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Land use and Zoning Map Amendments



King County
June 2024

30

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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
------------	------------	------------

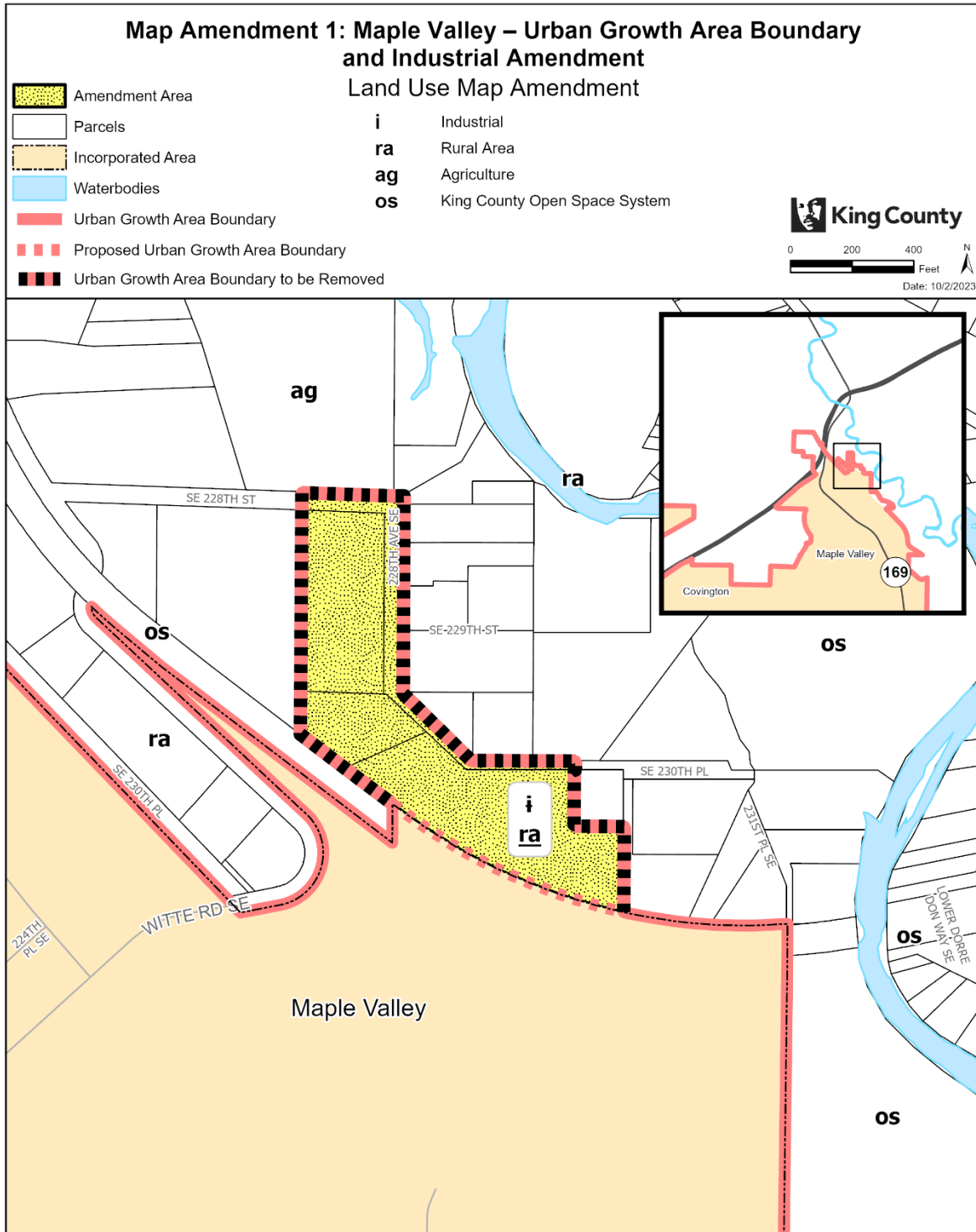
111

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

113

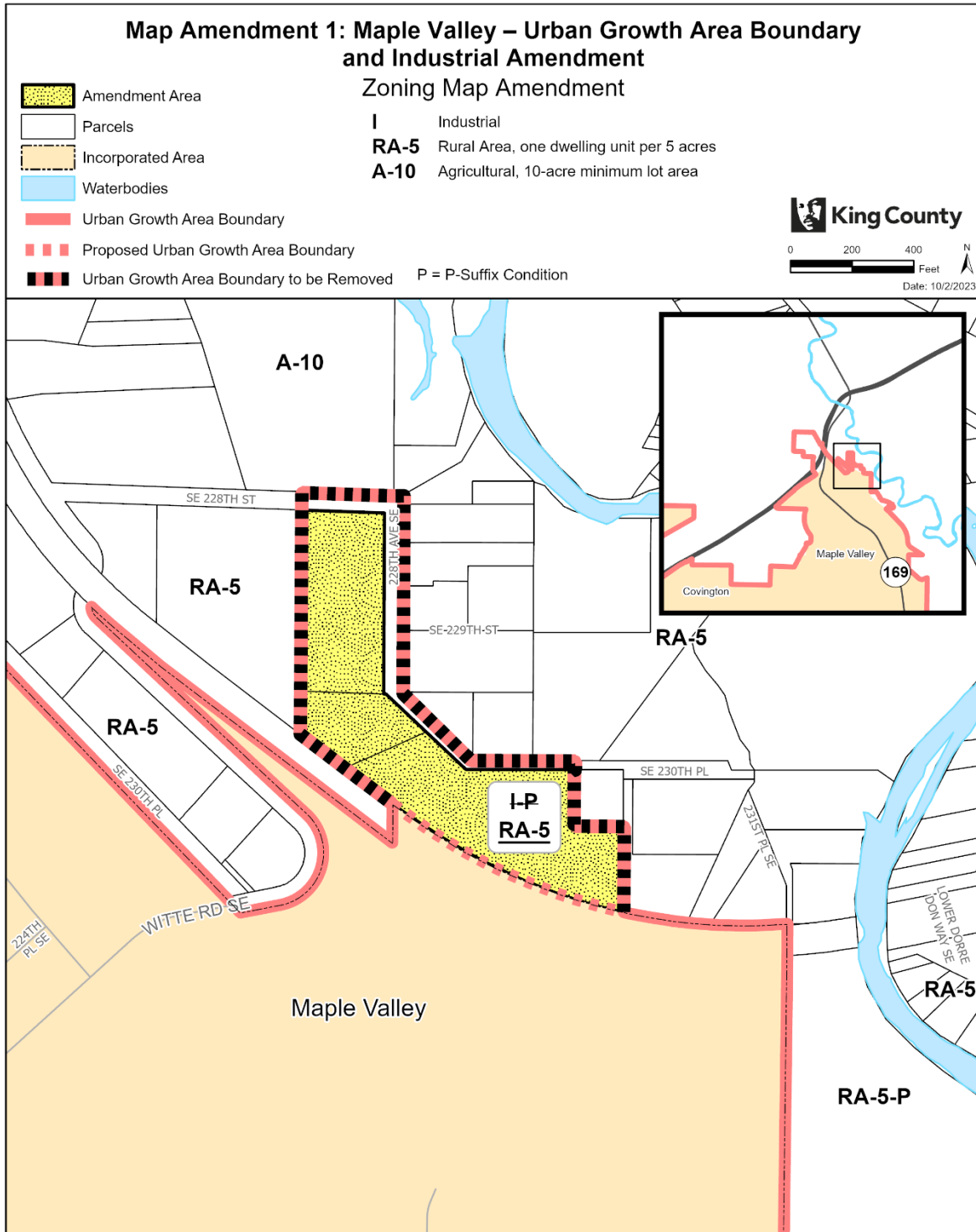
114 **Effect:** Amends the Urban Growth Area boundary to coincide with a portion of the
115 northern city limits of Maple Valley. The amendment also includes the following actions
116 consistent with this change:

- 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-RHMining 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

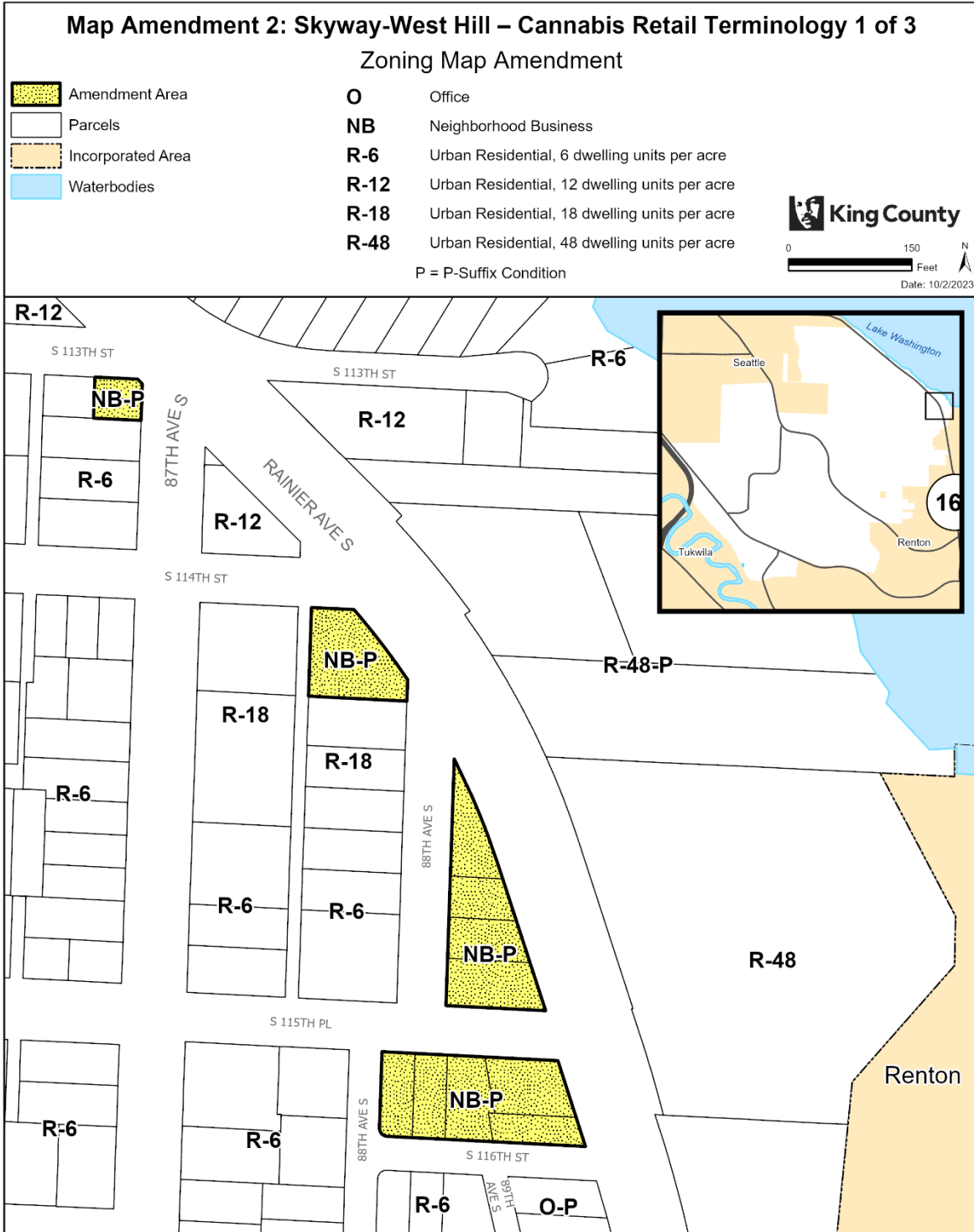
1. Amend P-Suffix WH-P11 on the following parcels:

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:

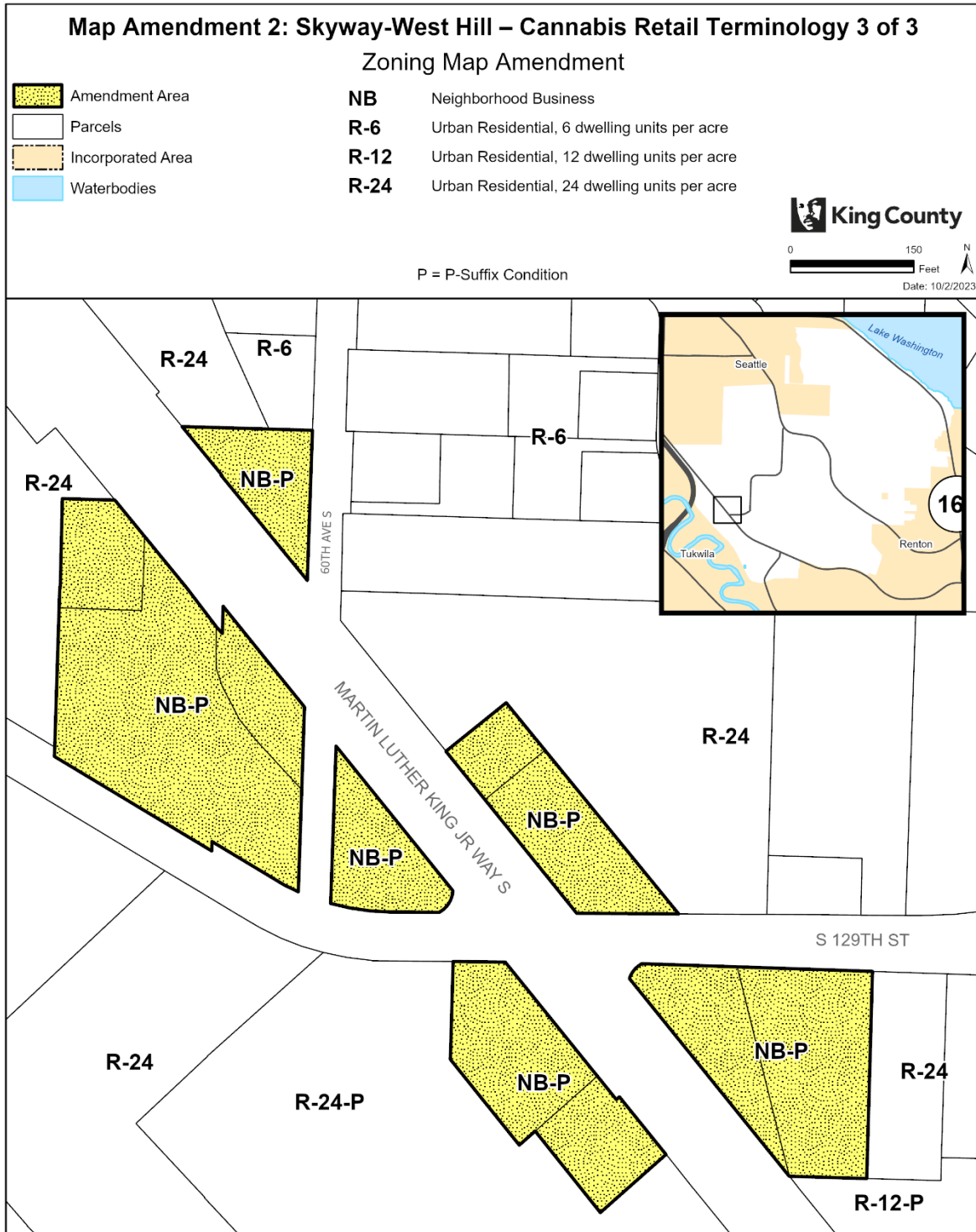
"The establishment of new ((~~marijuana~~)) cannabis retail uses within the Skyway-West Hill Potential Annexation Area shall only be permitted if the total number of ((~~marijuana~~)) cannabis retailers, as permitted in K.C.C. 21A.08.070, does not exceed two."

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

150
151

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
------------	-------------	---------

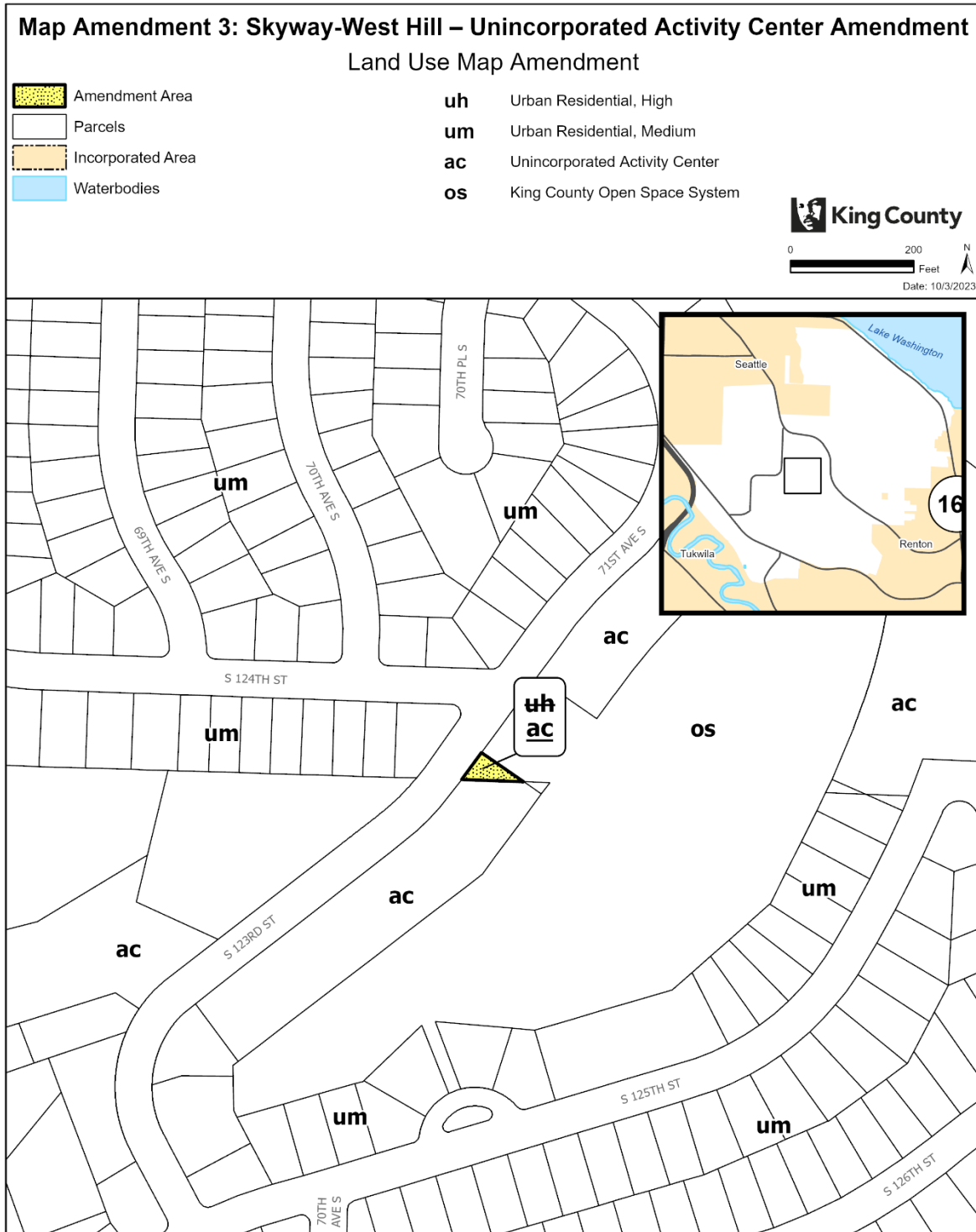
159
160 **LAND USE**

- 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**

174 _____

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

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

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
 188
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 191

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."

201
 202

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."

203
 204
 205

Effect: Amends the King County Zoning Atlas as follows:

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 207
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- 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.**

Map Amendment 4: North Highline – Cannabis Retail Terminology and Height Limitations 1 of 5

Zoning Map Amendment

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

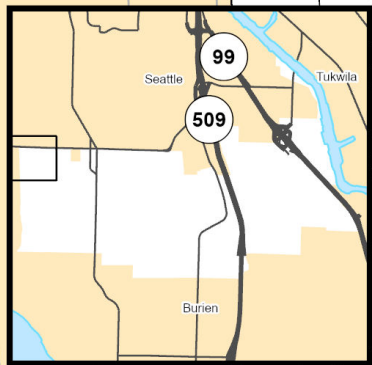
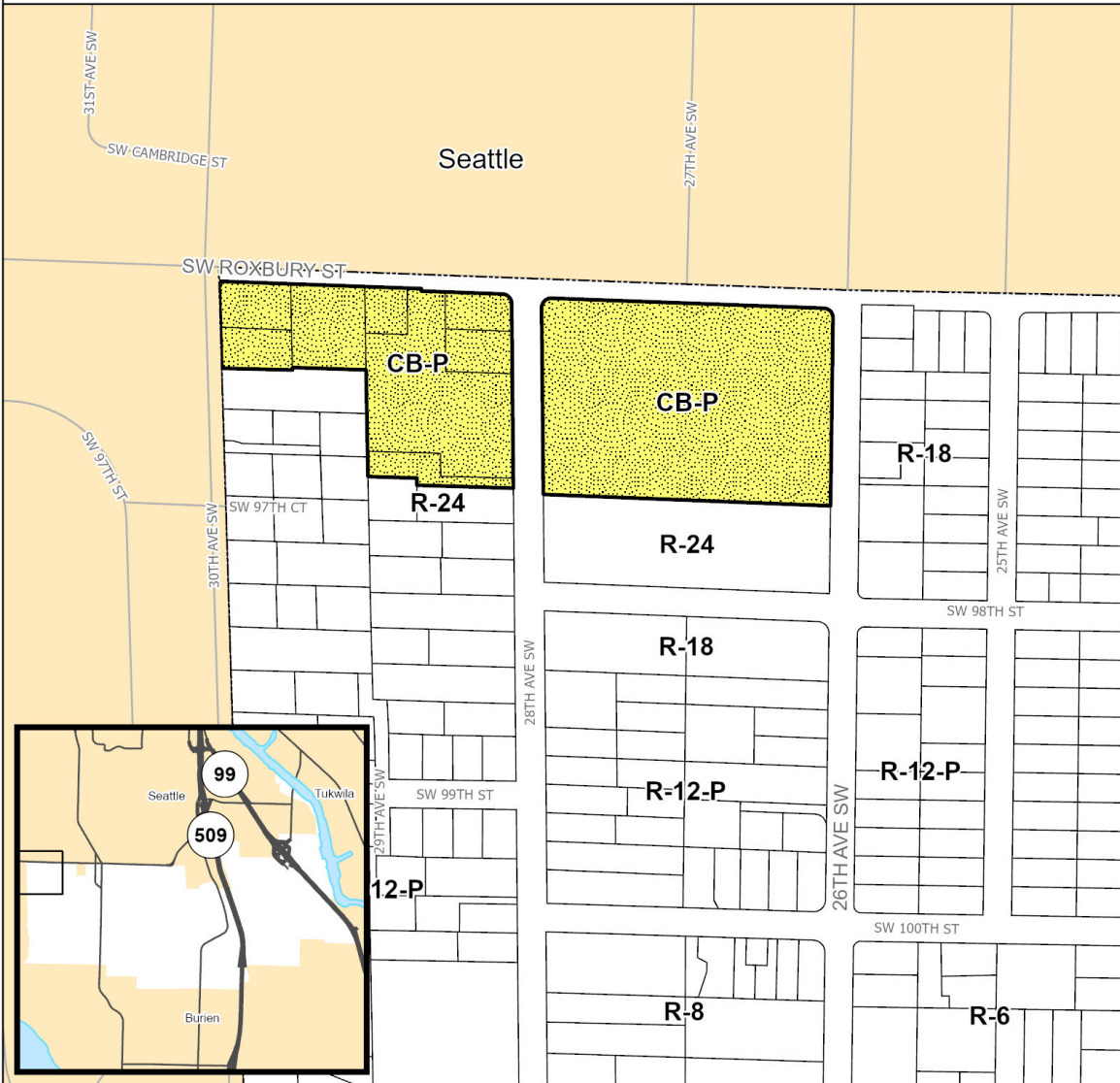
- R-6** Urban Residential, 6 dwelling units per acre
- R-8** Urban Residential, 8 dwelling units per acre
- R-12** Urban Residential, 12 dwelling units per acre
- R-18** Urban Residential, 18 dwelling units per acre
- R-24** Urban Residential, 24 dwelling units per acre

CB Community Business

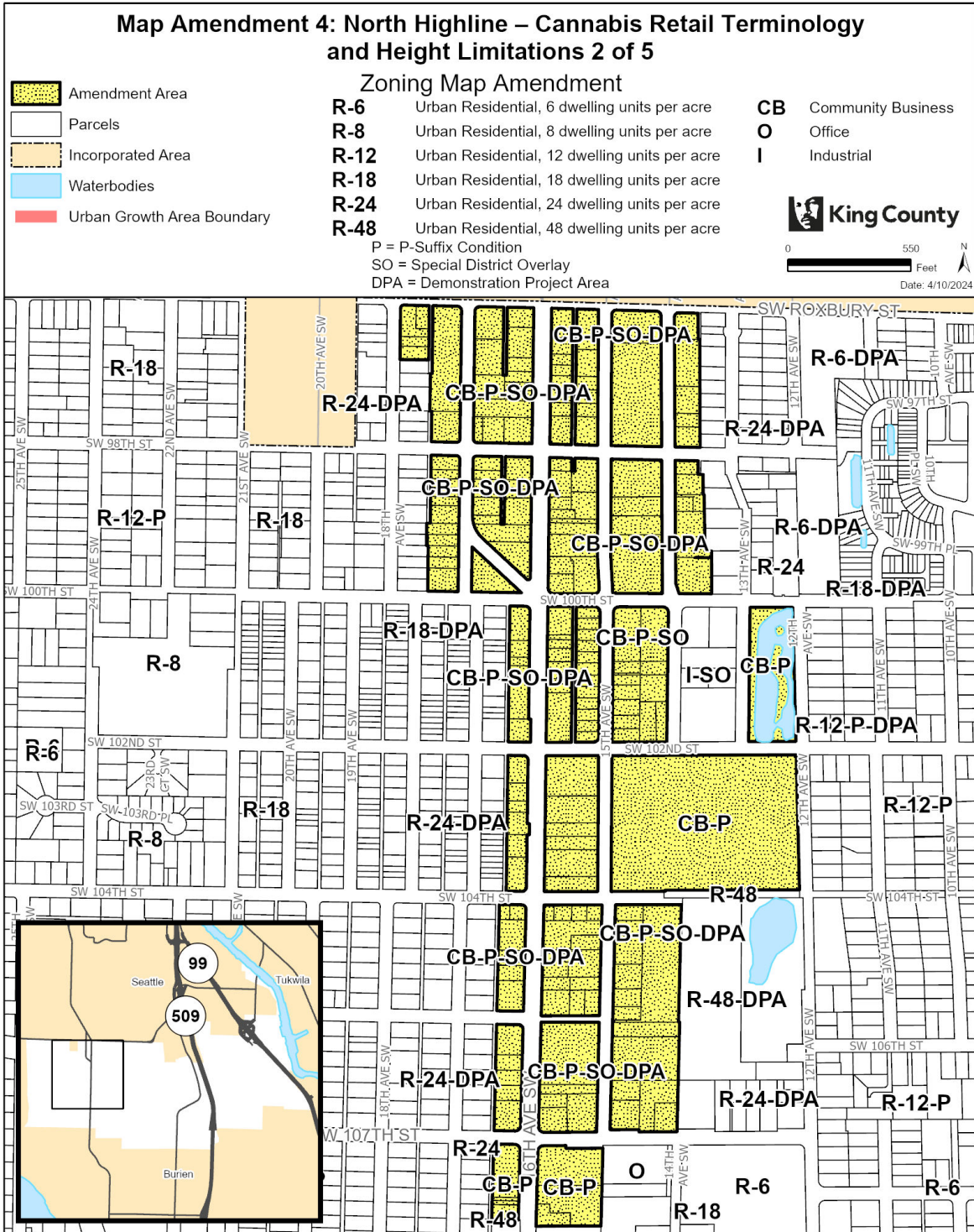


Date: 4/10/2024

P = P-Suffix Condition



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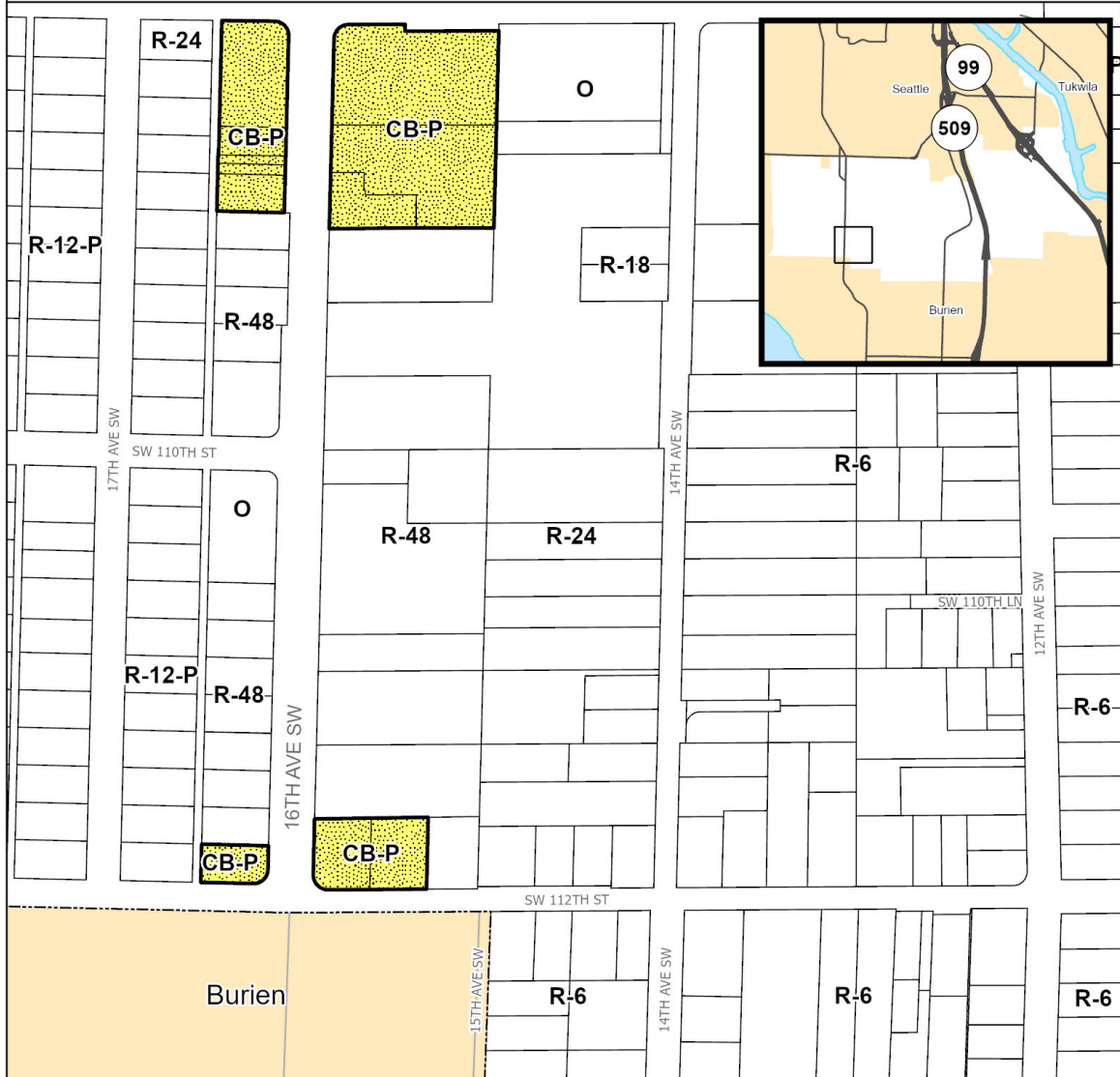
Map Amendment 4: North Highline – Cannabis Retail Terminology and Height Limitations 3 of 5

Zoning Map Amendment

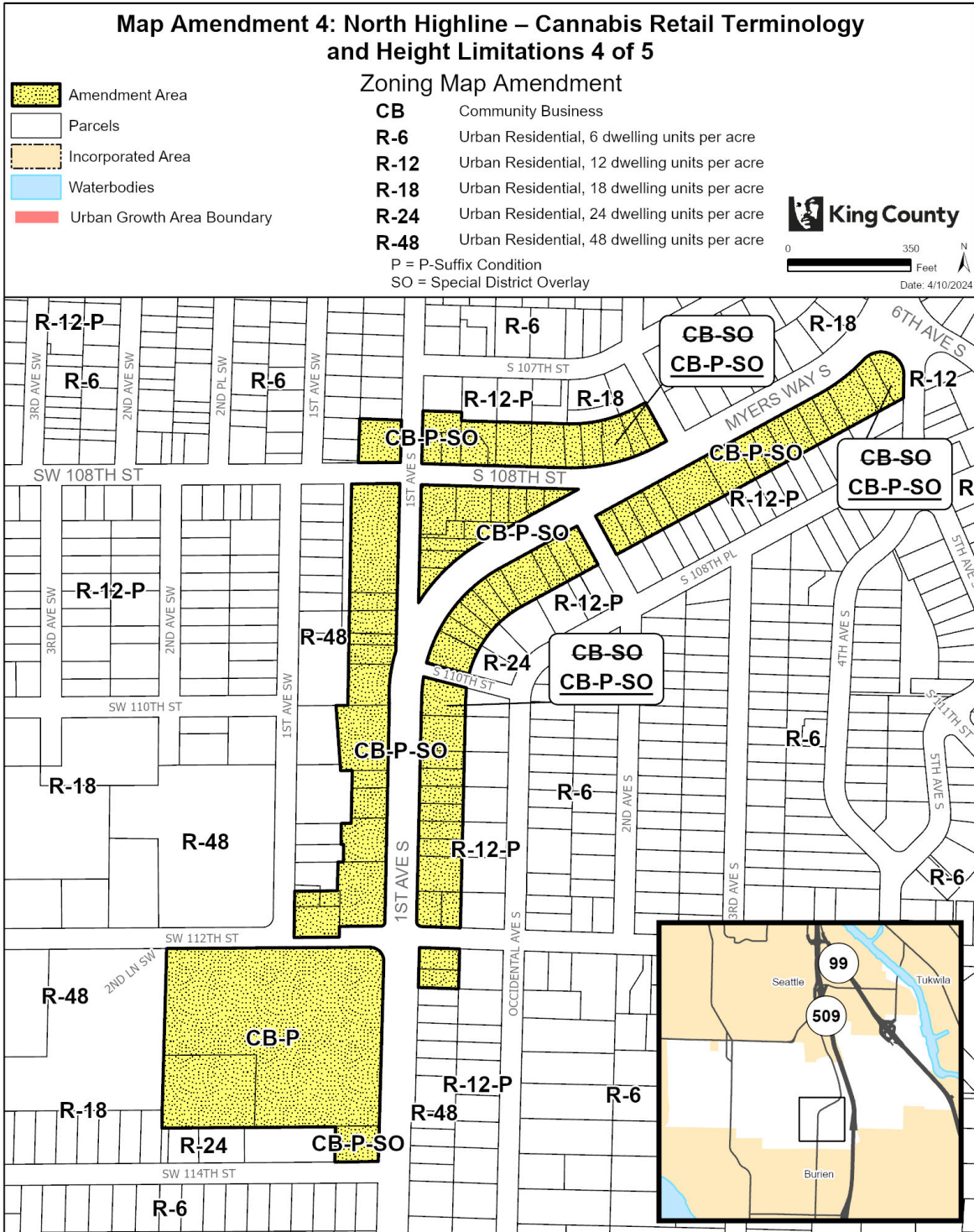
-  Amendment Area
-  Parcels
-  Incorporated Area
-  Waterbodies
-  Urban Growth Area Boundary

- R-6** Urban Residential, 6 dwelling units per acre
- R-12** Urban Residential, 12 dwelling units per acre
- R-18** Urban Residential, 18 dwelling units per acre
- R-24** Urban Residential, 24 dwelling units per acre
- R-48** Urban Residential, 48 dwelling units per acre
- P** = P-Suffix Condition
- SO** = Special District Overlay
- DPA** = Demonstration Project Area

- CB** Community Business
- O** Office



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Map Amendment 4: North Highline – Cannabis Retail Terminology and Height Limitations 5 of 5

Zoning Map Amendment

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

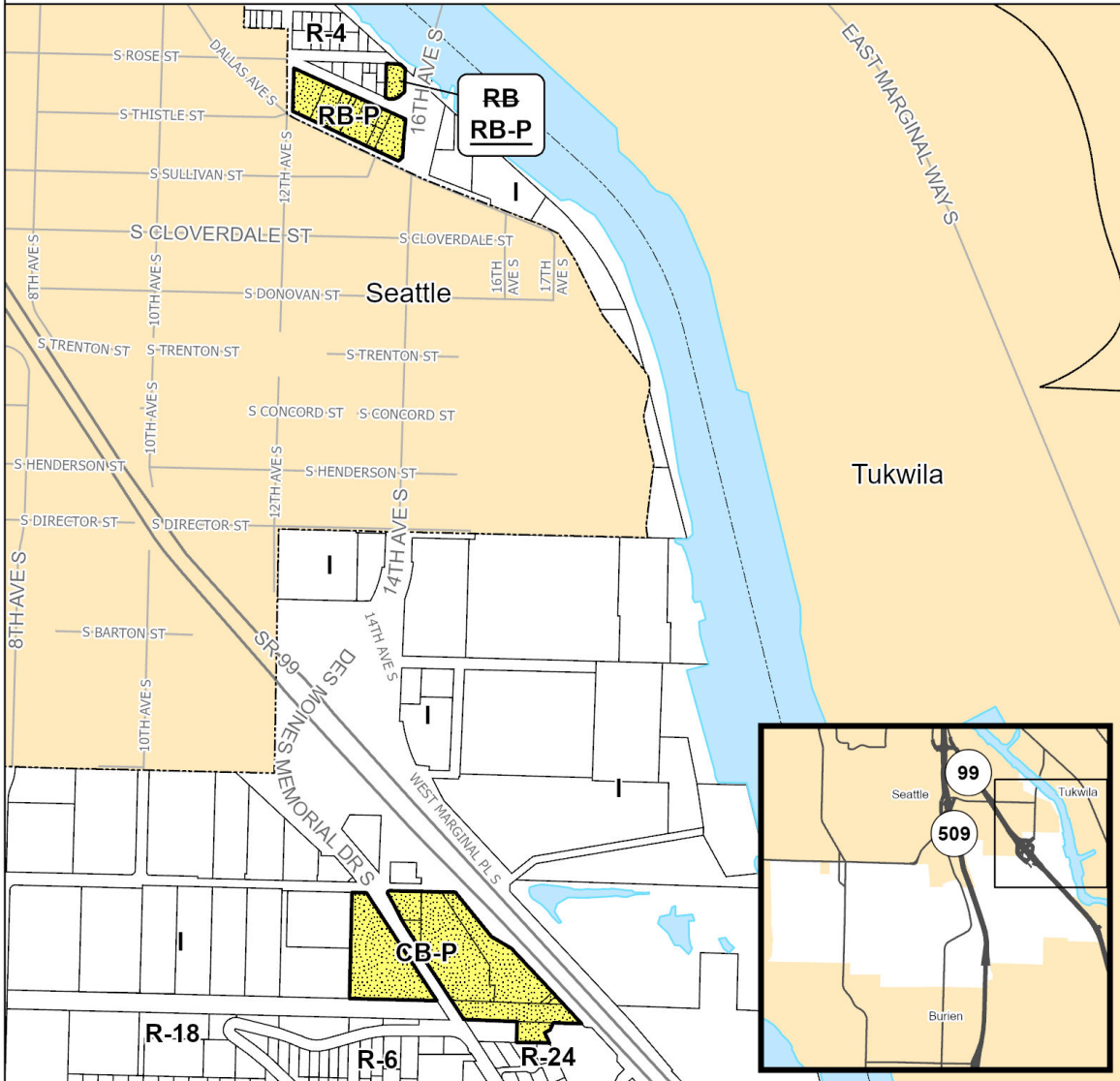
- RB** Regional Business
 - I** Industrial
 - R-4** Urban Residential, 4 dwelling units per acre
 - R-6** Urban Residential, 6 dwelling units per acre
 - R-18** Urban Residential, 6 dwelling units per acre
 - R-24** Urban Residential, 6 dwelling units per acre
- P = P-Suffix Condition



King County

0 750 Feet

Date: 4/10/2024



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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
 235
 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
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
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239
 240
 241
 242

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.

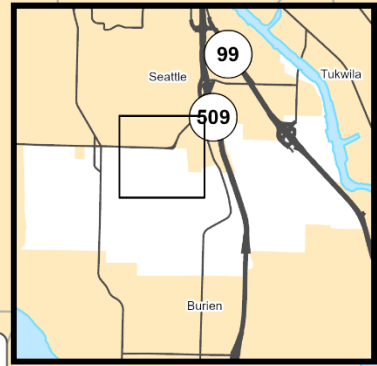
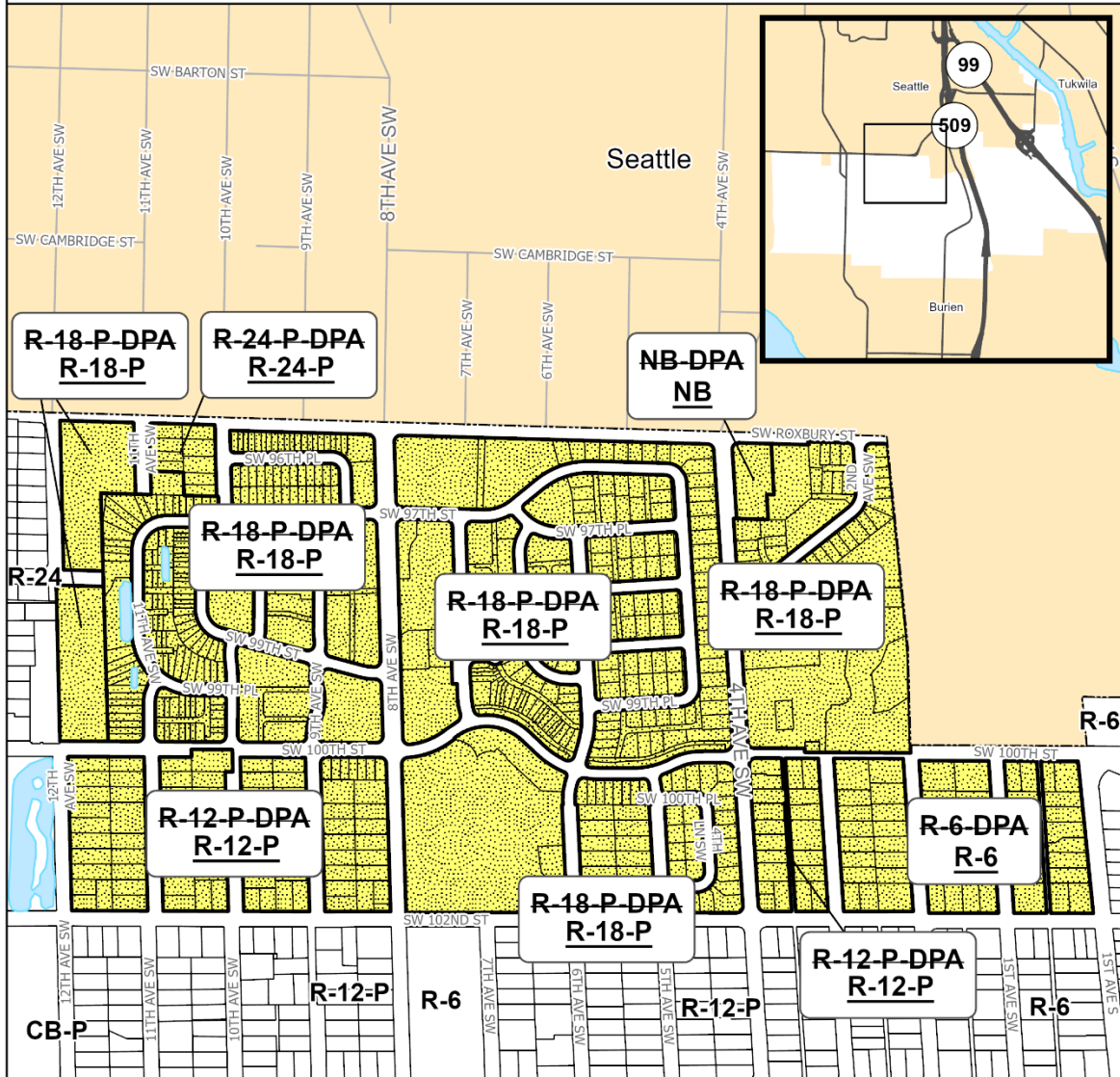
Map Amendment 5: Low-Impact Development and Built Green Demonstration Project Area 1 of 3

-  Amendment Area
-  Parcels
-  Incorporated Area
-  Waterbodies

Zoning Map Amendment

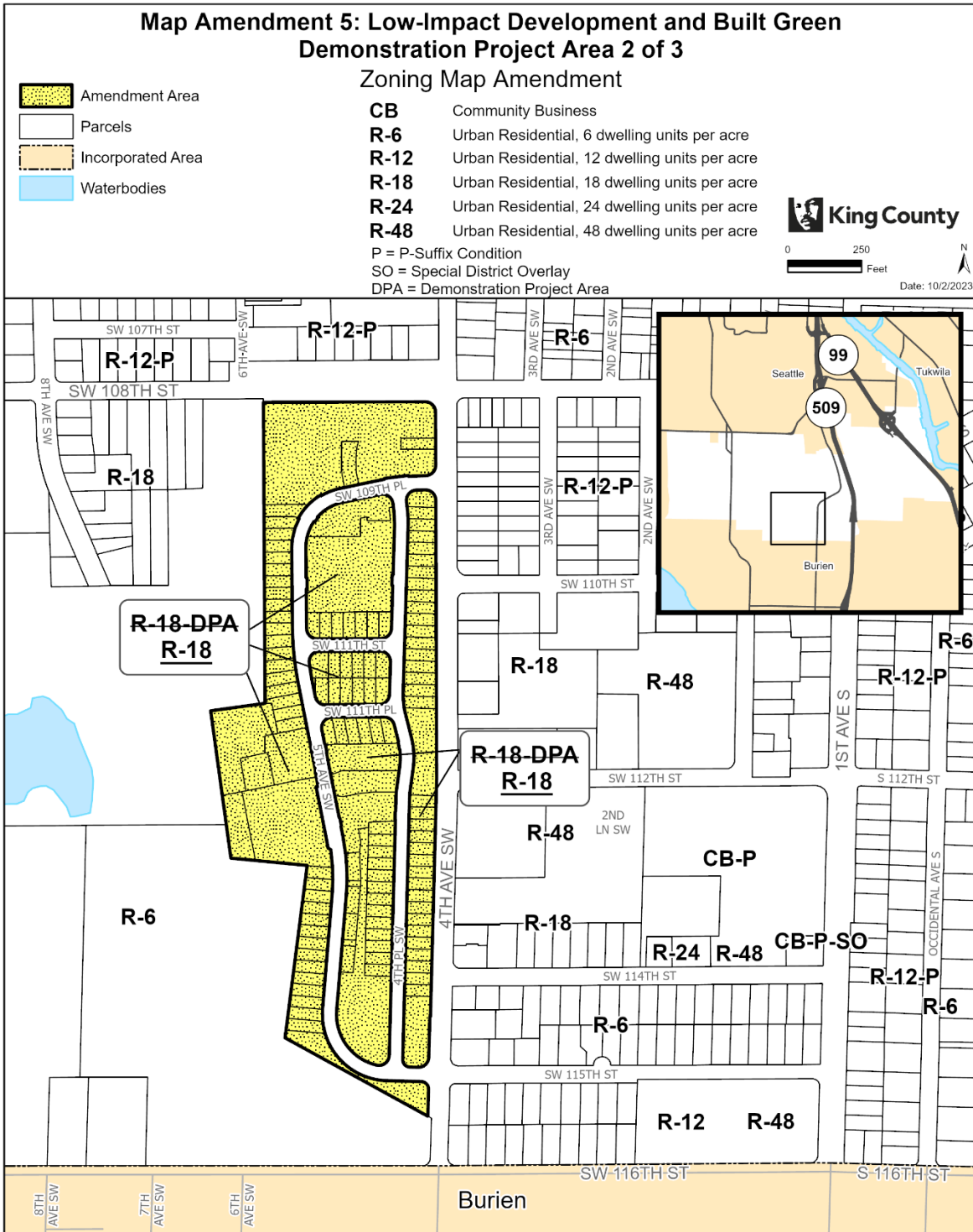
- R-6** Urban Residential, 6 dwelling units per acre
- R-12** Urban Residential, 12 dwelling units per acre
- R-18** Urban Residential, 18 dwelling units per acre
- R-24** Urban Residential, 24 dwelling units per acre
- NB** Neighborhood Business

