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**King County**

**Amendments to Land Use and Zoning Maps**

**Snoqualmie Valley/Northeast King County Community Service Area  
Subarea Plan**

December 2023

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42 **Map Amendment 1: Snoqualmie Valley/Northeast King County – Fall City**  
43 **Business District**

44 AMENDMENT TO THE KING COUNTY ZONING ATLAS  
45

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46  
47 Amend Sections, Townships, and Ranges, as follows:  
48

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

49  
50 **ZONING**

51  
52 1. Remove P-Suffix SV-P27 on the following parcel:  
53

54

55 2. Remove P-Suffix SV-P28 on the following parcel:  
56

57

58 3. Repeal the following P-Suffix Development Conditions from the Zoning Atlas:  
59 a. P-Suffix SV-P27; and  
60 b. P-Suffix SV-P28.  
61

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

### Map Amendment 1: Snoqualmie Valley/Northeast King County – Fall City Business District Zoning Map Amendment

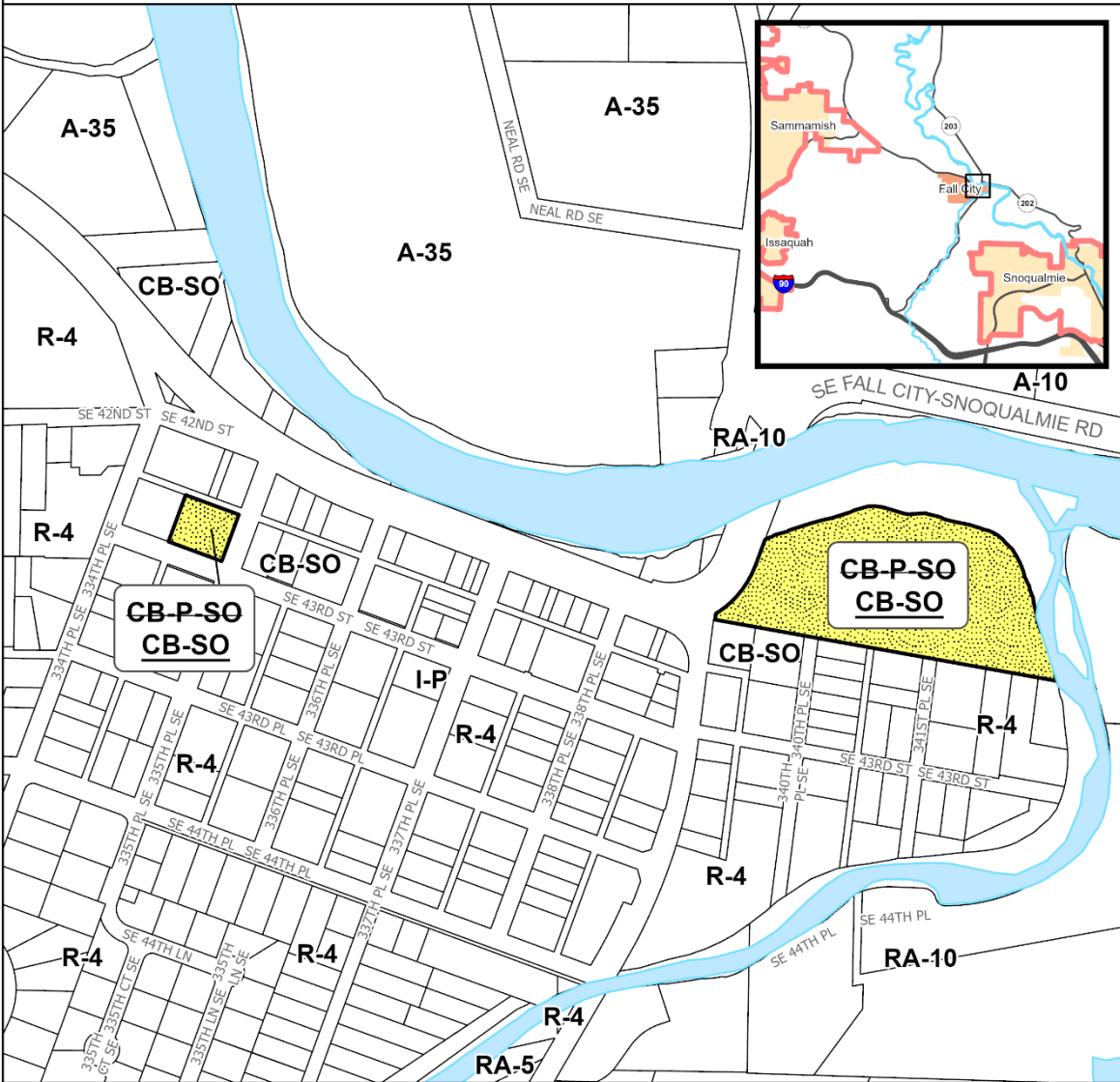
-  Amendment Area
-  Parcels
-  Incorporated Area
-  Waterbodies
-  Urban Growth Area Boundary

- R-4** Urban Residential, 4 dwelling units per acre
- A-10** Agricultural, 10-acre minimum lot area
- A-35** Agricultural, 35-acre minimum lot area
- RA-5** Rural Area, one dwelling unit per 5 acres
- RA-10** Rural Area, one dwelling unit per 10 acres

- I** Industrial
- CB** Community Business



P = P-Suffix Condition  
SO = Special District Overlay



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Project: FallCityBusinessDistrict mccombsp

66 **Map Amendment 2: Snoqualmie Valley/Northeast King County – Fall City**  
67 **Residential Dimensional Standards**

68 AMENDMENT TO THE KING COUNTY ZONING ATLAS  
69

70  
71 Amend Sections, Townships, and Ranges, as follows:  
72

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

73  
74 **ZONING**

75  
76 1. Add P-Suffix SV-PXX to the following parcels:  
77

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
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

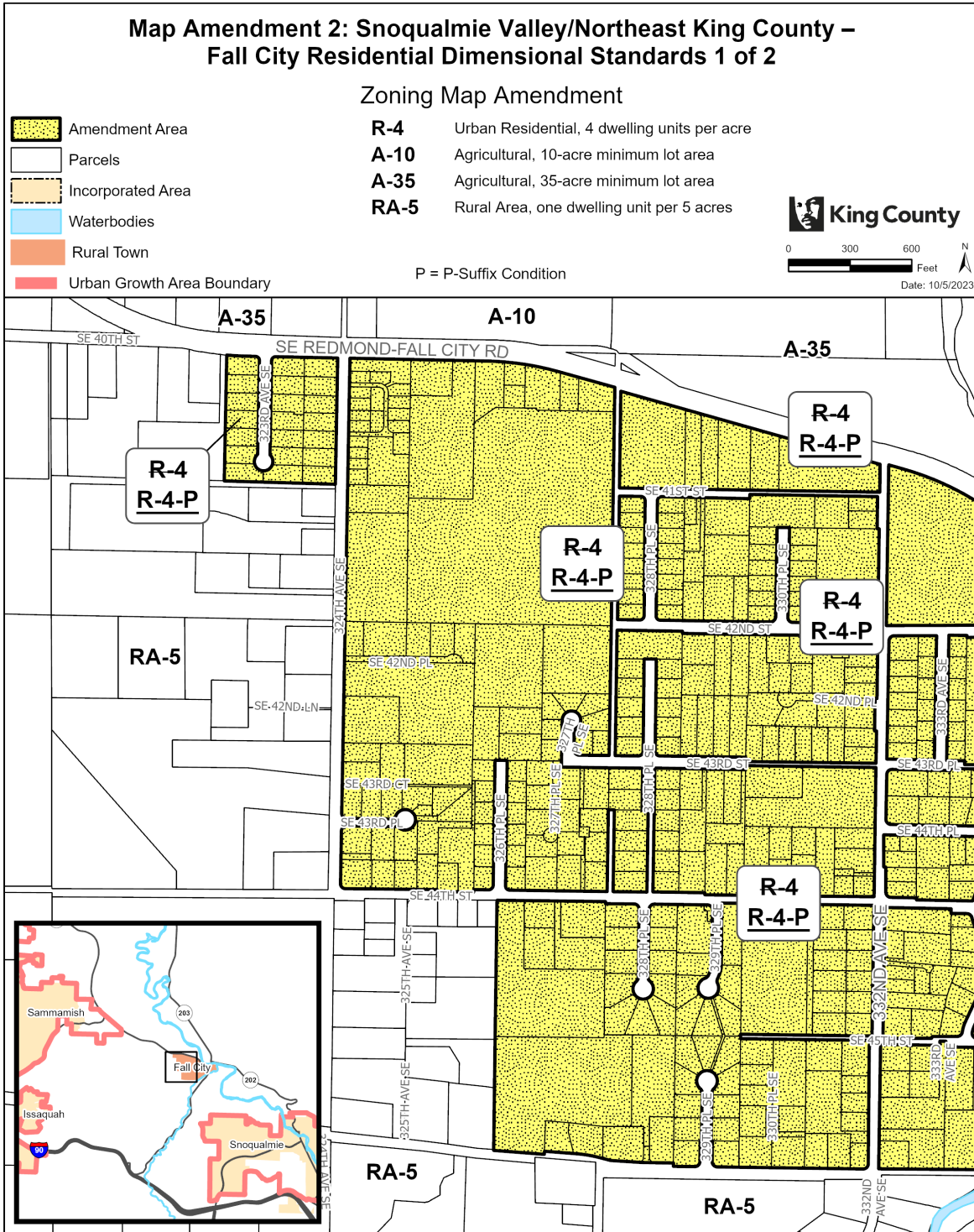
2475900865	2475900895	2475900920	2475900930
2475900945	2475900955	2475900960	2475900965
2475900975	2475900985	2475901021	2475901035
2475901045	2475901060	2475901065	2475901075
2475901090	2475901105	2475901110	2475901120
2475901135	2475901136	2475901155	2475901156
2475901165	2475901170	2475901185	2475901190
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

8731710150	8731710160	8731710170	8731710180
8731710190	8731710200	8731710210	

78  
79 P-Suffix SV-PXX shall read as follows:  
80  
81 "To maintain the current predominant development pattern of the medium density  
82 residential areas of the Fall City Rural Town:  
83 A. The density and dimension standards in K.C.C. 21A.12.030 shall apply,  
84 except for the following:  
85 1. Base density: no base density shall apply, except that mobile home parks  
86 shall be allowed a base density of six dwelling units per acre;  
87 2. Minimum lot area: twelve thousand five hundred square feet, or the minimum  
88 required by King County Board of Health Code 13.24.020, whichever is greater;  
89 3. Minimum lot width: sixty feet;  
90 4. Minimum street setback: fifteen feet;  
91 5. Minimum interior setback: ten feet, except for vehicle access points from garages,  
92 carports, or fenced parking areas as required in K.C.C. 21A.12.030.B.16; and  
93 6. Maximum impervious surface percentage: forty percent. An additional five percent  
94 impervious surface percentage may be granted to provide driveway access to a detached garage  
95 setback past the footprint of the house;  
96 B. The design requirements standards in K.C.C. Chapter 21A.14 shall apply, except  
97 indoor recreation areas shall not be allowed, unless for senior assisted housing; and  
98 C. Residential development using a community on-site sewage system or large on-site  
99 sewage system may only be permitted if the system:  
100 1. Only serves existing structures and lots;  
101 2. Is not used as a basis to exceed base density for the zone or, if applicable, densities  
102 established in special district overlays and/or p-suffixes; and  
103 3. Is not used to expand existing permitted nonresidential uses in size or scale,  
104 establish new permitted nonresidential uses, or serve commercially-zoned properties."  
105

106 **Effect: Establishes a P-Suffix development condition in the residentially zoned area of the Fall City**  
107 **Rural Town that imposes additional dimensional standards on residential development.**





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Project: FallCityResidential\_P\_McCombs



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Project: FallCityResidential\_P\_McCombs

110 **Map Amendment 3: Snoqualmie Valley/Northeast King County – Fall City**  
111 **Industrial**

112 AMENDMENT TO THE KING COUNTY ZONING ATLAS  
113

114  
115 Amend Sections, Townships, and Ranges, as follows:  
116

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

117  
118 **ZONING**  
119

120 1. Amend P-Suffix SV-P26 on the following parcel:  
121

2475900595

122  
123 2. Amend P-Suffix SV-P26 as follows:  
124

125 ~~"(1. This rezone shall expire and the use shall be discontinued if and when a Community Plan~~  
126 ~~and area zoning for the property are adopted designating the site for uses inconsistent with the~~  
127 ~~present use, unless the applicant can demonstrate legal non-conforming use status.~~

128  
129 2-) 1. The subject property shall be insulated for noise reduction ~~((as illustrated in Exhibit 23~~  
130 ~~except that the exterior insulation shown shall not be required))~~. If said insulation is not sufficient  
131 to reduce the noise emitted from the subject property to the standard set out in ~~((KCC))~~ K.C.C.  
132 Chapter 12.88, then the applicant shall work with ~~((Seattle King County Health Department))~~  
133 Public Health - Seattle & King County ~~((N))~~ noise ~~((A))~~ abatement staff to further insulate or modify  
134 the building to achieve this standard.

135  
136 ~~((3.))~~ 2. All parking shall be ~~((moved to))~~ located on the east and west ends of the property ~~((as~~  
137 ~~shown on the attached site plan (Exhibit 23))~~ and access from 337<sup>th</sup> Place SE or the alley,  
138 respectively. Signs, painting, moveable pylons, or similar moveable barriers shall be provided to  
139 limit parking or stopping of vehicles in front of the building on SE 43rd ~~((St.))~~ Street (i.e., in front of  
140 the rolling doors) ~~((to that))~~ except as necessary for loading and unloading of things so large they  
141 must enter or leave the building through the rolling doors.

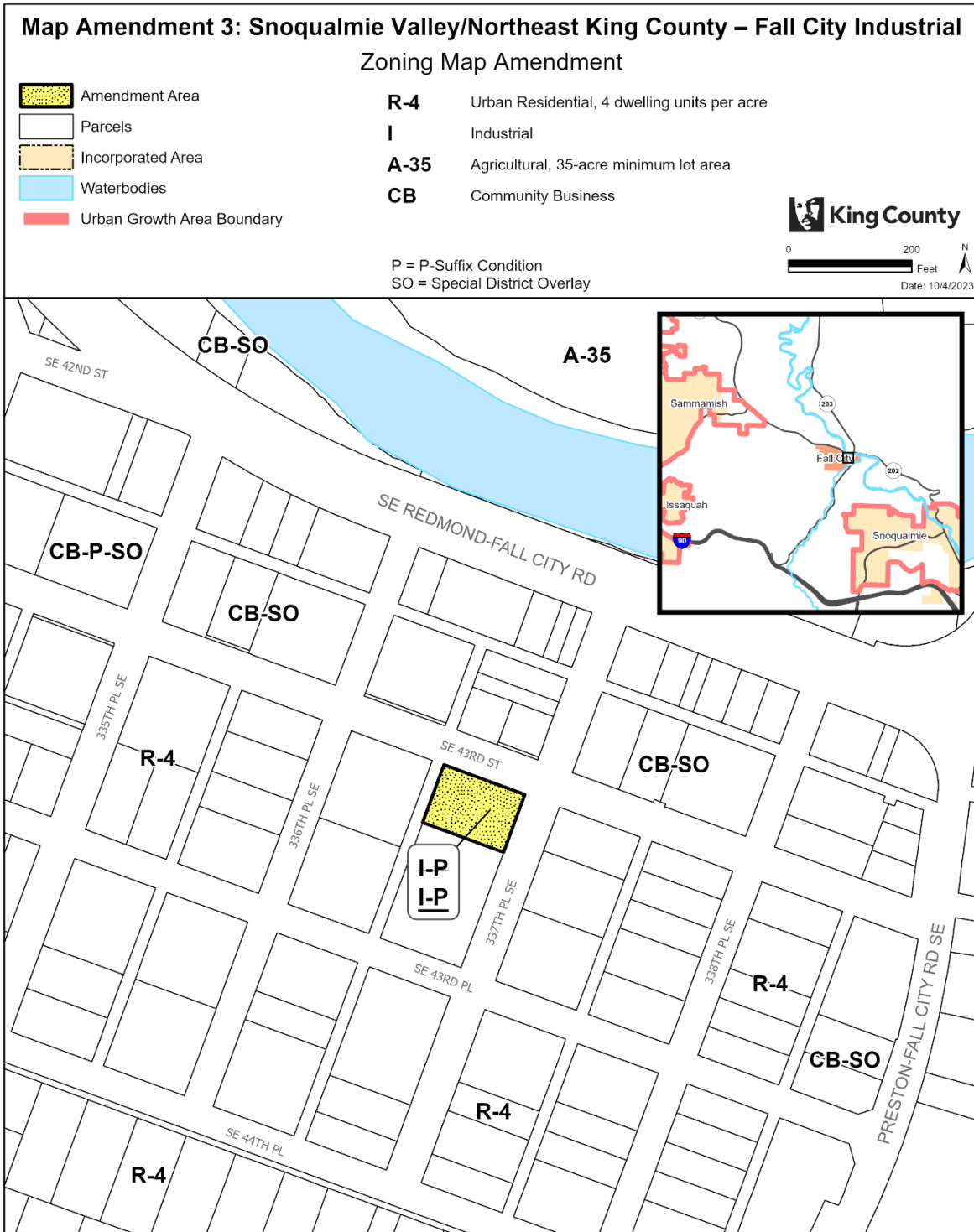
142  
143 ~~((4.))~~ 3. All pounding and grinding activities shall cease when the doors are open.  
144

145 ~~((5.))~~ 4. The use of the site shall be limited to machine shop and welding activities.  
146

147 ~~((6. This approval shall not grant the applicant any legal nonconforming use status should the~~  
148 ~~site not be designated for the permitted use by the Community Plan and area wide zoning. Said~~  
149 ~~status shall only be determined by Code Enforcement action which should be initiated if and~~  
150 ~~when the Community Plan indicates a conflict between the proposed use and the plan~~  
151 ~~designation.~~

152  
153 ~~7-))~~ 5. All work shall be done in the building other than disassembly and dismantling."  
154

155 **Effect:** Revises the text of P-Suffix SV-P26 to acknowledge the long-standing use as a legal use of  
156 the industrial property while maintaining development conditions that ensure its compatibility  
157 with the adjacent residential and nearby commercial areas.



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Project: FallCityIndustrial P. McCombs

160 **Map Amendment 4: Snoqualmie Valley/Northeast King County – Preston**  
161 **Industrial Development Conditions**

162 AMENDMENT TO THE KING COUNTY ZONING ATLAS  
163

164  
165 Amend Sections, Townships, and Ranges, as follows:  
166

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

167  
168 **ZONING**  
169

- 170 1. On the following parcels:
- 171 a. Remove P-Suffix SV-P13; and
- 172 b. Amend P-Suffix SV-P19.

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

- 174
- 175 2. Remove P-Suffix SV-P13 on the following parcel:
- 176

2924079054
------------

- 177
- 178 3. On the following parcels:
- 179 a. Remove P-Suffix SV-P15; and
- 180 b. Amend P-Suffix SV-P19.
- 181

3224079001	3224079004	3224079124	3224079125
3224079126	3224079128	3224079130	3224079133

- 182
- 183 4. Amend P-Suffix SV-P19 on the following parcels:
- 184

2924079019	3224079002	3224079023	3224079033
3224079059			

- 185
- 186 5. On the following parcel:
- 187 a. Remove P-Suffix SV-P19; and
- 188 b. Amend the zoning from I (Industrial) to RA-10 (Rural Area, 1 dwelling unit per 10 acres).
- 189

2924079009 (portion)
----------------------

- 190
- 191 6. Remove P-Suffix SV-P19 on the following parcel:
- 192

2924079053 (portion)
----------------------

- 193
- 194 7. Amend P-Suffix SV-P19 as follows:
- 195

196 “The ~~((1994 Comprehensive Plan (Policy R-314) recognized))~~ 2024 Snoqualmie Valley/Northeast  
 197 King County Community Service Area Subarea Plan maintains the industrial area adjacent to the  
 198 rural neighborhood of Preston with appropriate zoning for industrial uses provided that any new  
 199 industrial development or redevelopment shall be conditioned and scaled to maintain and protect  
 200 the rural character of the area and to protect sensitive natural features of the environment. In  
 201 order to preserve the rural character and sensitive areas, new rural industrial development shall  
 202 be conditioned consistent with Policy ~~((R-316))~~ R-514 to ensure a scale and nature distinct from  
 203 urban industrial areas. ~~((New development or redevelopment of the parcels for which this~~  
 204 ~~environmental impact statement was prepared shall also meet the conditions identified in the~~  
 205 ~~Environmental Impact Statement requested under Ordinance 9110.))~~  
 206 In addition to meeting the rural industry development standards under K.C.C. Chapter 21A.14,  
 207 the following P-suffix conditions apply to the subject property:

208  
209 A. Access

210 Controlled access roads from SE High Point Way/Preston-Fall City Road shall be required. All  
211 industrial and commercial uses shall directly connect off-street parking to the access roads.

212  
213 B. Buffers, trails, and aesthetics

214 In addition to the landscape and buffers requirements under rural industry development  
215 standards, additional buffering between different land uses and the transition to the Preston rural  
216 neighborhood shall be required for all new development and redevelopment. Additional buffer  
217 types and landscaping shall include the following:

218 1. All new development and re-development adjacent to SE High Point Way/Preston-Fall City  
219 Road shall provide a landscaped, natural buffer along the Preston-Snoqualmie Trail and other  
220 trail easements ~~((identified in the village Trail Plan component of the Village Development Plan))~~.  
221 Landscape design shall be designed in cooperation with the ~~((parks division))~~ department of  
222 natural resources and parks to promote uniform corridor development of the trail system.

223 2. For new development and re-development easements shall be provided for ~~((all trail~~  
224 ~~segments identified in the village trail plan component of the Village Development Plan-~~  
225 ~~Pedestrian))~~ access to the Preston-Snoqualmie trail and other components of the ~~((village trails~~  
226 ~~plan))~~ trail system shall be provided where feasible for new development and re-development.

227 3. ~~((Each new development and re-development project shall be required to complete their~~  
228 ~~portion of the Reforestation Program component of the Village Development Plan.))~~ New  
229 development and re-development shall preserve or restore natural vegetation, forest cover and  
230 the appearances of affected hillsides to enhance the greenway corridor along Interstate 90 to a  
231 more natural and rural setting.

232 4. Type II landscaping, ten feet wide on both sides of the trail shall be required along public trails  
233 or trail easements.

234 5. The site plan of any new development shall maintain the passive open space area located in  
235 the northeast corner of the site.

236 6. Utilities shall be underground.

237  
238 C. Building Scale

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

242  
243 D. Permitted Uses

244 Heavier industrial uses; new or re-developed industrial uses providing substantial waste by-  
245 products or wastewater discharge; or new or re-developed paper, chemical, and allied products  
246 manufacturing uses shall be prohibited.

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

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

254 b) The proposed use must be functionally compatible with rural uses in the immediate vicinity.  
255 Functional compatibility requires a determination that the proposed use will not create impacts to  
256 or demand for public facilities and services beyond that specified in the rural level of service  
257 standards in the Comprehensive Plan ~~((policy F-303 for water and policy F-313 for sewers))~~.  
258 Functional transportation compatibility shall consider both rural level of service standards relating  
259 to concurrency ~~((Comprehensive Plan policy T-305))~~ and whether the increased traffic would  
260 ~~((conform to SEPA standards, Intersection Standards))~~ and Road Design Standards.

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

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

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

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

269 iv. Examples of such uses include, but are not limited to: food processing, feed mills and  
270 stores, small retail or wholesale stores, farm/forestry machinery manufacturing or repair,  
271 agricultural product warehousing, and sales facilities for farm/forest products or for products and  
272 services used by Rural residents and customarily retailed or wholesaled in Rural Areas or Natural  
273 Resource Lands.

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

- 275 ~~2924079009~~
- 276 ~~2924079018~~
- 277 ~~2924079058~~
- 278 ~~2924079055~~
- 279 ~~2924079056~~

280 ~~d) Any parcel governed by a basic use agreement between the property owner and the Preston~~  
281 ~~community shall not be subject to the requirements of Subsection d.1.(c) and the department of~~  
282 ~~development and environmental local services shall apply the provisions of the basic use~~  
283 ~~agreement as conditions of project approval. The basic use agreement shall include provisions~~  
284 ~~that are generally consistent with the basic use agreement recorded under Auditor File NO.~~  
285 ~~9708190805 and the following shall be used as a guideline for the required provision.~~

286 ~~(4))~~ 2. Limitations on Use of Property: ~~((All industrial uses made of the property shall be limited~~  
287 ~~to those uses allowed, as of the date of the agreement, on Industrial zoned land that is located in~~  
288 ~~Areas designated as Rural, and accessory uses.))~~ In addition to the use provisions in K.C.C.

289 Chapter 21A.12, ((T))the following uses shall ~~((additionally))~~ be prohibited: slaughterhouses;  
290 tanneries; animal rendering; processing of mineral resources, including quarry rock and gravel;  
291 concrete batching facilities; asphalt batching facilities; any use requiring a waste water discharge  
292 permit; campgrounds; bowling center; shooting range; dry-cleaning plants; industrial launderers;  
293 vactor waste receiving facility; outdoor advertising service; miscellaneous equipment rental;  
294 automotive rental and leasing; heavy equipment and truck repair; helistop; motor vehicle and boat  
295 dealers; auto supply stores (although auto supply wholesale distribution shall not be prohibited);  
296 gasoline service stations; fuel dealers; auction houses; livestock sales; tire retreading; public  
297 agency animal control facility; transfer station; adult use facility; any use that extracts

298 groundwater for sale of bottled water outside of the property; and casinos and gambling uses.  
299 Recycling and waste receptacles may be located outdoors, but must be screened from view from  
300 outside the property.

301 ~~((2))~~ 3. Prohibition on Expanding Industrial Uses on Abutting or Adjacent Parcels: The property  
302 owner shall not acquire any interest on abutting or adjacent property for the purpose of expanding  
303 the size of Industrial or commercially-zoned land that currently exists in the Preston vicinity. The  
304 property owner shall not request or otherwise pursue the rezoning of any abutting or adjacent  
305 property for industrial use. "Adjacent" means any land in unincorporated King County that is  
306 located within two miles of the boundaries of the Preston industrial area.

307 ~~((3))~~ 4. Prohibition on extension of water service to properties outside of the Preston Water  
308 Association boundaries: The property owner shall not vote for or encourage any extension of  
309 water service to properties outside the existing boundaries of the Preston Industrial Park Water  
310 Association for any new residential, commercial, or industrial use. An Intertie Agreement with  
311 Water District No. 123 for the purpose of providing for fire flow is not subject to this provision.

