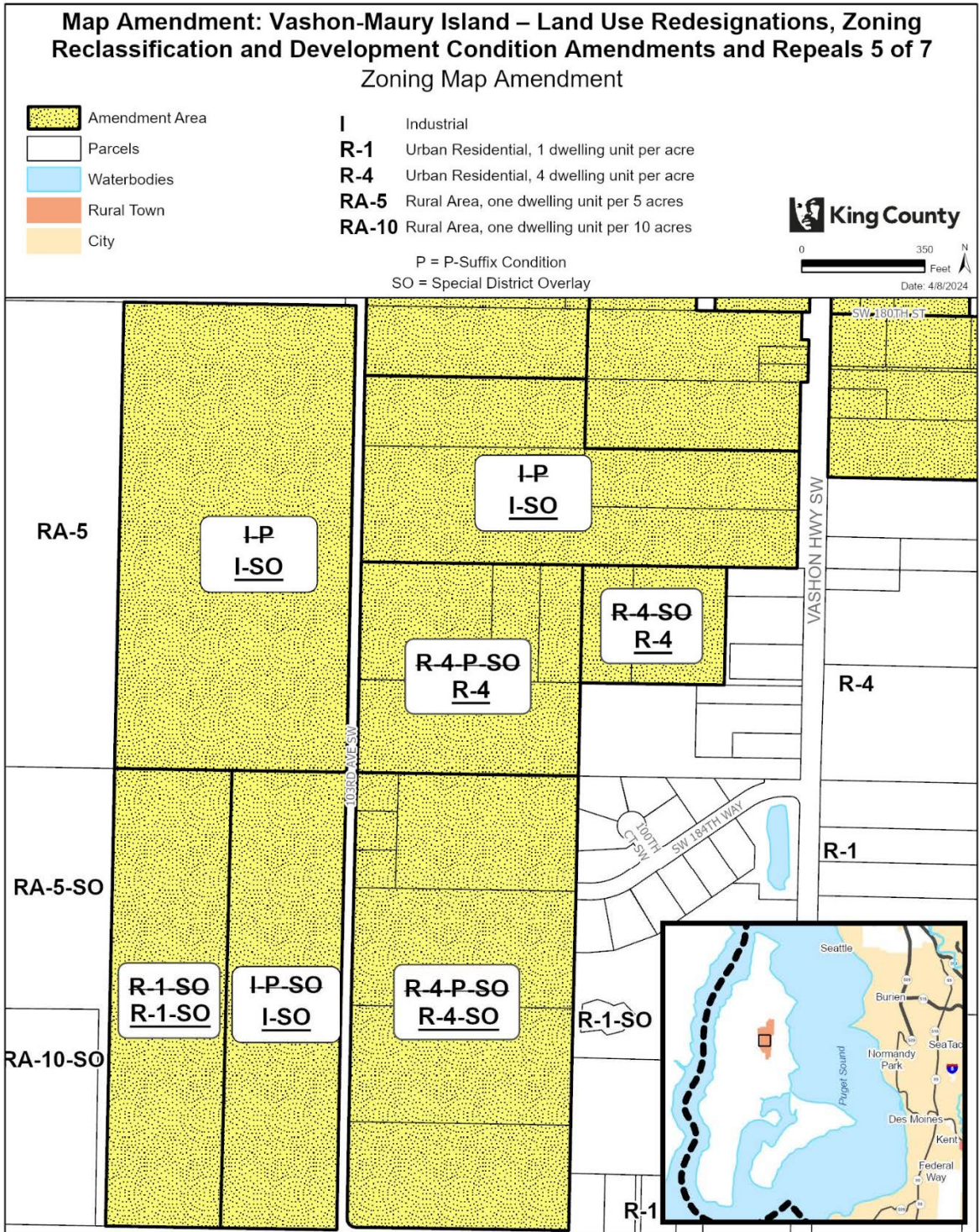


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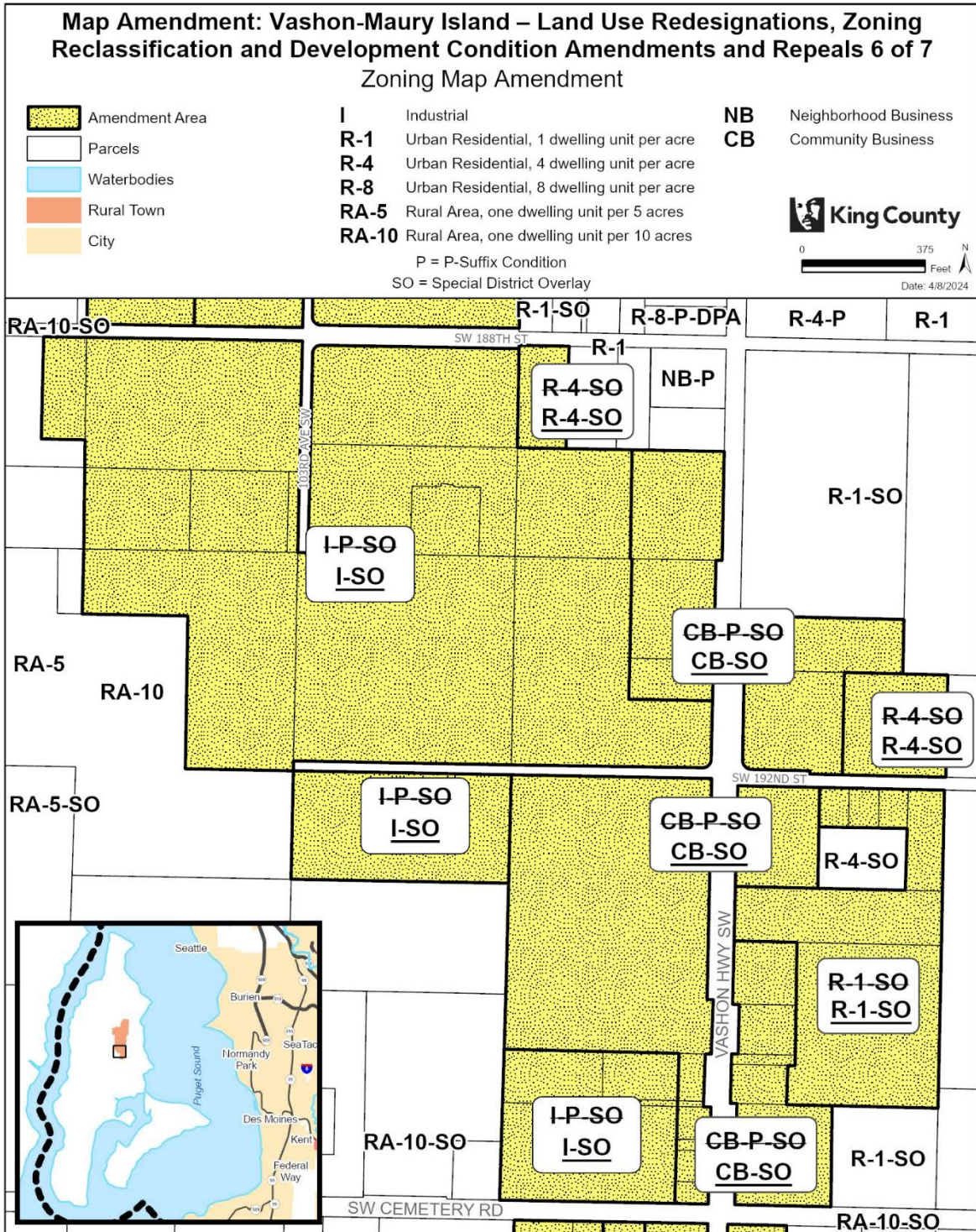


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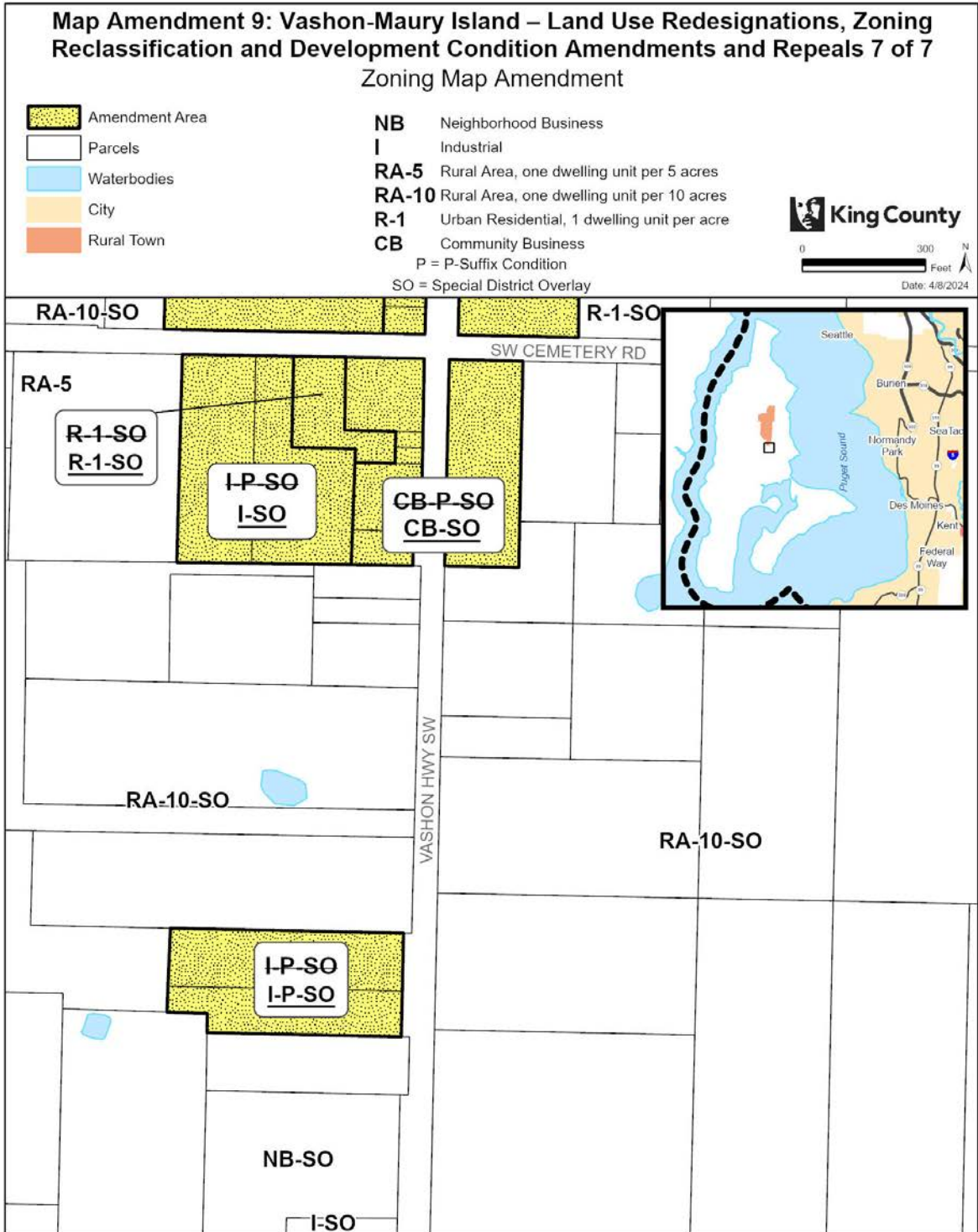
880
881



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Project: VS-P01 amicklow

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

887 AMENDMENT TO THE KING COUNTY ZONING ATLAS

888

889

890 Amend Sections, Townships, and Ranges, as follows:

891

Section 18	Township 22	Range 3
------------	-------------	---------

892

893 **ZONING**

894

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

896

1822039125

897

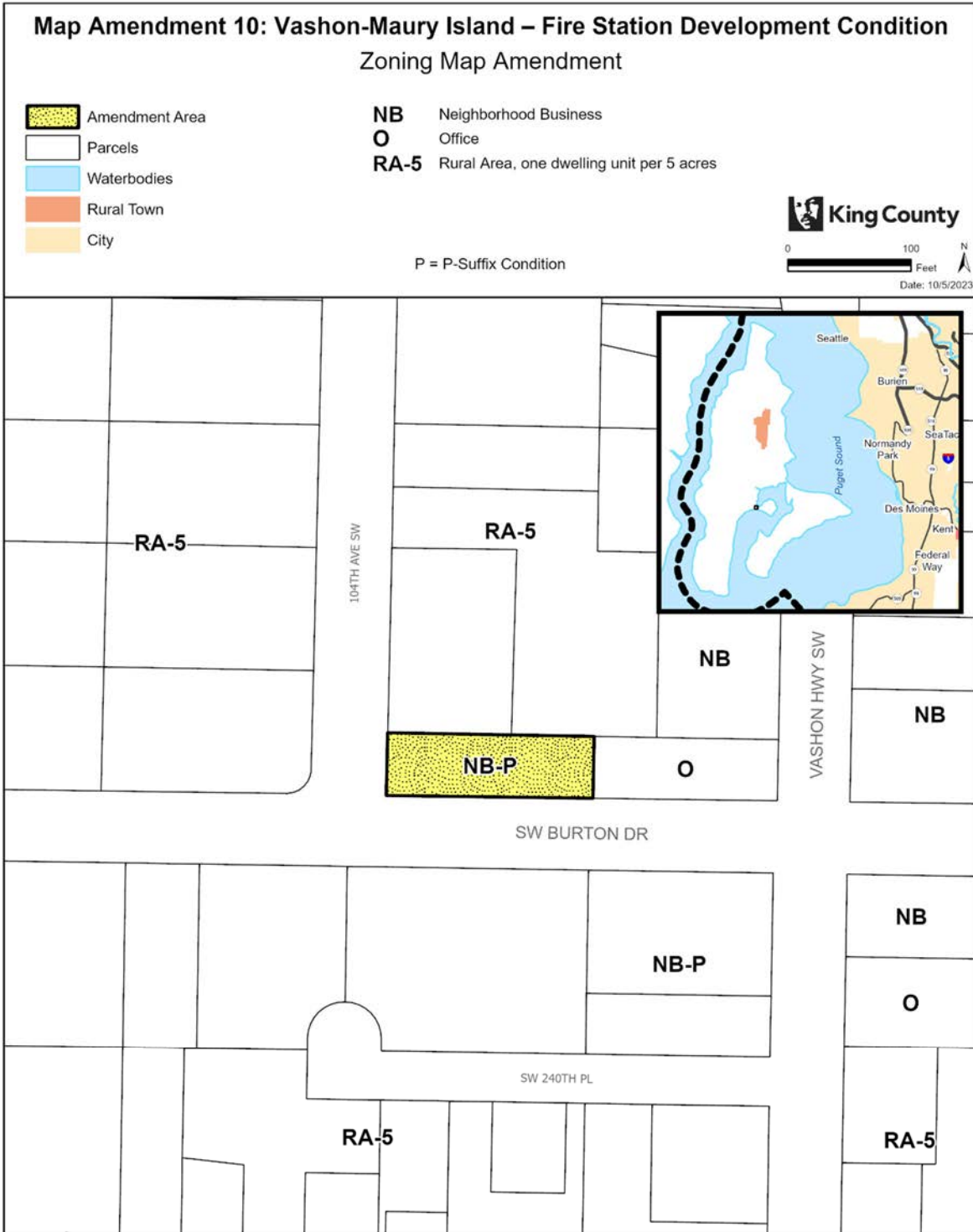
898 2. Amend P-Suffix VS-P03 as follows:

899

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

901

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



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Project: VS-P01 J. Linn

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

908 AMENDMENT TO THE KING COUNTY ZONING ATLAS
909

910
911 Amend Sections, Townships, and Ranges, as follows:
912

Section 19	Township 22	Range 3
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913
914 **ZONING**






915
916 1. Remove P-Suffix Development Condition VS-P04 from the following parcels:
917

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

918
919 2. Repeal P-Suffix Development Condition VS-P04 from the Zoning Atlas.
920

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

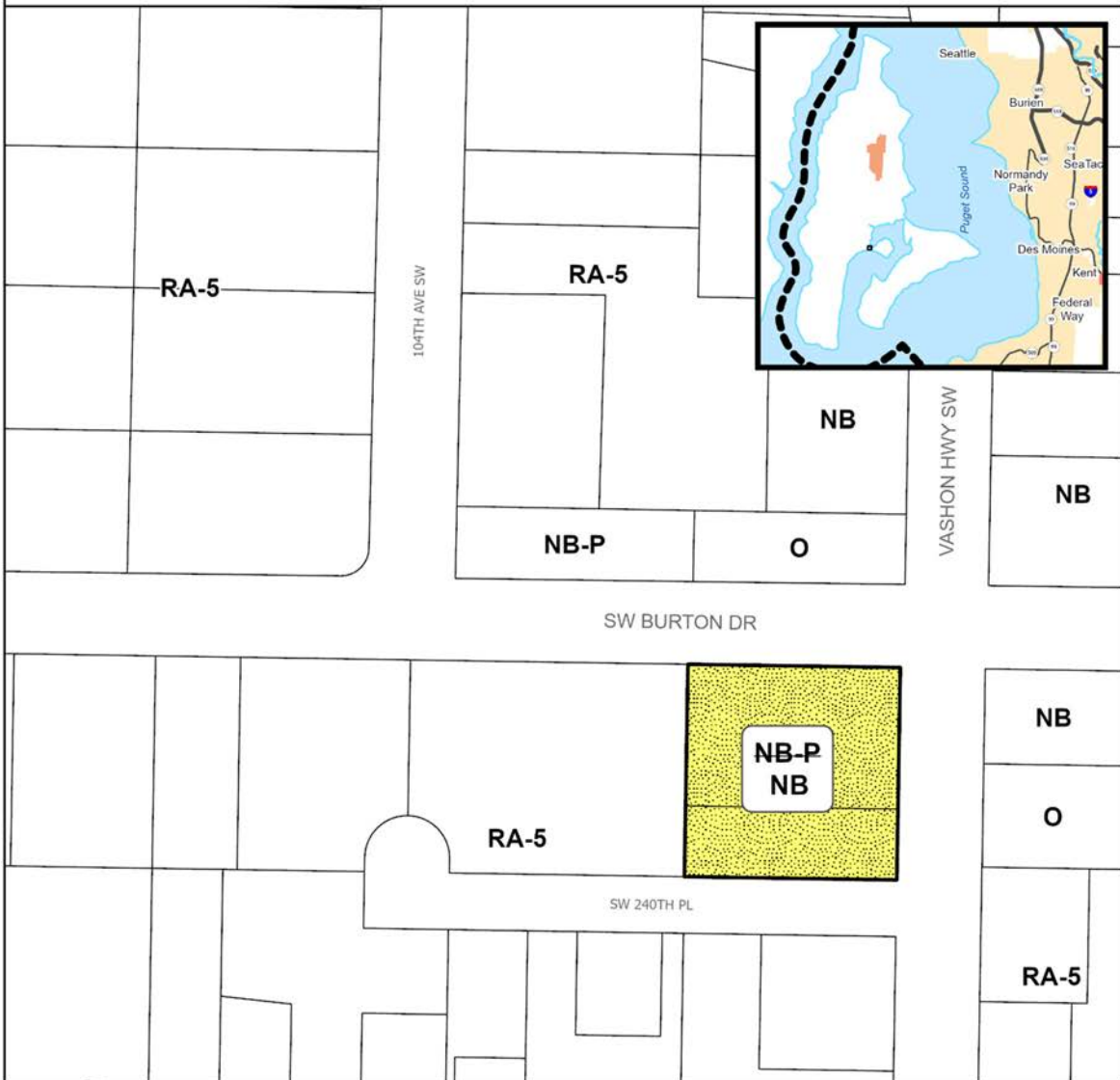
Map Amendment 11: Vashon-Maury Island – Guest Inn/Restaurant Development Condition
 Zoning Map Amendment

 Amendment Area
 Parcels
 Waterbodies
 Rural Town
 City

NB Neighborhood Business
O Office
RA-5 Rural Area, one dwelling unit per 5 acres

 **King County**
 0 100 Feet
 Date: 9/22/2023

P = P-Suffix Condition



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Project: VS-P01 - Zoning_VS-P04 - mcombsp

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

930 AMENDMENT TO THE KING COUNTY ZONING ATLAS
931

932
933 Amend Sections, Townships, and Ranges, as follows:
934

Section 13	Township 22	Range 2
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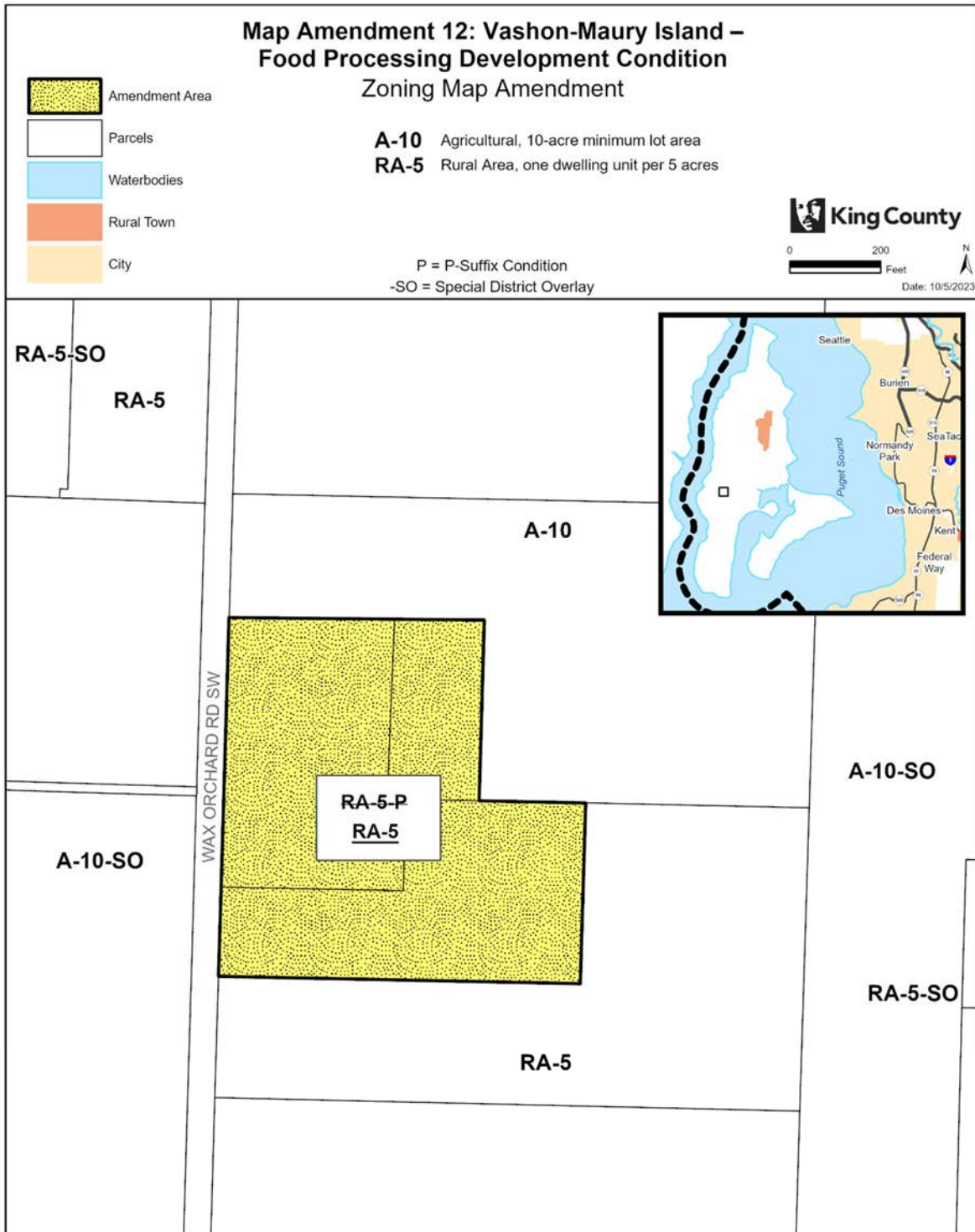
935
936 **ZONING**

937
938 1. Remove P-Suffix VS-P05 from the following parcels:
939

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

940
941 2. Repeal P-Suffix Development Condition VS-P05 from the Zoning Atlas.
942

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



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Project: VS-P01 landback

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

950 AMENDMENT TO THE KING COUNTY ZONING ATLAS
951

952
953 Amend Sections, Townships, and Ranges, as follows:
954

Section 29	Township 23	Range 3
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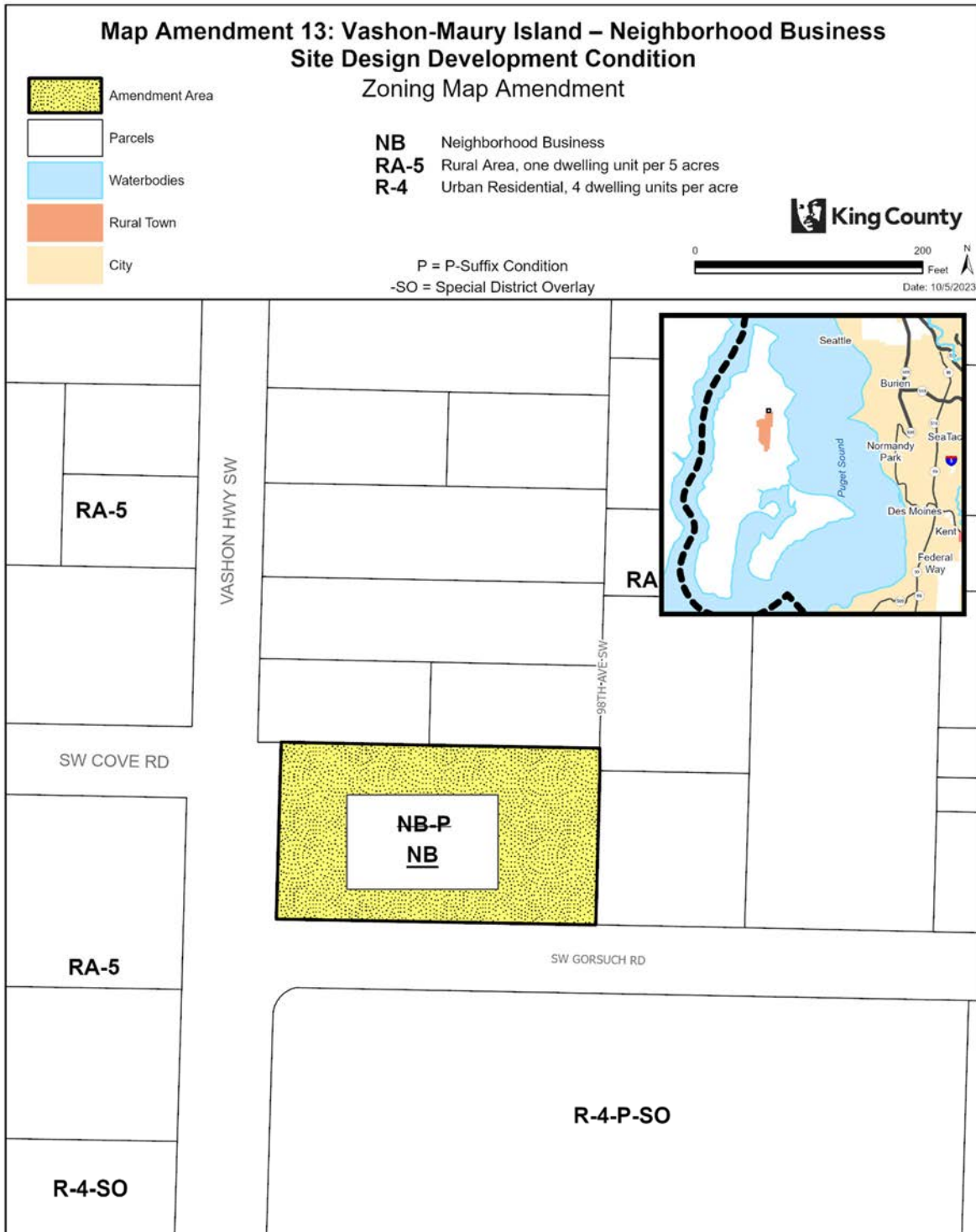
955
956 **ZONING**
957

958 1. Remove P-Suffix VS-P06 from the following parcel:
959

2923039127

960
961 2. Repeal P-Suffix Development Condition VS-P06 from the Zoning Atlas.
962

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



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Project: VS-P01 landback

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

972 AMENDMENT TO THE KING COUNTY ZONING ATLAS

973

974

975 Amend Sections, Townships, and Ranges, as follows:

976

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

977

978 **ZONING**

979

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

981

0622039107	0722039001	0722039066	0722039067
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982

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

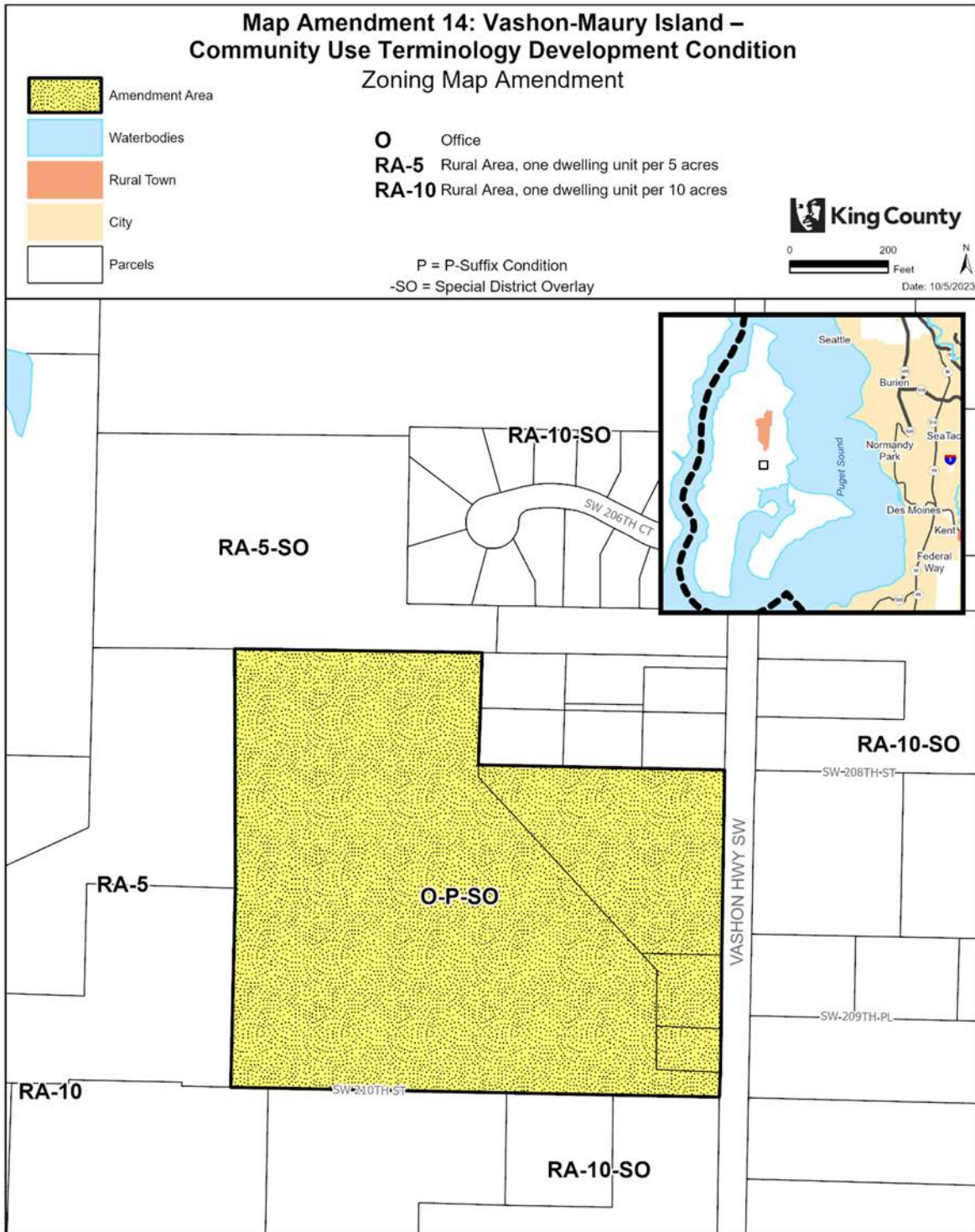
984

985 ~~“(1.) The use of the site shall be limited to ((a community health center, a senior~~
 986 ~~citizen's activity center administrative offices recreational facilities, and accessory~~
 987 ~~activities.~~

988 ~~2. The operation of "Granny's Attic" or any similar activity on the site shall be considered~~
 989 ~~as an accessory use to the principal activities of the Vashon-Maury Island Health~~
 990 ~~Services Center, Inc. so long as the activity is conducted by and for the benefit of the~~
 991 ~~Center and under the direct and continuous control and management of the Board of~~
 992 ~~Directors of the corporation)) Office/Outpatient Clinic, Social Services, Sports Club, and,~~
 993 ~~Used Goods: Antiques/Secondhand Shops.”~~

994

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



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Project: VS-P01 landback

999 **Map Amendment 15: Vashon-Maury Island – Rural Area Site**
1000 **Design Development Condition**

1001 AMENDMENT TO THE KING COUNTY ZONING ATLAS

1002
1003

1004 Amend Sections, Townships, and Ranges, as follows:

1005

Section 28	Township 22	Range 3
------------	-------------	---------

1006

1007 **ZONING**

1008

1009 1. Remove P-Suffix VS-P09 from the following parcels:

1010

2822039033	2822039034	2822039035	2822039037
282203TRCT			






1011

1012 2. Repeal P-Suffix Development Condition VS-P09 from the Zoning Atlas.