P = P-Suffix Condition
 DPA = Demonstration Project Area



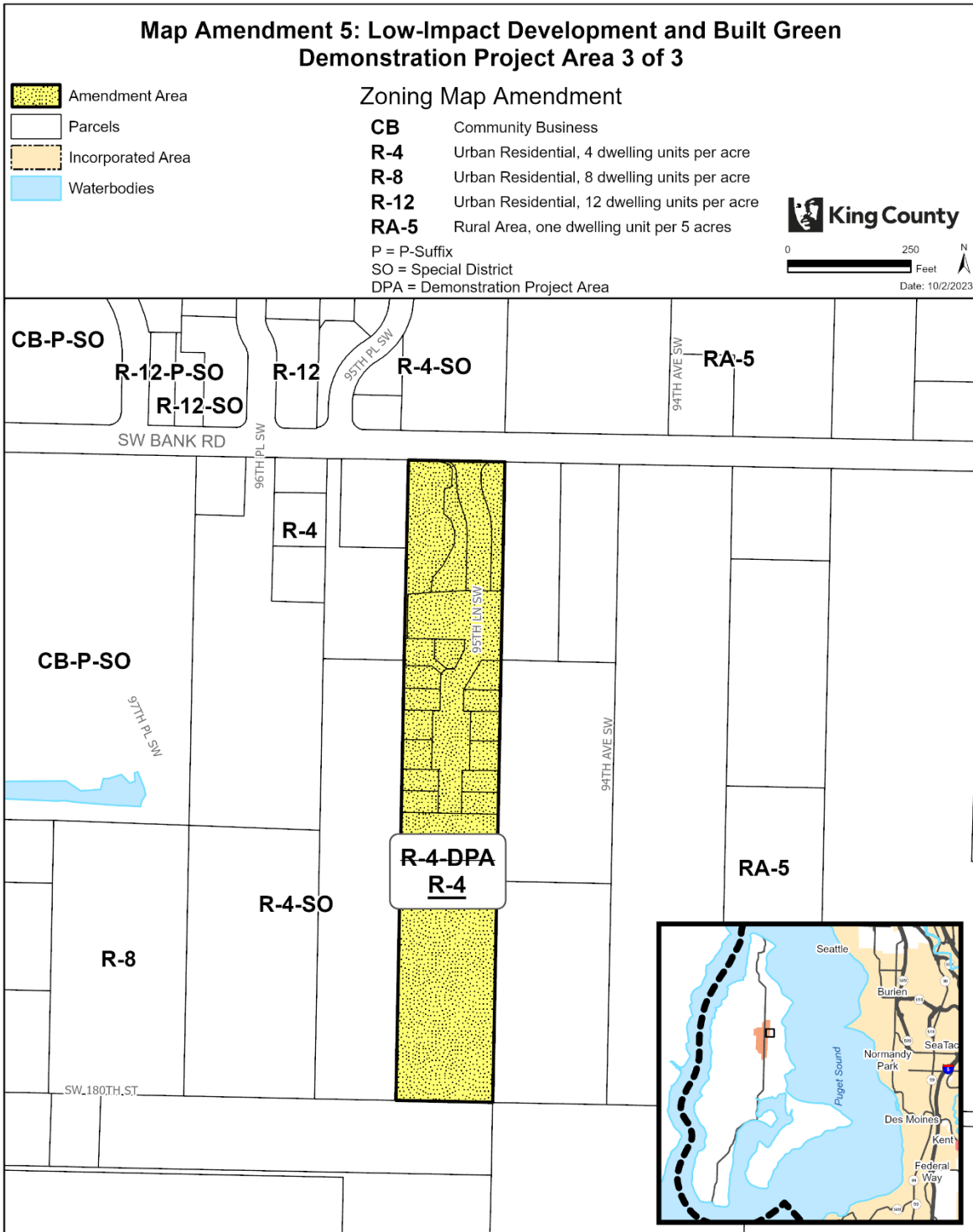
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Project: BuiltGreenDPA_P_McCombs



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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**

249
 250
 251 Amend Sections, Townships, and Ranges, as follows:
 252

Section 6	Township 23	Range 4
Section 11	Township 23	Range 4
Section 21	Township 21	Range 4

253
 254 **ZONING**

- 255
 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

- 259
 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:
 262

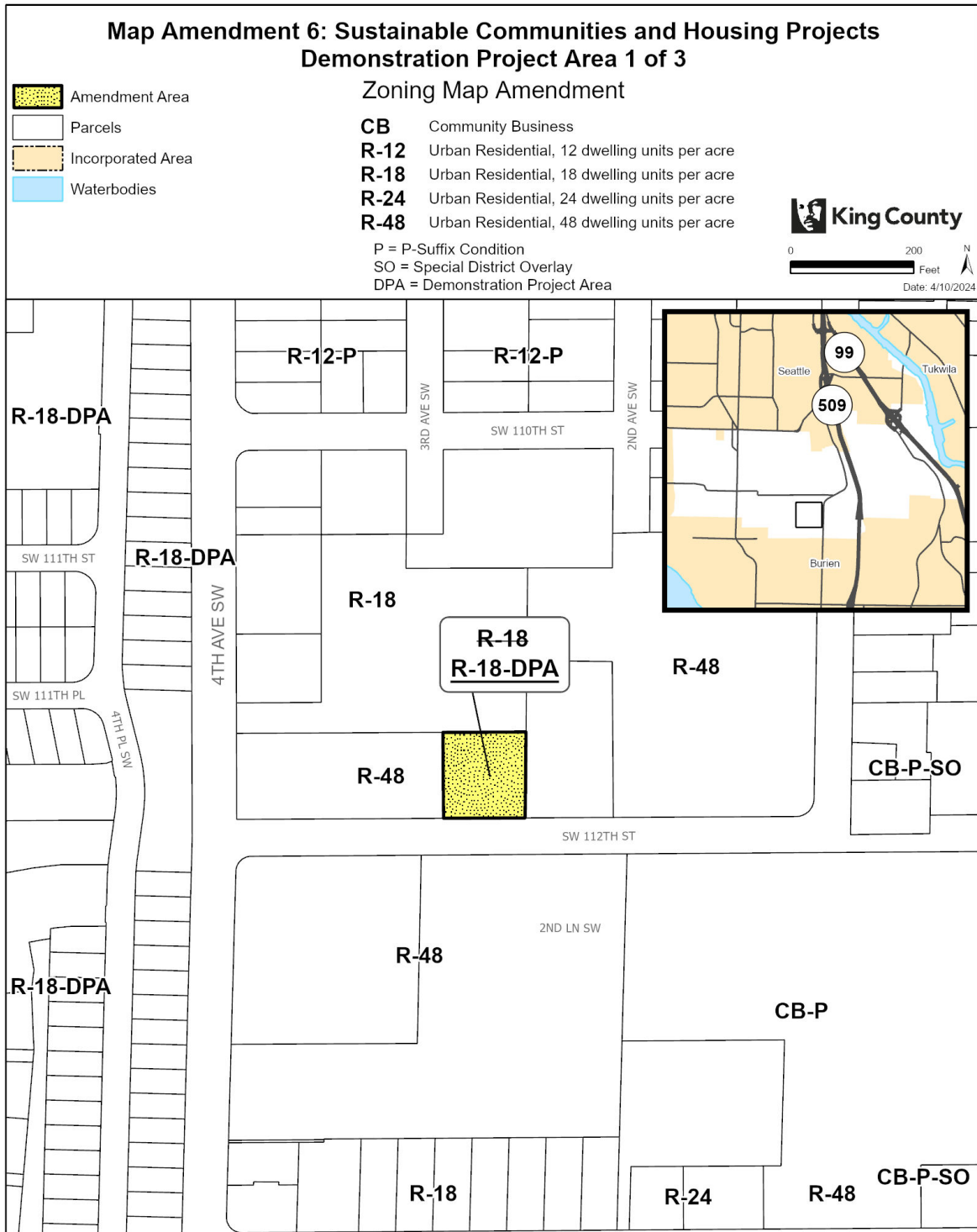
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1148300410	1148300420	1148300430	1148300440
1148300450	1148300460	1148300470	1148300480
1148300490	1148300500	114830TRCT	

- 263
 264 3. Remove the "Sustainable Communities and Housing Projects Demonstration Project" (-DPA)
 265 established in K.C.C. 21A.55.101 on the following parcels:
 266

267

2191600870





268 **Effect:** Applies the Sustainable Communities and Housing Projects Demonstration
 269 **Project Area (K.C.C. 21A.55.101) overlay to applicable properties, and confirms removal**
 270 **of a third area. This technical correction would align with the eligibility currently**
 271 **authorized in K.C.C. 21A.55.101.**
 272



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Project: SustainableCommunitiesDPA_P_McCombs

**Map Amendment 6: Sustainable Communities and Housing Projects
 Demonstration Project Area 2 of 3**

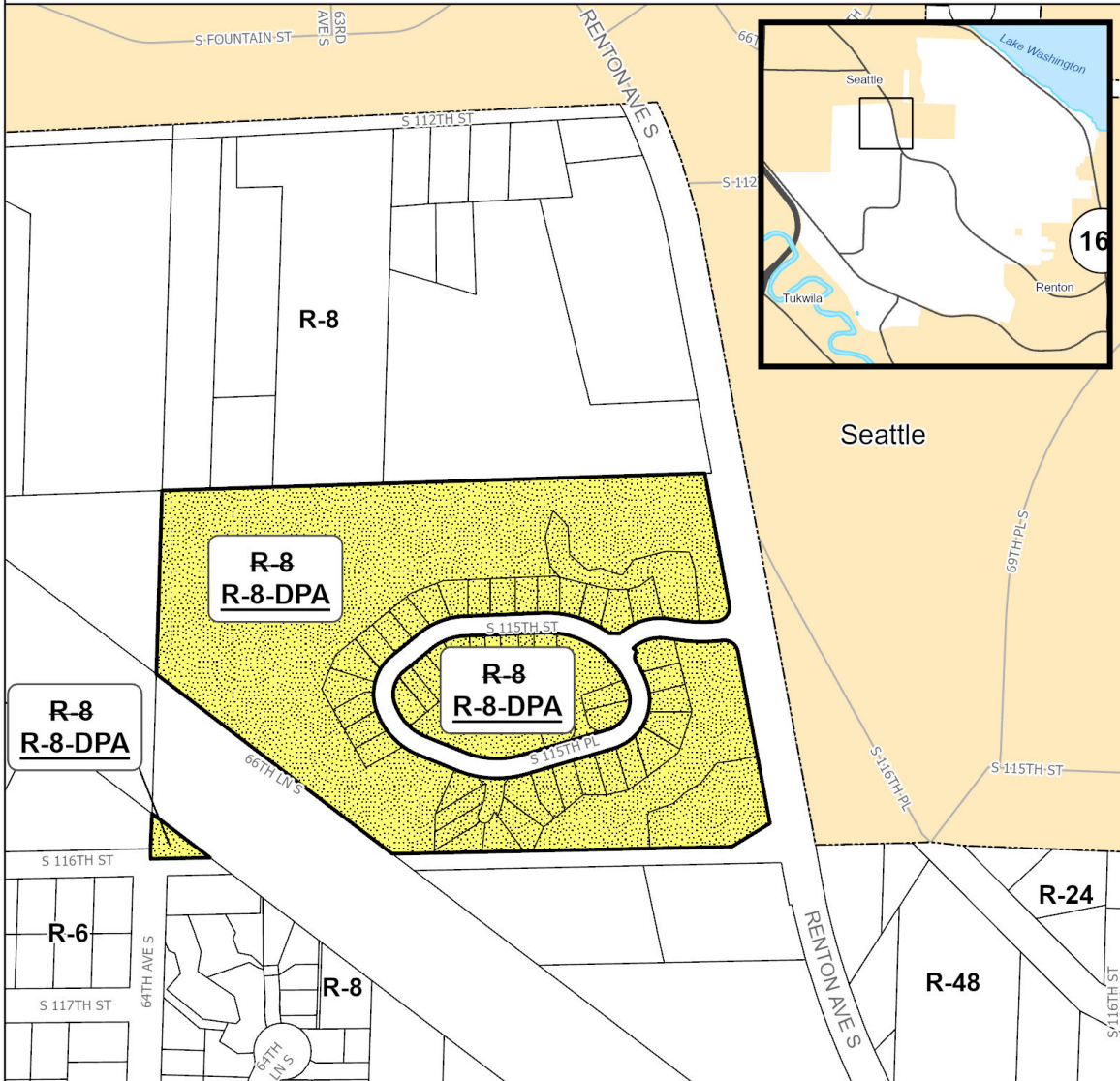
-  Amendment Area
-  Parcels
-  Incorporated Area
-  Waterbodies

Zoning Map Amendment

- R-6** Urban Residential, 6 dwelling units per acre
- R-8** Urban Residential, 8 dwelling units per acre
- R-24** Urban Residential, 24 dwelling units per acre
- R-48** Urban Residential, 48 dwelling units per acre



DPA = Demonstration Project Area



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Project: SustainableCommunitiesDPA_P_McCombs

Map Amendment 6: Sustainable Communities and Housing Projects
Demonstration Project Area 3 of 3

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

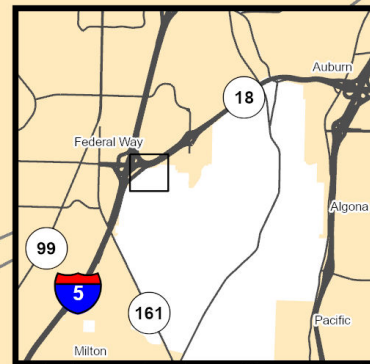
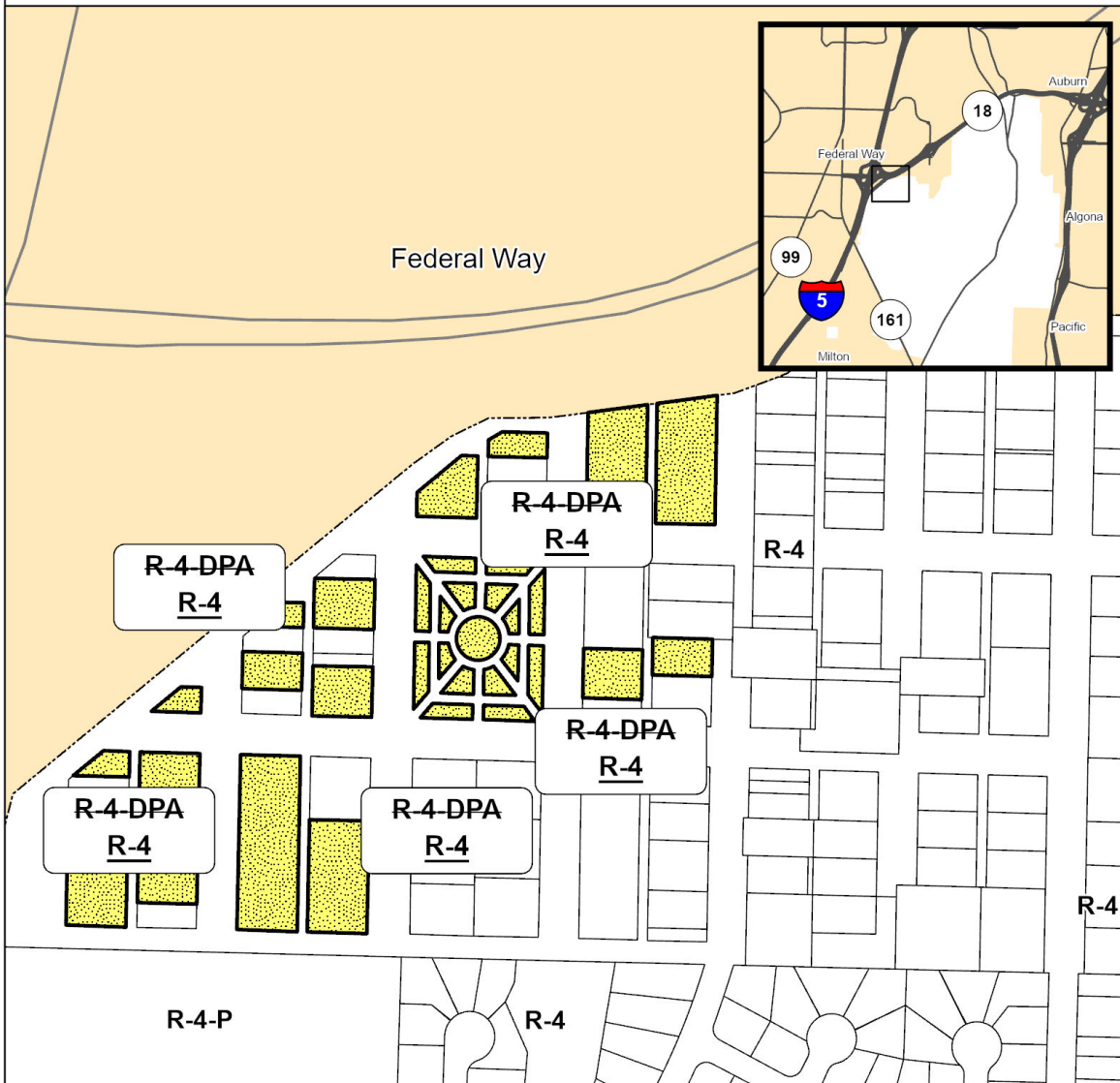
Zoning Map Amendment

- R-4** Urban Residential, 4 dwelling units per acre
- R-8** Urban Residential, 8 dwelling units per acre
- R-24** Urban Residential, 24 dwelling units per acre
- R-48** Urban Residential, 48 dwelling units per acre



DPA = Demonstration Project Area

Date: 4/10/2024



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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

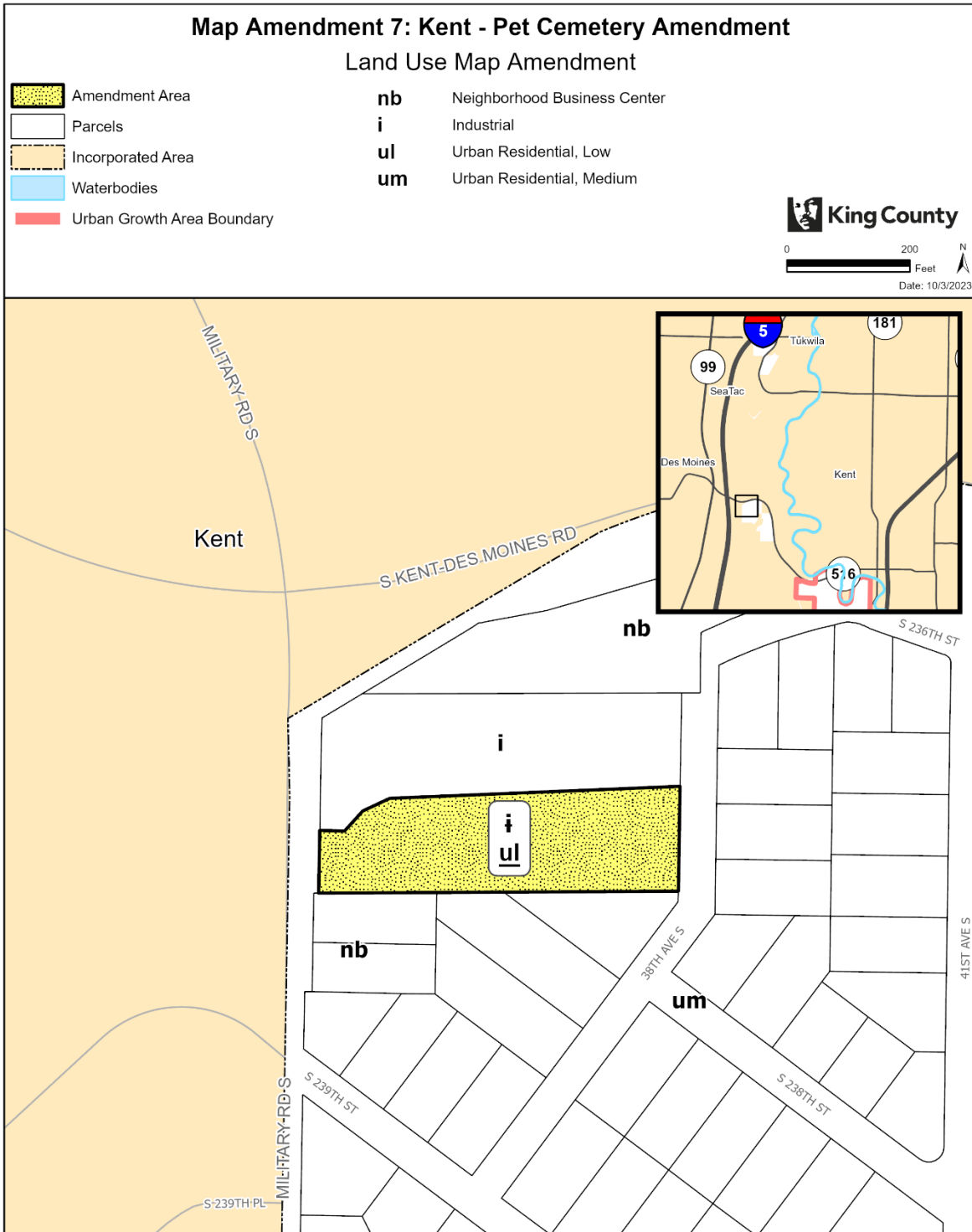
300 **Effect: On a parcel in unincorporated Kent:**

301

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

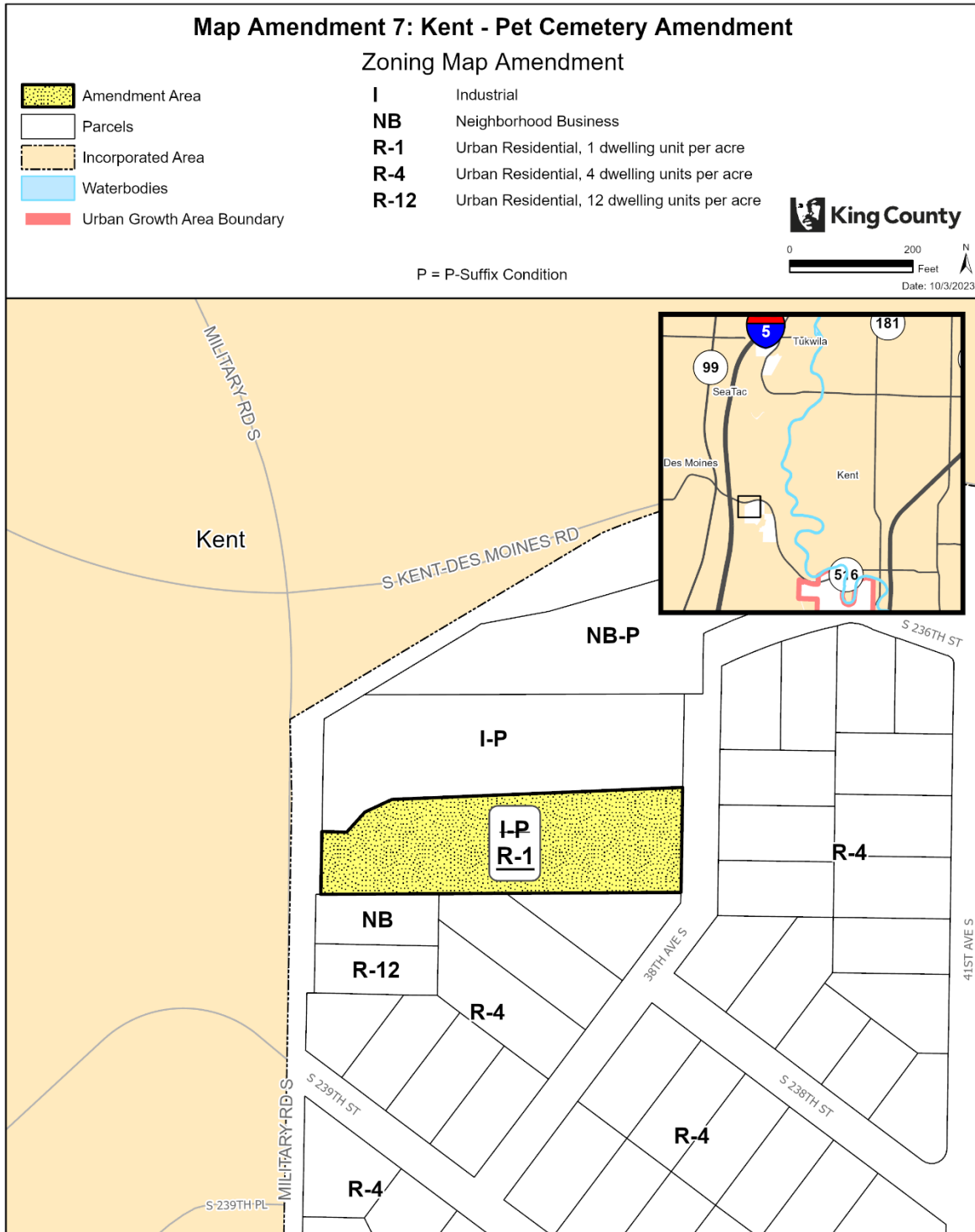
303 • Amends the zoning classification from Industrial to R-1; and

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:

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7973202900 (portion)

322

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

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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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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	

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

0006600018 (portion)

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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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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
2523069011	2523069148	2523069161	2523069166
2524059178	2525069011	2525069012	2525069013
2525069017	2525069018	2525069028	2525069073
2525069082	2525069090	2525069091	2525069092
2525069093	2525069094	2525069095	2621059043 (portion)
2621069011	2621069069	2621069071	2621069072
2621069073	2621069074	2621069075	2621069076
2621069077	2621069078	2621069079	2623069015
2625069002	2625069003 (portion)	2625069015	2721069007
2721069057	2724079084	2725079039 (portion)	2822039005
2921079002	2921079039	2921079048	2921079062
2921079078	2921079083	2921079087	2922039001
2922039002	2922039003	2922039004	2922039006
2922039007	2922039026	2922039027	2923039065
2923039259	2923069007	2923069032	2923069035
2923069043	2923069050	2924069011	2924069015
2924069021	2924069031	2924069097	3023069007
3023069043	3023069139	3023069153	3024069024
3024069036	3024069037	3024069038	3024069043
3024079003	3026069062	3122039007	3122039014
3123039019	3123039021	3123039023	3123039038
3123039044	3123039116	3123039119	3123039120
3123039121	3123039122	3123039123	3123039162
3126069037	3126069038	3126069052	3126069053
3126069162	3222039011	3222039027	3222079037
3223039003	3223039011	3223039055	3223039078

3223039079	3223039081	3223039152	3223039156
3223039160	3223039172	3223039173	3223039220
3223069006	3223069050	3223069131	3223069133
3223069140	3224069015 (portion)	3323039002	3326069059
3420069032	3422029003	3422079091	3424089001
3424089024	3425079029	3425079041	3425079043
3425079046	3425079052	3425079054	3425079064
3425079069	3425079080	3425079081	3425079082
3425079083	3425079084	3425079085	3425079086
3425079094	3425079095	3425079100	3425079107
3425079117	3521069001	3521069006	3521069013
3521069015	3521069017	3521069021	3521069033
3521069074	3521069081	3521069082	3521069083
3521069084	3521069131	3521069161	3522029013
3522059031	3522059098	3522069020 (portion)	3522069043
3522069045	3620069015	3620069030	3620069035
3620069042	3620069043	3620069044	3621059005 (portion)
3621069003	3621069007	3621069008	3621069012
3621069017	3621069059	3621069062	3621069067
3621069070	3622029028	3622029034	3622029041
3622069001	3622069072	3623029012	3623029013
3623029015	3623029016	3623029077	3623069005
3623069006	3623069008	3705000170	3874400070
3874400080	3874400100	3874400102	3874400180
3874400240	5104532110	5104532120	5104532130
5104532140	5104540750	5112400047	5112400064
5112400065	5112400066	5112400067	5112400068
6175800001	6175800005	6175800010	6175800014
6175800115	6175800200	6175800205	6175800235
6175800240	6175800265	6175800300	6175800310
6175800315	6175800330	6175800350	6175800440
6175800460	6175800470	6175800475	6175800490
6175800500	6175800510	6175800560	6175800570
6175800575	6175800850	6175800870	6175800875
6175800880	6175800900	6175800960	6175801010
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			

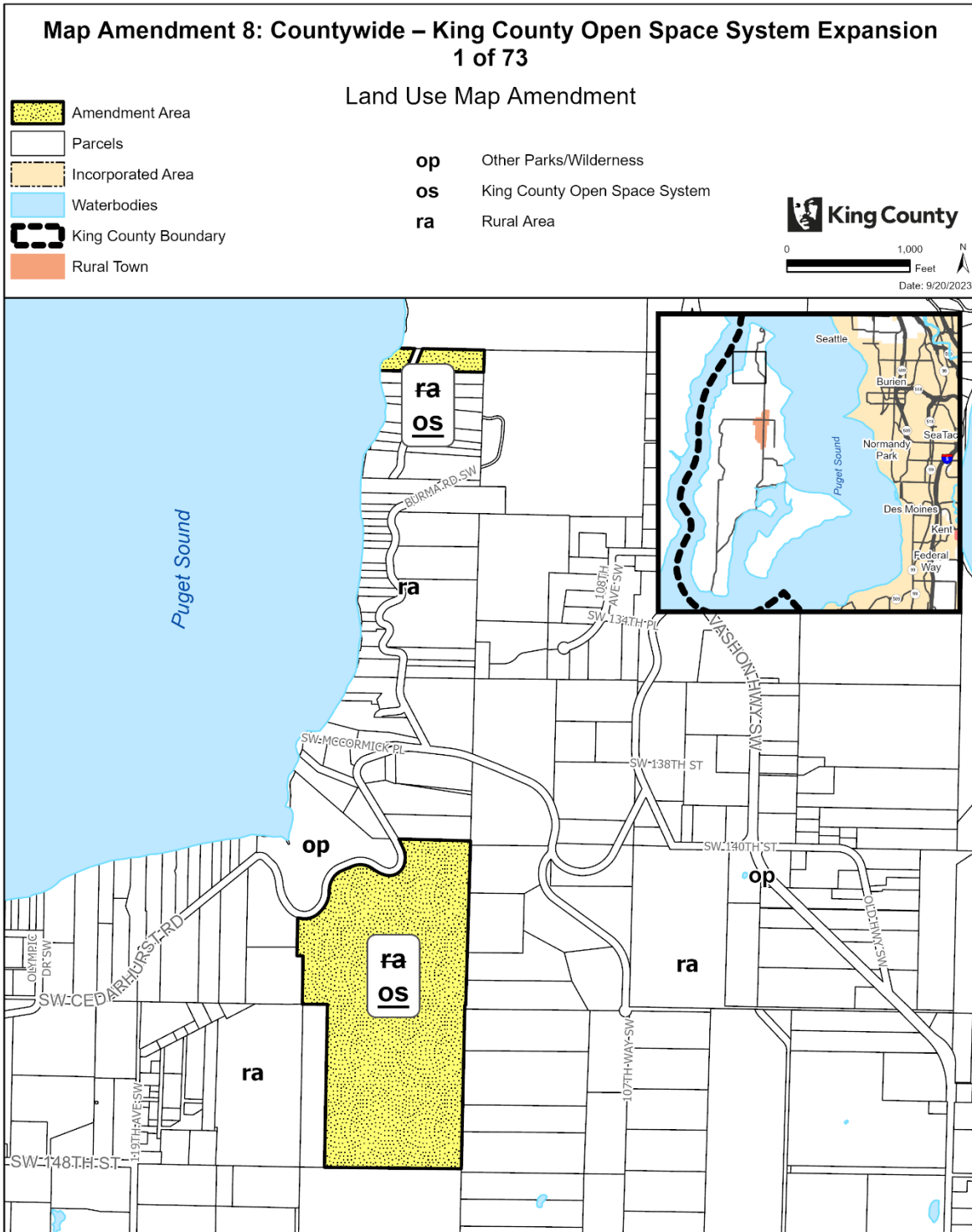
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2. Repeal P-Suffix Development Condition SV-P35 from the zoning atlas.

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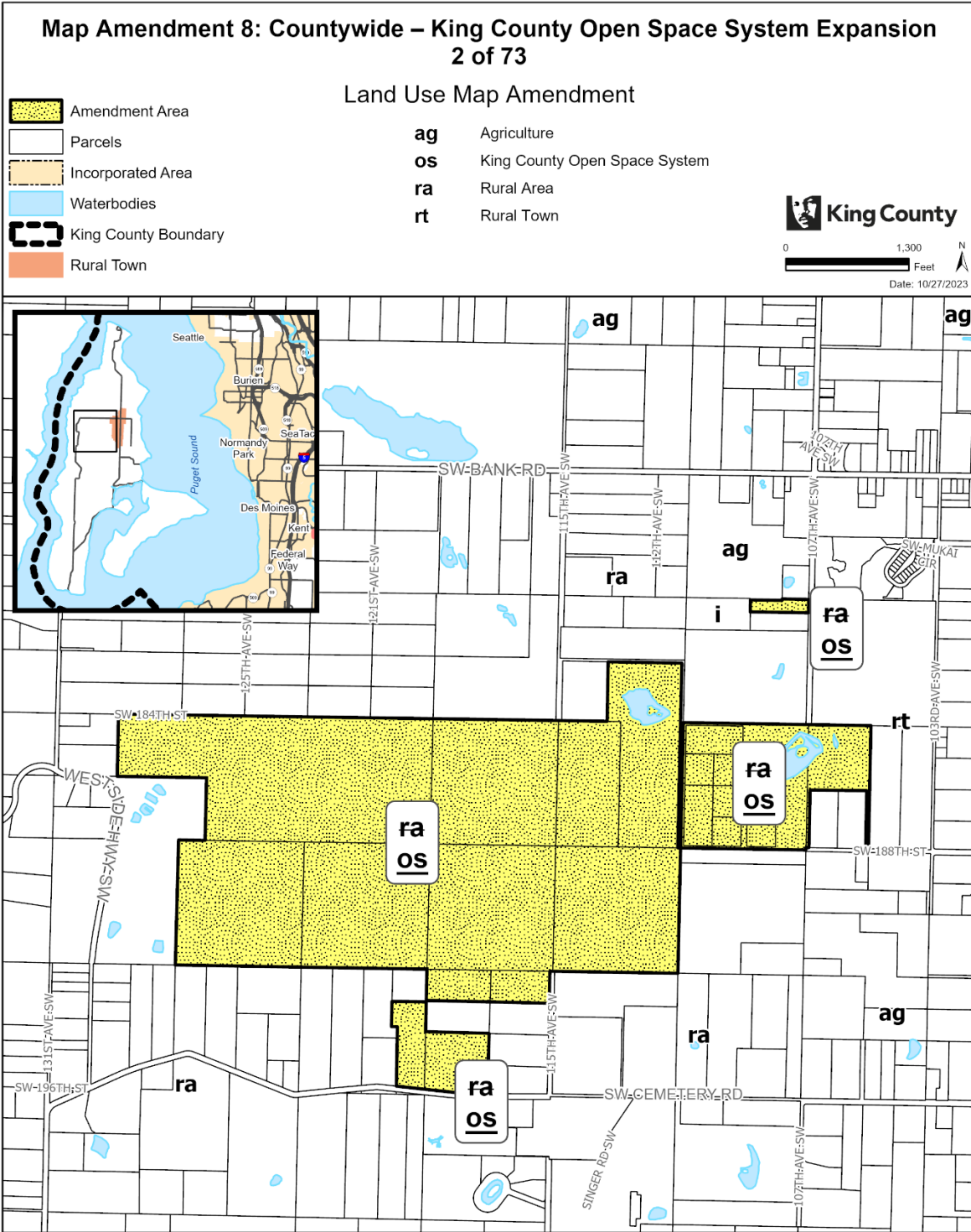
Effect:

- 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.



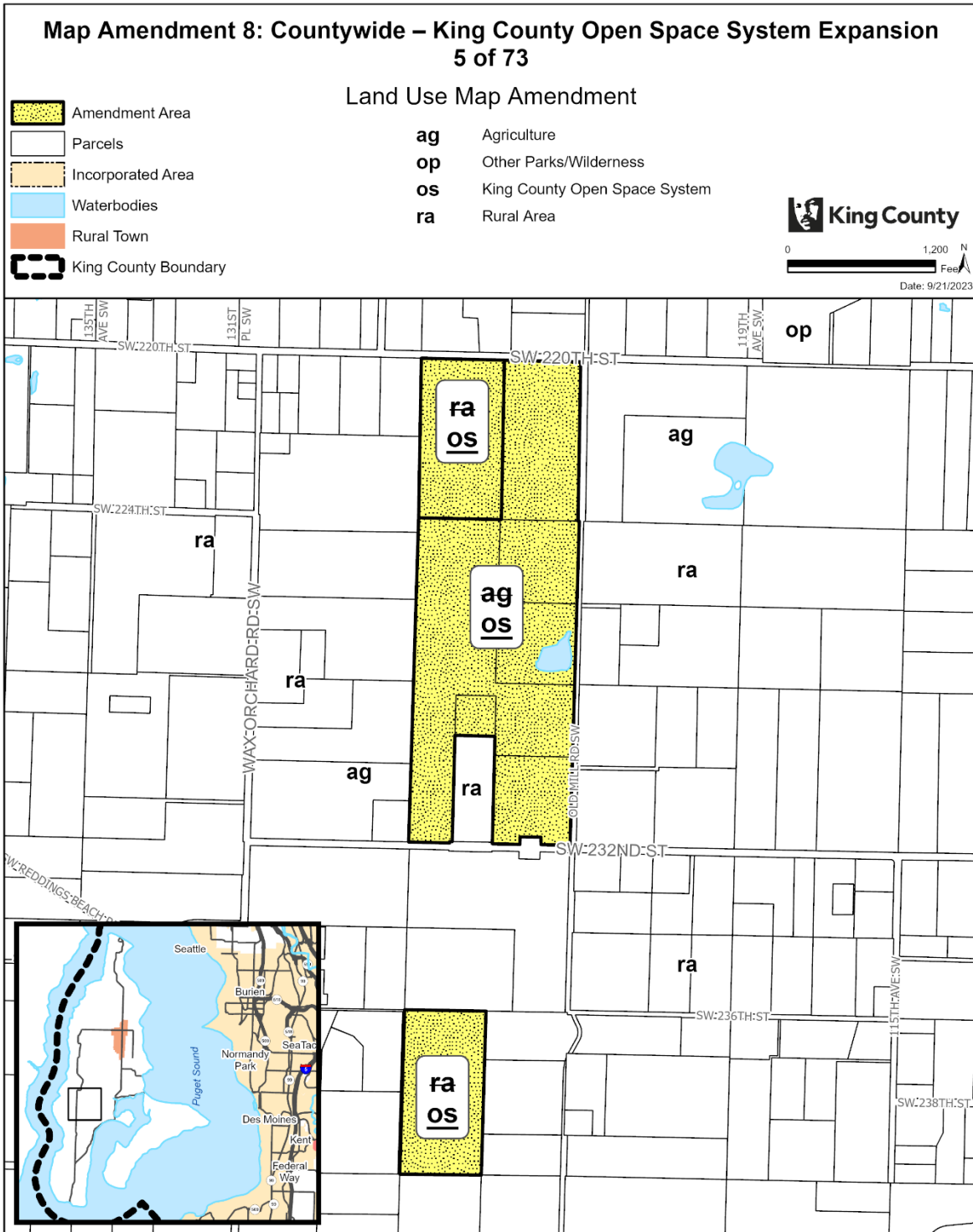
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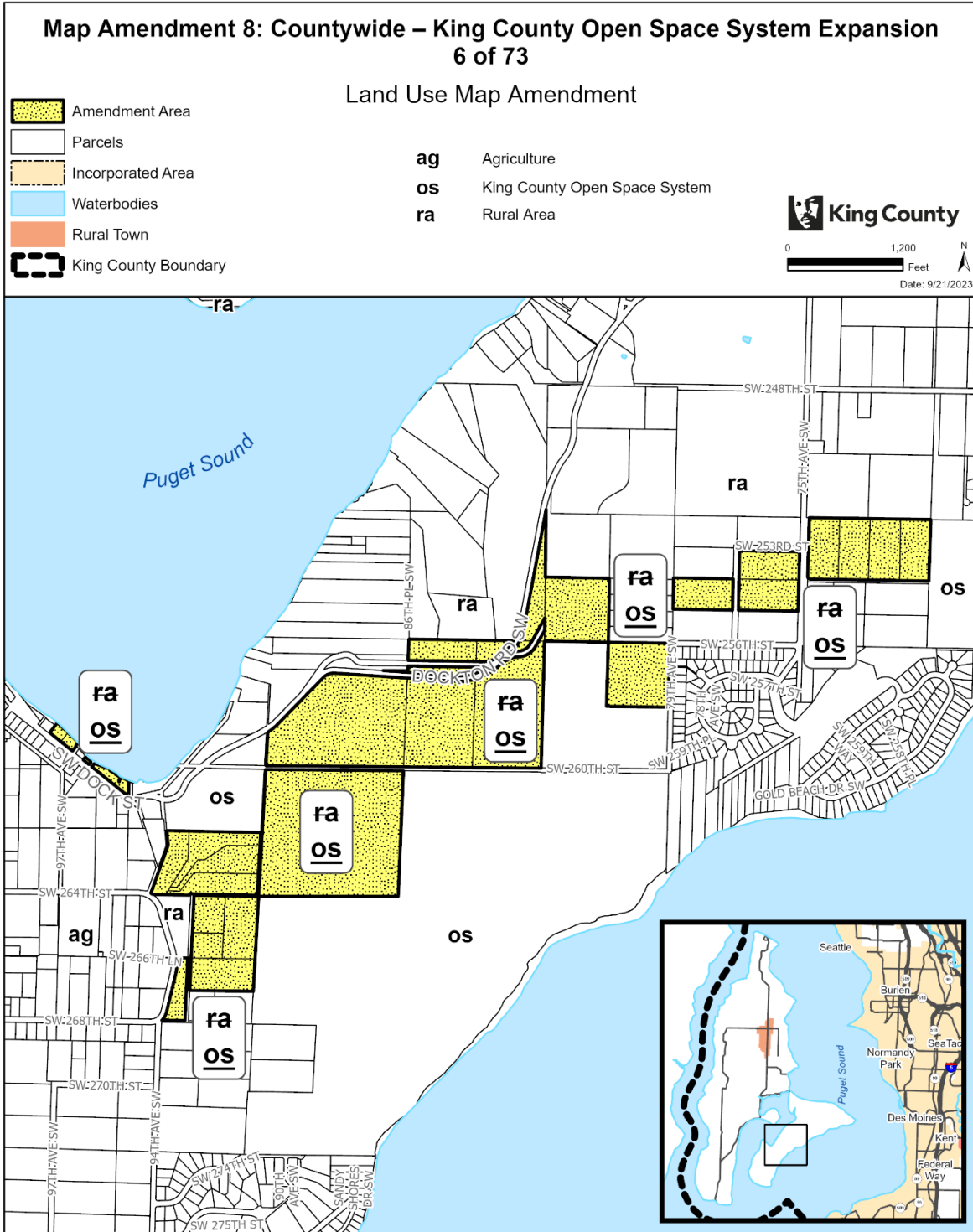
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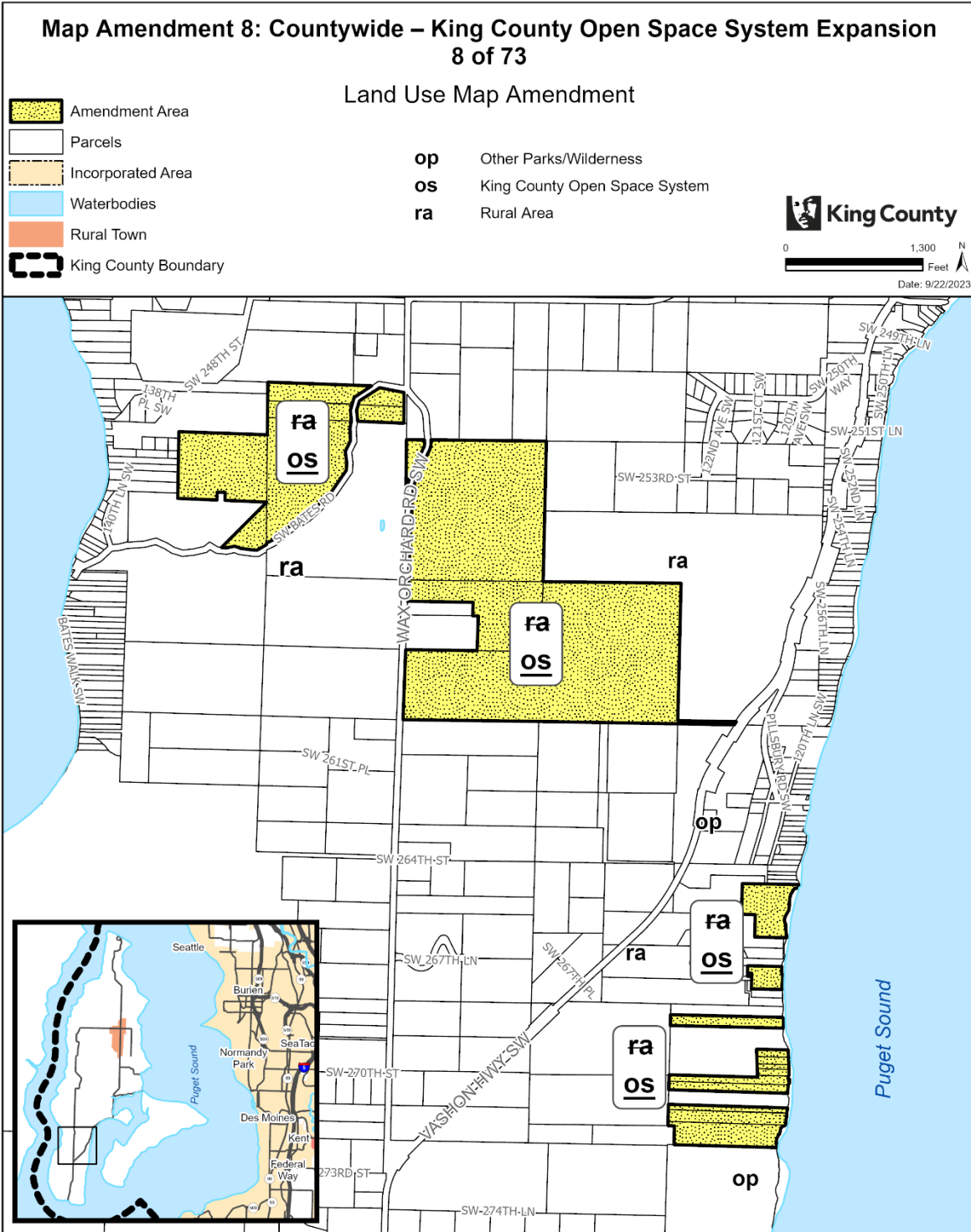
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Inset map showing the location of the amendment area within King County, near the Puget Sound and major roads like I-5 and I-90.