312 ~~((2-))~~ 5. For industrial buildings already built or for new buildings having vested applications,  
313 tenant improvements and changes of use completely within existing structures shall not be  
314 subject to this P-suffix condition. ~~((However, P-suffix conditions for new development and  
315 redevelopment established under Ordinance 11653 in 1994 will continue to apply.~~

316 E. Environment

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

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

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

327 The subject property consists of tax lots:

- 328 ~~2924079009 2924079020 2924079018~~
- 329 ~~2924079055 2924079058 2924079056~~
- 330 ~~2924079019 3224079002~~
- 331 ~~3224079033 3224079059 3224079004~~
- 332 ~~3224079133 3224079004 3224079124~~
- 333 ~~3224079125 3224079126 3224079128~~
- 334 ~~3224079129 3224079130 2924079053~~

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

338  
339 8. Repeal P-Suffix Development Condition SV-P13 from the Zoning Atlas.

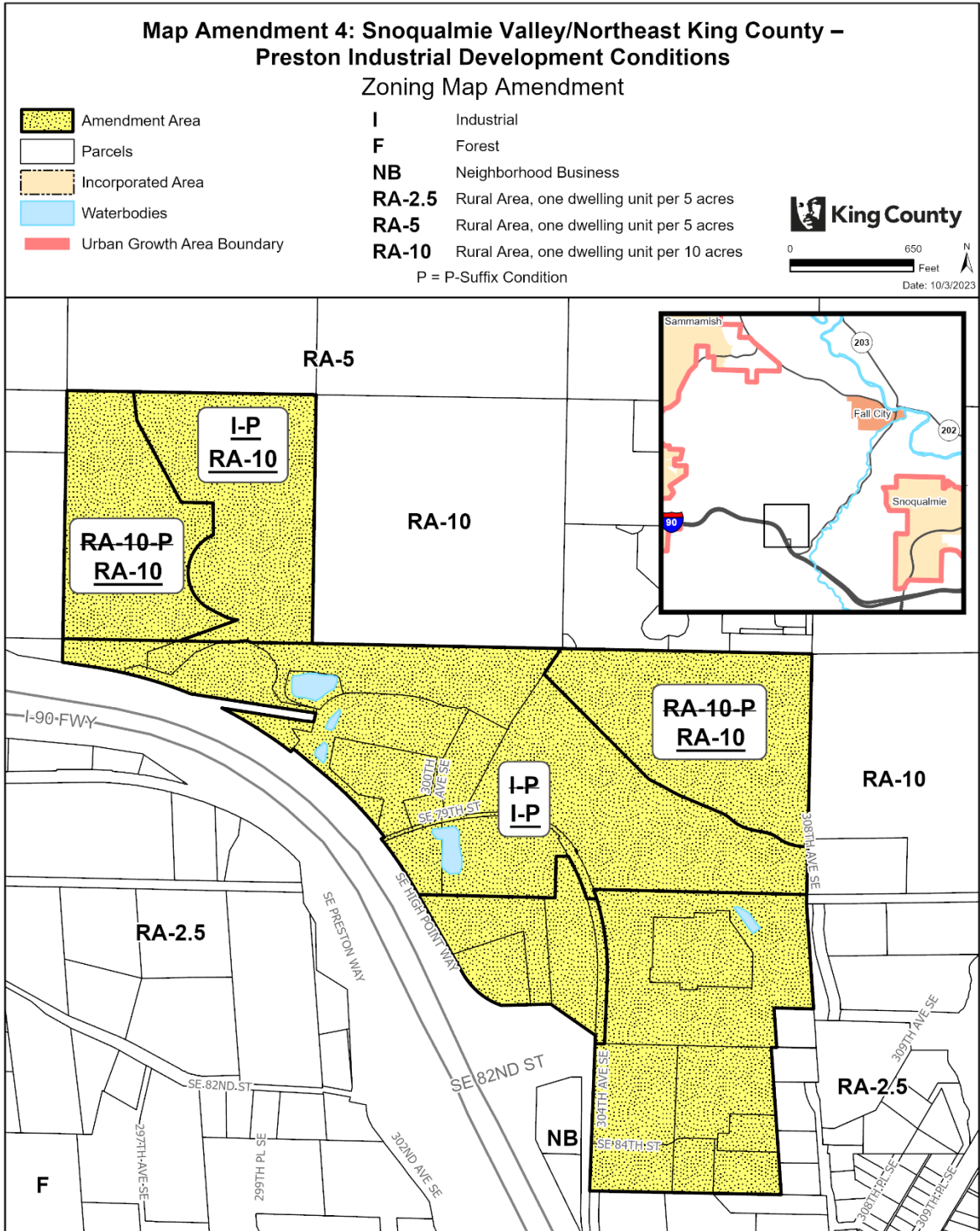
340  
341 9. Repeal P-Suffix Development Condition SV-P15 from the Zoning Atlas.

342  
343 **Effect: Updates and consolidates P-suffix development conditions applying to the Preston**  
344 **Industrial area by:**

- 345
- 346 • **Removing P-Suffix SV-P13 from the northern parcels of the Preston Industrial area.**
- 347
- 348 • **Removing P-Suffix SV-P15 from the southern parcels of the Preston Industrial area.**



- 349
- 350 • **Removing P-Suffix SV-P19 from a RA-10-zoned parcel northeast of the Preston Industrial area.**
- 351
- 352 • **Amending P-Suffix SV-P19 covering the entire Preston Industrial area by incorporating**
- 353 **applicable landscaping, open space, and utility provisions from the removed P-Suffixes and**
- 354 **updating and simplifying terminology.**
- 355
- 356 • **Amending the zoning from Industrial to RA-10 on one parcel northwest of the Preston**
- 357 **Industrial area that has been acquired by the Department of Natural Resources and Parks for**
- 358 **inclusion in the King County Open Space System.**
- 359
- 360 • **Repealing P-Suffix SV-P13 and P-Suffix SV-P15 from the Zoning Atlas.**



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Project: PrestonIndustrialPark P. McCombs

362 **Map Amendment 5: Snoqualmie Valley/Northeast King County – Preston Mill**  
363 **Development Conditions**

364 AMENDMENT TO THE KING COUNTY ZONING ATLAS  
365

366  
367 Amend Sections, Townships, and Ranges, as follows:  
368

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

369  
370 **ZONING**  
371

372 1. Remove P-Suffix SV-P12 on the following parcels:  
373

6893300370	6893300375	6893300380	6893300385
6893300620 (portion)			

374  
375 2. Remove P-Suffix SV-P17 on the following parcels:  
376

3324079013	6893300620 (portion)
------------	----------------------

377  
378 3. Remove P-Suffix SV-P21 on the following parcels:  
379

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

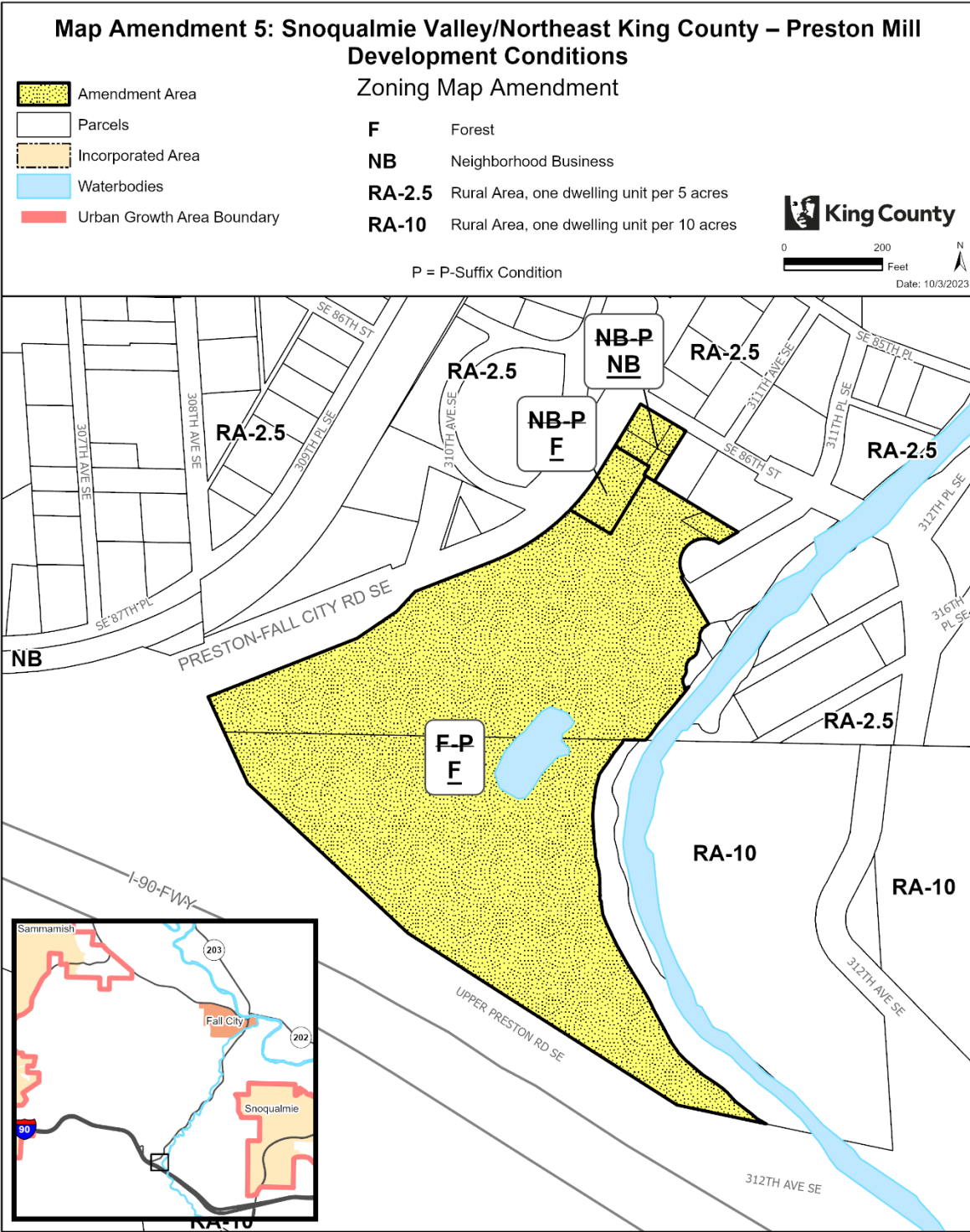
380  
381 4. Amend the zoning from NB (Neighborhood Business) to F (Forest) on the following parcel:  
382

6893300620 (portion)
----------------------

- 383  
384 5. Repeal the following P-Suffix Development Conditions from the Zoning Atlas:  
385 a. P-Suffix SV-P12;  
386 b. P-Suffix SV-P17; and  
387 c. P-Suffix SV-P21.  
388

389 **Effect:** Amends the zoning on the portion of one parcel and removes several overlapping  
390 development conditions from parcels east of the Preston-Fall City Road SE on or adjacent to the  
391 former Preston Mill site in the rural unincorporated area of Preston as follows:  
392

- 393 • **Removes P-Suffix SV-P12 limiting commercial uses on four parcels currently zoned**  
394 **Neighborhood Business.**
- 395
- 396 • **Removes P-Suffix SV-P17 and SV-P21 from parcels that were designed to limit the use and**  
397 **guide development of the former Preston Mill site.**
- 398
- 399 • **Amends the zoning classification from Neighborhood Business to Forest on a portion of a**  
400 **property acquired by King County Department of Natural Resources and Parks currently**  
401 **designated King County Open Space System.**
- 402
- 403 • **Repeals P-Suffix SV-P12, P-Suffix SV-P17, and P-Suffix SV-P21 from the Zoning Atlas.**  
404



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Project: PrestonMill P. McCombs

406 **Map Amendment 6: Snoqualmie Valley/Northeast King County – Raging River**  
407 **Quarry Open Space and P-Suffix Development Condition**

408 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN LAND USE MAP and THE KING  
409 COUNTY ZONING ATLAS

410  
411  
412 Amend Sections, Townships, and Ranges, as follows:  
413

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

414  
415 **LAND USE**

416  
417 1. Amend land use designation from "m" (Mining) to "os" (King County Open Space System) on the  
418 following parcel:

419

420  
421 **ZONING**

422  
423 1. Remove P-Suffix SV-P31 from the following parcel:

424

425  
426 2. Amend the zoning from M (Mineral) to RA-10 (Rural Area, 1 dwelling unit per 10 acres) on the  
427 following parcel:

428

429  
430 3. Amend P-Suffix SV-P31 as follows:

431  
432 "1. The quarry operation shall be subject to approval of grading permits which (except as  
433 otherwise provided by these conditions) shall be consistent with the operational concept  
434 illustrated in the revised plans dated 3-20-86, received July 1, 1986 (Exhibit no. 12).

435  
436 1A. The property line between the existing M zoned parcel and the adjacent RA zoned ((4.5  
437 acre)) parcels ((adjacent to the northwest (excluded from this reclassification);)) shall be fenced in  
438 a secure manner, not less than ((5)) six feet in height, and setbacks shall be maintained as  
439 required by ((KCC)) K.C.C. 21A.22.060. ~~((This condition shall be of no further force or effect in  
440 the event the northwest parcel is subsequently reclassified to M when new area zoning is  
441 adopted by King County. In that event, unless otherwise provided by the area zoning, a minimum  
442 150 foot setback shall be maintained from property authorized to be developed for residential  
443 use, of which not less than 75 feet shall be on the M zoned property. Except for the required  
444 fencing, the 150 foot setback area shall be subject to a native growth protection easement.))~~

445  
446 2. The applicant shall obtain a grading permit yearly from the King County Department of  
447 ~~((Development and Environmental Services (DES)))~~ Local Services, Permitting Division  
448 (Permitting), and be subject to the ~~((conditions))~~ applicable requirements of ((King County  
449 ordinances 3408 and 1488)) K.C.C. Chapters 16.82 and 21A.22. Any subsequent modification to  
450 equipment due to technology may be subject to additional standards at that time.  
451

452 3. In order to insure compliance with the conditions of this permit, the applicant shall post the  
453 following bonds and maintain the following insurance: A. Surety bond in the amount of ~~(((\$25,000))~~  
454 \$65,000, B. ~~(((\$5,000))~~ \$13,500 cash operating bond, and C. Site reclamation bond in the amount  
455 of ~~(((\$25,000))~~ \$65,000~~((,))~~. These bonds shall be maintained at full value at all times and King  
456 County shall be named as an assign. The requirement for posting these bonds with King County  
457 may be waived if similar bonds are posted with the State of Washington in an amount at least  
458 equal to the monetary requirements stated above and for the purposes intended by King County.  
459

460 4. Maximum hours of operation are as follows: 7:00 a.m. to 7:00 p.m., Monday through Friday;  
461 provided, however, loading of the trucks shall be restricted to the hours of 7:30 a.m. to 4 p.m.,  
462 Monday through Friday, and 8:00 a.m. to 4:30 p.m., Saturday, provided, however, that activity  
463 shall be restricted to maintenance of equipment. (THESE HOURS OF OPERATION MAY BE  
464 INCREASED ONLY IN THE EVENT OF AN EMERGENCY SITUATION AS IDENTIFIED BY THE  
465 ~~((MANAGER))~~ DIRECTOR OF ((THE DEPARTMENT OF DEVELOPMENT AND  
466 ENVIRONMENTAL SERVICES)) PERMITTING.) Maintenance of equipment may occur on the  
467 site only during the stipulated hours of operation. Minor maintenance (lube, oil changes, etc.) of  
468 equipment is permissible during non-operating hours provided that in no event shall such  
469 equipment be started and tested outside the approved operating hours.  
470

471 5. The site operators shall insure that no trucks waiting to enter the quarry shall be permitted to  
472 park on the Carmichael Road prior to the stipulated hours of operation. At no time shall trucks be  
473 permitted to park or queue on the Preston-Fall City Road.  
474

475 6. All blasting to be performed at the site shall be "confined" blasts and shall be done in  
476 accordance with State and Federal regulations. The preparation and actual blasting operation  
477 shall be conducted under the supervision of a licensed blasting contractor. All blasting shall be  
478 confined to no more than twice a week and only between the hours of 3:00 p.m. and 4:30 p.m.,  
479 Monday through Friday. Notice shall be given to local area residents at least five minutes prior to  
480 detonation. Notice shall either be by way of a bell, siren, or whistle and audible within the  
481 surrounding area for at least a distance of one mile from the site. ~~((See Condition No. 28; under~~  
482 ~~"sound/noise".))~~ Explosive materials shall ~~((only))~~ not be stored on the subject property ~~((with~~  
483 ~~the prior approval of the Department of Development and Environmental Services))~~.  
484

485 7. No removal of vegetation shall be permitted within ~~((200))~~ two feet of the Raging River or  
486 lower than the ~~((300-foot))~~ three hundred-foot contour, whichever is greater (except to  
487 accommodate the necessary drainage ditches). These demarcation lines shall be clearly staked  
488 and maintained during the mining process.  
489

490 8. All drainage ditches, interceptors, and holding ponds shall be kept clean and free of  
491 obstructions.  
492

493 9. Rehabilitation of the subject property shall be done in conformance with the provisions of  
494 ~~((KCC))~~ K.C.C. 16.82.110. Earth material, suitable for use in the rehabilitation of the site, shall be  
495 stockpiled in such a manner as to prevent sedimentation from entering the natural drainage  
496 system. The site operators shall work in close cooperation with King County Conservation  
497 District as rehabilitation work is undertaken. As final topography is progressively achieved,  
498 rehabilitation of finished areas/slide shall be undertaken on an ongoing basis.  
499

500 10. The applicant shall provide signs indicating truck operations, such as "caution - truck  
501 crossing." The specific character and location of the signs shall be determined by the  
502 Washington State Department of Transportation or the ~~((King County Department of Public~~

503 ~~Works))~~ Local Services, Road Services Division. A flag shall be affixed to the signs when  
 504 operations are being conducted at the site and removed when operations are not being  
 505 conducted. ~~((The King County Department of Development and Environmental Services))~~  
 506 Permitting may require the applicant to provide flaggers when the volume of truck traffic at the  
 507 site would interfere with the normal traffic flow along the Preston-Fall City Road. The applicant  
 508 shall notify ~~((the Building and Land Development Division))~~ Permitting at least ~~((48))~~ forty-eight  
 509 hours prior to commencing continuous or ~~((“highball”))~~ trucking operations (continuous operations  
 510 shall generally mean an average, over a four hour period, in excess of one truck leaving or  
 511 entering the site every ~~((5))~~ five minutes.

512  
 513 11. The entire length of the Carmichael Road from the Preston-Fall City Road into the quarry  
 514 working area, at least as far as the quarry office and scale, shall be paved and such paving shall  
 515 be maintained to the satisfaction of ~~((the King County Department of Public Works and~~  
 516 ~~Department of Development and Environmental Services))~~ Permitting to reduce the carriage of  
 517 direct and debris onto the Preston-Fall City Road, areas of corrugated or corduroy roadway  
 518 and/or a wheel wash facility may be required.

519  
 520 12. Berms, solid fencing, and landscaping shall be provided on both sides of the Carmichael  
 521 Road, from the intersection of the Preston-Fall City Road to the quarry office and scale, or for so  
 522 much of that distance as is necessary to reasonably mitigate noise and visual impacts of the  
 523 quarry, as they affect persons traveling on the Preston-Fall City Road and adjacent and nearby  
 524 residents. The design of the berms, solid fencing, and landscaping shall reflect analysis of the  
 525 specific types of vehicles anticipated, their noise sources and intensities, and critical lines of sight.  
 526 The analysis shall be reviewed by ~~((the King County Department of))~~ Public Health - Seattle &  
 527 King County and ~~Department of Development and Environmental Services))~~ Permitting, and an  
 528 opportunity for review shall be provided to adjacent property owners.

529  
 530 13. The applicant shall construct rock berms or acoustical walls around the rock crusher,  
 531 screener, and other similar types of stationary and semi-stationary noise producers. Said berms  
 532 or walls shall be constructed to the satisfaction of ~~((the King County Department of))~~ Public  
 533 Health ~~((Environmental Health Division))~~.

534  
 535 14. No signs, other than signs required by ~~((KCC))~~ K.C.C. Chapter 21A.20 and these conditions,  
 536 are authorized.

537  
 538 15. The site operator shall, at all times, comply with ~~((King County Ordinance 3139 (noise control~~  
 539 ~~ordinance)))~~ K.C.C Chapter 12.86. ~~((The King County Department of))~~ Public Health - Seattle &  
 540 King County shall have the responsibility of monitoring the applicant's proposed quarry operation  
 541 and shall make periodic site inspections and noise evaluations, at the expense of the site  
 542 operators, in order to assure continued compliance with ~~((King County Ordinance 3139))~~ K.C.C.  
 543 Chapter 12.86. ~~((The King County Department of))~~ Public Health - Seattle & King County ~~((shall~~  
 544 ~~have the authority))~~ shall have the authority to require monitoring devices to be located on or  
 545 adjacent to the site to assure compliance with King County noise regulations. should noise occur  
 546 in excess of the allowed levels off the site, the operators shall be notified and immediate steps to  
 547 correct the violation must be taken. Failure to implement corrective measures in a timely fashion  
 548 may result in the imposition of a Stop Work Order and, if necessary, other enforcement  
 549 measures.

550  
 551 16. In the event that extraction activities cease for a period in excess of ~~((120))~~ one hundred  
 552 twenty days, all trucks and equipment shall be stored and maintained in a ~~((workmanlike))~~  
 553 professional manner to ~~((i))~~ ensure the site does not become an unsightly storage facility, until

554 such time as excavations are recommenced. No maintenance of equipment, except as  
555 necessary for preservation, shall be allowed during periods that the quarry is inactive for a period  
556 of ~~((120))~~ one hundred twenty days or more.

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

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

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

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

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

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

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

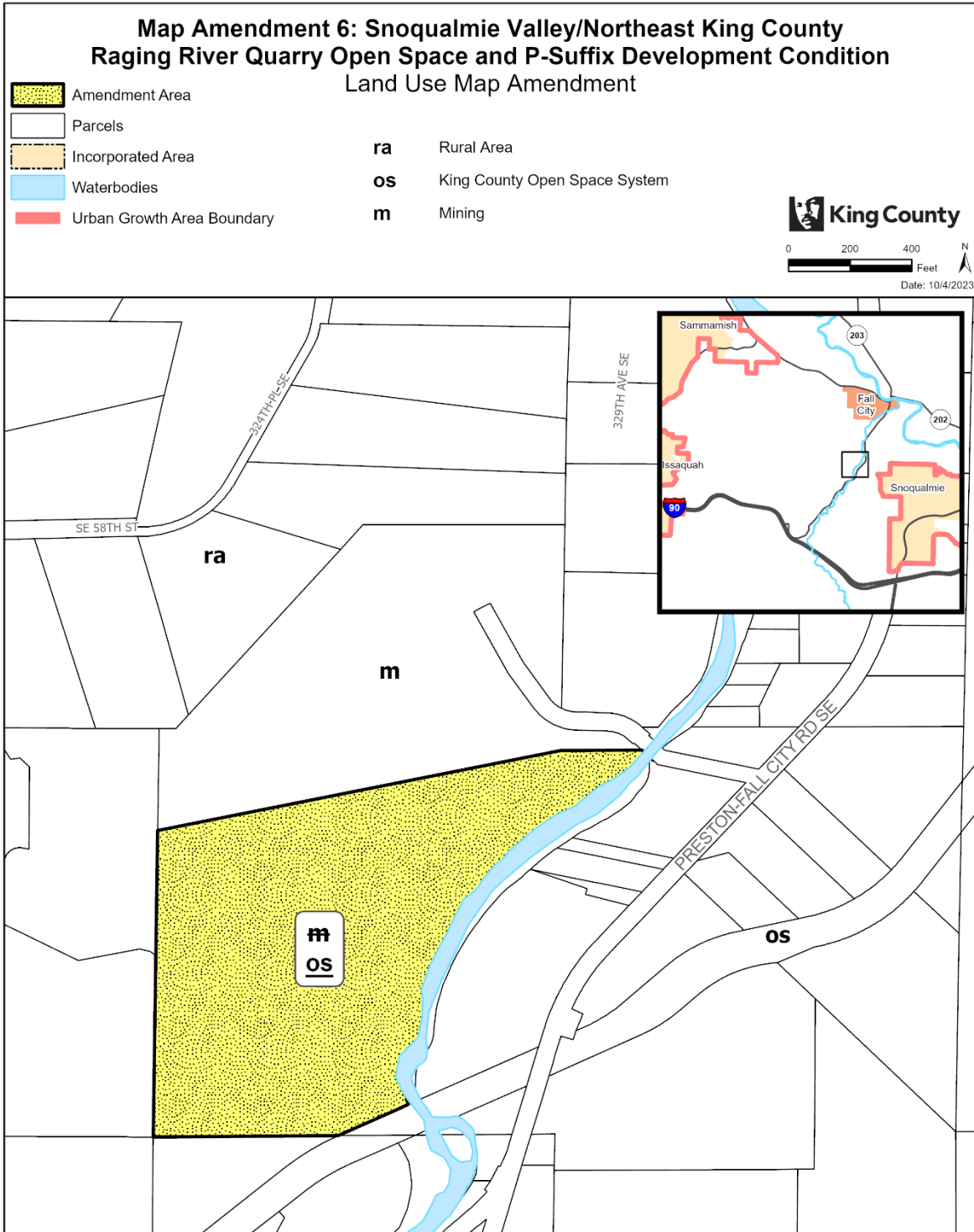
590 24. The quarry operator shall be responsible for any damage to nearby properties, including  
591 domestic water supply wells, attributable to blasting on the subject property. Claims for any such  
592 damage shall be the responsibility of the affected property owner and the quarry operator to  
593 handle directly between themselves, but a failure of the quarry operator to respond in good faith  
594 to any such claim may be cause for denial of future grading permits, or prohibition or restriction  
595 upon future blasting."