1013

1014 **Effect: Removes P-Suffix VS-P09 from parcels located on Southwest 256th Street and 75th**
1015 **Avenue Southwest. VS-P09 specifies that, at the time that a building permit application is**
1016 **made, the affected parcels will be one contiguous parcel, and that specific buildings only**
1017 **will be allowed. The change would align with the current development on the parcels.**

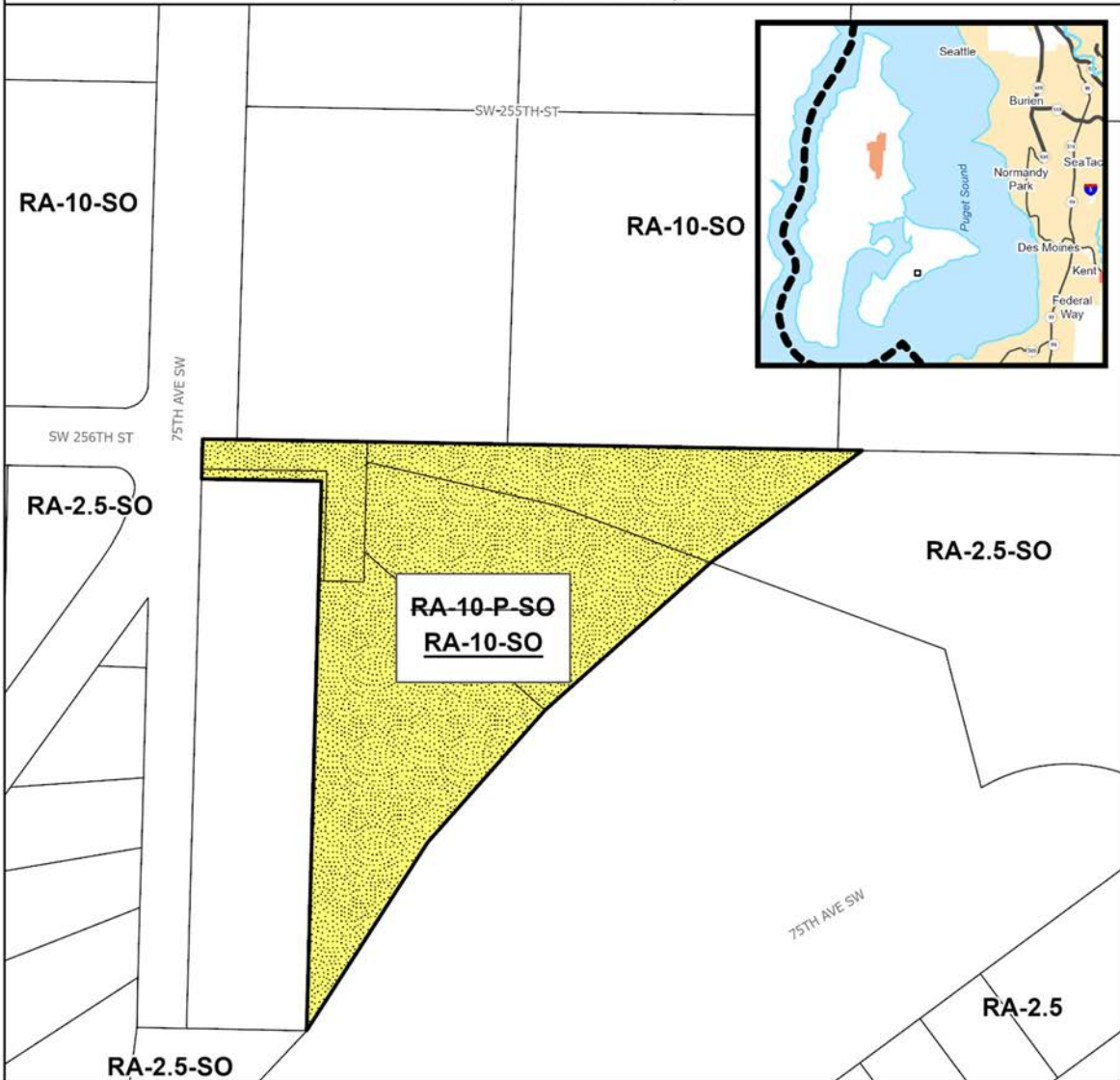
Map Amendment 15: Vashon-Maury Island – Rural Area Site Design Development Condition
 Zoning Map Amendment

-  Amendment Area
-  Parcels
-  Waterbodies
-  Rural Town
-  City

RA-2.5 Rural Area, one dwelling unit per 5 acres
RA-10 Rural Area, one dwelling unit per 10 acres



P = P-Suffix Condition
 -SO = Special District Overlay



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Project: VS-P01 landback

1019 **Map Amendment 16: Vashon-Maury Island – Density Restriction**
1020 **Development Condition**

1021 AMENDMENT TO THE KING COUNTY ZONING ATLAS
1022

1023
1024 Amend Sections, Townships, and Ranges, as follows:
1025

Section 30	Township 23	Range 3
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1026
1027 **ZONING**
1028






1029 1. Remove P-Suffix VS-P12 from the following parcels:
1030

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

1031
1032 2. Repeal P-Suffix Development Condition VS-P12 from the Zoning Atlas.
1033

1034 **Effect: Removes P-Suffix VS-P12 from parcels located on Southwest Bank Road in the**
1035 **vicinity of Vashon Highway Southwest. VS-P12 limits the density on the affected parcels**
1036 **to a maximum of 12 dwelling units per acre unless the property is developed as a**
1037 **housing project for seniors with low incomes. The change would align with current**
1038 **zoning on the parcels.**

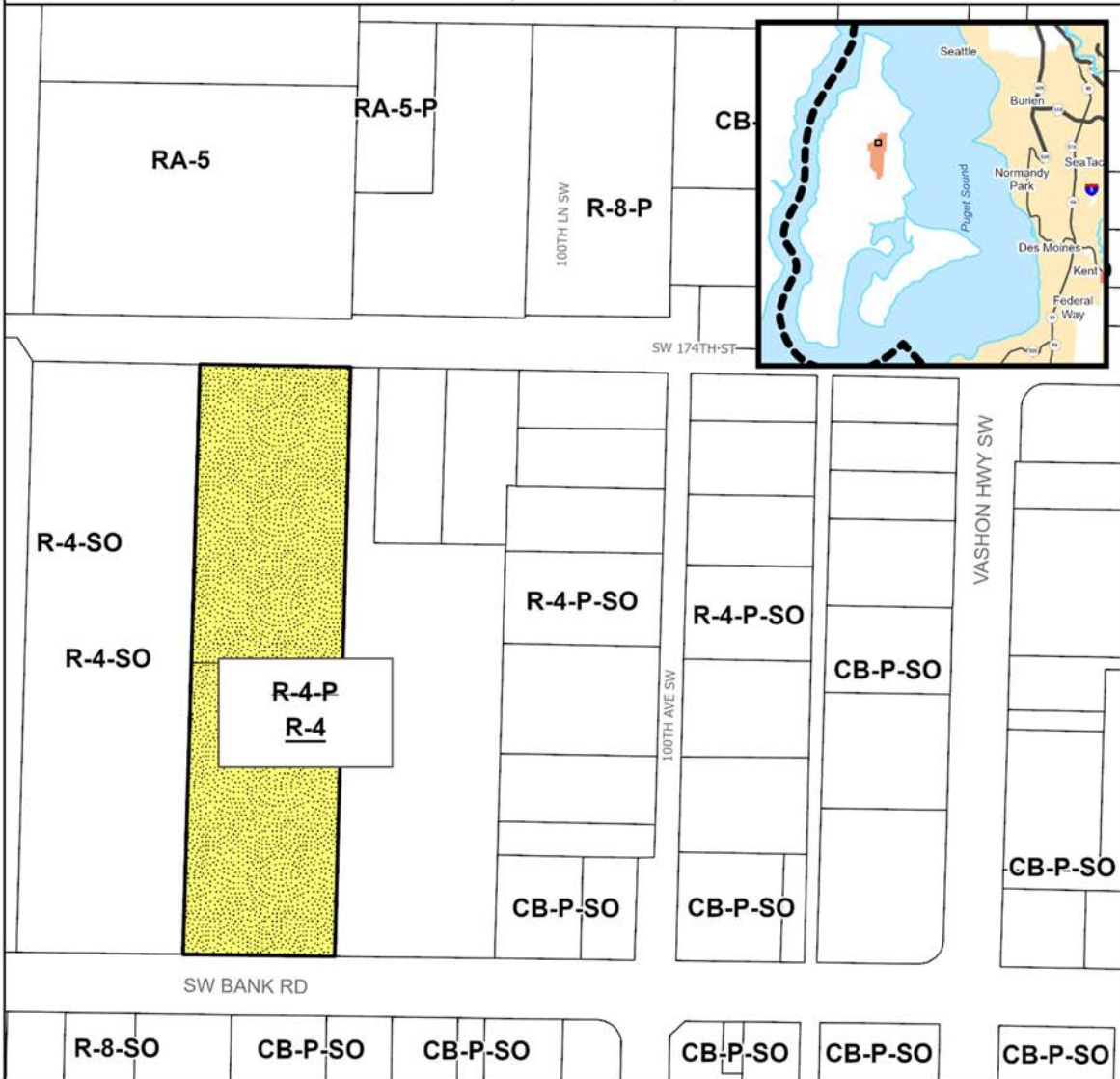
Map Amendment 16: Vashon-Maury Island – Density Restriction Development Condition
 Zoning Map Amendment

 Amendment Area
 Parcels
 Waterbodies
 Rural Town
 City

- CB** Community Business
- RA-5** Rural Area, one dwelling unit per 5 acres
- R-4** Urban Residential, 4 dwelling units per acre
- R-8** Urban Residential, 8 dwelling units per acre



P = P-Suffix Condition
 -SO = Special District Overlay



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Project: VS-P01 landback

1040 **Map Amendment 17: Vashon-Maury Island – Use Restrictions and**
1041 **Development Requirements Development Condition**

1042 AMENDMENT TO THE KING COUNTY ZONING ATLAS

1043

1044

1045 Amend Sections, Townships, and Ranges, as follows:

1046

Section 31	Township 23	Range 3
------------	-------------	---------

1047

1048 **ZONING**

1049

1050 1. Remove P-Suffix VS-P18 from the following parcel:

1051

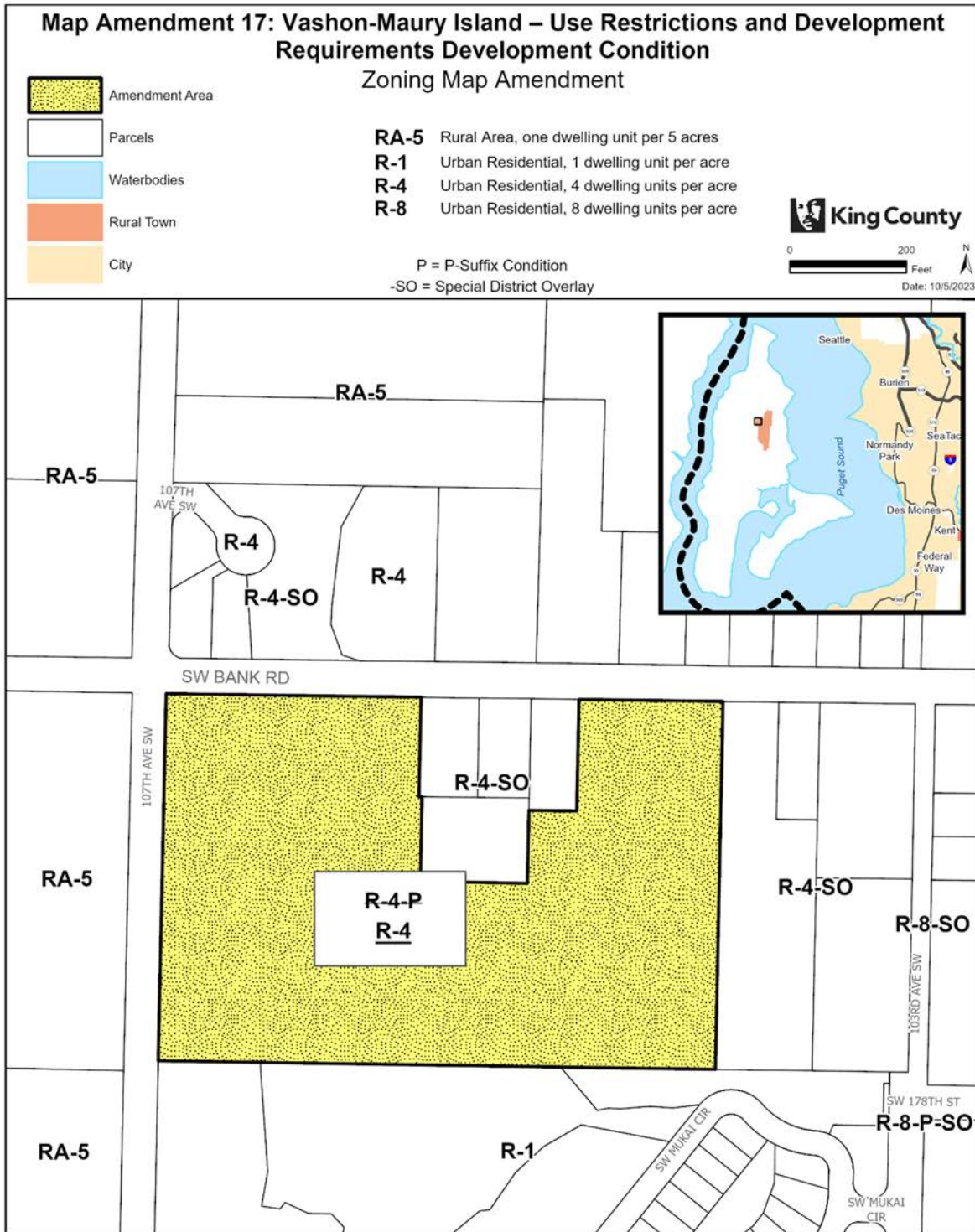
8884200000

1052

1053 2. Repeal P-Suffix Development Condition VS-P18 from the Zoning Atlas.

1054

1055 **Effect: Removes P-Suffix VS-P18 from a parcel on Southwest Bank Road and 107th Ave**
1056 **Southwest. VS-P18 limits development on the parcel to a residential development or a**
1057 **medical clinic and includes additional development requirements. The change reflects**
1058 **that the parcel has been developed consistent with the use restrictions and other**
1059 **development conditions in VS-P18.**



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Project: VS-P01 landback

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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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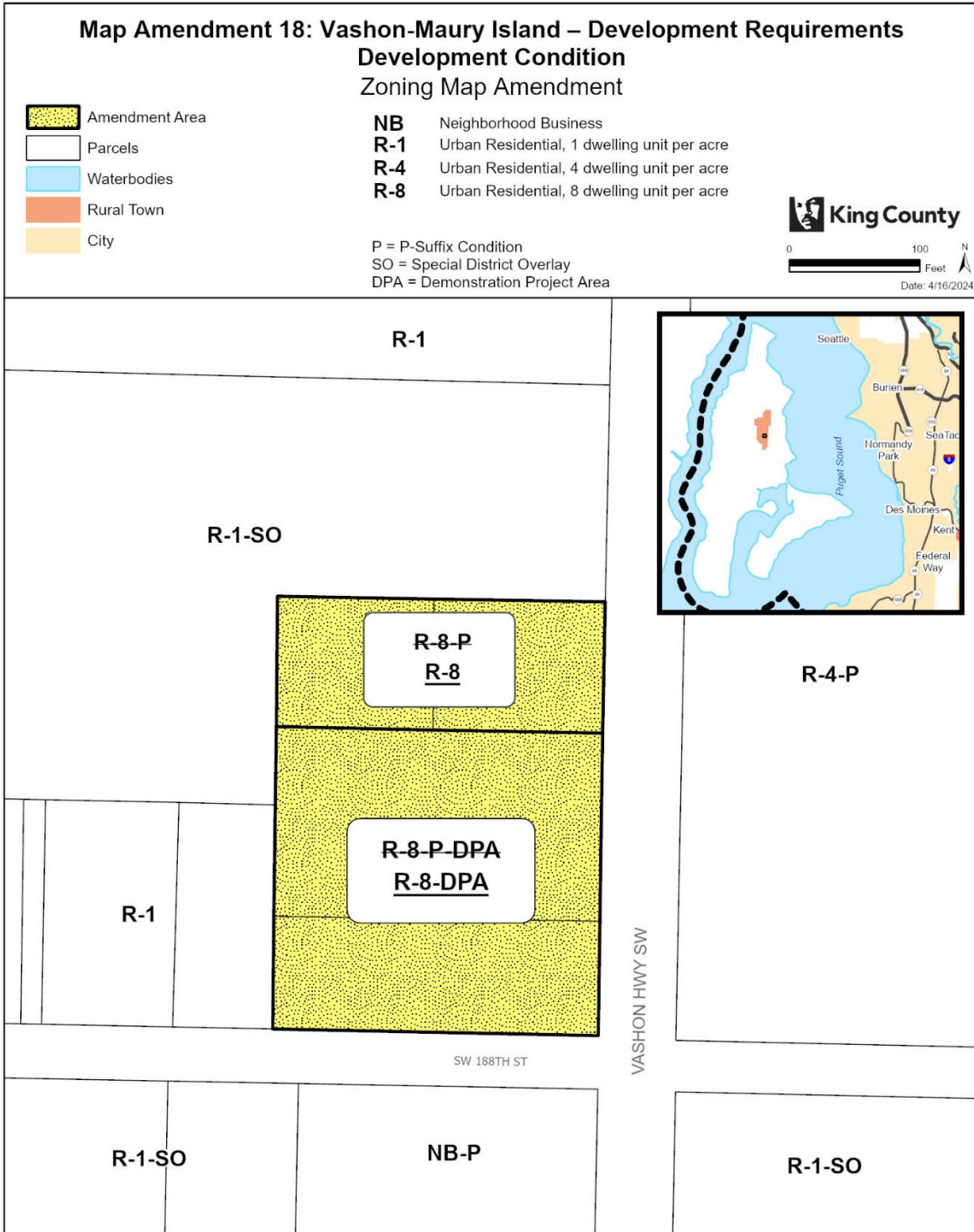
ZONING

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

3123039106	3123039139	3123039108	3123039138
------------	------------	------------	------------

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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1081 **Map Amendment 19: Vashon-Maury Island – Access and Use**
1082 **Restrictions Development Condition**

1083 AMENDMENT TO THE KING COUNTY ZONING ATLAS
1084

1085
1086 Amend Sections, Townships, and Ranges, as follows:
1087

Section 31	Township 23	Range 3
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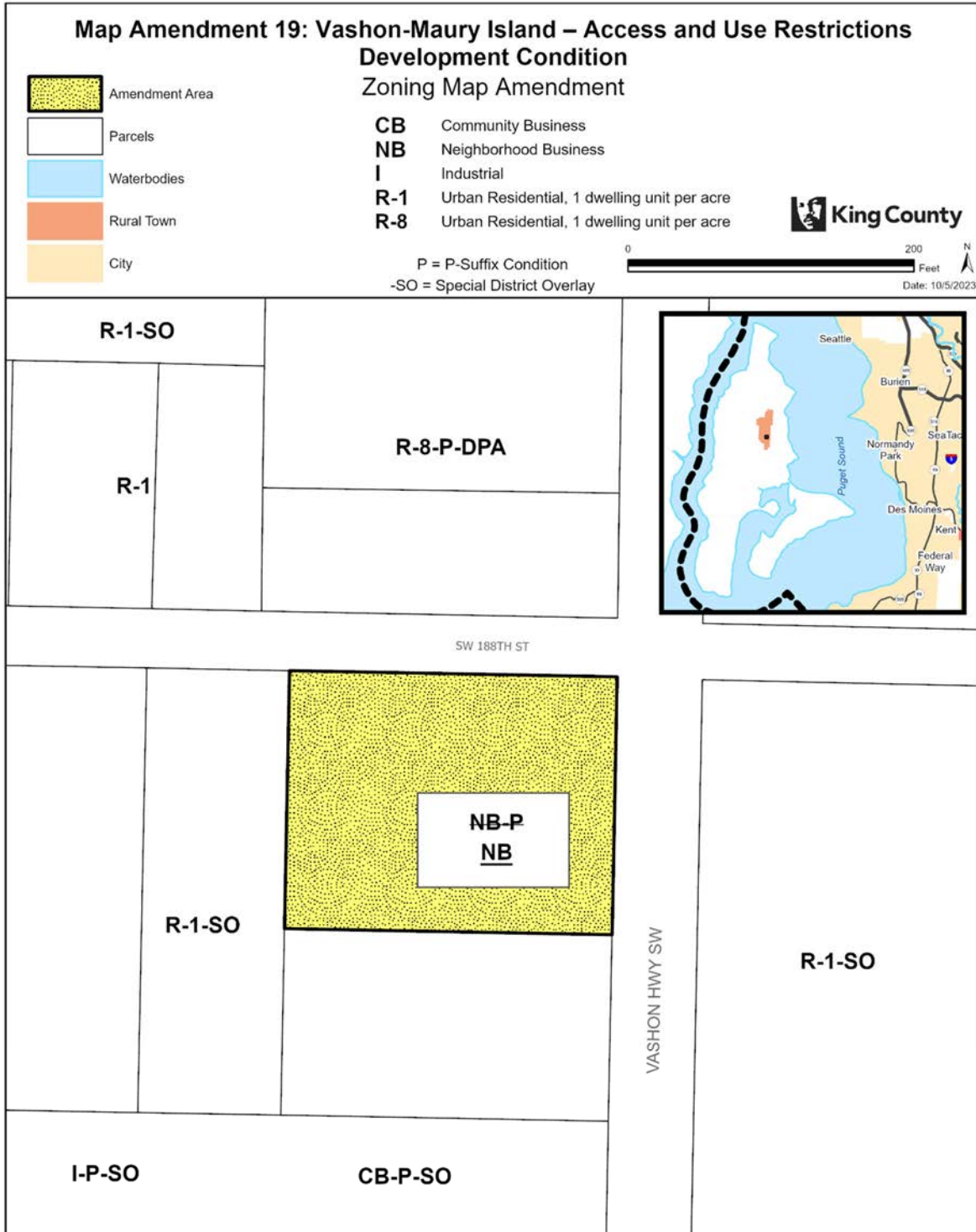
1088
1089 **ZONING**

1090
1091 1. Remove P-Suffix VS-P21 from the following parcel:
1092

3123039095

1093
1094 2. Repeal P-Suffix Development Condition VS-P21 from the Zoning Atlas.
1095

1096 **Effect: Removes P-Suffix VS-P21 from a parcel on Vashon Highway Southwest and**
1097 **Southwest 188th Street. VS-P21 restricts use on the parcel and restricts access to the**
1098 **parcel to Southwest 188th Street. This change would align with the fact that the parcel is**
1099 **listed in King County’s Historic Resource Inventory and there are provisions for**
1100 **reviewing changes to historic structures.**



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Project: VS-P01 landback

1102 **Map Amendment 20: Vashon-Maury Island – Access and Density**
1103 **Limits Development Condition**

1104 AMENDMENT TO THE KING COUNTY ZONING ATLAS
1105

1106
1107 Amend Sections, Townships, and Ranges, as follows:
1108

Section 32	Township 23	Range 3
------------	-------------	---------

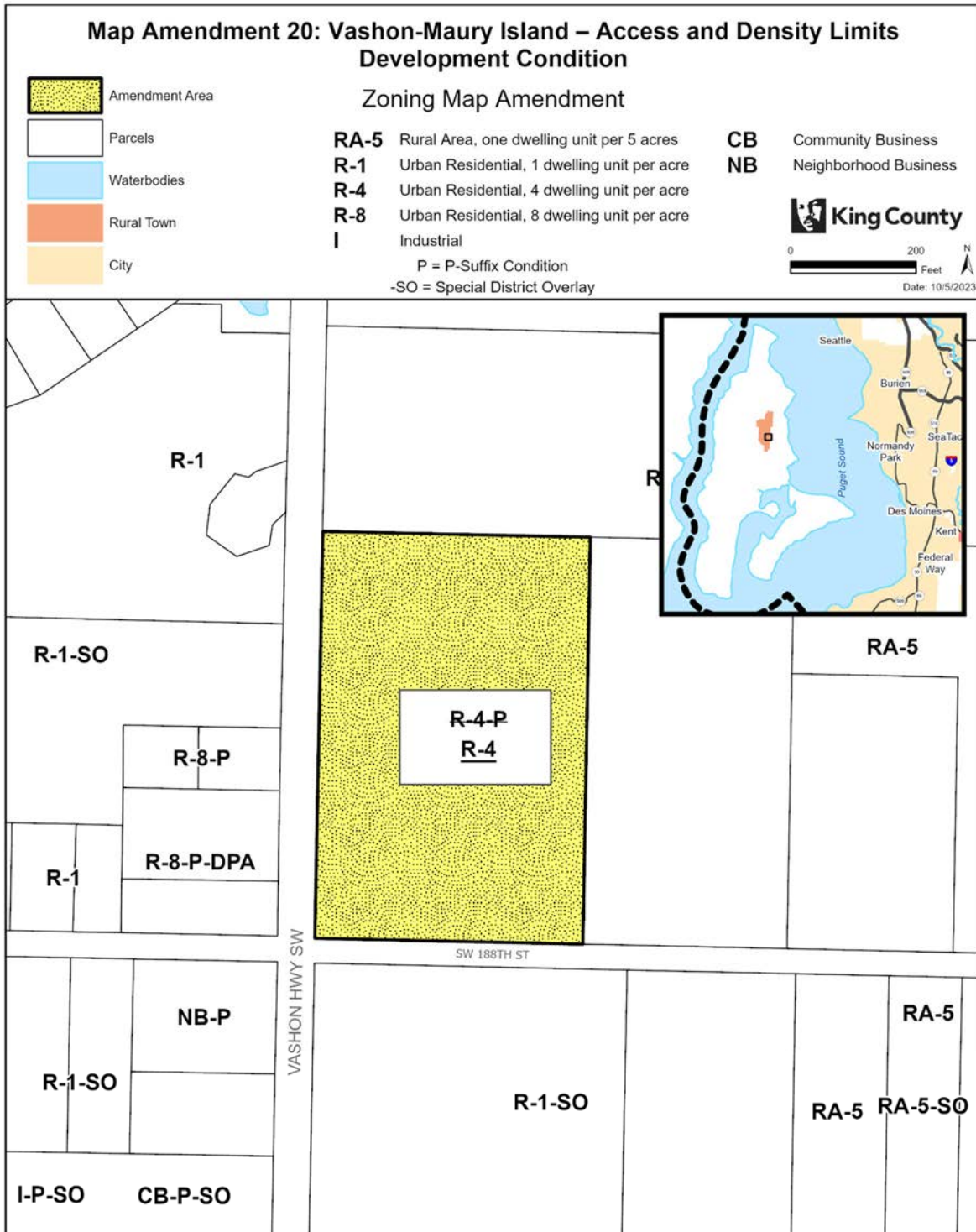
1109
1110 **ZONING**
1111

1112 1. Remove P-Suffix VS-P22 from the following parcel:
1113

3223039040

1114
1115 2. Repeal P-Suffix Development Condition VS-P22 from the Zoning Atlas.
1116

1117 **Effect: Removes P-Suffix VS-P22 from a parcel on Vashon Highway Southwest and**
1118 **Southwest 188th Street. SV-P22 limits access to one driveway from Vashon Highway**
1119 **Southwest. VS-P22 also limits development on the parcel to a maximum of 14 dwelling**
1120 **units. This change would align with current Road standards and King County Code**
1121 **provisions for access and allowed densities for the R-4 zone.**



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Project: VS-P01 J. Linn

1122
 1123

1124 **Map Amendment 21: Federal Way – Urban Planned Development**
1125 **P-suffix Removal**

1126 AMENDMENT TO THE KING COUNTY ZONING ATLAS
1127

1128
1129 Amend Sections, Townships, and Ranges, as follows:
1130

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

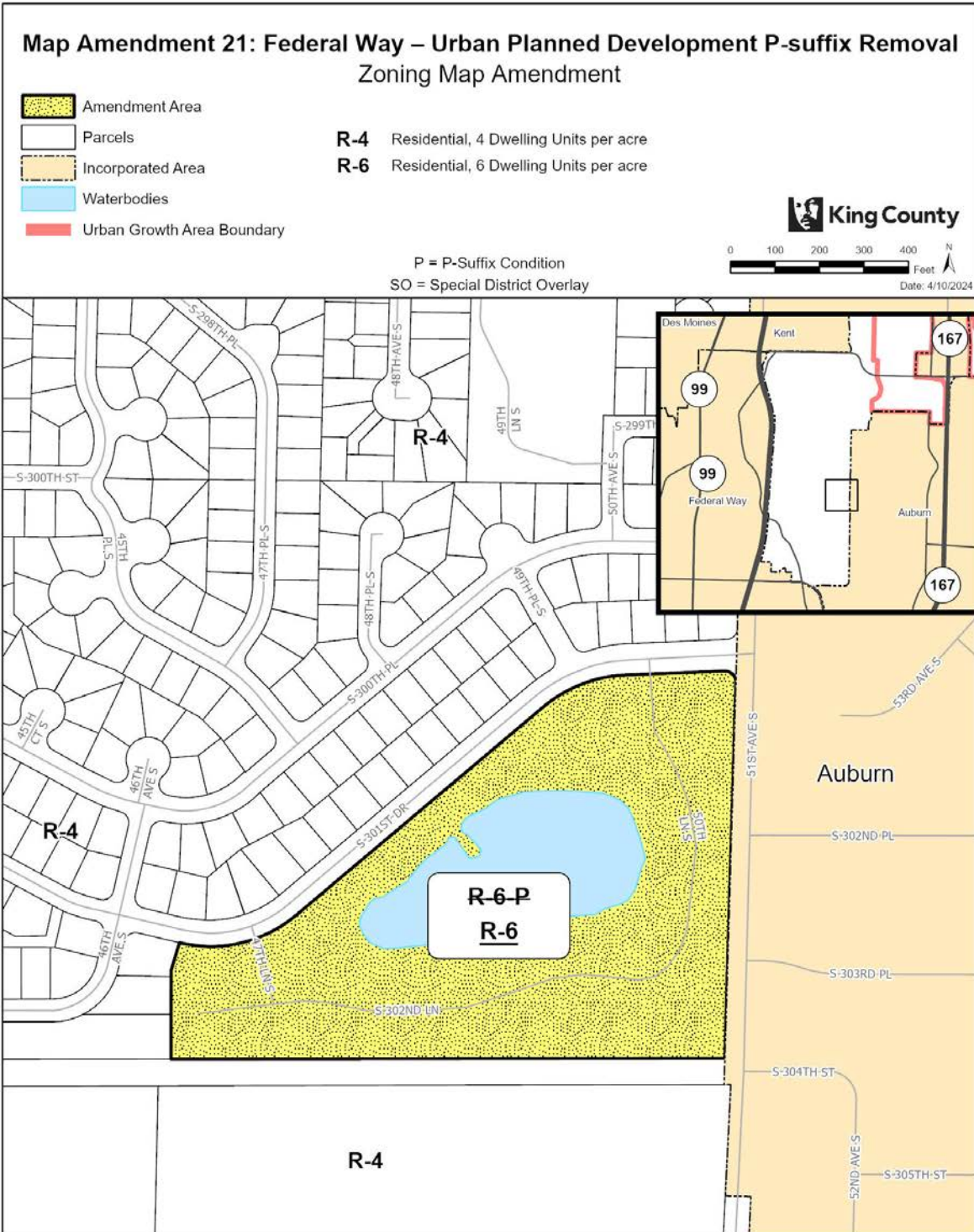
1131
1132 **ZONING**
1133

1134 1. Remove P-Suffix FW-P12 from the following parcel:
1135

2616700580

1136
1137 2. Repeal P-Suffix FW-P12 from the Zoning Atlas.
1138

1139 **Effect: Repeals P-Suffix FW-P12 to remove a reference to an old Urban Planned**
1140 **Development condition.**
1141