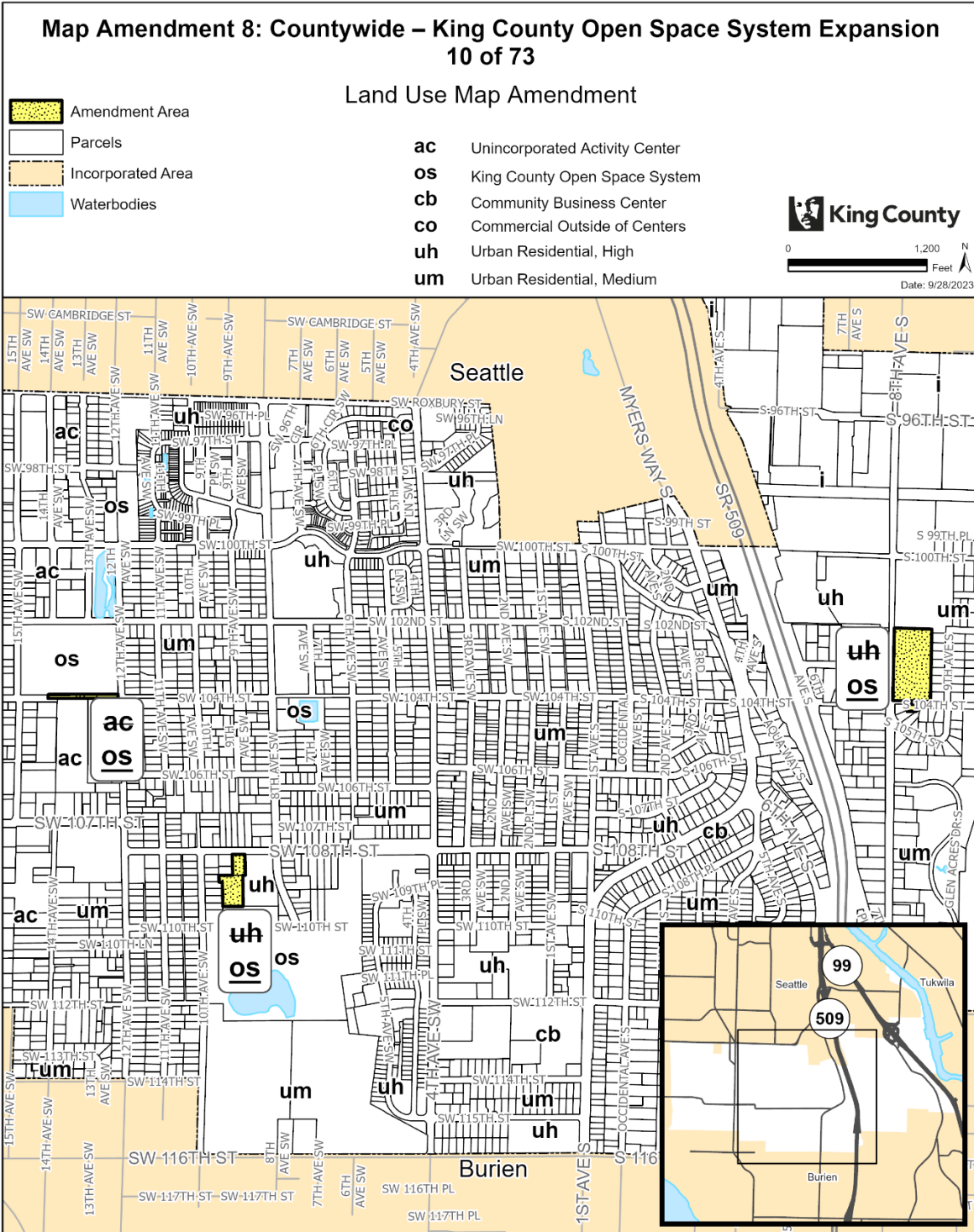
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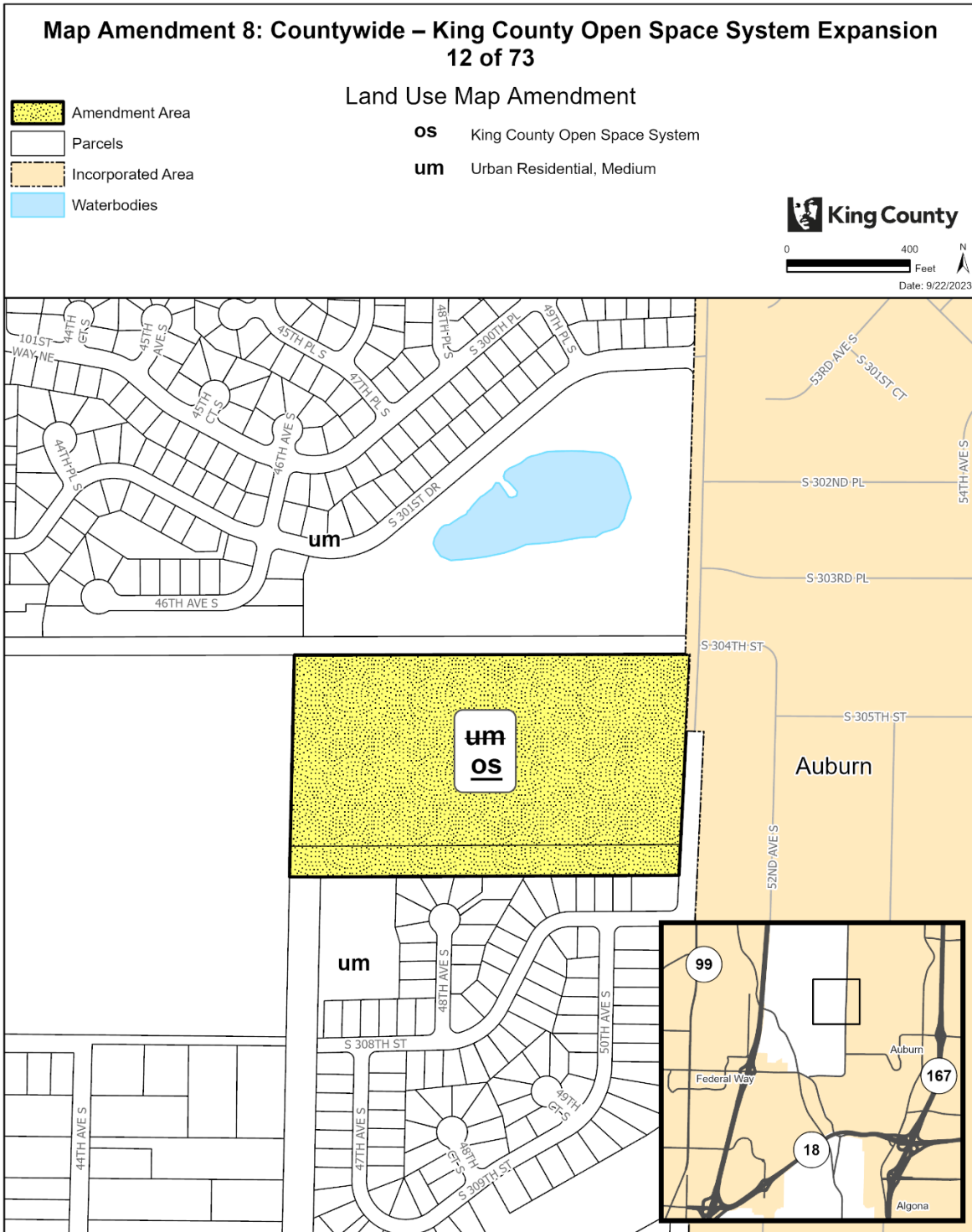
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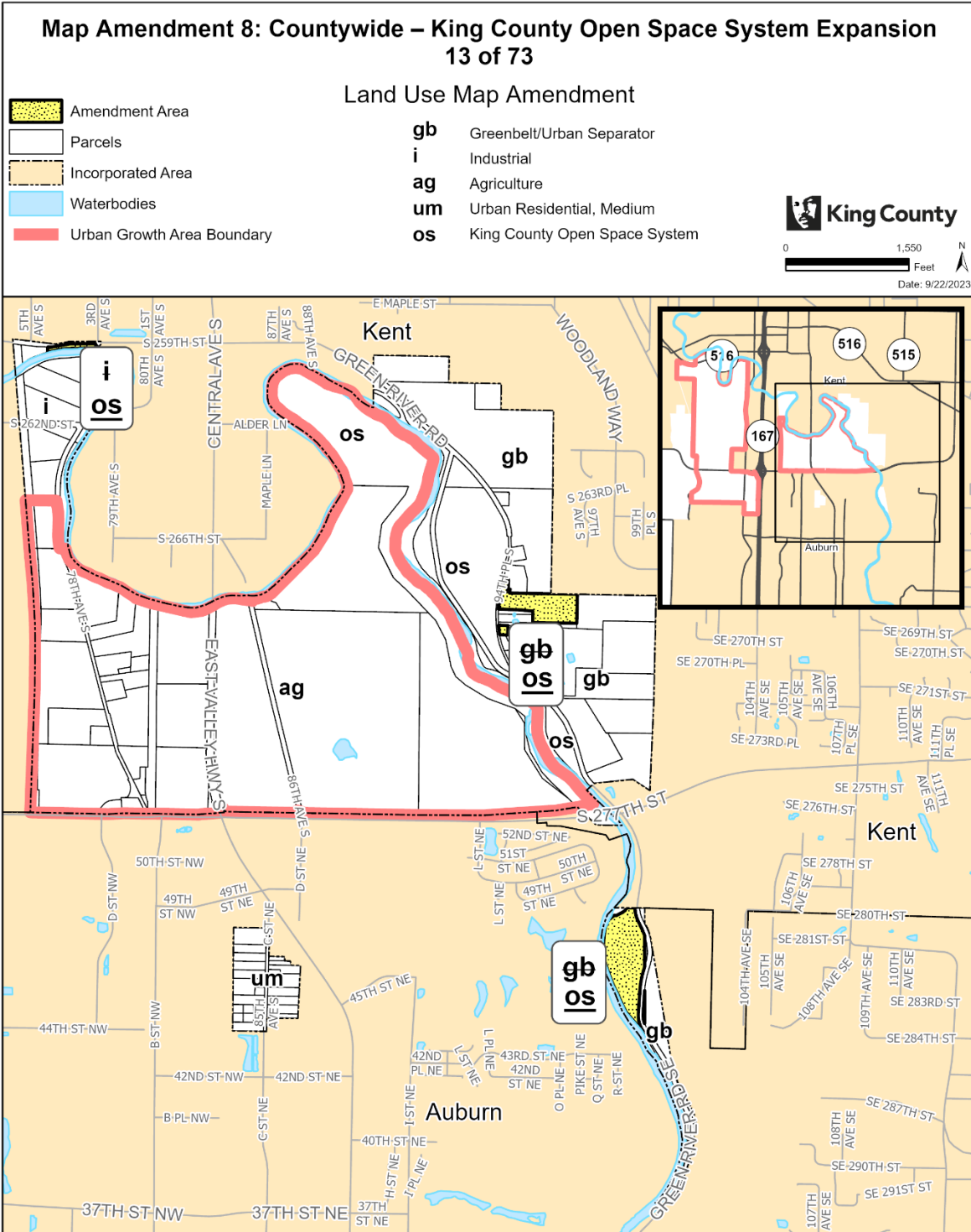
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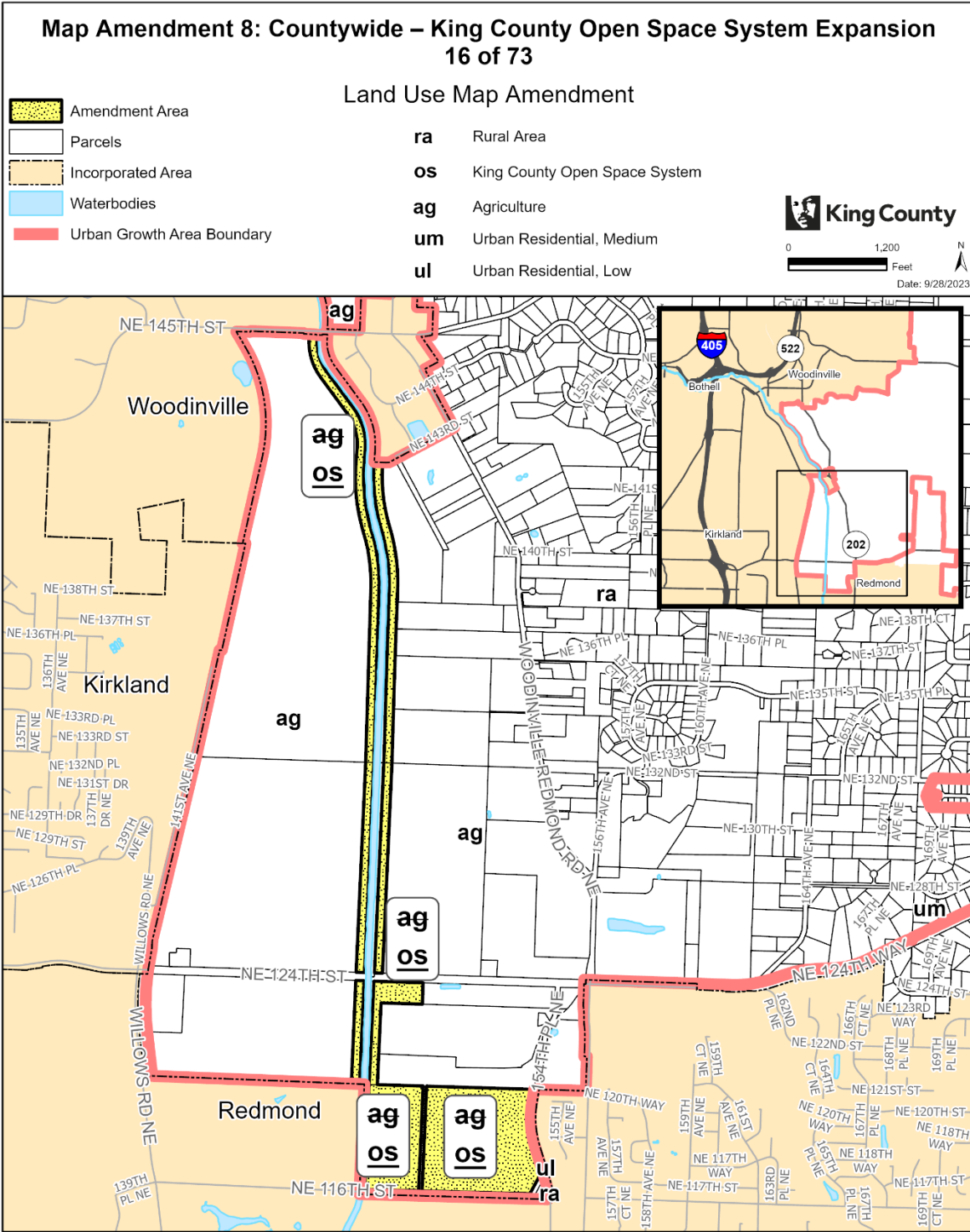


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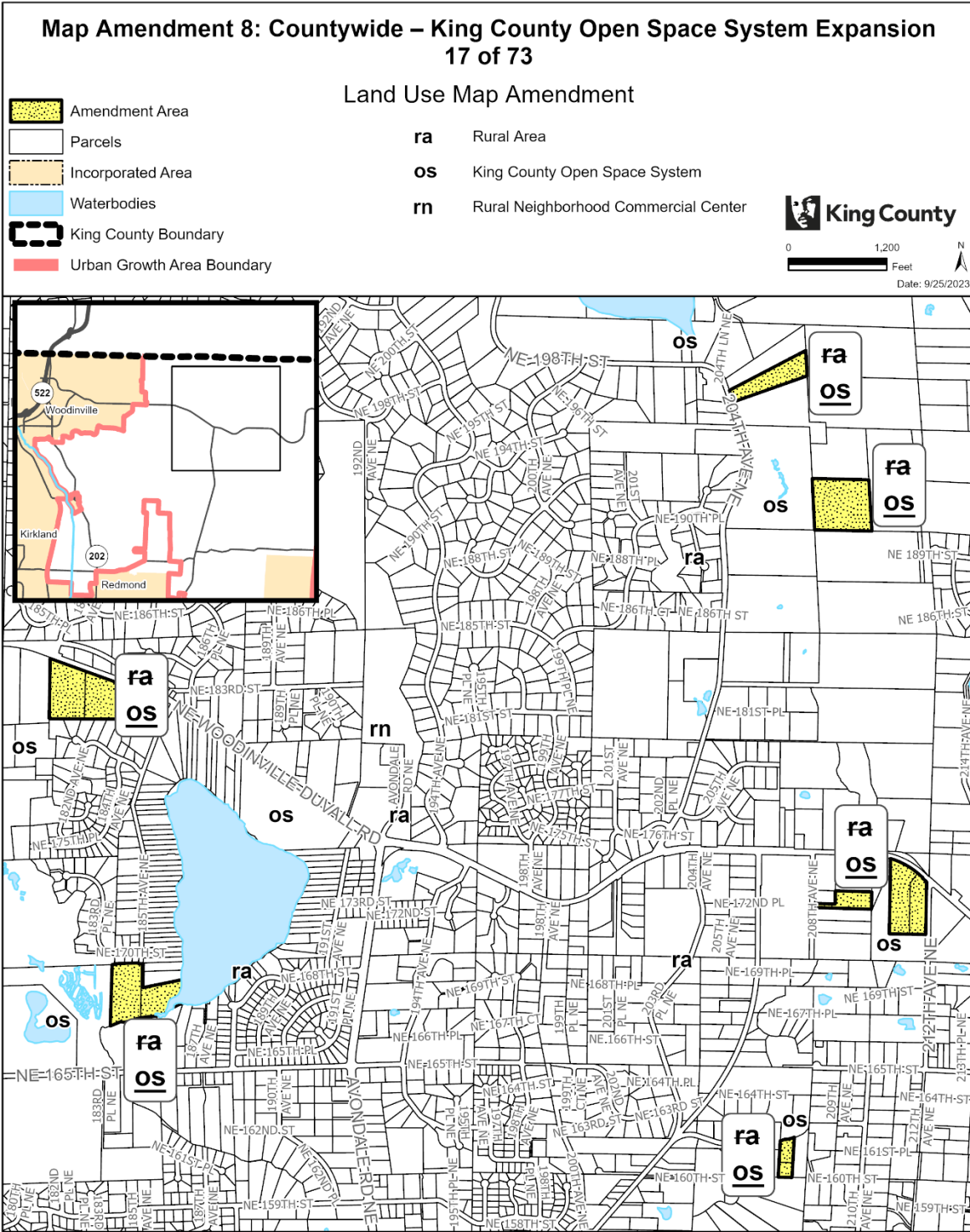