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

- 600 • **On the southern parcel, amends the land use designation from Mining to King County Open**
- 601 **Space system, amends the zoning classification from M (Mineral) to RA-10 (Rural Area, 1**
- 602 **dwelling unit per 10 acres), and removes P-Suffix SV-P31.**
- 603
- 604 • **On the northern parcel, amends P-Suffix SV-P31 for consistency with current codes and King**

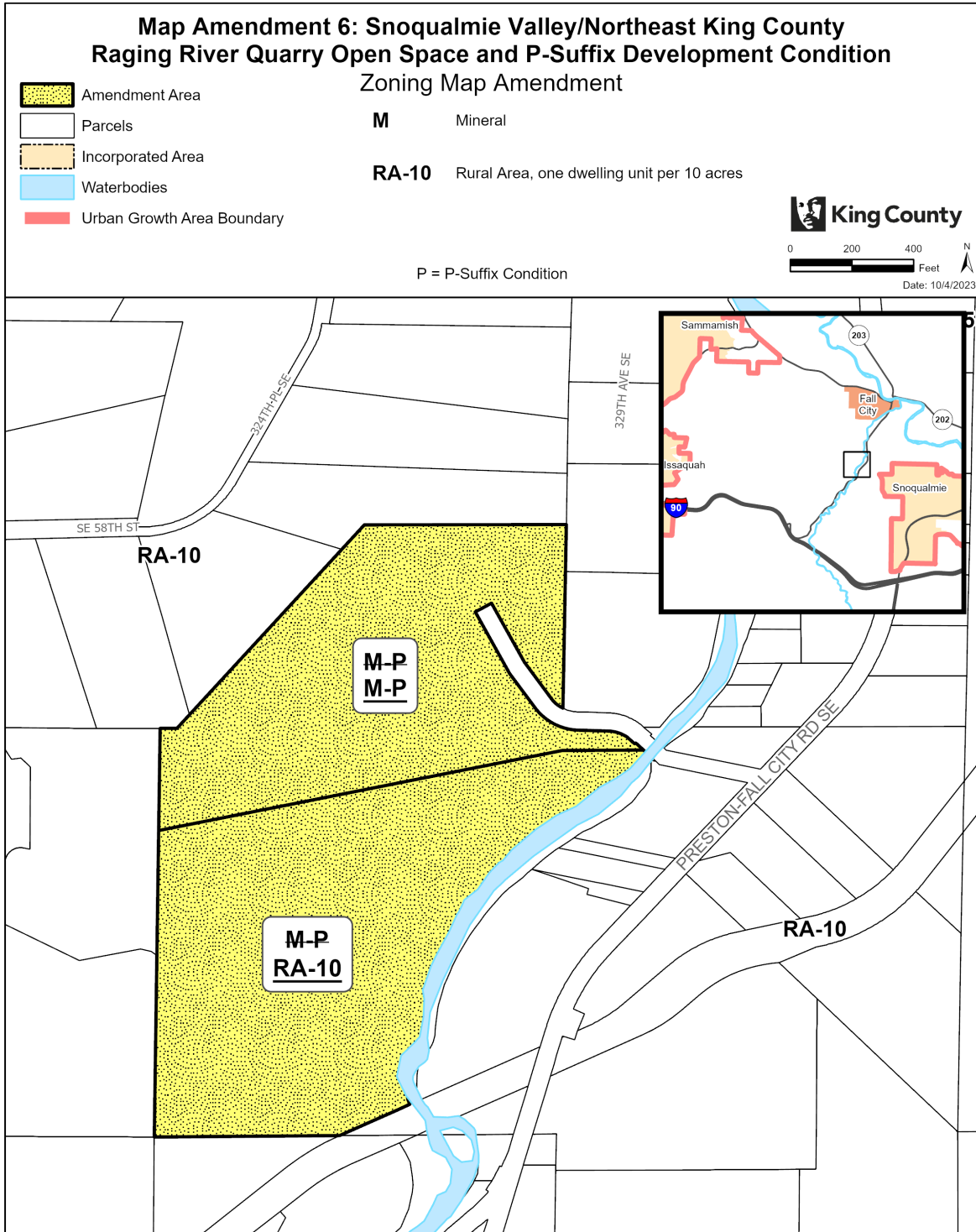


605 **County department references.**



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Project: RagingRiver P. McCombs



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Project: RagingRiver P. McCombs

608 **Map Amendment 7: Snoqualmie Valley/Northeast King County – Grand Ridge**  
609 **Development Conditions**

610 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN LAND USE MAP and THE KING  
611 COUNTY ZONING ATLAS

612

613

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

615

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

616

617

**LAND USE**

618

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

621

1324069001	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		

622

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

625

2624069032
------------

626

627

**ZONING**

628

629 1. On the following parcels:

630 a. Remove P-Suffix ES-P02; and

631 b. Remove P-Suffix ES-P09.

632

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	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
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2224069040	2224069083	2224069089	2224069090
2224069091	2224069113	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
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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	3024079020
3024079032	3024079034	3024079035	3024079036
3024079039	3024079040	3024079041	3024079041
3024079043	3024079044	3024079047	3024079048
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3024079086	3024079095	3024079096	3024079097
3024079098	3024079109	3024079112	3024079113
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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		

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

634

0824079014	0824079032	0824079071	0824079072
0824079076	0824079077	0824079078	0824079079
1724079027	1724079031	1724079049	

635

636 3. On the following parcels:

637

a. Remove P-Suffix ES-P02;

638

b. Remove P-Suffix ES-P09; and

639

c. Remove P-Suffix ES-P12.

640

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

641

642 4. On the following parcels:

643

a. Remove P-Suffix ES-P02; and

644

b. Remove P-Suffix ES-P12.

645

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

646

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

648

a. P-Suffix ES-P02;

649

b. P-Suffix ES-P09; and

650

c. P-Suffix ES-P12.

651

**Effect:**

652

653

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

658

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

663

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

668

- Removes P-Suffix ES-P02 from parcels located north, east, and south of Issaquah Highlands on Grand Ridge. ES-P09 implemented policies of the former East Sammamish Community Plan by specifying development requirements to be followed for subdivisions and short subdivisions.

673

- Removes P-Suffix ES-P02 from parcels located north, east, and south of Issaquah Highlands on Grand Ridge. ES-P12 implemented policies of the former East Sammamish Community Plan by specifying that any development application submitted after January 9, 1995 shall be processed consistent with the Urban Planned Development Agreement that controlled the

677



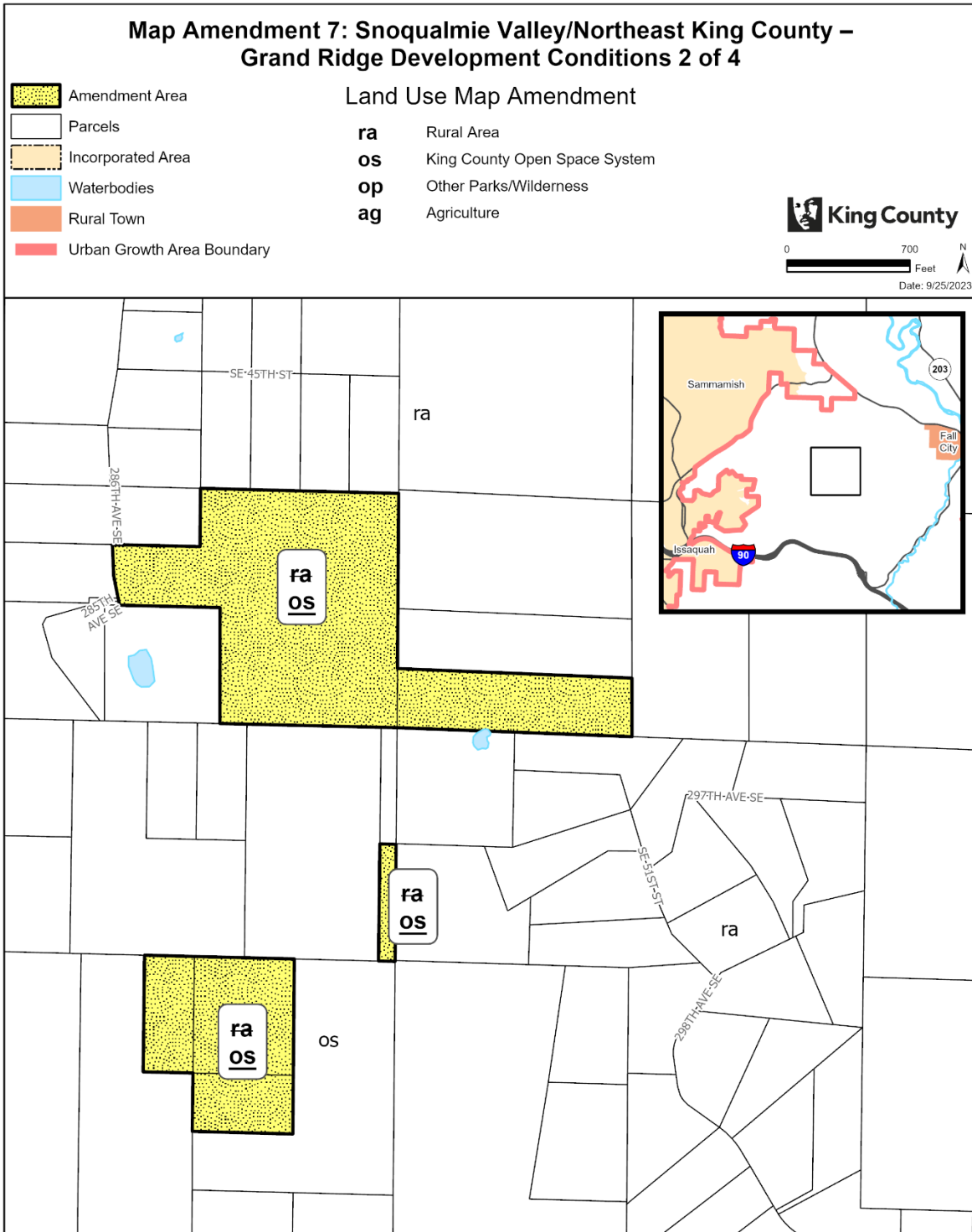
678        **now-constructed Grand Ridge development.**

679

- 680        • **Repeals P-Suffixes ES-P02, ES-P09, and ES-P12 from the Zoning Atlas.**

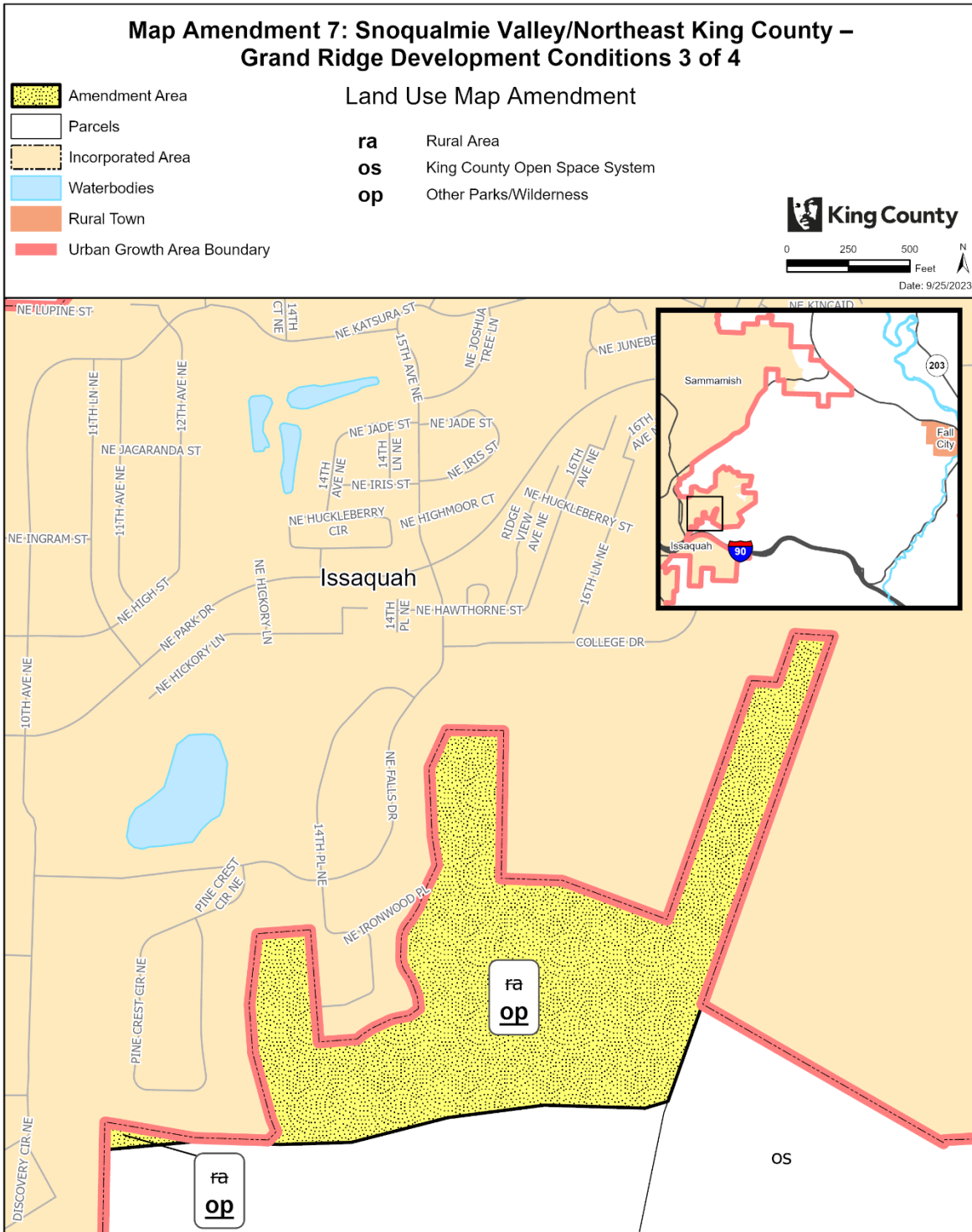
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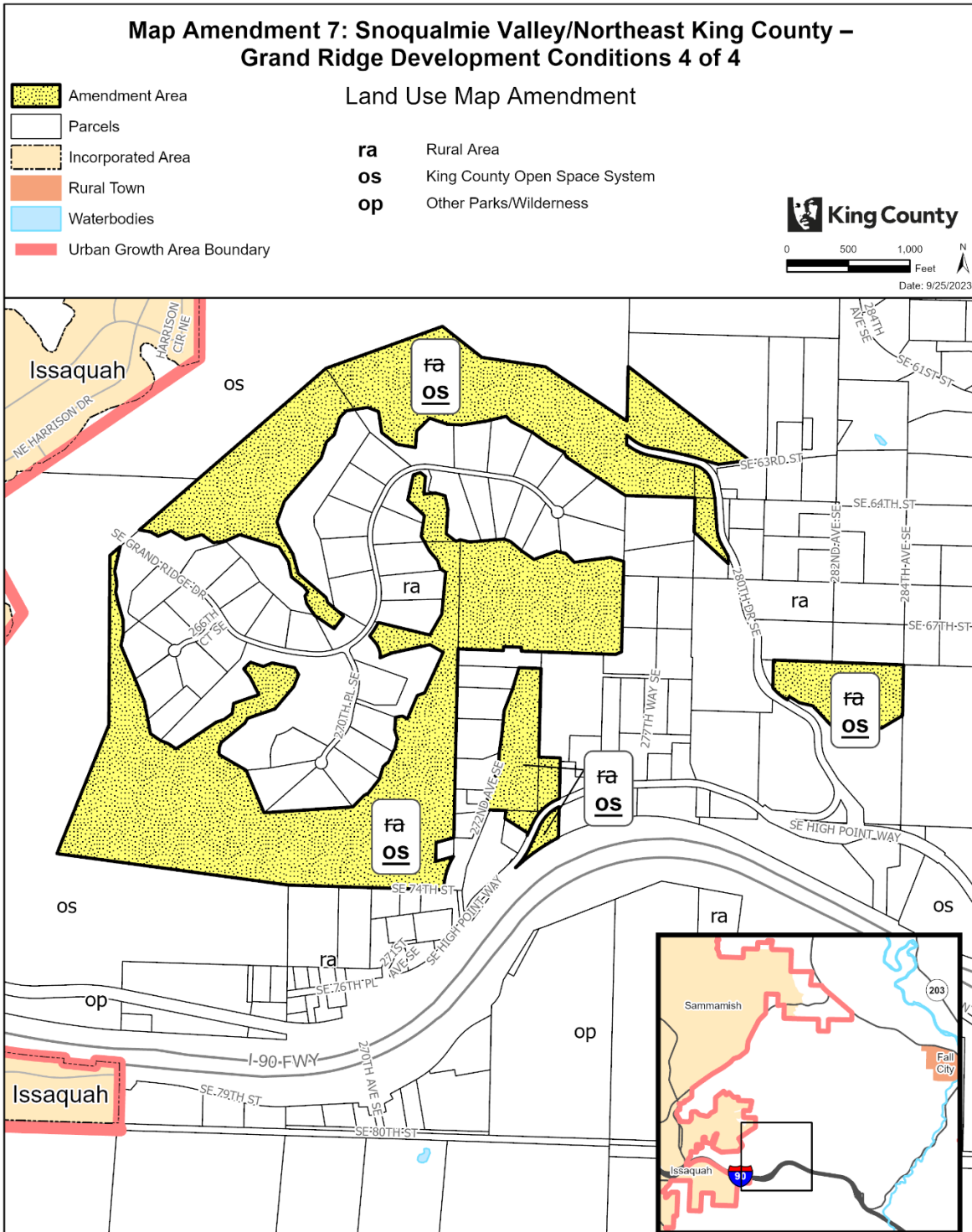
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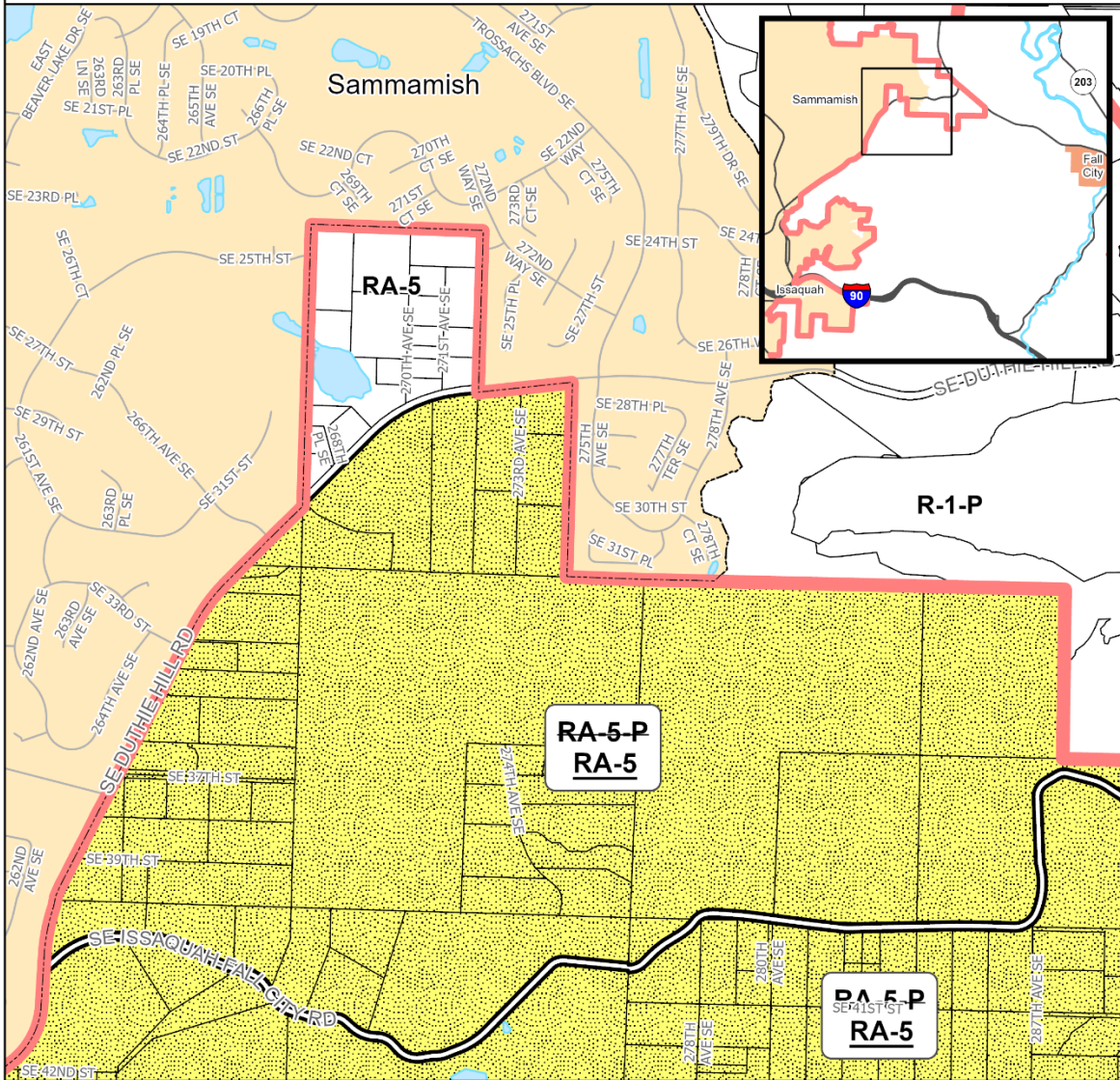
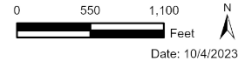
## Map Amendment 7: Snoqualmie Valley/Northeast King County – Grand Ridge Development Conditions 1 of 6

### 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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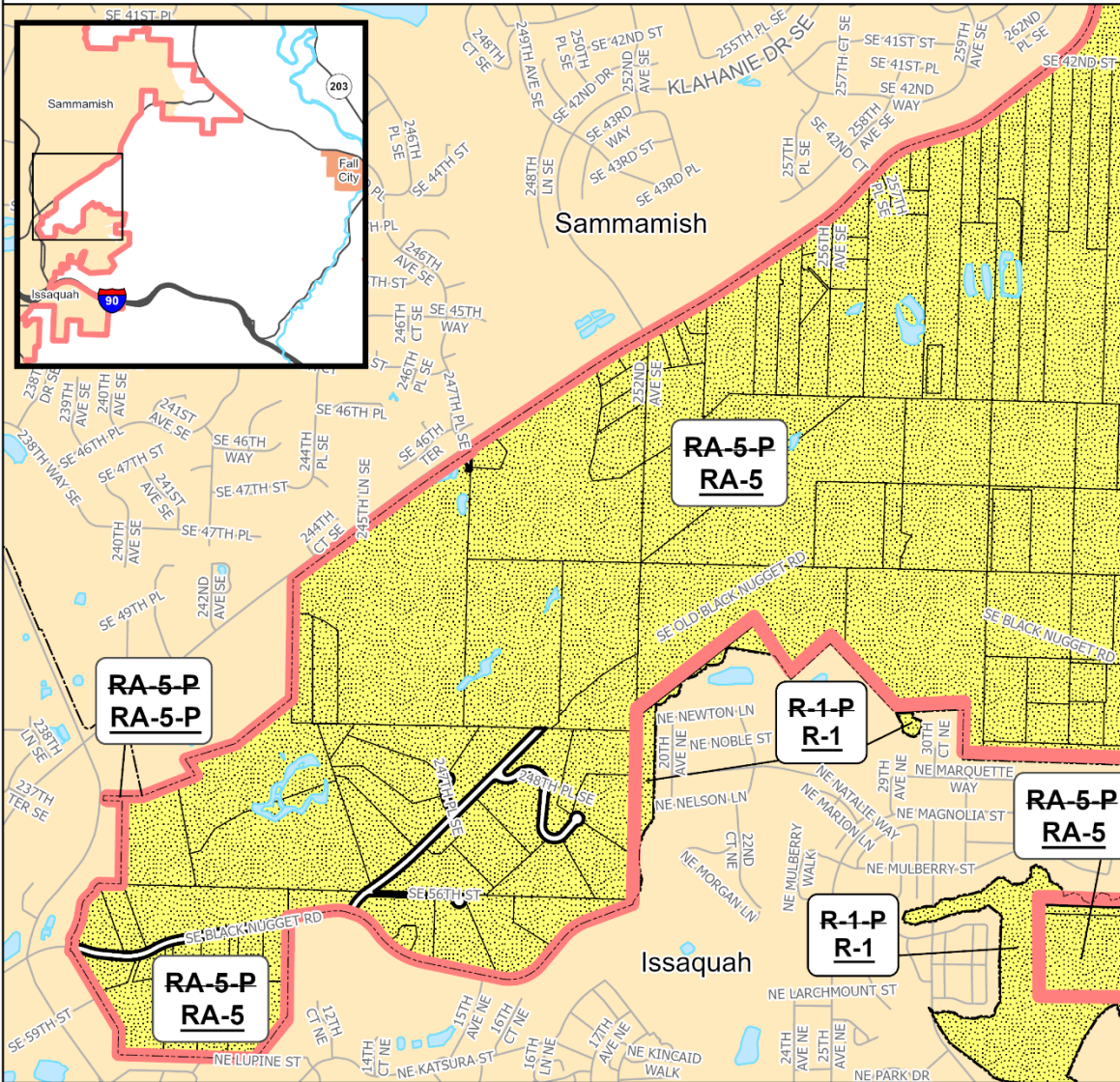
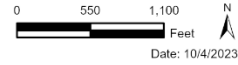
## Map Amendment 7: Snoqualmie Valley/Northeast King County – Grand Ridge Development Conditions 2 of 6