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1142
 1143
 1144

1145 **Map Amendment 22: Skyway-West Hill – Development**
 1146 **Limitations**

1147 AMENDMENT TO THE KING COUNTY ZONING ATLAS
 1148

1149
 1150 Amend Sections, Townships, and Ranges, as follows:
 1151

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

1152
 1153 **ZONING**
 1154

1155 1. Add P-Suffix WH-P10 to the following parcels:
 1156

2172000470

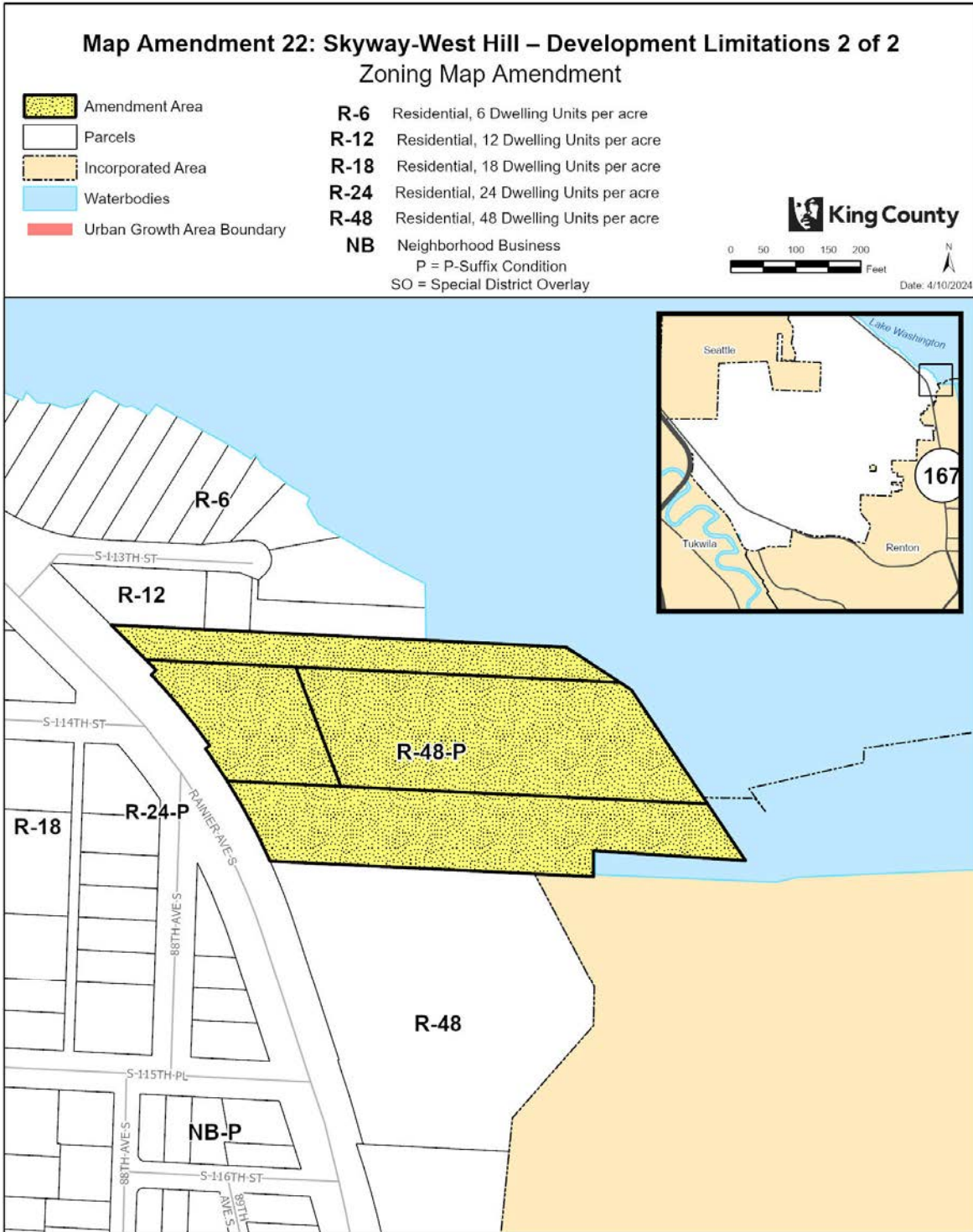
1157
 1158 2. Amend P-Suffix WH-P10 on the following parcels:
 1159

1180000280	1180000285	1180000290	1180008400
2172000451	2172000565	2172000612	

1160
 1161 3. Amend P-Suffix WH-P10 as follows:
 1162

1163 "The use of this parcel shall be limited to ~~((mobile))~~ manufactured home ~~((park))~~
 1164 communities, community residential facilities, senior assisted housing, daycares, and
 1165 religious ~~((institutions))~~ facilities. Redevelopment of the parcel results in the permanent
 1166 displacement of existing residents shall require an agreement approved by the council,
 1167 which include provisions for notification to residents, relocation assistance and right to
 1168 return options for displaced residents. The parcel shall not be subject to a minimum
 1169 density requirement."
 1170

1171 **Effect:** Adds P-Suffix WH-P10 to a parcel and amends the P-suffix to remove a
 1172 requirement for minimum density.
 1173



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1175
 1176

1177 **Map Amendment 23: Snoqualmie Valley/Northeast King County –**
1178 **Fall City Business District**

1179 AMENDMENT TO THE KING COUNTY ZONING ATLAS
1180

1181 Amend Sections, Townships, and Ranges, as follows:
1182

1183

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

1184
1185 **ZONING**

1186
1187 1. Remove P-Suffix SV-P27 on the following parcel:
1188

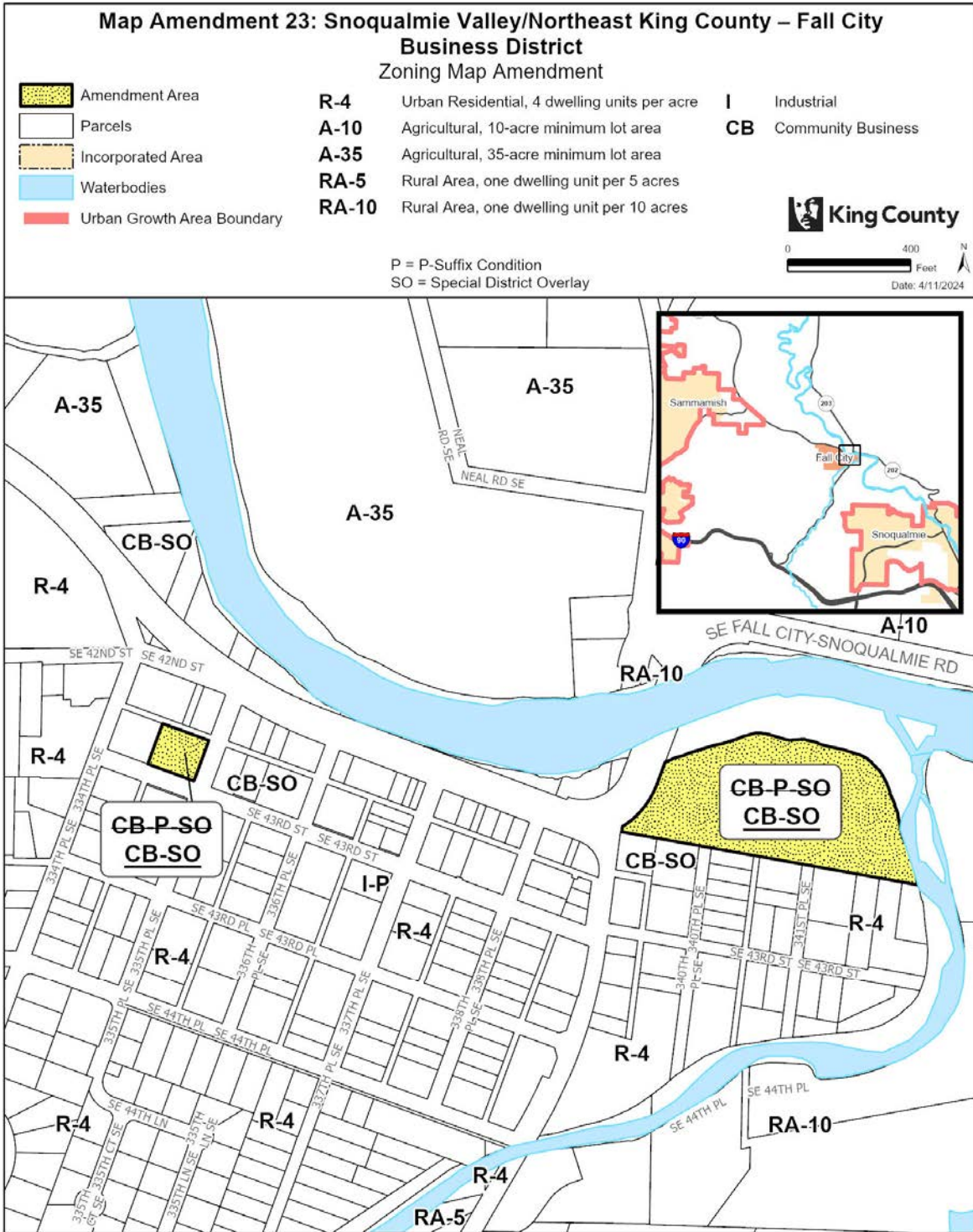
1189

1190 2. Remove P-Suffix SV-P28 on the following parcel:
1191

1192

1193 3. Repeal the following P-Suffix Development Conditions from the Zoning Atlas:
1194 a. P-Suffix SV-P27; and
1195 b. P-Suffix SV-P28.
1196

1197 **Effect:** Removes two P-Suffix development conditions from parcels in the Fall City Business
1198 District. P-Suffix SV-P27 requires landscaping as part of park development. P-Suffix SV-P28
1199 prohibits overnight parking or storage of trucks on the parcel.



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Project: FallCityBusinessDistrict amicklow

1201 **Map Amendment 24: Snoqualmie Valley/Northeast King County –**
 1202 **Fall City Residential Dimensional Standards**

1203 AMENDMENT TO THE KING COUNTY ZONING ATLAS
 1204

1205
 1206 Amend Sections, Townships, and Ranges, as follows:
 1207

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

1208
 1209 **ZONING**

- 1210
 1211 1. Add P-Suffix SO-xxx (adopted in Section 249 of Ordinance XXXXX (Proposed Ordinance 2023-
 1212 0440)) to the following parcels:
 1213

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

**2024 King County Comprehensive Plan
Land Use and Zoning Map Amendments
Attachment I to PO 2023-0440**

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
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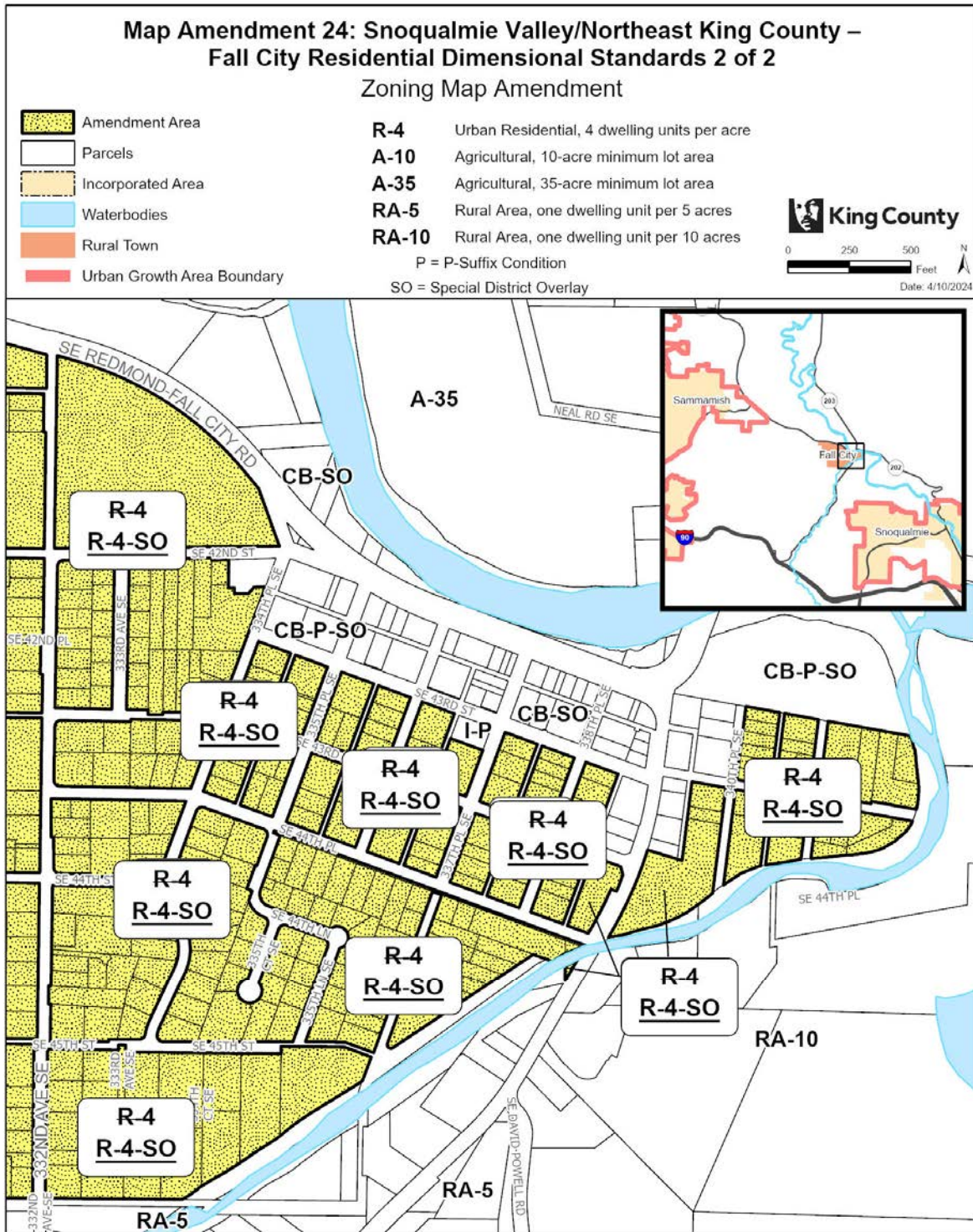
1214

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

1220 **Map Amendment 25: Snoqualmie Valley/Northeast King County –**
1221 **Fall City Industrial**

1222 AMENDMENT TO THE KING COUNTY ZONING ATLAS

1223

1224

1225 Amend Sections, Townships, and Ranges, as follows:

1226

Section 15	Township 24	Range 7
------------	-------------	---------

1227

1228 **ZONING**

1229

1230 1. Amend P-Suffix SV-P26 on the following parcel:

1231

2475900595

1232

1233 2. Amend P-Suffix SV-P26 as follows:

1234

1235

1236

1237

1238

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~~"(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.

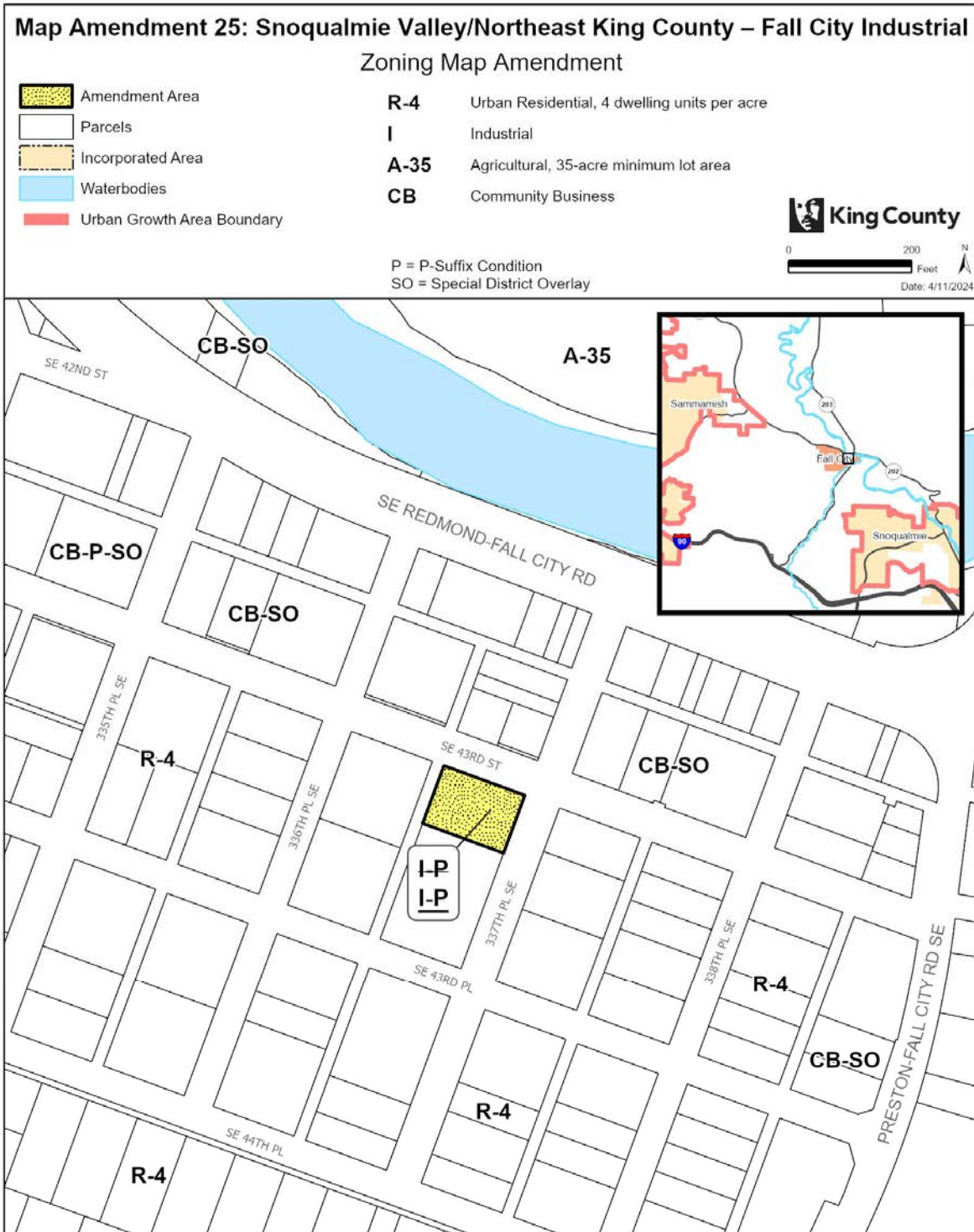
~~((5-))~~ 4. The use of the site shall be limited to machine shop and welding activities.

~~((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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1269

1270 **Map Amendment 26: Snoqualmie Valley/Northeast King County –**
 1271 **Preston Industrial Development Conditions**

1272 AMENDMENT TO THE KING COUNTY ZONING ATLAS

1273

1274

1275 Amend Sections, Townships, and Ranges, as follows:

1276

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

1277

1278 **ZONING**

1279

1280 1. On the following parcels:

- 1281 a. Remove P-Suffix SV-P13; and
- 1282 b. Amend P-Suffix SV-P19.

1283

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

1284

1285 2. Remove P-Suffix SV-P13 on the following parcel:

1286

2924079054

1287

1288 3. On the following parcels:

- 1289 a. Remove P-Suffix SV-P15; and
- 1290 b. Amend P-Suffix SV-P19.

1291

3224079001	3224079004	3224079124	3224079125
3224079126	3224079128	3224079130	3224079133

1292

1293 4. Amend P-Suffix SV-P19 on the following parcels:

1294

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

1295

1296 5. On the following parcel:

- 1297 a. Remove P-Suffix SV-P19; and
- 1298 b. Amend the zoning from I (Industrial) to RA-10 (Rural Area, 1 dwelling unit per 10 acres).

1299

2924079009 (portion)

1300

1301 6. On the following parcel:

- 1302 a. Amend P-Suffix SV-P19; and
- 1303 b. Amend the zoning from NB (Neighborhood Business) to RA-2.5 (Rural Area, 1 dwelling unit per 2.5
- 1304 acres) on the following parcel:

1305

3224079023 (portion)

1306

1307 7. Remove P-Suffix SV-P19 on the following parcel:

1308

2924079053 (portion)

1309

1310

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

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~~“(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:

1324

A. Access

1325

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.

1326

1327

1328

B. Buffers, trails, and aesthetics

1329

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))~~:

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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.

1339

1340

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1343

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.

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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.

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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.

1355

C. Building Scale

1356 All new development and re-development shall be of a scale, modulation, materials, and color
1357 that ~~((will transition))~~ are compatible with the surrounding land uses including ~~((village))~~ open
1358 space, trails, and rural residential neighborhoods.

1359
1360 D. Permitted Uses

1361 ~~((Heavier industrial uses; new or re-developed industrial uses providing substantial waste by-~~
1362 ~~products or wastewater discharge; or new or re-developed paper, and allied products~~
1363 ~~manufacturing uses shall be prohibited.))~~

1364 1. A Conditional Use Permit (CUP) shall be required for new buildings ~~((construction permits))~~ or
1365 for expansion of existing buildings to ensure that:

1366 a) The visual character of the Rural Area will be protected and enhanced. In addition to the
1367 decision criteria of ~~((KCC))~~ K.C.C. 21A.44.040, the CUP review process shall focus on the view
1368 sheds of the Preston neighborhood. A view shed is that portion of the landscape that is visible
1369 from a given point or points, terminating at the horizon, such as a ridgeline, treeline, or other
1370 prominent linear physical feature.

1371 b) The proposed use must be functionally compatible with rural uses in the immediate vicinity.
1372 Functional compatibility requires a determination that the proposed use will not create impacts to
1373 or demand for public facilities and services beyond that specified in the rural level of service
1374 standards in Chapter 9 of the Comprehensive Plan ~~((policy F-303 for water and policy F-313 for~~
1375 ~~sewers))~~. Functional transportation compatibility shall consider ~~((both))~~ rural level of service
1376 standards, as described in Chapter 8 of the Comprehensive Plan ~~((relating to concurrency~~
1377 ~~(Comprehensive Plan policy T-305) and whether the increased traffic would conform to SEPA~~
1378 ~~standards, Intersection Standards and Road Design Standards))~~.

1379 c) The proposed new use is dependent upon a location in ~~((a))~~ the Rural Area or Natural
1380 Resource Lands. The Director should consider the following factors in the CUP review process:

1381 · i. The majority of the product(s) being manufactured, processed or sold are primarily
1382 composed of materials extracted or grown in the Rural Area or Natural Resource Lands.

1383 · ii. The majority of the product(s) being manufactured, processed or sold are used or
1384 consumed in the Rural Area or Natural Resources Lands.

1385 · iii. The proposed use provides services predominantly to Rural Area residents, or to other
1386 uses of the Rural Area or Natural Resource Lands.

1387 iv. Examples of ~~((such))~~ uses that require a rural location include, but are not limited to: food
1388 processing, feed mills and stores, small retail or wholesale stores, farm/forestry machinery
1389 manufacturing or repair, agricultural product warehousing, and sales facilities for farm/forest
1390 products or for products and services used by Rural residents and customarily retailed or
1391 wholesaled in the Rural Area~~((s))~~ or Natural Resource Lands.

1392 ~~((The following parcels shall not be subject to the requirements of Subsection d.1.(c), above:~~

1393 ~~2924079009~~

1394 ~~2924079018~~

1395 ~~2924079058~~

1396 ~~2924079055~~

1397 ~~2924079056~~

1398 ~~d) Any parcel governed by a basic use agreement between the property owner and the Preston~~
1399 ~~community shall not be subject to the requirements of Subsection d.1.(c) and the department of~~
1400 ~~development and environmental local services shall apply the provisions of the basic use~~
1401 ~~agreement as conditions of project approval. The basic use agreement shall include provisions~~
1402 ~~that are generally consistent with the basic use agreement recorded under Auditor File NO.~~
1403 ~~9708190805 and the following shall be used as a guideline for the required provision.~~

1404 ~~((1))~~ 2. Limitations on Use of Property: ~~((All industrial uses made of the property shall be limited~~
1405 ~~to those uses allowed, as of the date of the agreement, on Industrial zoned land that is located in~~
1406 ~~Areas designated as Rural, and accessory uses.))~~ In addition to the use provisions in K.C.C.

1407 ~~Chapter 21A.08. (F)~~the following uses shall ~~((additionally))~~ be prohibited: heavier industrial
1408 uses; new or re-developed industrial uses providing substantial waste by-products or wastewater
1409 discharge; or new or re-developed paper, chemical, allied products manufacturing uses;
1410 slaughterhouses; tanneries; animal rendering; processing of mineral resources, including quarry
1411 rock and gravel; ~~((concrete batching facilities; asphalt batching facilities;))~~ asphalt/concrete
1412 mixtures and block; any use requiring a waste water discharge permit; campgrounds; bowling
1413 center; shooting range; dry((-)cleaning plants; industrial laundrers; vector waste receiving
1414 facility; outdoor advertising service; miscellaneous equipment rental; automotive rental and
1415 leasing; heavy equipment and truck repair; helistop; motor vehicle and boat dealers; auto supply
1416 stores (although auto supply wholesale distribution shall not be prohibited); gasoline service
1417 stations; fuel dealers; auction houses; livestock sales; tire retreading; public agency animal
1418 control facility; transfer station; adult use facility; any use that extracts groundwater for sale of
1419 bottled water outside of the property; and casinos and gambling uses. Recycling and waste
1420 receptacles may be located outdoors, but must be screened from view from outside the property.

1421 ~~((2))~~ 3. Prohibition on Expanding Industrial Uses on Abutting or Adjacent Parcels: ((The
1422 property owner shall not acquire any interest on abutting or adjacent property for the purpose of
1423 expanding t)) The size of Industrial or commercially-zoned land shall not be expanded beyond
1424 ~~((that))~~ what currently exists in the Preston vicinity. The property owner shall not request or
1425 otherwise pursue the rezoning of any abutting or adjacent property for industrial use. "Adjacent"
1426 means any land in unincorporated King County that is located within two miles of the boundaries
1427 of the Preston industrial area.

1428 ~~((3))~~ 4. Prohibition on extension of water service to properties outside of the Preston Water
1429 Association boundaries: The property owner shall not vote for or encourage any extension of
1430 water service to properties outside the existing boundaries of the Preston Industrial Park Water
1431 Association for any new residential, commercial, or industrial use. An Intertie Agreement with
1432 Water District No. 123 for the purpose of providing for fire flow is not subject to this provision.

1433 ~~((2-))~~ 5. For industrial buildings already built or for new buildings having vested applications,
1434 tenant improvements and changes of use completely within existing structures shall not be
1435 subject to this P-suffix condition. ((However, P-suffix conditions for new development and
1436 redevelopment established under Ordinance 11653 in 1994 will continue to apply.

1437 **E. Environment**

1438 ~~1. All new development or re-development for which this Environmental Impact Statement was~~
1439 ~~prepared, shall meet all reasonable conditions and mitigations identified in the Environmental~~
1440 ~~Impact Statement requested under Ordinance 9110 as determined necessary by the Director of~~
1441 ~~Development and Environmental Services.~~

1442 ~~2. New stormwater discharges to salmonid habitat and wetlands shall match predeveloped flow~~
1443 ~~durations between the 1/2 of the 2 year and the 100-year events.~~

1444 ~~3. Any new stormwater discharges shall provide source control best management practices and~~
1445 ~~treatment facilities to maintain water quality of the receiving waters. Treatment facilities shall~~
1446 ~~remove a minimum of 90 percent of the total suspended solids, and result in the removal of at~~
1447 ~~least 50% of total phosphorus.~~

1448 ~~The subject property consists of tax lots:~~

1449 ~~2924079009 2924079020 2924079018~~

1450 ~~2924079055 2924079058 2924079056~~

1451 ~~2924079019 3224079002~~

1452 ~~3224079033 3224079059 3224079004~~

1453 ~~3224079133 3224079004 3224079124~~

1454 ~~3224079125 3224079126 3224079128~~

1455 ~~3224079129 3224079130 2924079053~~

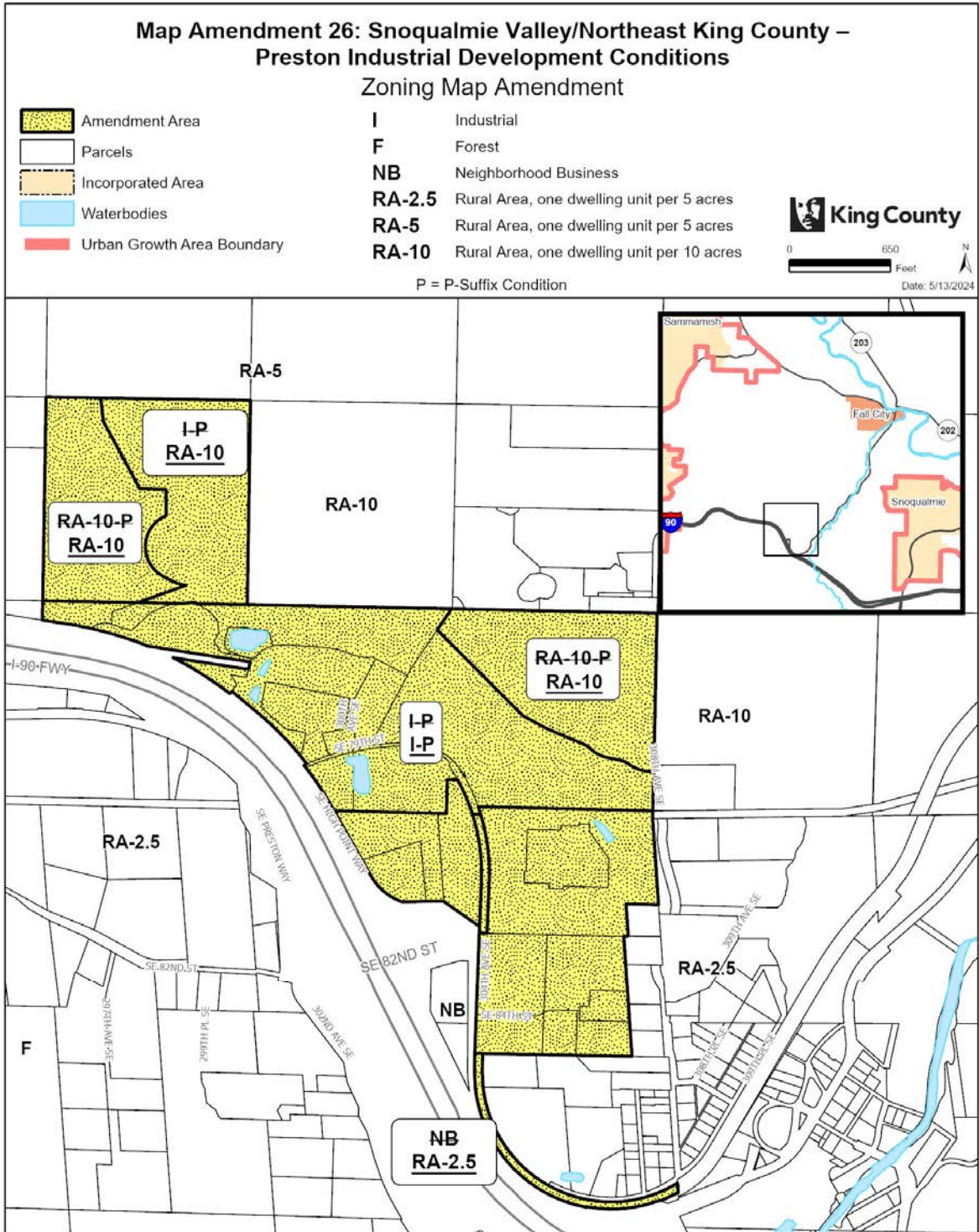
1456 ~~The 1994 Comprehensive Plan identified two areas of Preston that may be developed under~~
1457 ~~specific development conditions. These properties were designated in the Snoqualmie~~
1458 ~~Community Plan and Area Zoning for future consideration for industrial use))”~~
1459

1460 9. Repeal P-Suffix Development Condition SV-P13 from the Zoning Atlas.