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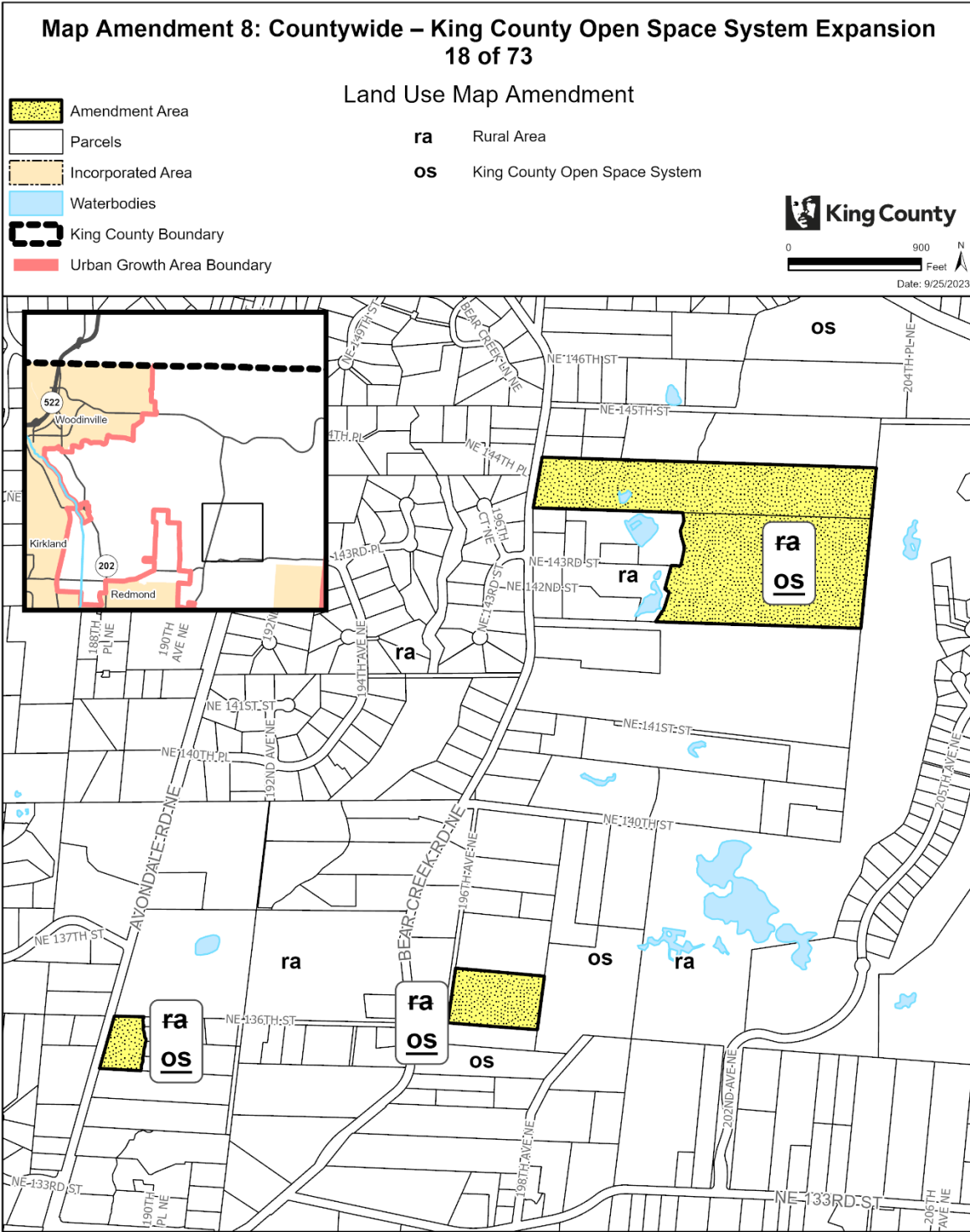
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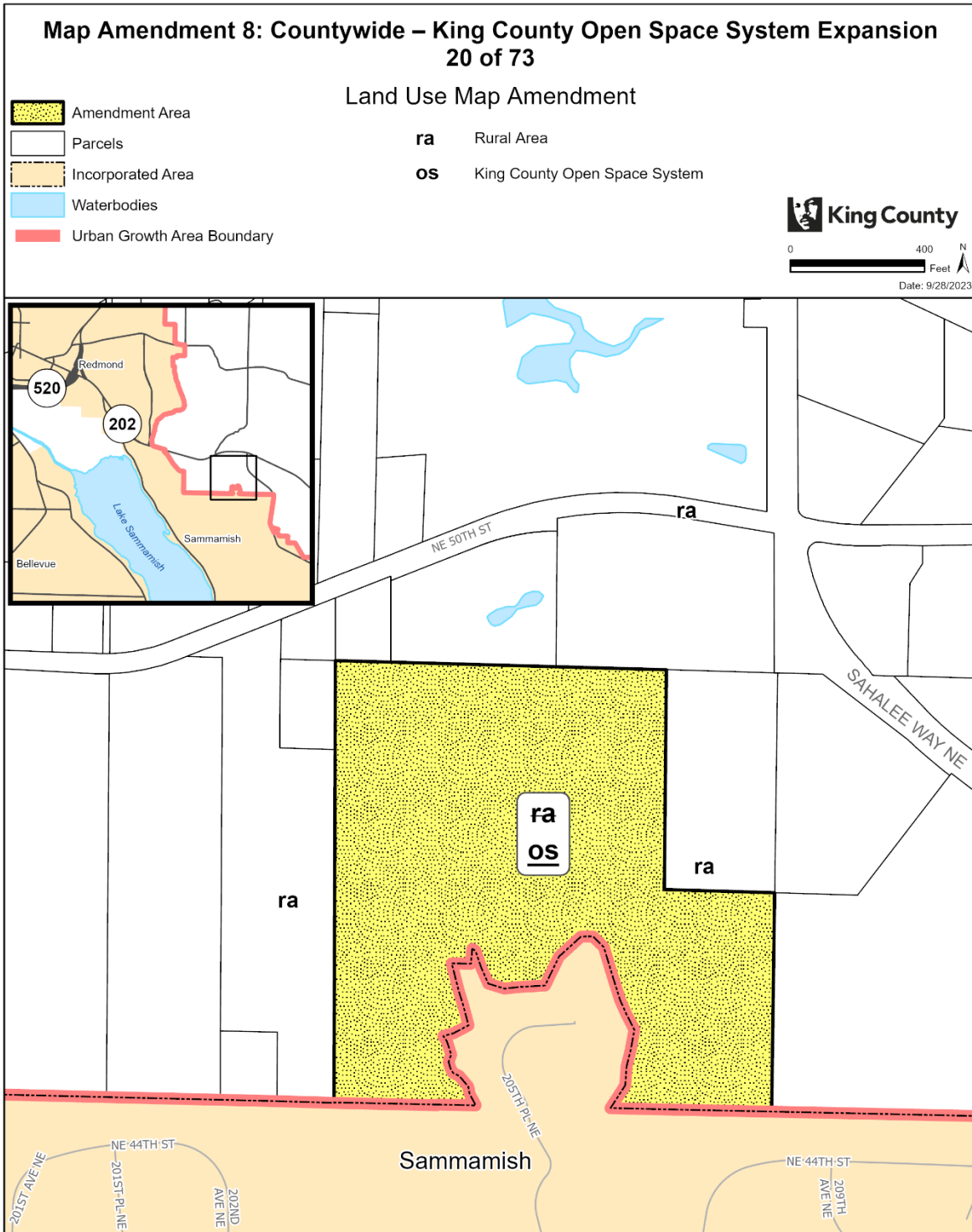
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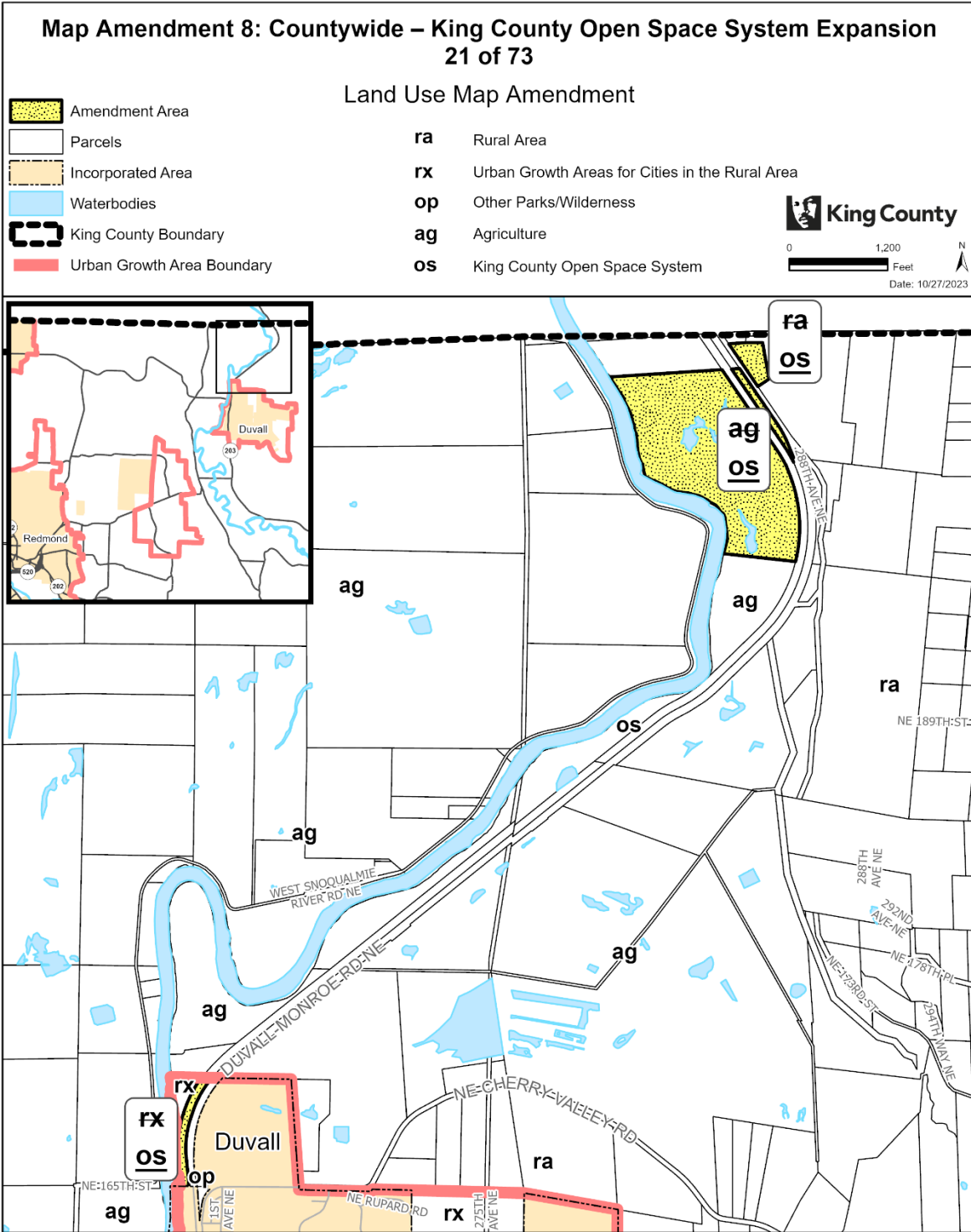
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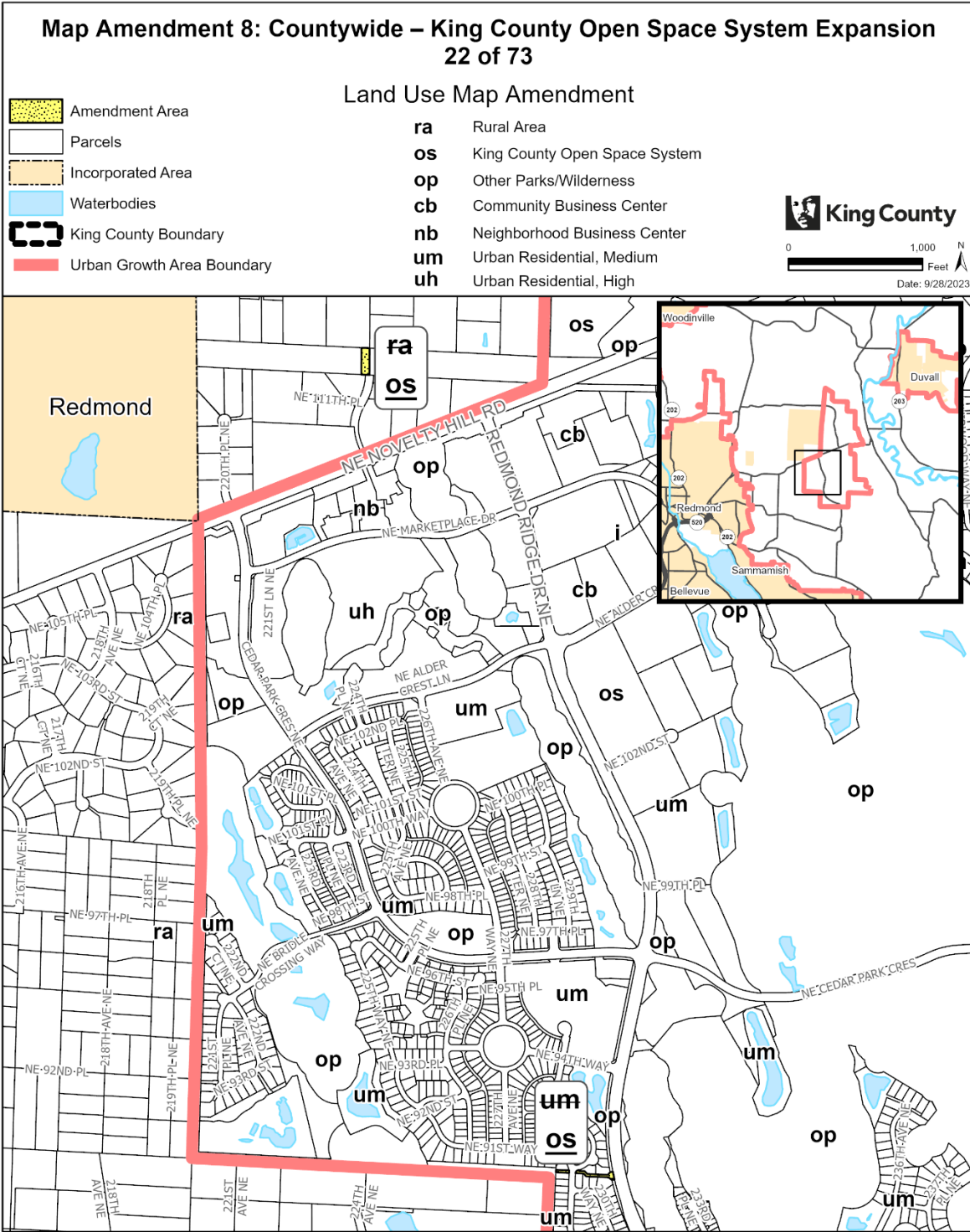
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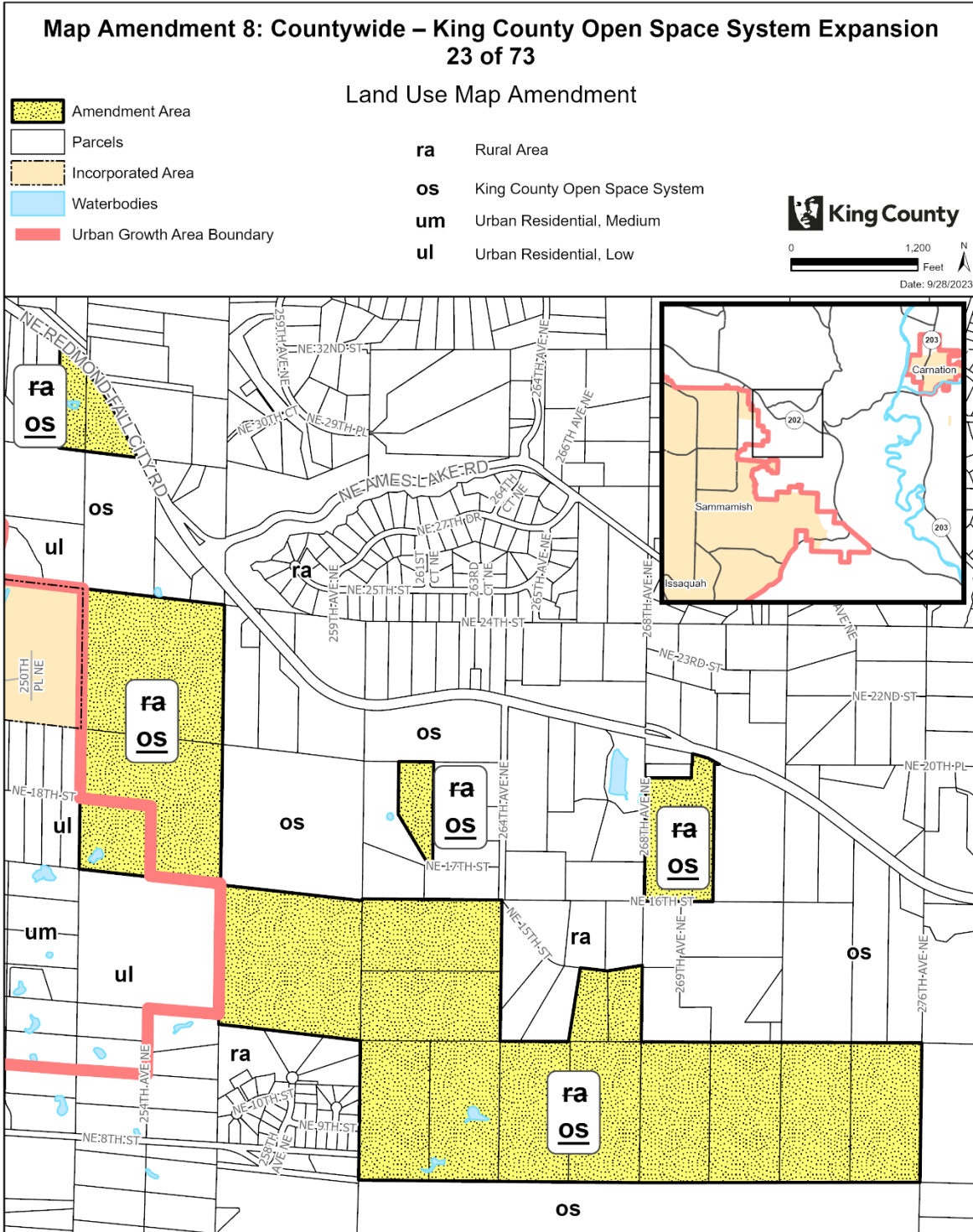
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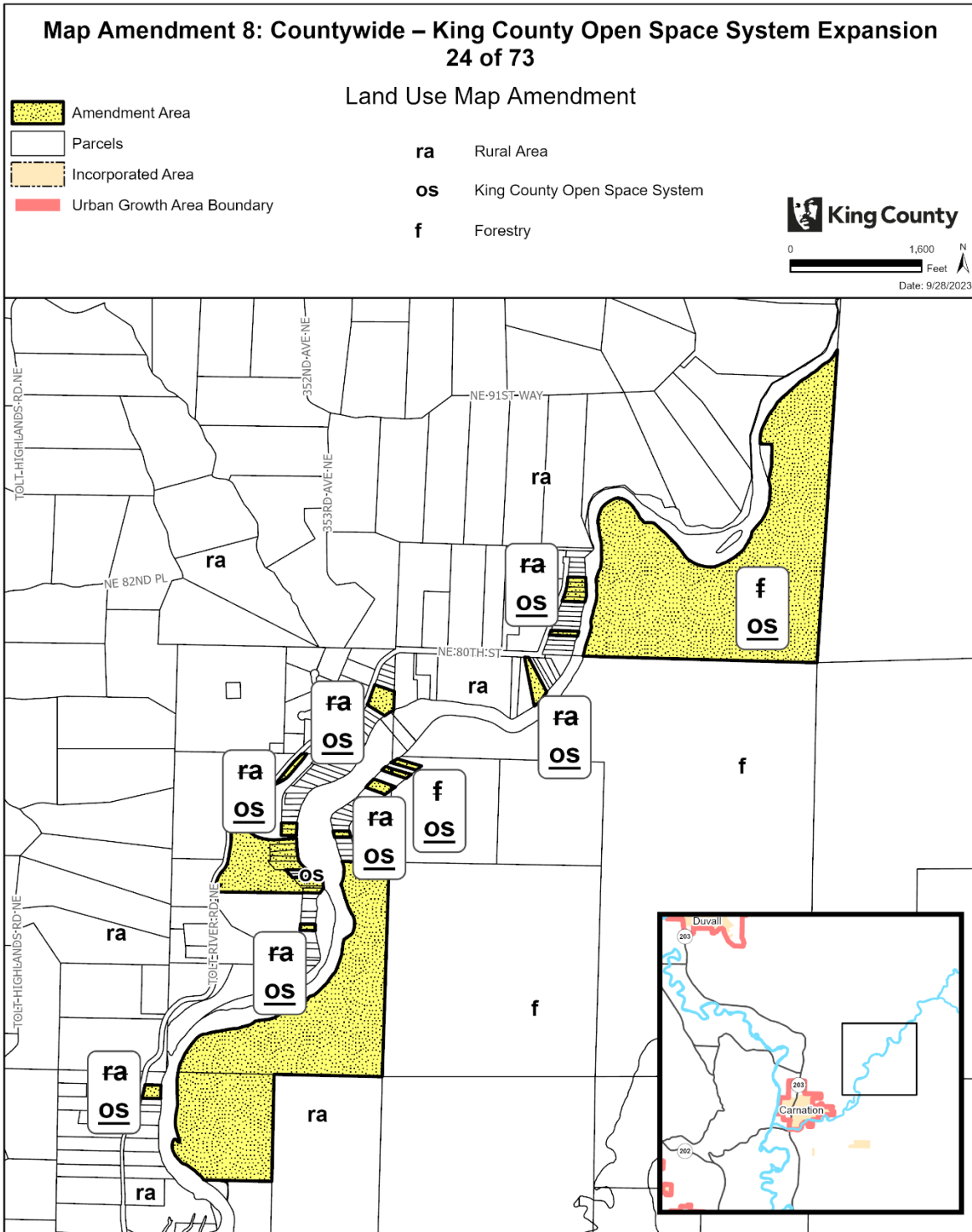
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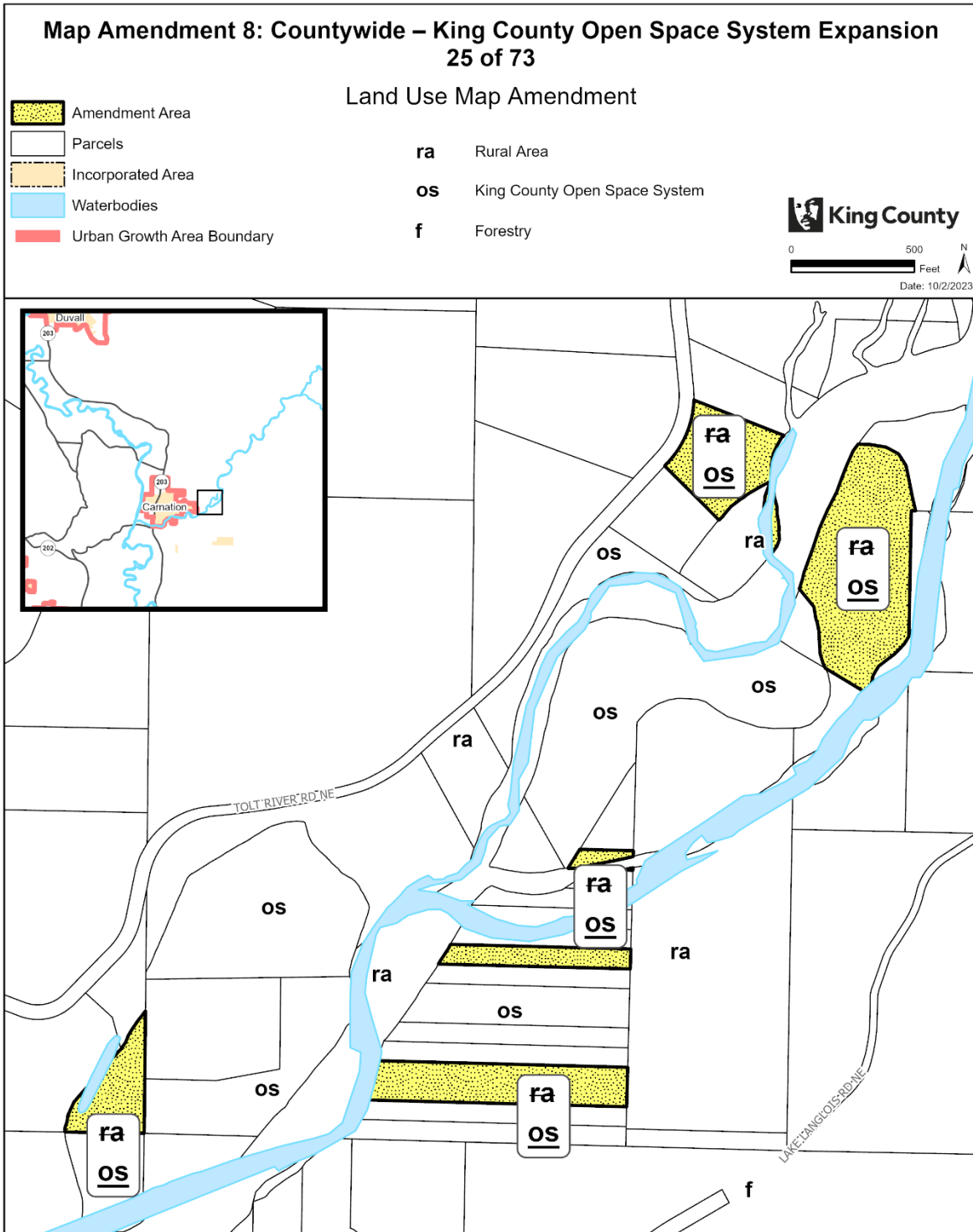
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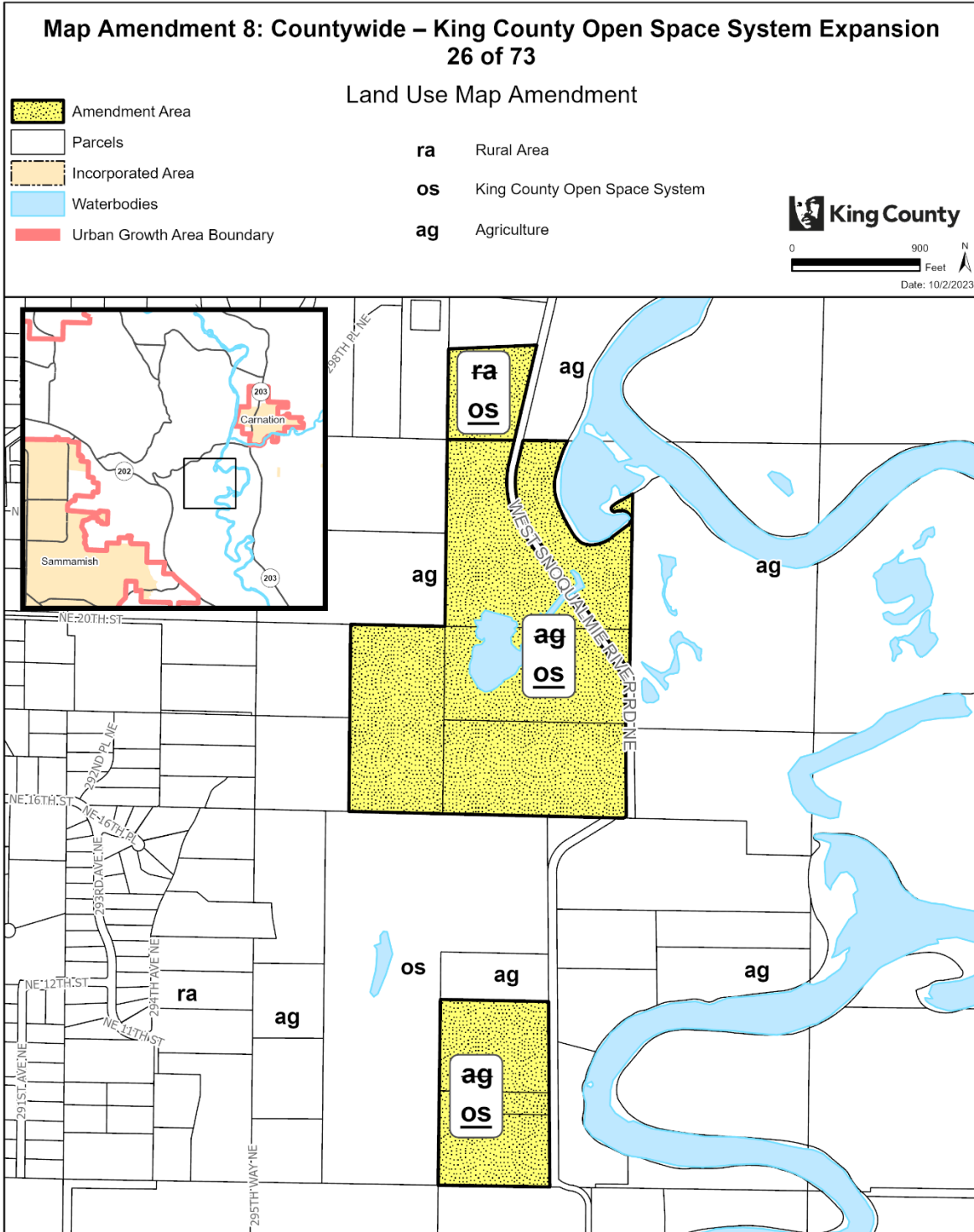
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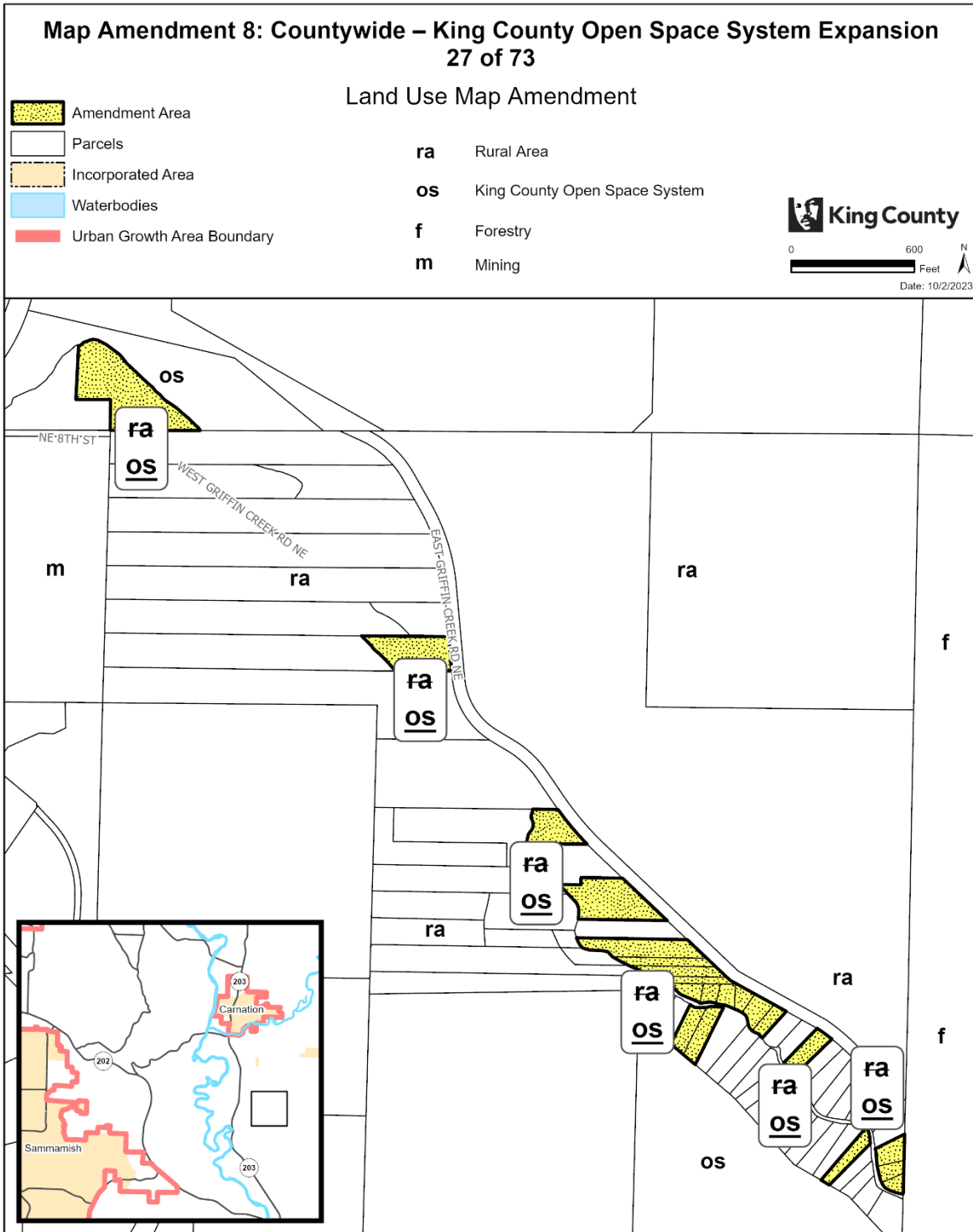
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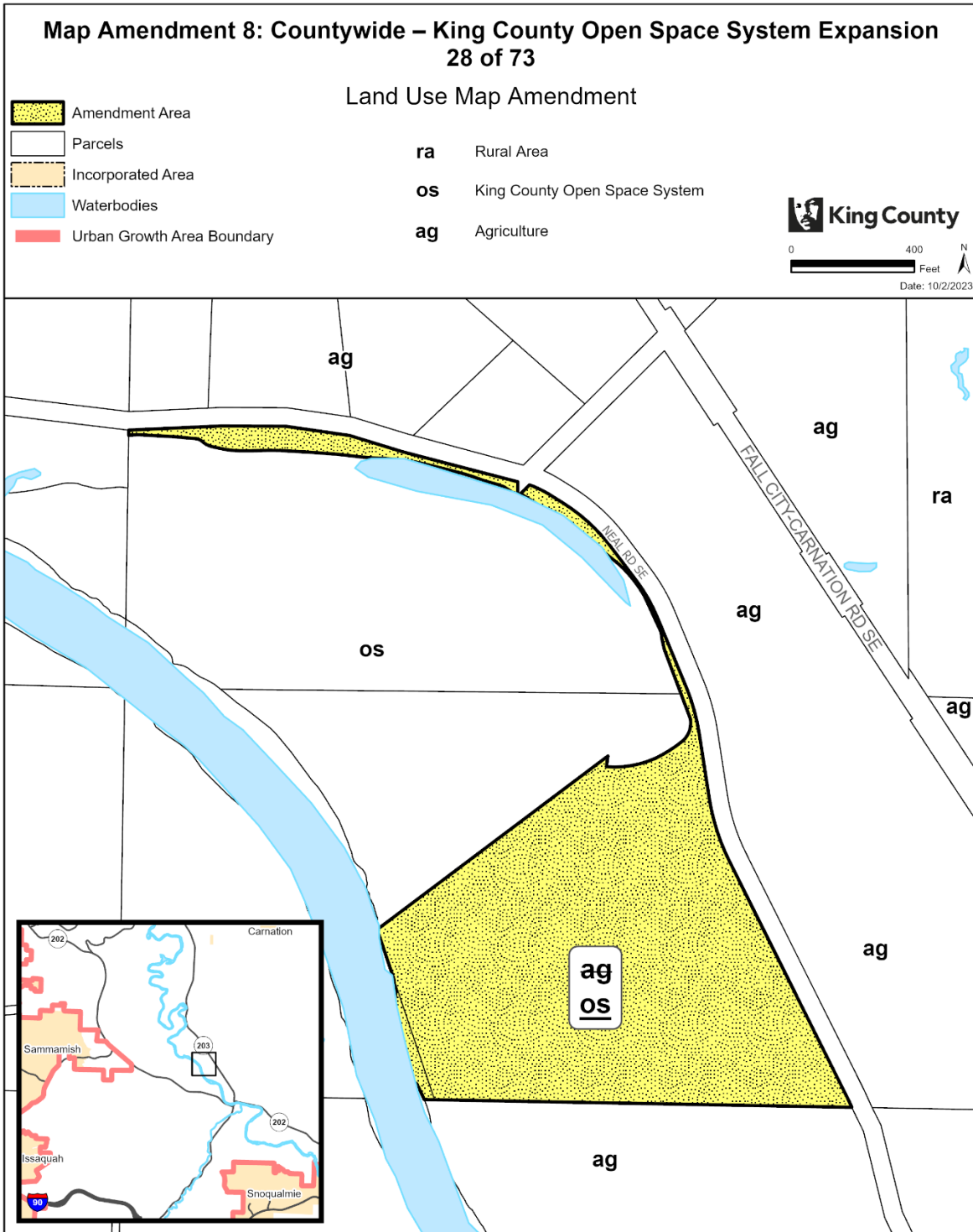
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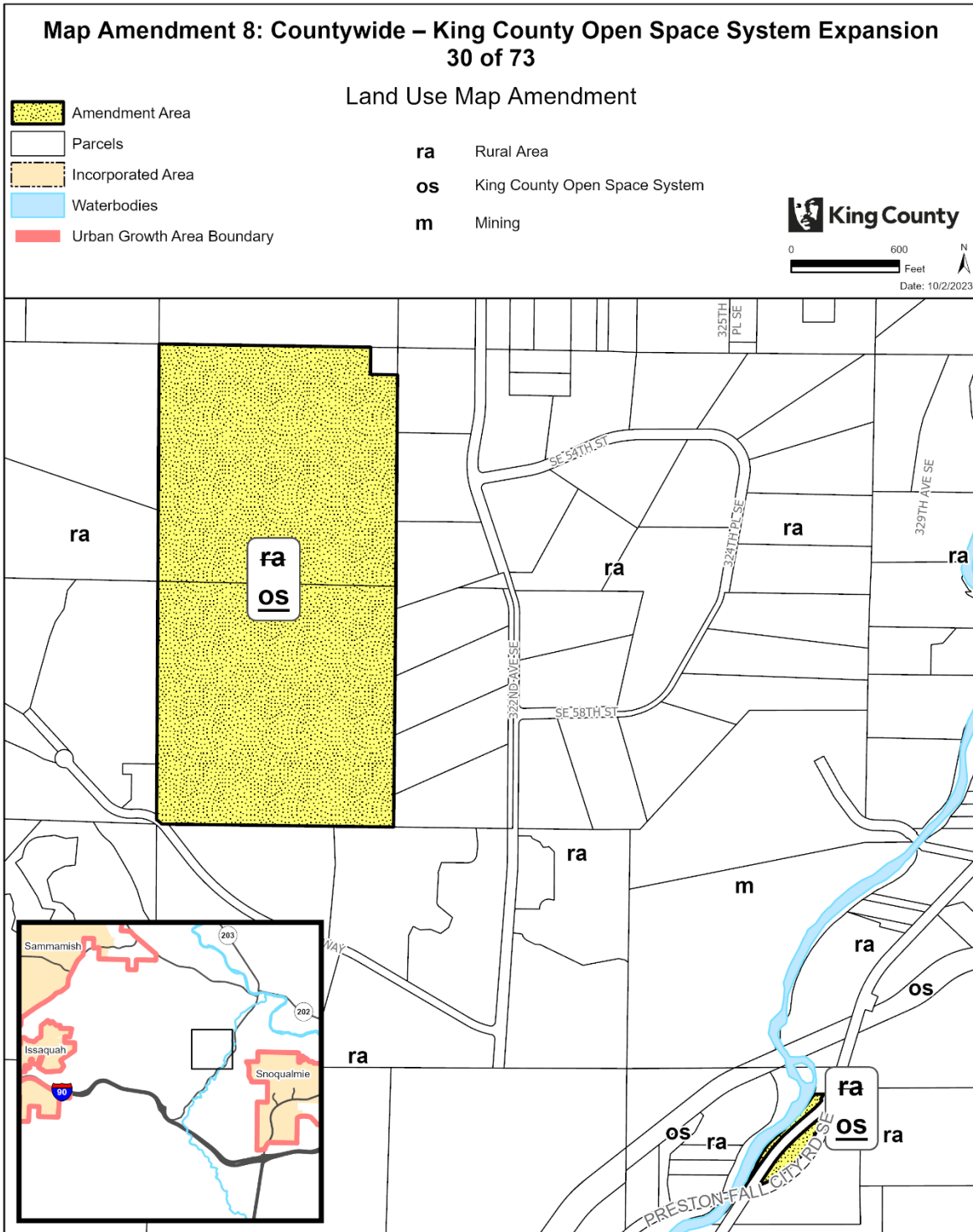
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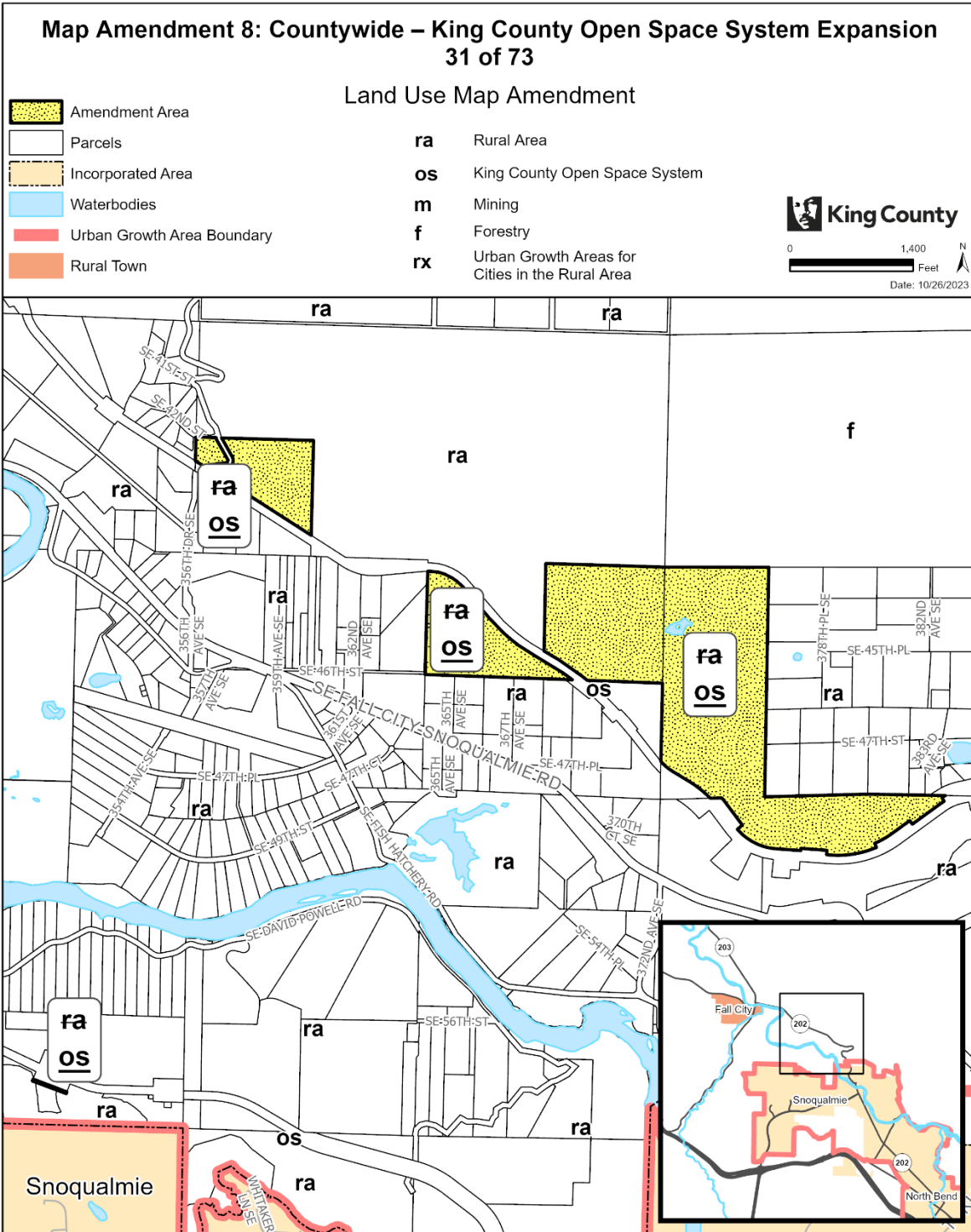
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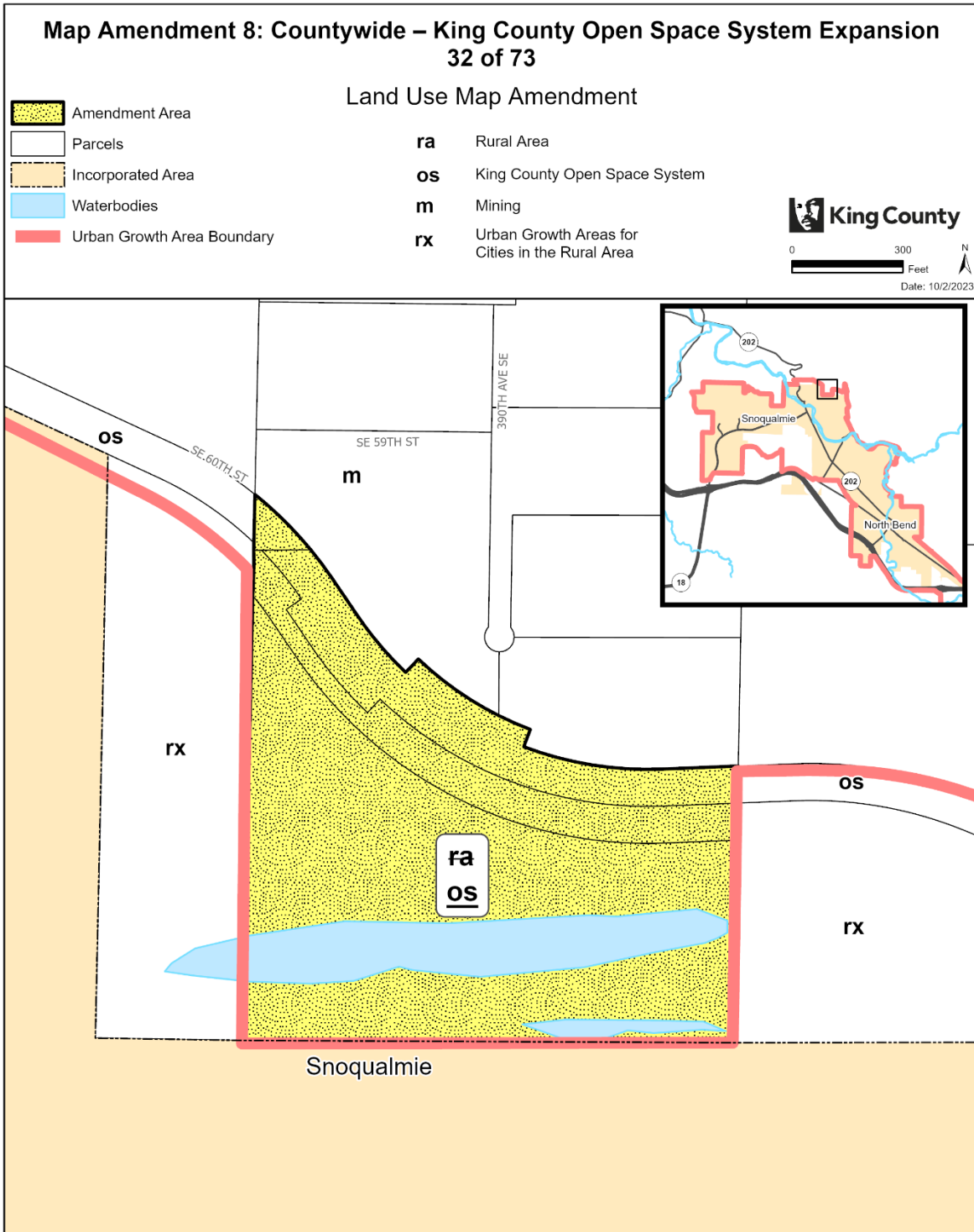
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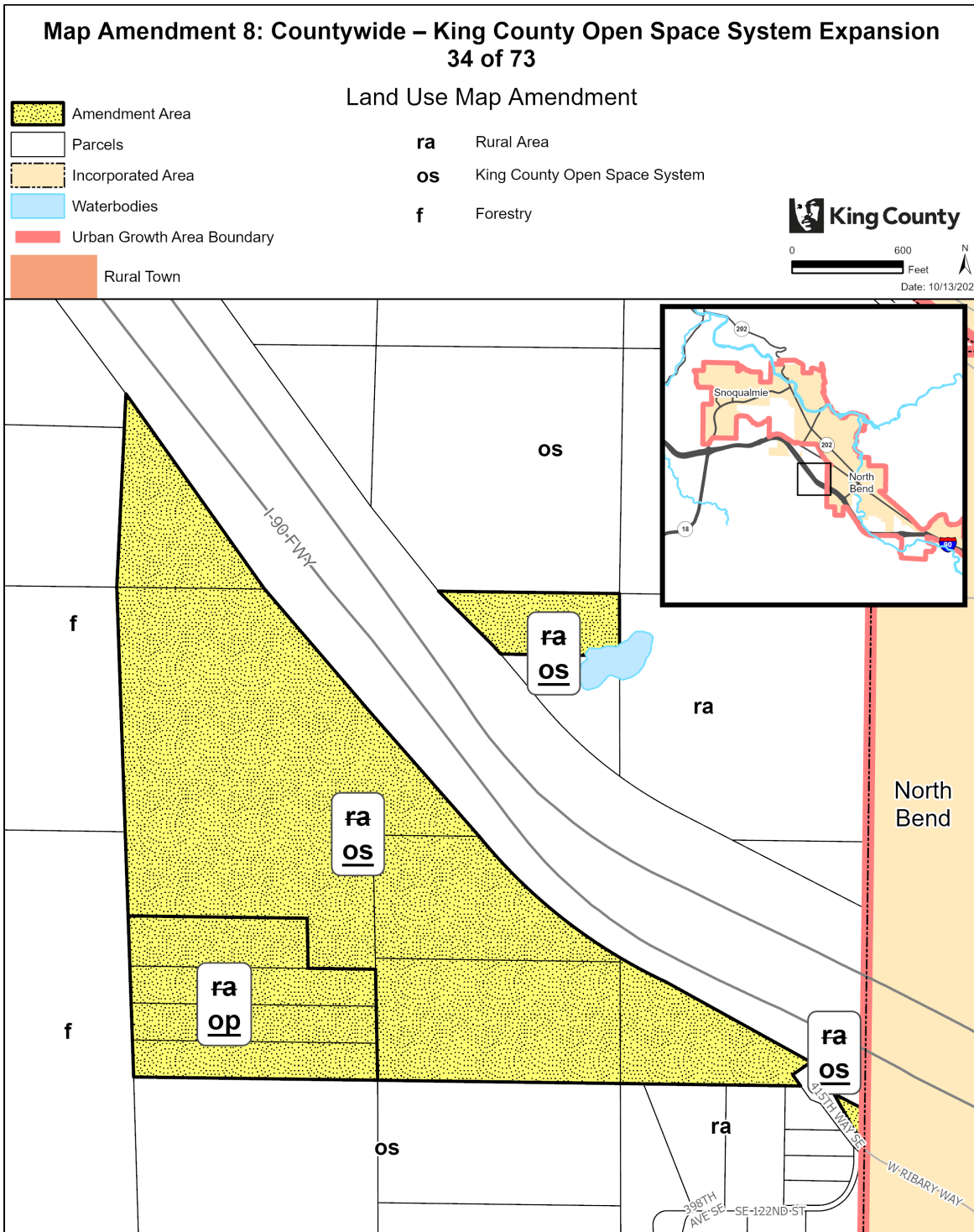
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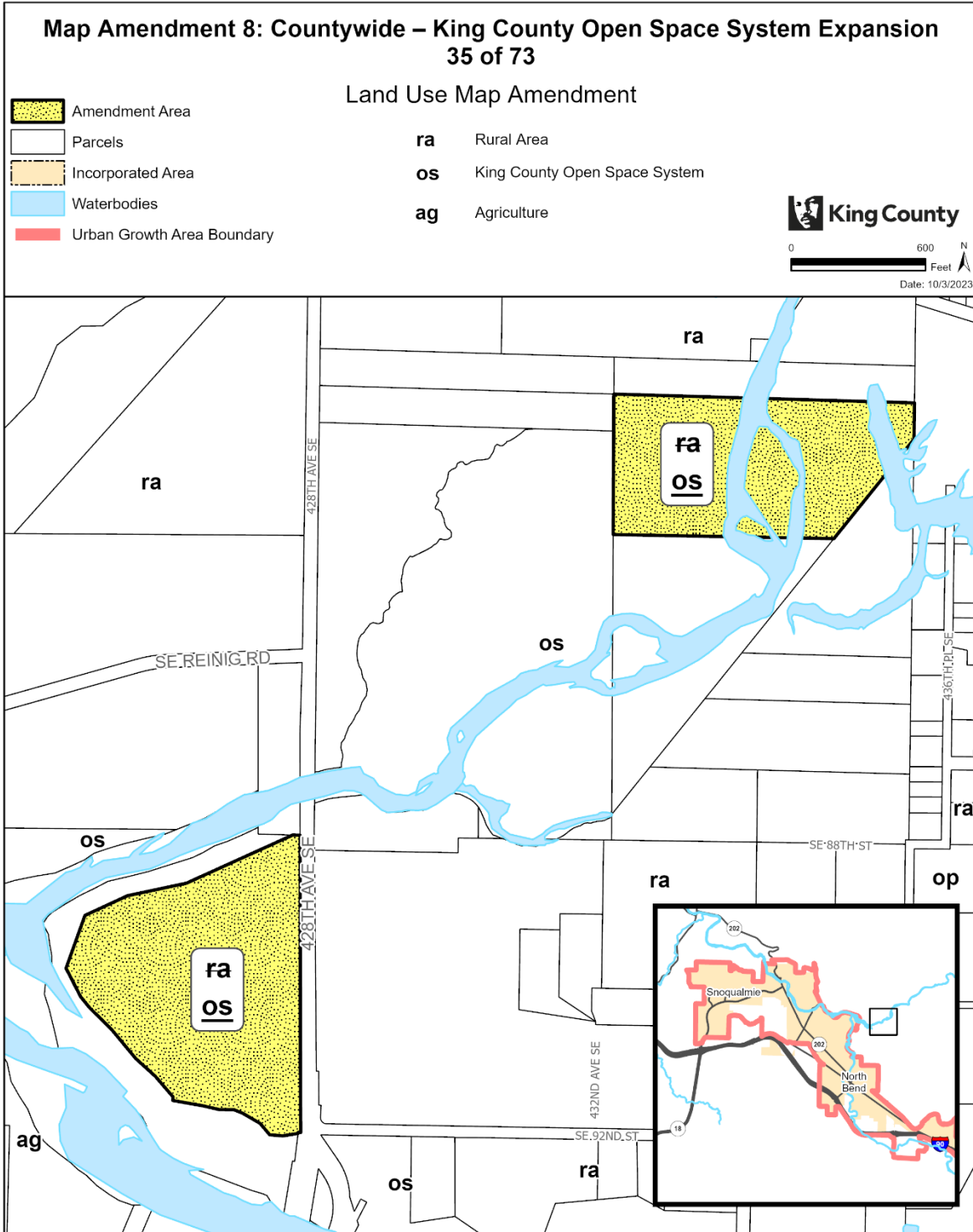
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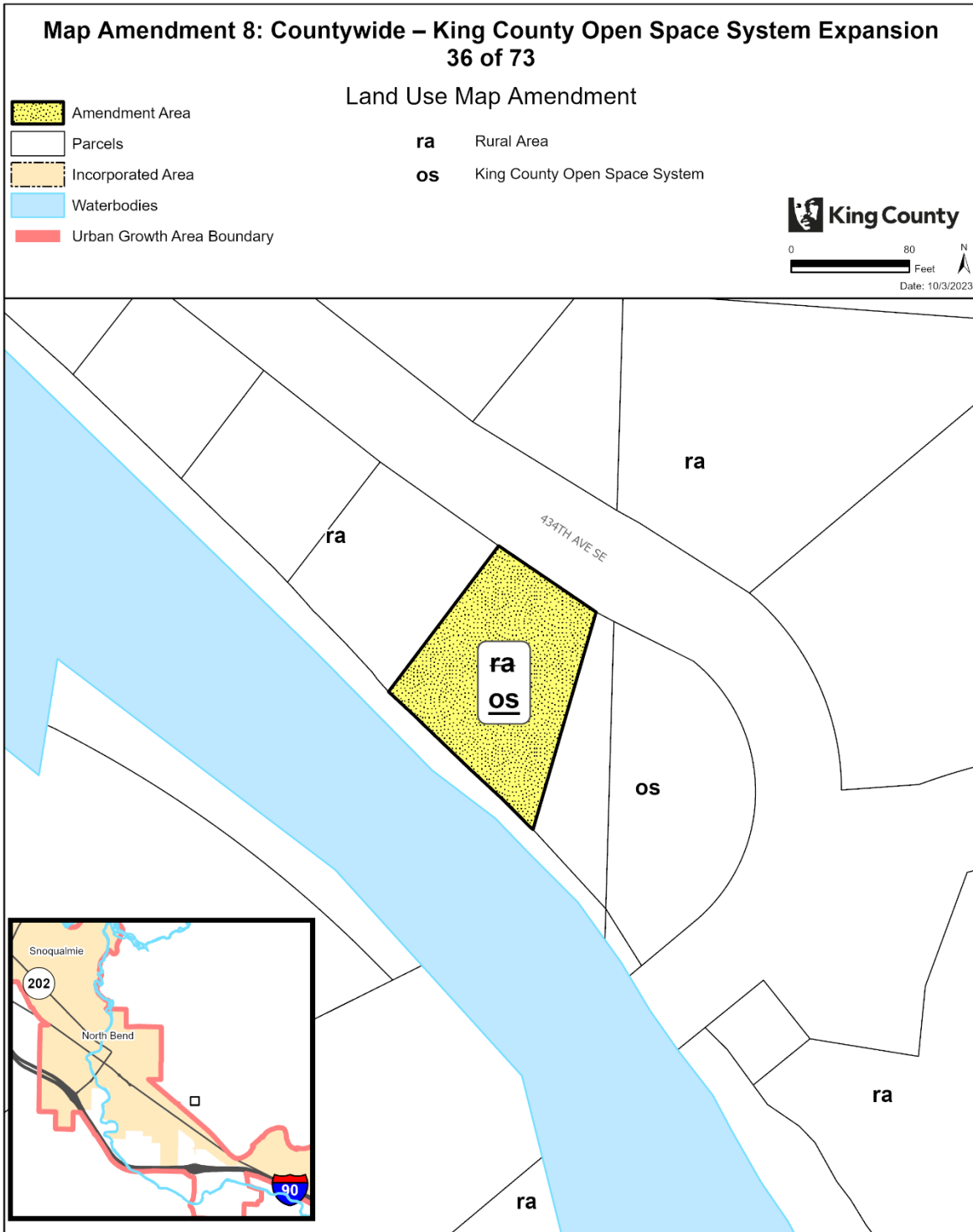
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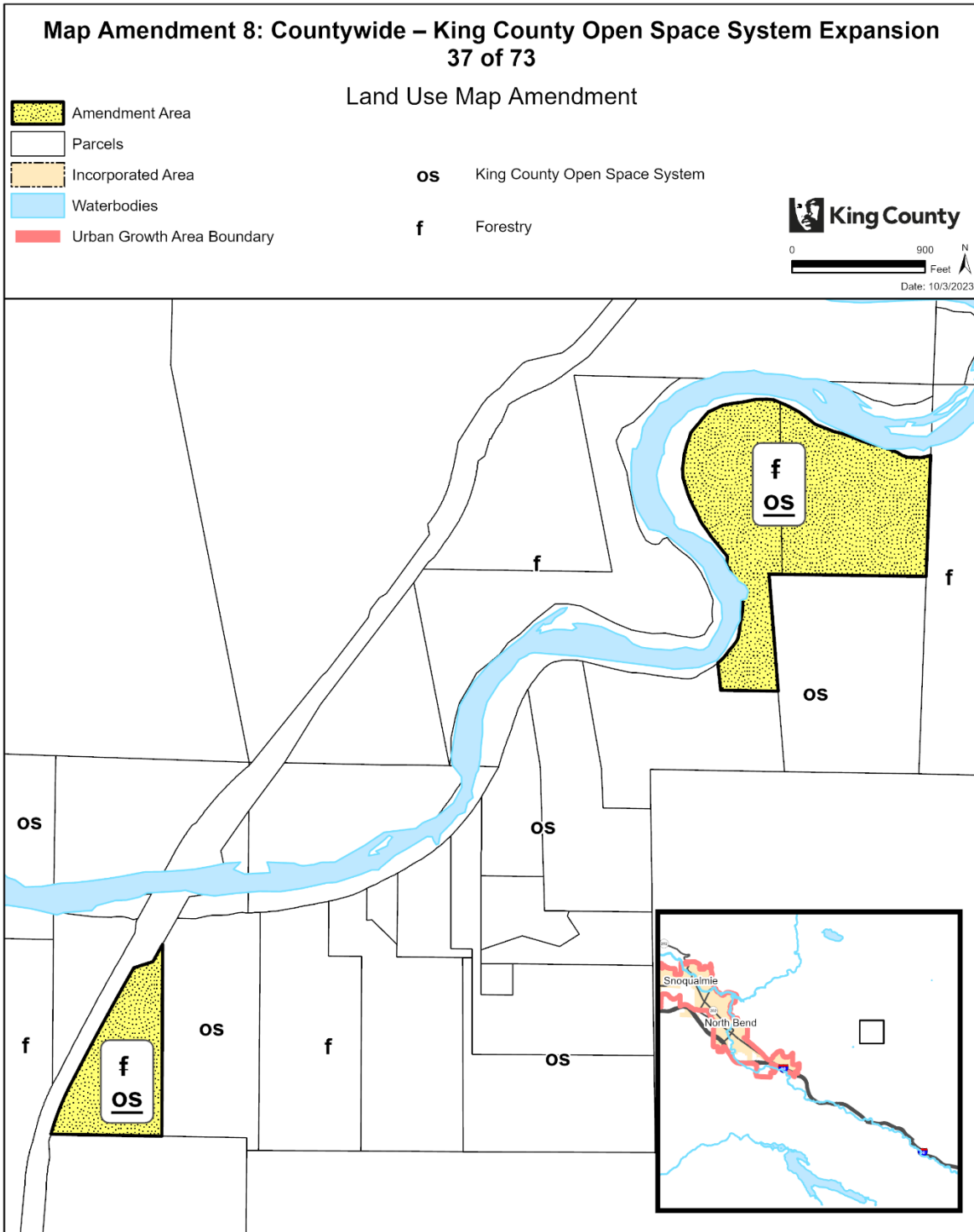
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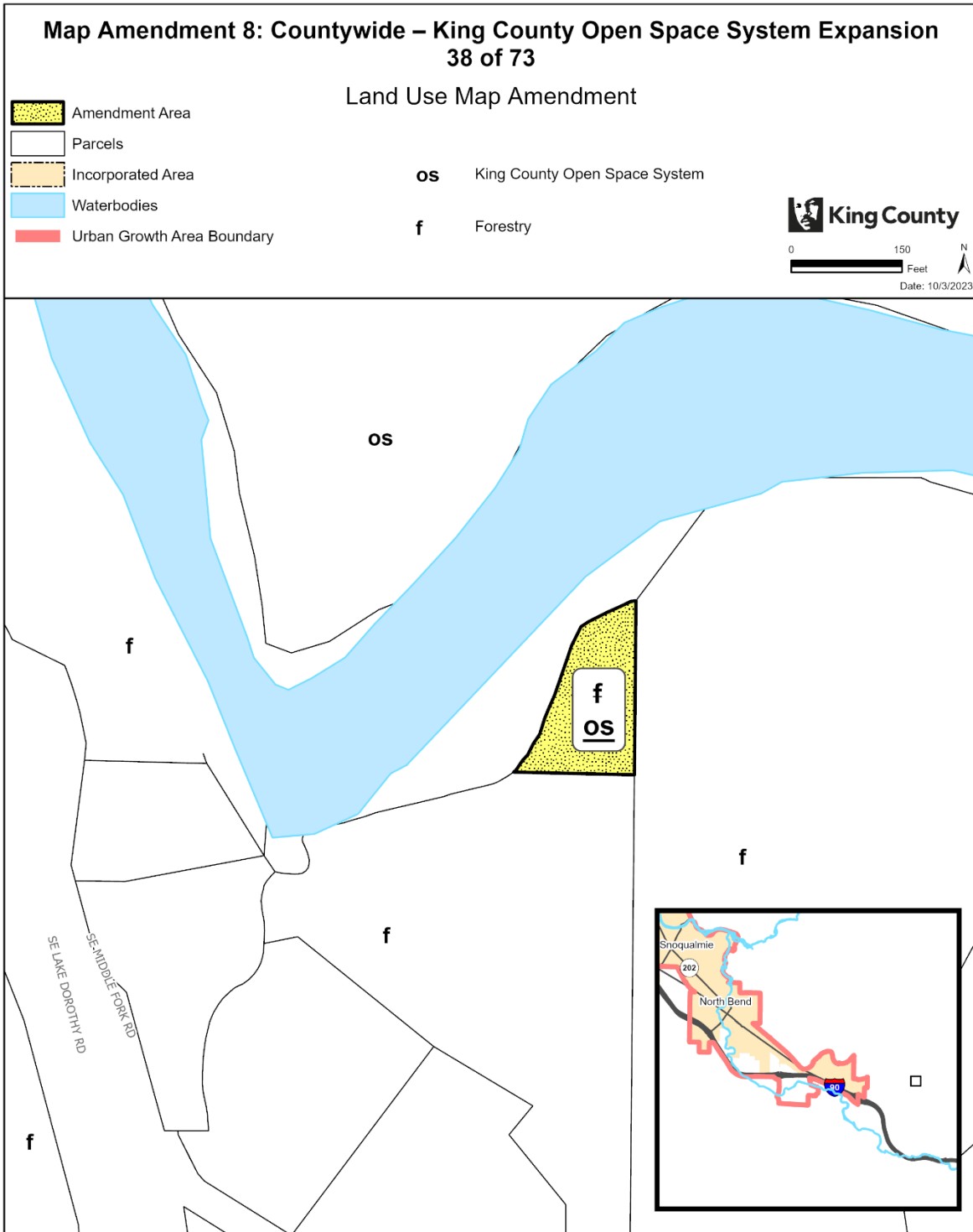
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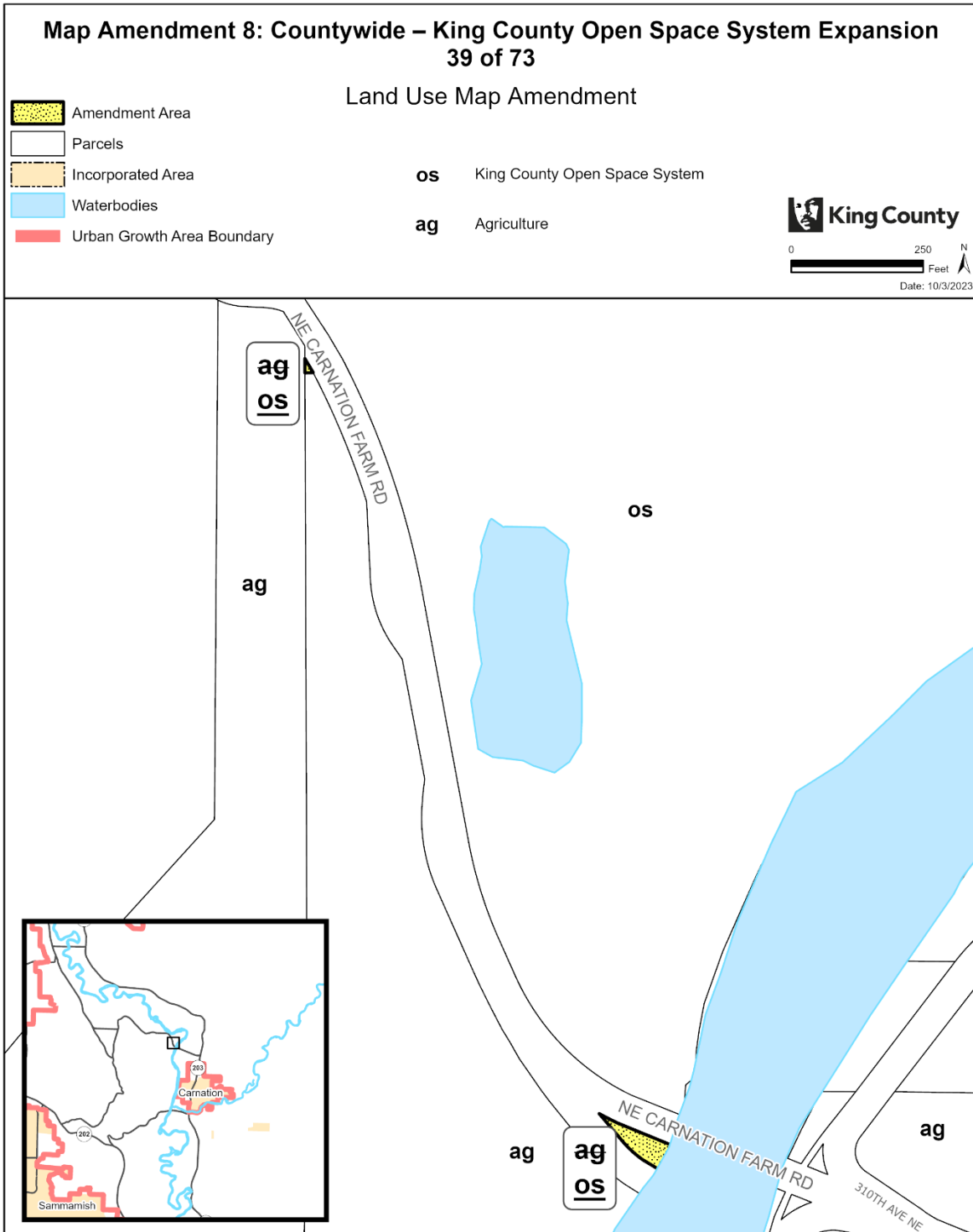
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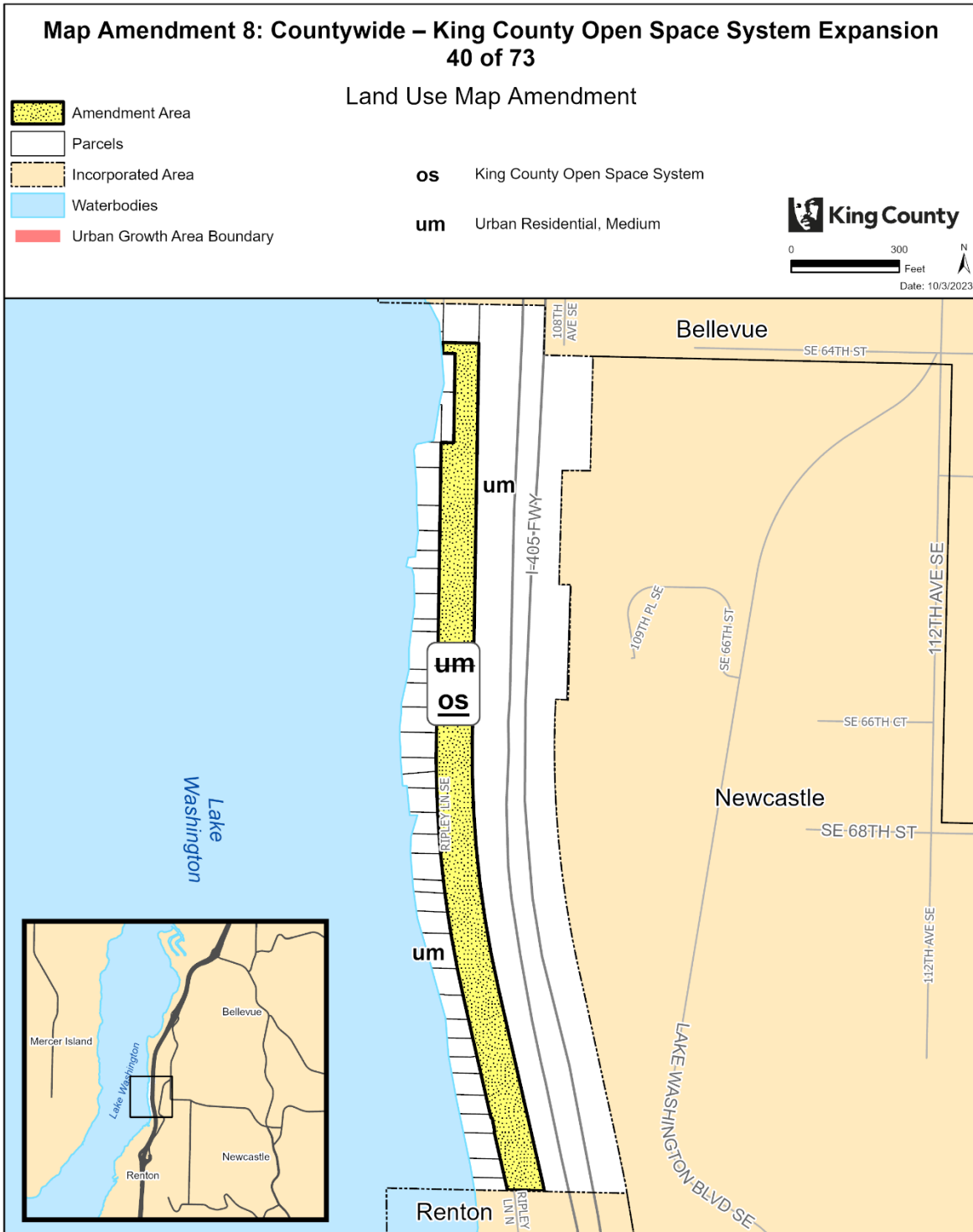
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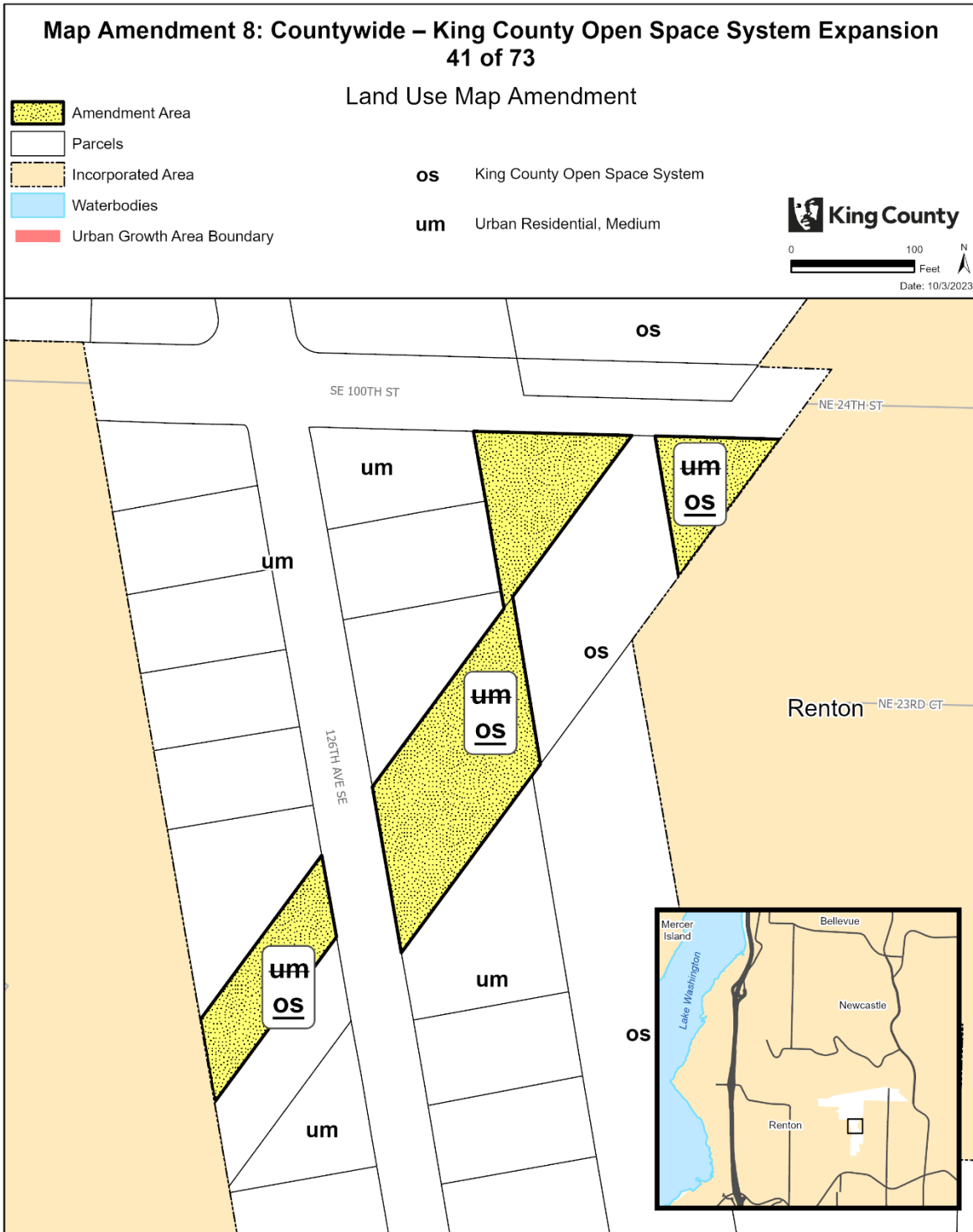
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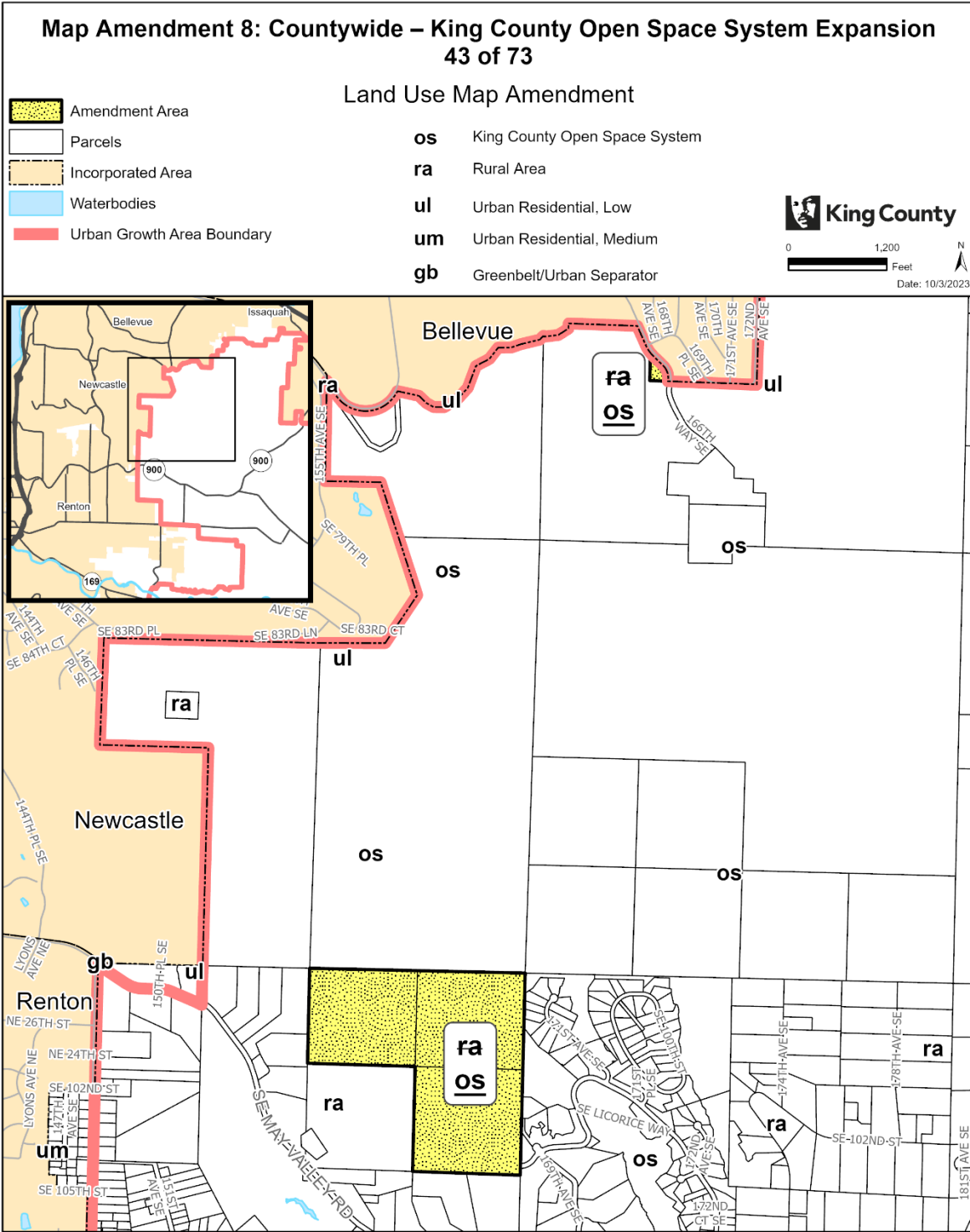
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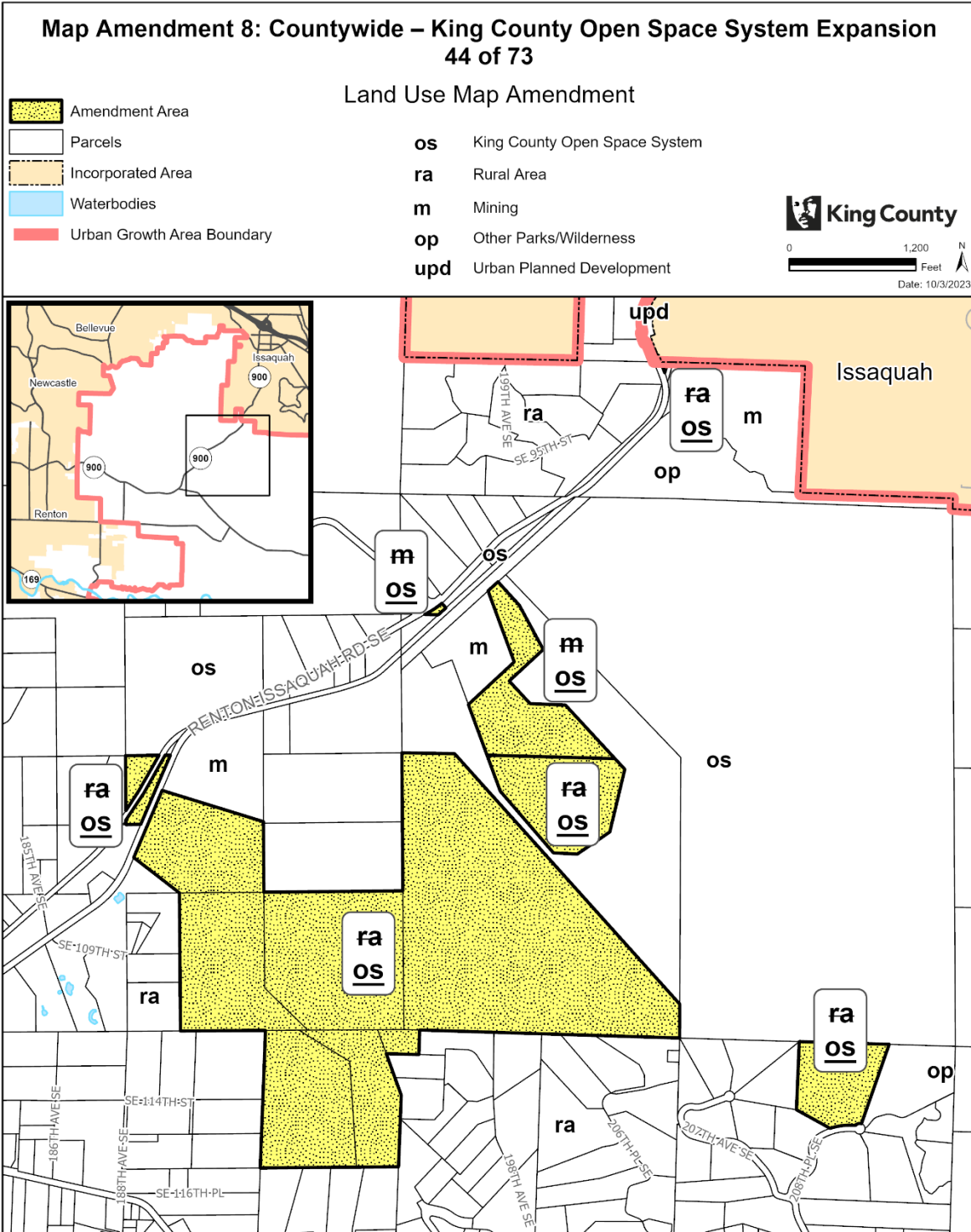
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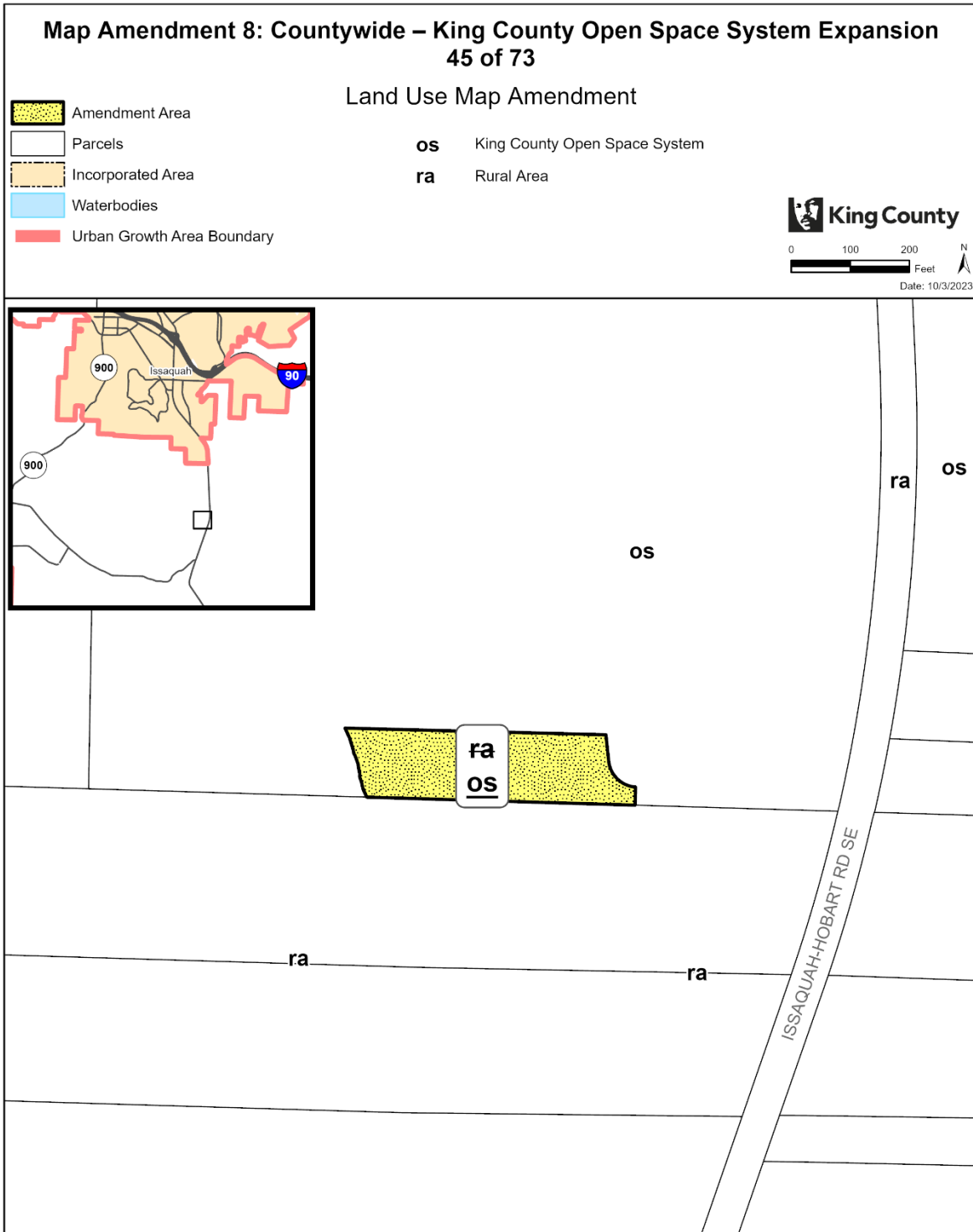
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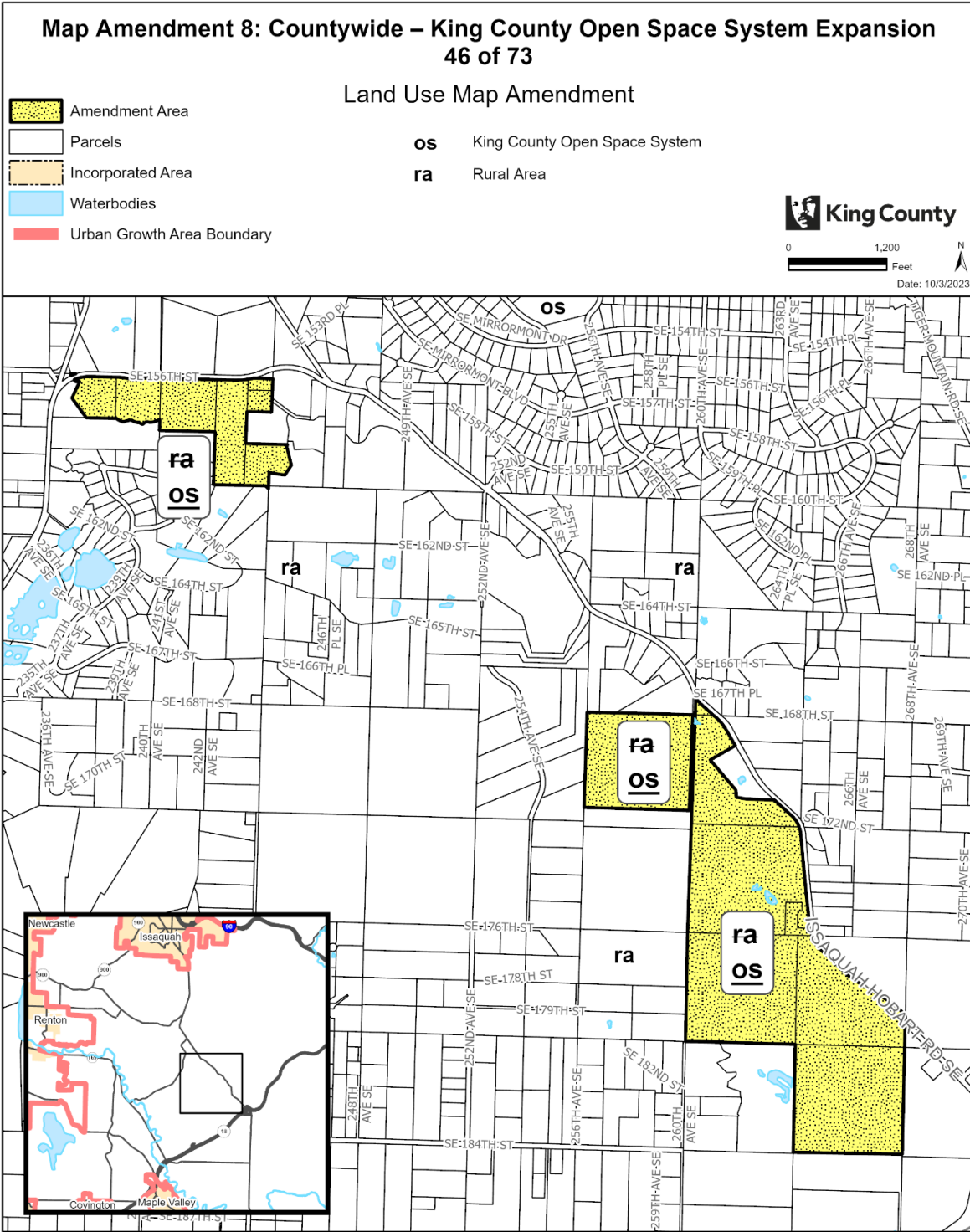
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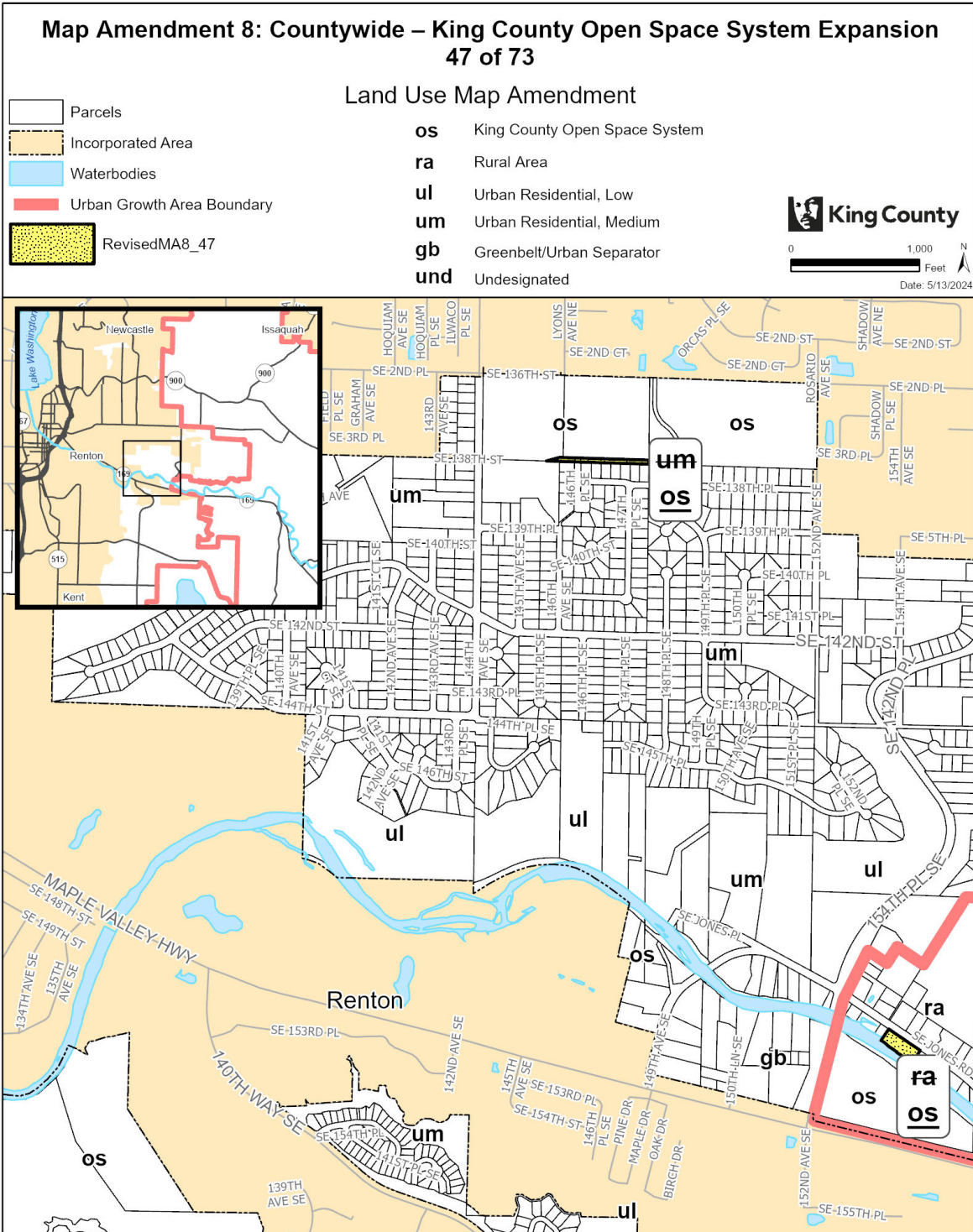
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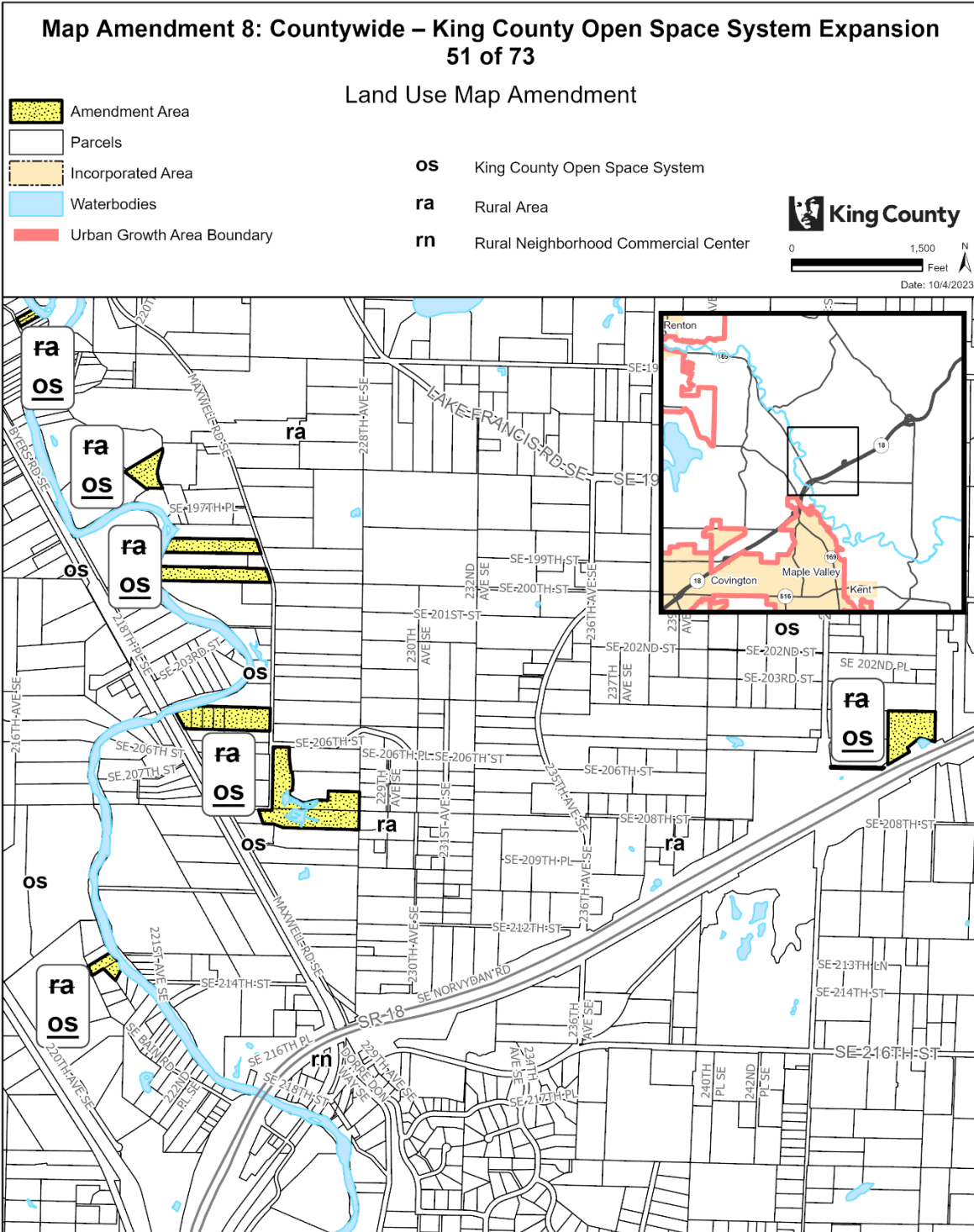