### 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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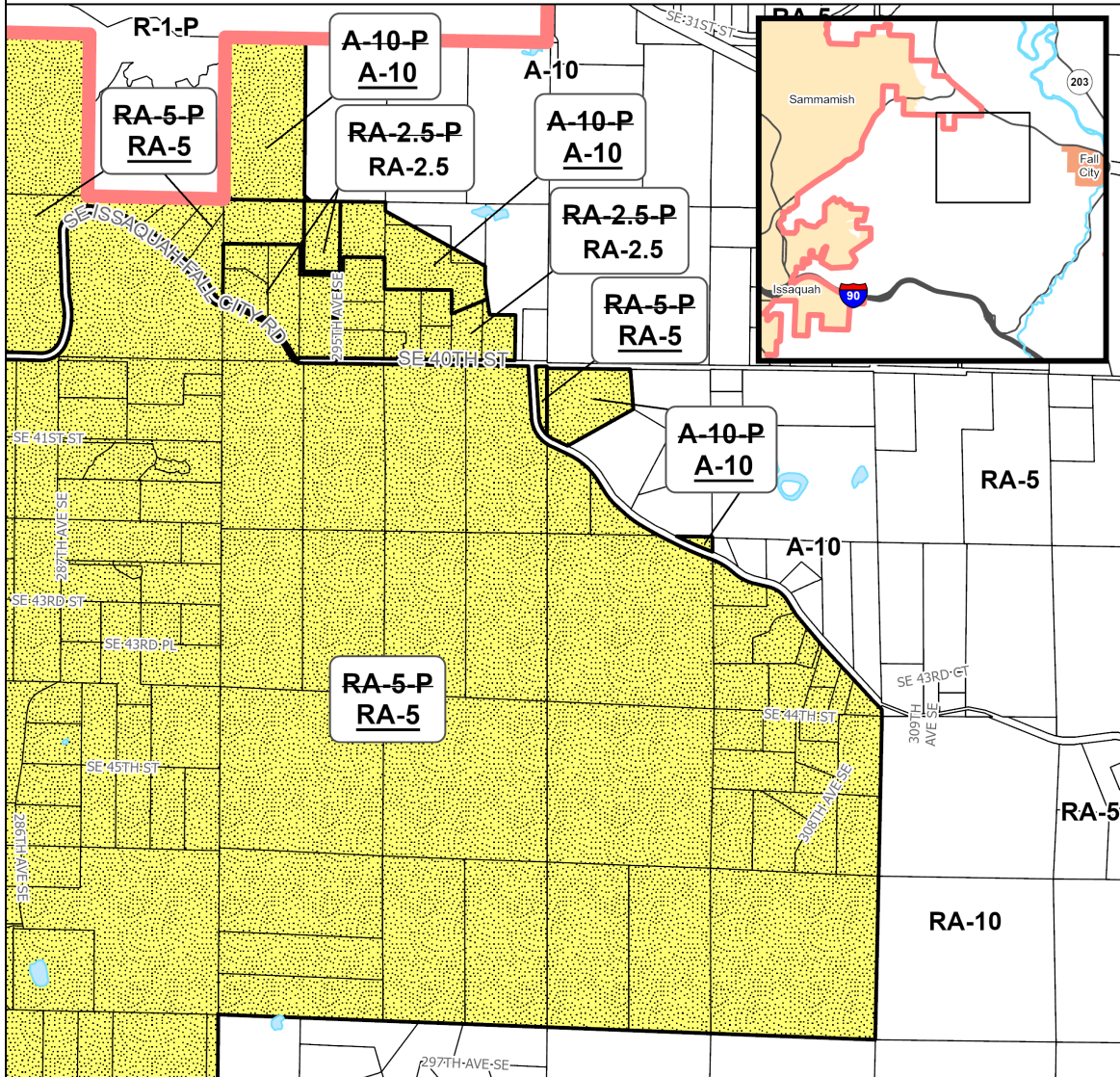
### Map Amendment 7: Snoqualmie Valley/Northeast King County – Grand Ridge Development Conditions 4 of 6 Zoning Map Amendment

-  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
  - RA-10** Rural Area, one dwelling unit per 10 acres
  - A-10** Agricultural, 10-acre minimum lot area
- P = P-Suffix Condition



0 575 1,150 Feet  
Date: 10/4/2023



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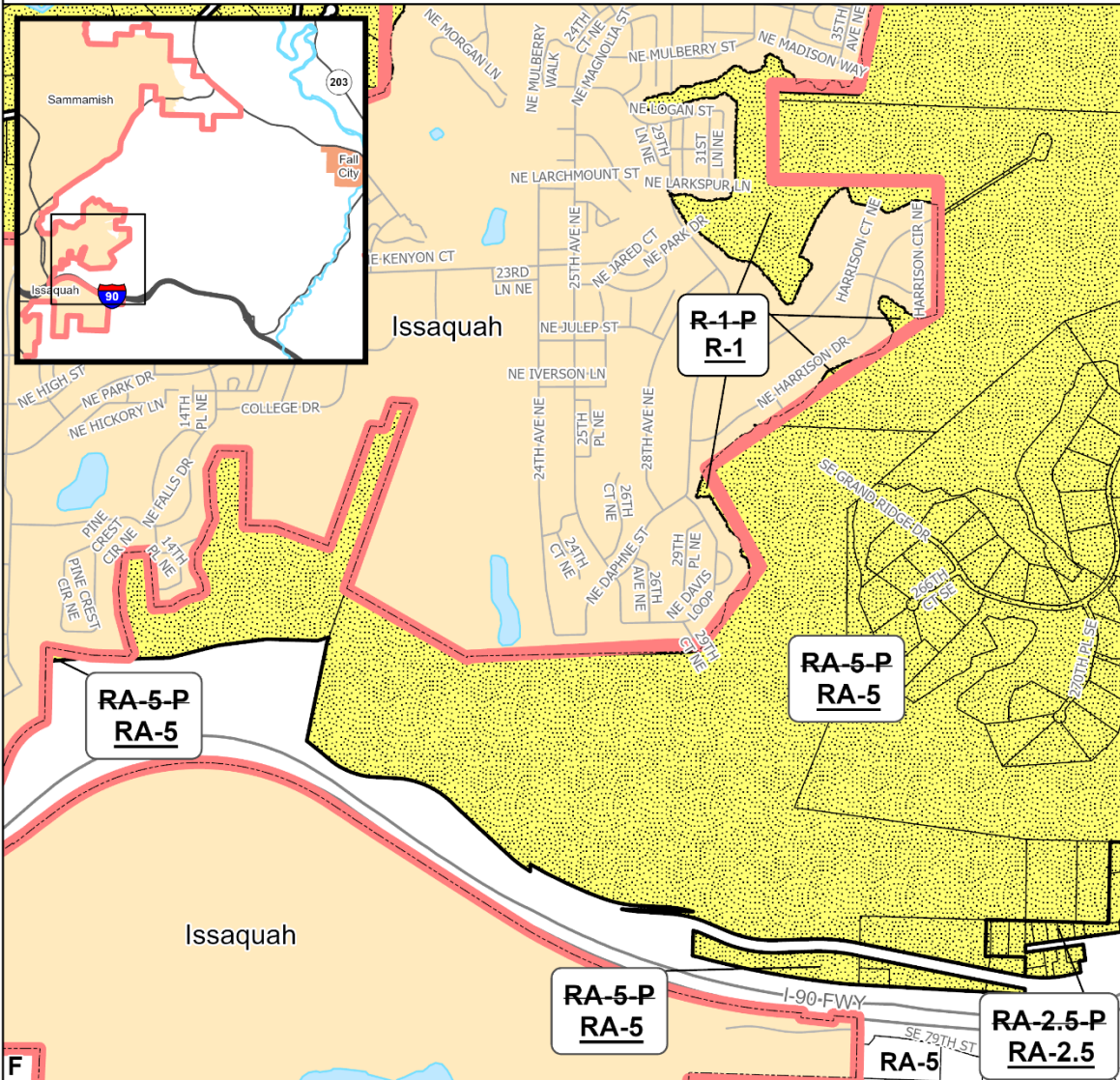
Project: GrandRidge-all2 P. McCombs

## Map Amendment 7: 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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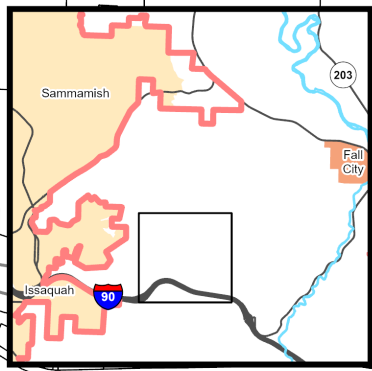
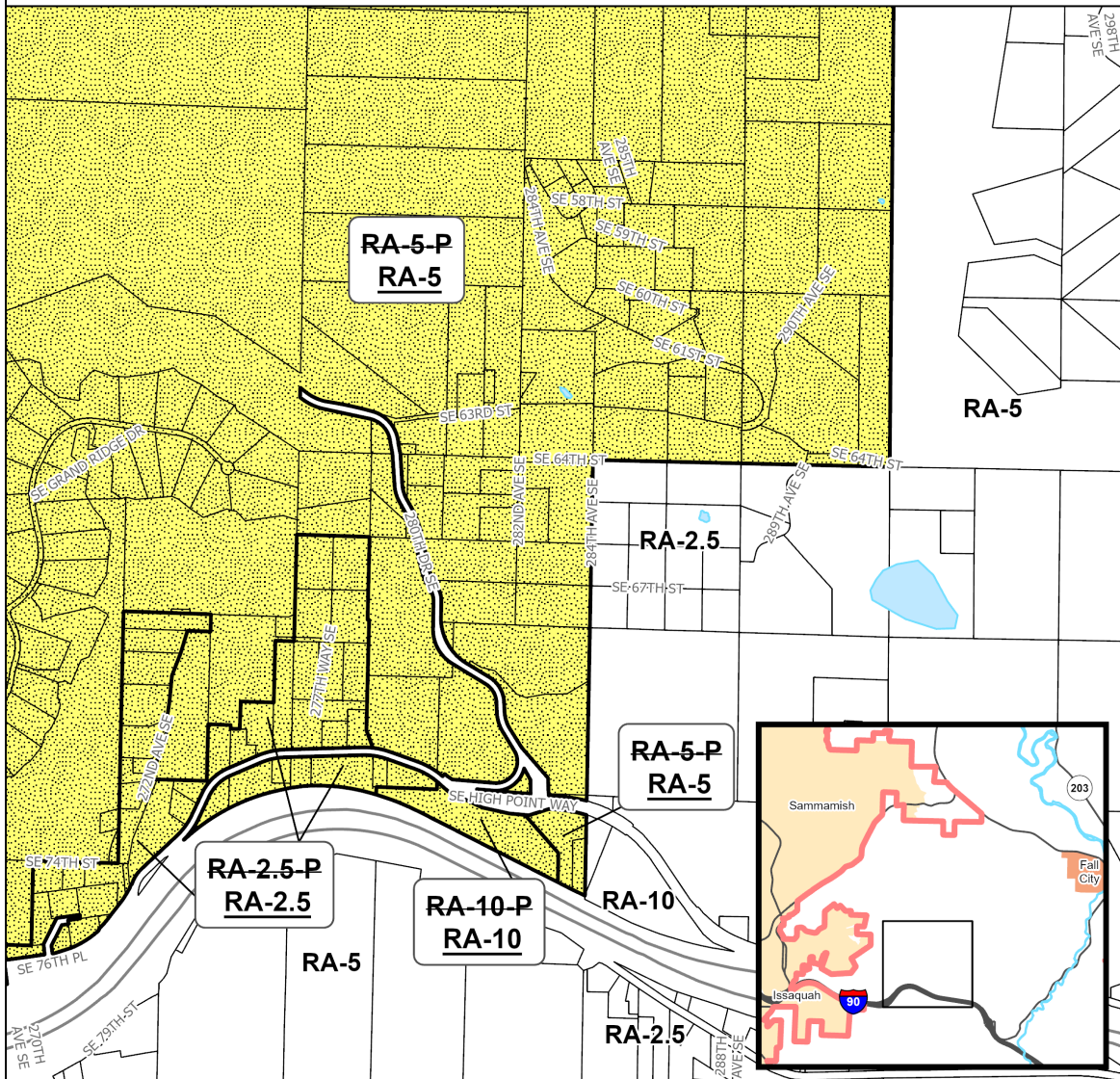
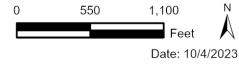
Project: GrandRidge-alt2 P. McCombs

## Map Amendment 7: Snoqualmie Valley/Northeast King County – Grand Ridge Development Conditions 6 of 6 Zoning Map Amendment

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

- RA-2.5** Rural Area, one dwelling unit per 5 acres
- 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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692 **Map Amendment 8: Snoqualmie Valley/Northeast King County – Snoqualmie Mill**  
693 **Development Condition**

694 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN LAND USE MAP and THE KING  
695 COUNTY ZONING ATLAS  
696

697  
698 Amend Sections, Townships, and Ranges, as follows:  
699

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

700  
701 **LAND USE**

702  
703 1. Amend land use designation from "ra" (Rural Area) to "os" (King County Open Space System) on the  
704 following parcel:

705

706  
707 **ZONING**

708  
709 1. Remove P-Suffix Development Condition SV-P18 from the following parcels:  
710

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

711  
712 2. Amend the zoning from I (Industrial) to UR (Urban Reserve) on the following parcels:  
713

714

715  
716 3. Amend the zoning from I (Industrial) to RA-5 (Rural Area, 1 dwelling unit per 5 acres) on the following  
717 parcel:

718

719  
720 4. Amend the zoning from I (Industrial) to M (Mineral) on the following parcel:

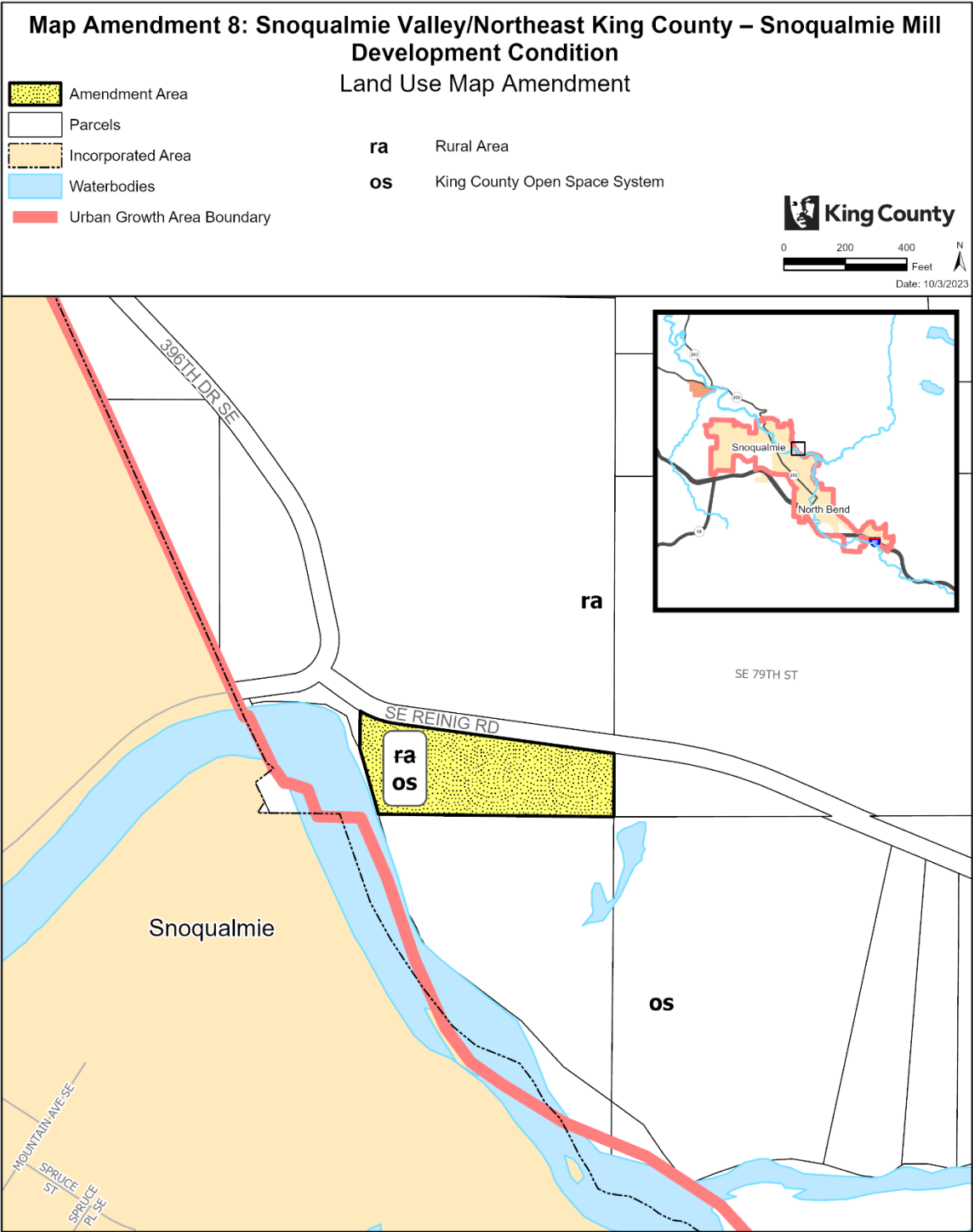
721  
722 5. Repeal P-Suffix Development Condition SV-P18 from the Zoning Atlas.  
723

724 **Effect:**

- 725
- 726 • **Amends the land use designation from Rural Area to King County Open Space System of a**
- 727 **parcel acquired by the King County Department of Natural Resources and Parks.**
- 728
- 729 • **Removes P-Suffix SV-P18 and repeals it from the Zoning Atlas. SV-P18 required joint planning**

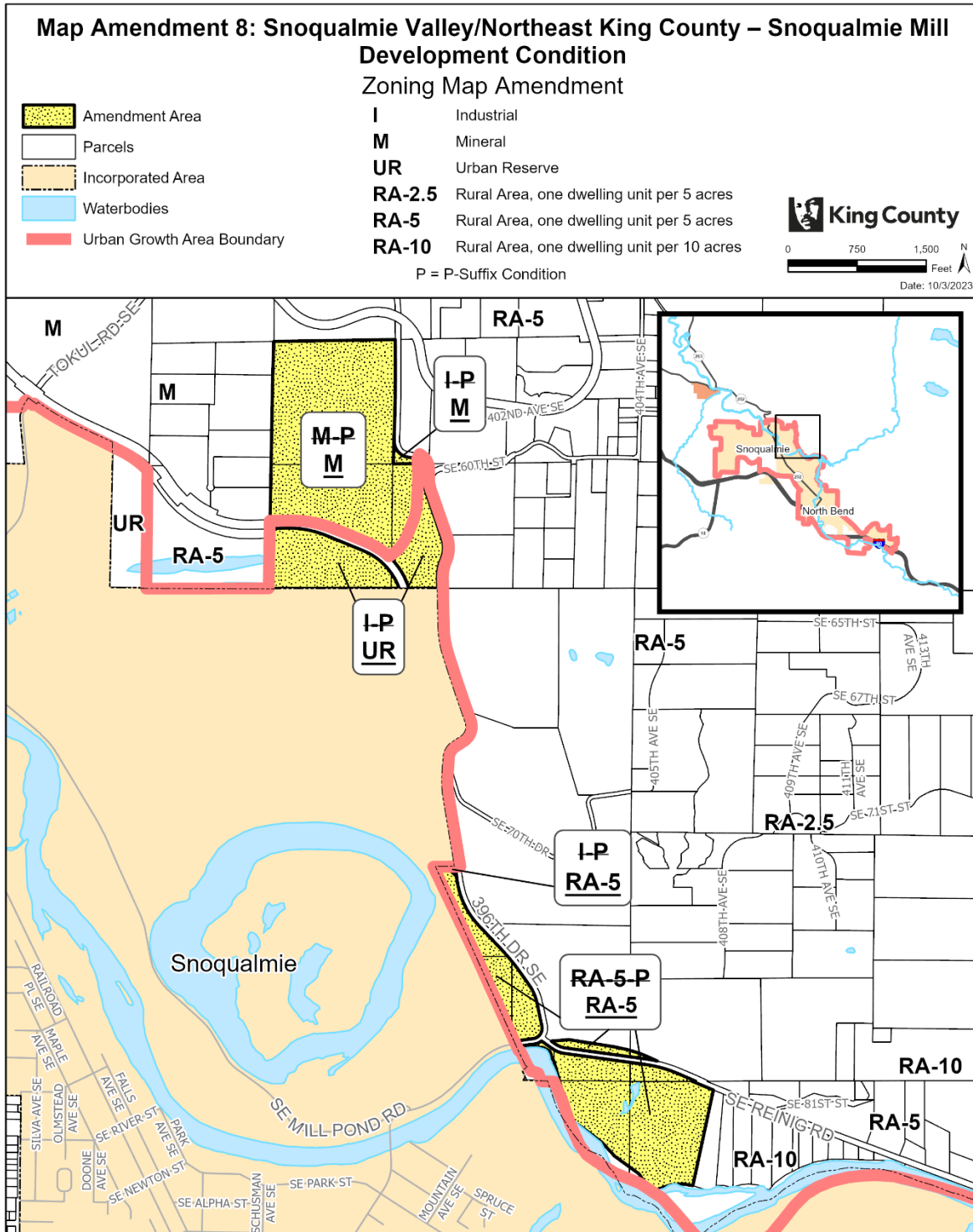
730 **between King County and the City of Snoqualmie and established development standards**  
731 **associated continued industrial/commercial use of the historic Weyerhaeuser Snoqualmie Mill**  
732 **Site. This change would reflect that: much of the area has been annexed by the City of**  
733 **Snoqualmie, which is working with a developer on a planned commercial/industrial**  
734 **application within the city limits; and the areas outside of the Urban Growth Area are no**  
735 **longer associated with the expansion of the City of Snoqualmie and can be guided by King**  
736 **County Code development regulations.**

- 737
- 738 • **Amends the zoning from I (Industrial) to UR (Urban Reserve) on parcels within the Urban**  
739 **Growth Area adjacent to the City of Snoqualmie.**
- 740
- 741 • **Amends the zoning from I (Industrial) to RA-5 (Rural Area, 1 dwelling unit per 5 acres) on a**  
742 **portion of a vacant parcel outside the Urban Growth Area boundary.**
- 743
- 744 • **Amends the zoning from I (Industrial) to M (Mineral) on a portion of a vacant parcel in the**  
745 **Rural Area.**



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Project: SnoqualmieMill P. McCombs

748 **Map Amendment 9: Snoqualmie Valley/Northeast King County – Snoqualmie Pass**  
749 **Landscape Buffering and Alternative Housing Demonstration Project Area**

750 AMENDMENT TO THE KING COUNTY ZONING ATLAS

751

752

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

754

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

755

756 **ZONING**

757

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

759

0422119001 (portion)
----------------------

760

761 2. On the following parcels:

762

a. Remove P-Suffix EK-P03;

763

b. Add P-Suffix SV-PXX; and

764

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

765

0422119001 (portion)	0422119017	0422119019	0422119020
0422119021	0422119022	0422119024	

766

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

768

769 “Upon proposed development of any building greater than twenty-five feet high, a one-hundred-  
770 foot landscape buffer with Type 1 landscaping in accordance with K.C.C. 21A.16.040 is required  
771 adjacent to the Interstate-90 right-of-way. The landscaping shall be the composition of adjacent  
772 mature forest cover, to preserve the quality of landscape views within the Mountains to Sound  
773 Greenway. The only exception to the landscaping buffer would be for the development of a  
774 regional trail, if approved by the King County Department of Natural Resources and Parks, Parks  
775 Division.”

776

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

778

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

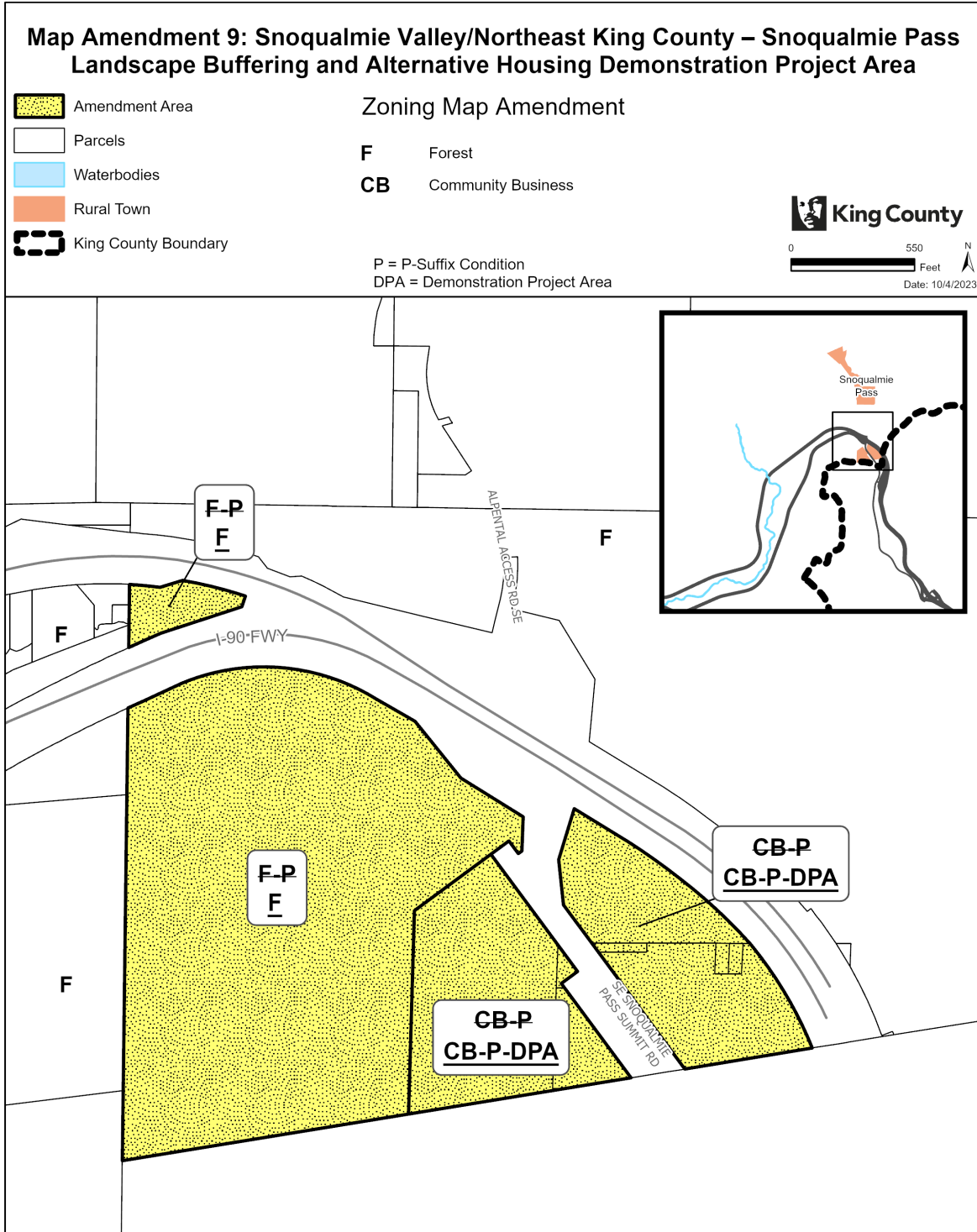
781

- 782 • **Removing EK-P03 from an F-zoned and CB-zoned parcels south of Interstate-90. The P-**  
783 **Suffix EK-P03 requires a 25-foot landscape buffer. P-Suffix EK-P03, adopted 1997 when**  
784 **Snoqualmie Pass was part of the East King County Community Planning Area, is replaced**  
785 **by new P-Suffix SV-PXX, which requires a 100-foot landscape buffer on CB-zoned parcels**  
786 **south of Interstate-90.**
- 787
- 788 • **Applies the Alternative Housing DPA overlay (K.C.C. 21A.55.125) to the CB-zoned parcels**  
789 **in the Snoqualmie Pass Rural Town. The Alternative Housing Demonstration Project Area**  
790 **encourages private market development of housing options that are affordable to different**  
791 **segments of the county’s population, such as seasonal workers employed at the ski area**  
792 **and supporting recreational and tourism amenities. The Alternative Housing**  
793 **Demonstration Project is amended as part of the amendments to the King County Code in**  
794 **this ordinance.**



795  
796

- Repeals P-Suffix EK-P03 from the Zoning Atlas.