1461
1462 10. Repeal P-Suffix Development Condition SV-P15 from the Zoning Atlas.
1463

1464 **Effect: Updates and consolidates P-suffix development conditions applying to the Preston**
1465 **Industrial area by:**
1466

- 1467 • **Removing P-Suffix SV-P13 from the northern parcels of the Preston Industrial area.**
- 1468
- 1469 • **Removing P-Suffix SV-P15 from the southern parcels of the Preston Industrial area.**
- 1470
- 1471 • **Removing P-Suffix SV-P19 from a RA-10-zoned parcel northeast of the Preston Industrial area.**
- 1472
- 1473 • **Amending P-Suffix SV-P19 covering the entire Preston Industrial area by incorporating**
1474 **applicable landscaping, open space, and utility provisions from the removed P-Suffixes and**
1475 **updating and simplifying terminology.**
- 1476
- 1477 • **Amending the zoning from Industrial to RA-10 on one parcel northwest of the Preston**
1478 **Industrial area that has been acquired by the Department of Natural Resources and Parks for**
1479 **inclusion in the King County Open Space System.**
- 1480
- 1481 • **Amending the zoning classification from NB to RA-2.5 on a linear property with the Preston**
1482 **Snoqualmie Trail next to Jim Ellis Memorial Regional Park.**
- 1483
- 1484 • **Repealing P-Suffix SV-P13 and P-Suffix SV-P15 from the Zoning Atlas.**



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1486 **Map Amendment 27: Snoqualmie Valley/Northeast King County –**
1487 **Preston Mill Development Conditions**

1488 AMENDMENT TO THE KING COUNTY ZONING ATLAS
1489

1490
1491 Amend Sections, Townships, and Ranges, as follows:
1492

Section 33	Township 24	Range 7
------------	-------------	---------

1493
1494 **LAND USE**
1495

1496 1. Amend land use designation from "rn" (Rural Neighborhood Commercial Center) to "f" (Forestry) on
1497 the following parcel:
1498

6893300401

1499
1500 **ZONING**
1501

1502 1. Remove P-Suffix SV-P12 on the following parcels:
1503

6893300370	6893300375	6893300380	6893300385
6893300620			

1504 2. Remove P-Suffix SV-P17 on the following parcels:
1505
1506

3324079013	6893300620 (portion)
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1507 3. Remove P-Suffix SV-P21 on the following parcels:
1508
1509

3324079013	6893300401	6893300620
------------	------------	------------

1510 4. Amend the zoning from NB (Neighborhood Business) to F (Forest) on the following parcel:
1511
1512

6893300620 (portion)

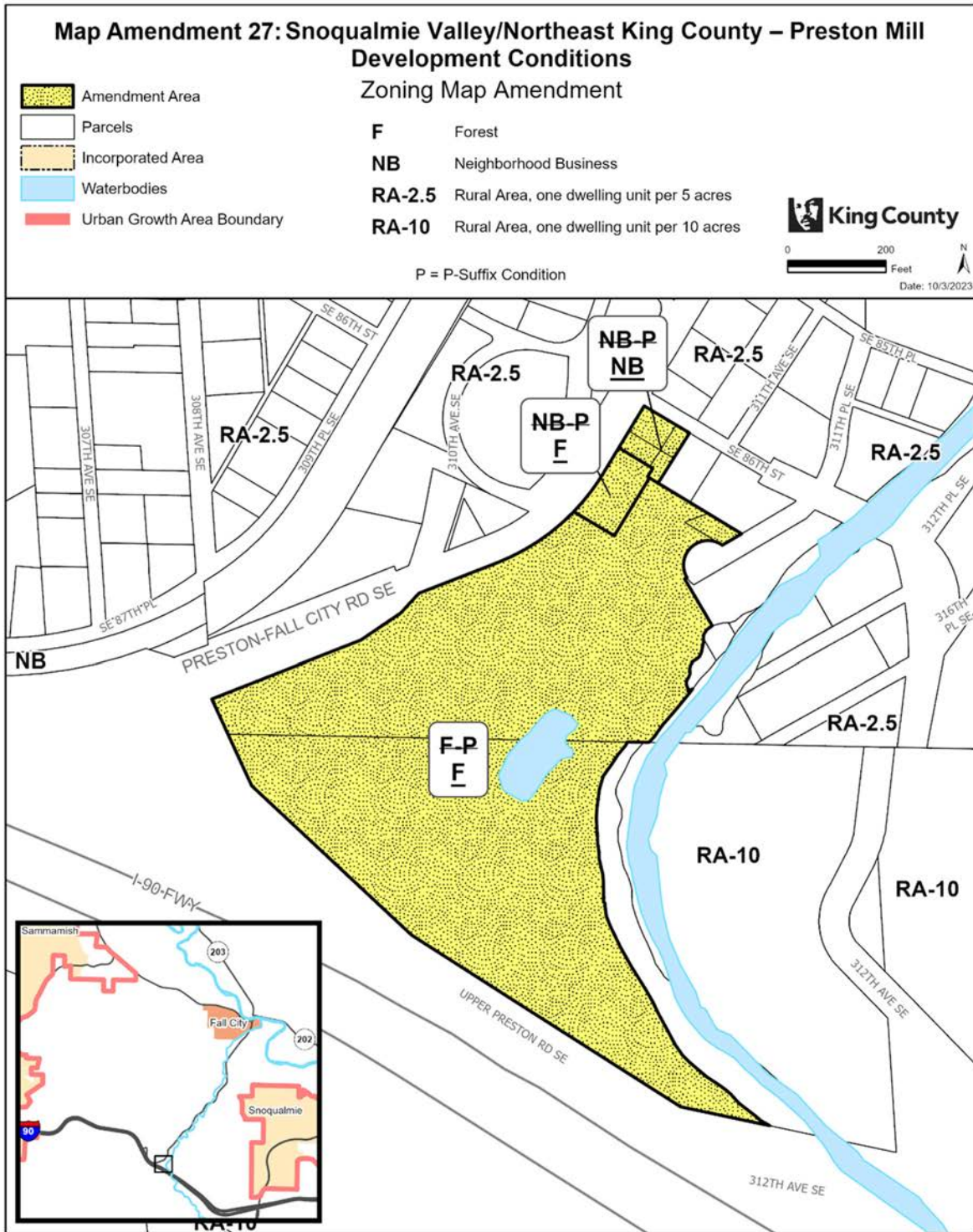
1513 5. Repeal the following P-Suffix Development Conditions from the Zoning Atlas:
1514 a. P-Suffix SV-P12;
1515 b. P-Suffix SV-P17; and
1516 c. P-Suffix SV-P21.
1517
1518

1519 **Effect:** Amends the land use designation on one parcel from Rural Neighborhood Commercial
1520 Center to Forestry to align with the underlying zoning classification.
1521

1522 **Amends the zoning on the portion of one parcel and removes several overlapping development**
1523 **conditions from parcels east of the Preston-Fall City Road SE on or adjacent to the former Preston**
1524 **Mill site in the rural unincorporated area of Preston as follows:**
1525

- 1526 • **Removes P-Suffix SV-P12 limiting commercial uses on four parcels currently zoned**
1527 **Neighborhood Business.**
1528

- 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. McCorbis

1539 **Map Amendment 28: Snoqualmie Valley/Northeast King County –**
1540 **Raging River Quarry Open Space and P-Suffix Development**
1541 **Condition**

1542 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN LAND USE MAP and THE KING
1543 COUNTY ZONING ATLAS

1544
1545
1546 Amend Sections, Townships, and Ranges, as follows:
1547

Section 22	Township 24	Range 7
------------	-------------	---------

1548
1549 **LAND USE**

1550 1. Amend land use designation from "m" (Mining) to "os" (King County Open Space System) on the
1551 following parcel:
1552

1553

1554
1555 **ZONING**

1556 1. Remove P-Suffix SV-P31 from the following parcel:
1557

1558

1559 2. Amend the zoning from M (Mineral) to RA-10 (Rural Area, 1 dwelling unit per 10 acres) on the
1560 following parcel:
1561

1562

1563 3. Amend P-Suffix SV-P31 as follows:
1564

1565 "1. The quarry operation shall be subject to approval of grading permits which (except as
1566 otherwise provided by these conditions) shall be consistent with the operational concept
1567 illustrated in the revised plans dated 3-20-86, received July 1, 1986 (Exhibit no. 12).

1568 1A. The property line between the existing M zoned parcel and the adjacent RA zoned ((4-5
1569 acre)) parcels ((adjacent to the northwest (excluded from this reclassification);)) shall be fenced in
1570 a secure manner, not less than ((5)) six feet in height, and setbacks shall be maintained as
1571 required by ((KCC)) K.C.C. 21A.22.060. ~~((This condition shall be of no further force or effect in
1572 the event the northwest parcel is subsequently reclassified to M when new area zoning is
1573 adopted by King County. In that event, unless otherwise provided by the area zoning, a minimum
1574 150 foot setback shall be maintained from property authorized to be developed for residential
1575 use, of which not less than 75 feet shall be on the M-zoned property. Except for the required
1576 fencing, the 150 foot setback area shall be subject to a native growth protection easement.))~~

1577 2. The applicant shall obtain a grading permit yearly ~~((from the King County Department of
1578 Development and Environmental Services (DDES)))~~ and be subject to the ~~((conditions))~~
1579 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

1633 District as rehabilitation work is undertaken. As final topography is progressively achieved,
1634 rehabilitation of finished areas/slide shall be undertaken on an ongoing basis.

1635
1636 10. The applicant shall provide signs indicating truck operations, such as "caution - truck
1637 crossing." The specific character and location of the signs shall be determined by the
1638 Washington State Department of Transportation or the ~~((King County Department of Public
1639 Works)) Local Services, Road Services Division, or successor agency.~~ A flag shall be affixed to
1640 the signs when operations are being conducted at the site and removed when operations are not
1641 being conducted. ~~((The King County Department of Development and Environmental Services))
1642 The Permitting Division, or successor agency,~~ may require the applicant to provide flaggers when
1643 the volume of truck traffic at the site would interfere with the normal traffic flow along the Preston-
1644 Fall City Road. The applicant shall notify ~~((the Building and Land Development Division))
1645 Permitting~~ at least ~~((48)) forty-eight~~ hours prior to commencing continuous ~~((or "highball"))
1646 trucking operations (continuous operations shall generally mean an average, over a four hour
1647 period, in excess of one truck leaving or entering the site every ((5)) five minutes).~~

1648
1649 11. The entire length of the Carmichael Road from the Preston-Fall City Road into the quarry
1650 working area, at least as far as the quarry office and scale, shall be paved and such paving shall
1651 be maintained to the satisfaction of ~~((the King County Department of Public Works and
1652 Department of Development and Environmental Services)) Permitting~~ to reduce the carriage of
1653 direct and debris onto the Preston-Fall City Road~~((,-a)).~~ Areas of corrugated or corduroy roadway
1654 and/or a wheel wash facility may be required.

1655
1656 12. Berms, solid fencing, and landscaping shall be provided on both sides of the Carmichael
1657 Road, from the intersection of the Preston-Fall City Road to the quarry office and scale, or for so
1658 much of that distance as is necessary to reasonably mitigate noise and visual impacts of the
1659 quarry, as they affect persons traveling on the Preston-Fall City Road and adjacent and nearby
1660 residents. The design of the berms, solid fencing, and landscaping shall reflect analysis of the
1661 specific types of vehicles anticipated, their noise sources and intensities, and critical lines of sight.
1662 The analysis shall be reviewed by ~~((the King County Department of)) Public Health - Seattle &
1663 King County~~ and ~~((Department of Development and Environmental Services)) Permitting~~, and an
1664 opportunity for review shall be provided to adjacent property owners.

1665
1666 13. The applicant shall construct rock berms or acoustical walls around the rock crusher,
1667 screener, and other similar types of stationary and semi-stationary noise producers. Said berms
1668 or walls shall be constructed to the satisfaction of ~~((the King County Department of)) Public
1669 Health ((,- Environmental Health Division)).~~

1670
1671 14. No signs, other than signs ~~((required))~~ allowed by ~~((KCC)) K.C.C. Chapter 21A.20~~ and these
1672 conditions, are authorized.

1673
1674 15. The site operator shall, at all times, comply with ~~((King County Ordinance 3139 (noise control
1675 ordinance))) noise regulations in K.C.C Chapter 12.86.~~ ~~((The King County Department of)) Public
1676 Health - Seattle & King County~~ shall have the responsibility of monitoring the applicant's
1677 proposed quarry operation and shall make periodic site inspections and noise evaluations, at the
1678 expense of the site operators, in order to assure continued compliance with ~~((King County
1679 Ordinance 3139)) K.C.C. Chapter 12.86.~~ ~~((The King County Department of)) Public Health -
1680 Seattle & King County~~ ~~((shall have the authority))~~ shall have the authority to require monitoring
1681 devices to be located on or adjacent to the site to assure compliance with King County noise
1682 regulations. ~~((s))~~ Should noise occur in excess of the allowed levels off the site, the operators shall
1683 be notified and immediate steps to correct the violation must be taken. Failure to implement

1684 corrective measures in a timely fashion may result in the imposition of a Stop Work Order and, if
1685 necessary, other enforcement measures.

1686
1687 16. In the event that extraction activities cease for a period in excess of ~~((120))~~ one hundred
1688 twenty days, all trucks and equipment shall be stored and maintained in a ~~((workmanlike))~~
1689 professional manner to ~~((i))~~ ensure the site does not become an unsightly storage facility, until
1690 such time as excavations are recommenced. No maintenance of equipment, except as
1691 necessary for preservation, shall be allowed during periods that the quarry is inactive for a period
1692 of ~~((120))~~ one hundred twenty days or more.

1693
1694 17. The issuance of the grading permit does not relieve the operators from obtaining other
1695 required State and local permits. However, the applicant shall be excused from compliance with
1696 any condition which is rendered unlawful to perform as the result of denial of a required permit.

1697
1698 18. If for any reason the conditions of the required grading permit are violated, operations on the
1699 subject property shall cease and work shall not resume until remedial action has been
1700 accomplished to the satisfaction of ~~((the King County Department of Development and~~
1701 ~~Environmental Services))~~ Permitting.

1702
1703 19. ~~((The granting of this rezone))~~ This development condition does not imply approval of any
1704 permit(s) which may be required for site rehabilitation.

1705
1706 20. The applicant shall provide quarterly reports to ~~((the Department of Development and~~
1707 ~~Environmental Services))~~ Permitting, indicating the amount of rock removed from the site, the
1708 number of truck trips generated and the number, size, and dates of all blasts.

1709
1710 21. As the quarry operation proceeds in a southwesterly direct, the processing equipment shall
1711 be periodically moved to take maximum advantage of the shielding effect of topography. This
1712 condition shall be specifically reviewed at the time of each grading permit renewal.

1713
1714 22. At the time of application for grading permits, ~~((the Department of Development and~~
1715 ~~Environmental Services))~~ Permitting shall cause to be reviewed, by appropriate state and county
1716 agencies, the condition of the bridge which provides access to the subject property across Raging
1717 River, including measures taken to protect the bridge and their effect on the flow of the Raging
1718 River. If corrective actions are required, conditions may be imposed upon the grading permit, or,
1719 if necessary, the grading permit may be denied, to assure that the necessary corrections are
1720 made.

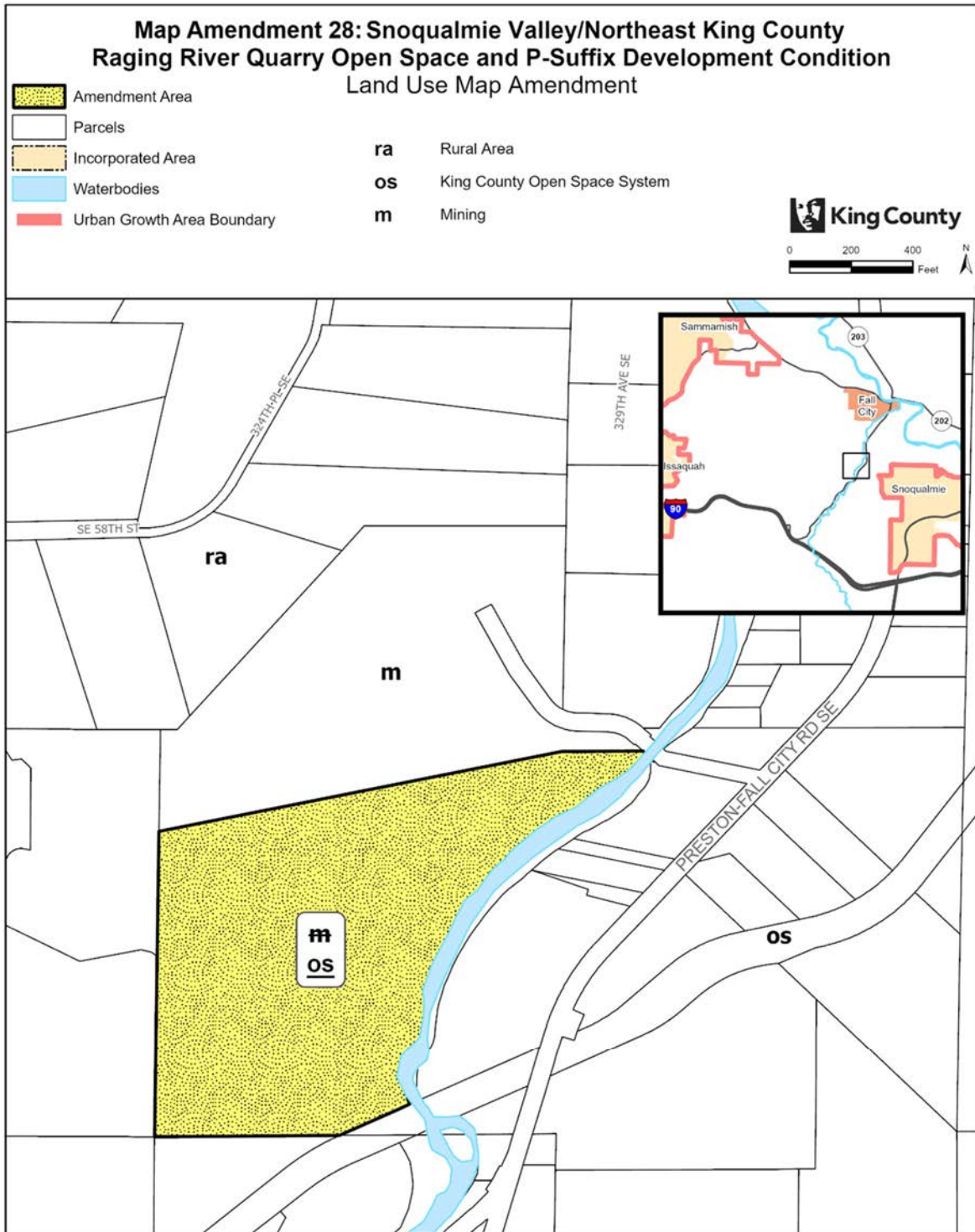
1721
1722 23. The blast warning signal shall be modulated, directed, or otherwise controlled to reduce its
1723 impact on adjacent residents to the maximum extent feasible consistent with assuring audibility of
1724 the signal for one mile radius area from the location of the blast.

1725
1726 24. The quarry operator shall be responsible for any damage to nearby properties, including
1727 domestic water supply wells, attributable to blasting on the subject property. Claims for any such
1728 damage shall be the responsibility of the affected property owner and the quarry operator to
1729 handle directly between themselves, but a failure of the quarry operator to respond in good faith
1730 to any such claim may be cause for denial of future grading permits, or prohibition or restriction
1731 upon future blasting.”

1732
1733 **Effect:** Amends the land use and zoning of parcels located west of Preston Fall City Road SE as
1734 follows:

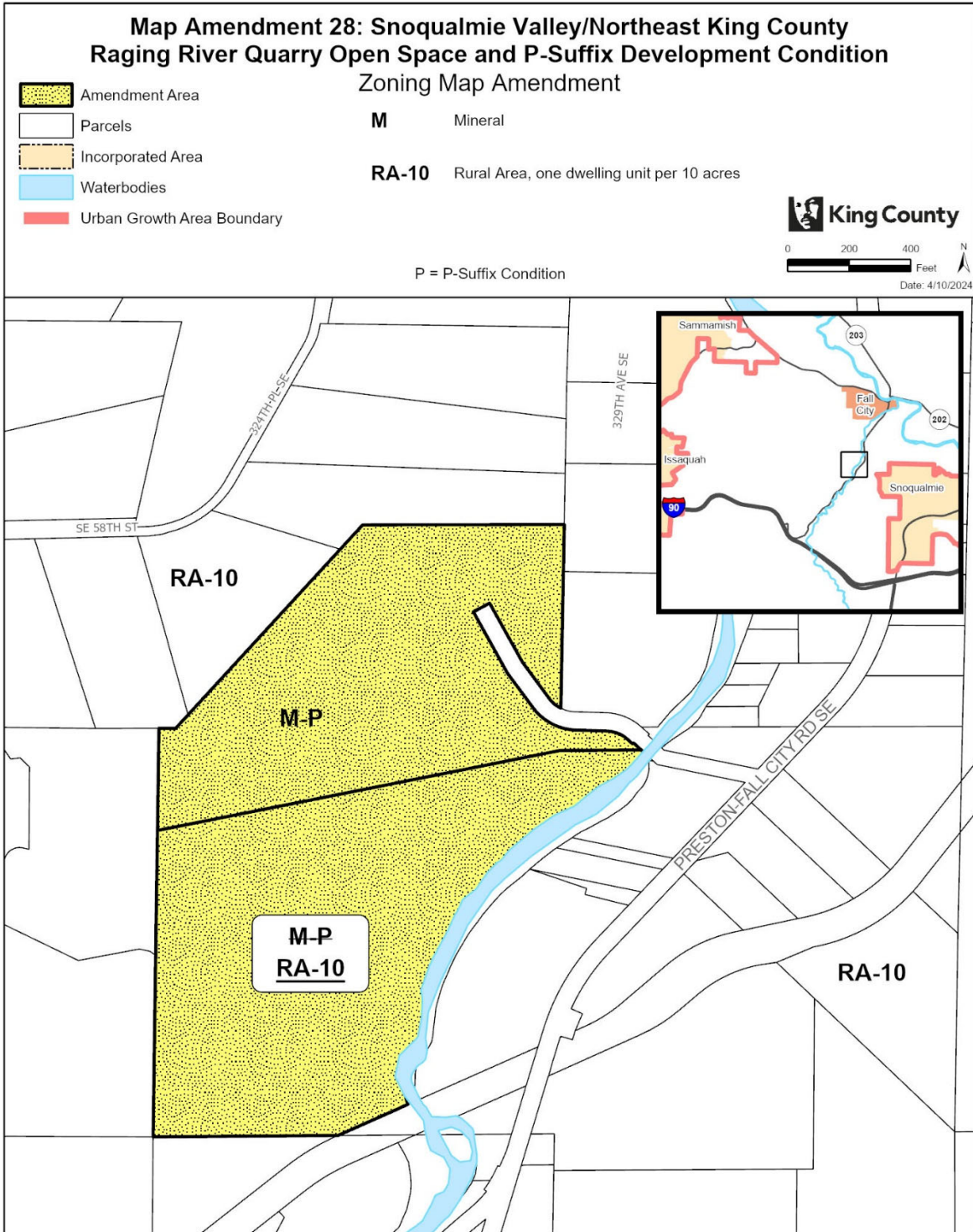
1735
1736
1737
1738
1739
1740
1741

- 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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1744 **Map Amendment 29: Snoqualmie Valley/Northeast King County –**
 1745 **Grand Ridge Development Conditions**

1746 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN LAND USE MAP and THE KING
 1747 COUNTY ZONING ATLAS

1749
 1750 Amend Sections, Townships, and Ranges, as follows:
 1751

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

1752
 1753 **LAND USE**

1754
 1755 1. Amend land use designation from "ra" (Rural Area) to "os" (King County Open Space System) on the
 1756 following parcels:
 1757

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		

1758
 1759 2. Amend land use designation from "ra" (Rural Area) to "op" (Other Parks and Wilderness) on the
 1760 following parcel:
 1761

2624069032

1762
 1763 **ZONING**

1764
 1765 1. On the following parcels:
 1766 a. Remove P-Suffix ES-P02; and
 1767 b. Remove P-Suffix ES-P09.
 1768

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
1824079098	1824079099	1824079100	1824079101
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
1924079091	1924079092	1924079093	1924079094
1924079095	1924079096	1924079097	1924079098
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	

1770 2. Remove P-Suffix ES-P02 on the following parcels:

1771

0824079014	0824079032	0824079071	0824079072
0824079076	0824079077	0824079078	0824079079
1724079027	1724079031	1724079049	

1772

1773 3. On the following parcels:

- 1774 a. Remove P-Suffix ES-P02;
- 1775 b. Remove P-Suffix ES-P09; and
- 1776 c. Remove P-Suffix ES-P12.

1777

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

1778

1779 4. On the following parcels:

- 1780 a. Remove P-Suffix ES-P02; and
- 1781 b. Remove P-Suffix ES-P12.

1782

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

1783

1784 5. Repeal the following P-Suffix Development Conditions from the Zoning Atlas:

- 1785 a. P-Suffix ES-P02;
- 1786 b. P-Suffix ES-P09; and
- 1787 c. P-Suffix ES-P12.

1788

1789 **Effect:**

1790

1791 • **Amends the land use designation from Rural Area to King County Open Space Systems on**
 1792 **parcels owned by King County Department of Natural Resources and Parks. The land use**
 1793 **designations would indicate the long-term intended use of the properties for open space,**
 1794 **recreational, and environmental benefits.**

1795

1796 • **Amends the land use designation from Rural Area to Other Parks and Wilderness on a parcel**
 1797 **owned by City of Issaquah. The land use designation would indicate the long-term intended**
 1798 **use of the property for open space, recreational, environmental benefits, and forest**
 1799 **management.**

1800

1801 • **Removes P-Suffix ES-P02 from parcels located north, east, and south of Issaquah Highlands**
 1802 **on Grand Ridge. ES-P02 implemented policies of the former East Sammamish Community**
 1803 **Plan by specifying that the area shall retain its rural designation and that new subdivisions**
 1804 **shall be require clustering.**

1805

1806 • **Removes P-Suffix ES-P09 from parcels located north, east, and south of Issaquah Highlands**
 1807 **on Grand Ridge. ES-P09 implemented policies of the former East Sammamish Community**
 1808 **Plan by specifying development requirements to be followed for subdivisions and short**
 1809 **subdivisions.**

1810

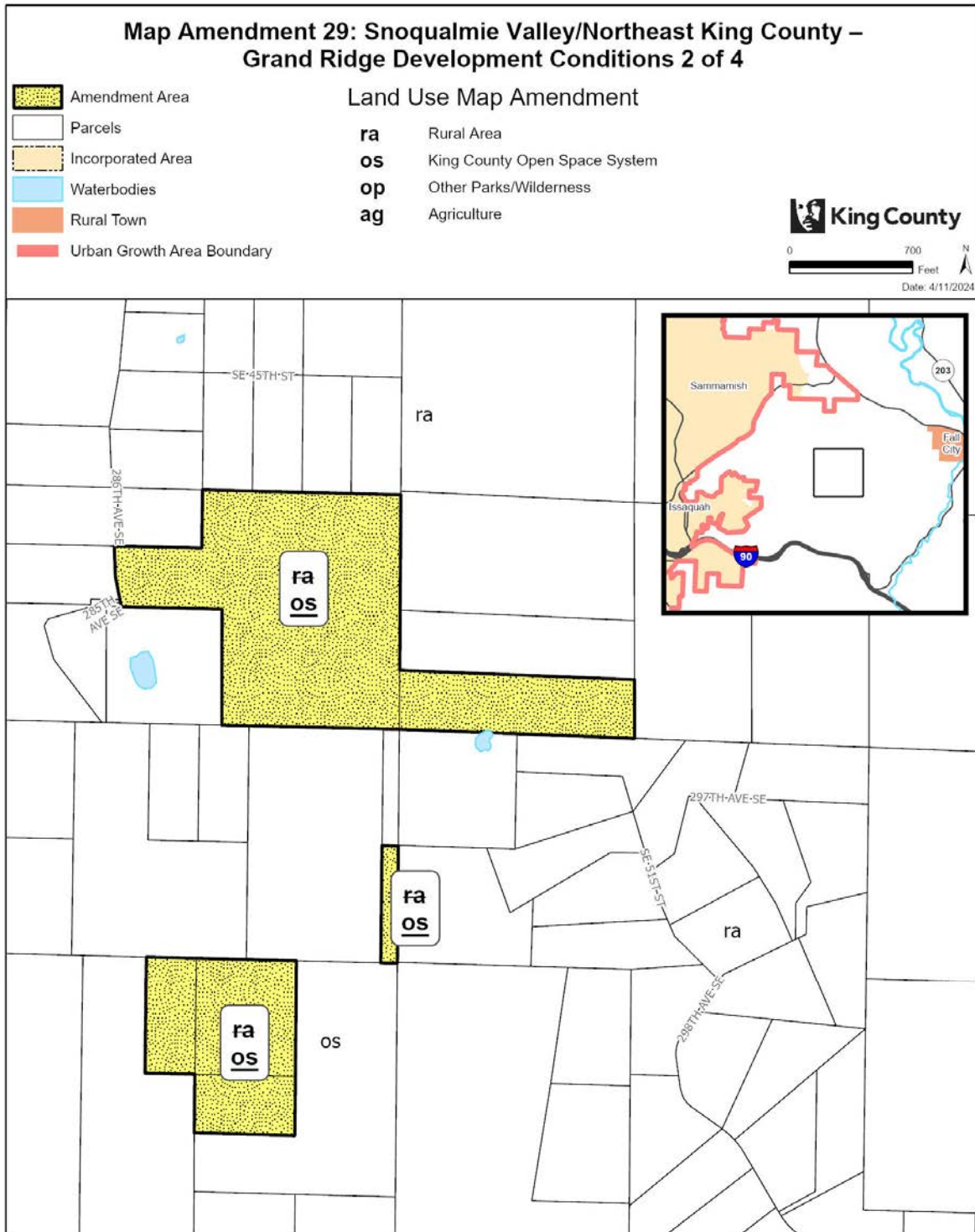
1811 • **Removes P-Suffix ES-P12 from parcels located north, east, and south of Issaquah Highlands**
 1812 **on Grand Ridge. ES-P12 implemented policies of the former East Sammamish Community**
 1813 **Plan by specifying that any development application submitted after January 9, 1995 shall be**
 1814 **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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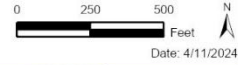
Project: GrandRidge-all2 P. McCombs

Map Amendment 29: Snoqualmie Valley/Northeast King County – Grand Ridge Development Conditions 3 of 4