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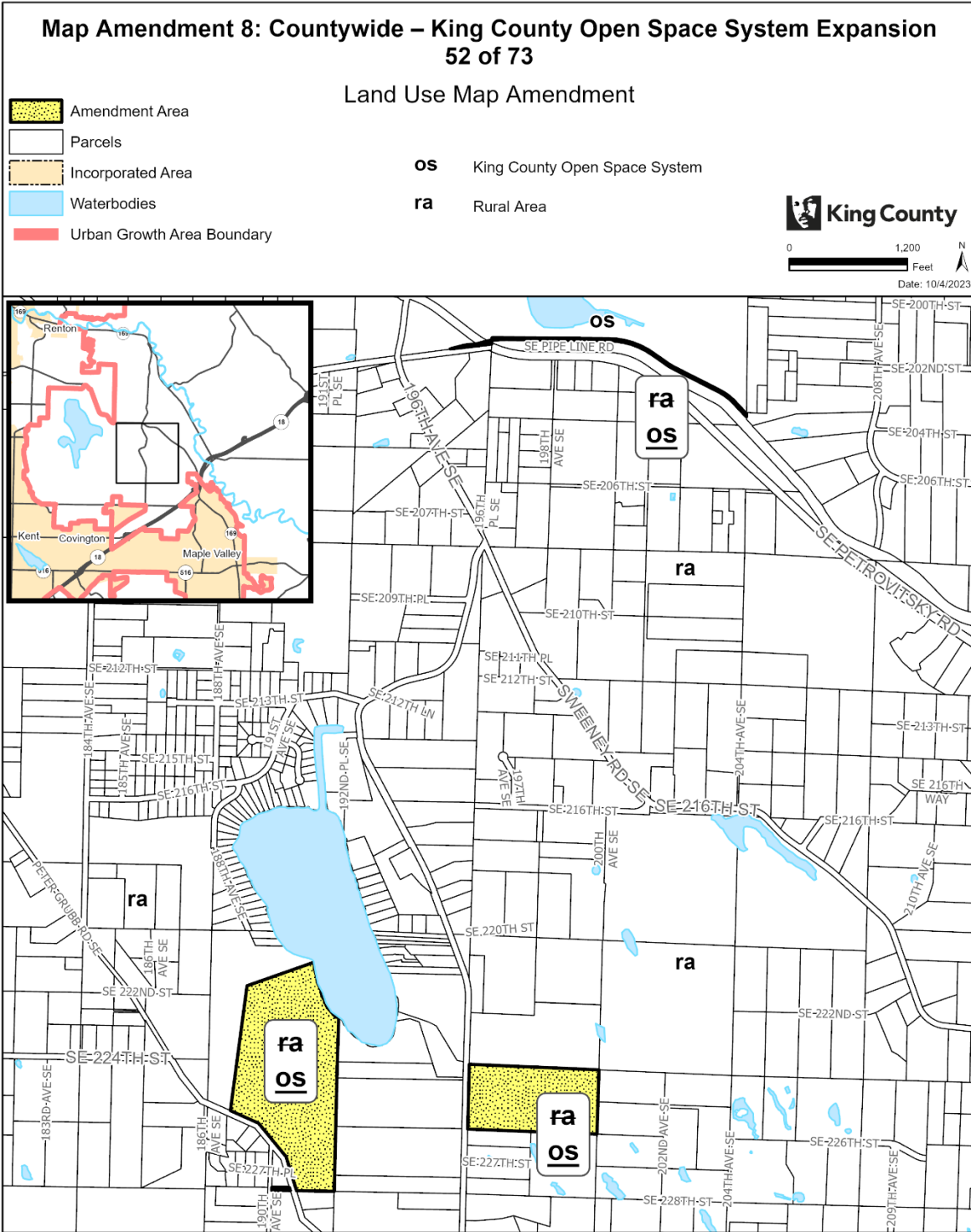