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Project: AlternativeHousingDPA mccombsp

797

798 **Map Amendment 10: Snoqualmie Valley/Northeast King County – Other Parks and**  
799 **Wilderness Increase**

800 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN LAND USE MAP

801

802

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

804

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

805

806 **LAND USE**

807

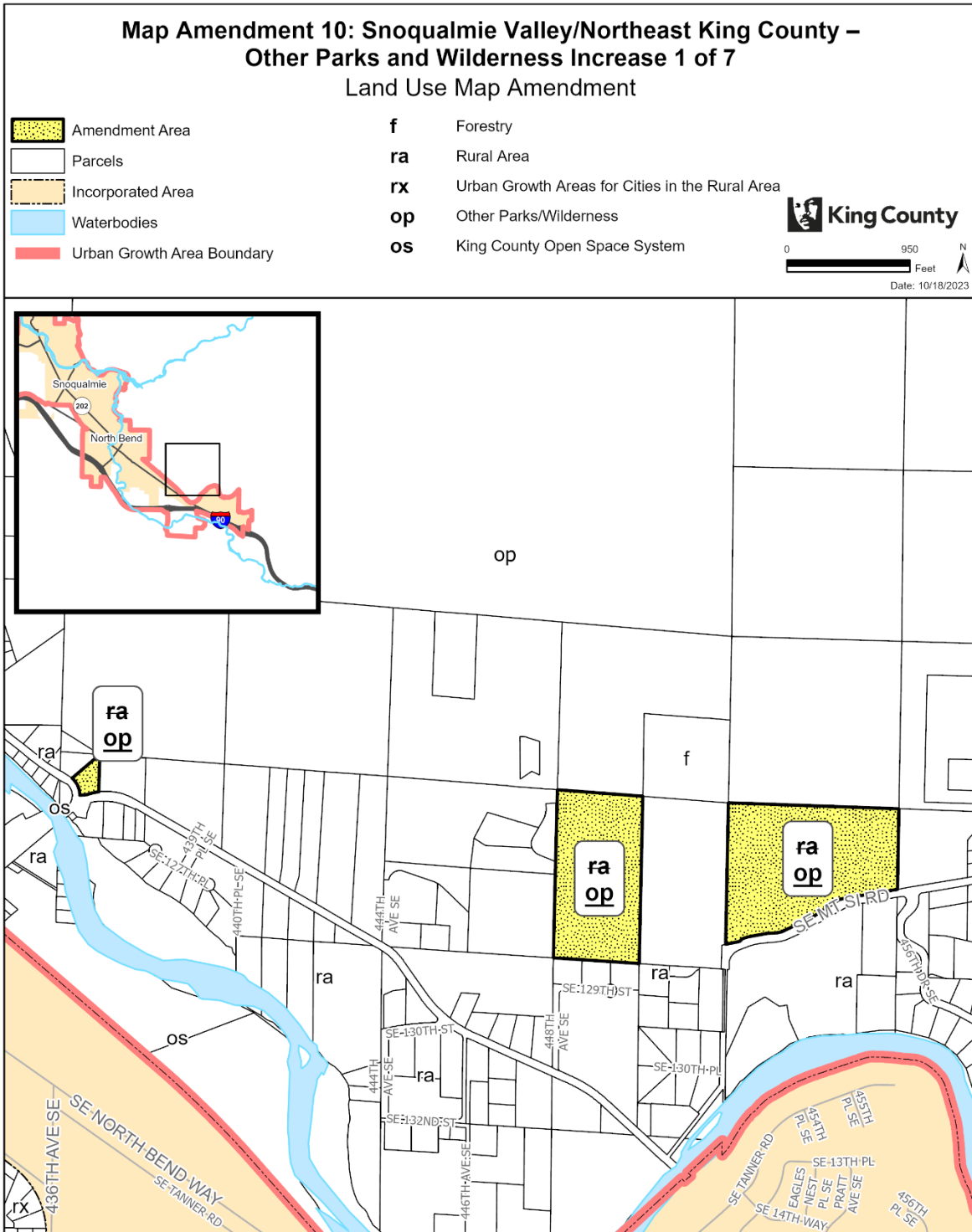
808 1. Amend land use designation from "ra" (Rural Area) to "op" (Other Parks/Wilderness) on the following  
809 parcels:

810

0723099005 (portion)	0723099009 (portion)	0723099033	0723099052
1123089021	1123089031	1223089068	1225079006
2325079025	2424079031	2424079034	3024079100
3281300340	3281300350	3980300245	4047200005
4047200010			

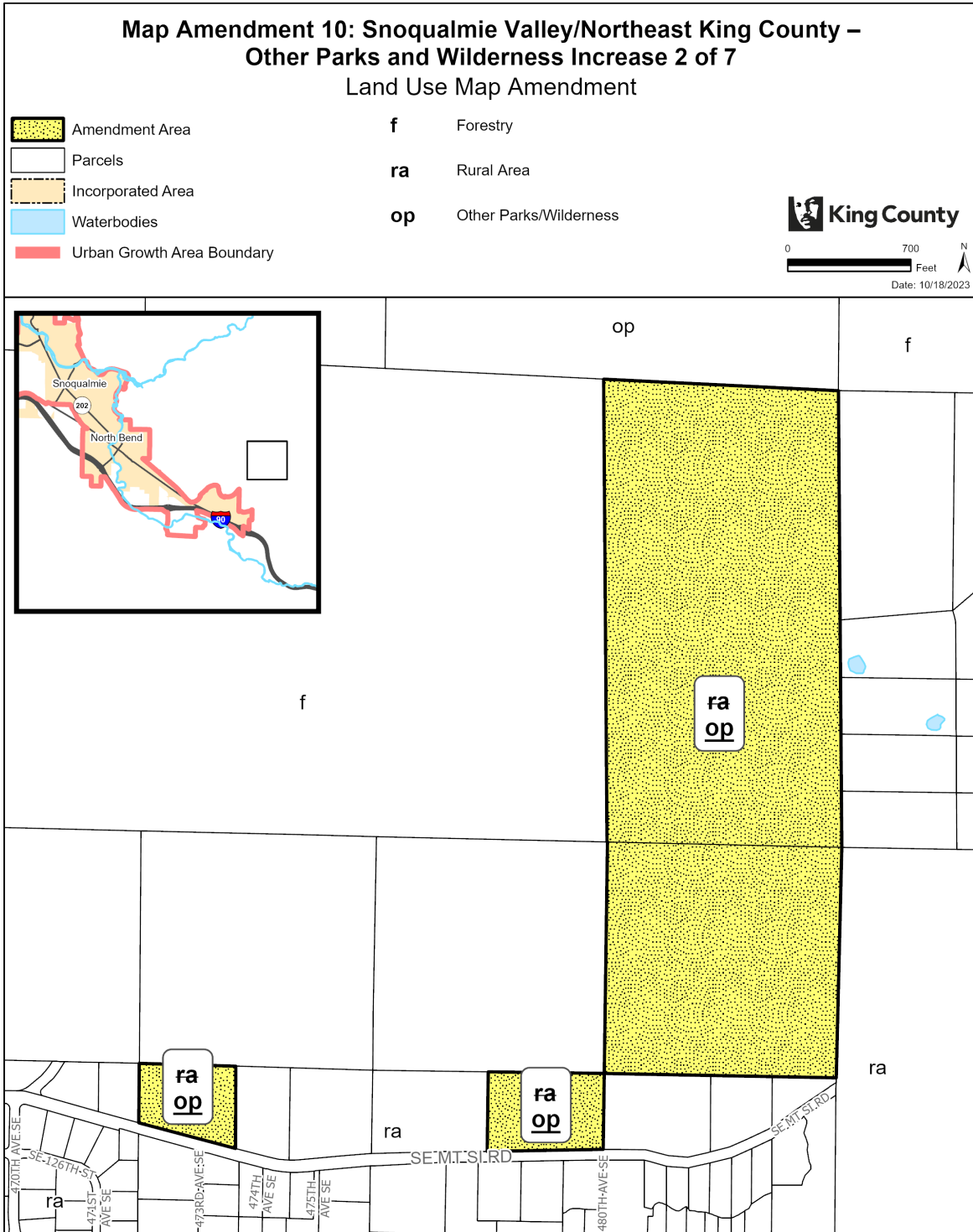
811

812 **Effect:** Amends the Comprehensive Plan designation of parcels owned by various public  
813 agencies to Other Parks/Wilderness. This designation would indicate their long-term use as part  
814 of a contiguous and functional open space system that includes recreation, natural areas, working  
815 resource lands, and trail and wildlife habitat corridors.



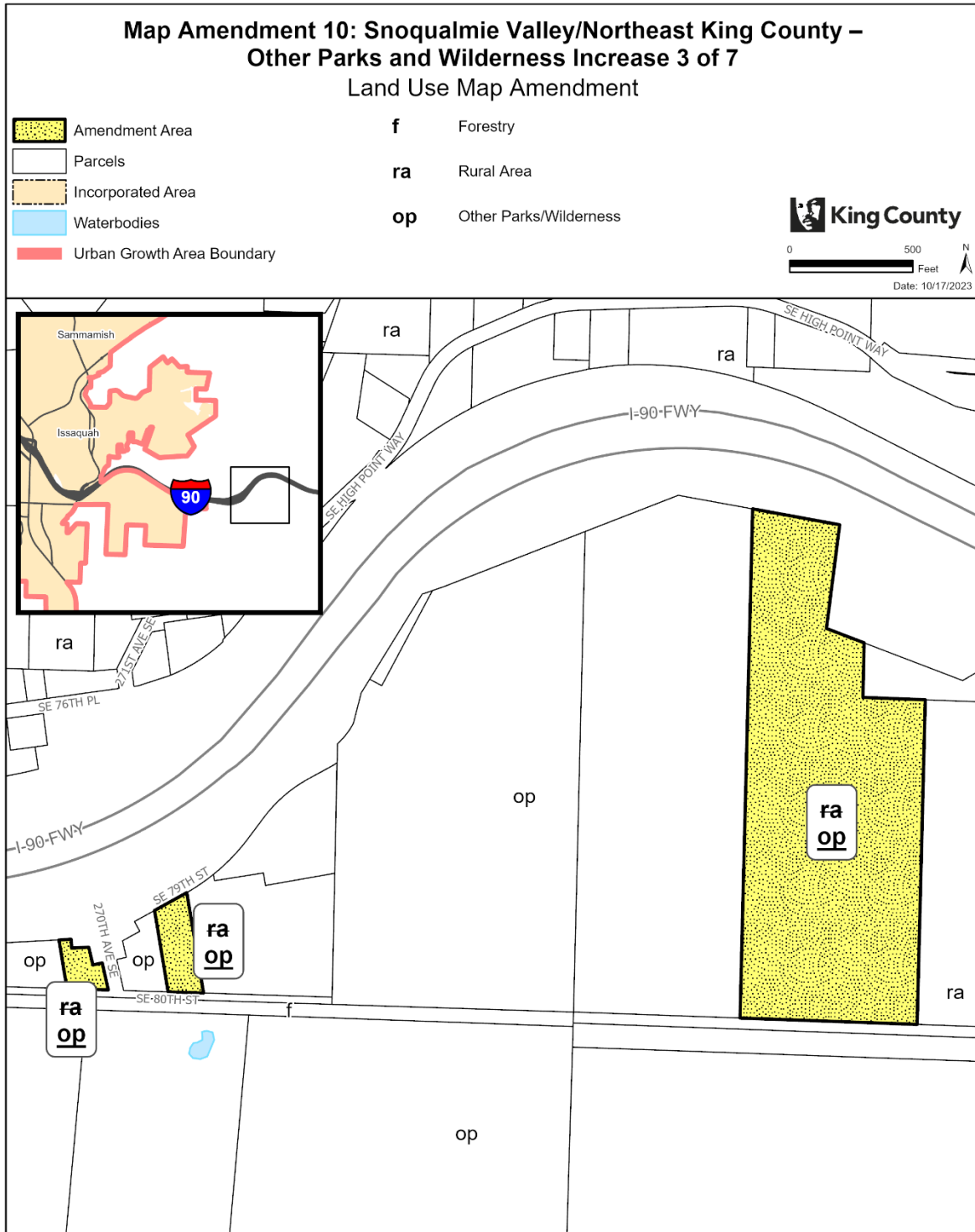
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Project: 5VNEKC\_Other\_Parks\_and\_Wilderness\_Increase\_mccombp



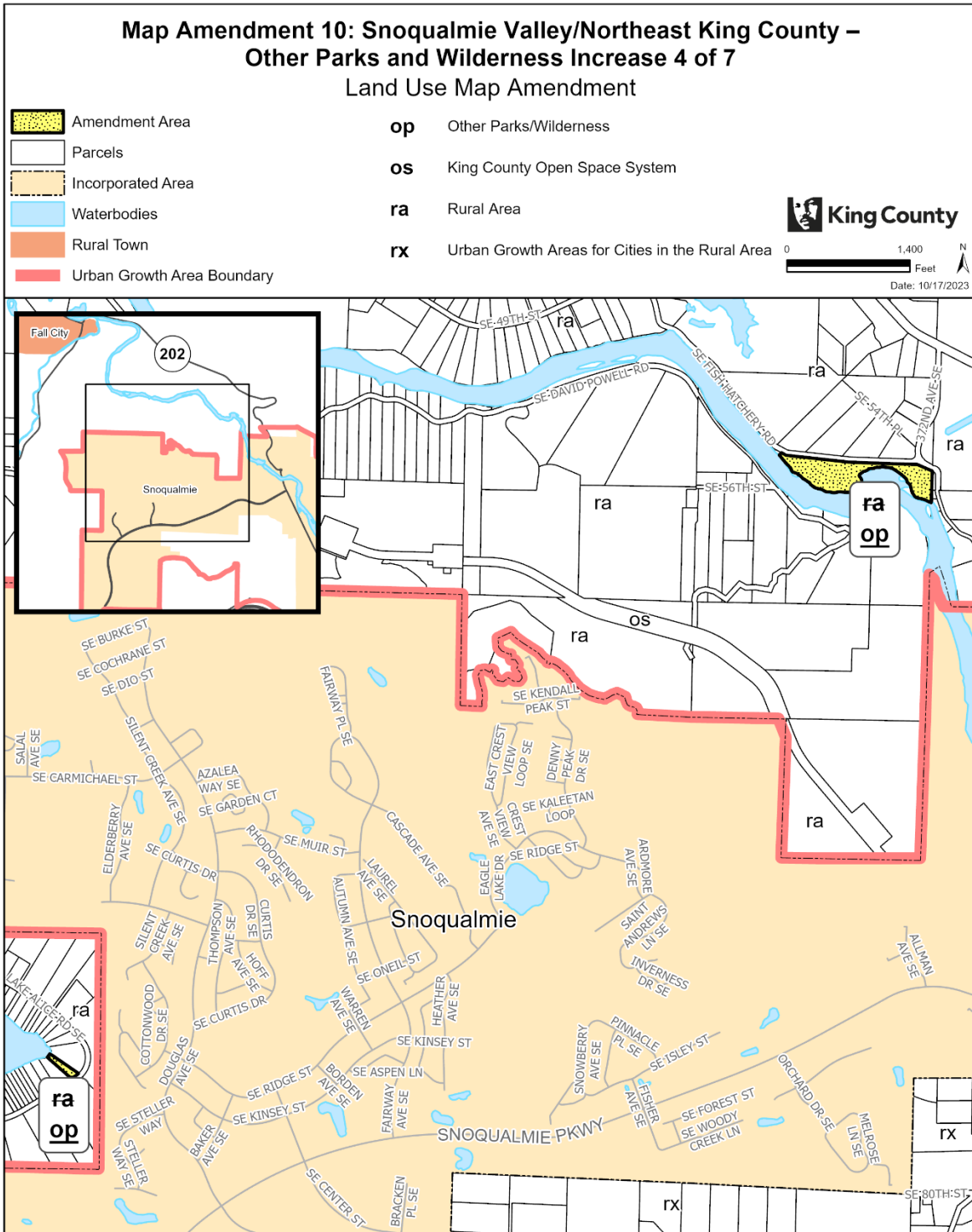
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Project: SVNEKC\_Other\_Parks\_and\_Wilderness\_Increase\_mccombp



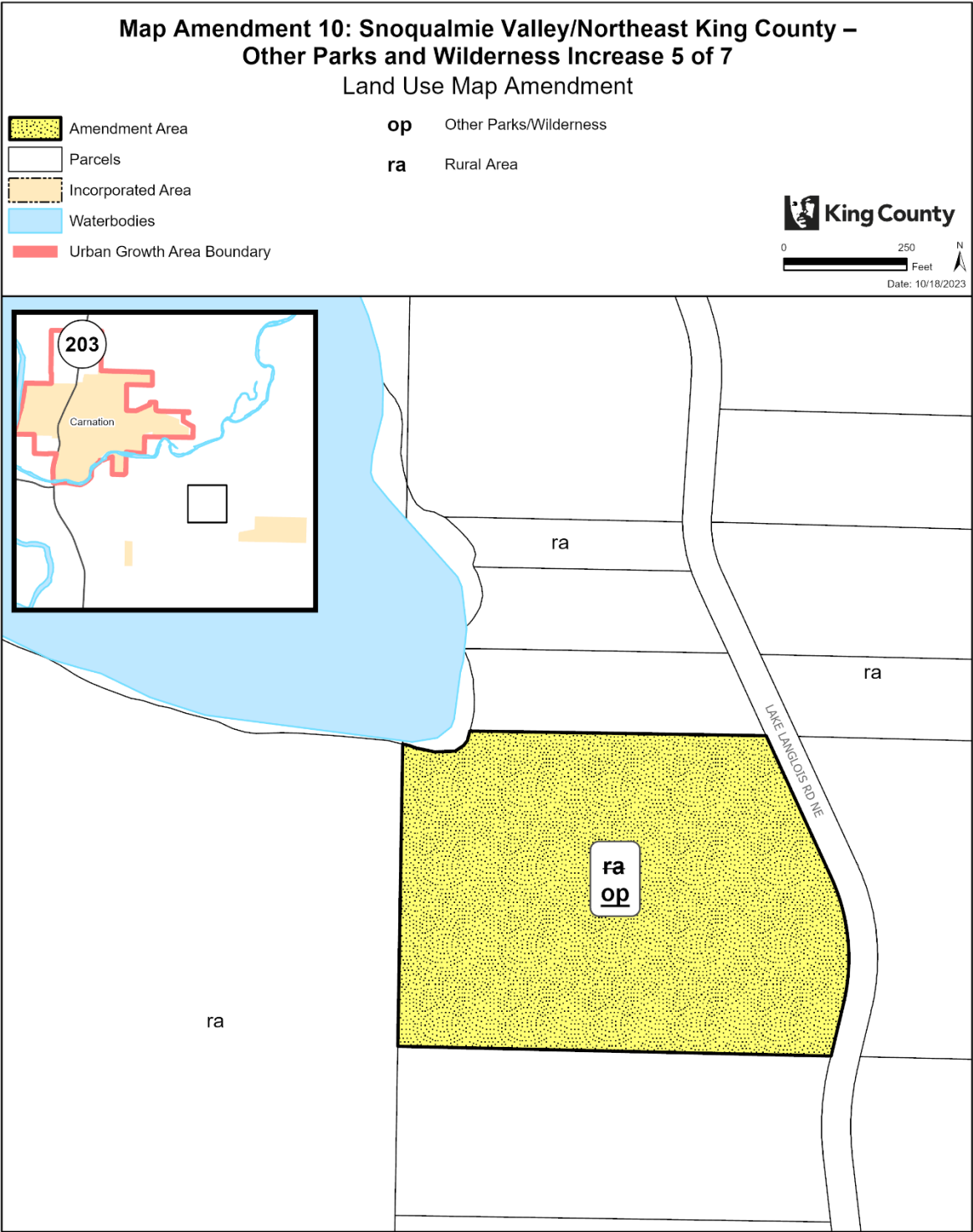
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Project: SVNEKC\_Other\_Parks\_and\_Wilderness\_Increase\_mccombp



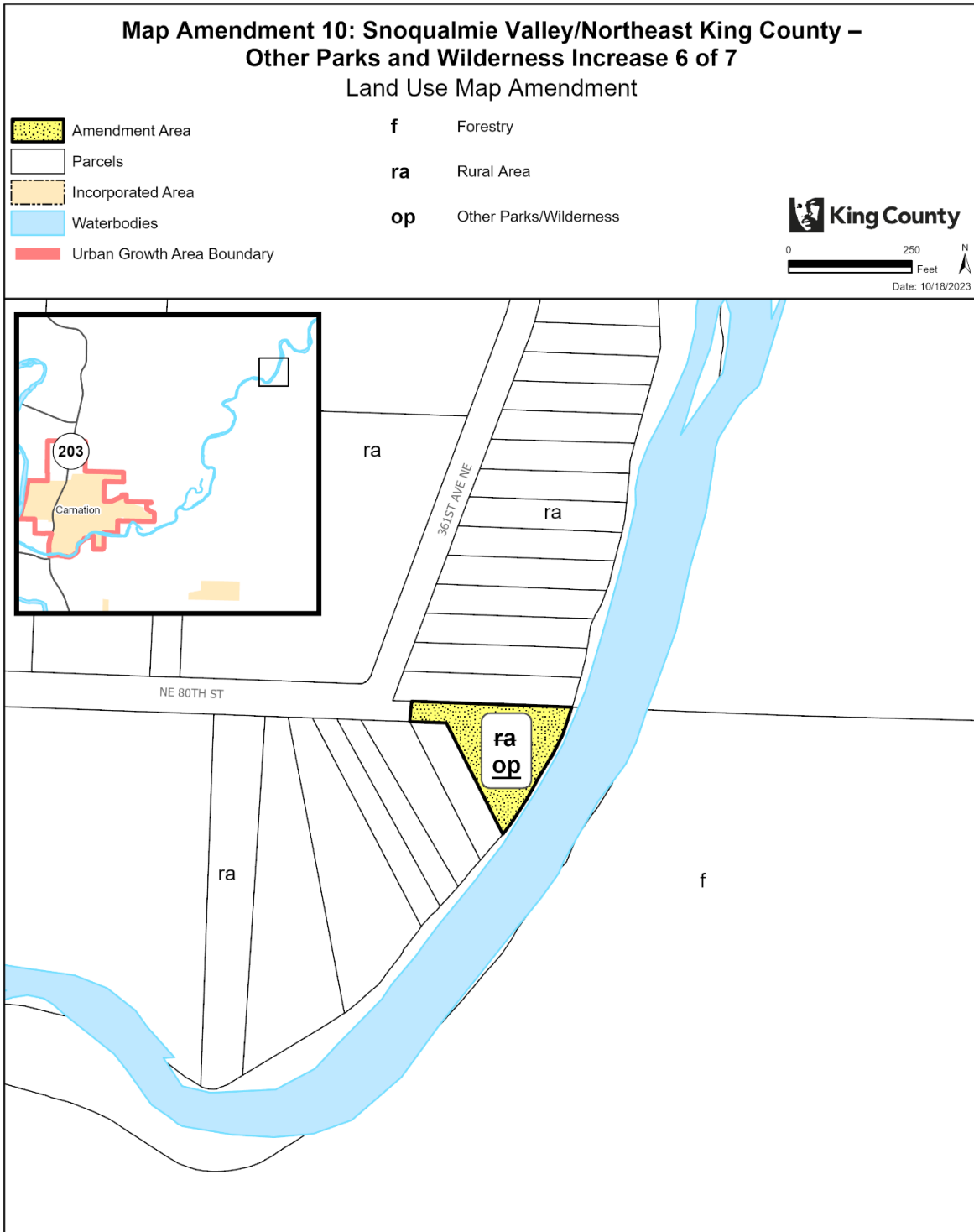
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Project: SVNEKC\_Other\_Parks\_and\_Wilderness\_Increase\_mccombp



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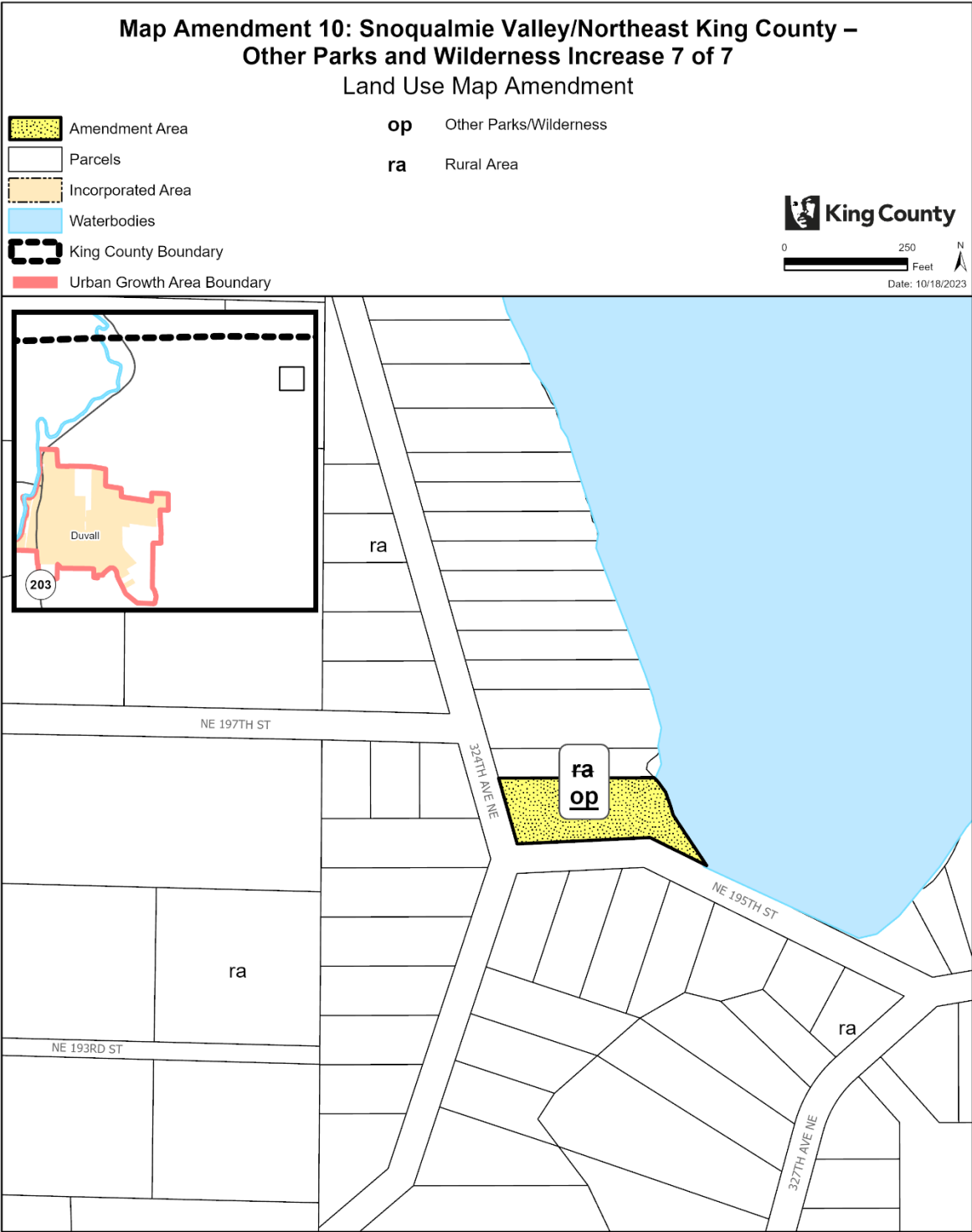
Project: SVNEKC\_Other\_Parks\_and\_Wilderness\_Increase\_mccombp