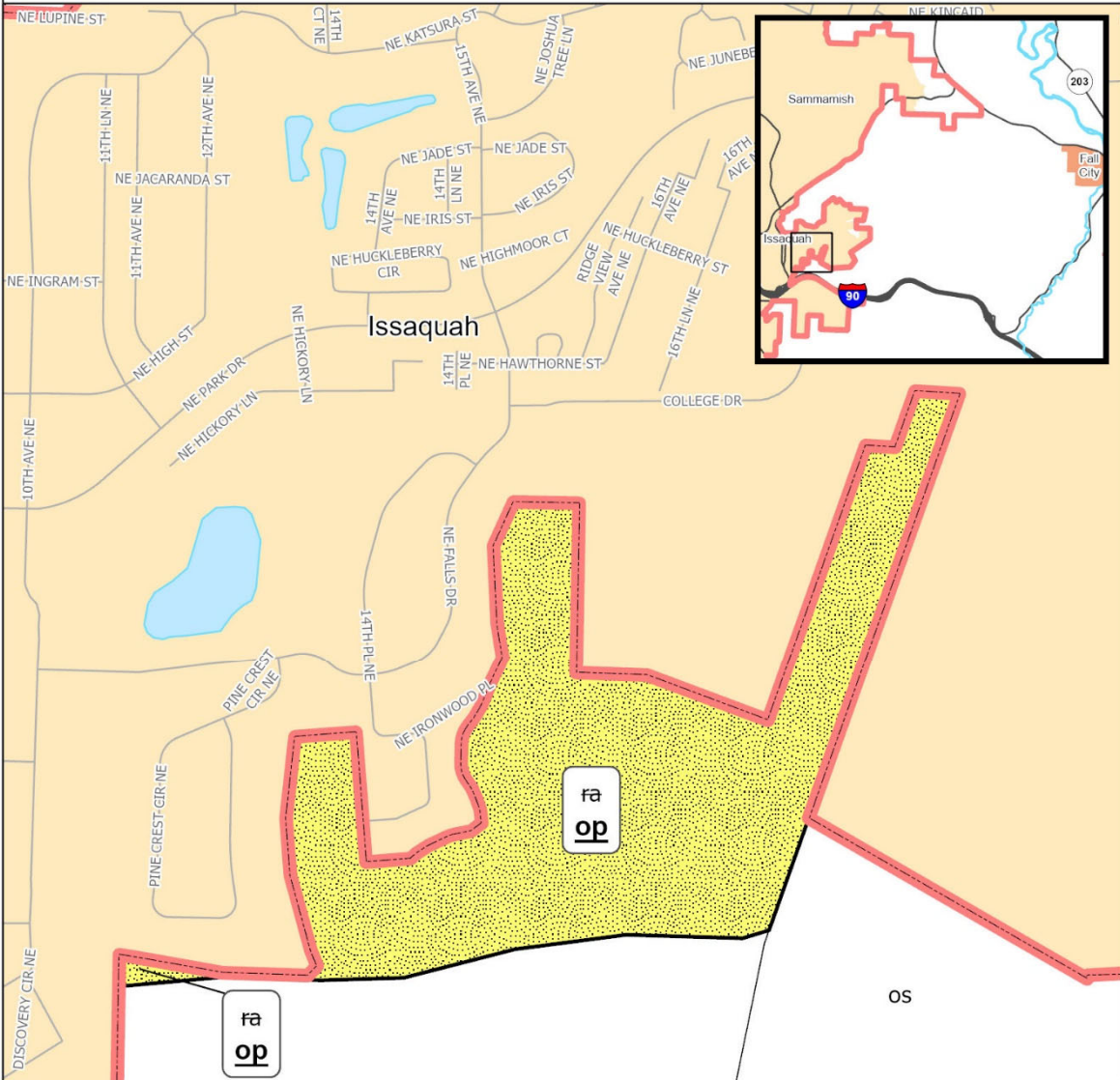
Land Use Map Amendment

-  Amendment Area
-  Parcels
-  Incorporated Area
-  Waterbodies
-  Rural Town
-  Urban Growth Area Boundary

- ra** Rural Area
- os** King County Open Space System
- op** Other Parks/Wilderness

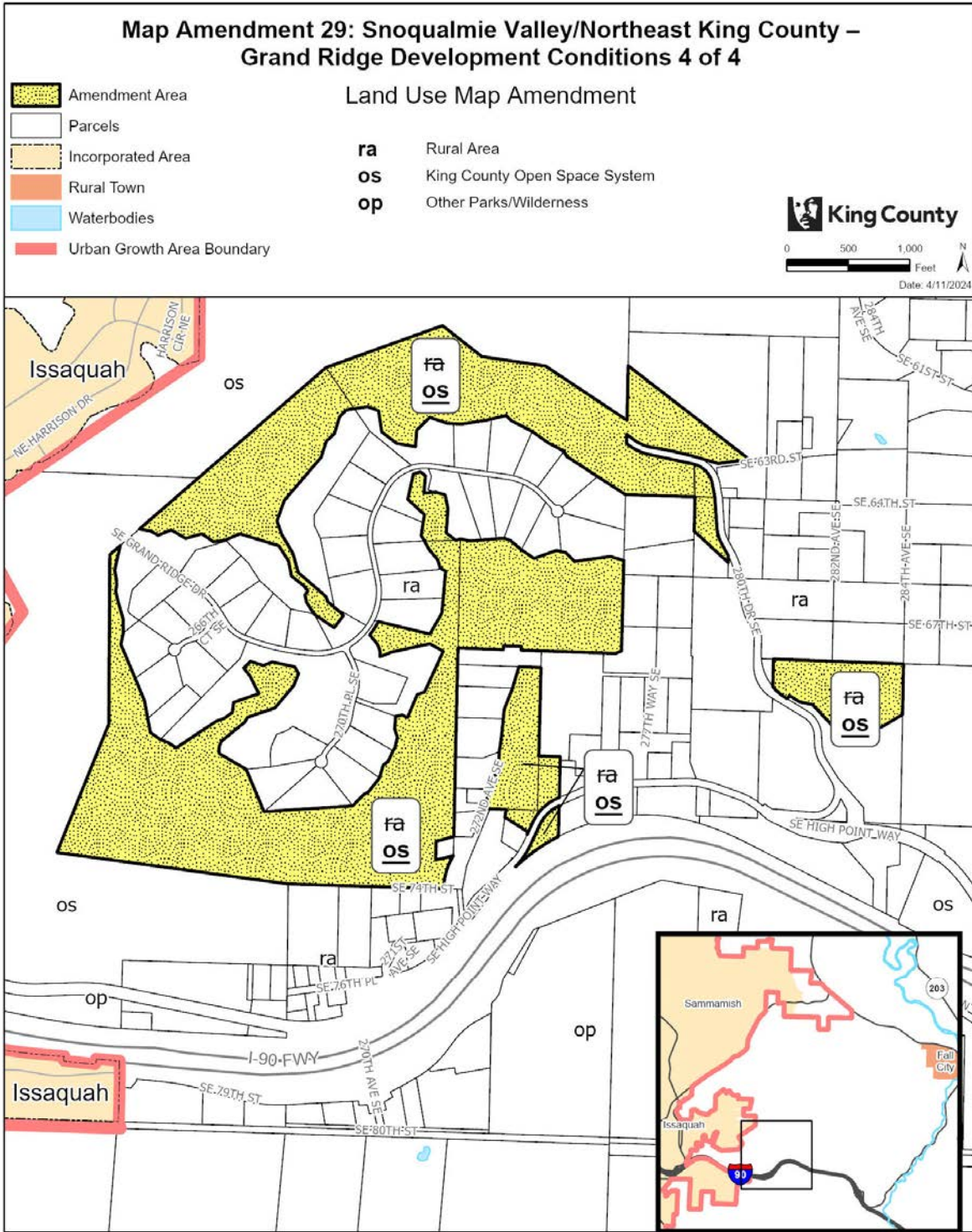


Date: 4/11/2024



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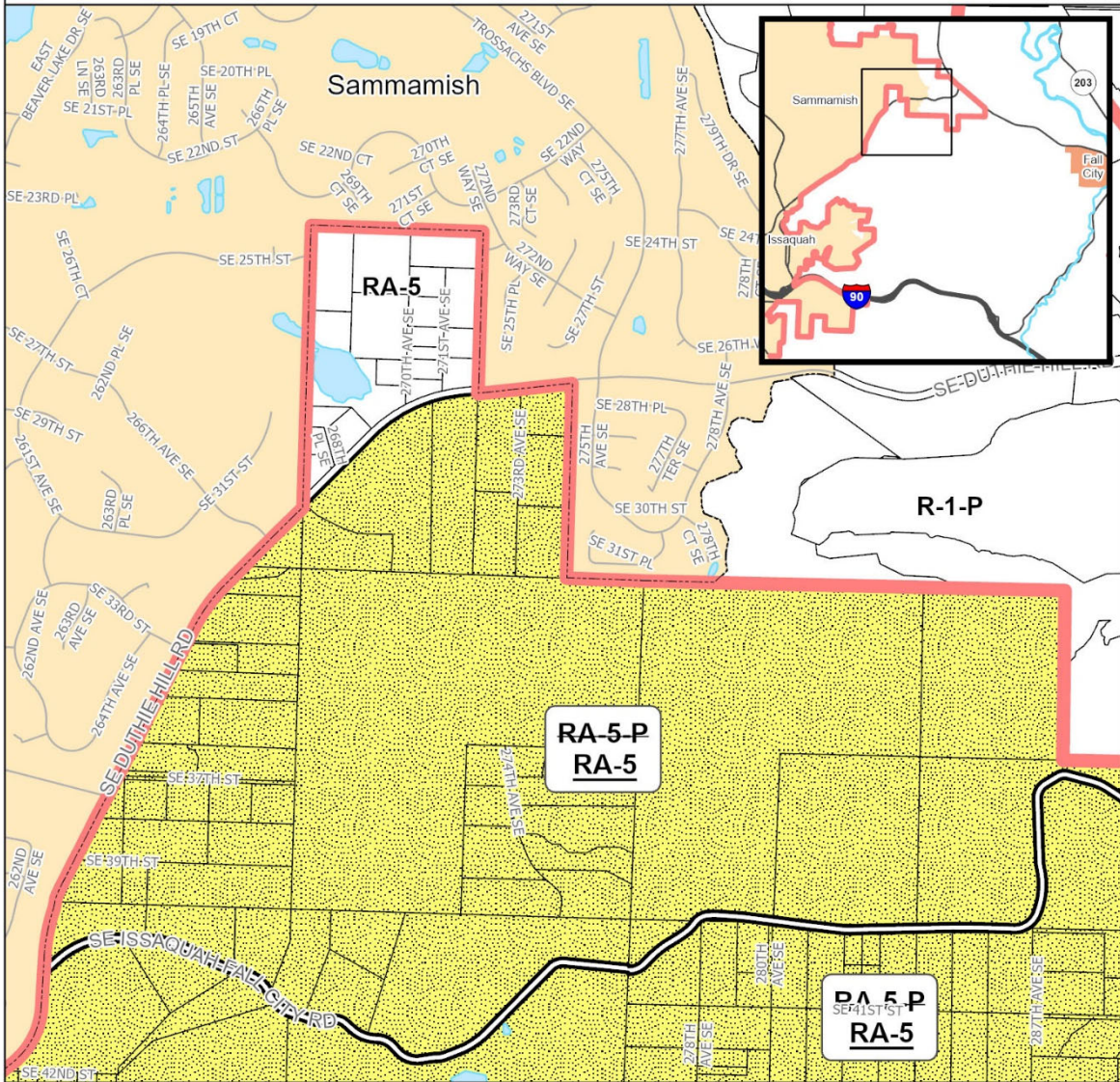
Map Amendment 29: Snoqualmie Valley/Northeast King County – Grand Ridge Development Conditions 1 of 6

Zoning Map Amendment

-  Amendment Area
-  Parcels
-  Incorporated Area
-  Waterbodies
-  Rural Town
-  Urban Growth Area Boundary

- R-1** Urban Residential, 1 dwelling unit per acre
- RA-5** Rural Area, one dwelling unit per 5 acres

P = P-Suffix Condition









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Project: GrandRidge-all2 P. McCombs

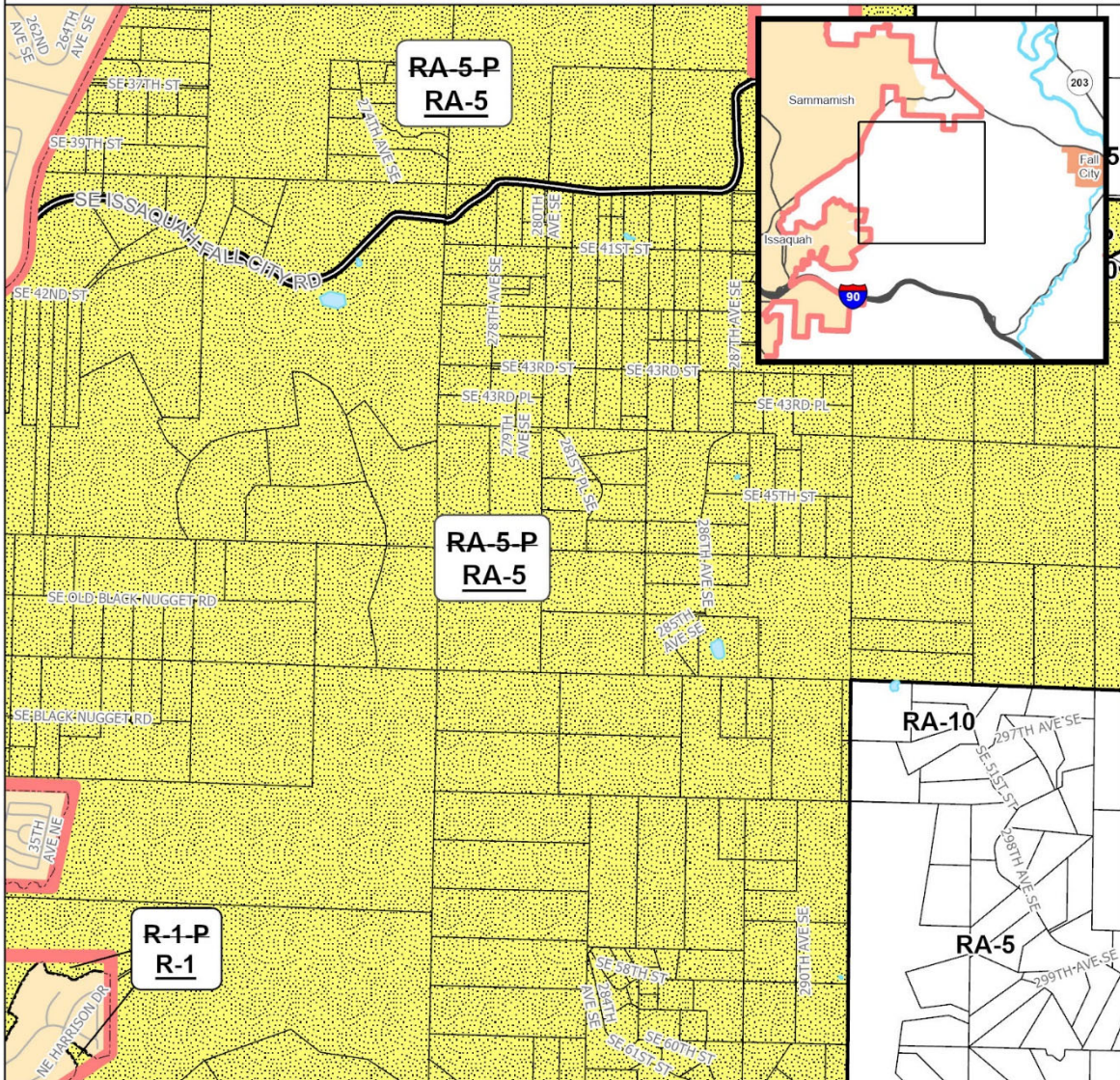
Map Amendment 29: Snoqualmie Valley/Northeast King County – Grand Ridge Development Conditions 3 of 6

Zoning Map Amendment

-  Amendment Area
-  Parcels
-  Incorporated Area
-  Waterbodies
-  Rural Town
-  Urban Growth Area Boundary

- R1** Urban Residential, 1 dwelling unit per acre
- RA-5** Rural Area, one dwelling unit per 5 acres
- RA-10** Rural Area, one dwelling unit per 10 acres

P = P-Suffix Condition



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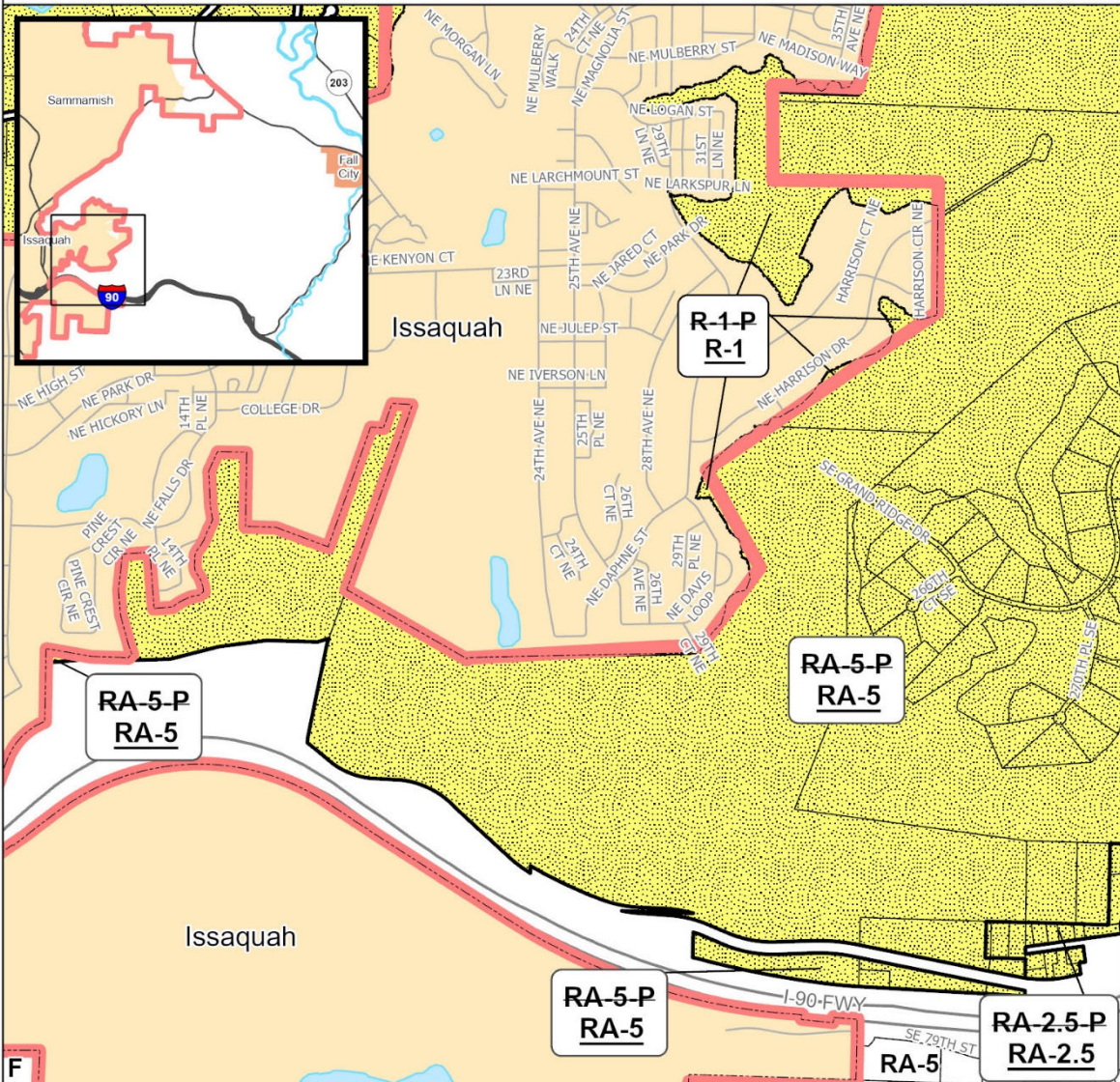
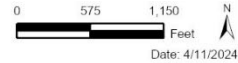
Project: GrandRidge-all2 P. McCombs

Map Amendment 29: Snoqualmie Valley/Northeast King County – Grand Ridge Development Conditions 5 of 6 Zoning Map Amendment

-  Amendment Area
-  Parcels
-  Incorporated Area
-  Waterbodies
-  Rural Town
-  Urban Growth Area Boundary

- R-1** Urban Residential, 1 dwelling unit per acre
- RA-2.5** Rural Area, one dwelling unit per 5 acres
- RA-5** Rural Area, one dwelling unit per 5 acres
- F** Forest

P = P-Suffix Condition



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Project: GrandRidge-all2 P. McCombs

1829 **Map Amendment 30: Snoqualmie Valley/Northeast King County –**
 1830 **Snoqualmie Mill Development Condition**

1831 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN LAND USE MAP and THE KING
 1832 COUNTY ZONING ATLAS

1833

1834

1835 Amend Sections, Townships, and Ranges, as follows:

1836

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

1837

1838

LAND USE

1839

1840 1. Amend land use designation from "ra" (Rural Area) to "os" (King County Open Space System) on the
 1841 following parcel:

1842

2924089032

1843

1844

ZONING

1845

1846

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

1847

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

1848

1849

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

1850

2024089035 2924089009 (portion)

1851

1852 3. Amend the zoning from I (Industrial) to RA-5 (Rural Area, 1 dwelling unit per 5 acres) on the following
 1853 parcel:

1854

2924089017(portion)

1855

1856

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

1857

2024089017 (portion)

1858

1859

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

1860

1861

Effect:

1862

1863

- 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.

1864

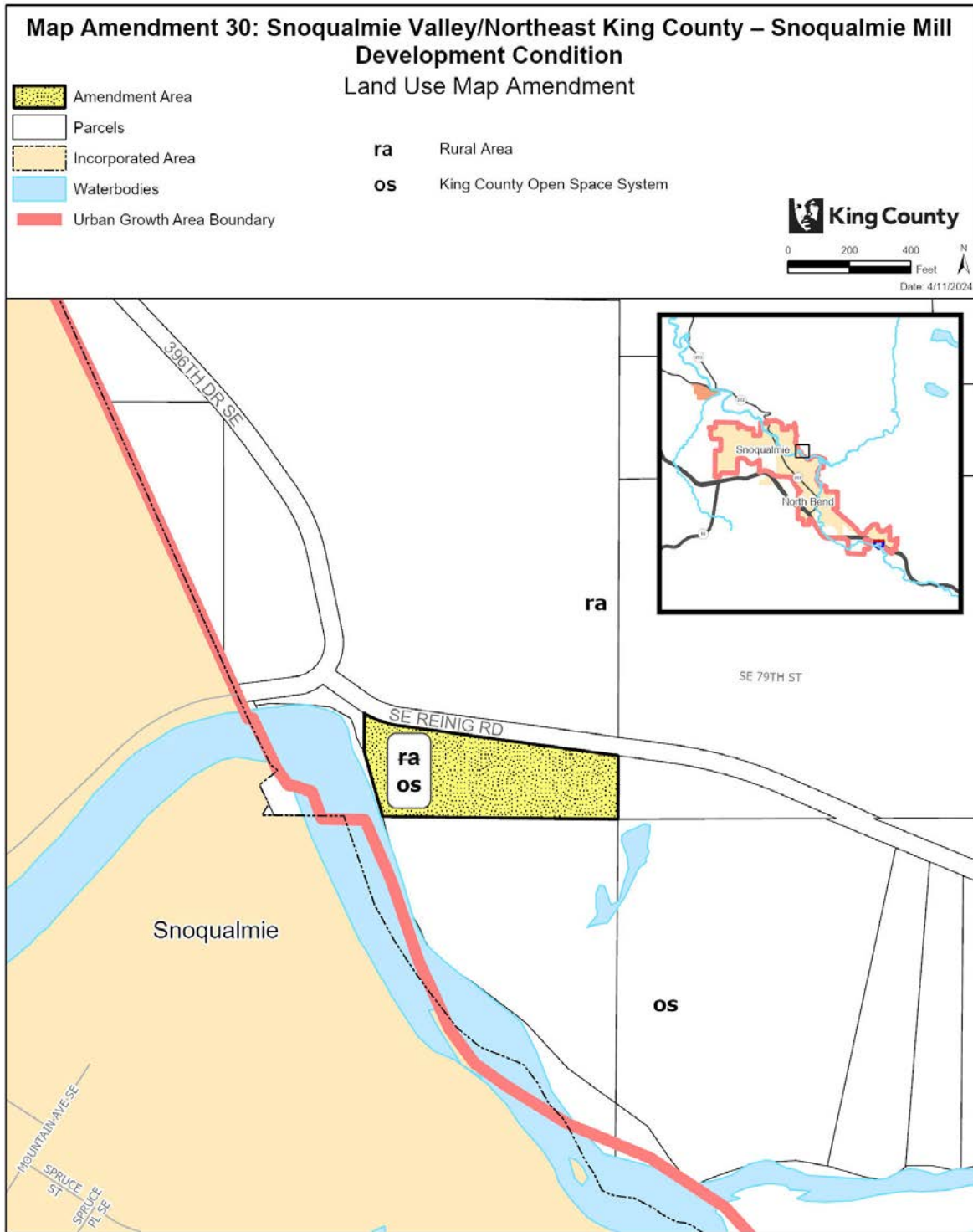
1865

- Removes P-Suffix SV-P18 and repeals it from the Zoning Atlas. SV-P18 required joint planning

1866

1867 between King County and the City of Snoqualmie and established development standards
1868 associated continued industrial/commercial use of the historic Weyerhaeuser Snoqualmie Mill
1869 Site. This change would reflect that: 1) much of the area has been annexed by the City of
1870 Snoqualmie, which is working with a developer on a planned commercial/industrial
1871 application within the city limits; and 2) the areas outside of the Urban Growth Area are no
1872 longer associated with the expansion of the City of Snoqualmie and can be regulated by King
1873 County Code development regulations.
1874

- 1875 • Amends the zoning from I (Industrial) to UR (Urban Reserve) on parcels within the Urban
1876 Growth Area adjacent to the City of Snoqualmie.
1877
- 1878 • Amends the zoning from I (Industrial) to RA-5 (Rural Area, 1 dwelling unit per 5 acres) on a
1879 portion of a vacant parcel outside the Urban Growth Area boundary.
1880
- 1881 • Amends the zoning from I (Industrial) to M (Mineral) on a portion of a vacant parcel in the
1882 Rural Area.



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Project: SnoqualmieM P. McCombs

1885 **Map Amendment 31: Snoqualmie Valley/Northeast King County –**
 1886 **Snoqualmie Pass Landscape Buffering and Alternative Housing**
 1887 **Demonstration Project Area**

1888 AMENDMENT TO THE KING COUNTY ZONING ATLAS

1889

1890

1891 Amend Sections, Townships, and Ranges, as follows:

1892

Section 4	Township 22	Range 11
-----------	-------------	----------

1893

1894

ZONING

1895

1896 1. Remove P-Suffix EK-P03 from the following parcel:

1897

0422119001 (portion)

1898

1899 2. On the following parcels:

1900

a. Remove P-Suffix EK-P03;

1901

b. Add P-Suffix SV-PXX; and

1902

b. Apply the “Alternative Housing Demonstration Project” (-DPA) established in K.C.C. 21A.55.125.

1903

0422119001 (portion)	0422119017	0422119019	0422119020
0422119021	0422119022	0422119024	

1904

1905 P-Suffix SV-PXX shall read as follows:

1906

1907

“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.”

1914

1915 3. Repeal P-Suffix Development Condition EK-P03 from the Zoning Atlas.

1916

1917

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

1918

1919

- 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.

1924

1925

1926

- 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

1927

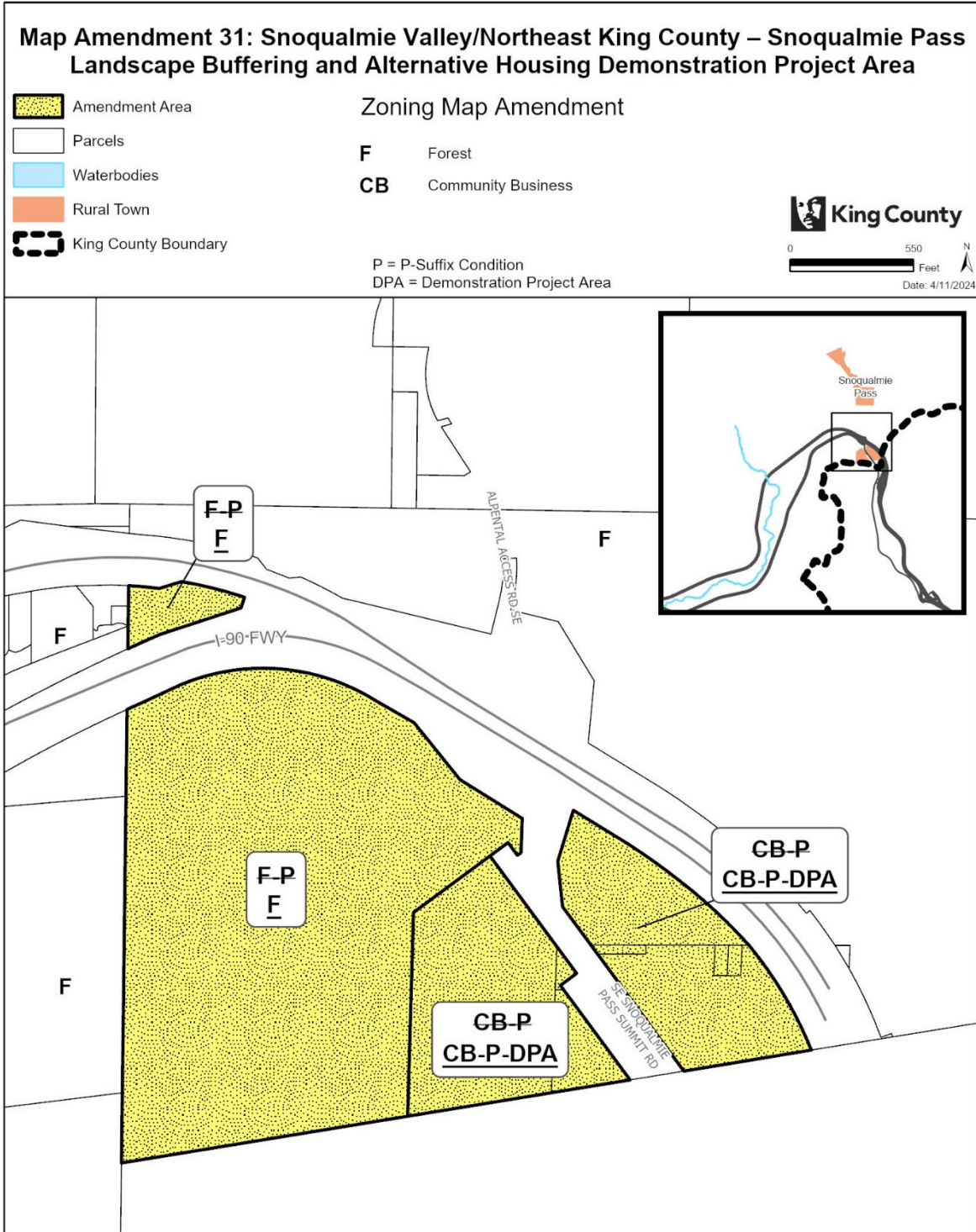
1928

1929

1930

- 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

1938
 1939
 1940
 1941
 1942
 1943
 1944

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

1945
 1946
 1947
 1948
 1949
 1950

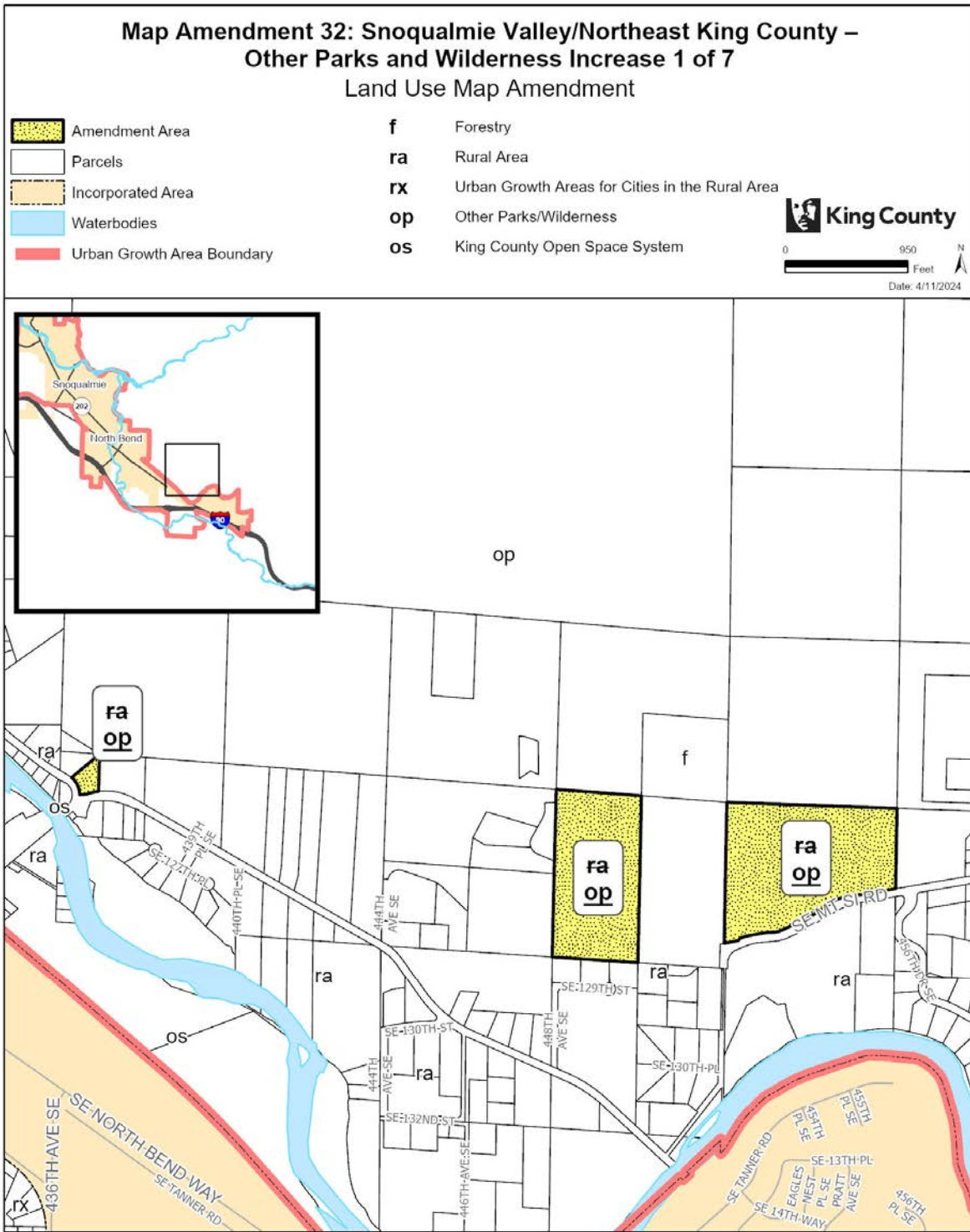
LAND USE

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			

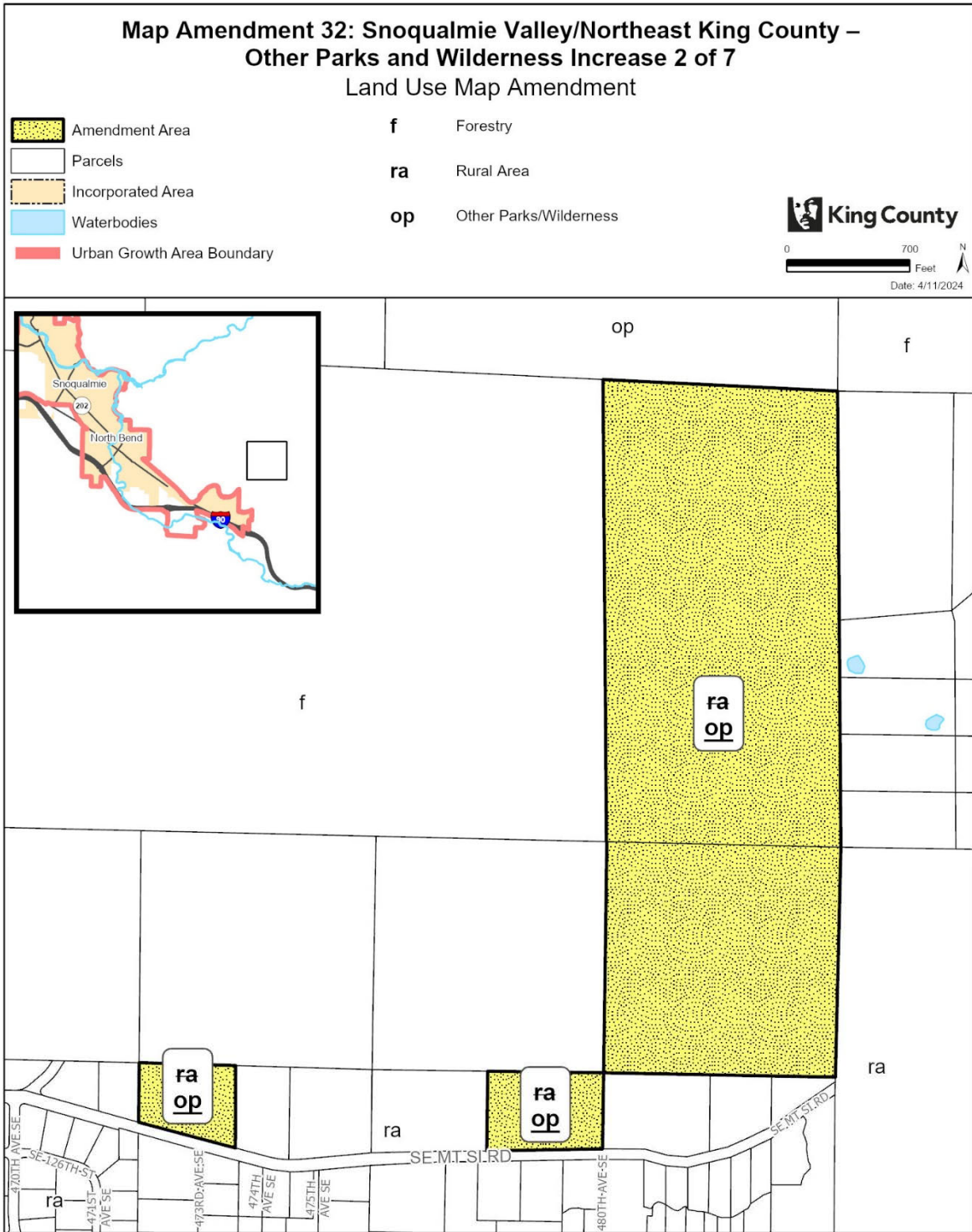
1951
 1952
 1953
 1954
 1955

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.