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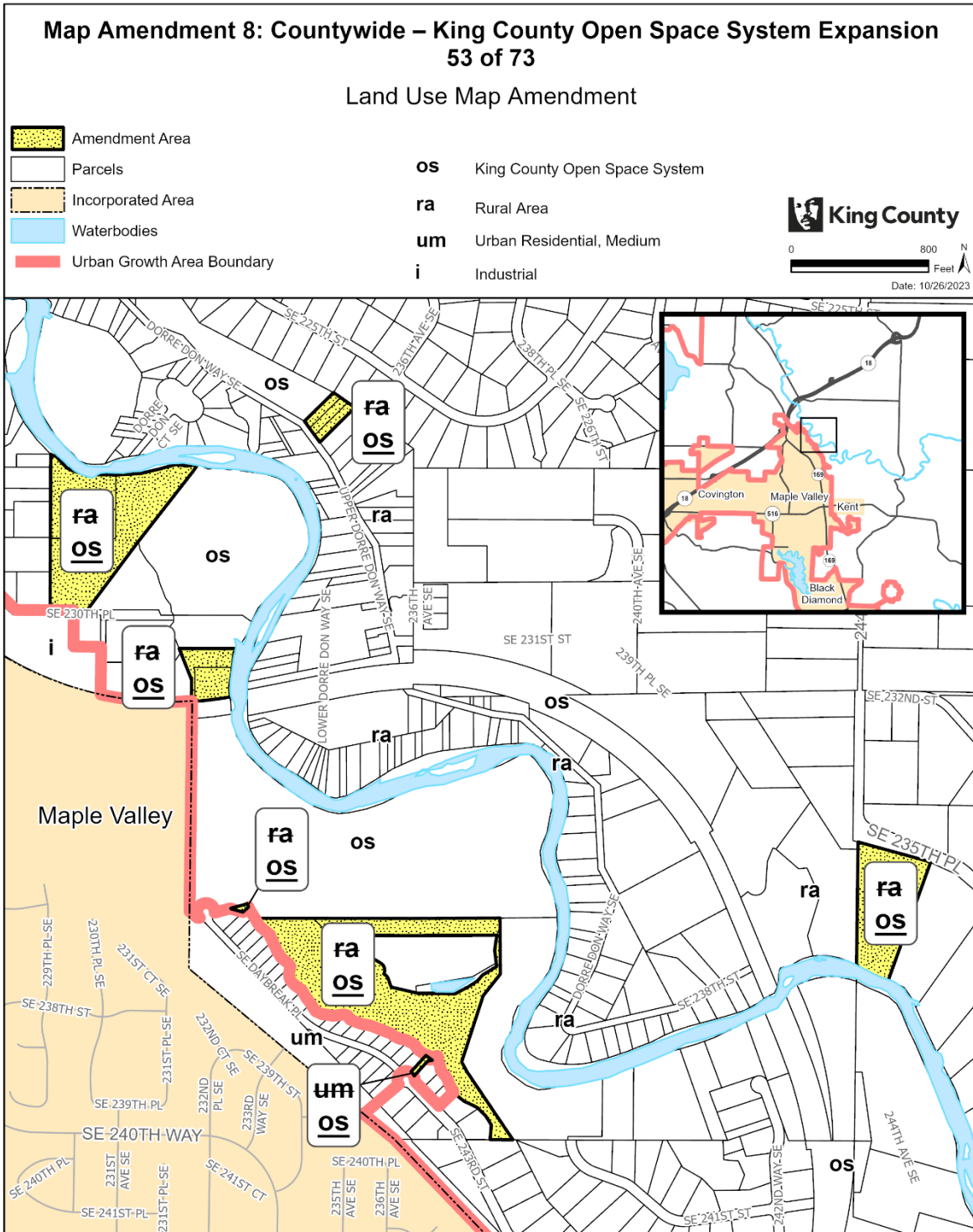
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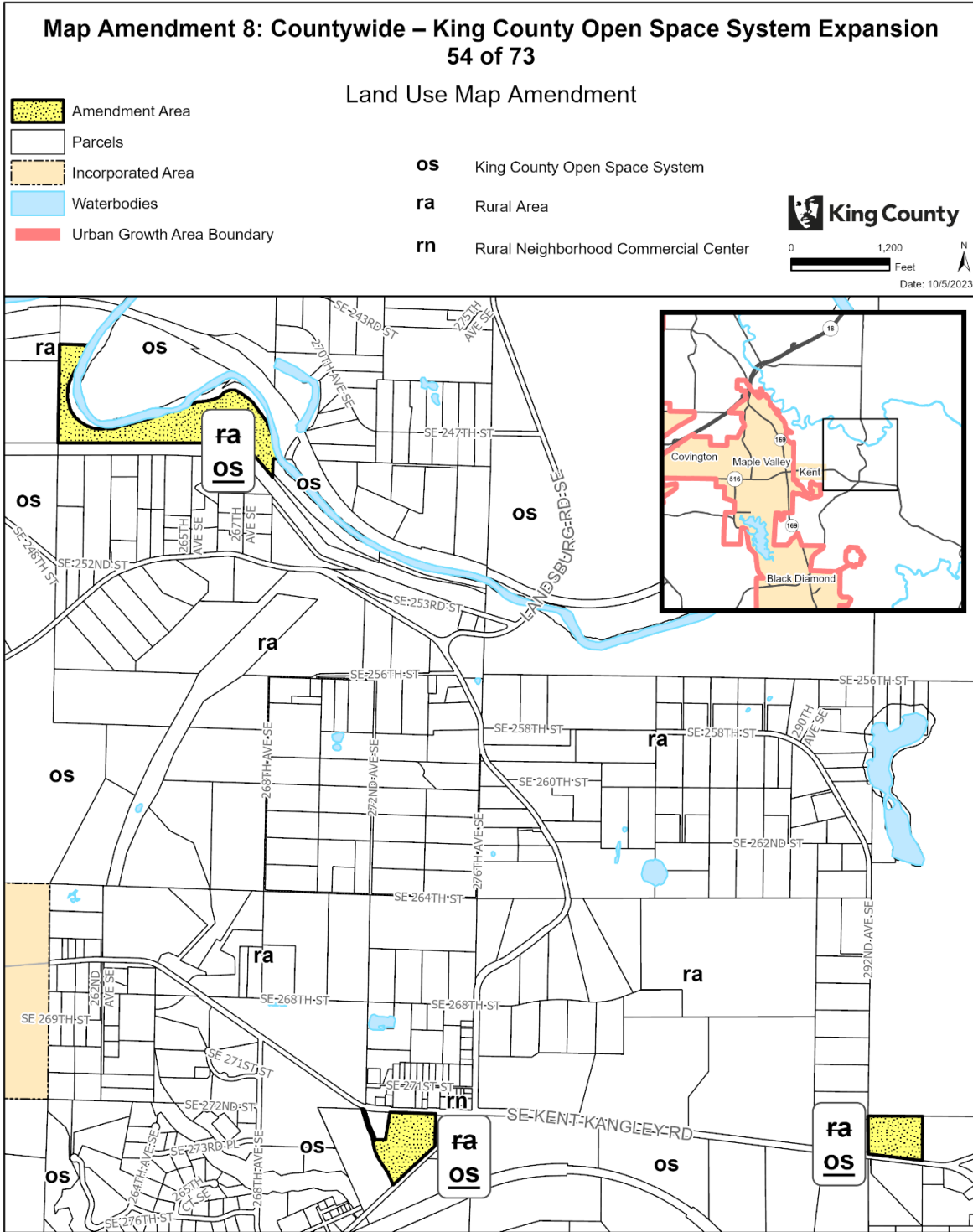
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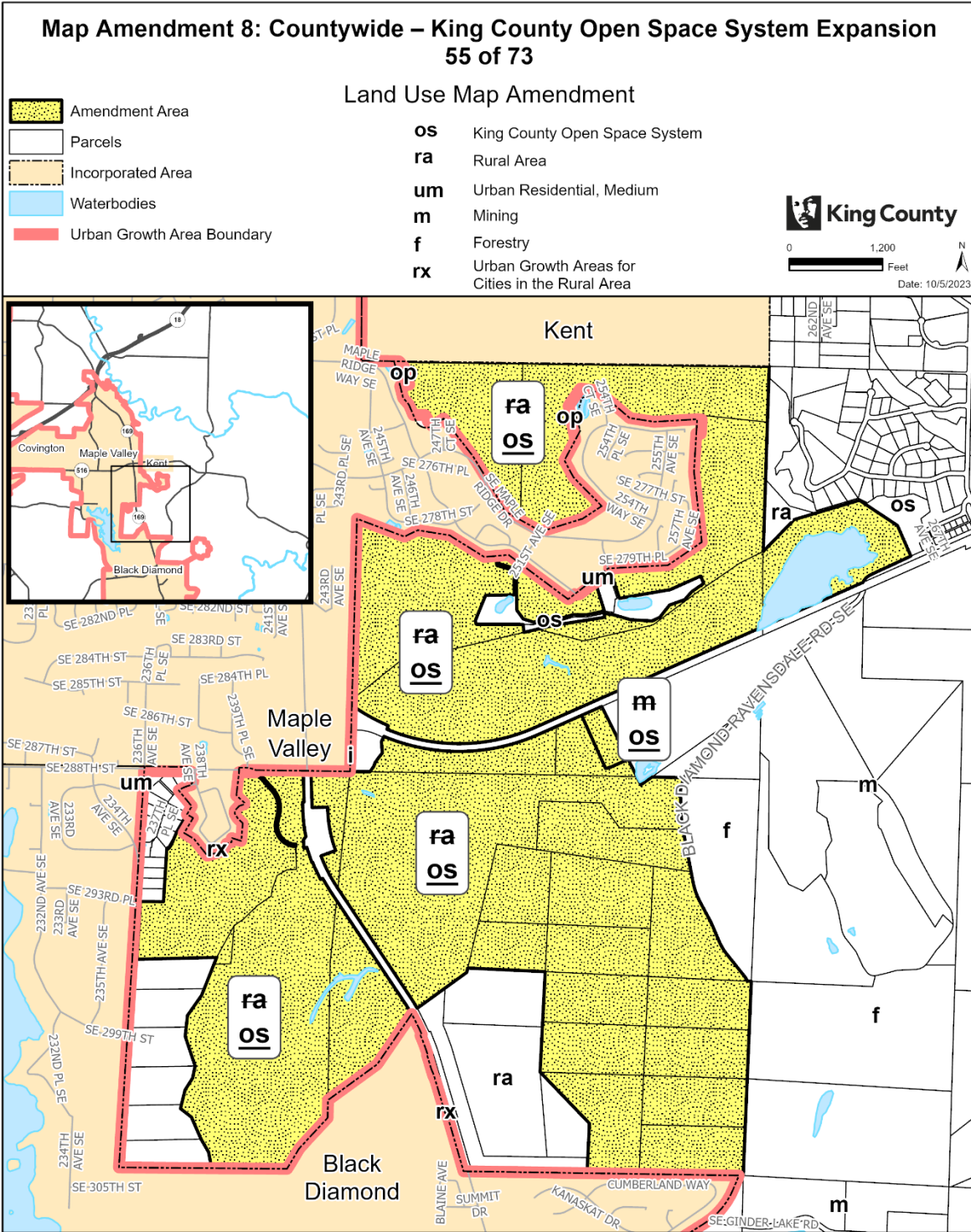
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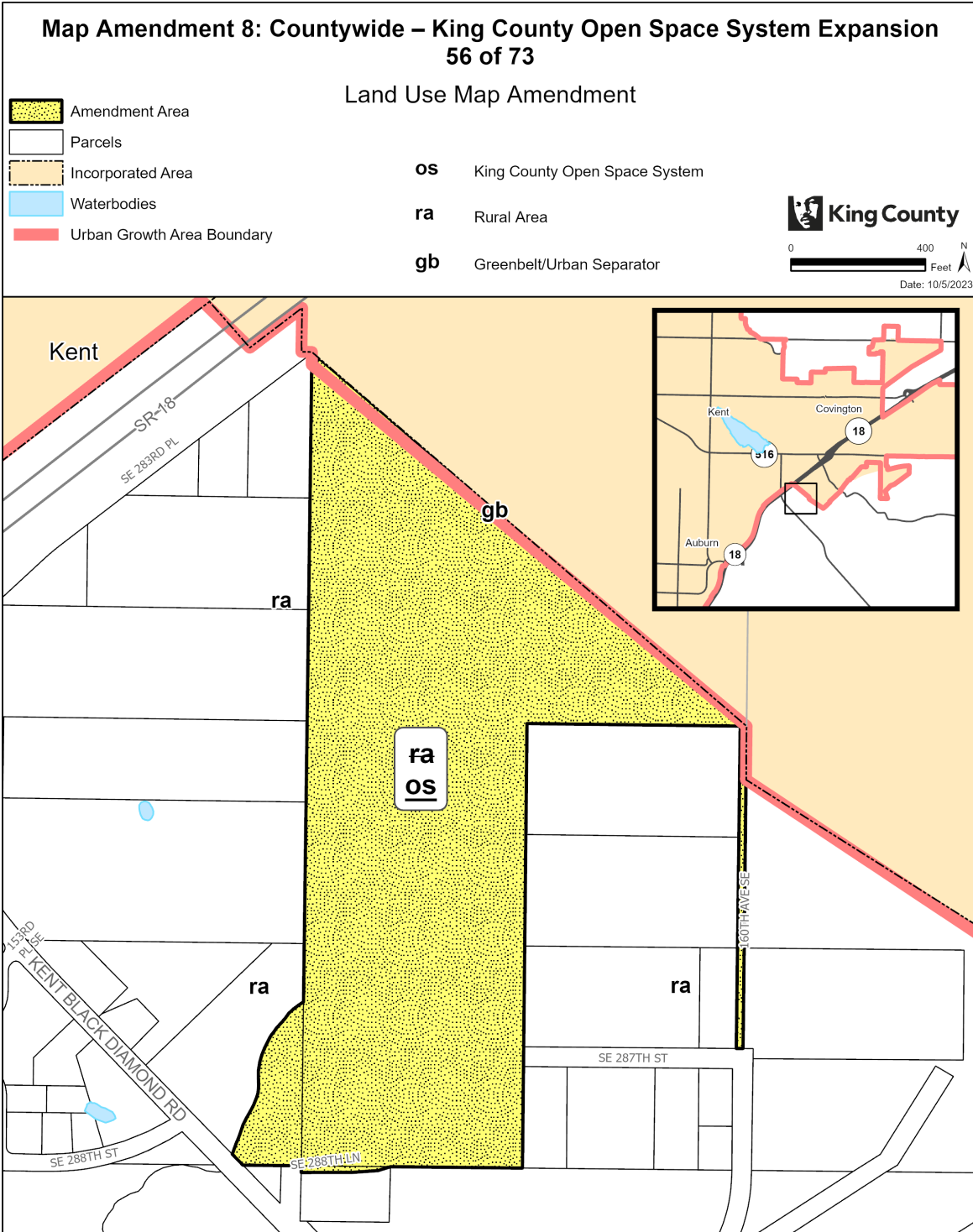
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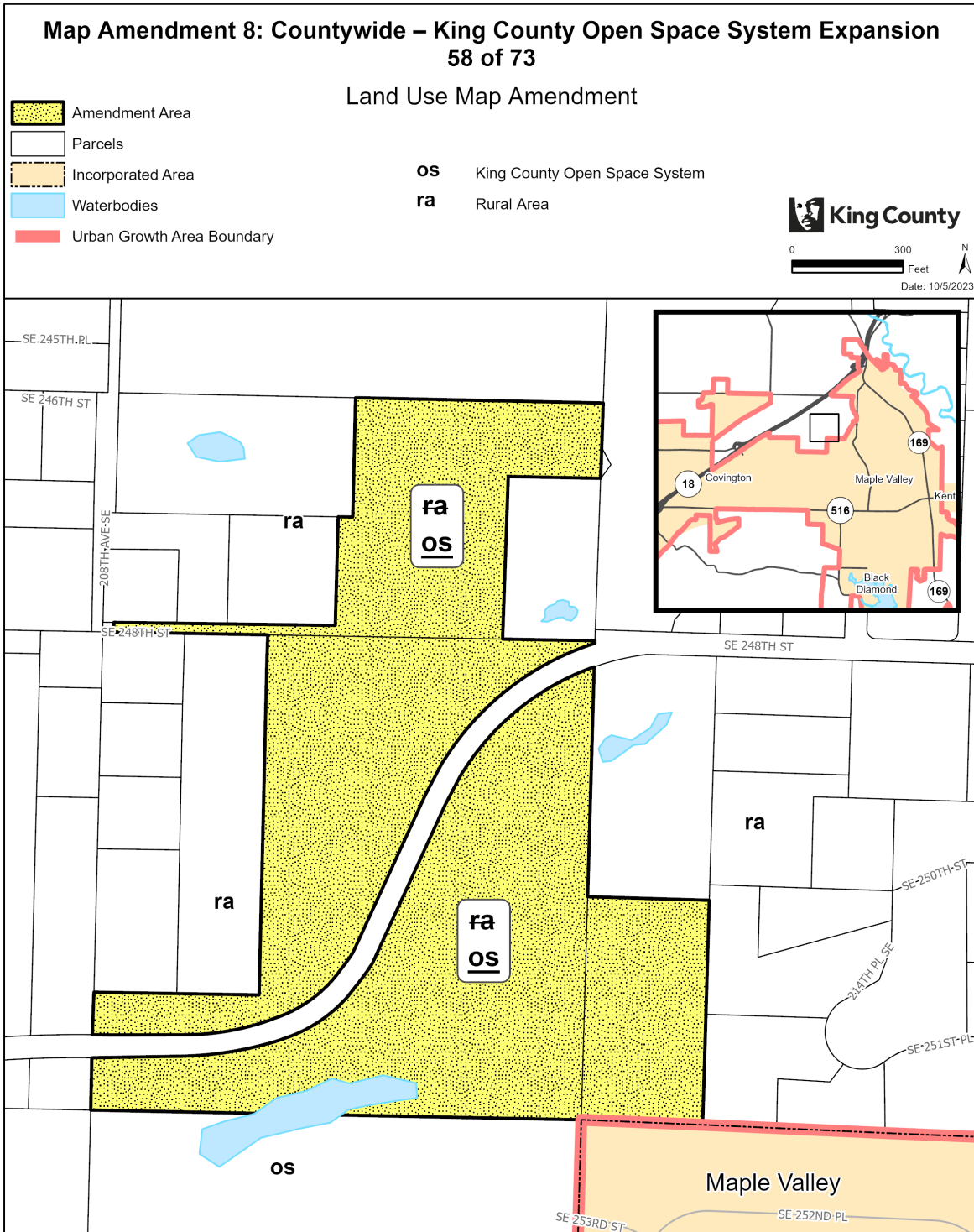
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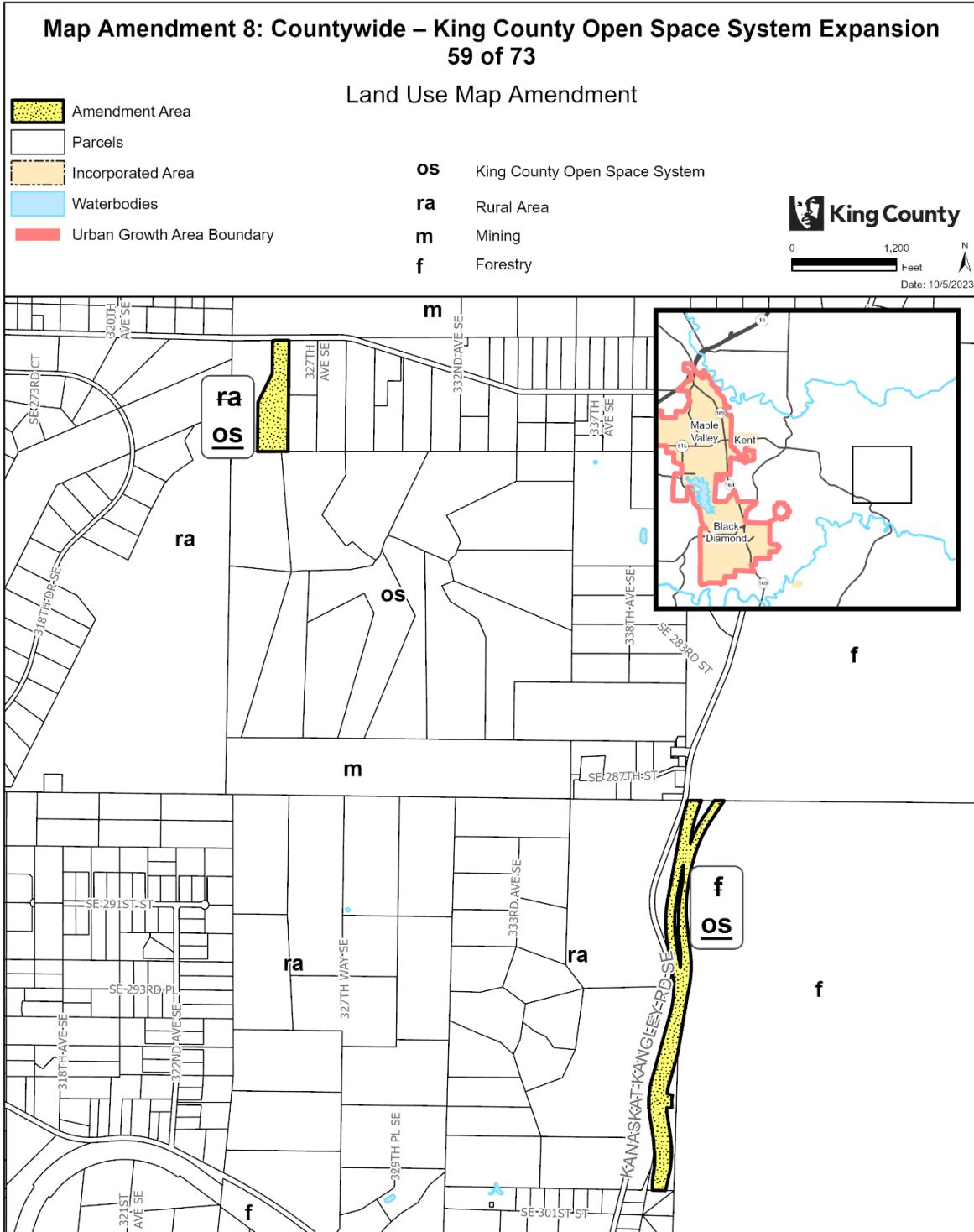
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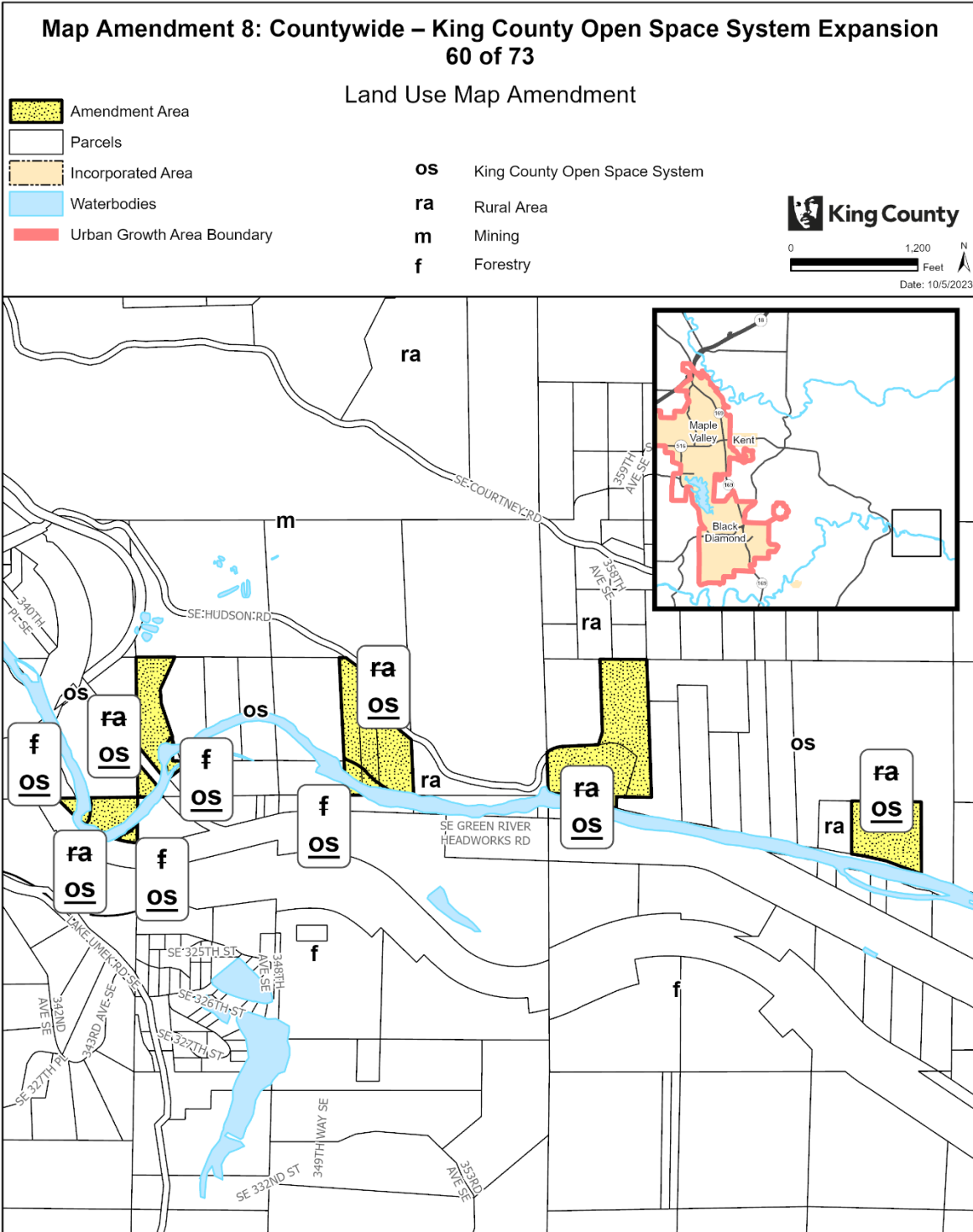
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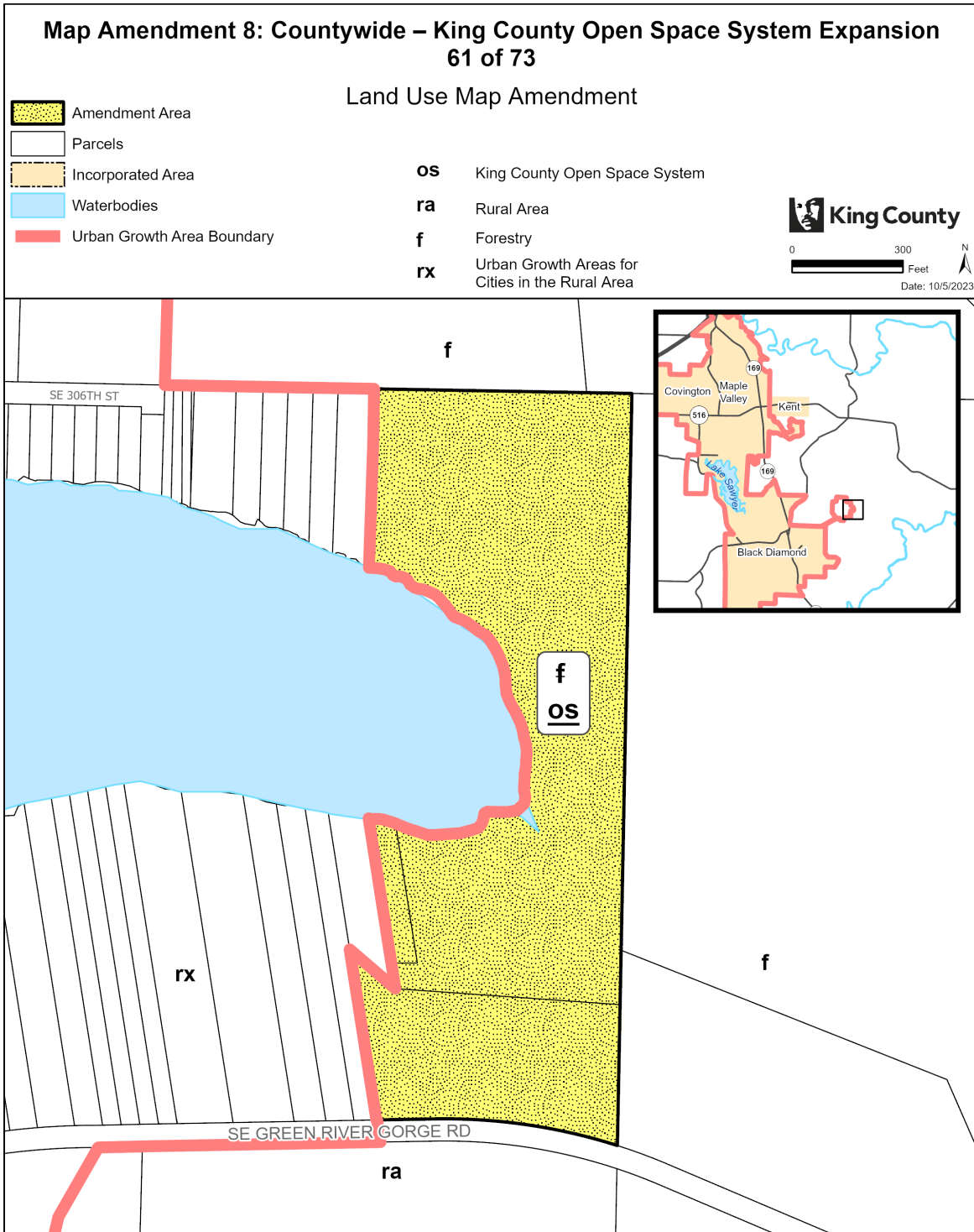
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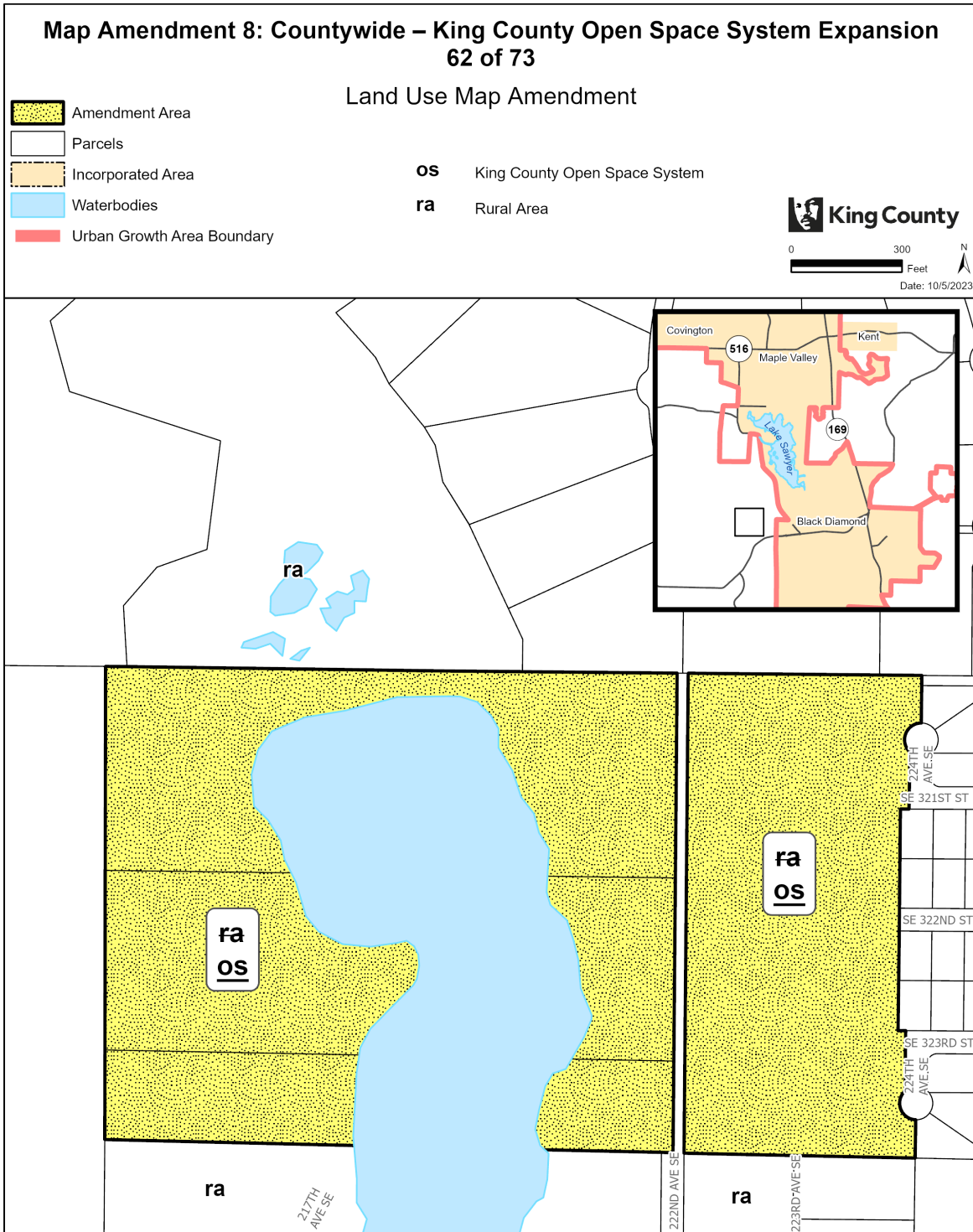
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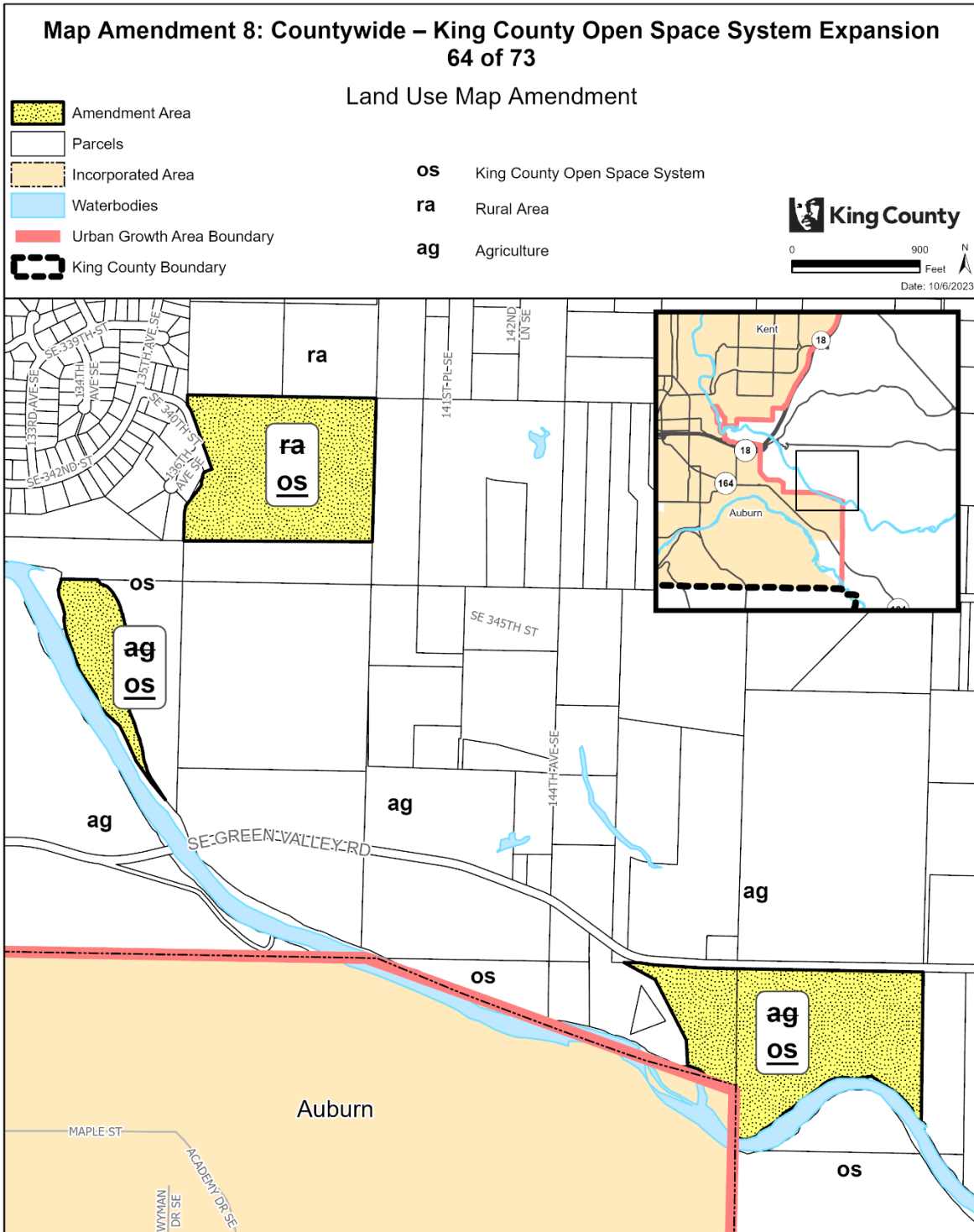
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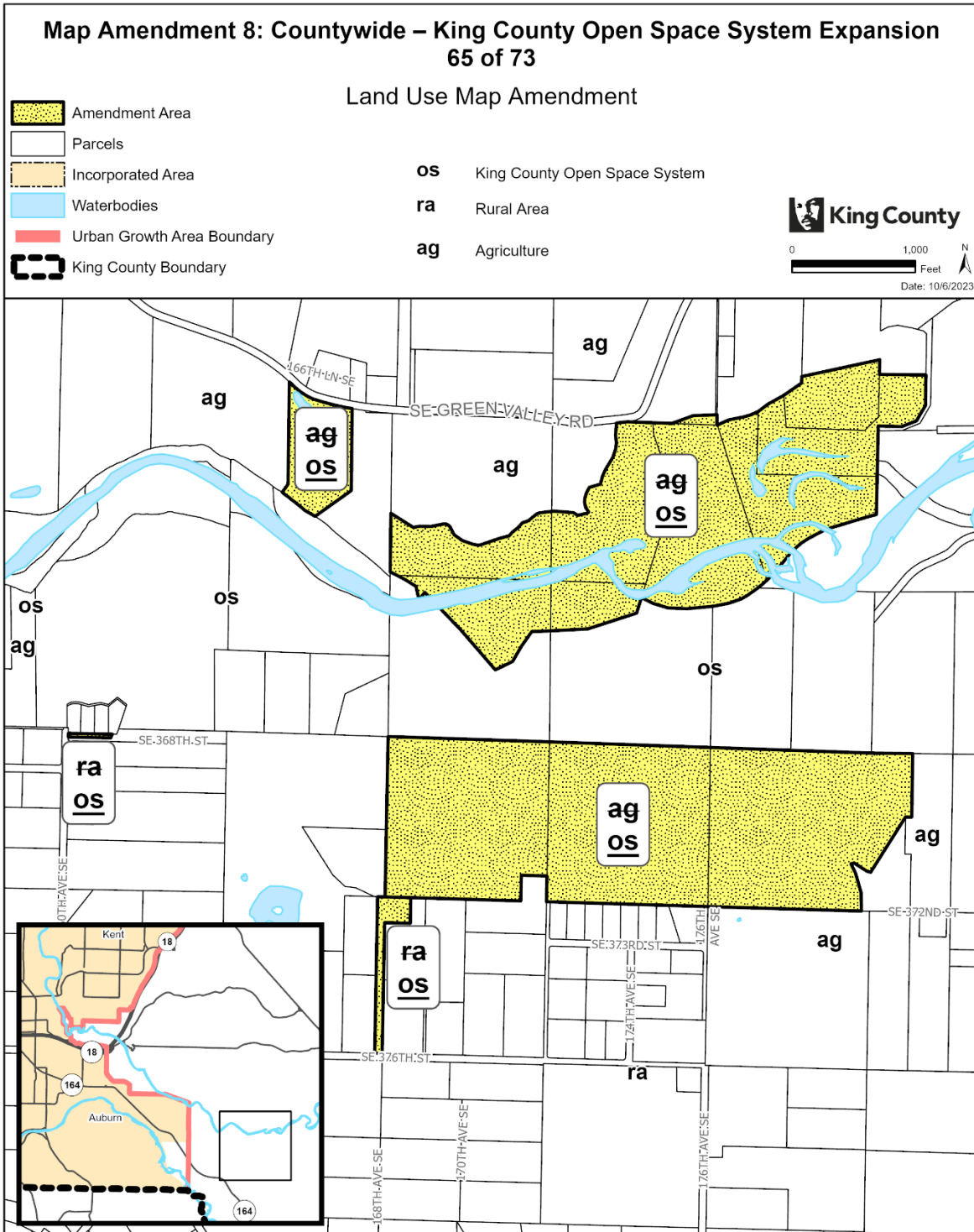
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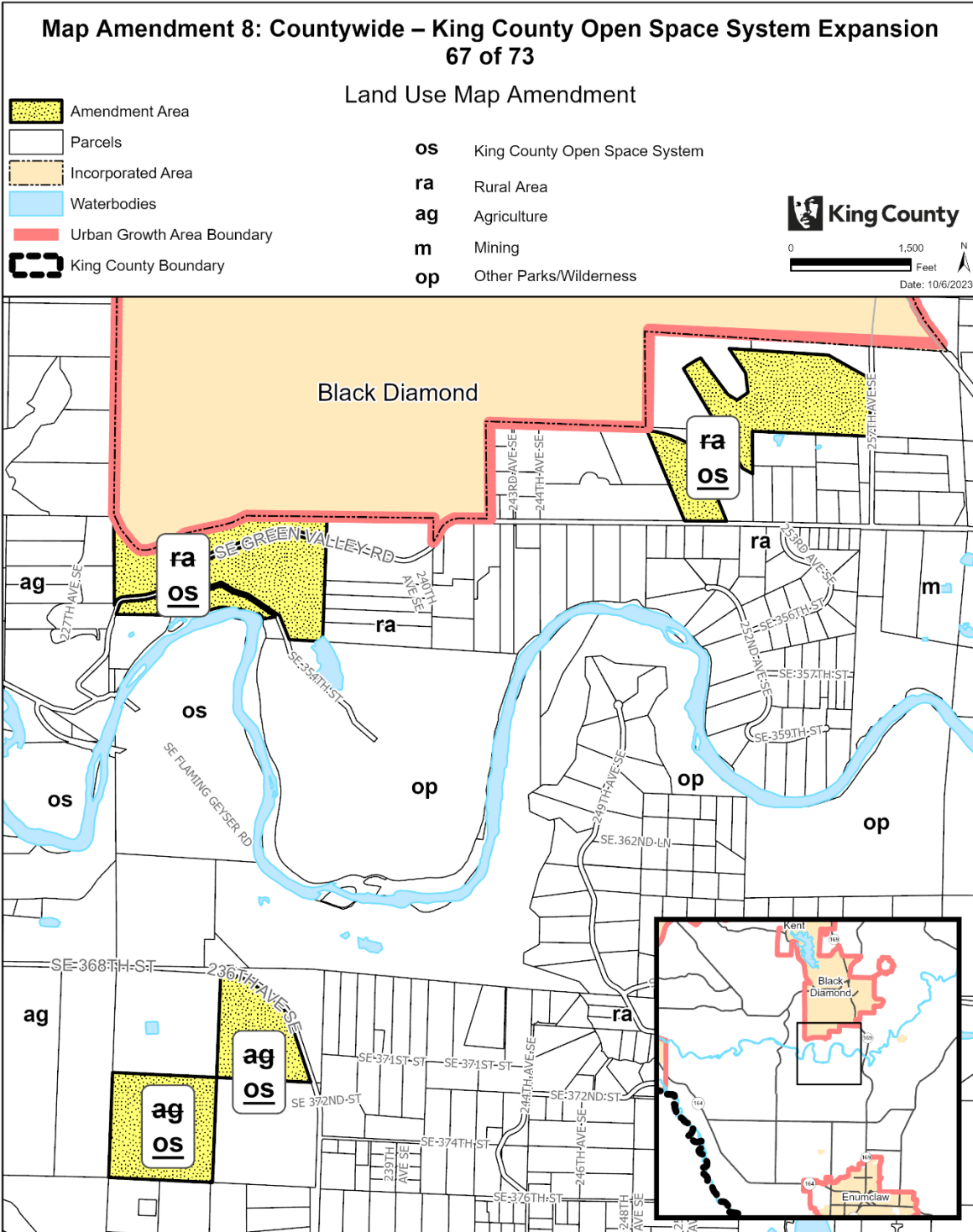
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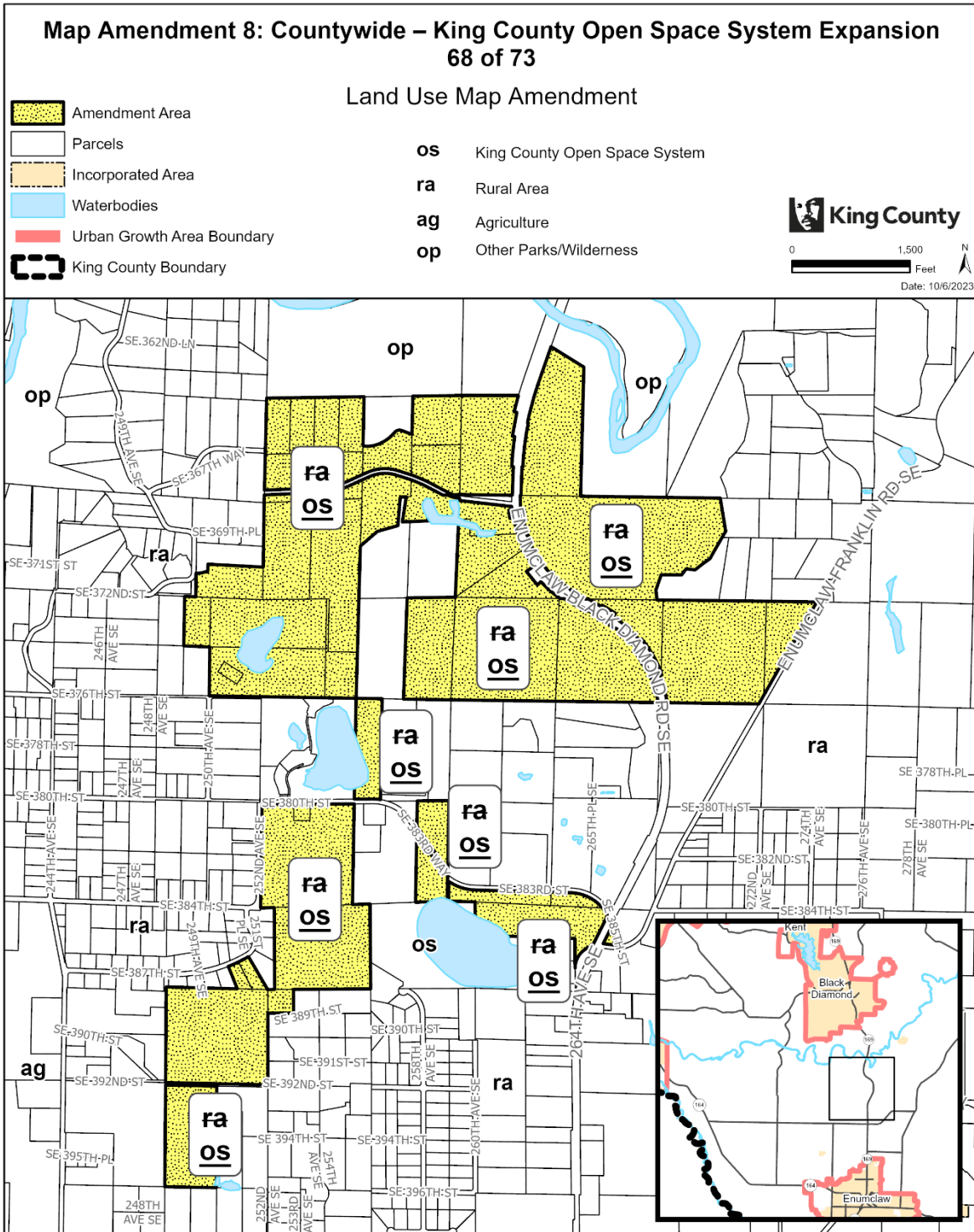
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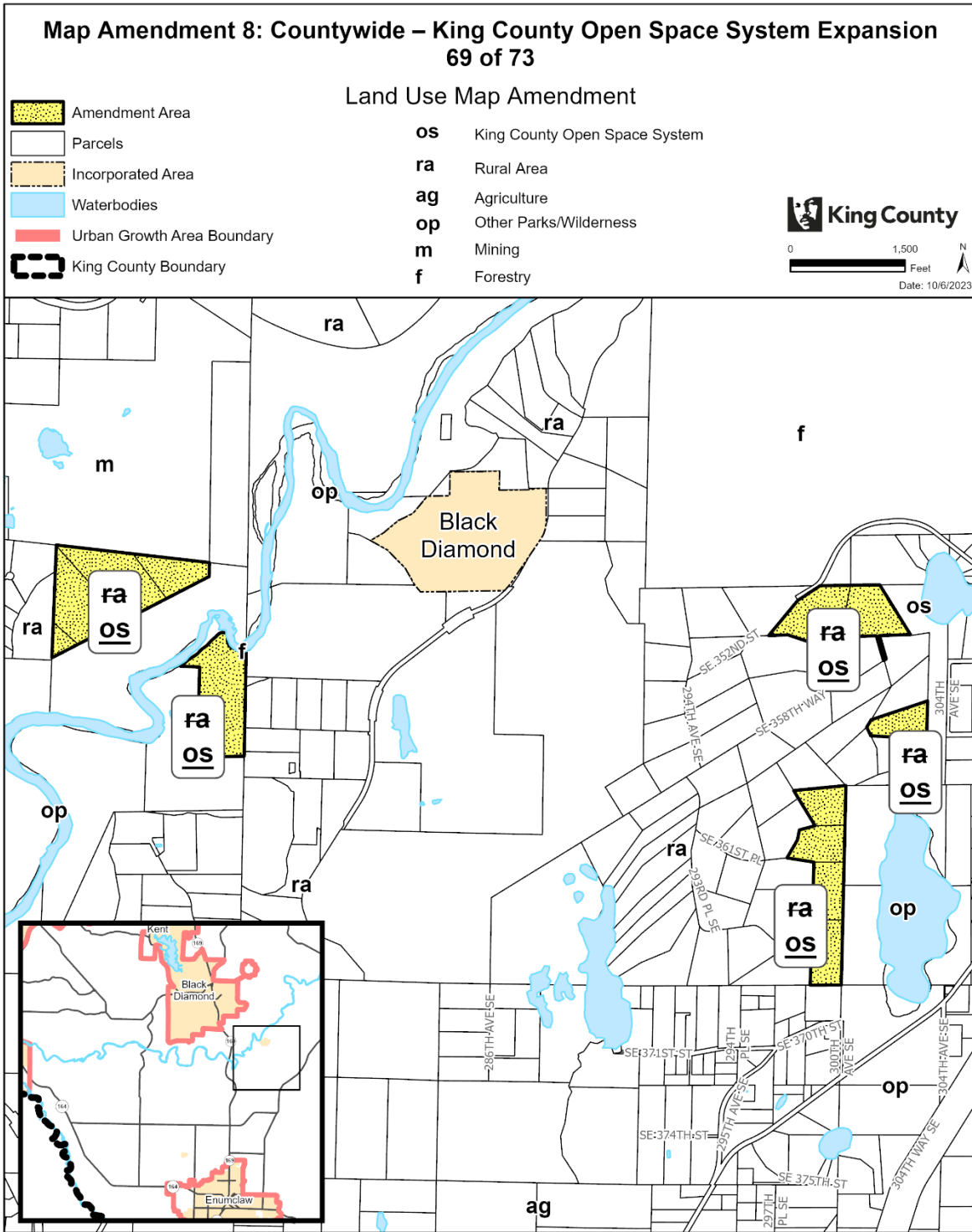
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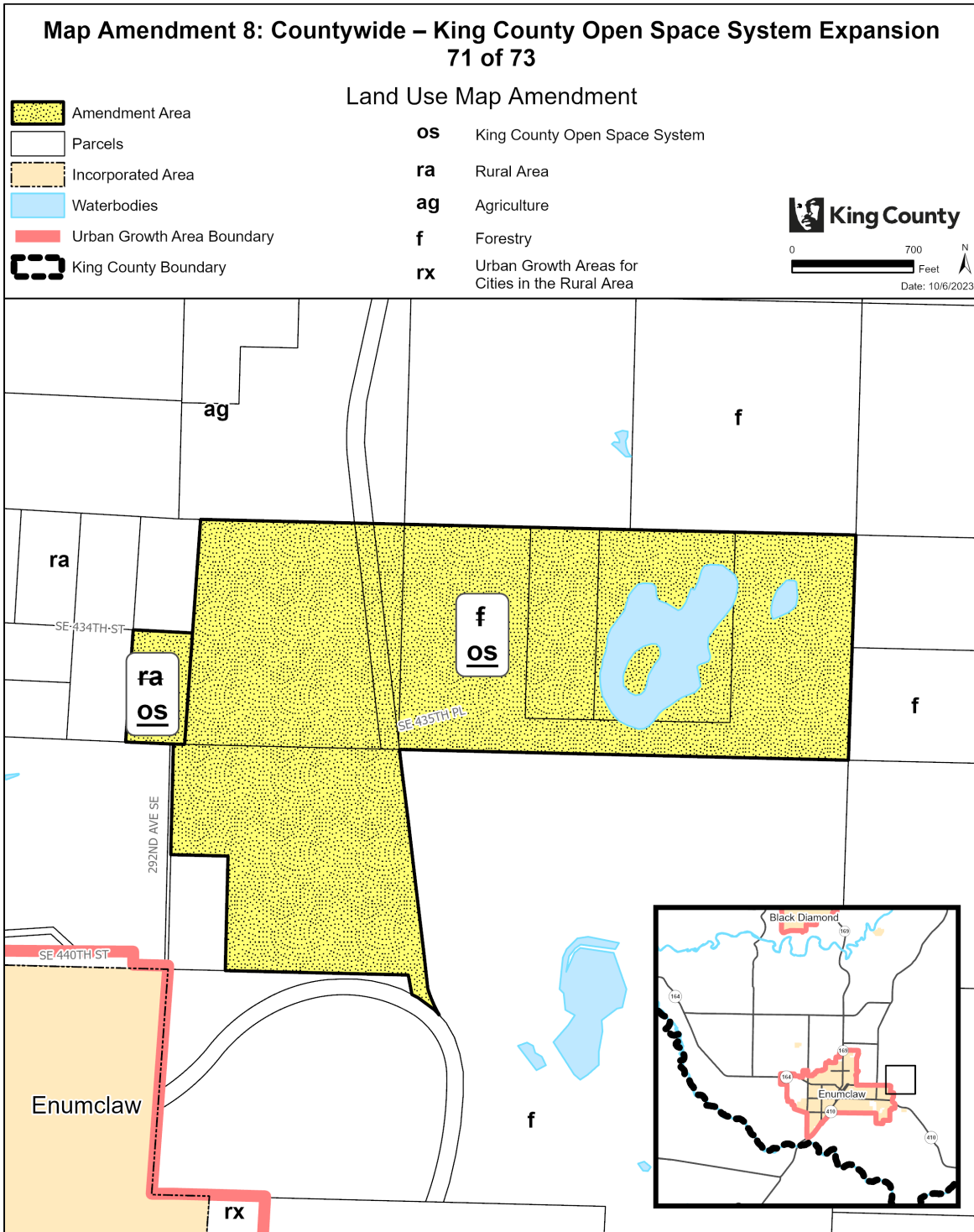
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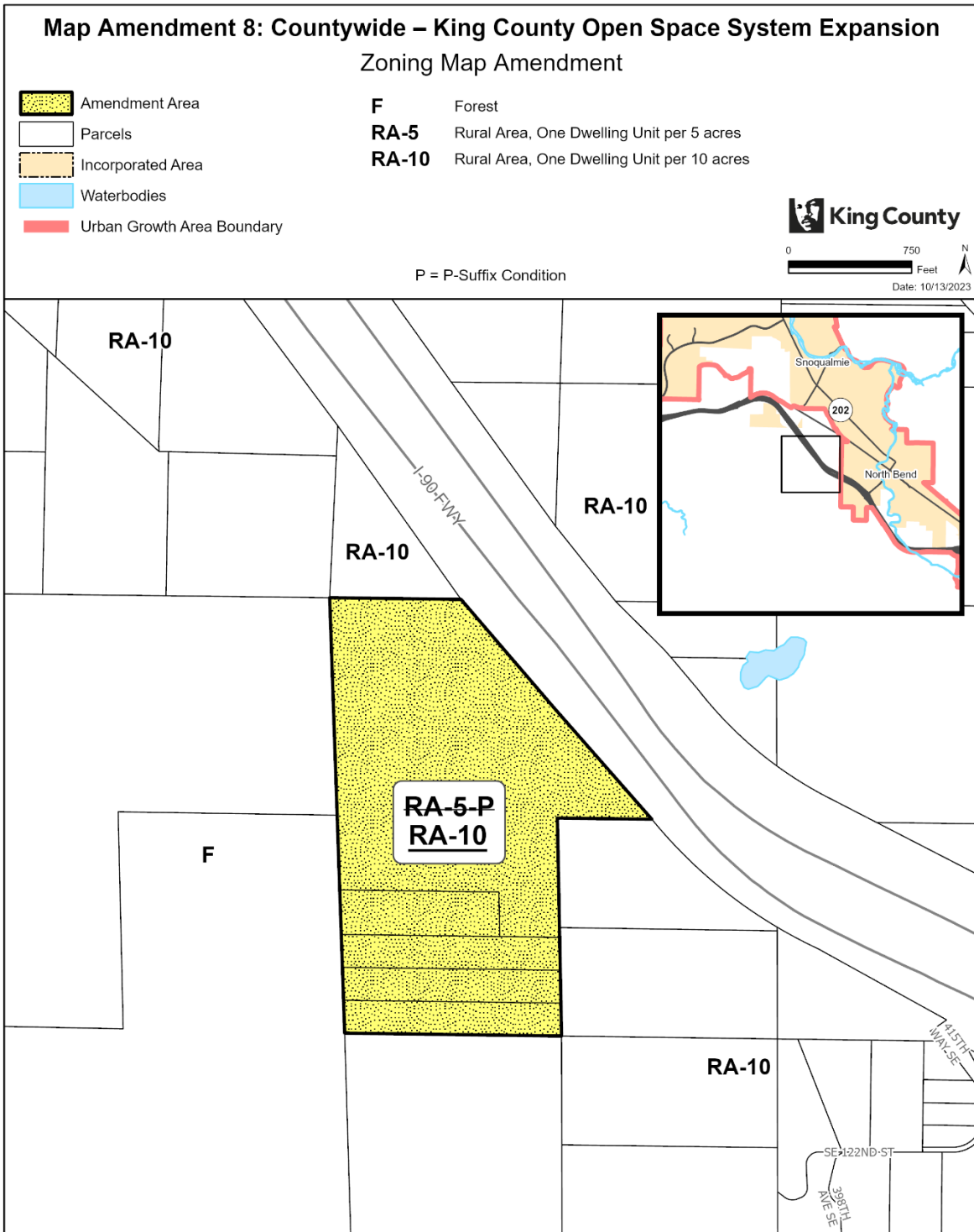
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Project: KC_OpenSpace_Expansion mcombsp

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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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488
489
490

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

3123039009 (portion)	3123039026
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491
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ZONING

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

502
503
504
505

2. On the following parcel:
 - a. Remove Special District Overlay SO-270;
 - b. Remove P-Suffix VS-P25; and

506 c. Amend the zoning classification from R-1 (Urban Residential, 1 dwelling unit per acre) to
 507 R-4 (Urban Residential, 4 dwelling units per acre)
 508
 509

3123039015 (portion)

510
 511 3. Amend P-Suffix VS-P28 on the following parcels:
 512

2923039044	2923039195 (portion)	3023039166	8884400030 (portion)
------------	-------------------------	------------	-------------------------

513
 514 4. On the following parcels:
 515 a. Remove P-Suffix VS-P29; b. Add Special District Overlay SO-xxx (adopted in Section 246 of
 516 Ordinance XXXXX (Proposed Ordinance 2023-0440)); and
 517 c. Amend P-suffix VS-P28
 518

2846200090	2846200092	3123039041
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519
 520 5. On the following parcels:
 521 a. Remove P-Suffix VS-P29; and
 522 b. Add Special District Overlay SO-xxx (adopted in Section 246 of Ordinance XXXXX (Proposed
 523 Ordinance 2023-0440))
 524
 525

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	

526
 527 6. On the following parcels:
 528 a. Remove P-Suffix VS-P30; and
 529 b. Add Special District Overlay SO xxx (adopted in Section 247 of Ordinance XXXXX (Proposed
 530 Ordinance 2023-0440))
 531
 532

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		

533
 534
 535

7. 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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8. 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	

543
 544
 545
 546
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 549

9. 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

550

3023039036	3023039096 (portion)
------------	----------------------

551

552

10. On the following parcels:

553

a. Remove Special District Overlay SO-270;

554

b. Amend P-Suffix VS-P26; and

555

c. Amend P-Suffix VS-P28

556

3023039034 (portion)	3023039176	3023039233 (portion)
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557

558

11. On the following parcel:

559

a. Remove Special District Overlay SO-270;

560

b. Remove P-suffix VS-P29;

561

c. Add Special District Overlay SO-xxx (adopted in Section 246 of Ordinance XXXXX (Proposed Ordinance 2023-0440));

562

d. Amend P-Suffix VS-P26; and

563

e. Amend P-Suffix VS-P28

564

565

3023039108

566

567

12. On the following parcels:

568

a. Remove Special District Overlay SO-270; and

569

b. Amend P-Suffix VS-P28

570

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			

571

572

13. On the following parcels:

573

a. Remove Special District Overlay SO-270;

574

b. Remove P-Suffix VS-P29;

575

c. Add Special District Overlay SO-xxx (adopted in Section 246 of Ordinance XXXXX (Proposed Ordinance 2023-0440)); and

576

d. Amend P-Suffix VS-P28

577

578

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		

579

580 14. On the following parcel:

- 581 a. Remove Special District Overlay SO-270;
- 582 b. Remove P-Suffix VS-P01; and
- 583 c. Remove P-Suffix VS-P31

584

2923039148

585

586 15. On the following parcels:

- 587 a. Remove Special District Overlay SO-270; and
- 588 b. Remove P-Suffix VS-P01

589

2923039142 2923039190

590

591 16. On the following parcel:

- 592 a. Remove Special District Overlay SO-270; and
- 593 b. Remove P-Suffix VS-P08

594

2923039040

595

596 17. On the following parcel:

- 597 a. Remove Special District Overlay SO-270; and
- 598 b. Remove P-Suffix VS-P10

599

3123039169

600

- 601 18. On the following parcels:
602 a. Remove P-Suffix VS-P11; and
603 b. Add Special District Overlay SO-xxx (adopted in Section 247 of Ordinance XXXXX (Proposed
604 Ordinance 2023-0440))

0622039054	0622039165
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- 606
607 19. On the following parcel:
608 a. Remove Special District Overlay SO-270;
609 b. Remove P-Suffix VS-P13;
610 c. Remove P-suffix VS-P29;
611 d. Add Special District Overlay SO-xxx (adopted in Section 246 of Ordinance XXXXX (Proposed
612 Ordinance 2023-0440)); and
613 e. Amend P-Suffix VS-P28

3123039011

- 614
615
616 20. On the following parcel:
617 a. Amend the zoning from R-8, Potential R-12 (Urban Residential, 8 dwelling units per acre,
618 potential Urban Residential, 12 dwelling units per acre) to R-8 (Urban Residential, 8 dwelling
619 units per acre).
620 b. Remove P-Suffix VS-P14; and
621 c. Amend P-Suffix VS-P28

1471640000

- 622
623
624 21. On the following parcel:
625 a. Remove Special District Overlay SO-270;
626 b. Remove P-Suffix VS-P15;
627 c. Remove P-Suffix VS-P29;
628 d. Add Special District Overlay SO-xxx (adopted in Section 246 of Ordinance XXXXX (Proposed
629 Ordinance 2023-0440)); and
630 e. Amend P-Suffix VS-P28

3223039114

- 631
632
633 22. On the following parcel:
634 a. Remove Special District Overlay SO-270;
635 b. Remove P-Suffix VS-P16;
636 c. Remove P-Suffix VS-P29;
637 d. Add Special District Overlay SO-xxx (adopted in Section 246 of Ordinance XXXXX (Proposed
638 Ordinance 2023-0440)); and
639 e. Amend P-Suffix VS-P28

3123039055

641

- 642 23. On the following parcel:
 643 a. Remove P-Suffix VS-P17;
 644 b. Remove P-Suffix VS-P30;
 645 c. Add Special District Overlay SO-xxx (adopted in Section 247 of Ordinance XXXXX (Proposed
 646 Ordinance 2023-0440)); and
 647
 648

3123039066

- 649
 650 24. On the following parcel:
 651 a. Remove P-Suffix VS-P23; and
 652 b. Add Special District Overlay SO-xxx (adopted in Section 246 of Ordinance XXXXX (Proposed
 653 Ordinance 2023-0440))
 654

3223039048

- 655
 656 25. On the following parcels:
 657 a. Remove Special District Overlay SO-270; and
 658 b. Remove P-Suffix VS-P25
 659

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

- 660
 661 26. Remove P-Suffix VS-P28 on the following parcel:
 662

3023039243

- 663
 664 27. Amend P-Suffix VS-P26 as follows:
 665
 666 ~~"((The following P-Suffix conditions apply to 4 parcels on the west side of Vashon~~
 667 ~~Highway at about 171st Street, labeled G))~~
 668 ~~- Buildings shall be set back ((40)) forty feet from the property line along Vashon~~
 669 ~~Highway Southwest;~~
 670 ~~((Roof pitch shall be 5 feet in height for each 12 inches in length;))~~
 671 ~~- Parking shall be at the side or rear of the buildings;~~
 672 ~~- No auto service facilities shall be allowed on commercial parcels; and~~
 673 ~~- ((Mixed-use)) Mixed-use housing density is limited to ((4)) four dwelling units per acre.~~
 674 ~~If affordable housing units are provided under K.C.C. Chapter 21A.48, the maximum~~
 675 ~~density shall be twenty-four dwelling units per acre."~~
 676

- 677 28. Amend P-Suffix VS-P28 as follows:
 678
 679 ~~"((The following P-Suffix conditions shall apply to uses locating within the Town Core~~
 680 ~~designation:))~~

- 681 1. Buildings fronting on streets, parking lots and pedestrian ways shall meet the
682 following criteria:
- 683 A. Buildings shall ~~((not))~~ be set back ~~((over 10))~~ no more than ten feet from property
684 lines, except to provide for landscaping, courtyards, and other pedestrian or seating
685 areas, and outdoor eating areas.
- 686 ~~((B. An exterior deck shall be required on the second floor of new mixed use buildings
687 for each residential unit within the building, excluding those units facing north. Each deck
688 shall have a minimum dimension of six feet (depth) by ten feet (width).~~
- 689 C) ~~B.~~ Building height shall ~~((not exceed two stories or))~~ be a maximum of three stories
690 ~~((35 feet as measured by K.C.C. 21A.12.050(C)))~~.
- 691 ~~((D))~~ ~~C.~~ Building walls facing ~~((a primary pedestrian street))~~ Vashon Highway SW, SW
692 Bank Road, SW 178th Street, 100th Avenue SW, or SW 174th Street shall have openings
693 comprising not less than ~~((60%))~~ sixty percent of the width facing the street. No more
694 than ~~((20))~~ twenty feet of continuous width shall be without openings, such as windows
695 and doors. ~~((Eligible openings include windows, doors, or other openings which provide
696 vision through the wall starting no higher than 42 inches and stopping no lower than 72
697 inches above the adjacent floor line nearest grade.~~
- 698 E) ~~D.~~ Walkways internal to a private development shall connect to public walkways.
- 699 ~~((F))~~ ~~E.~~ Building facades which occupy the full width of street frontages are preferred.
700 Where facade continuity is interrupted by a parking lot(s) or lot entrance(s), such parking
701 lots or entrances shall not occupy more than the lesser of ~~((60))~~ sixty feet or ~~((30%))~~
702 thirty percent of the lot width in the first ~~((60))~~ sixty feet of street-abutting lot depth,
703 provided this limitation may be increased by up to ~~((15))~~ fifteen feet to provide sidewalks
704 and entrance landscaping.
- 705 2. New developments or alterations to an existing building which are valued in excess of
706 ~~((50%))~~ fifty percent of the pre-alteration assessed value, shall provide ~~((at least two of))~~
707 the following public features:
- 708 A. Street trees with planting areas (spacing and species consistent with existing street
709 trees)~~((:))~~ in a manner consistent with road design and construction standards; and
- 710 B. ~~A~~ ~~((R))~~ roof or ((canopies shall be provided over at least a 5 foot width of building))
711 awning that extends over any abutting sidewalk ((along the full length of at least one
712 facade of the building)) or pedestrian walkway a minimum of five feet or the width of the
713 walkway if the walkway is less than five feet wide.
- 714 ~~((C. Covered facade indentations adjacent to public sidewalks shall occur at least once
715 every 50 feet of street frontage and each indentation shall have an area of at least 64
716 square feet with a depth of at least 6 feet.~~
- 717 ~~D. Mid block pedestrian connections, a minimum of 8 feet wide, connecting the public
718 sidewalk with another street, alley or other public space.~~
- 719 ~~E. Street furniture providing at least 4 seats for every 100 feet of frontage.))"~~
- 720
- 721 29. Repeal the following P-Suffix Development Conditions from the Zoning Atlas:
- 722 a. P-Suffix VS-P01;
- 723 b. P-Suffix VS-P08;
- 724 c. P-Suffix VS-P10;
- 725 d. P-Suffix VS-P11;
- 726 e. P-Suffix VS-P13;

- 727 f. P-Suffix VS-P14;
- 728 g. P-Suffix VS-P15;
- 729 h. P-Suffix VS-P16;
- 730 i. P-Suffix VS-P17;
- 731 j. P-Suffix VS-P19;
- 732 k. P-Suffix VS-P23;
- 733 l. P-Suffix VS-P25;
- 734 m. P-Suffix VS-P29;
- 735 n. P-Suffix VS-P30; and
- 736 o. P-Suffix VS-P31

737

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

740

- 741 • **Removes Vashon Rural Town Affordable Housing Special District Overlay SO-270**
742 **from all parcels where it applies in Vashon Rural Town. The SDO’s purpose is to spur**
743 **creation of affordable housing on Vashon-Maury Island. Special District Overlay SO-**
744 **270 is proposed for repeal by this ordinance.**

745

- 746 • **Amends the land use designation from Rural Area to King County Open Space**
747 **Systems on a portion of a parcel owned by King County Department of Natural**
748 **Resources and Parks on 103rd Avenue Southwest south of Southwest Mukai Circle.**
749 **The change would indicate the long term intended use of the properties for open**
750 **space recreational, and environmental benefits.**

751

- 752 • **Amends the land use designation from Rural Town to King County Open Space**
753 **Systems on a portion of a parcel owned by King County Department of Natural**
754 **Resources and Parks on 103rd Avenue Southwest south of Southwest Mukai Circle,**
755 **and on a parcel owned by King County Department of Natural Resources and Parks**
756 **on Southwest 174th Street east of Vashon Highway Southwest. The change would**
757 **indicate the long term intended use of the properties for open space recreational, and**
758 **environmental benefits.**

759

- 760 • **Amends the zoning classification on a parcel on Southwest 174th Street in the vicinity**
761 **of Vashon Highway Southwest from CB to R-12 while retaining P-Suffix VS-P28.**
762 **Removes VS-P19, a setback requirement on the parcel. Setbacks in K.C.C. Title 21A**
763 **for residential development will apply on the parcel.**

764

765

- 766 • **Amends the zoning classification on twelve parcels on the western edge of Vashon**
767 **Rural Town in the vicinity of SW Bank Road to remove potential R-12 zoning.**

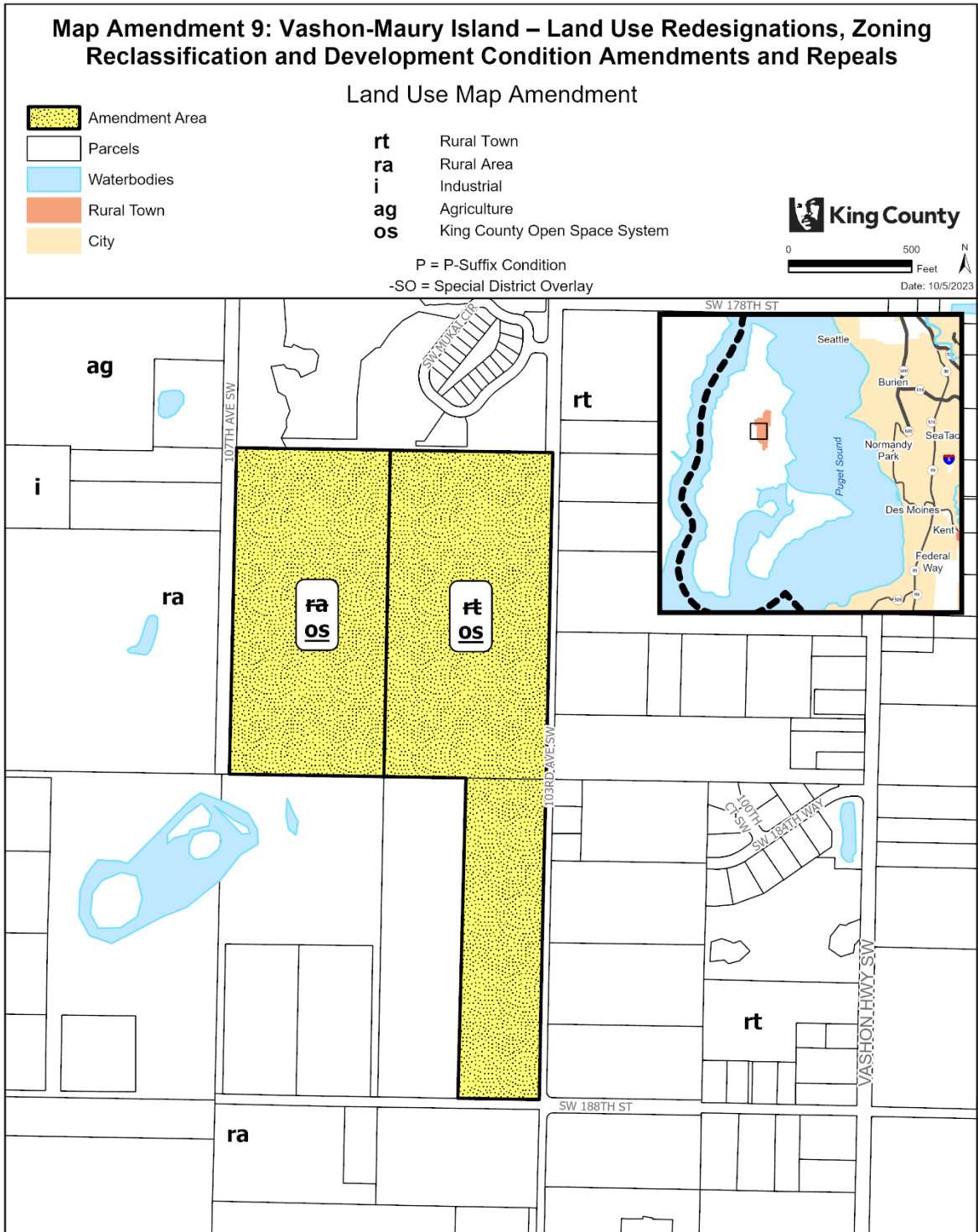
768

- 769 • **Amends P-Suffix VS-P26 that applies to parcels in Vashon Rural Town on Vashon**
770 **Highway Southwest north of Southwest 174th Street including:**
 - 771 ○ **Adding a base density for mixed-use housing, to calculate maximum densities**
772 **if provisions for voluntary inclusionary housing in K.C.C. Chapter 21A.48 are**
773 **applied.**
 - 774 ○ **Amending the maximum density for mixed-use housing. The maximum**
775 **density would be increased from the adopted maximum density to provide an**