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Project: SVNEKC\_Other\_Parks\_and\_Wilderness\_Increase\_mccombp





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Project: SVNEKC\_Other\_Parks\_and\_Wilderness\_Increase\_mccombp

823 **Map Amendment 11: Snoqualmie Valley/Northeast King County – Rural Forest**  
824 **Demonstration Project**

825 AMENDMENT TO THE KING COUNTY ZONING ATLAS  
826

827  
828 Amend Sections, Townships, and Ranges, as follows:  
829

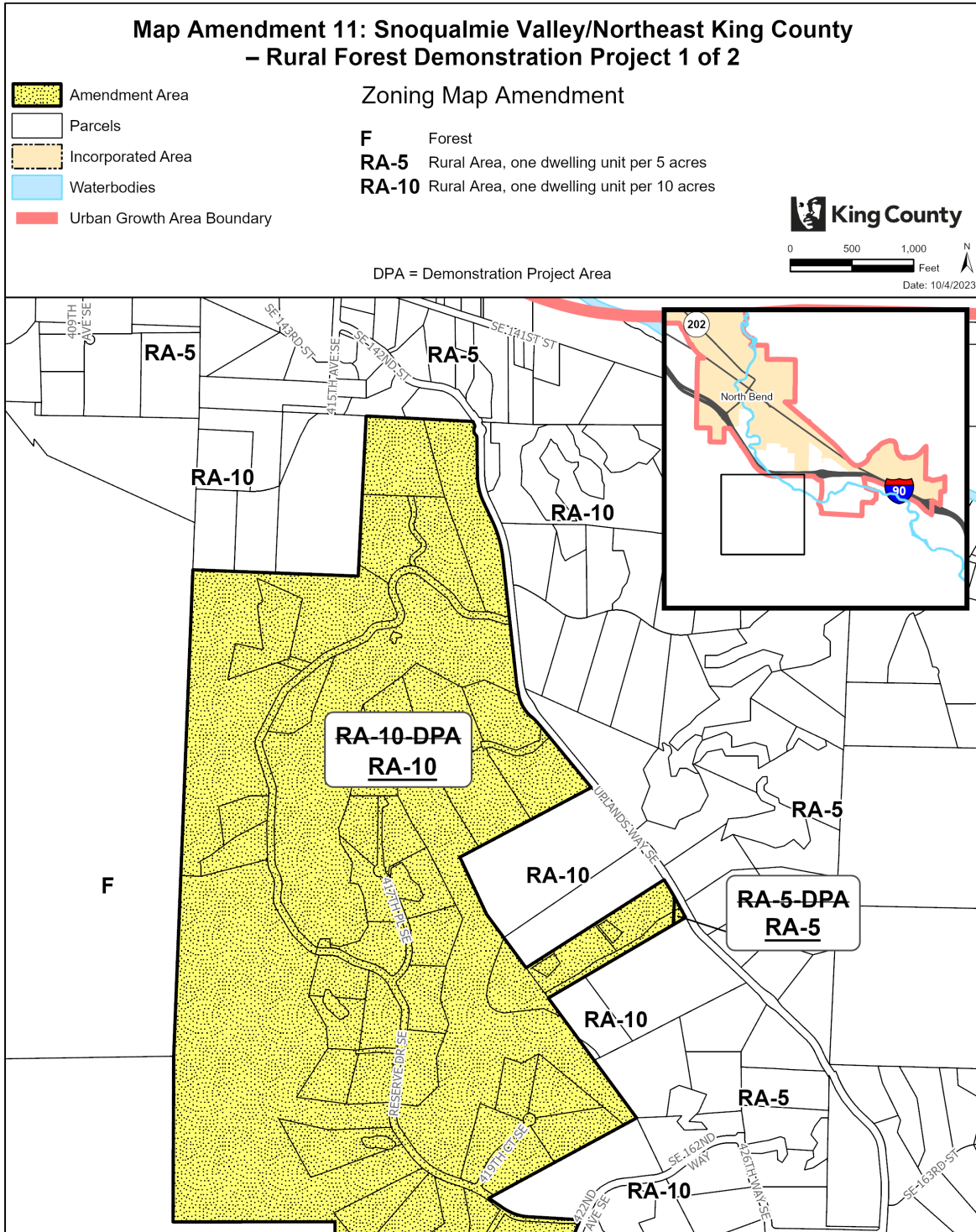
Section 16	Township 23	Range 8
Section 21	Township 23	Range 8
Section 22	Township 23	Range 8
Section 27	Township 23	Range 8
Section 28	Township 23	Range 8

830  
831 **ZONING**  
832

833 1. Remove “Rural Forest Demonstration Project” (-DPA) established in K.C.C. 21A.55.050 on the  
834 following parcels:  
835

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		

836  
837 **Effect:** Removes the Rural Forest Demonstration Project Area (K.C.C. 21A.55.050) overlay from  
838 applicable parcels. This change would reflect that the demonstration project has expired and is  
839 proposed for repeal in the King County Code in this ordinance.



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Project: RuralForestDPA P. McCombs



842 **Map Amendment 12: Snoqualmie Valley/Northeast King County – Rural Clustering**  
843 **Development Conditions**

844 AMENDMENT TO THE KING COUNTY ZONING ATLAS  
845

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846  
847 Amend Sections, Townships, and Ranges, as follows:  
848

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

849  
850 **ZONING**

851  
852 1. Remove P-Suffix SV-P23 from the following parcels:  
853

1823099013	1823099027	1823099033	1823099035
1823099036	1823099037		

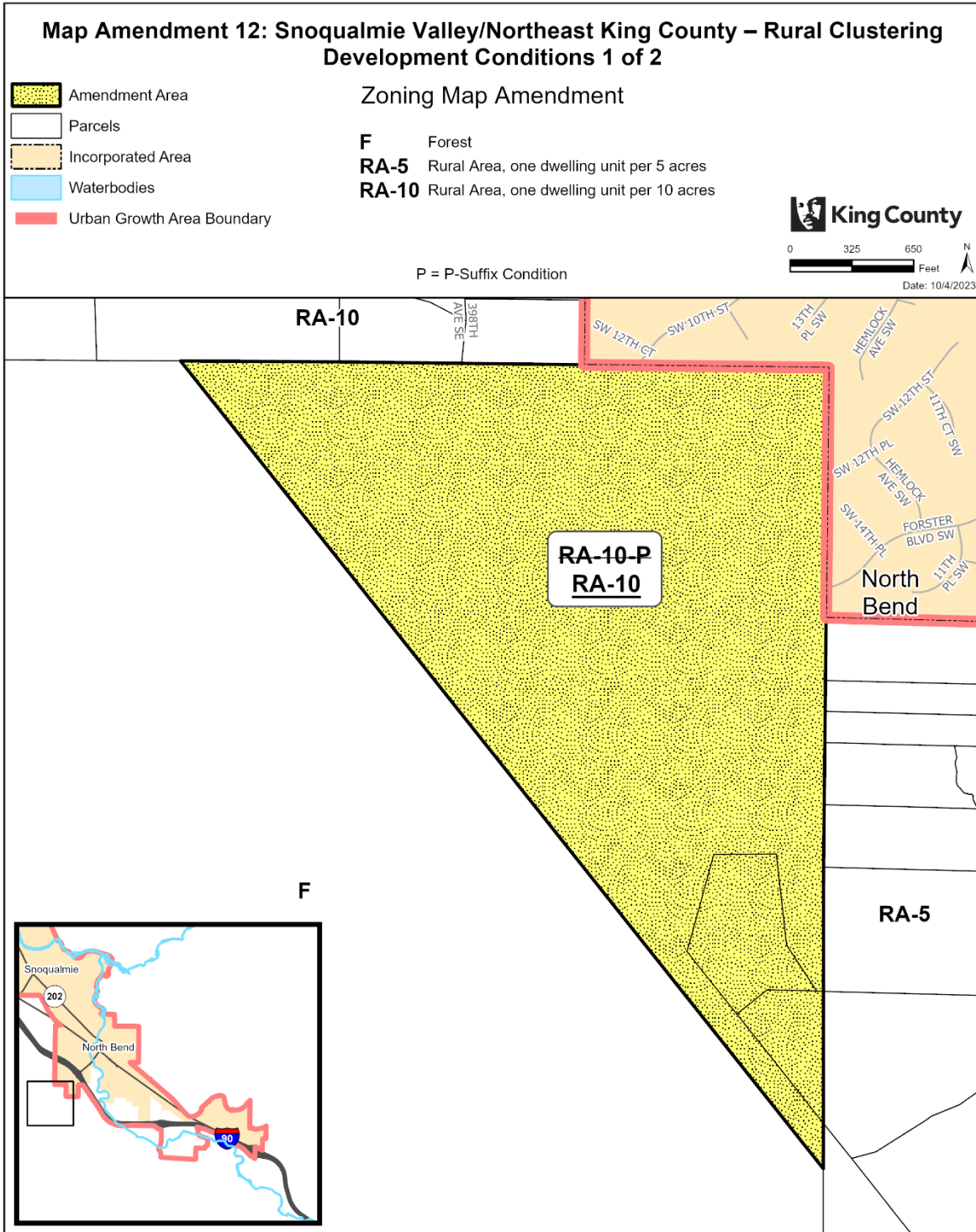
854  
855 2. Remove P-Suffix SV-P36 from the following parcels:  
856

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

857  
858 3. Repeal the following P-Suffix Development Conditions from the Zoning Atlas:  
859 a. P-Suffix SV-P23; and  
860 b. P-Suffix SV-P36.

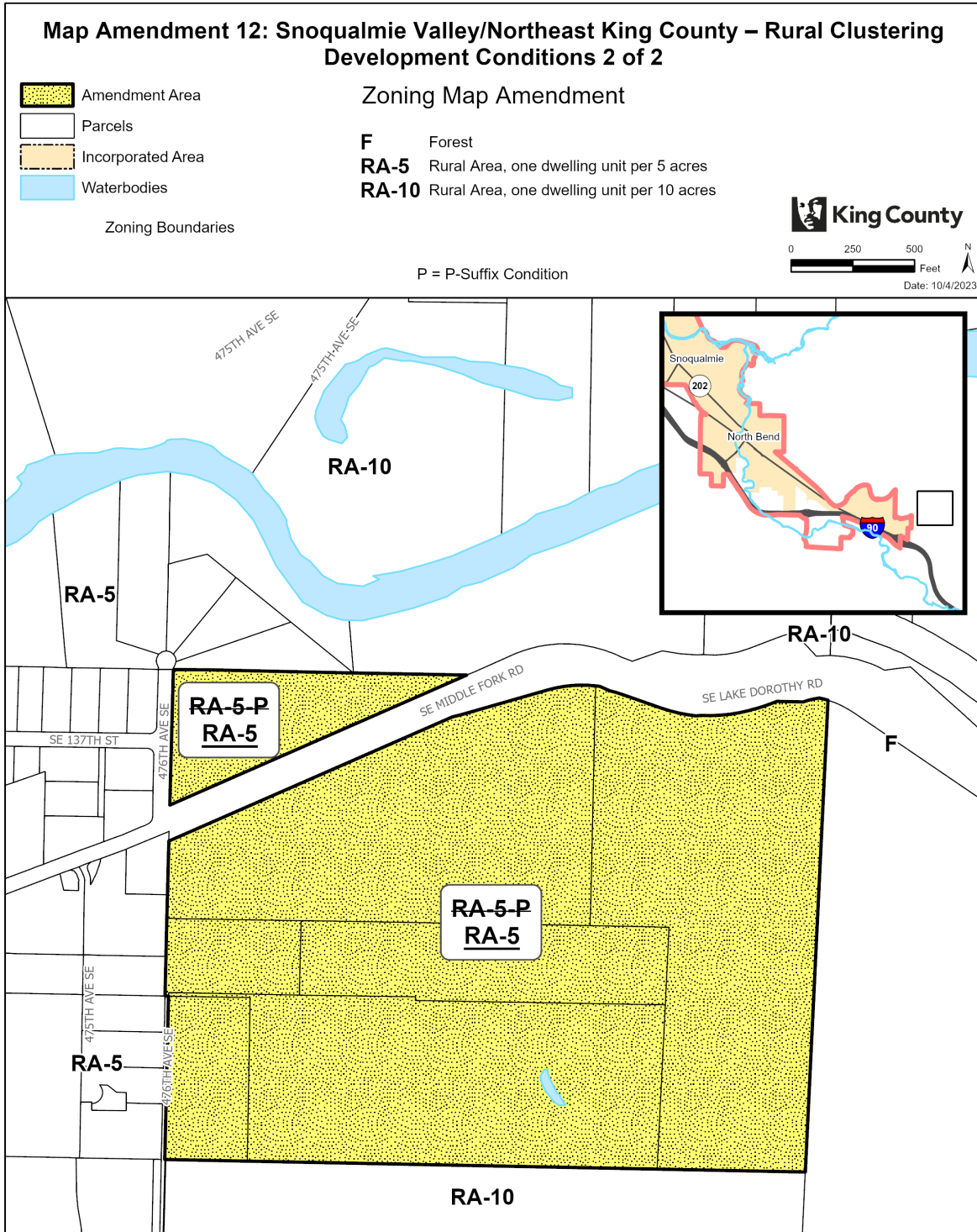
861  
862 **Effect:**

- 863 • **Amends the zoning on parcels east of North Bend by removing P-Suffix SV-P23 ("Parcels**  
864 **13, 27, 33, 35, 36, 37 Located in Section 18, Township 23, Range 9:) that requires clustering**  
865 **of residential development of the parcels.**
- 866 • **Amends the zoning of parcels west of North Bend by removing P-Suffix SV-P36**  
867 **("Development Clustered on 50 acres") that requires clustering of residential development**  
868 **of the parcels. Clustering would still permitted on the parcels under the King County code**  
869 **if future development occurs.**
- 870 • **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

873 **Map Amendment 13: Snoqualmie Valley/Northeast King County – Land Use and**  
 874 **Zoning Alignment**

875 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN LAND USE MAP and THE KING  
 876 COUNTY ZONING ATLAS

877

878

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

880

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

881

882 **LAND USE**

883

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

885

2825079027
------------

886

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

888

1726079027 (portion)
----------------------

889

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

891

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

892

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

894

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

895



896  
 897 5. Amend land use designation from "rn" (Rural Neighborhood Commercial Center) to "ra" (Rural Area)  
 898 on the following parcels:  
 899

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	3324079008	3324079009	3324079023
3324079027	3324079028	3324079029	3324079031
3324079032	3324079034	3324079059	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

900  
 901 **ZONING**

902  
 903 1. Amend the zoning from F (Forest) to RA-5 (Rural Area, 1 dwelling unit per 5 acres) on the following  
 904 parcels:  
 905

1426079020	1426079021	1426079022	1426079023
1426079024	1426079025	1426079026	

906  
 907  
 908 2. Amend the zoning from A-35, Potential M (Agricultural, 35-acre minimum lot area, Potential Mineral)  
 909 to A-35 (Agricultural, 35-acre minimum lot area) on the following parcels:  
 910

1124079028 (portion)	3126079011 (portion)	3626069013 (portion)	3626069018 (portion)
----------------------	----------------------	----------------------	----------------------

911  
 912 3. Amend the zoning from F, Potential M (Forest, Potential Mineral) to F (Forest) on the following  
 913 parcels:  
 914

0224079001 3223099013

915  
916  
917  
918

4. Amend the zoning from NB (Neighborhood Business) to RA-2.5 (Rural Area, 1 dwelling unit per 2.5 acres) on the following parcel:

3224079023 (portion)

919  
920  
921  
922

5. 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)

923  
924  
925  
926

6. 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)

927  
928  
929  
930

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

0623089022 (portion)

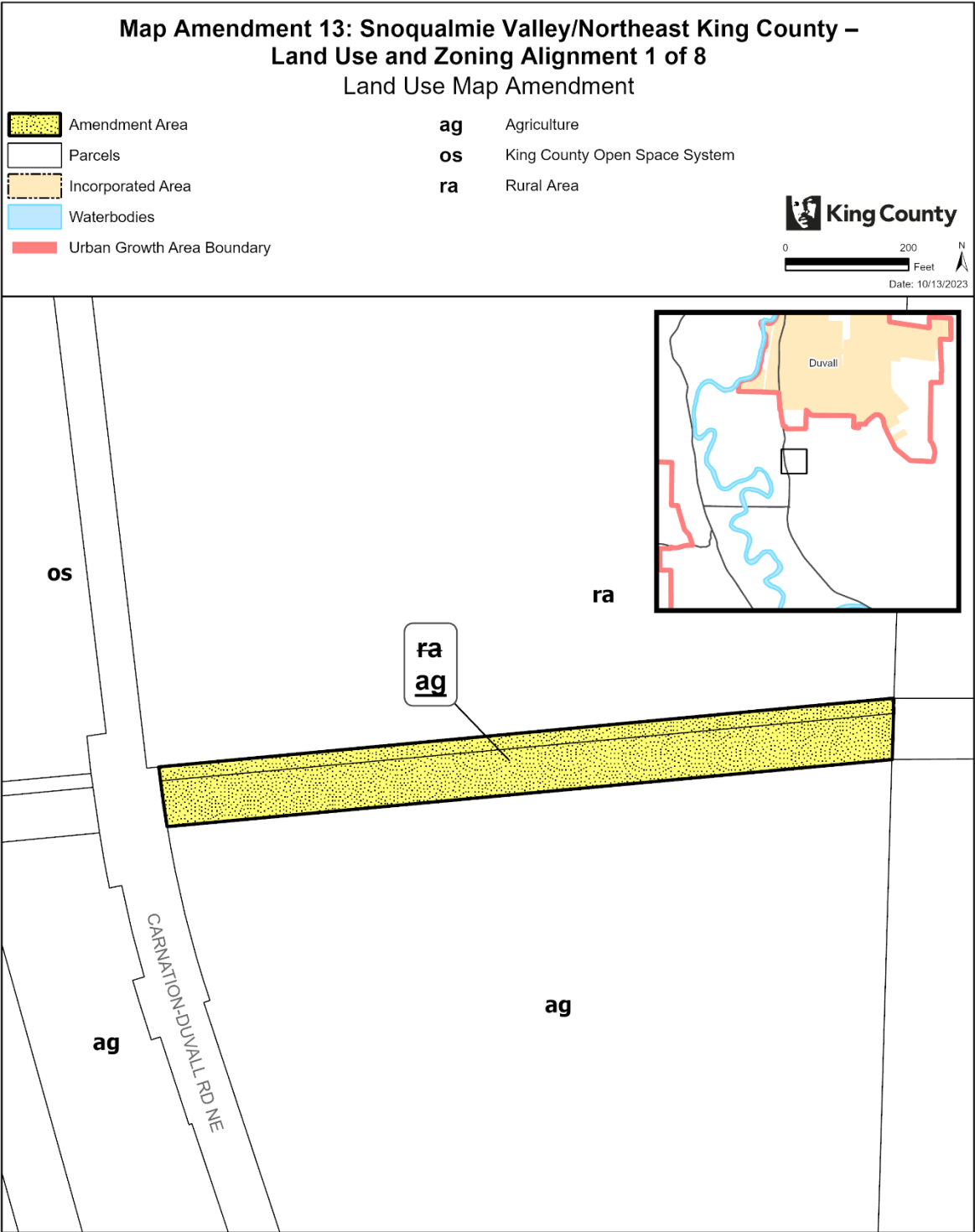
931  
932  
933

**Effect: Aligns the land use designations and zoning classifications of unincorporated land in the Snoqualmie Valley/Northeast King County Community Service Area by:**

934  
935  
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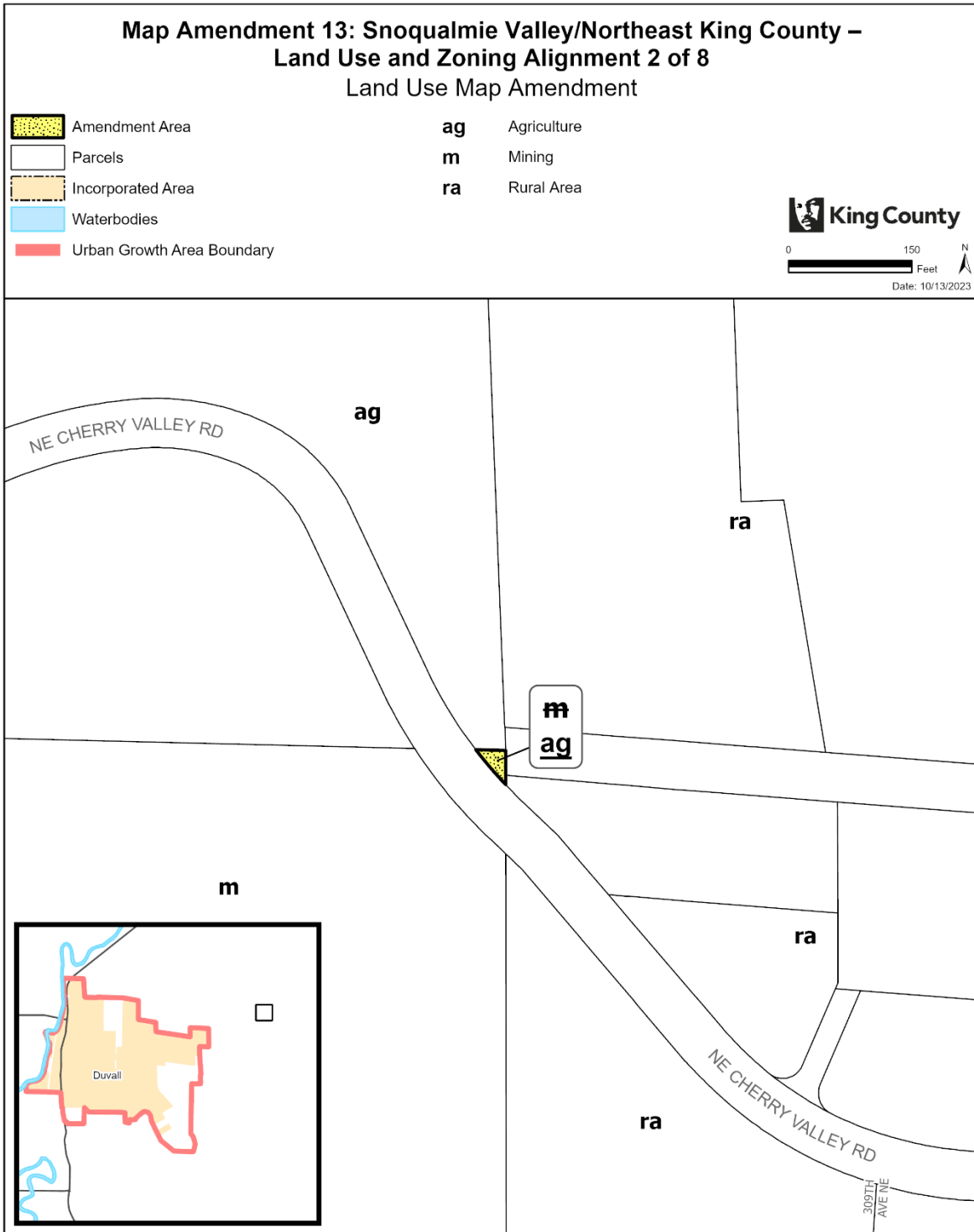
- Amending the land use designation from Agriculture to Rural Area on a parcel located east of the Snoqualmie Valley Regional Trail corridor.
- Amending the land use designation from Mineral to Agriculture on a portion of a parcel located north of NE Cherry Valley Road.
- Amending the land use designation 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 NB to RA-2. on a linear property with the Preston

- 963        **Snoqualmie Trail next to Jim Ellis Memorial Regional Park.**  
964  
965        • **Amending the zoning classification from RA-10 to A-35 on portions of parcels located near the**  
966        **Snoqualmie Agricultural Production District.**  
967  
968        • **Amending the zoning classification from A-10 to RA-10 on a portion of a parcel located near**  
969        **the Snoqualmie Agricultural Production District.**  
970  
971        • **Amending the zoning classification from F to RA-10 on a portion of a parcel south of**  
972        **Interstate-90 near the Forest Production District.**