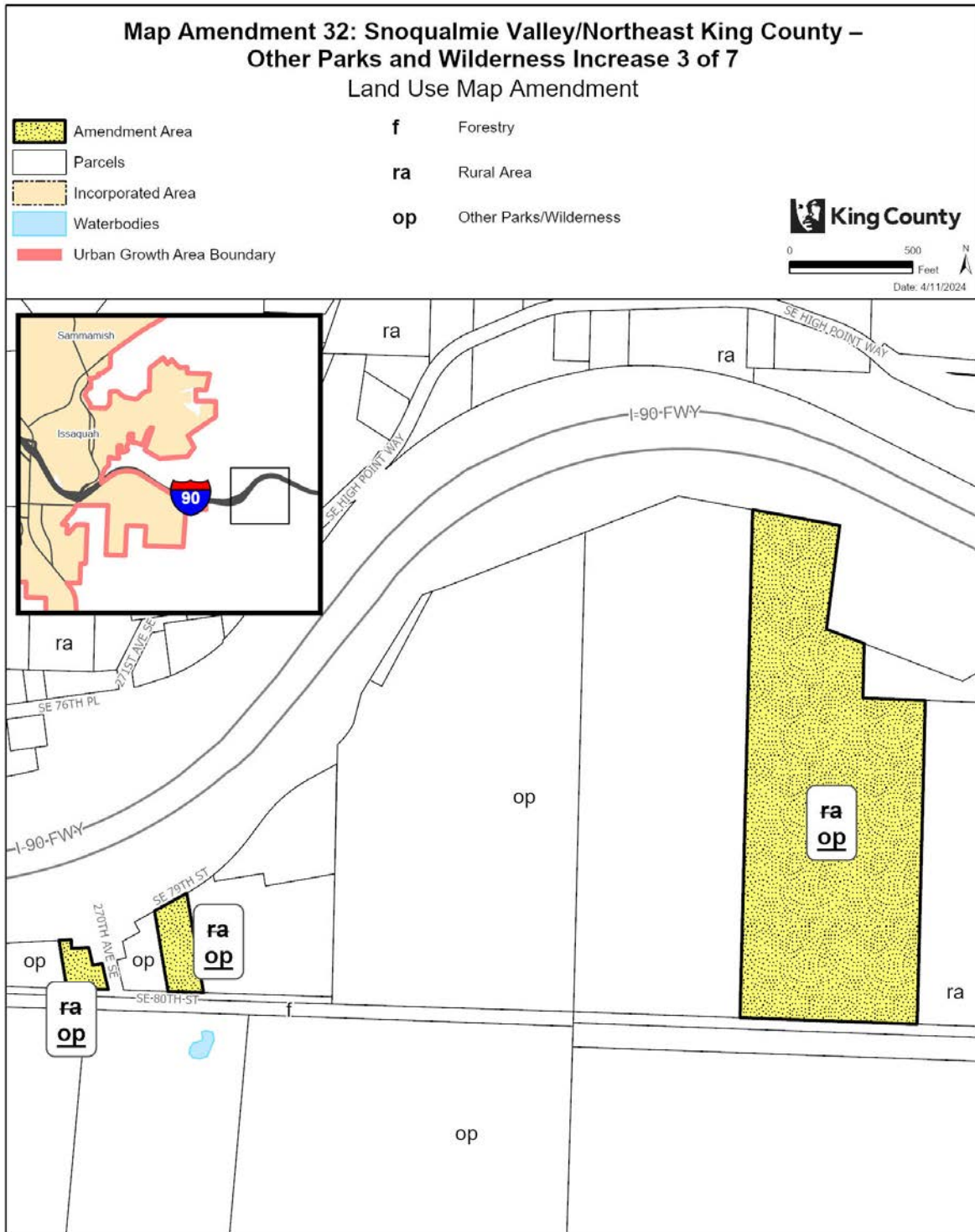
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Project: 11A4CFD9-98B0-4758-8A25-10684D582FAA amicklow



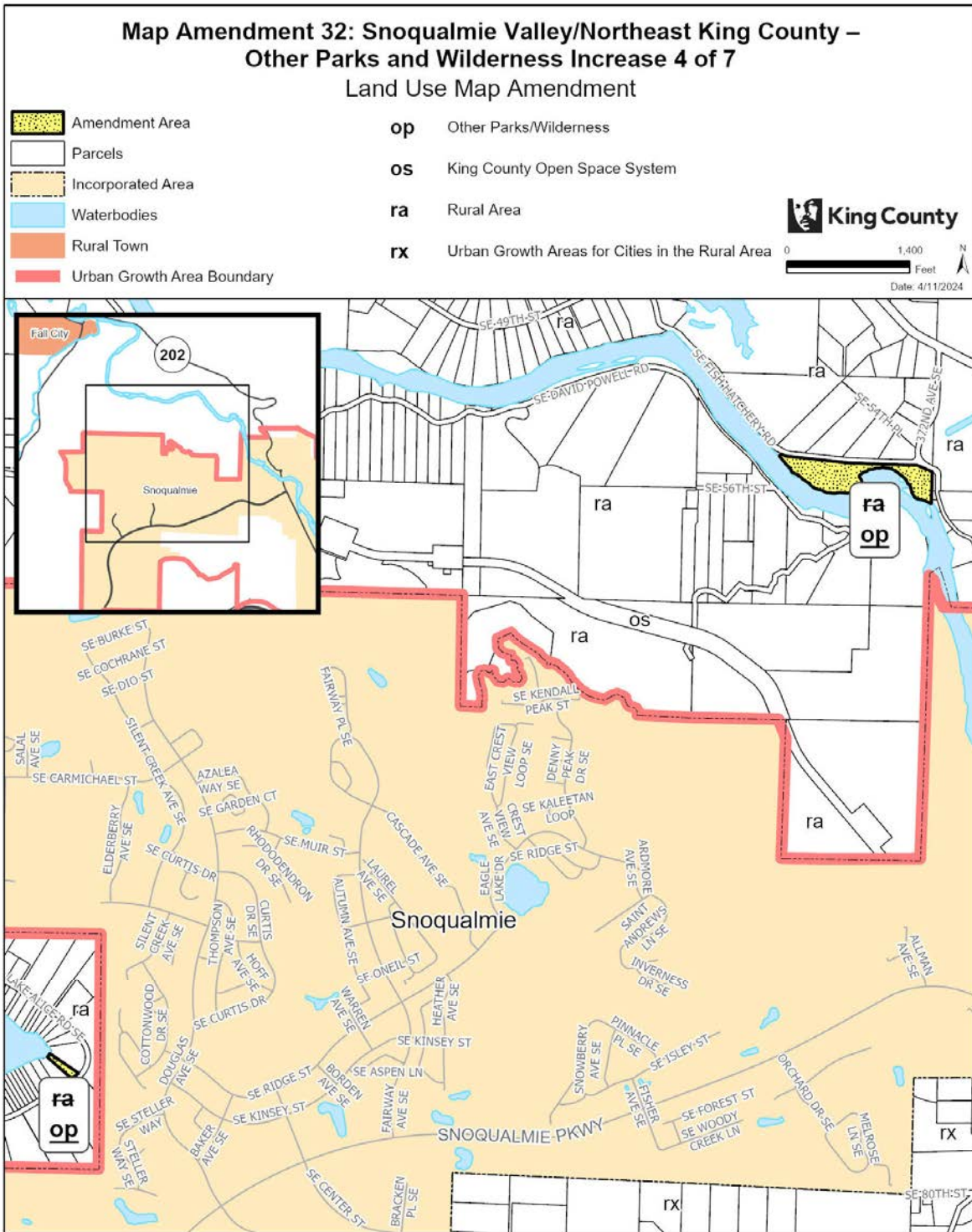
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Project: 11A4CFD9-9BB0-475B-8A25-10684D5B2FAA amicklow



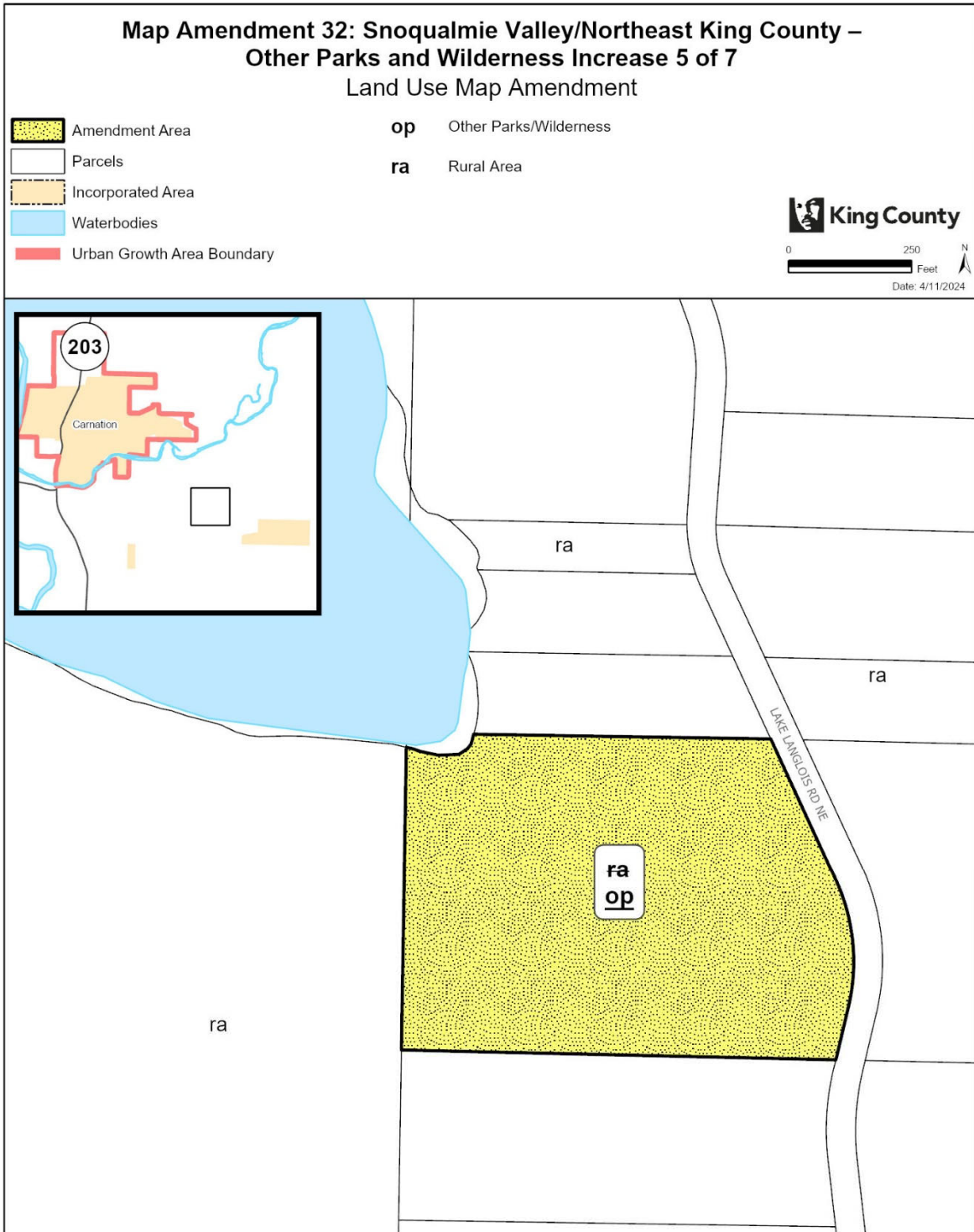
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Project: 11A4CFD9-98B0-4756-8A25-10684D582FAA amicklow



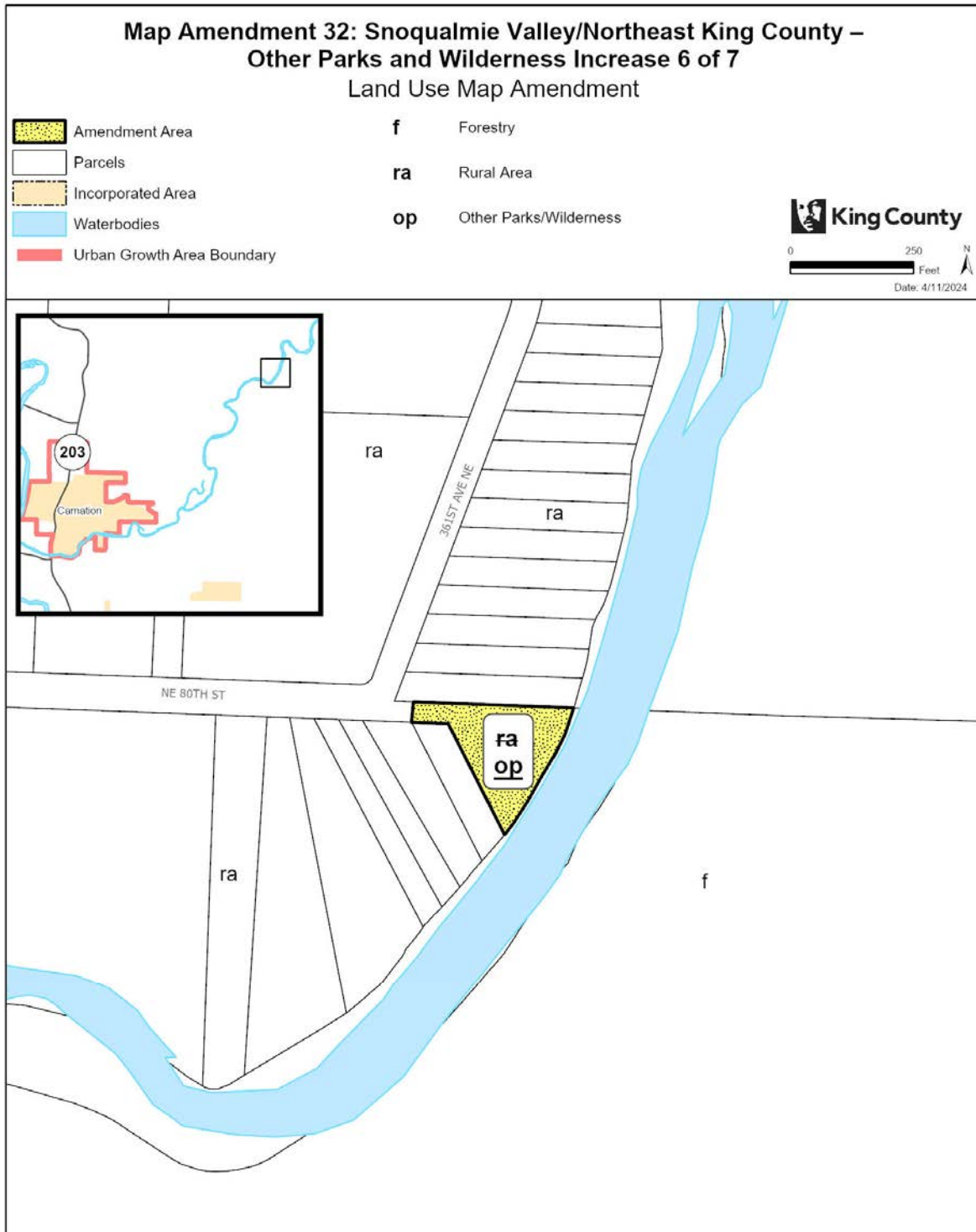
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Project: 11A4CFD9-98B0-4758-8A25-10684D5827AA amicklow



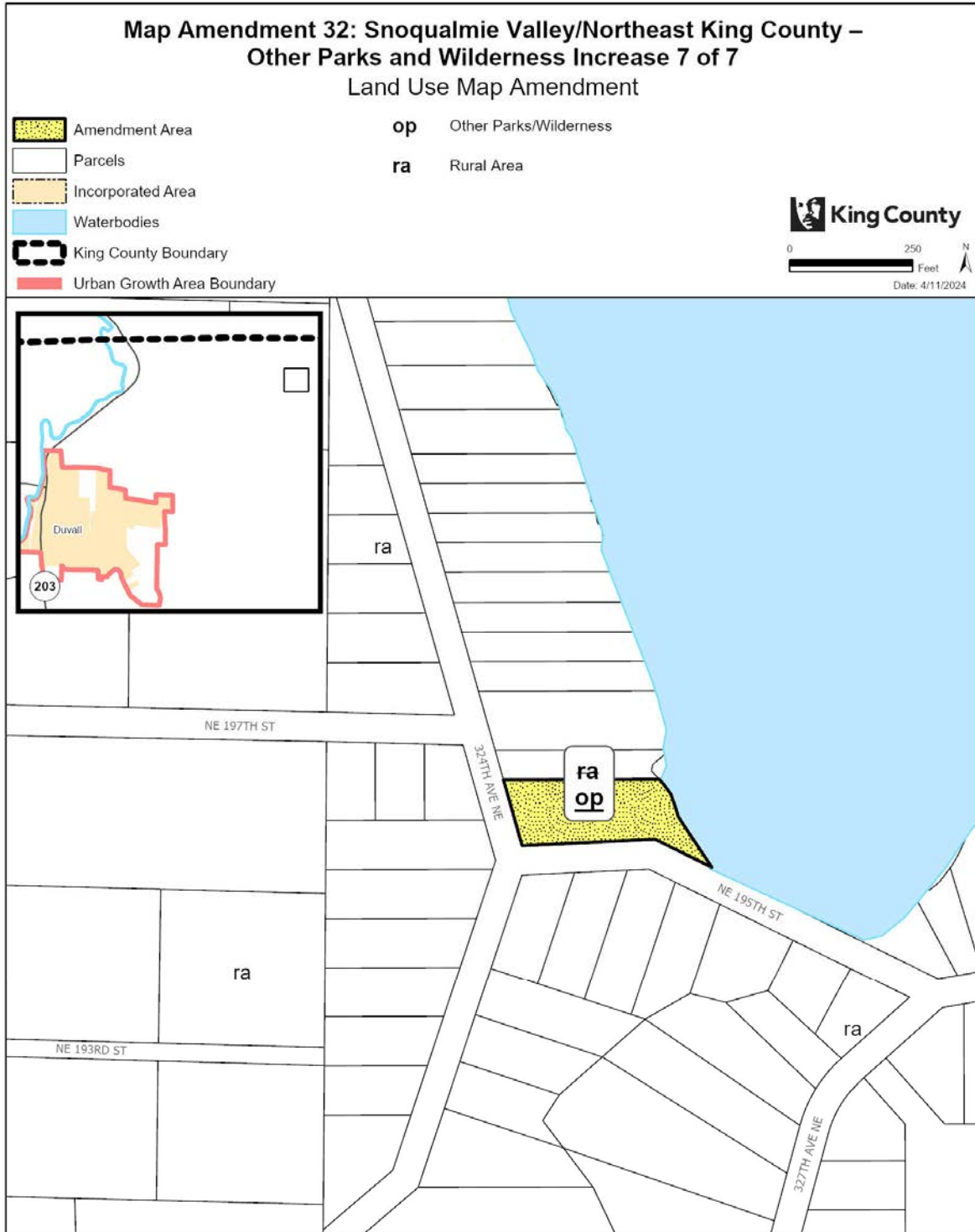
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Project: 11A4CFD9-9BB0-475B-8A25-10684D5B2FAA amicklow



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Project: 11A4CFD9-98B0-4756-8A25-10684D582FAA amicklow



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Project: 11A4CFD9-9BB0-4756-8A25-10684D582FAA amicklow

1963
 1964
 1965
 1966
 1967
 1968
 1969

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

1970
 1971
 1972
 1973
 1974
 1975

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		

1976
 1977
 1978
 1979

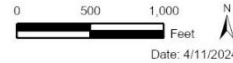
Effect: Removes the Rural Forest Demonstration Project Area (K.C.C. 21A.55.050) overlay from applicable parcels. This change would reflect that the demonstration project has expired and is proposed for repeal in the King County Code in this ordinance.

**Map Amendment 33: Snoqualmie Valley/Northeast King County
 – Rural Forest Demonstration Project 1 of 2**

-  Amendment Area
-  Parcels
-  Incorporated Area
-  Waterbodies
-  Urban Growth Area Boundary

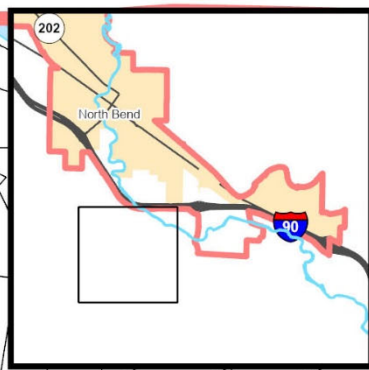
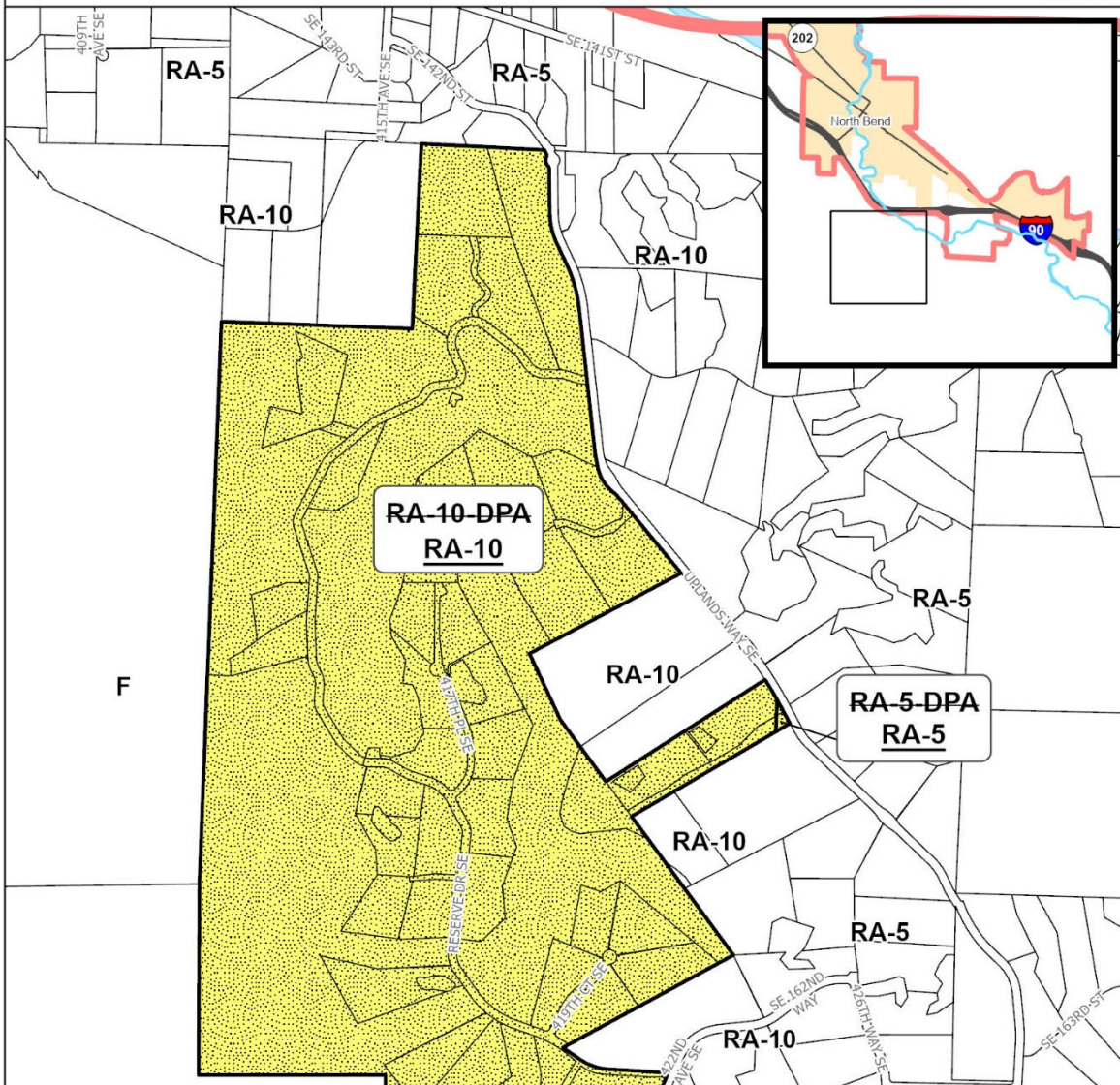
Zoning Map Amendment

- F** Forest
- RA-5** Rural Area, one dwelling unit per 5 acres
- RA-10** Rural Area, one dwelling unit per 10 acres



Date: 4/11/2024

DPA = Demonstration Project Area



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Project: RuralForestDPA P. McCombs

1982 **Map Amendment 34: Snoqualmie Valley/Northeast King County –**
 1983 **Rural Clustering Development Conditions**

1984 AMENDMENT TO THE KING COUNTY ZONING ATLAS
 1985

1986
 1987 Amend Sections, Townships, and Ranges, as follows:
 1988

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

1989
 1990 **ZONING**
 1991

1992 1. Remove P-Suffix SV-P23 from the following parcels:
 1993

1823099013	1823099027	1823099033	1823099035
1823099036	1823099037		

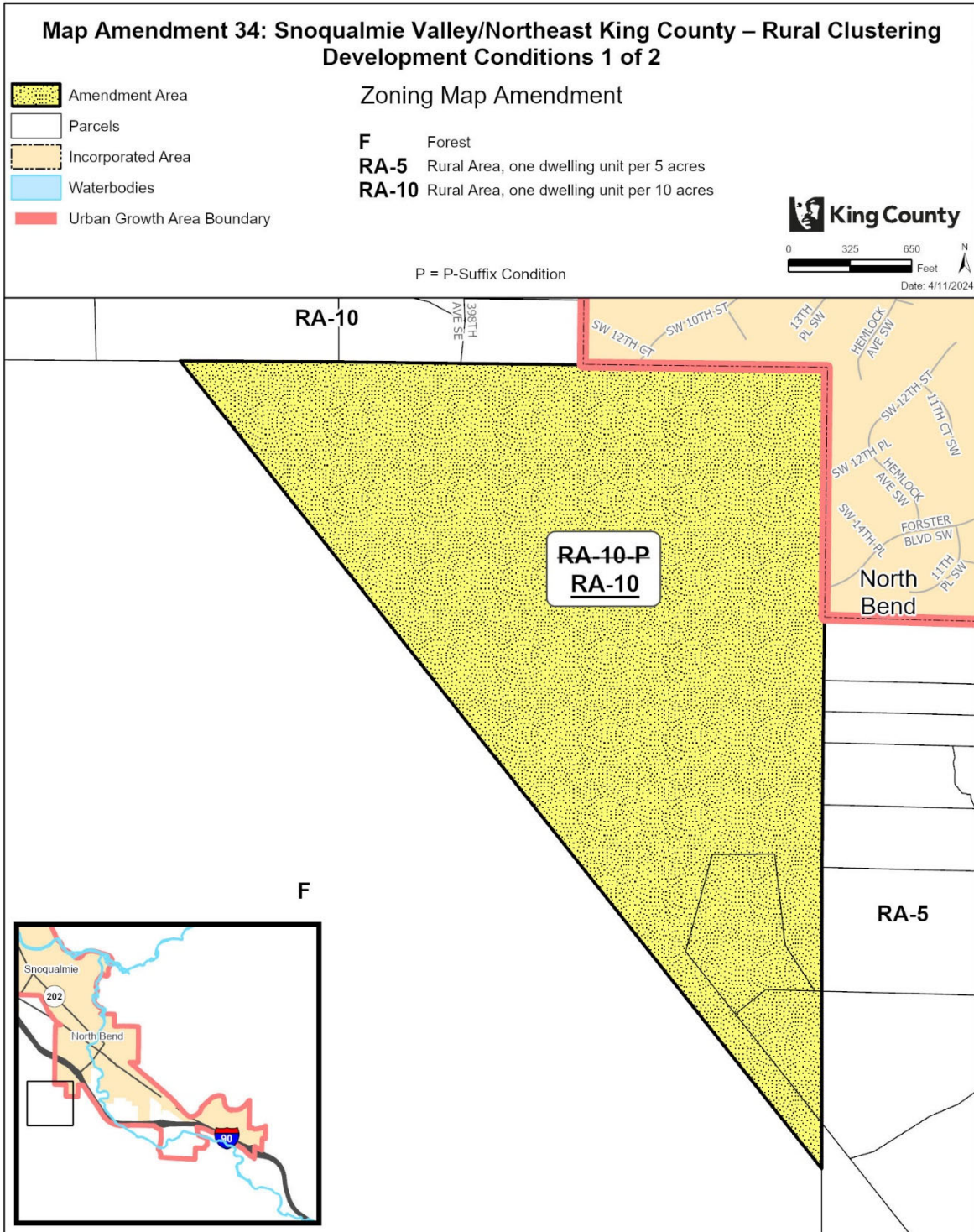
1994
 1995 2. Remove P-Suffix SV-P36 from the following parcels:
 1996