- 776 incentive for creating affordable housing units, while considering scale of
777 existing development.
- 778 ○ Removing unnecessary language on location of conditions.
 - 779 ○ Removing a provision on roof pitch, which is prescriptive and limits design
780 flexibility, and instead applying a provision in K.C.C. Chapter 21A.12.
 - 781
 - 782 • Amends the zoning classification on a portion of a parcel on Vashon Highway
783 Southwest in the vicinity of SW 184th Way from R-1 to R-4 to remove split zoning on
784 the parcel. Removes VS-P25 that regulates rights-of-way that can be used to access
785 the parcels on 103rd Avenue Southwest north of Southwest 188th Street, from this
786 parcel. The change would align with current on-the-ground conditions.
 - 787
 - 788 • Amends P-Suffix VS-P28 that applies to parcels in Vashon Town Core including:
 - 789 ○ Modifying the limitation on the number of floors in a building, while removing
790 maximum height limits, which would foster flexibility in design.
 - 791 ○ Removing conditions that would limit opportunity for design flexibility with a
792 goal of increasing use of the provisions, including fostering mixed-use
793 development and easing implementation.
 - 794
 - 795 • Removes P-Suffix VS-P28 from a rural-designated parcel north of Southwest 174th
796 Street and west of Vashon Highway South.
 - 797
 - 798 • Converts P-Suffix VS-P29 to a Special District Overlay. This new SDO will regulate
799 permitted uses on CB-zoned parcels in Vashon Rural Town.
 - 800
 - 801 • Adds SO-xxx (adopted in Section 246 of Ordinance XXXXX (Proposed Ordinance
802 2023-0440)) development conditions to CB-zoned parcels on Vashon Highway
803 Southwest north of Southwest 192nd Street and on Vashon Highway Southwest south
804 of Southwest Cove Road, which would be consistent with uses available for all CB-
805 zoned parcels.
 - 806
 - 807 • Convert P-Suffix VS-P30 to a Special District Overlay . This new SDO will regulate
808 permitted uses on I-zoned on Vashon-Maury Island.
 - 809
 - 810 • Adds VS-P30 (becoming SO-xxx as adopted in Section 247 of Proposed Ordinance
811 2023-0440) development conditions to I-zoned parcels on Vashon Highways
812 Southwest north of Southwest 204th Street that were not previously included in P-
813 Suffix VS-P30.
 - 814
 - 815 • Removes VS-P01, which limits maximum densities to 12 dwelling units per acre from
816 parcels north of Southwest 171st Street and east of Vashon Highway Southwest,
817 which would align with current zoning of the parcels.
 - 818
 - 819 • Removes VS-P08, which limits the development of the parcel to no more than 85
820 dwelling units, from a parcel on Vashon Highway Southwest and Southwest 169th
821 Street, which would align with current zoning of the parcel.
 - 822
 - 823 • Removes VS-P10, establishing a right-of-way on a parcel, which would reflect current
824 on-the-ground conditions and align with current regulations.
 - 825

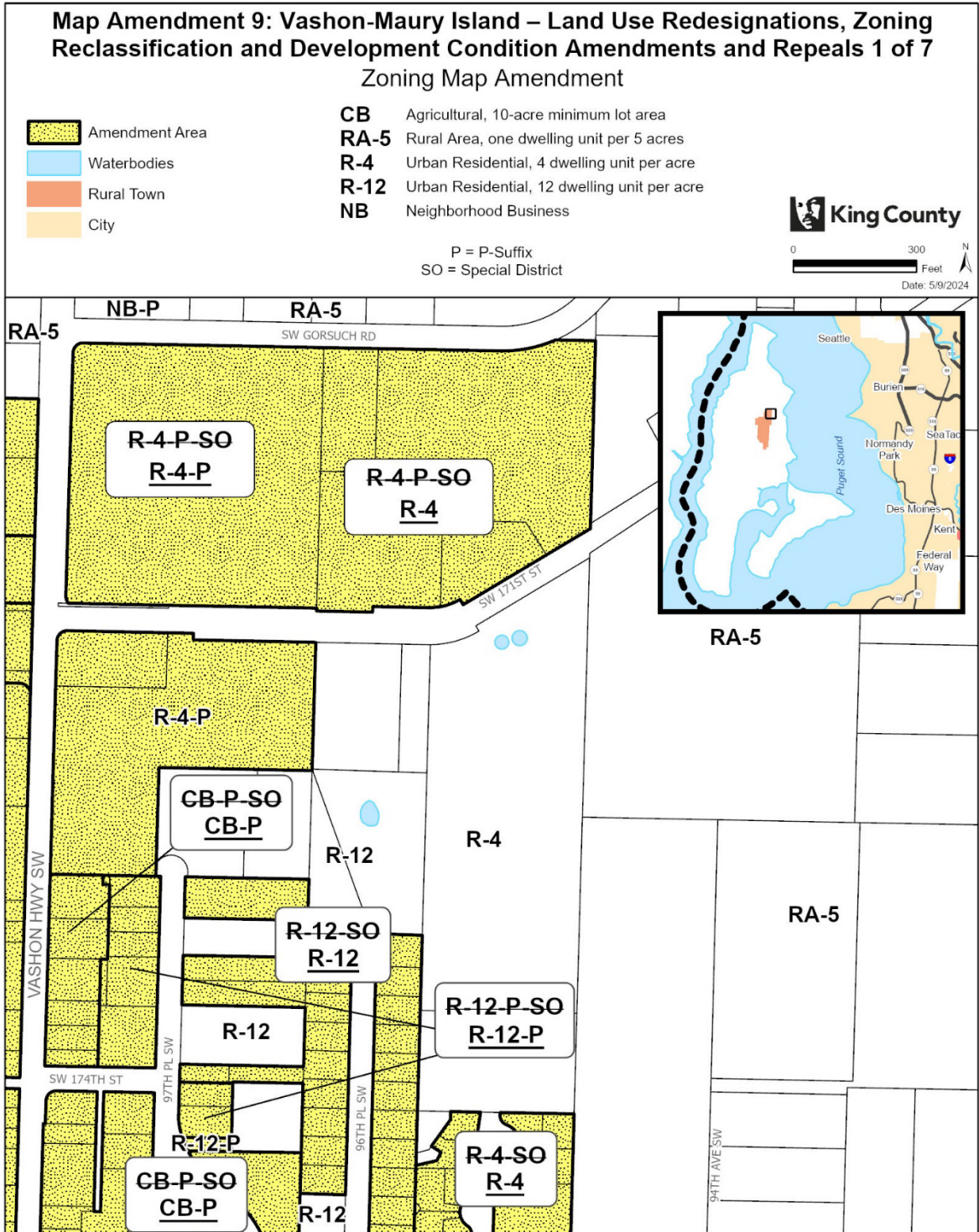
- 826 • **Removes VS-P11, which limits the uses that are allowed on the affected parcels that**
827 **have I zoning. The affected parcels are on Vashon Highway Southwest north of**
828 **Southwest 204th Street. The change would align with conditions in VS-P30 and other**
829 **applicable I zoned properties.**
830
- 831 • **Removes VS-P13, which limits density to a maximum of 12 dwelling units per acre,**
832 **from a parcel on Vashon Highway Southwest north of Southwest 188th Street. VS-P29**
833 **(becoming SO-xxx as adopted in section 246 of Proposed Ordinance 2023-0440)**
834 **applies to the parcel. The change would align with the maximum density limits that**
835 **apply to mixed-use development on CB-zoned parcels.**
836
- 837 • **Removes VS-P14, which limits density to 6 dwelling units per acre with requirements**
838 **prohibiting parking and outside storage in the road setback from a parcel on**
839 **Southwest 174th Street in the vicinity of Vashon Highway Southwest. The change**
840 **would align with current zoning and on-the-ground conditions.**
841
- 842 • **Removes VS-P15 from a parcel on Southwest Bank Road in the vicinity of Vashon**
843 **Highway Southwest. VS-P15 set multiple development conditions for a specific**
844 **development proposal that did not come to fruition. The change would align with**
845 **current on-the-ground conditions.**
846
- 847 • **Removes VS-P16, that limits development on the parcel on 100th Avenue Southwest**
848 **south of Southwest 178th Street to a single use, which is consistent with the current**
849 **business use. The parcel is zoned CB and development conditions in VS-P29**
850 **(becoming SO-xxx as adopted in section 246 of Proposed Ordinance 2023-0440) also**
851 **regulate how the parcel, and adjacent CB-zoned parcels can be developed. The**
852 **change would align with current on-the-ground conditions.**
853
- 854 • **Removes VS-P17 that limits development to office and manufacturing uses and**
855 **ancillary, accessory, or appurtenant uses from a parcel on 103rd Avenue Southwest**
856 **south of Southwest 178th Street. Right-of-way improvements are also included in VS-**
857 **P17. The change would align with current zoning and applicable conditions in VS-P30**
858 **(becoming SO-xxx as adopted in section 247 of Proposed Ordinance 2023-0440).**
859
- 860 • **Removes VS-P23 that restricts use of buildings and sets provisions for parking**
861 **location from a parcel on Vashon Highway Southwest north of Southwest 192nd**
862 **Street. The change would align with current on-the-ground conditions and be**
863 **consistent with adjacent properties.**
864
- 865 • **Removes VS-P25 that regulates rights-of-way that can be used to access the parcels**
866 **on 103rd Avenue Southwest north of Southwest 188th Street. The change would align**
867 **with current on-the-ground conditions.**
868
- 869 • **Removes VS-P31 that limits development to housing for low-income householders on**
870 **a parcel on Southwest Gorsuch Road and 95th Lane Southwest.**
871
- 872 • **Repeals the following P-Suffix Development Conditions from the Zoning Atlas:**
873 ○ **P-Suffix VS-P01**
874 ○ **P-Suffix VS-P08**

- 875 ○ **P-Suffix VS-P10**
- 876 ○ **P-Suffix VS-P11**
- 877 ○ **P-Suffix VS-P13**
- 878 ○ **P-Suffix VS-P14**
- 879 ○ **P-Suffix VS-P15**
- 880 ○ **P-Suffix VS-P16**
- 881 ○ **P-Suffix VS-P17**
- 882 ○ **P-Suffix VS-P19**
- 883 ○ **P-Suffix VS-P23**
- 884 ○ **P-Suffix VS-P25**
- 885 ○ **P-Suffix VS-P29**
- 886 ○ **P-Suffix VS-P30**
- 887 ○ **P-Suffix VS-P31**








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Project: VS-P01 mccombp



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

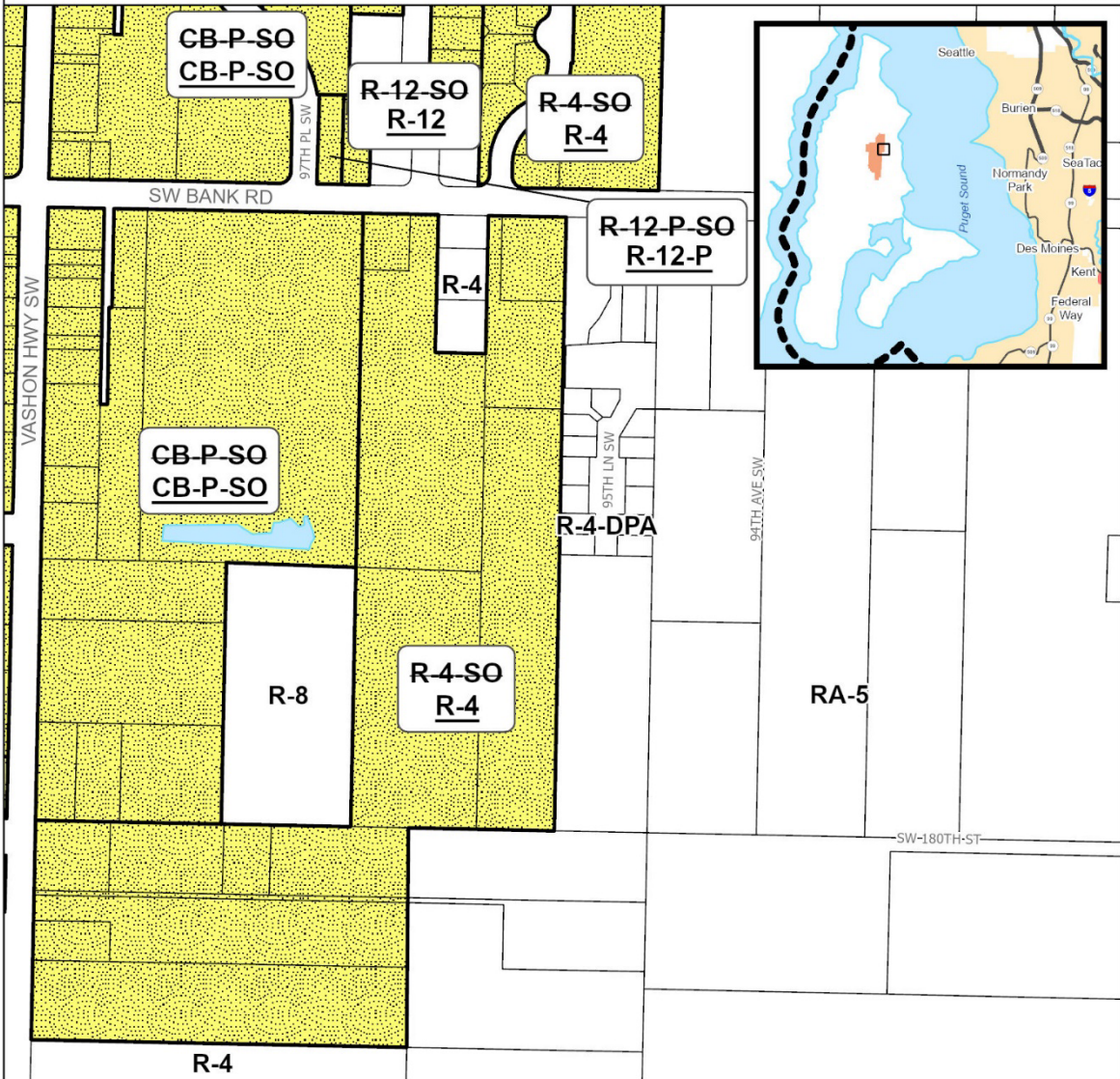
-  Amendment Area
-  Parcels
-  Waterbodies
-  Rural Town
-  City

- 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








Date: 4/8/2024

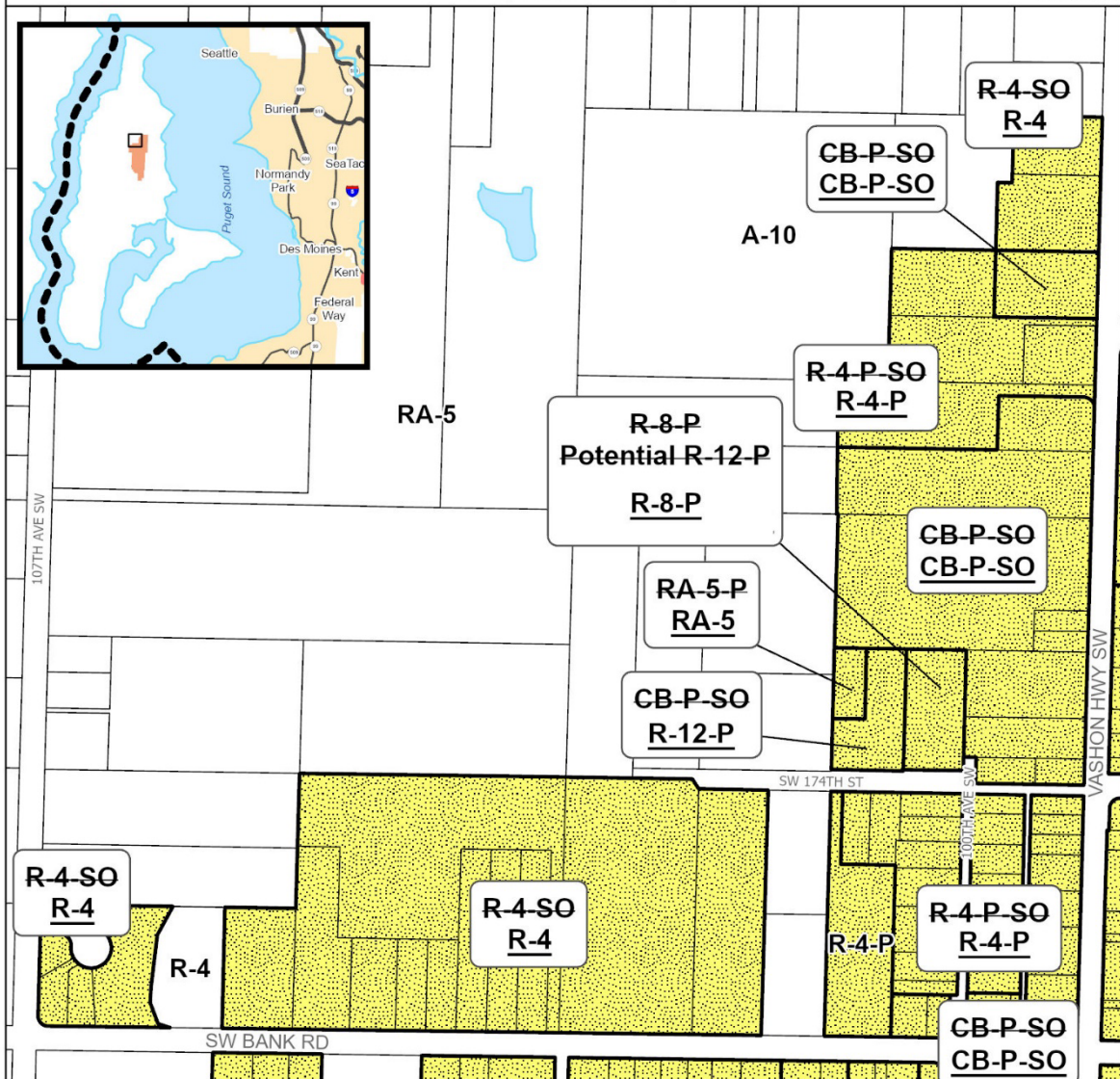


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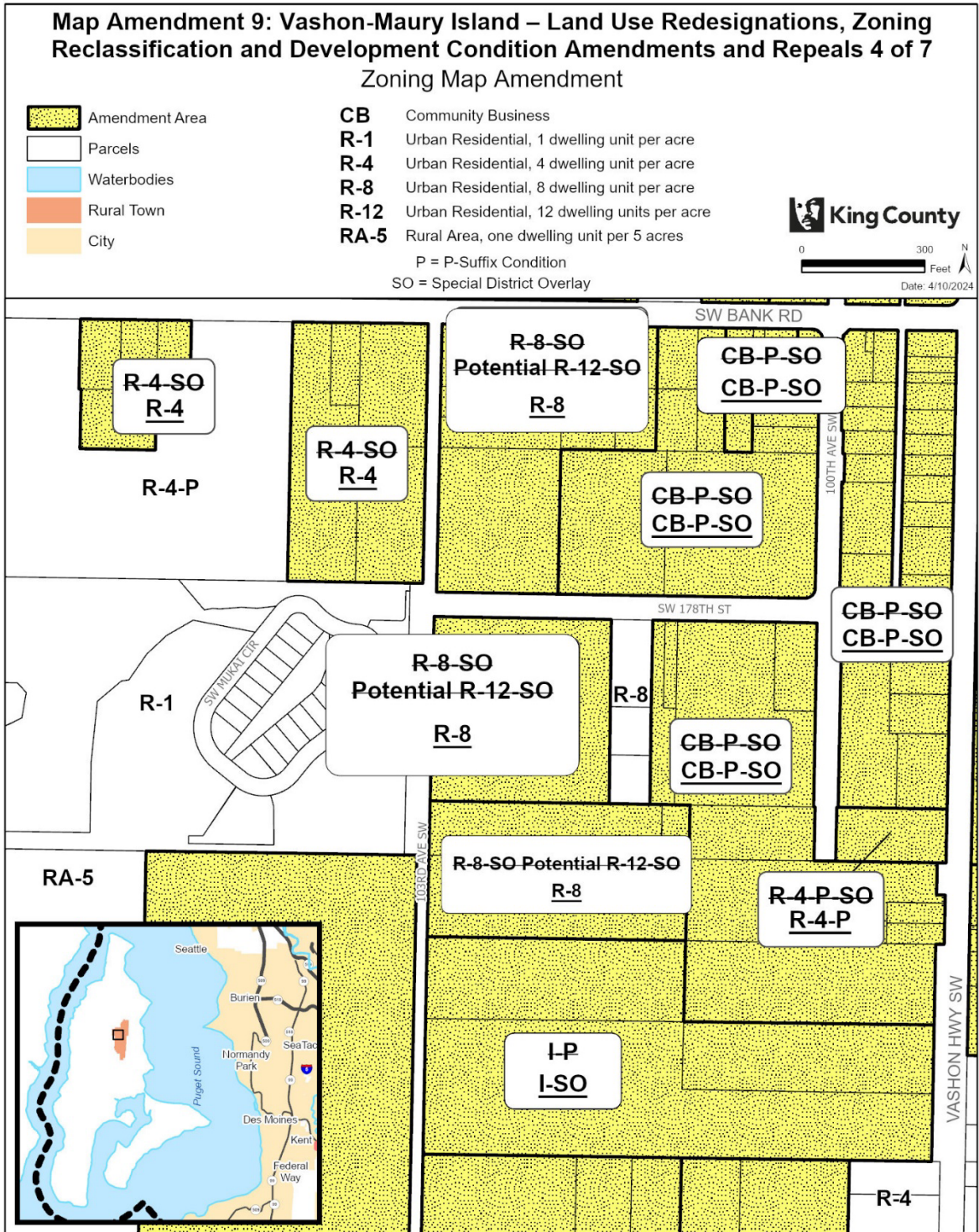
Map Amendment 9: Vashon-Maury Island – Land Use Redesignations, Zoning Reclassification and Development Condition Amendments and Repeals 3 of 7
 Zoning Map Amendment

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

- CB** Agricultural, 10-acre minimum lot area
 - A-10** Urban Residential, 1 dwelling unit per acre
 - 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
 - RA-5** Rural Area, one dwelling unit per 5 acres
- P = P-Suffix Condition
 SO = Special District Overlay








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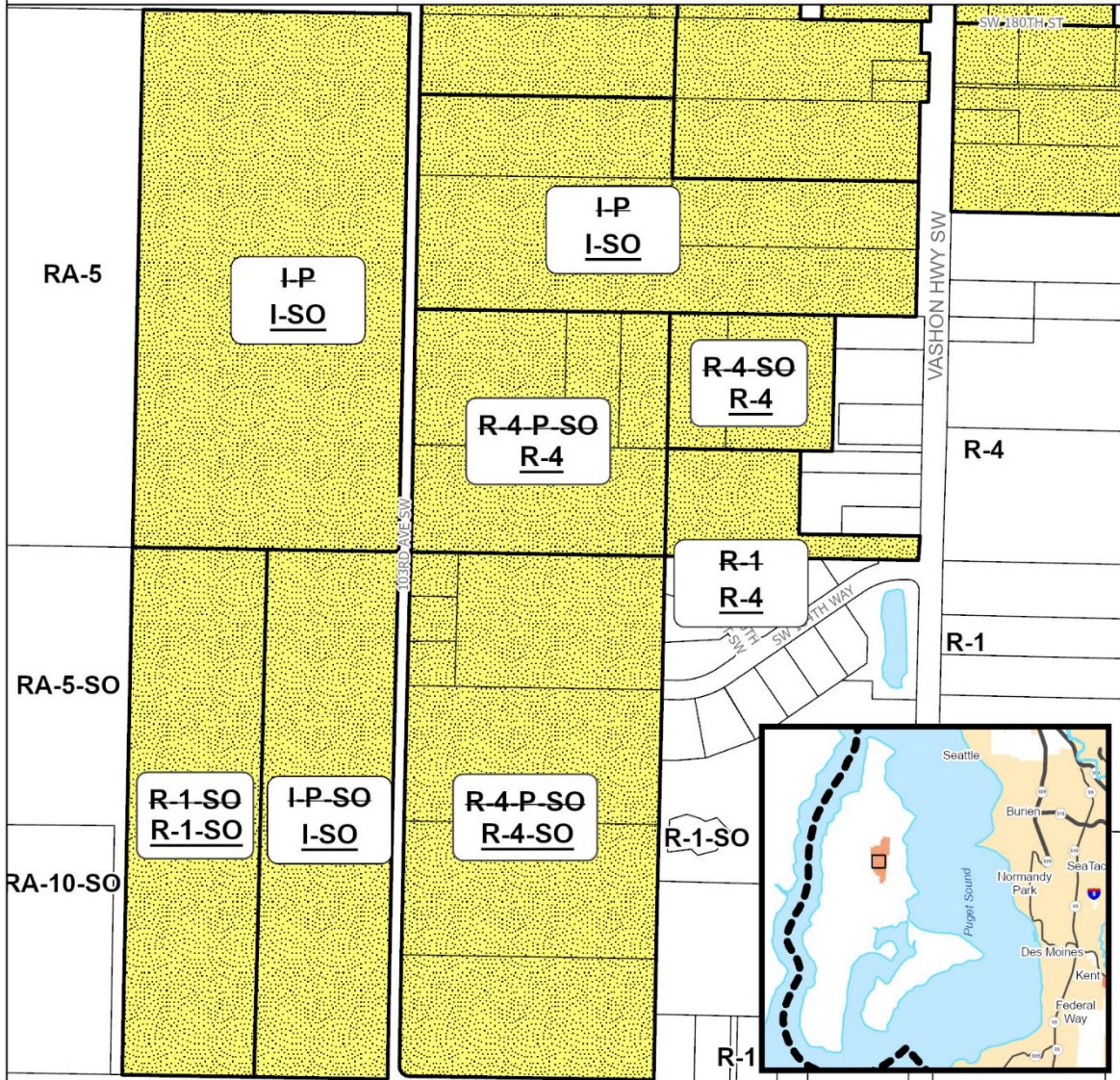
894
 895
 896

Map Amendment: Vashon-Maury Island – Land Use Redesignations, Zoning Reclassification and Development Condition Amendments and Repeals 5 of 7 Zoning Map Amendment

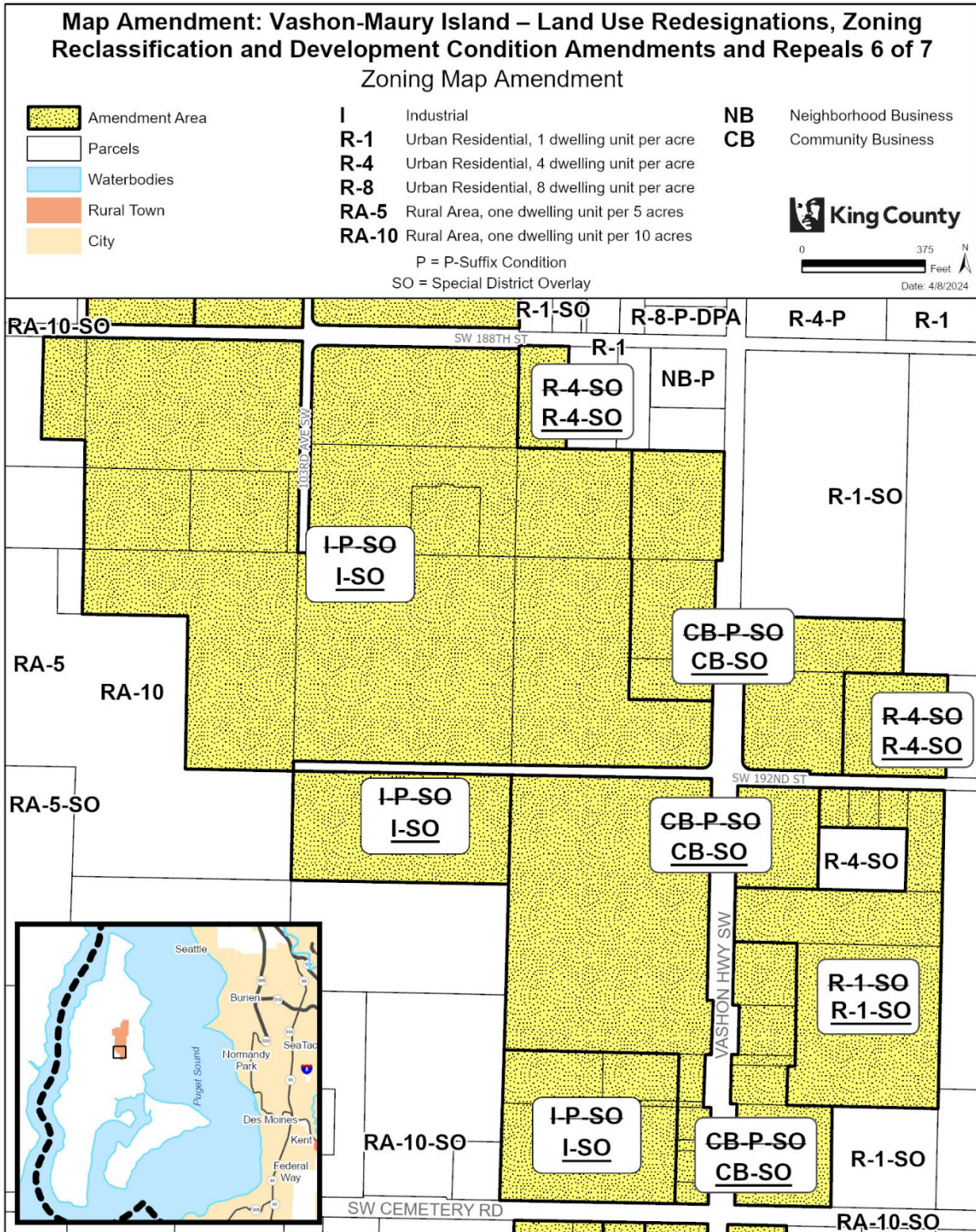
-  Amendment Area
-  Parcels
-  Waterbodies
-  Rural Town
-  City

- I** Industrial
- R-1** Urban Residential, 1 dwelling unit per acre
- R-4** Urban Residential, 4 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
 SO = Special District Overlay








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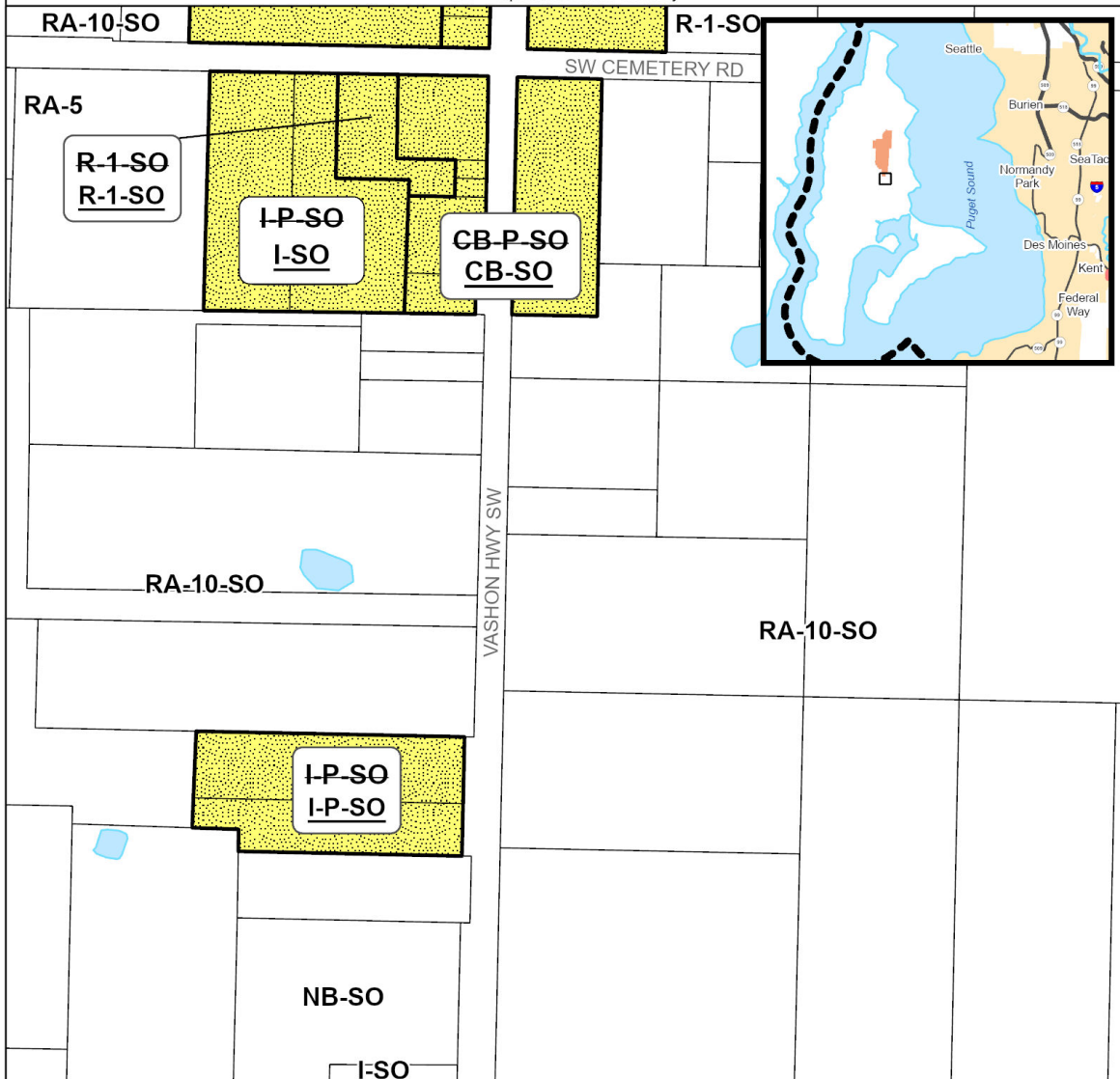
Map Amendment 9: Vashon-Maury Island – Land Use Redesignations, Zoning Reclassification and Development Condition Amendments and Repeals 7 of 7 Zoning Map Amendment

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

- NB** Neighborhood Business
- I** Industrial
- RA-5** Rural Area, one dwelling unit per 5 acres
- RA-10** Rural Area, one dwelling unit per 10 acres
- R-1** Urban Residential, 1 dwelling unit per acre
- CB** Community Business
- P = P-Suffix Condition
- SO = Special District Overlay



Date: 4/8/2024



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Project: VS-P01 amicklow

900 **Map Amendment 10: Vashon-Maury Island – Fire Station**
901 **Development Condition**

902 AMENDMENT TO THE KING COUNTY ZONING ATLAS

904
905 Amend Sections, Townships, and Ranges, as follows:

Section 18	Township 22	Range 3
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907
908 **ZONING**

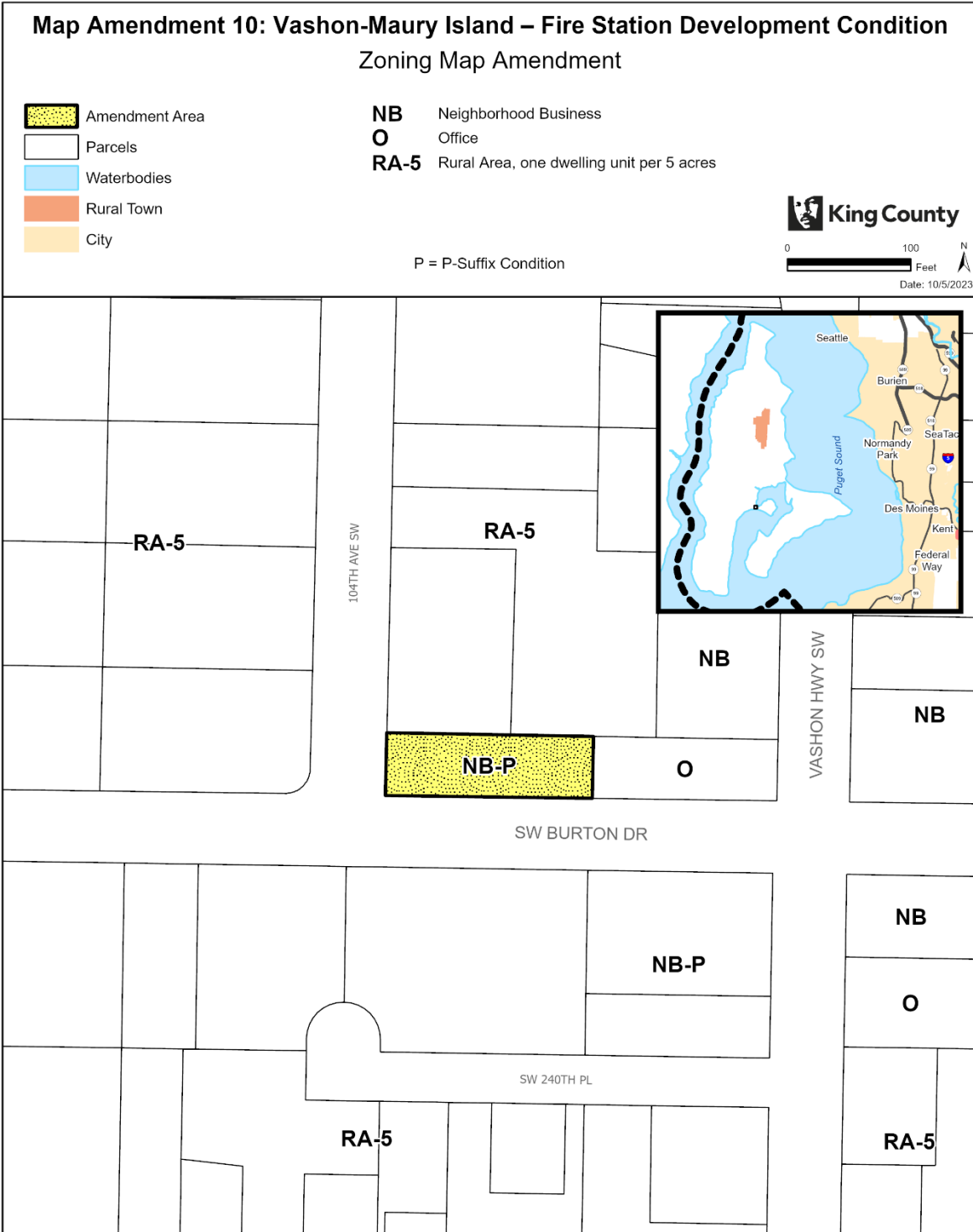
909
910 1. Amend P-Suffix VS-P03 on the following parcel:

1822039125

912
913 2. Amend P-Suffix VS-P03 as follows:

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

915
916
917 **Effect:** Amends the language in P-Suffix VS-P03 to be consistent with the terminology in
918 K.C.C. Chapter 21A.08. The affected parcel is the site of a fire station on Southwest
919 Burton Drive.



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Project: VS-P01 J. Linn

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

923 AMENDMENT TO THE KING COUNTY ZONING ATLAS
924

925 Amend Sections, Townships, and Ranges, as follows:
926

927 Section 19	Township 22	Range 3
----------------	-------------	---------

928 **ZONING**
929

930 1. Remove P-Suffix Development Condition VS-P04 from the following parcels:
931






932 1922039029	1922039032
----------------	------------

933 2. Repeal P-Suffix Development Condition VS-P04 from the Zoning Atlas.
934

935 **Effect:** Removes P-Suffix VS-P04 on parcels in the Burton Rural Neighborhood
936 Commercial Center (RNCC). VS-P04 limits the use of the parcels on Vashon Highway
937 Southwest, south of Southwest Burton Drive to a guest inn or restaurant. The repeal of
938 the condition allows the underlying zoning of Neighborhood Business to govern the
939 permitted uses for the site in alignment with other Neighborhood Business-zoned sites in
940 the RNCC.
941

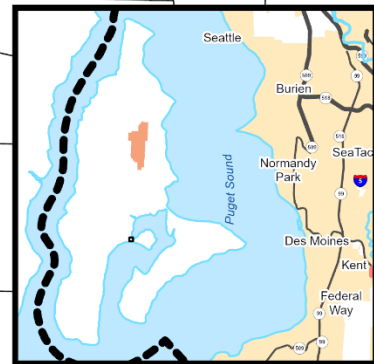
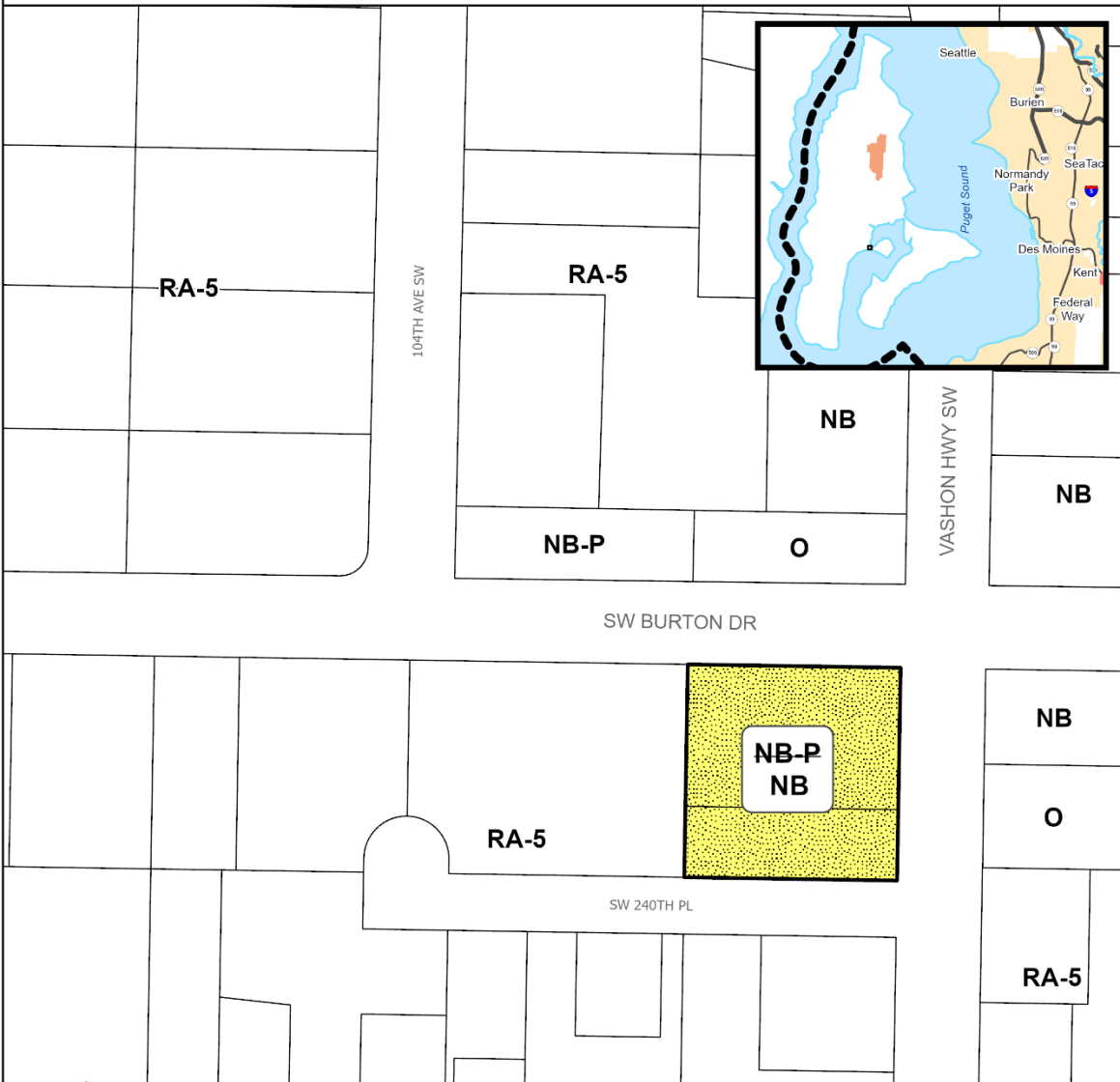
Map Amendment 11: Vashon-Maury Island – Guest Inn/Restaurant Development Condition

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

P = P-Suffix Condition



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Project: VS-P01 - Zoning_VS-P04 - mcombsp

943 **Map Amendment 12: Vashon-Maury Island – Food Processing**
944 **Development Condition**

945 AMENDMENT TO THE KING COUNTY ZONING ATLAS

946
947

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

949

Section 13	Township 22	Range 2
------------	-------------	---------

950

951 **ZONING**

952

953 1. Remove P-Suffix VS-P05 from the following parcels:

954

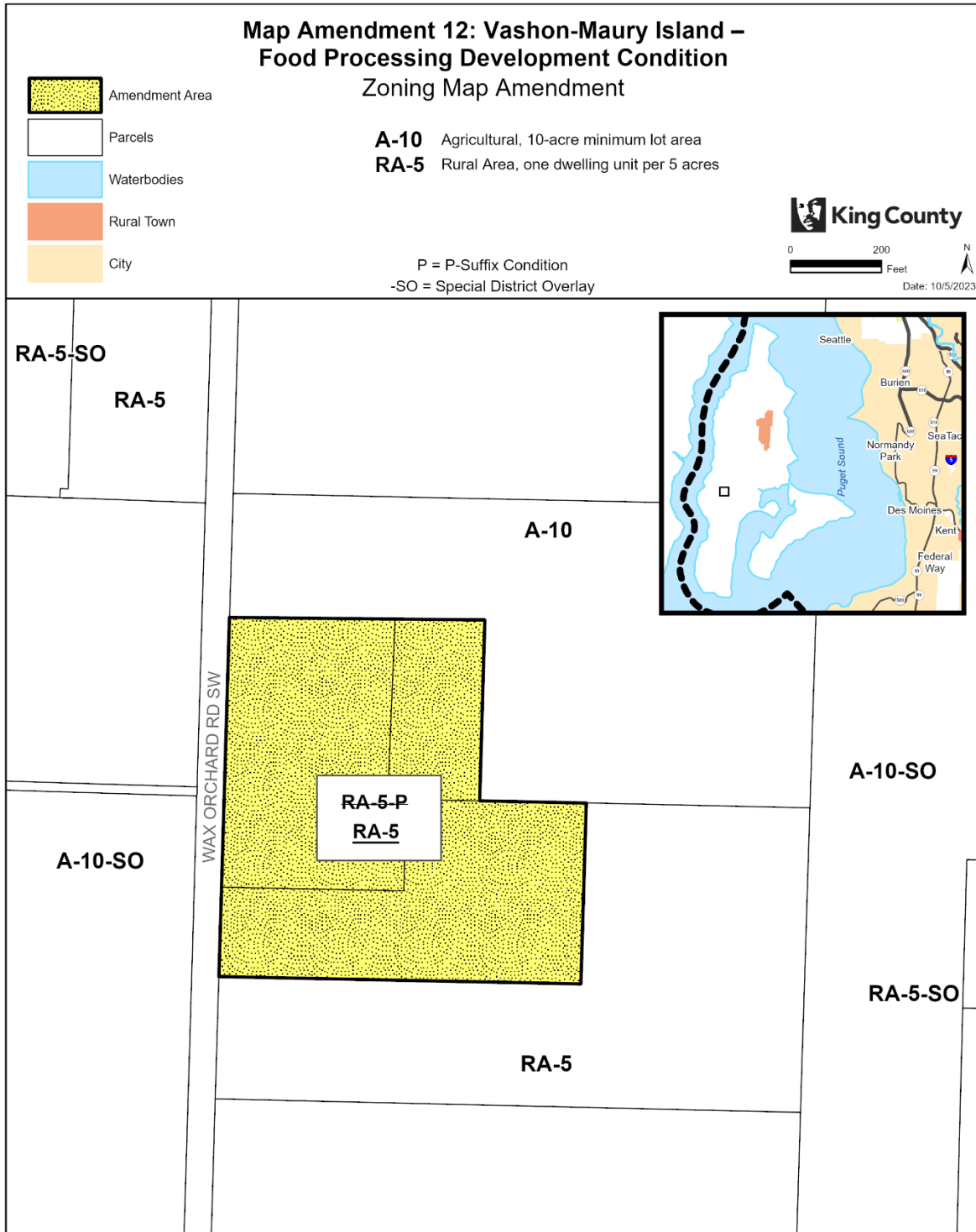
1322029006	1322029055	1322029062
------------	------------	------------

955

956 2. Repeal P-Suffix Development Condition VS-P05 from the Zoning Atlas.

957

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



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Project: VS-P01 landback

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

965 AMENDMENT TO THE KING COUNTY ZONING ATLAS

966

967

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

969

Section 29	Township 23	Range 3
------------	-------------	---------

970

971 **ZONING**

972

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

974

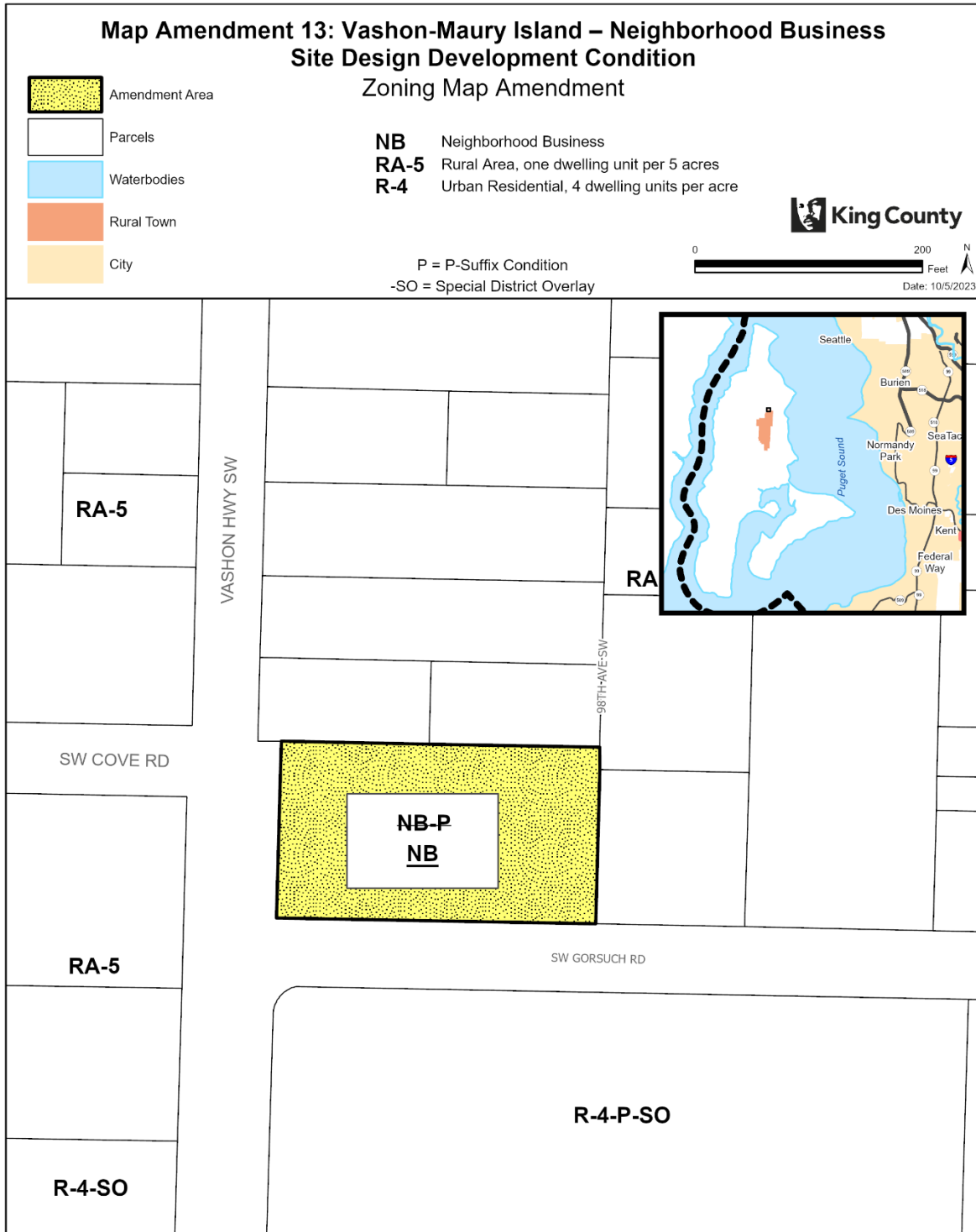
2923039127

975

976 2. Repeal P-Suffix Development Condition VS-P06 from the Zoning Atlas.