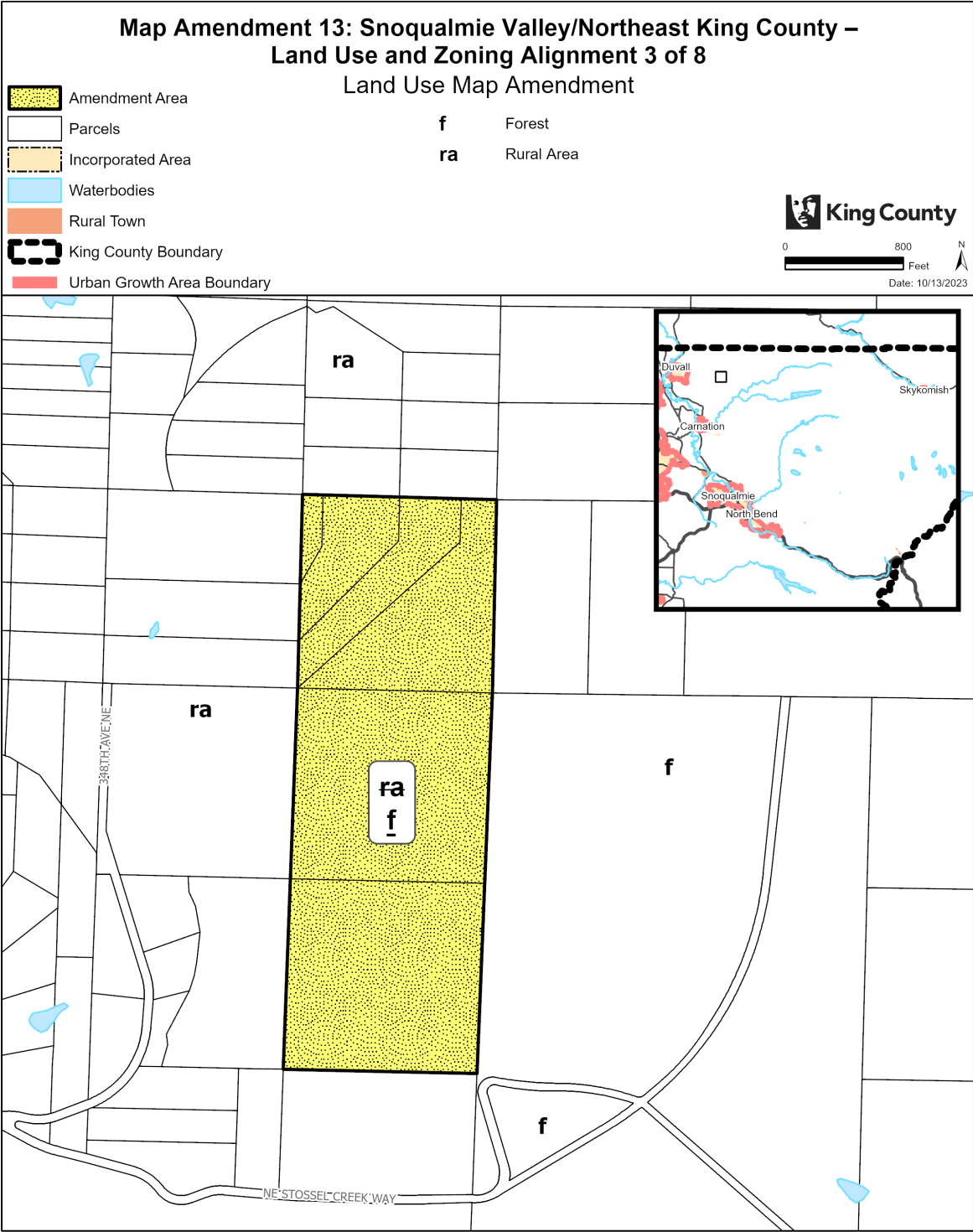
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Project: SVNEKC\_LU\_and\_ZN\_Align\_cl mcombsp



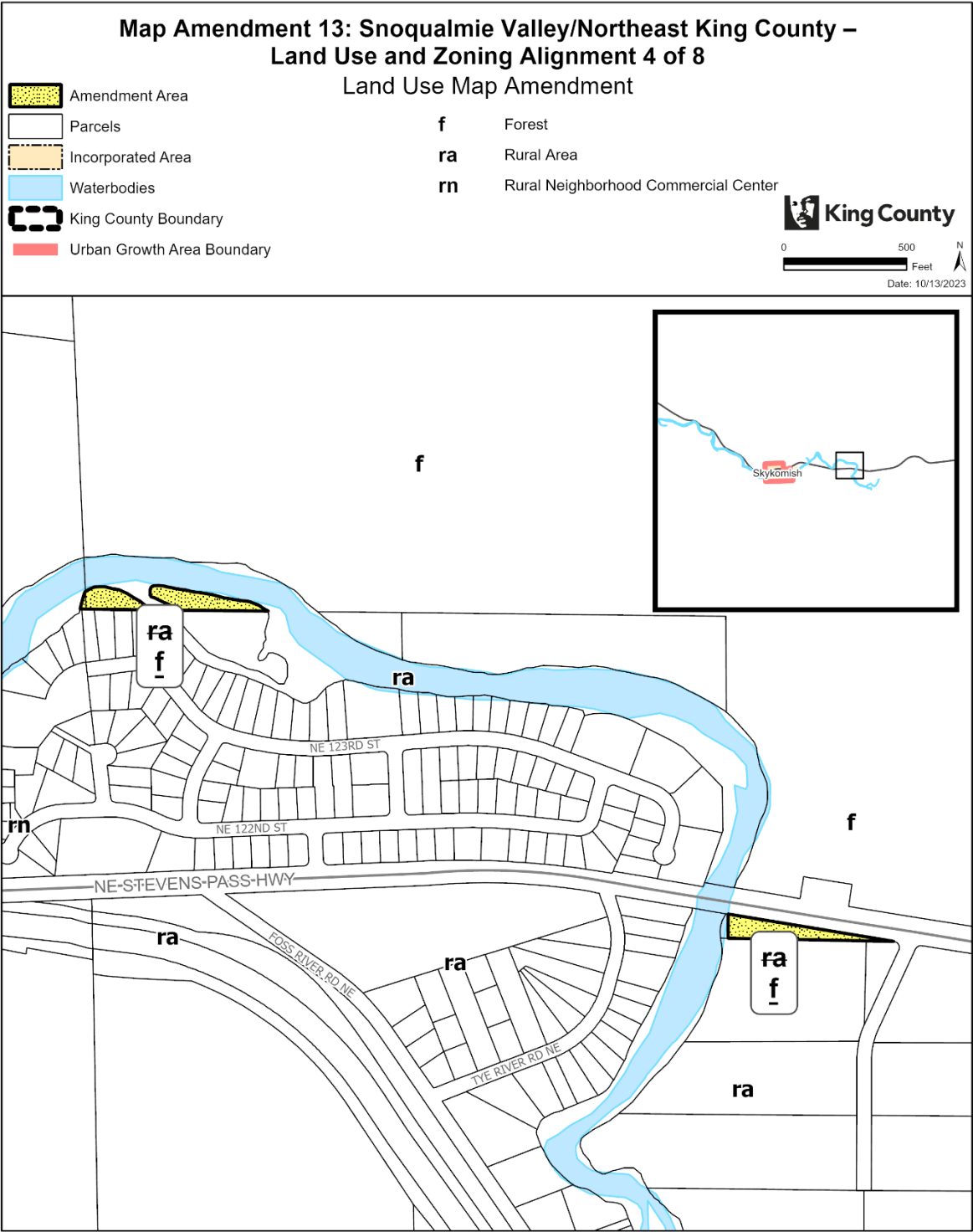
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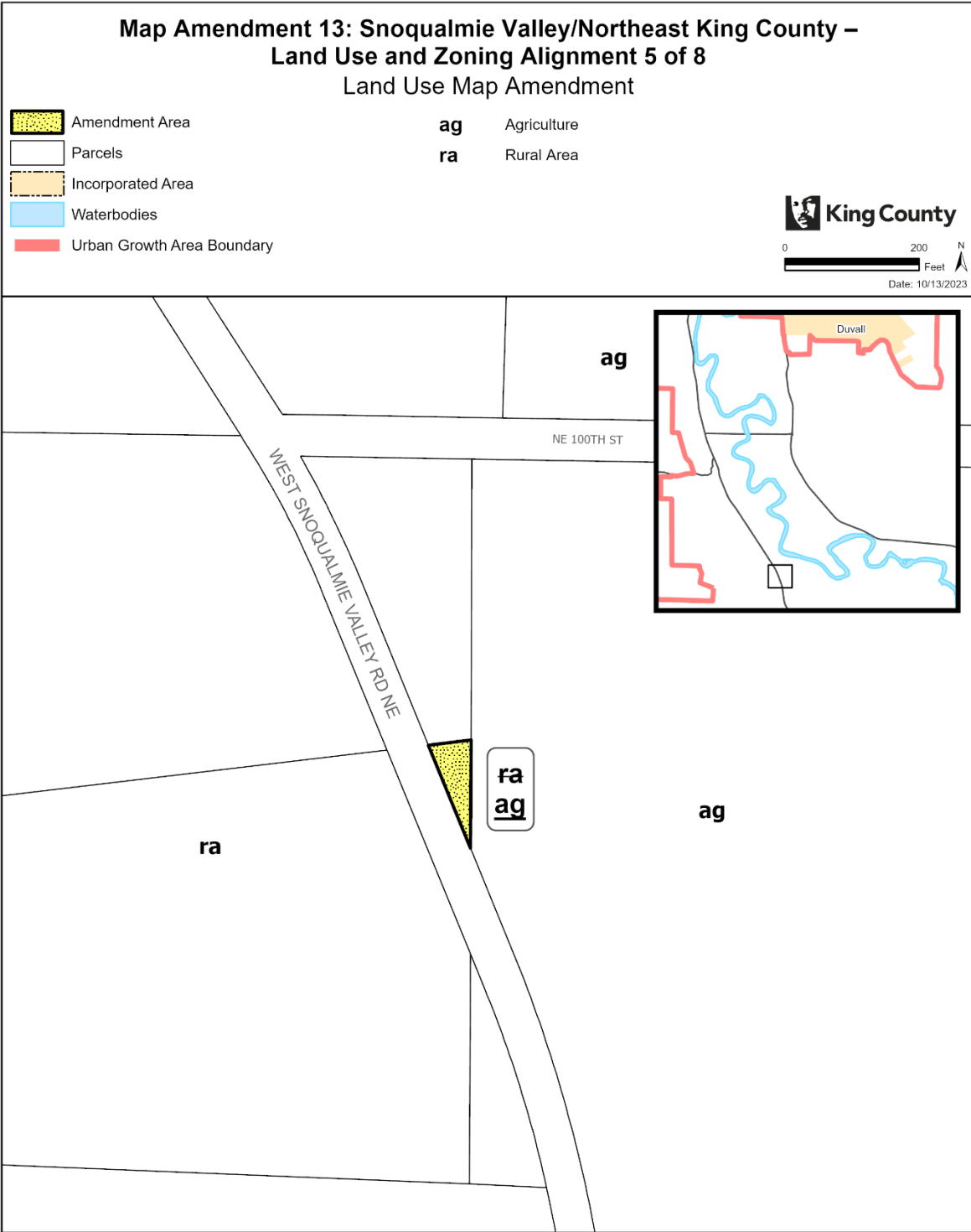
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### Map Amendment 13: Snoqualmie Valley/Northeast King County – Land Use and Zoning Alignment 6 of 8 Land Use Map Amendment

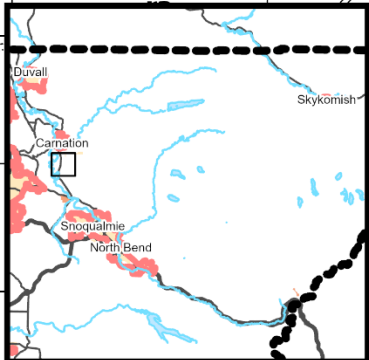
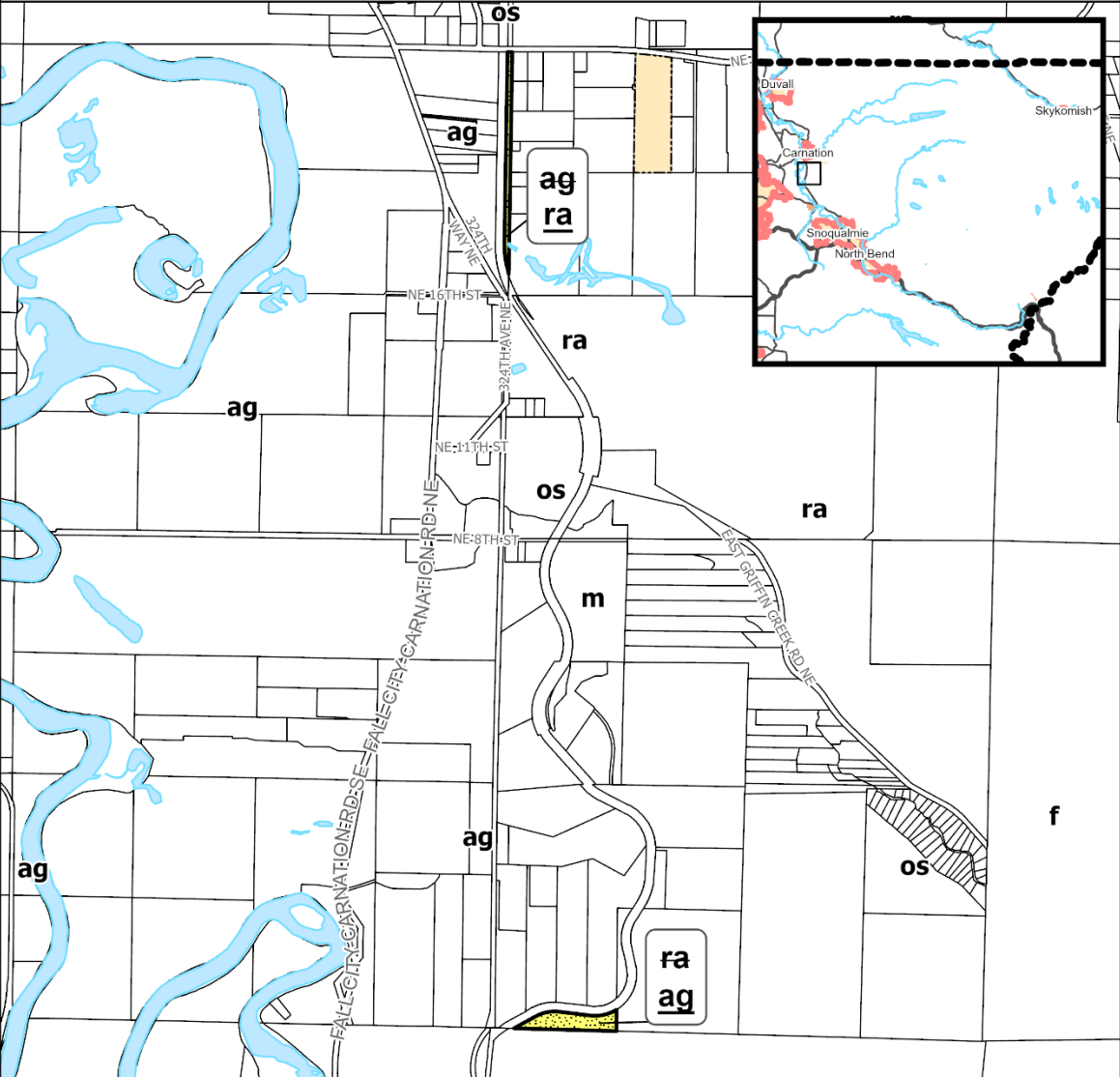
-  Amendment Area
-  Parcels
-  Incorporated Area
-  Waterbodies
-  Rural Town
-  King County Boundary
-  Urban Growth Area Boundary

- ag** Agriculture
- f** Forest
- m** Mining
- os** King County Open Space System
- ra** Rural Area

 **King County**

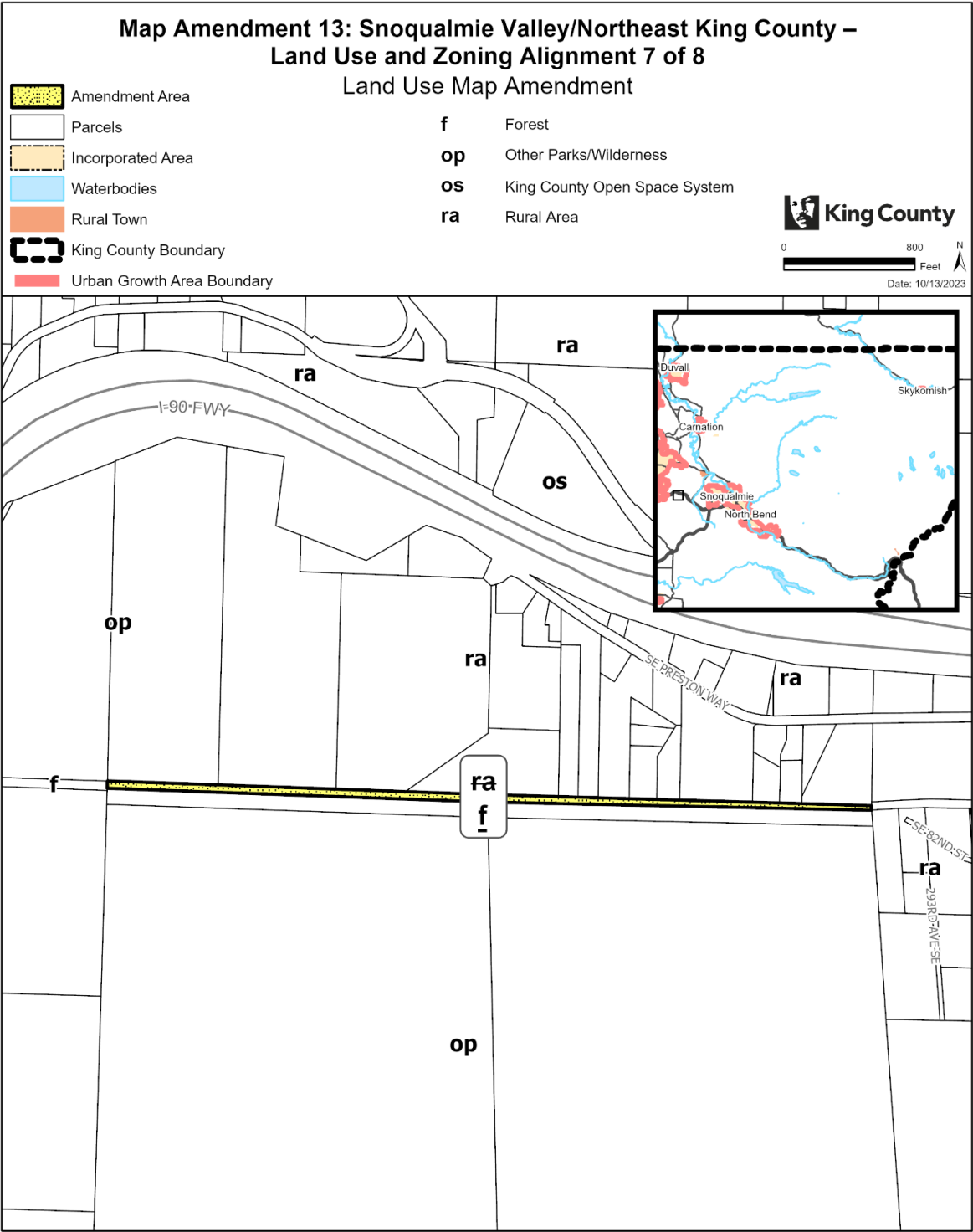
0 1,000 Feet

Date: 10/13/2023



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Project: SVNEKC\_LU\_and\_ZN\_Align\_cl mcombsp



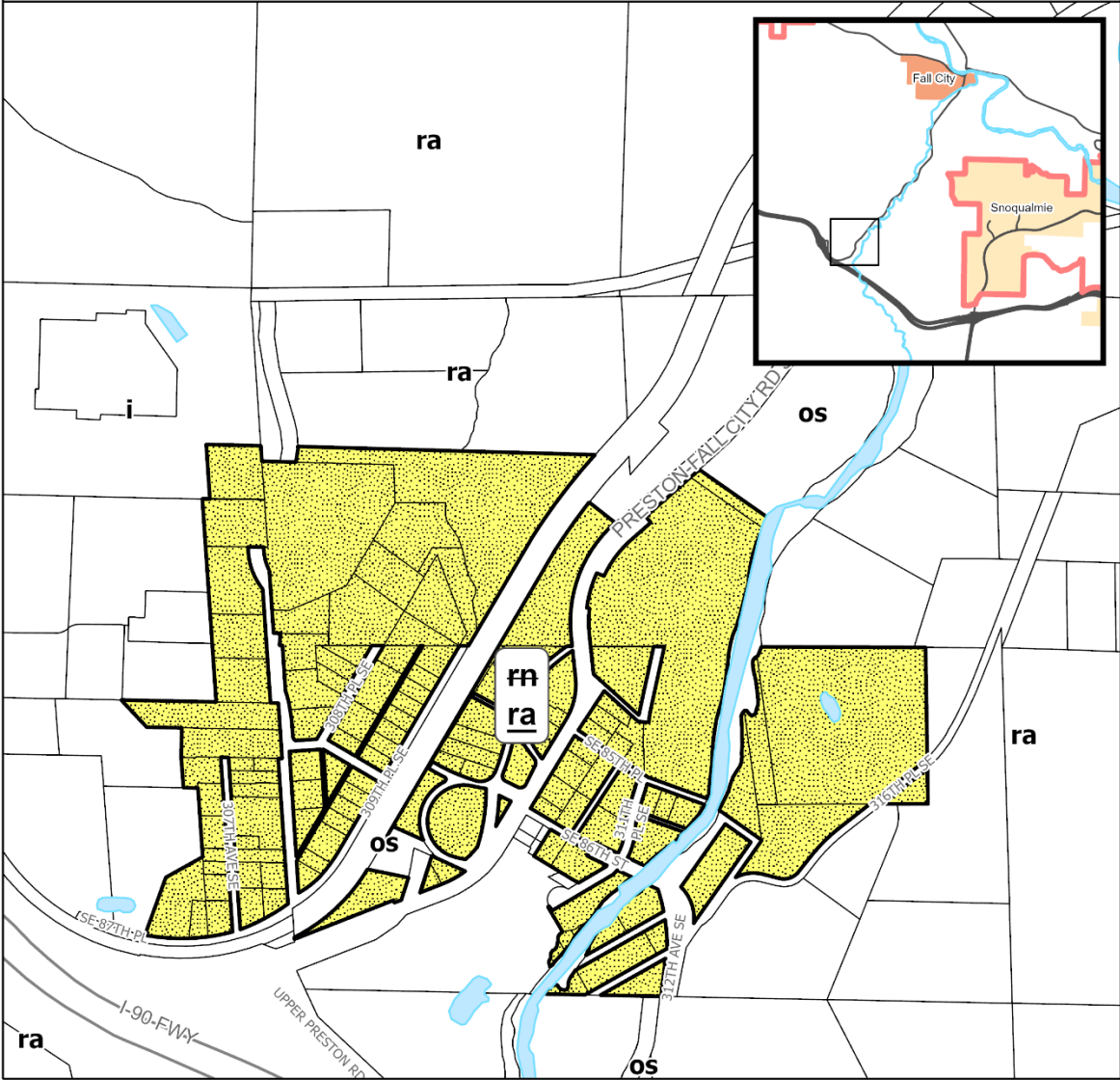
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Project: 5VNEKC\_LU\_and\_ZN\_Align\_cl mcombsp

### Map Amendment 13: Snoqualmie Valley/Northeast King County – Land Use and Zoning Alignment 8 of 8 Land Use Map Amendment

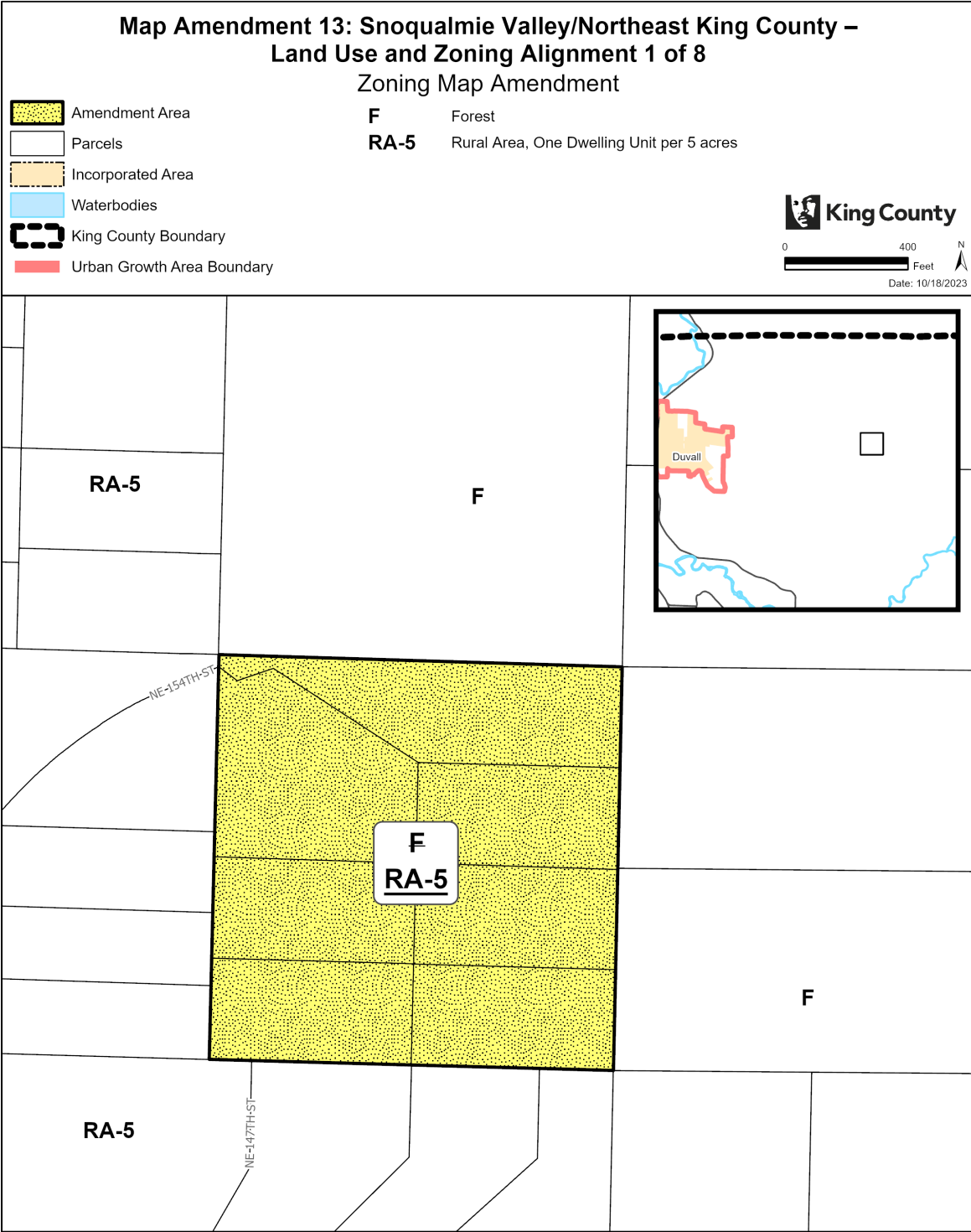
-  Amendment Area
-  Parcels
-  Incorporated Area
-  Waterbodies
-  Rural Town
-  Urban Growth Area Boundary

- i** Industrial
- os** King County Open Space System
- ra** Rural Area
- rn** Rural Neighborhood Commercial Center