1623089034 (portion)	1723089005	1723089006 (portion)	
----------------------	------------	----------------------	--

1997
 1998 3. Repeal the following P-Suffix Development Conditions from the Zoning Atlas:
 1999 a. P-Suffix SV-P23; and
 2000 b. P-Suffix SV-P36.
 2001

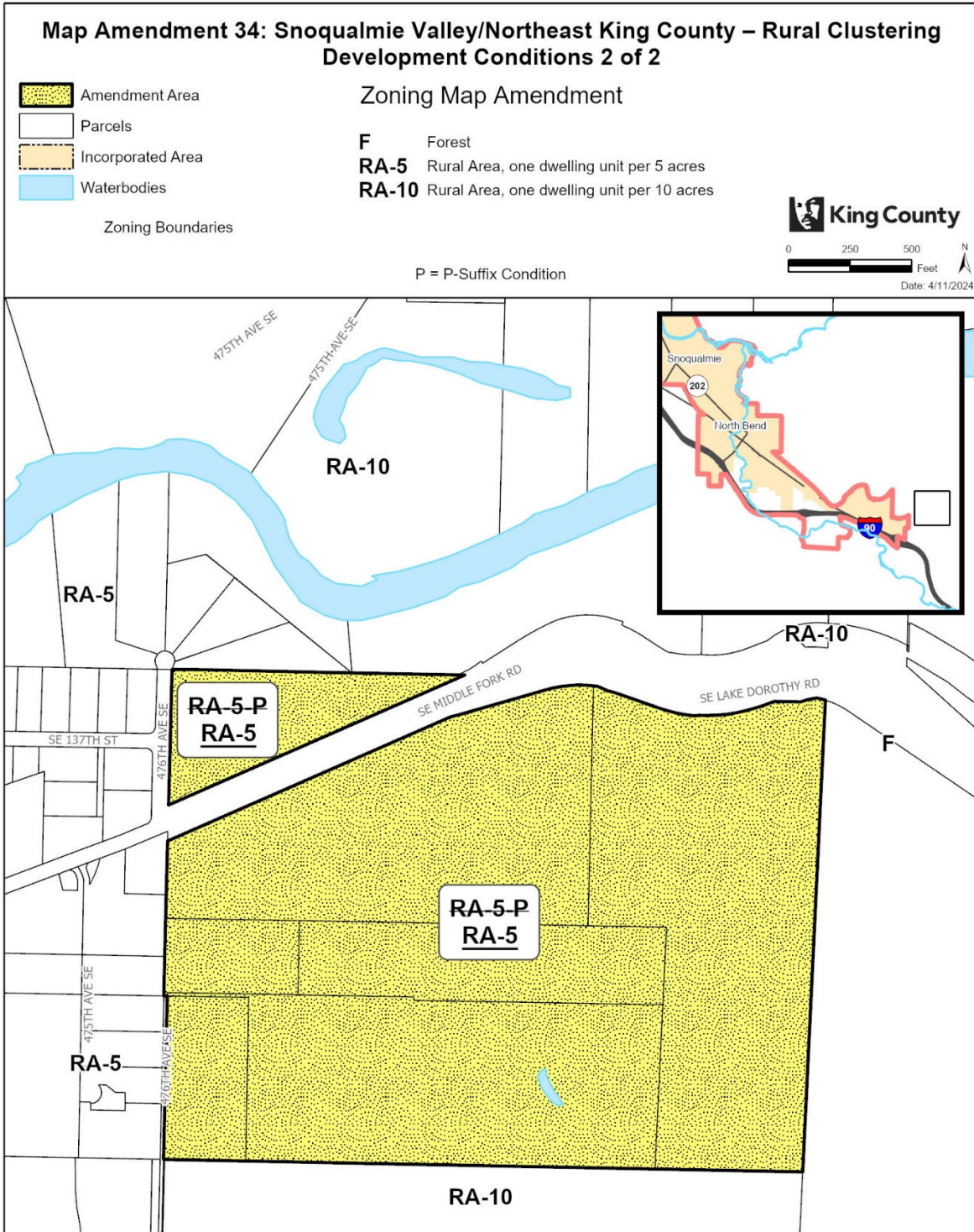
2002 **Effect:**

- 2003 • Amends the zoning on parcels east of North Bend by removing P-Suffix SV-P23 that
 2004 requires clustering of residential development of the parcels.
- 2005 • Amends the zoning of parcels west of North Bend by removing P-Suffix SV-P36 that
 2006 requires clustering of residential development of the parcels. Clustering would still
 2007 permitted on the parcels under the King County Code if future development occurs.
- 2008 • Repeals P-Suffixes SV-P23 and SV-P36 from the Zoning Atlas.



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Project: RuralClustering P. McCombs



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Project: RuralClustering_P_McCombs

2011 **Map Amendment 35: Snoqualmie Valley/Northeast King County –**
 2012 **Land Use and Zoning Alignment**

2013 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN LAND USE MAP and THE KING
 2014 COUNTY ZONING ATLAS

2015
 2016
 2017 Amend Sections, Townships, and Ranges, as follows:
 2018

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

2019
 2020 **LAND USE**

2021
 2022 1. Amend land use designation from "ag" (Agriculture) to "ra" (Rural Area) on the following parcels:
 2023

2825079027

2024
 2025 2. Amend land use designation from "m" (Mineral) to "ag" (Agriculture) on the following parcels:
 2026

1726079027 (portion)

2027
 2028 3. Amend land use designation from "ra" (Rural Area) to "ag" (Agriculture) on the following parcels:
 2029

0125069008 (portion)	2526069036	2526069047 (portion)	3425079116 (portion)
----------------------	------------	----------------------	----------------------

2030
 2031 4. Amend land use designation from "ra" (Rural Area) to "f" (Forestry) on the following parcels:
 2032

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

2033
2034
2035
2036
2037

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

2038
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2043

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	

2044
2045
2046
2047
2048

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)
----------------------	----------------------	----------------------	----------------------

2049
2050
2051

3. Amend the zoning from F, Potential M (Forest, Potential Mineral) to F (Forest) on the following parcels:

2052
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0224079001	3223099013
------------	------------

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)
----------------------	----------------------

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)

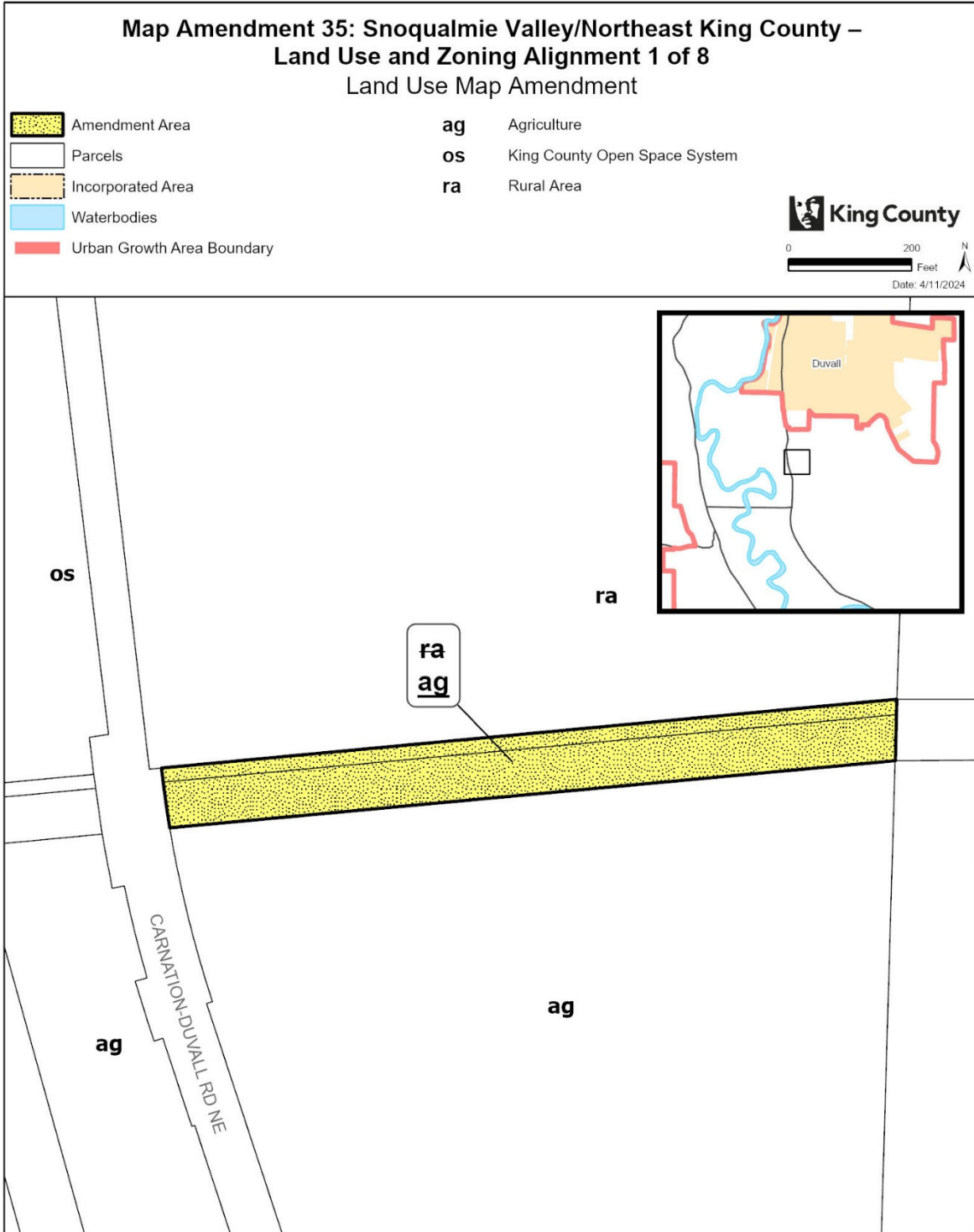
6. Amend the zoning from F (Forest) to RA-10 (Rural Area, one dwelling unit per 10 acres) on the following parcel:

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:

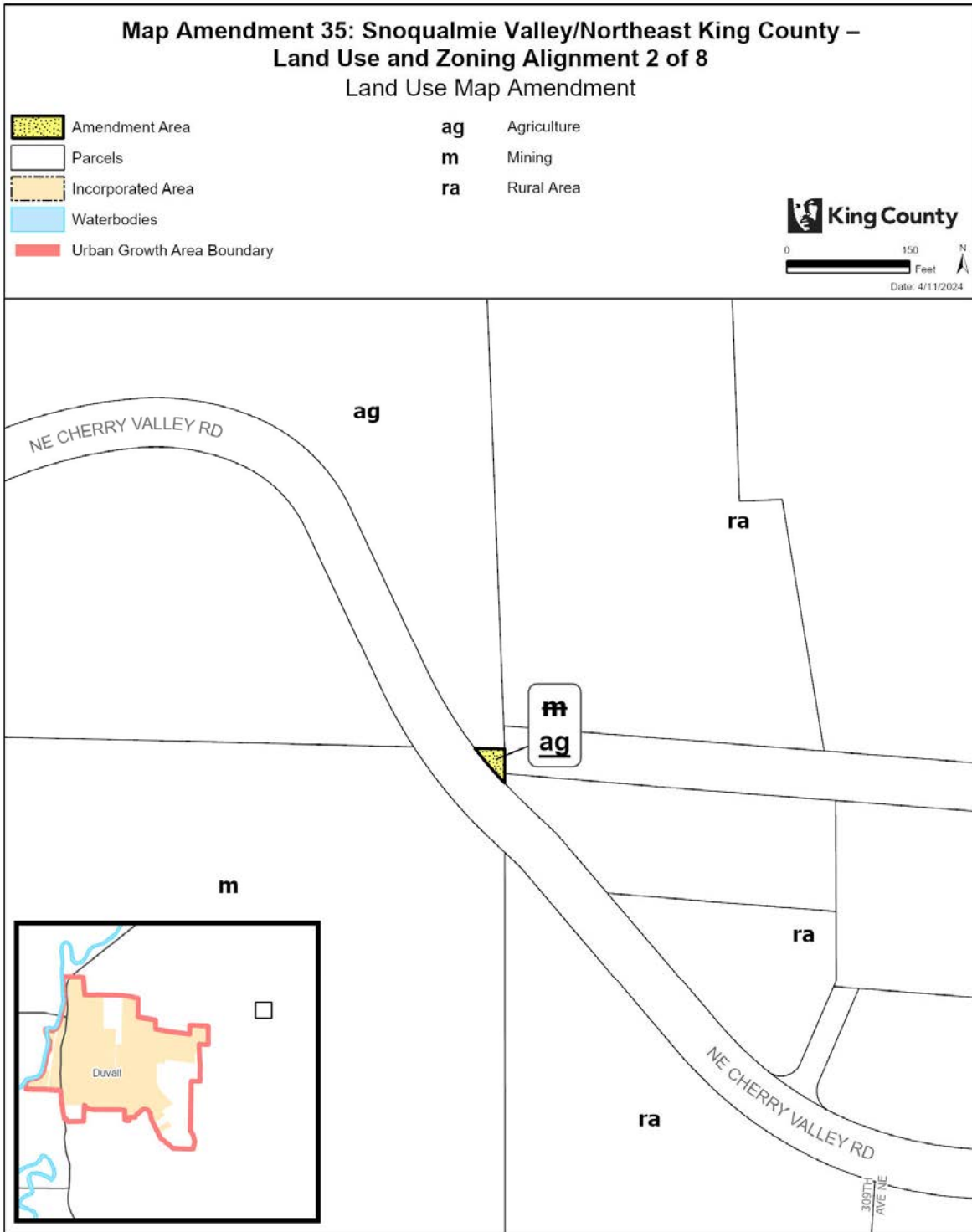
- **Amending the land use designation from Agriculture to Rural Area on a parcel located east of the Snoqualmie Valley Regional Trail corridor.**
- **Amending the land use designation from Mineral to Agriculture on a portion of a parcel located north of NE Cherry Valley Road.**
- **Amending the land 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.



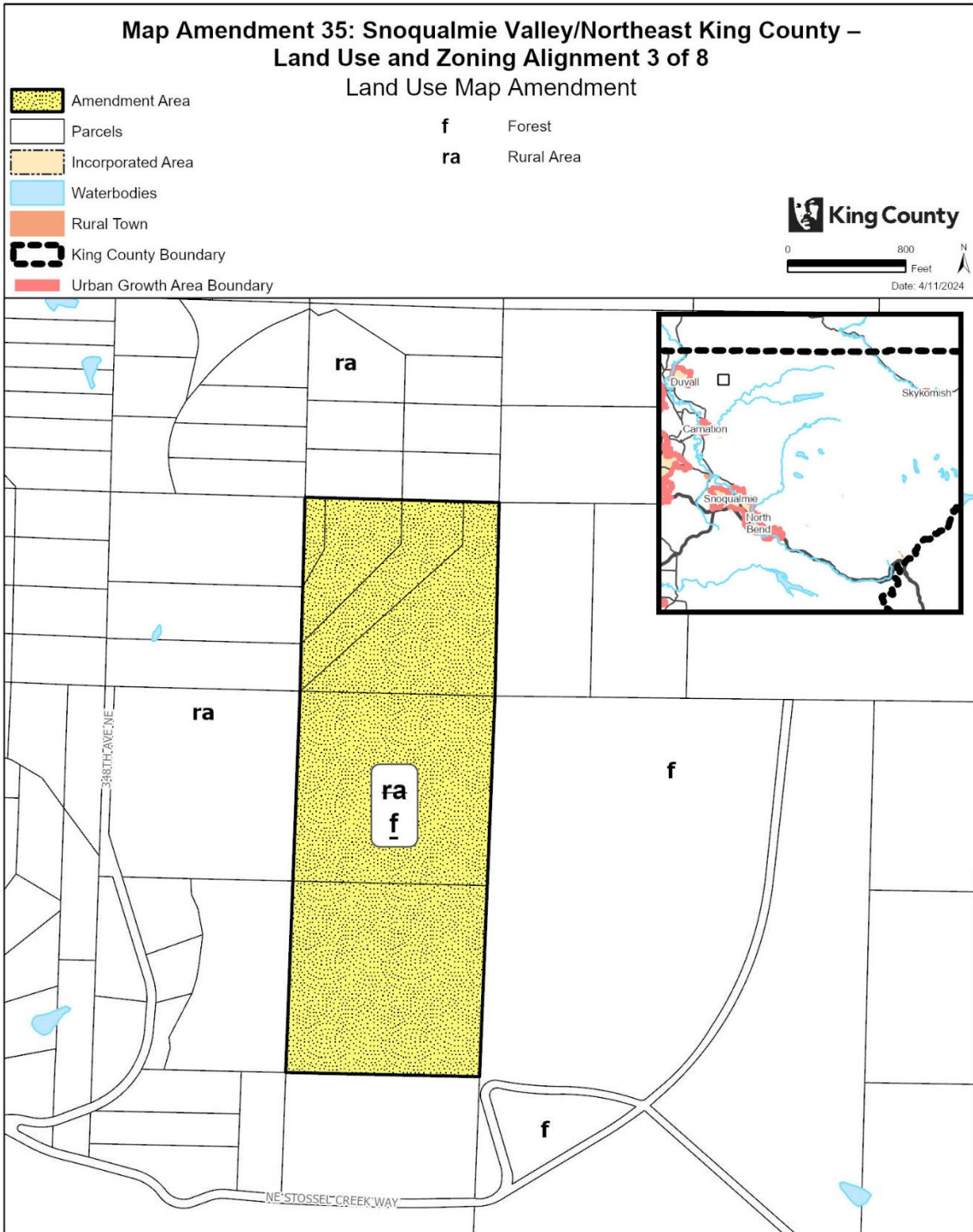
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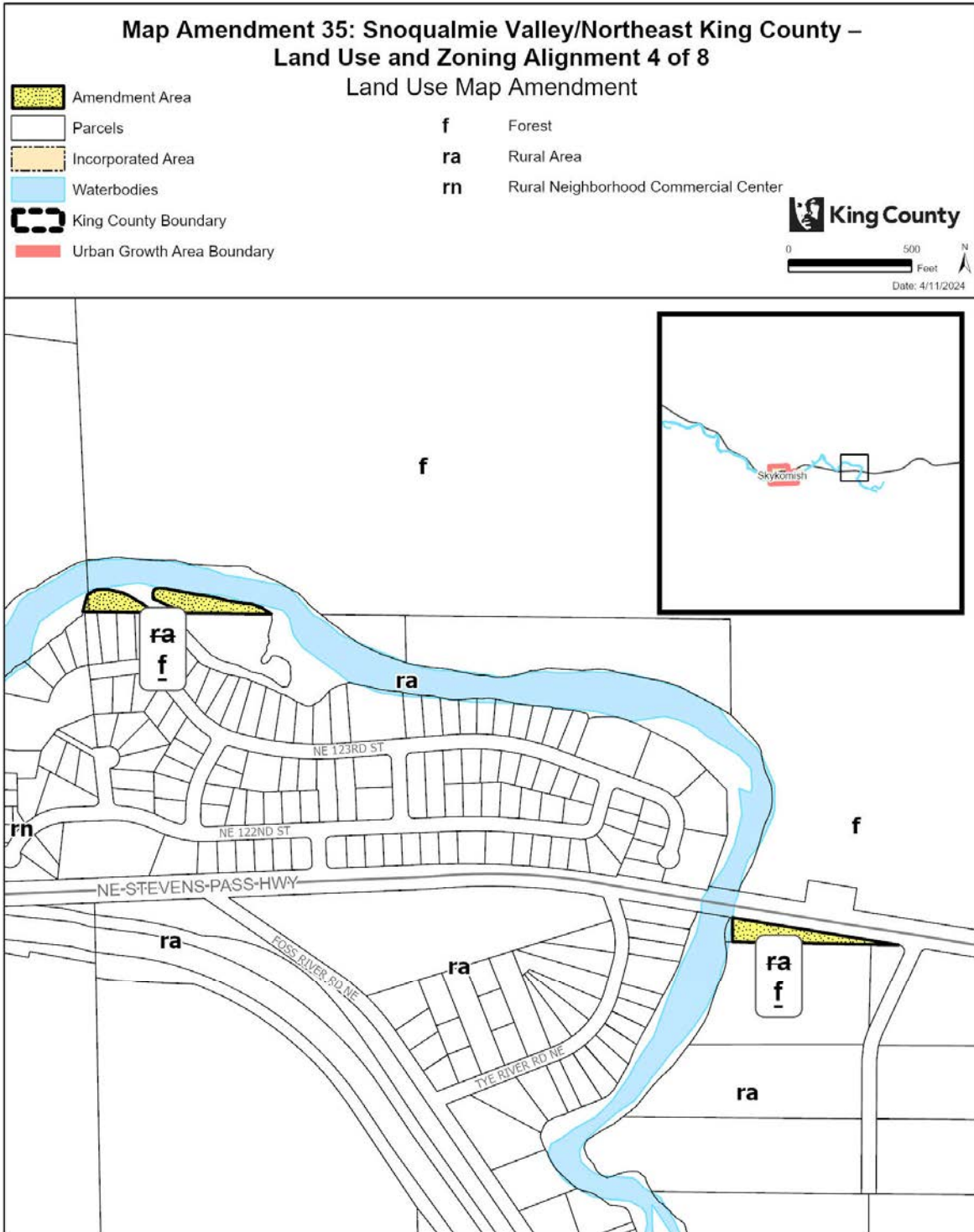
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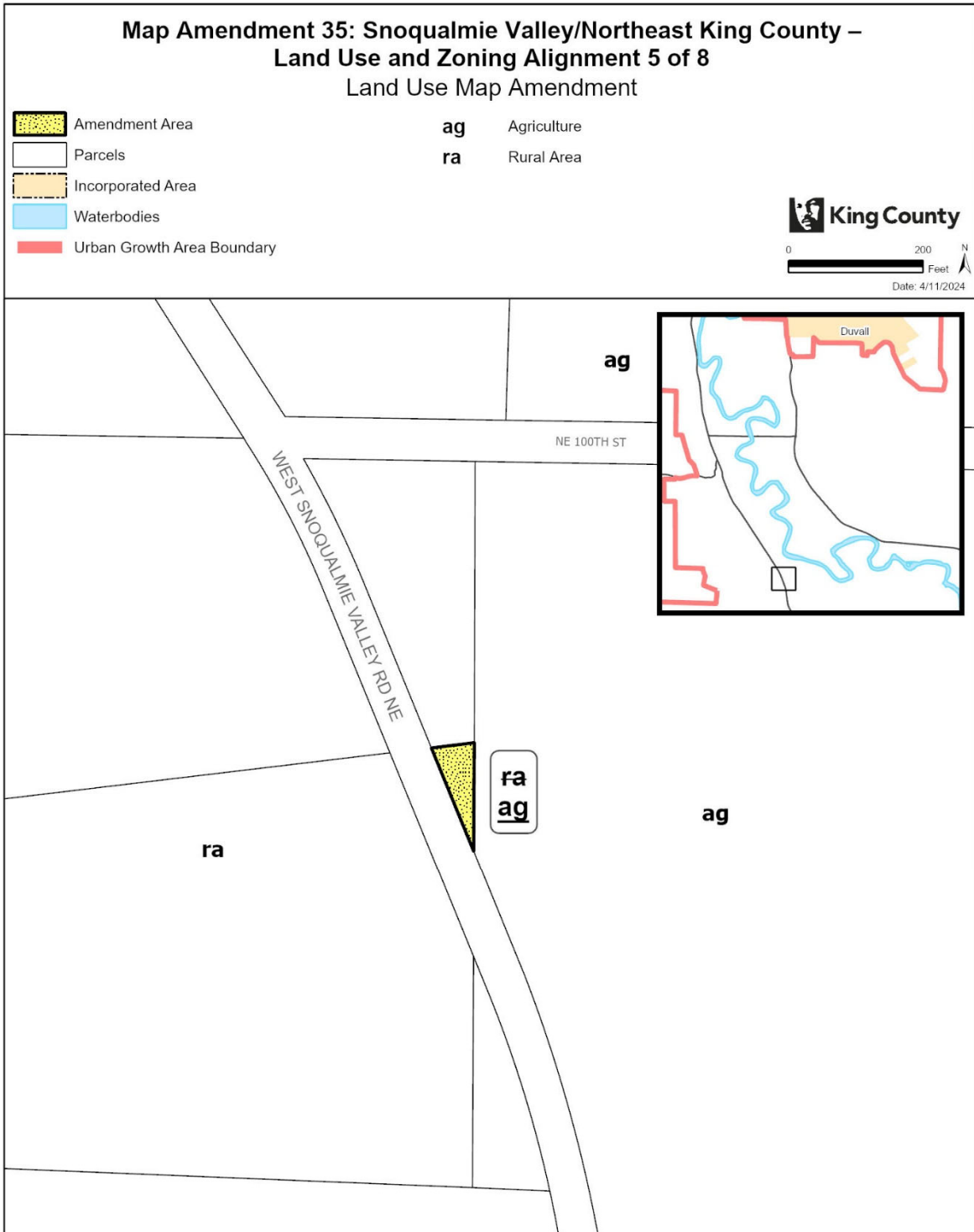
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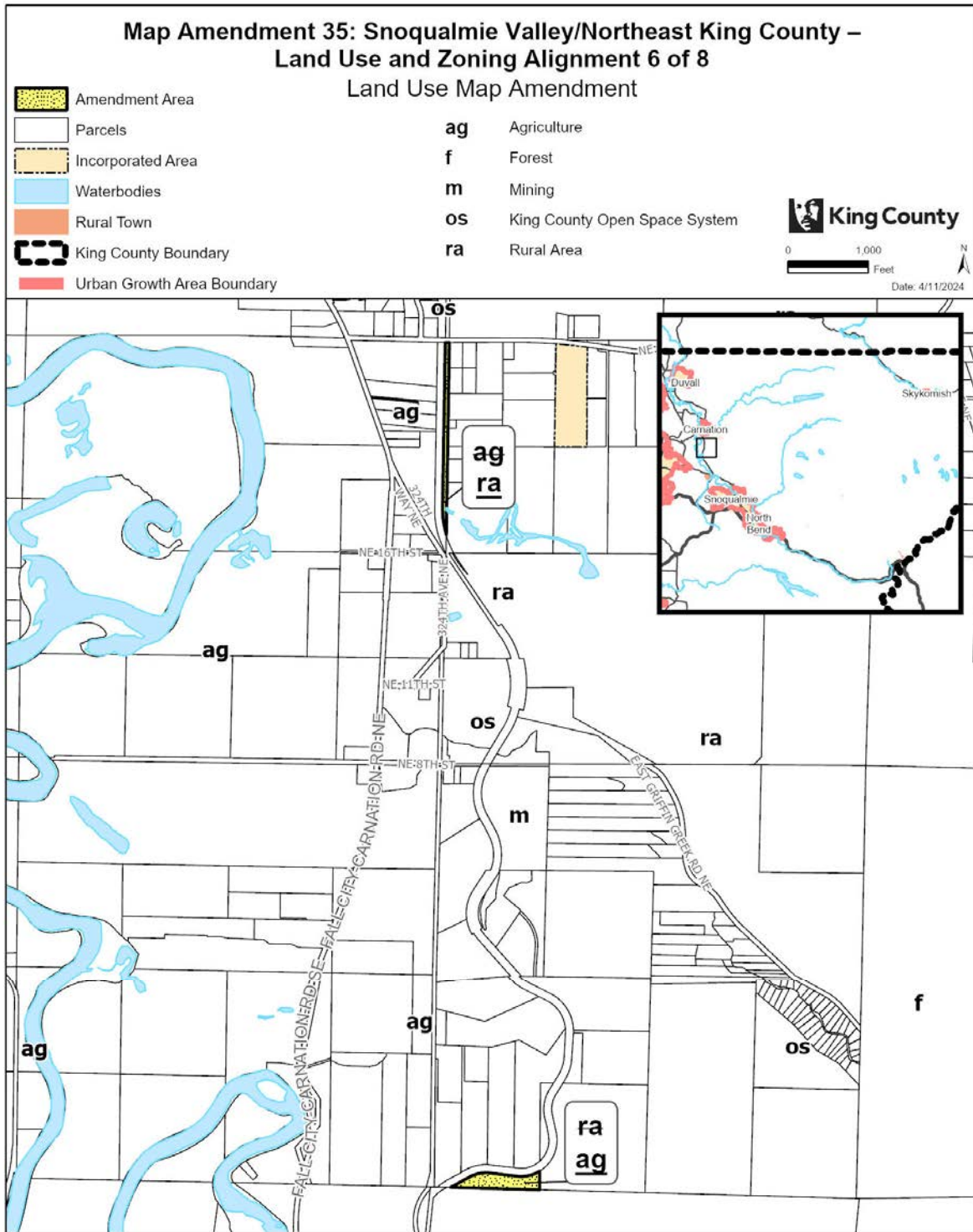
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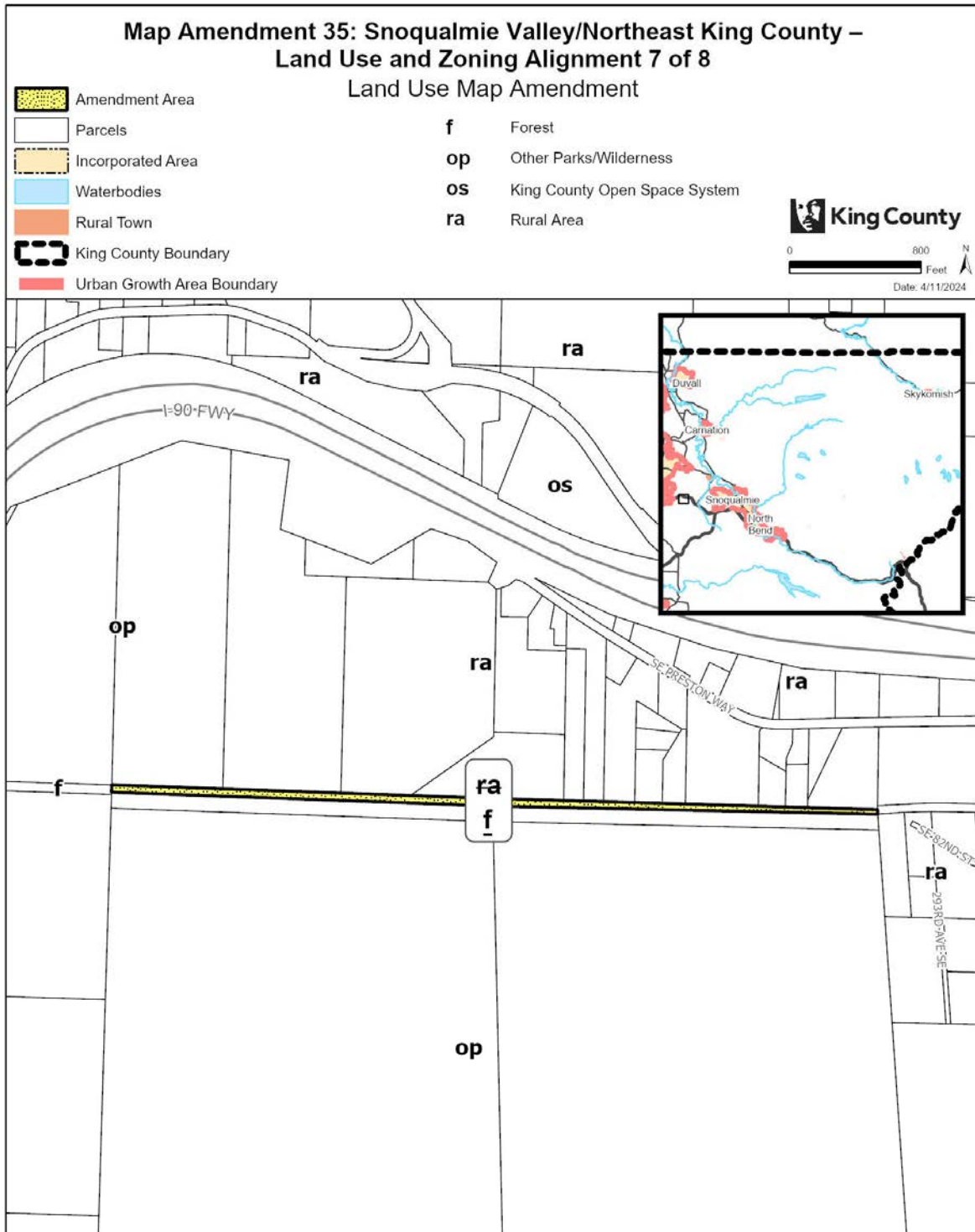
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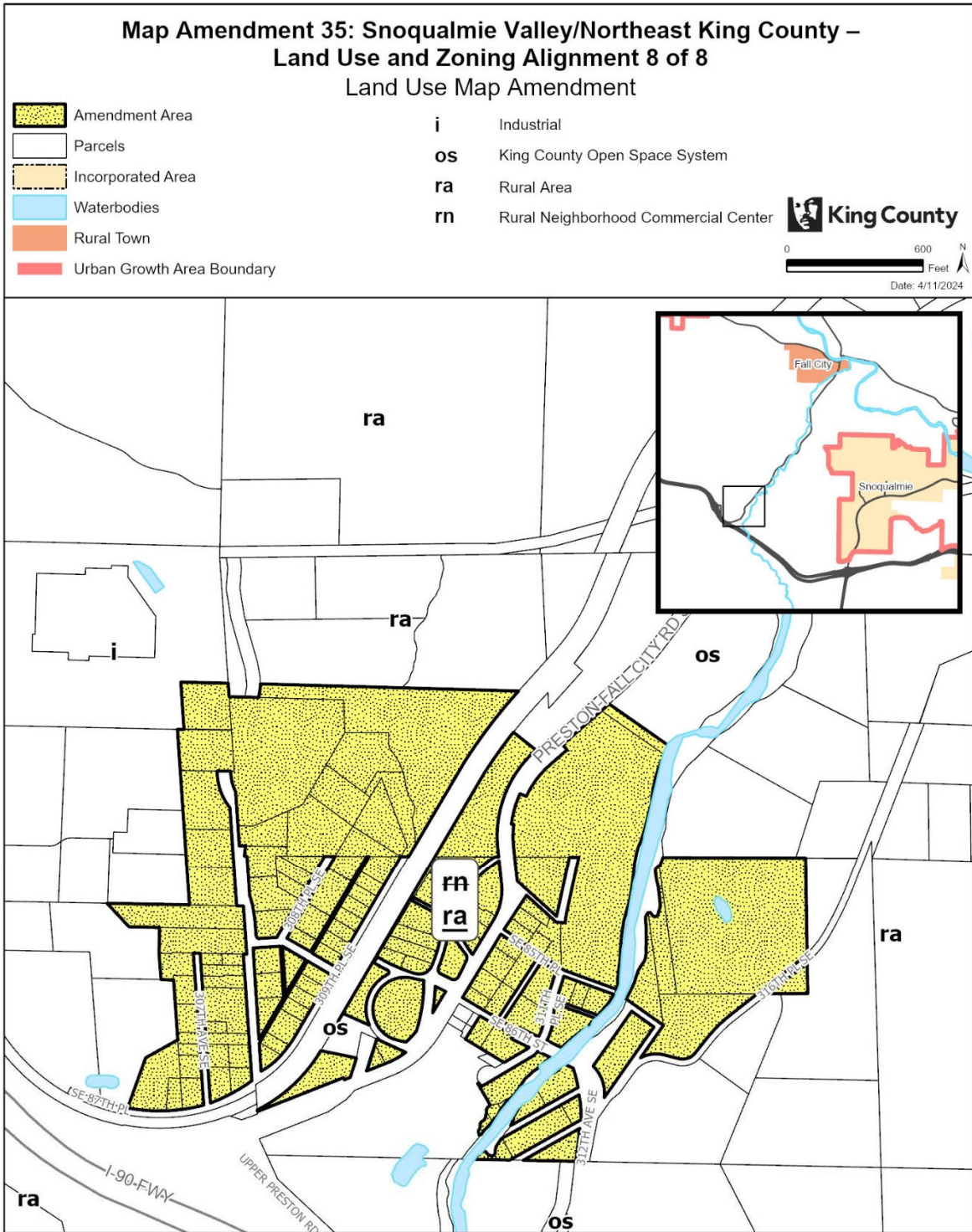
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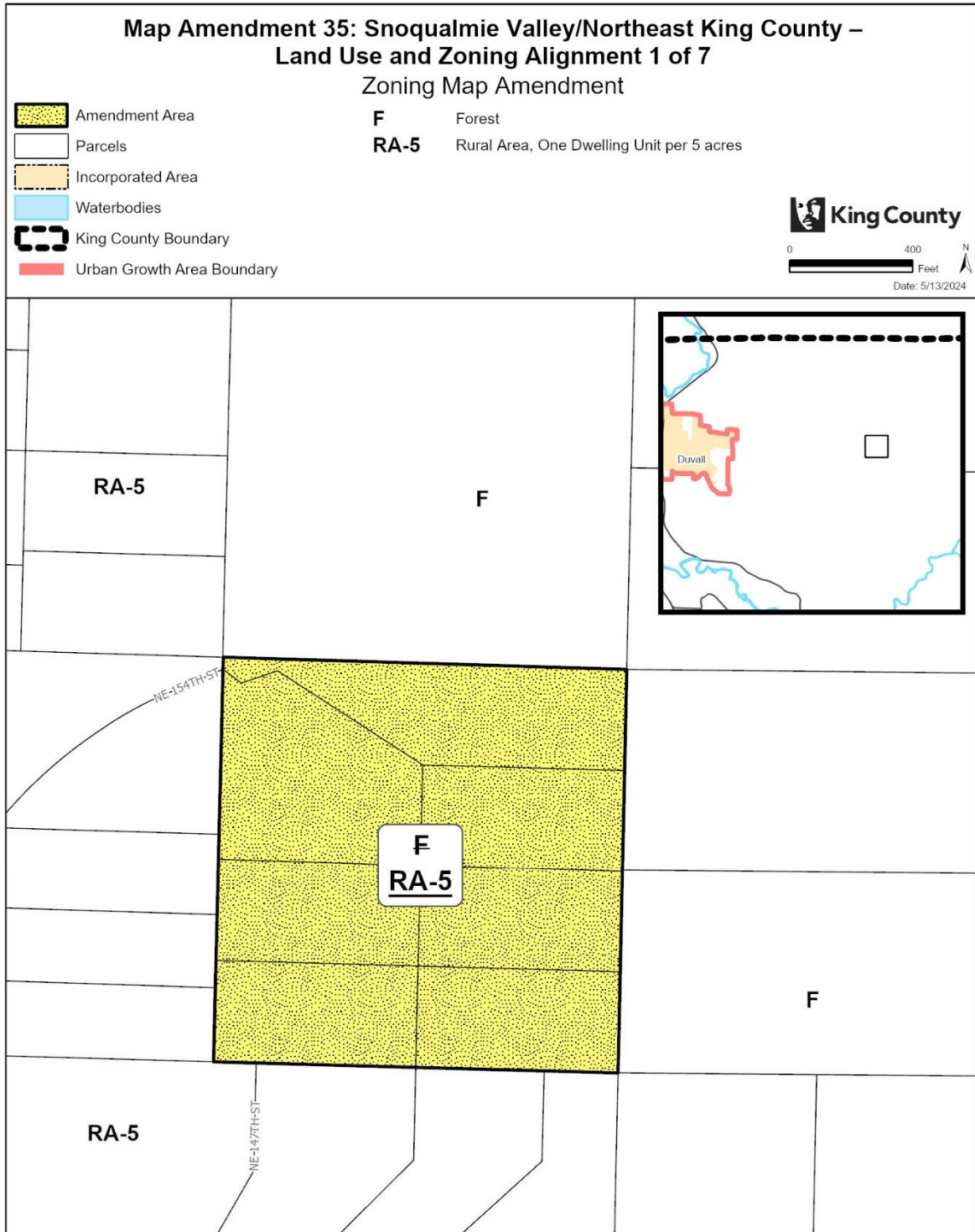
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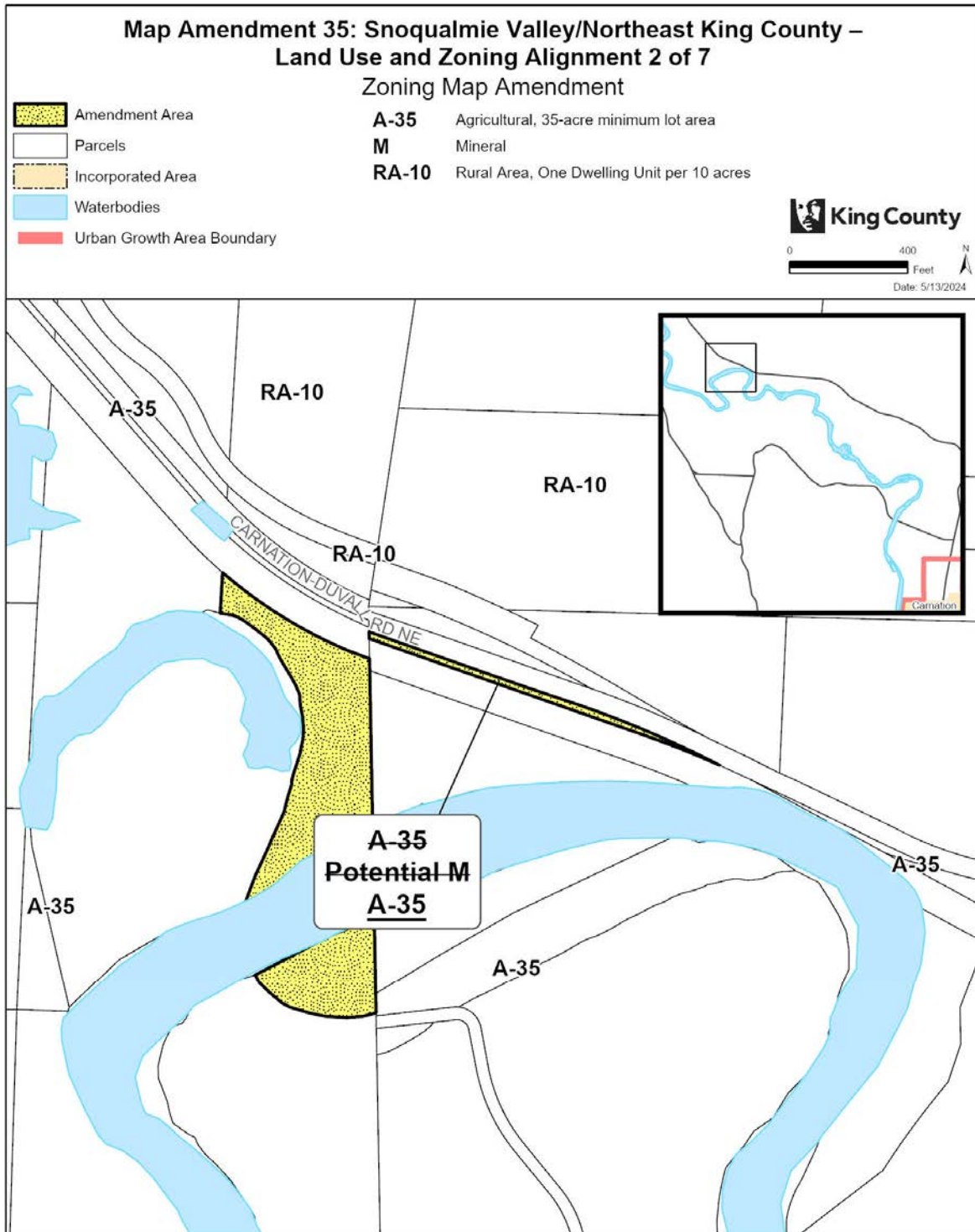
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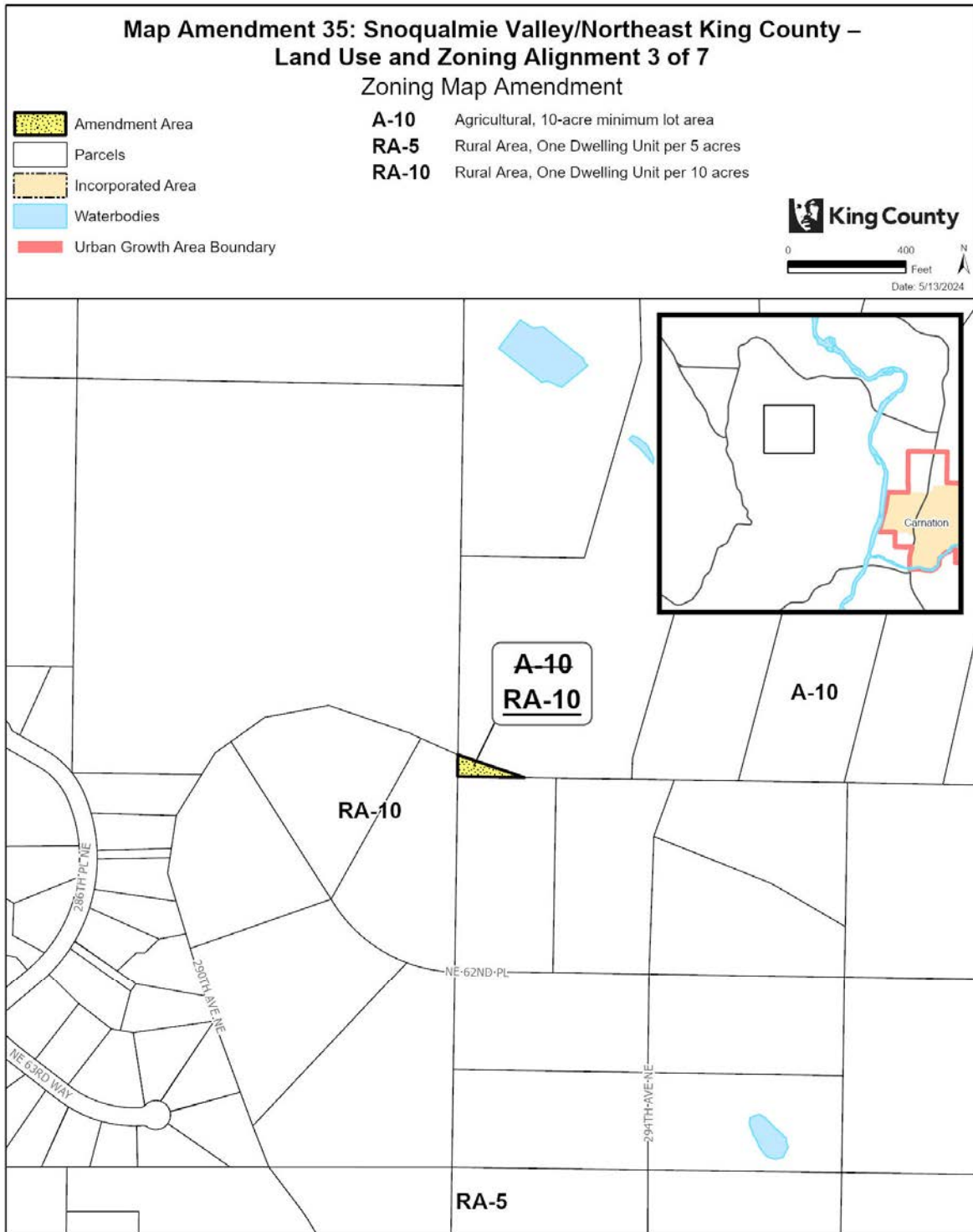