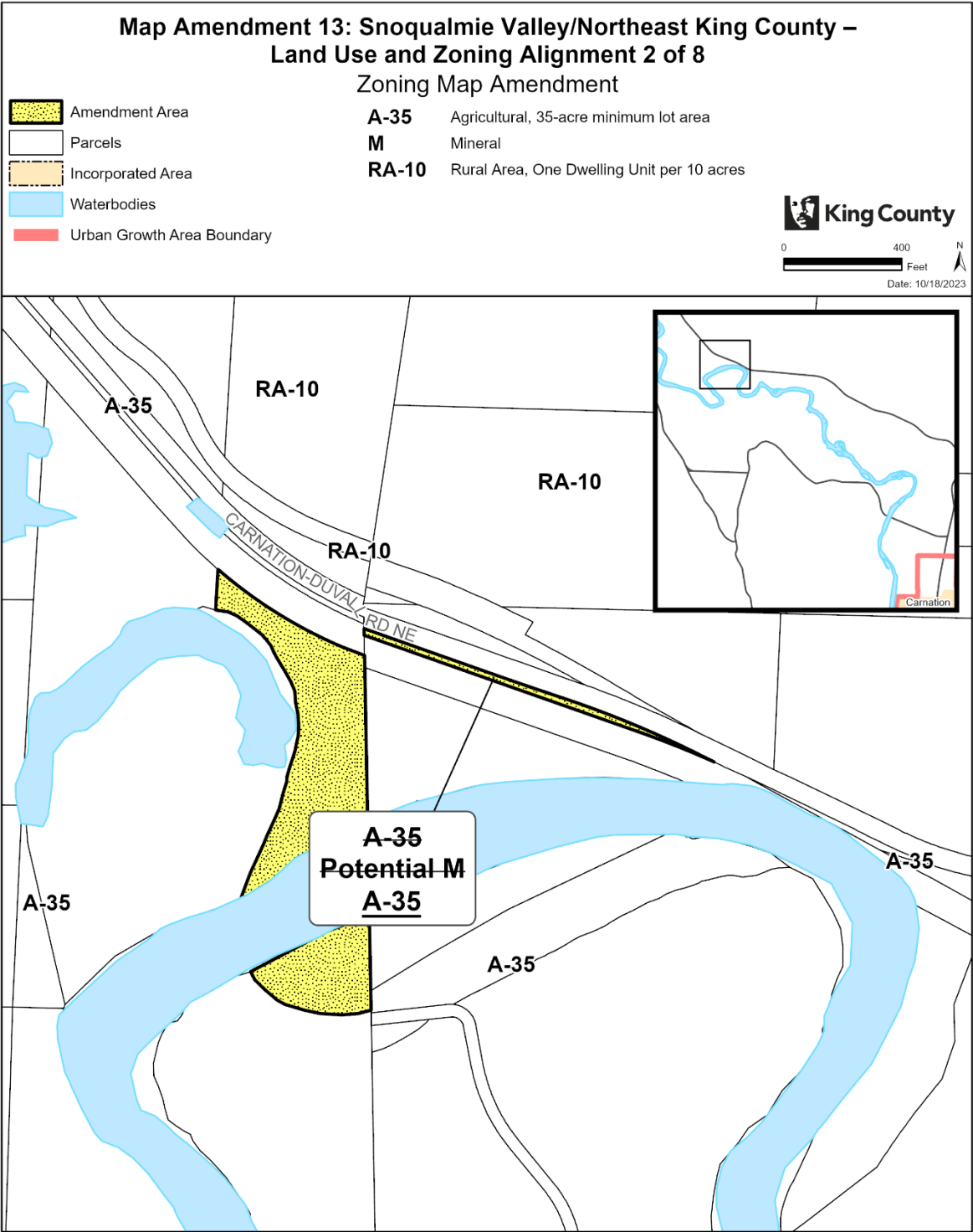
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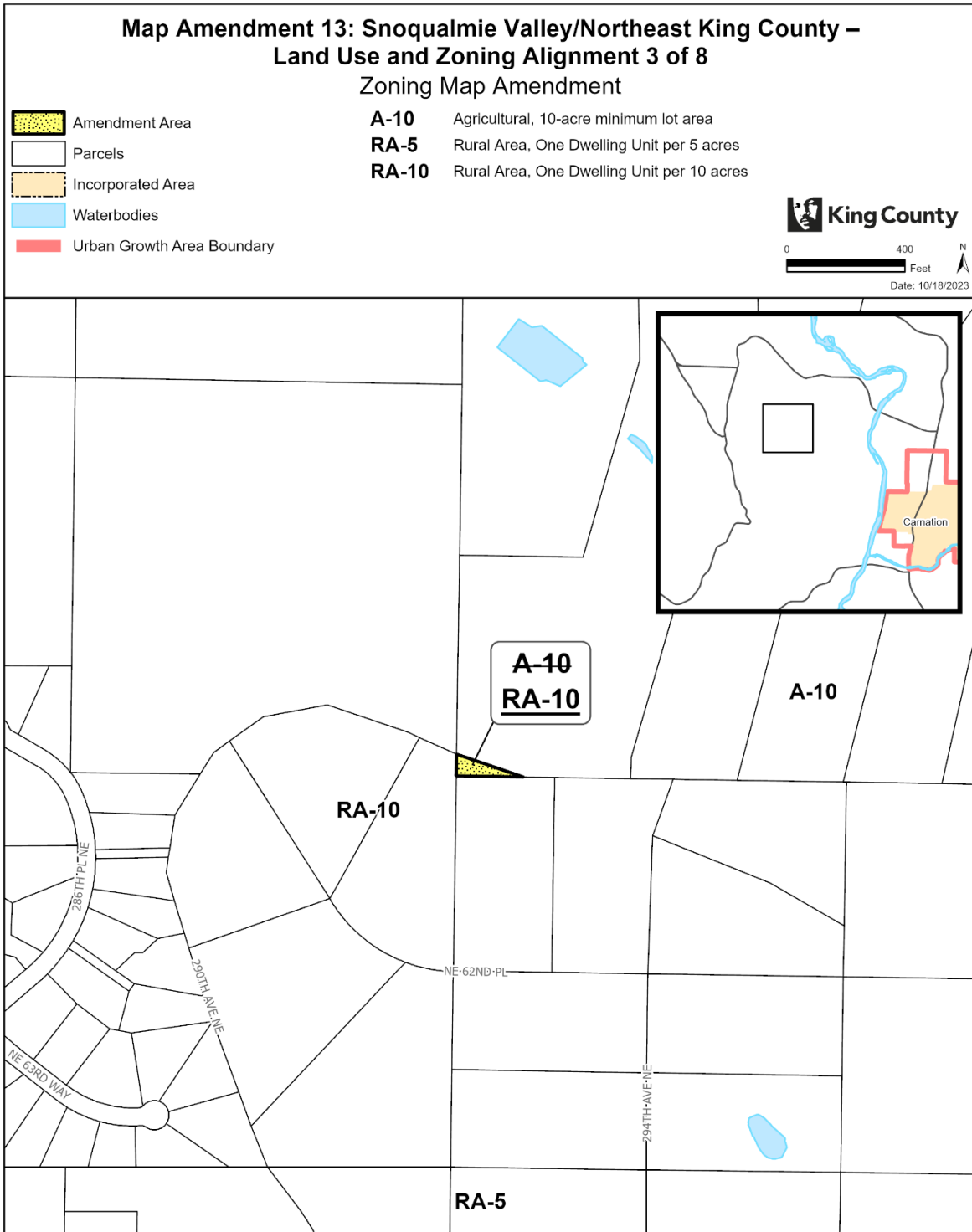
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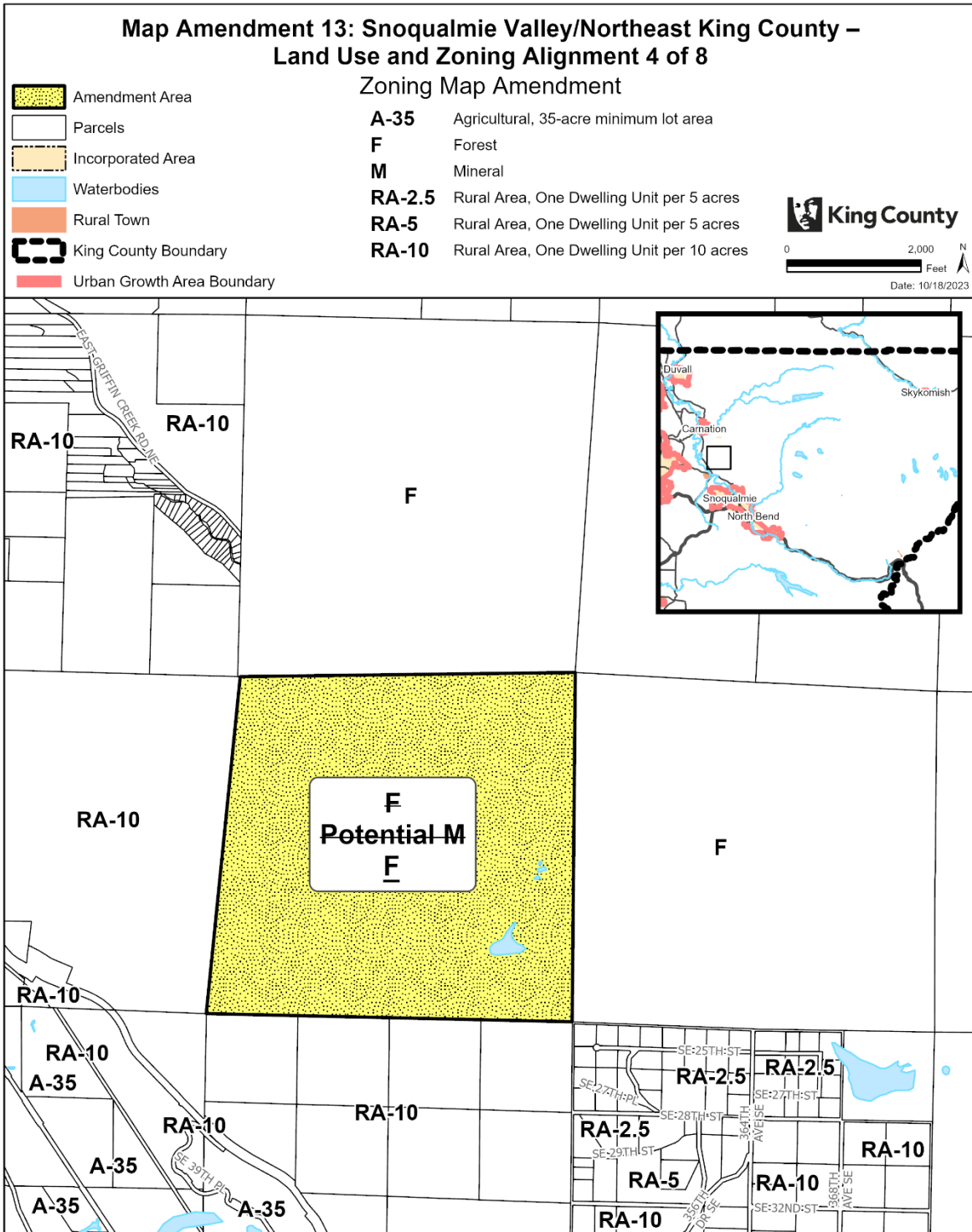
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Project: SVNEKC\_LU\_and\_ZN\_Align\_cl mcombsp



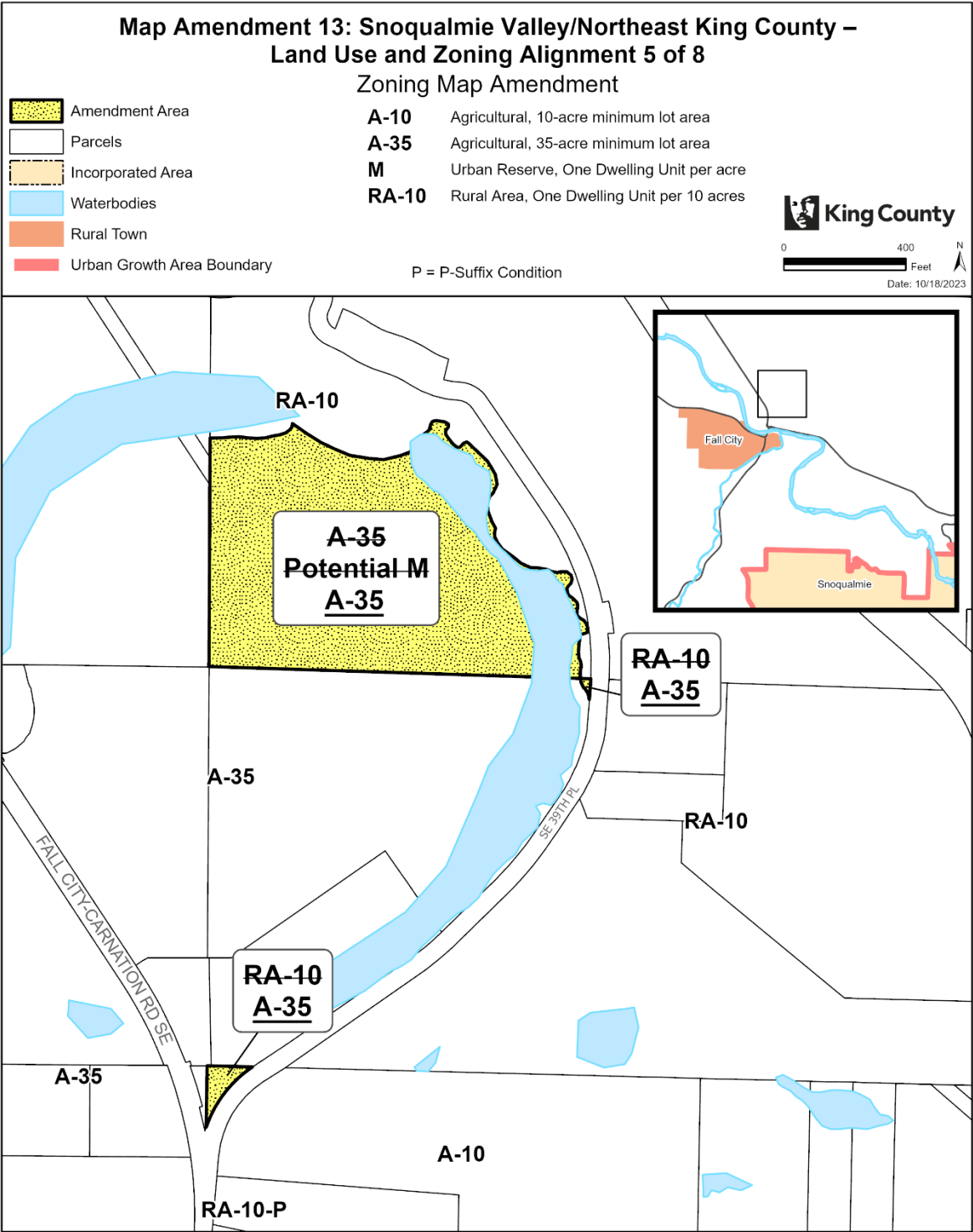
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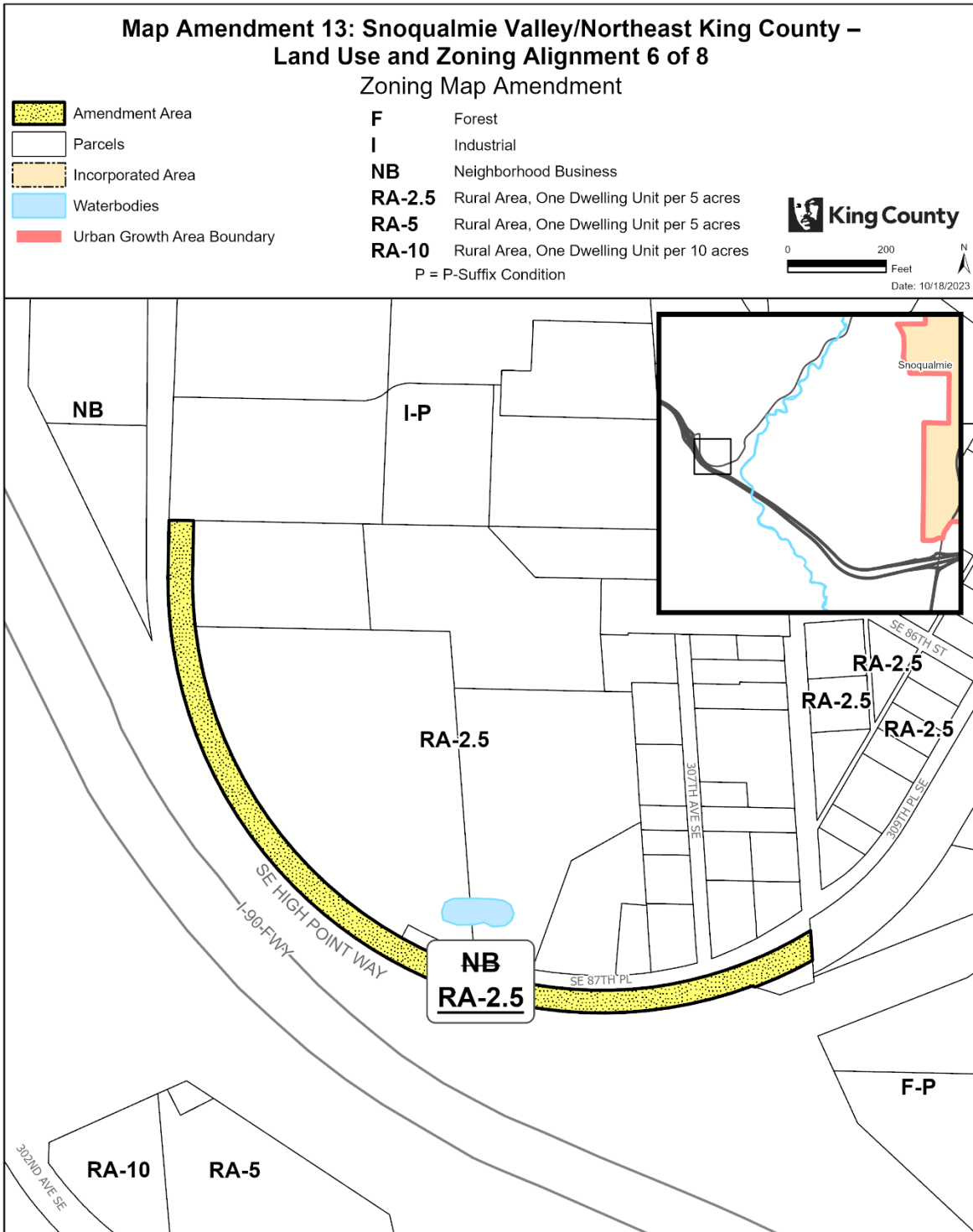
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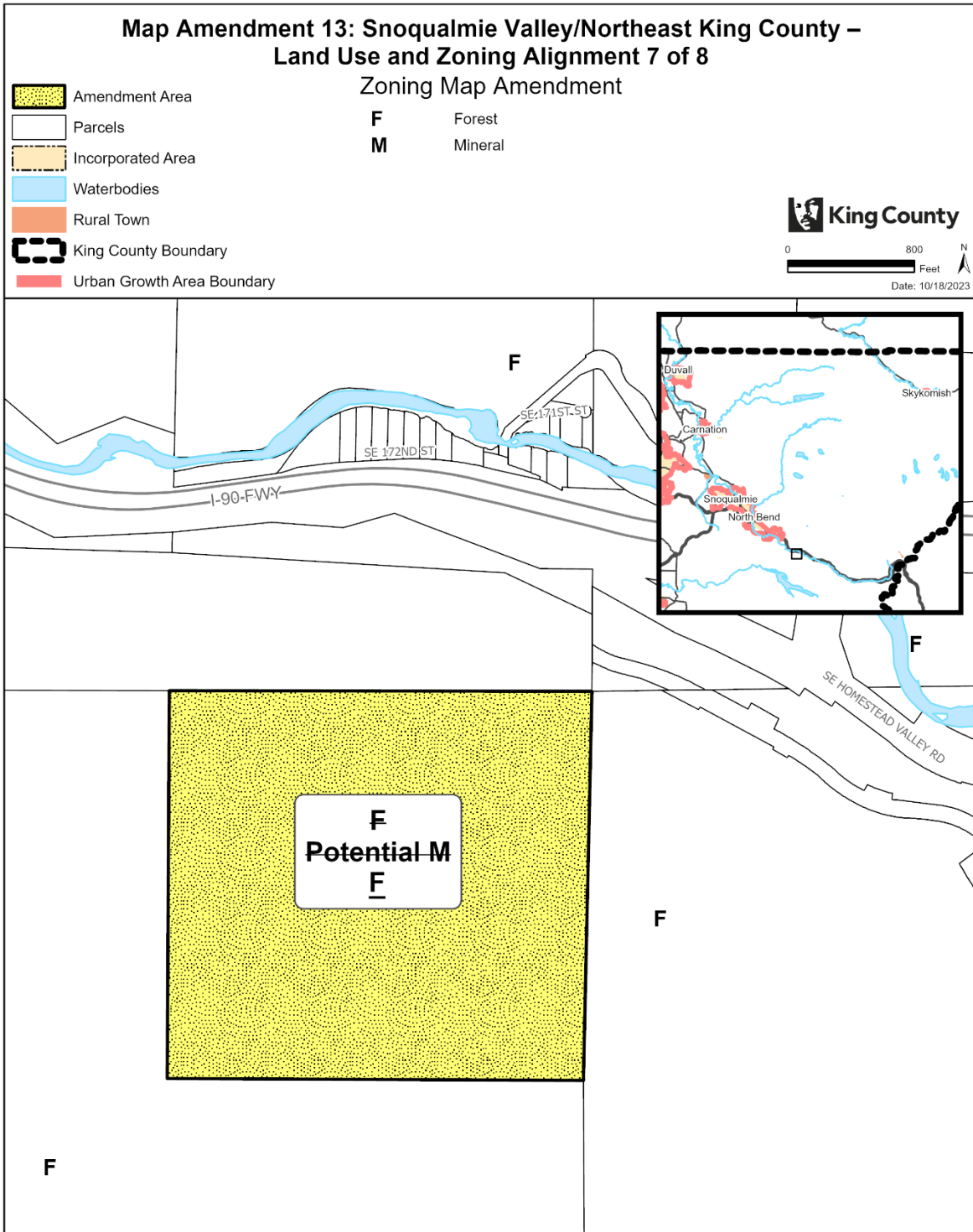
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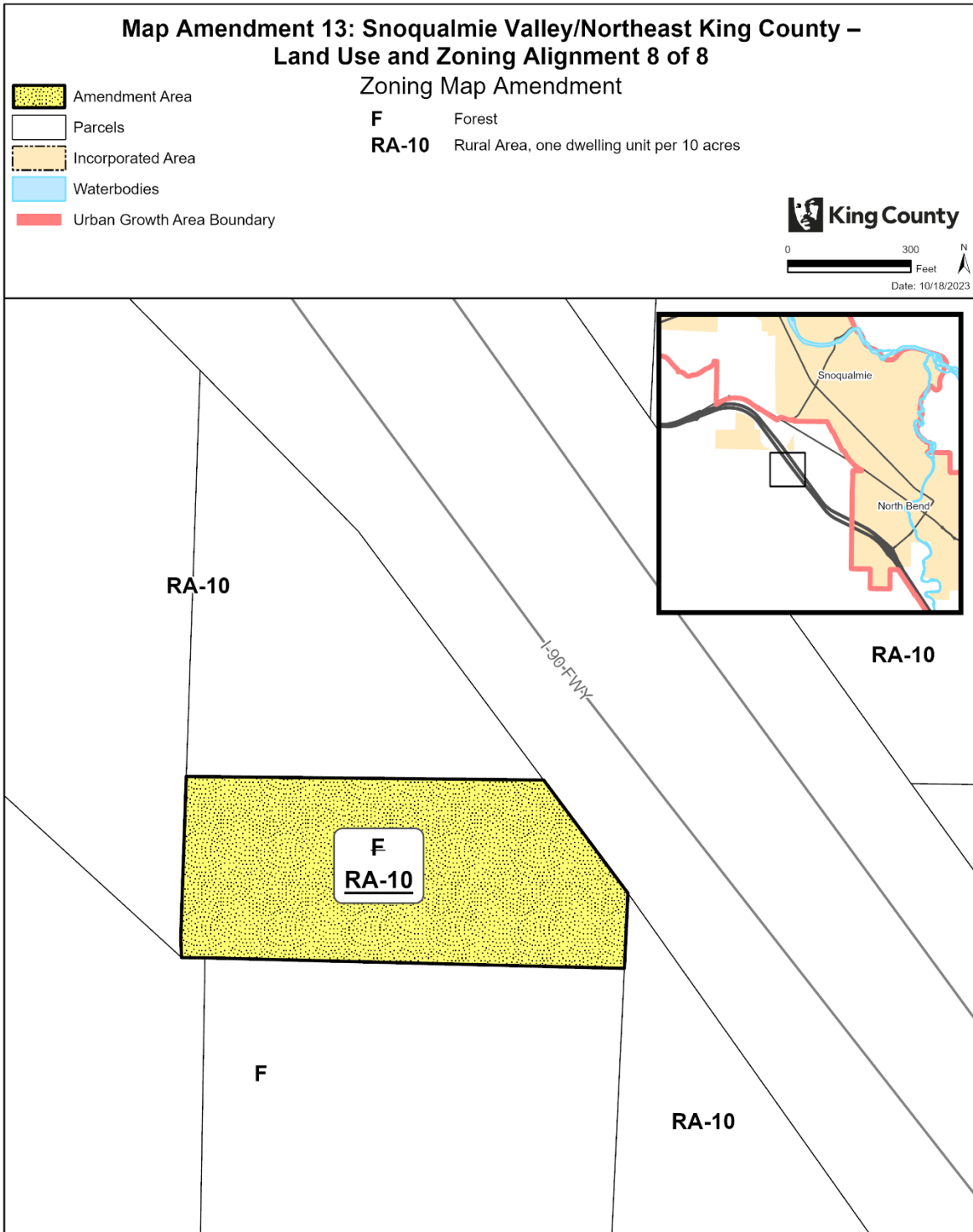
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989 **Map Amendment 14: Snoqualmie Valley/Northeast King County – Removal of**  
990 **Development Conditions from Previously Annexed Areas**

991 AMENDMENT TO THE KING COUNTY ZONING ATLAS  
992

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993  
994 Amend Sections, Townships, and Ranges, as follows:  
995

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

996  
997 **ZONING**  
998

- 999 1. Repeal the following P-Suffix Development Conditions from the Zoning Atlas:
  - 1000 a. P-Suffix SV-P25;
  - 1001 b. P-Suffix SV-P30;
  - 1002 c. P-Suffix SV-P32;
  - 1003 d. P-Suffix SV-P33;
  - 1004 e. P-Suffix SV-P34;
  - 1005 f. P-Suffix SV-P37; and
  - 1006 g. P-Suffix ES-P21.

1007  
1008 **Effect: Repeals seven identified P-Suffix development conditions from the Zoning Atlas. This**  
1009 **change would align with the fact that the P-Suffix development conditions do not apply on any**  
1010 **parcels in unincorporated King County due to annexations.**  
1011