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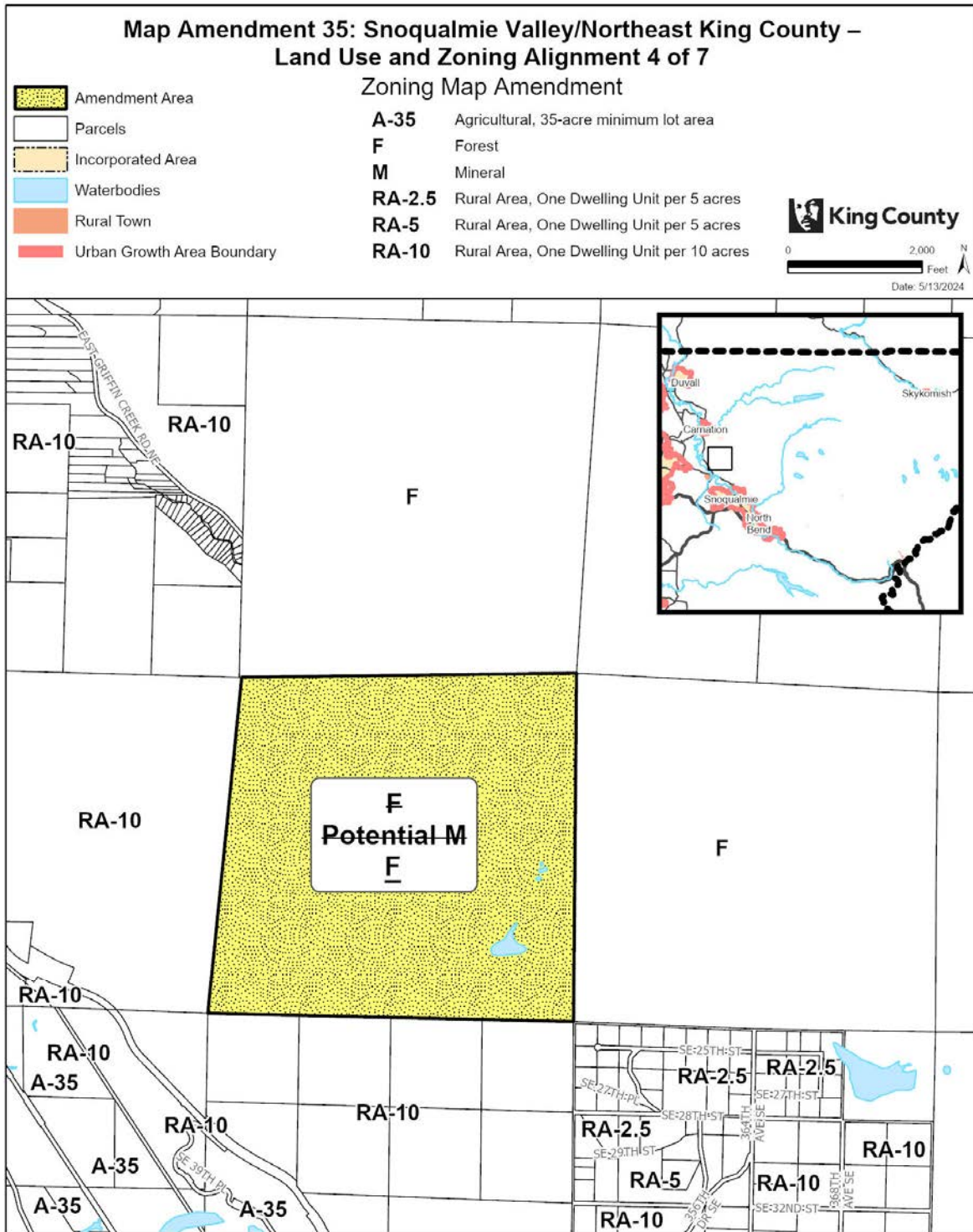


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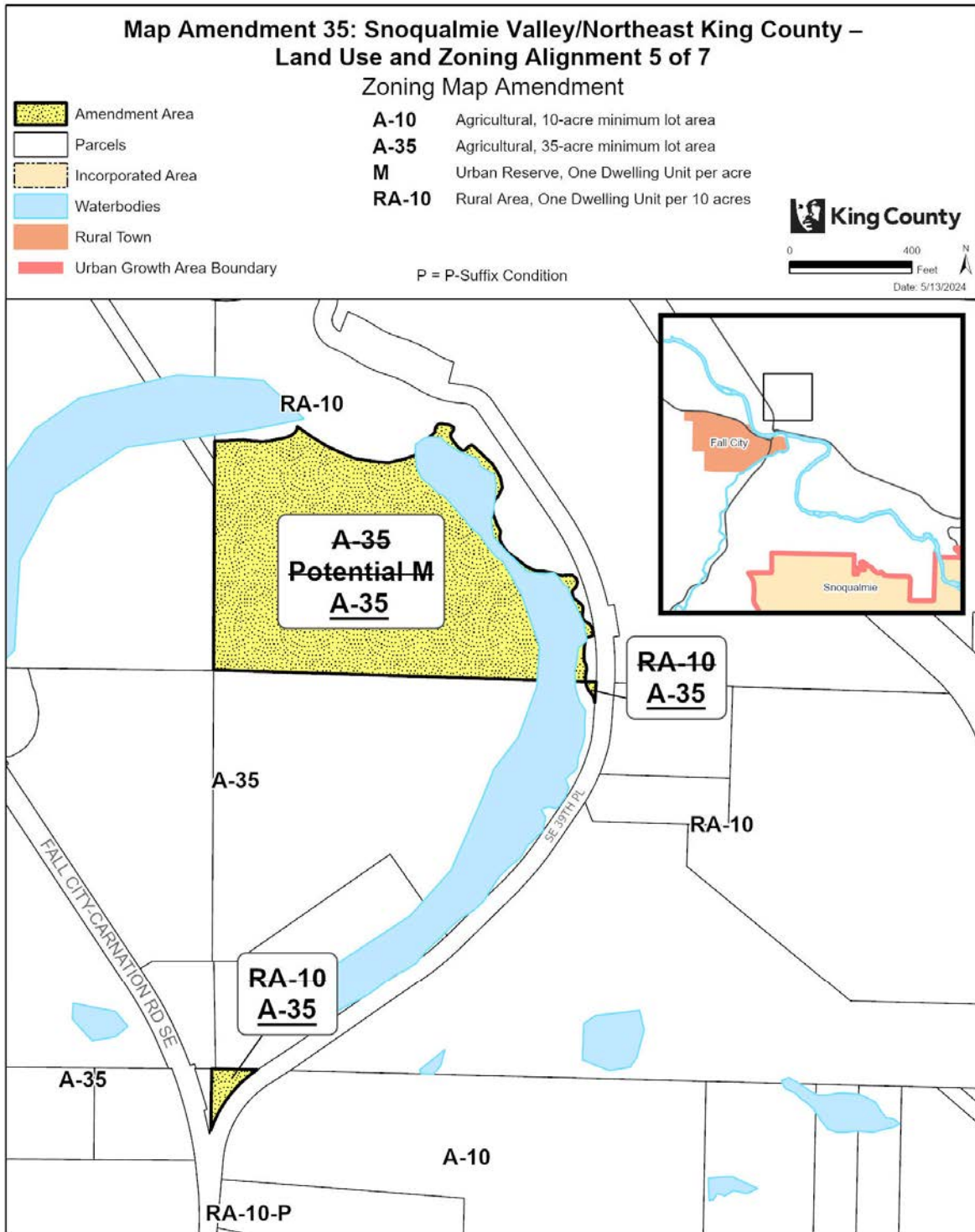
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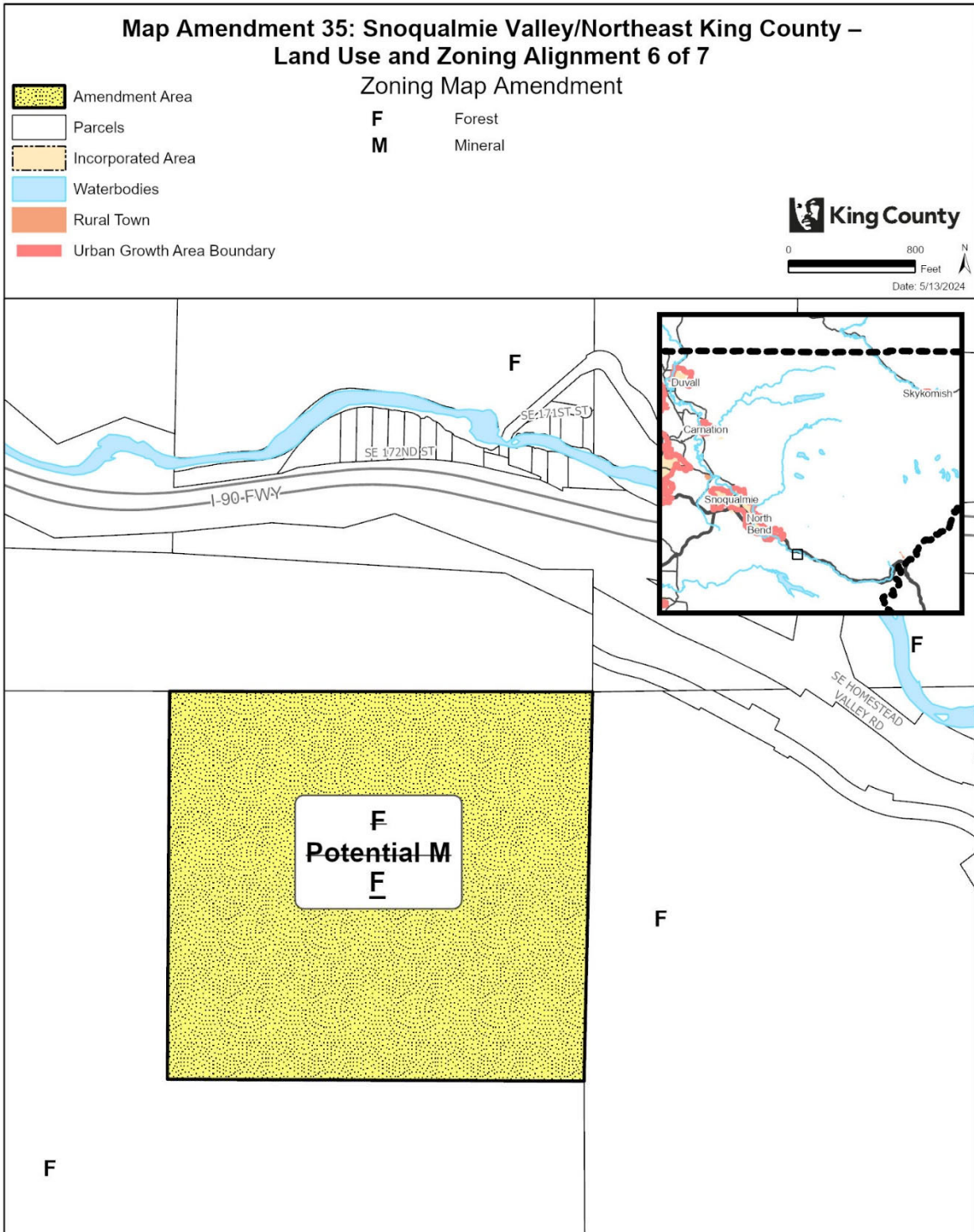


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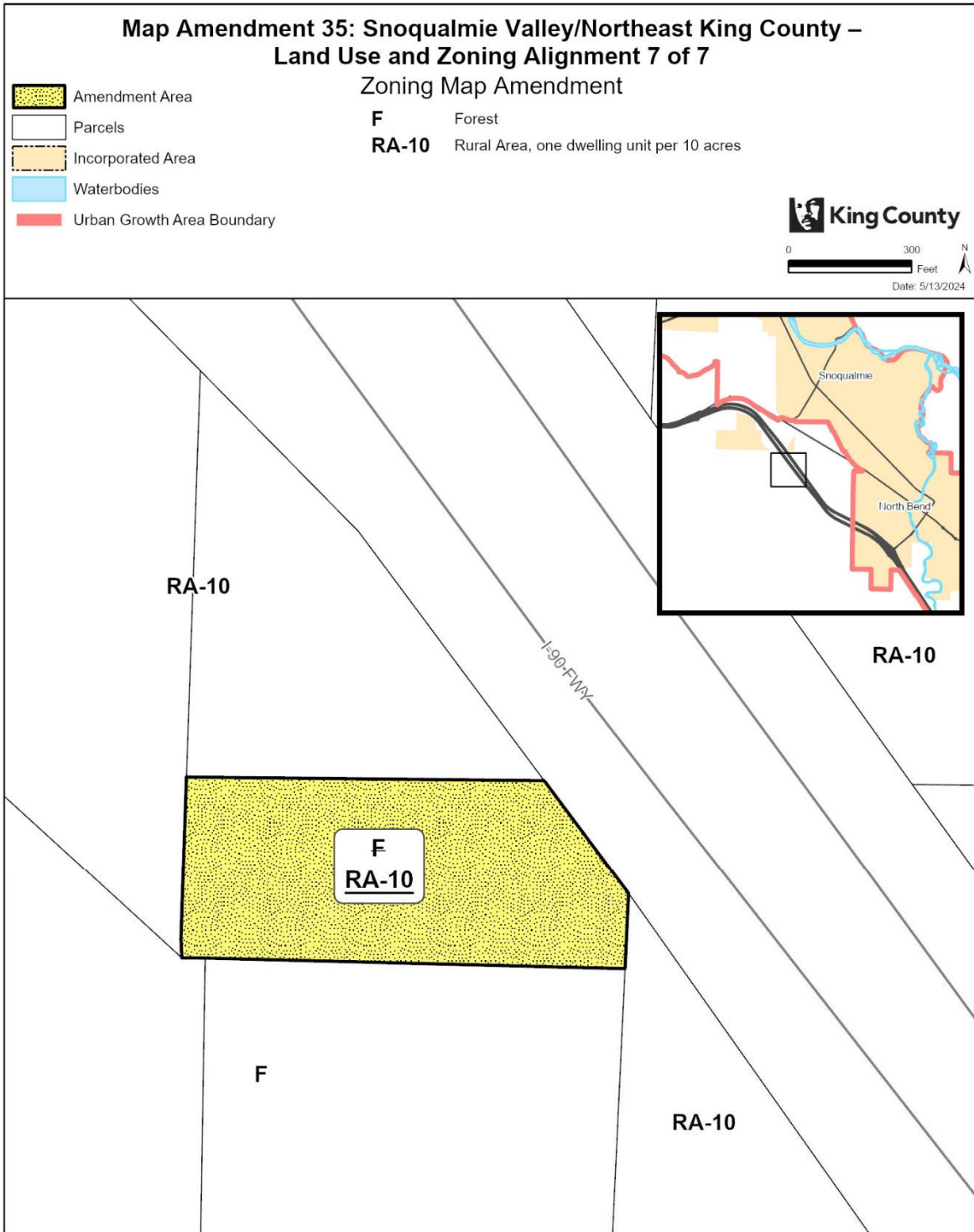
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2121 **Map Amendment 36: Snoqualmie Valley/Northeast King County –**
2122 **Removal of Development Conditions from Previously Annexed**
2123 **Areas**

2124 AMENDMENT TO THE KING COUNTY ZONING ATLAS
2125

2126
2127 Amend Sections, Townships, and Ranges, as follows:
2128

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

2129
2130 **ZONING**
2131

- 2132 1. Repeal the following P-Suffix Development Conditions from the Zoning Atlas:
2133 a. P-Suffix SV-P25;
2134 b. P-Suffix SV-P30;
2135 c. P-Suffix SV-P32;
2136 d. P-Suffix SV-P33;
2137 e. P-Suffix SV-P34;
2138 f. P-Suffix SV-P37; and
2139 g. P-Suffix ES-P21.
2140

2141 **Effect: Repeals seven identified P-Suffix development conditions from the Zoning Atlas. This**
2142 **change would align with the fact that the P-Suffix development conditions do not apply on any**
2143 **parcels in unincorporated King County due to annexations.**
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2166 **Map Amendment 37: Green Energy Special District Overlay**

2167 AMENDMENT TO THE KING COUNTY ZONING ATLAS

2168

2169

2170 Amend Sections, Townships, and Ranges, as follows:

2171

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

2172

2173 **ZONING**

2174

2175 1. Add Special District Overlay SO-xxx (adopted in Section 248 of Ordinance XXXXX (Proposed
2176 Ordinance 2023-0440)) to the following parcels:

2177

2823069009	2923069078	2923069079	2923069080
2923069082			

2178

2179

2180 **Effect:** Adds SO-XXX, Green Energy Special District Overlay, to four M-zoned parcels and one
2181 parcel that has both M and RA-5 zoning. SO-XXX is added by Section X of this ordinance.

2182

2183

2184