977

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



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Project: VS-P01 landback

985 **Map Amendment 14: Vashon-Maury Island – Community Use**
 986 **Terminology Development Condition**

987 AMENDMENT TO THE KING COUNTY ZONING ATLAS

988

989

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

991

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

992

993 **ZONING**

994

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

996

0622039107	0722039001	0722039066	0722039067
------------	------------	------------	------------

997

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

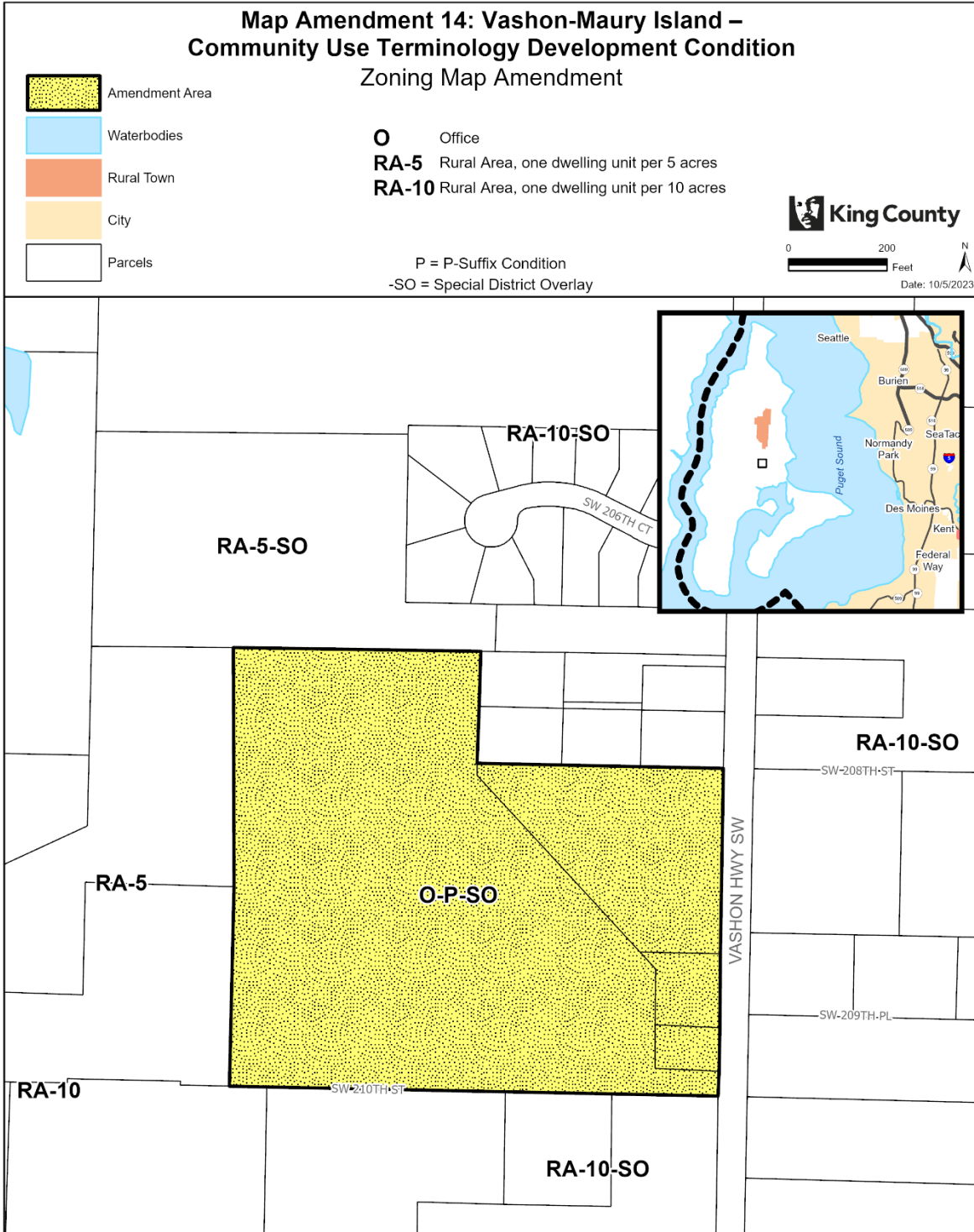
999

1000 ~~“(1.) The use of the site shall be limited to ((a community health center, a senior~~
 1001 ~~citizen's activity center administrative offices recreational facilities, and accessory~~
 1002 ~~activities.~~

1003 ~~2. The operation of "Granny's Attic" or any similar activity on the site shall be considered~~
 1004 ~~as an accessory use to the principal activities of the Vashon-Maury Island Health~~
 1005 ~~Services Center, Inc. so long as the activity is conducted by and for the benefit of the~~
 1006 ~~Center and under the direct and continuous control and management of the Board of~~
 1007 ~~Directors of the corporation)) Office/Outpatient Clinic, Social Services, Sports Club, and,~~
 1008 ~~Used Goods: Antiques/Secondhand Shops.”~~

1009

1010 **Effect: Removes the names of specific businesses and agencies in P-Suffix VS-P07 and**
 1011 **aligns terms used in VS-P07 with ones found in K.C.C. Chapter 21A.08. The affected**
 1012 **parcels are on Vashon Highway Southwest and Southwest 210th Street.**



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Project: VS-P01 landback

1014 **Map Amendment 15: Vashon-Maury Island – Rural Area Site**
 1015 **Design Development Condition**

1016 AMENDMENT TO THE KING COUNTY ZONING ATLAS

1017

1018

1019 Amend Sections, Townships, and Ranges, as follows:

1020

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

1021

1022 **ZONING**

1023

1024 1. Remove P-Suffix VS-P09 from the following parcels:

1025

2822039033	2822039034	2822039035	2822039037
282203TRCT			






1026

1027 2. Repeal P-Suffix Development Condition VS-P09 from the Zoning Atlas.

1028

1029 **Effect: Removes P-Suffix VS-P09 from parcels located on Southwest 256th Street and 75th**
 1030 **Avenue Southwest. VS-P09 specifies that, at the time that a building permit application is**
 1031 **made, the affected parcels will be one contiguous parcel, and that specific buildings only**
 1032 **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

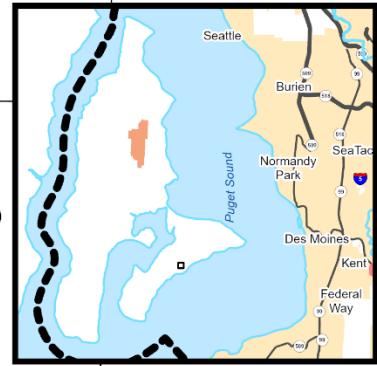
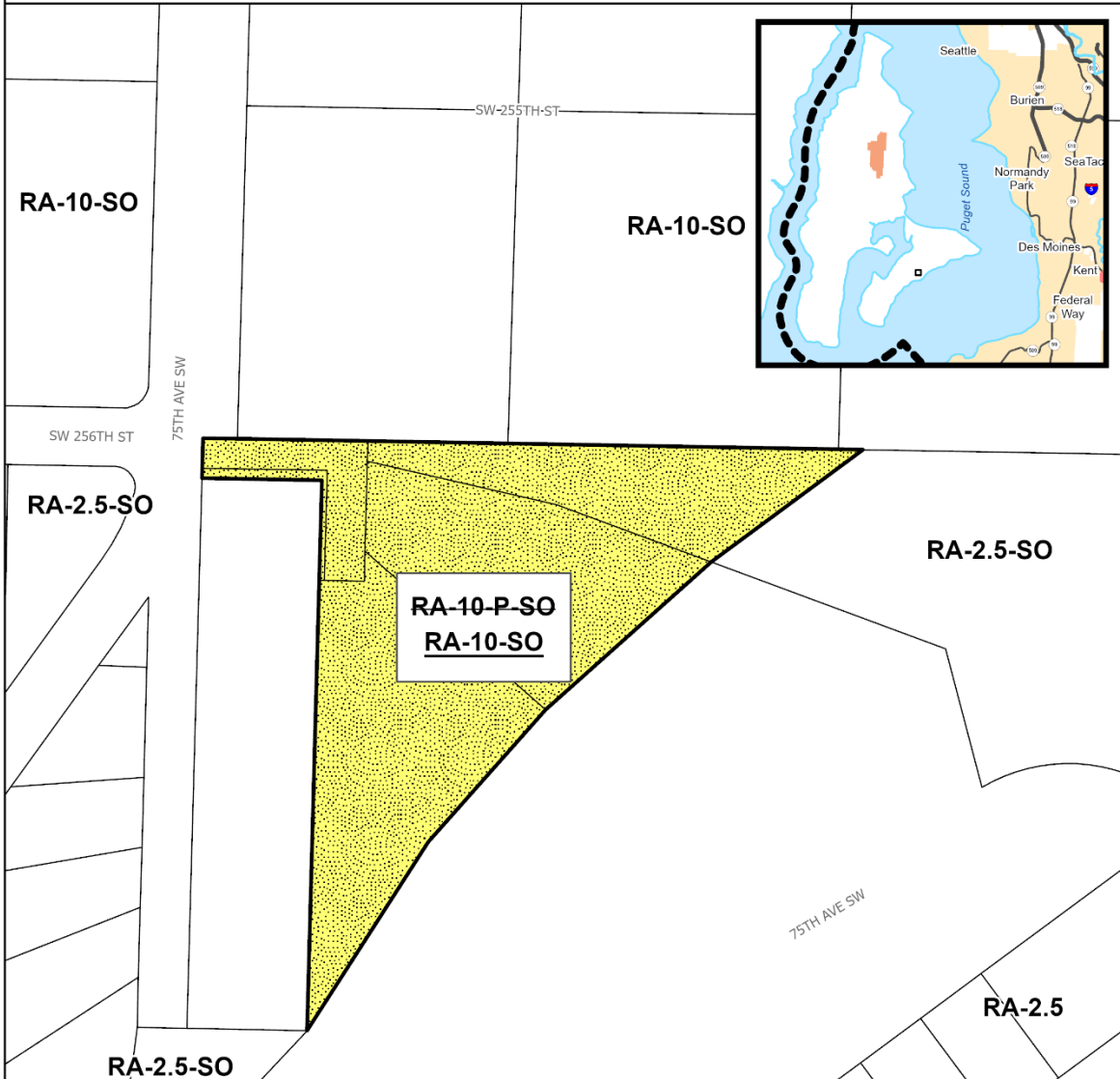
-  Amendment Area
-  Parcels
-  Waterbodies
-  Rural Town
-  City

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

Date: 10/5/2023



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Project: VS-P01 landback

1034 **Map Amendment 16: Vashon-Maury Island – Density Restriction**
1035 **Development Condition**

1036 AMENDMENT TO THE KING COUNTY ZONING ATLAS
1037

1038
1039 Amend Sections, Townships, and Ranges, as follows:
1040

Section 30	Township 23	Range 3
------------	-------------	---------

1041
1042 **ZONING**
1043






1044 1. Remove P-Suffix VS-P12 from the following parcels:
1045

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

1046
1047 2. Repeal P-Suffix Development Condition VS-P12 from the Zoning Atlas.
1048

1049 **Effect:** Removes P-Suffix VS-P12 from parcels located on Southwest Bank Road in the
1050 vicinity of Vashon Highway Southwest. VS-P12 limits the density on the affected parcels
1051 to a maximum of 12 dwelling units per acre unless the property is developed as a
1052 housing project for seniors with low incomes. The change would align with current
1053 zoning on the parcels.

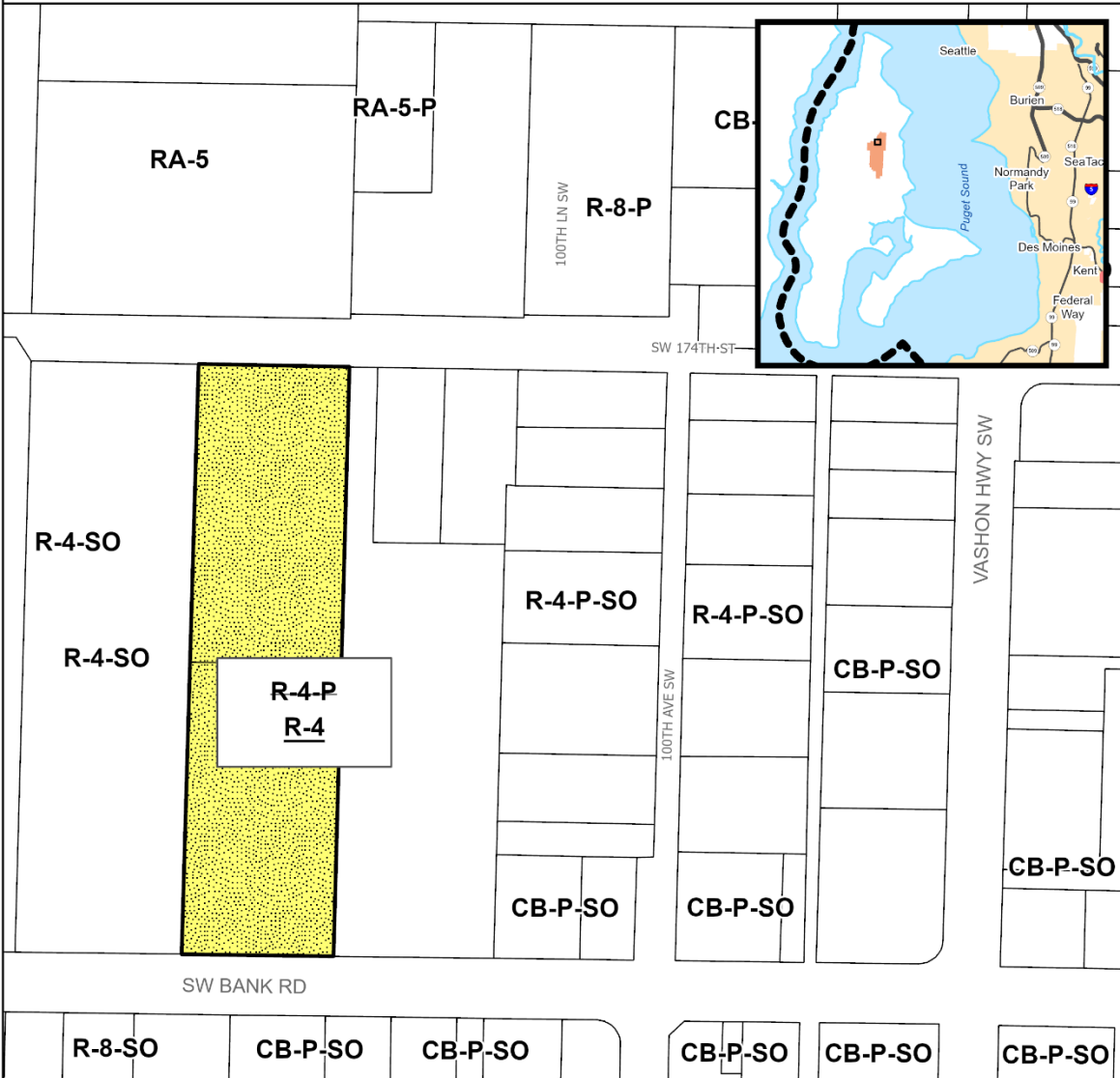
Map Amendment 16: Vashon-Maury Island – Density Restriction Development Condition
 Zoning Map Amendment

 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

1055 **Map Amendment 17: Vashon-Maury Island – Use Restrictions and**
1056 **Development Requirements Development Condition**

1057 AMENDMENT TO THE KING COUNTY ZONING ATLAS
1058

1059 Amend Sections, Townships, and Ranges, as follows:
1060

1061

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

1062 **ZONING**
1063

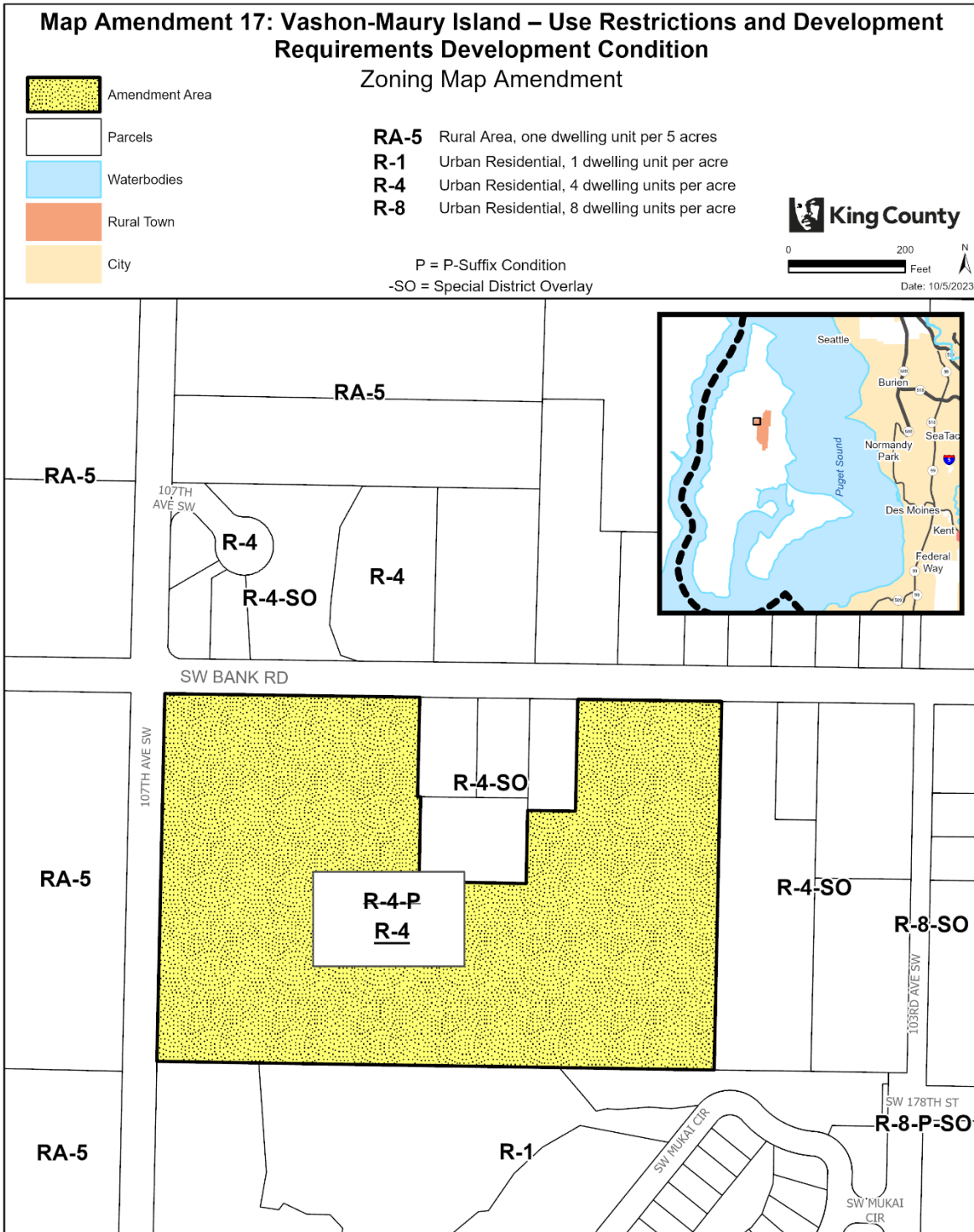
1064 1. Remove P-Suffix VS-P18 from the following parcel:
1065

1066

8884200000

1067 2. Repeal P-Suffix Development Condition VS-P18 from the Zoning Atlas.
1068

1069 **Effect: Removes P-Suffix VS-P18 from a parcel on Southwest Bank Road and 107th Ave**
1070 **Southwest. VS-P18 limits development on the parcel to a residential development or a**
1071 **medical clinic and includes additional development requirements. The change reflects**
1072 **that the parcel has been developed consistent with the use restrictions and other**
1073 **development conditions in VS-P18.**
1074



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Project: VS-P01 landback

1076 **Map Amendment 18: Vashon-Maury Island – Development**
1077 **Requirements Development Condition**

1078 AMENDMENT TO THE KING COUNTY ZONING ATLAS
1079

1080
1081 Amend Sections, Townships, and Ranges, as follows:
1082

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

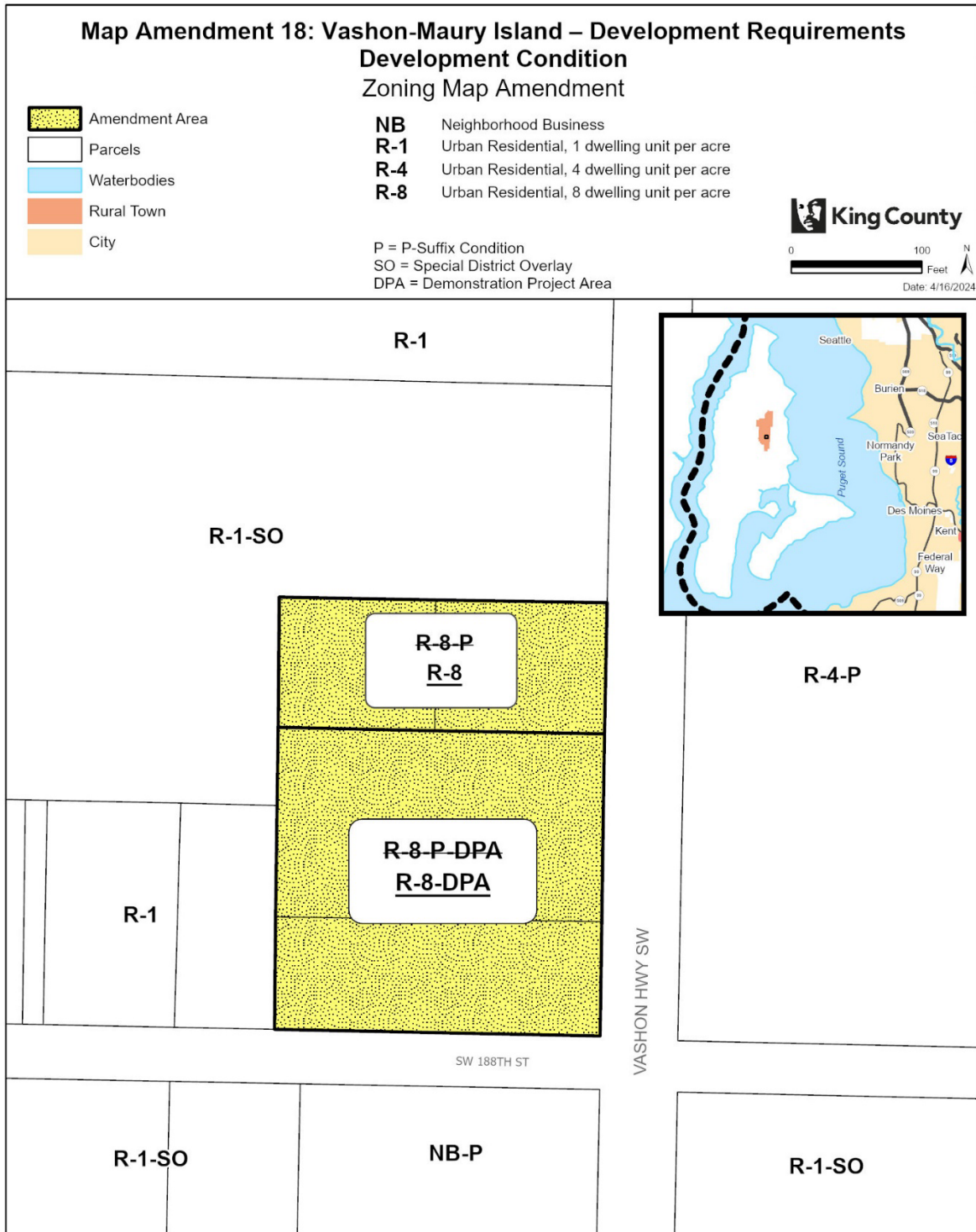
1083
1084 **ZONING**
1085

1086 1. Remove P-Suffix VS-P20 from the following parcels:
1087

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

1088
1089 2. Repeal P-Suffix Development Condition VS-P20 from the Zoning Atlas.
1090

1091 **Effect: Removes P-Suffix VS-P20 from parcels on Vashon Highway Southwest and**
1092 **Southwest 188th Street. VS-P20 requires access to the parcel from Southwest 188th Street**
1093 **and includes landscaping requirements.**
1094



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1096 **Map Amendment 19: Vashon-Maury Island – Access and Use**
1097 **Restrictions Development Condition**

1098 AMENDMENT TO THE KING COUNTY ZONING ATLAS
1099

1100
1101 Amend Sections, Townships, and Ranges, as follows:
1102

Section 31	Township 23	Range 3
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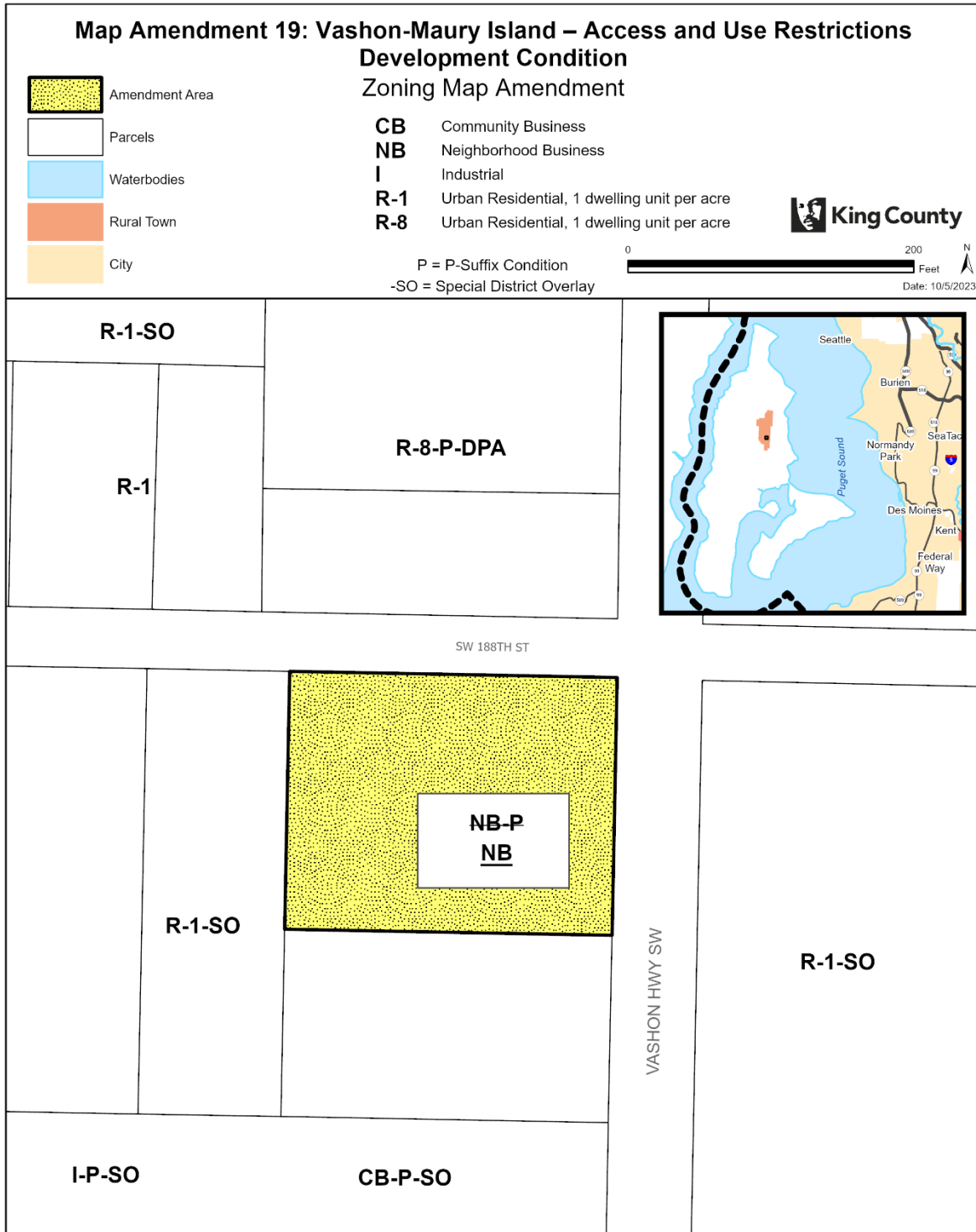
1103
1104 **ZONING**
1105

1106 1. Remove P-Suffix VS-P21 from the following parcel:
1107

3123039095

1108
1109 2. Repeal P-Suffix Development Condition VS-P21 from the Zoning Atlas.
1110

1111 **Effect: Removes P-Suffix VS-P21 from a parcel on Vashon Highway Southwest and**
1112 **Southwest 188th Street. VS-P21 restricts use on the parcel and restricts access to the**
1113 **parcel to Southwest 188th Street. This change would align with the fact that the parcel is**
1114 **listed in King County’s Historic Resource Inventory and there are provisions for**
1115 **reviewing changes to historic structures.**



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Project: VS-P01 landback

1117 **Map Amendment 20: Vashon-Maury Island – Access and Density**
1118 **Limits Development Condition**

1119 AMENDMENT TO THE KING COUNTY ZONING ATLAS

1121 Amend Sections, Townships, and Ranges, as follows:
1122

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

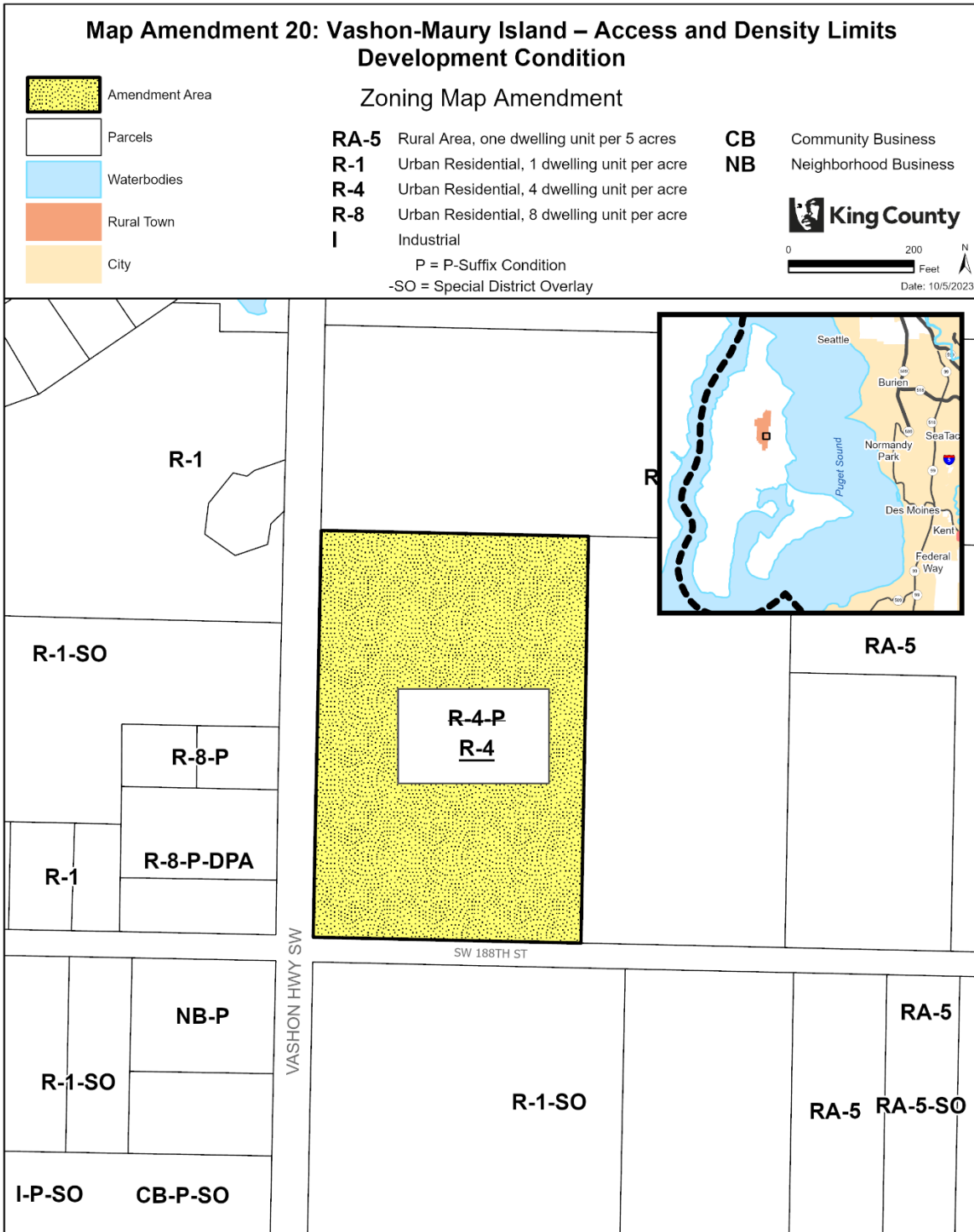
1124 **ZONING**

1125 1. Remove P-Suffix VS-P22 from the following parcel:
1126

3223039040

1129 2. Repeal P-Suffix Development Condition VS-P22 from the Zoning Atlas.
1130

1131 **Effect:** Removes P-Suffix VS-P22 from a parcel on Vashon Highway Southwest and
1132 Southwest 188th Street. SV-P22 limits access to one driveway from Vashon Highway
1133 Southwest. VS-P22 also limits development on the parcel to a maximum of 14 dwelling
1134 units. This change would align with current Road standards and King County Code
1135 provisions for access and allowed densities for the R-4 zone.
1136



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Project: VS-P01 J. Linn

1137
 1138

1139 **Map Amendment 21: Federal Way – Urban Planned Development**
1140 **P-suffix Removal**

1141 AMENDMENT TO THE KING COUNTY ZONING ATLAS
1142

1143
1144 Amend Sections, Townships, and Ranges, as follows:
1145

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

1146
1147 **ZONING**
1148

1149 1. Remove P-Suffix FW-P12 from the following parcel:
1150

2616700580

1151
1152 2. Repeal P-Suffix FW-P12 from the Zoning Atlas.
1153

1154 **Effect: Repeals P-Suffix FW-P12 to remove a reference to an old Urban Planned**
1155 **Development condition.**
1156

1160 **Map Amendment 22: Skyway-West Hill – Development**
 1161 **Limitations**

1162 AMENDMENT TO THE KING COUNTY ZONING ATLAS

1163

1164

1165 Amend Sections, Townships, and Ranges, as follows:

1166

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

1167

1168 **ZONING**

1169

1170 1. Add P-Suffix WH-P10 to the following parcels:

1171

2172000470

1172

1173 2. Amend P-Suffix WH-P10 on the following parcels:

1174

1180000280	1180000285	1180000290	1180008400
2172000451	2172000565	2172000612	

1175

1176 3. Amend P-Suffix WH-P10 as follows:

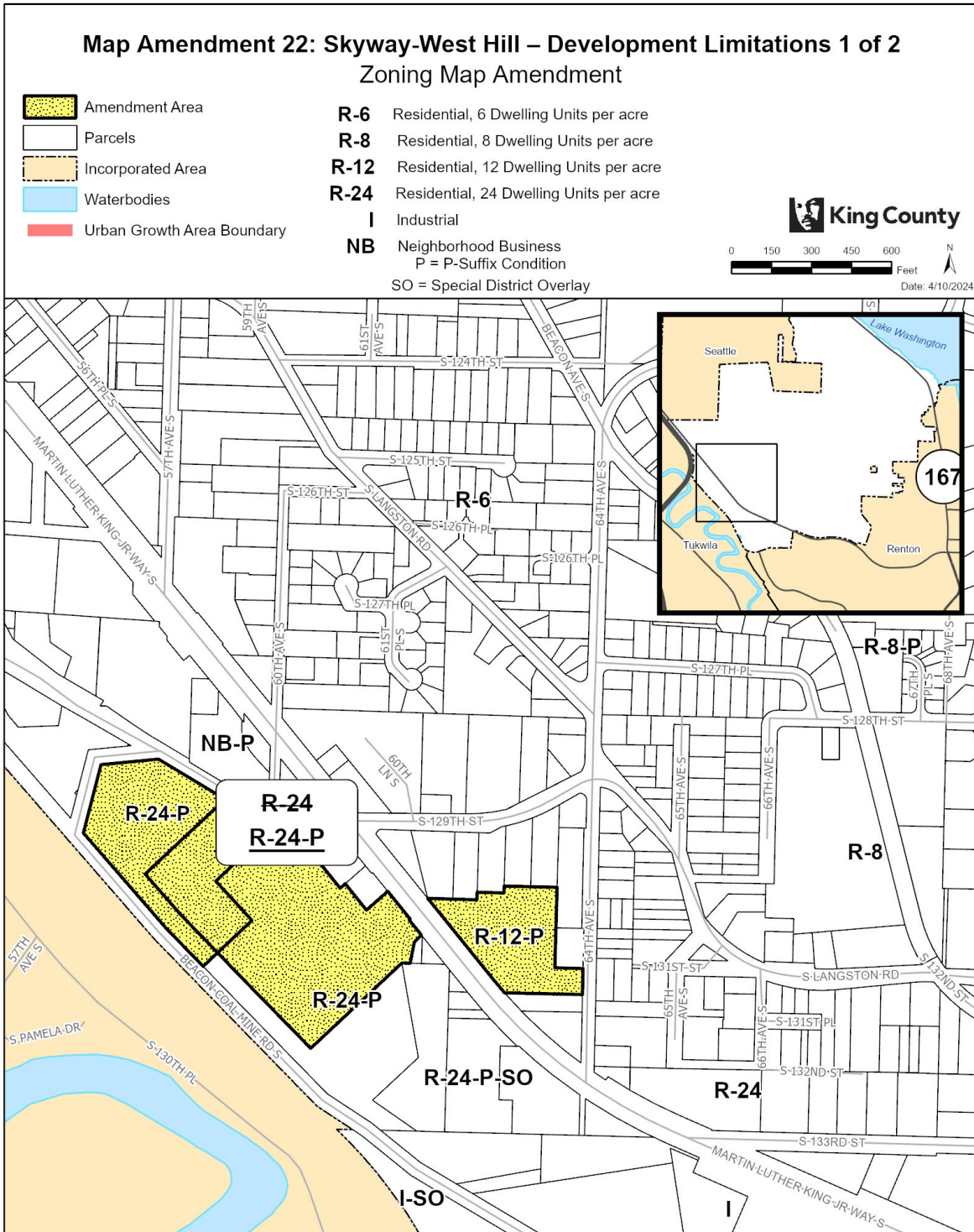
1177

1178 "The use of this parcel shall be limited to ~~((mobile))~~ manufactured home ~~((park))~~
 1179 communities, community residential facilities, senior assisted housing, daycares, and
 1180 religious ~~((institutions))~~ facilities. Redevelopment of the parcel results in the permanent
 1181 displacement of existing residents shall require an agreement approved by the council,
 1182 which include provisions for notification to residents, relocation assistance and right to
 1183 return options for displaced residents. The parcel shall not be subject to a minimum
 1184 density requirement."

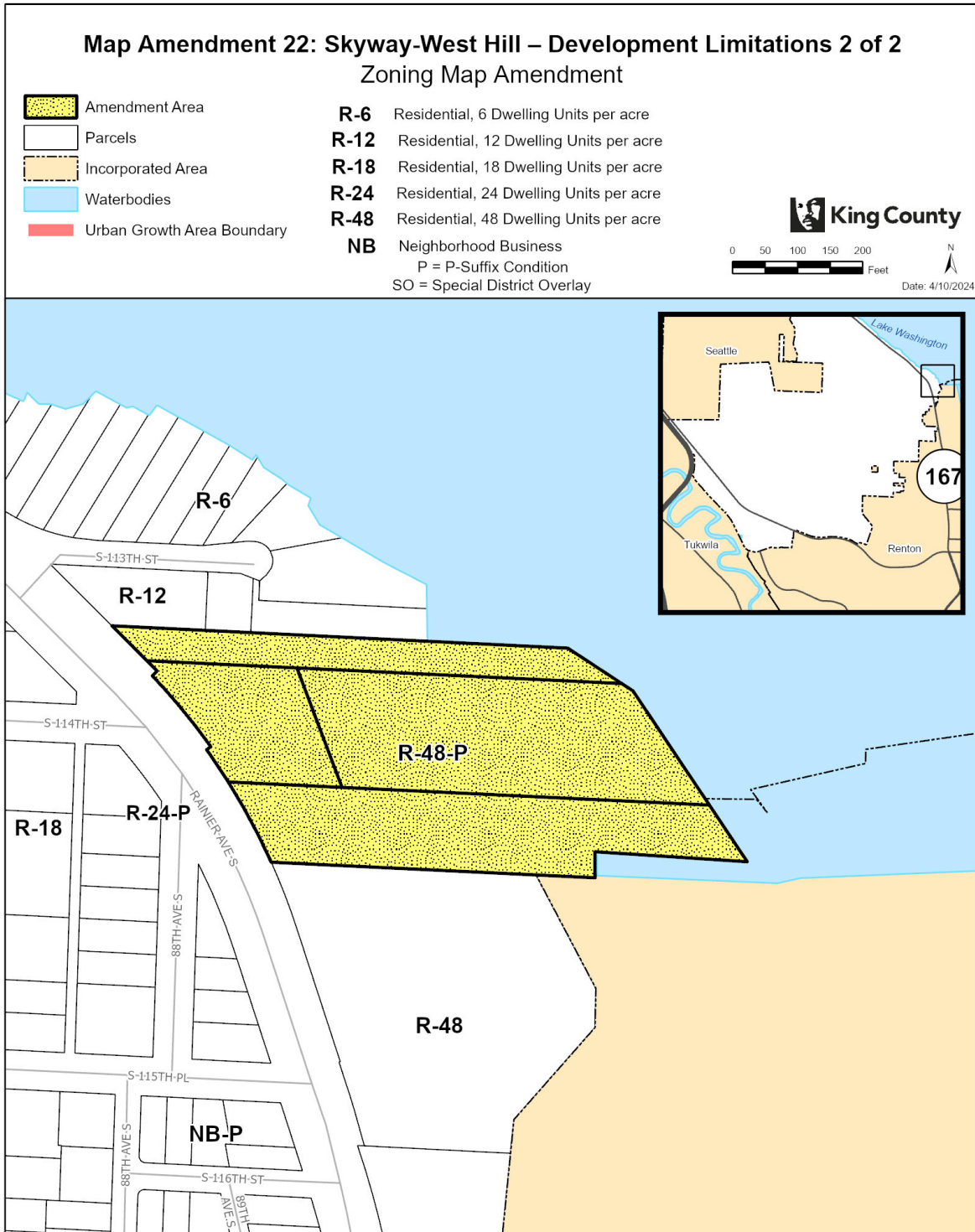
1185

1186 **Effect:** Adds P-Suffix WH-P10 to a parcel and amends the P-suffix to remove a
 1187 requirement for minimum density.

1188



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1190
 1191

1192 **Map Amendment 23: Snoqualmie Valley/Northeast King County –**
1193 **Fall City Business District**

1194 AMENDMENT TO THE KING COUNTY ZONING ATLAS
1195

1196
1197 Amend Sections, Townships, and Ranges, as follows:
1198

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

1199
1200 **ZONING**
1201

1202 1. Remove P-Suffix SV-P27 on the following parcel:
1203

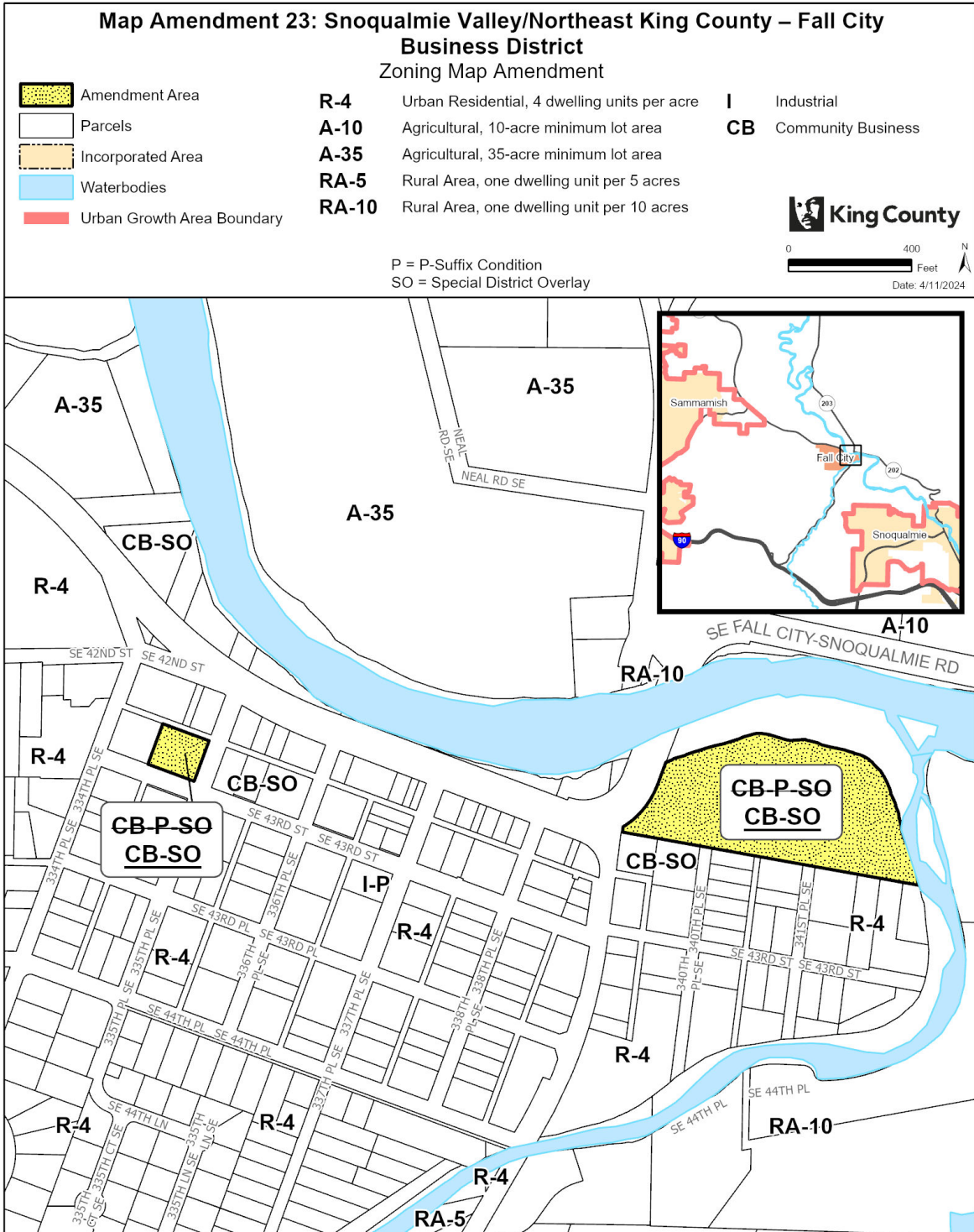
1424079050

1204
1205 2. Remove P-Suffix SV-P28 on the following parcel:
1206

2475900460

1207
1208 3. Repeal the following P-Suffix Development Conditions from the Zoning Atlas:
1209 a. P-Suffix SV-P27; and
1210 b. P-Suffix SV-P28.
1211

1212 **Effect:** Removes two P-Suffix development conditions from parcels in the Fall City Business
1213 District. P-Suffix SV-P27 requires landscaping as part of park development. P-Suffix SV-P28
1214 prohibits overnight parking or storage of trucks on the parcel.



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Project: FallCityBusinessDistrict amicklow

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

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

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

ZONING

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

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
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0943100442	0943100443	0943100445	0943100446
0943100460	0943100462	0943100464	0943100476
0943100478	0943100479	0943100480	0943100481
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**2024 King County Comprehensive Plan
Land Use and Zoning Map Amendments
Attachment I to PO 2023-0440**

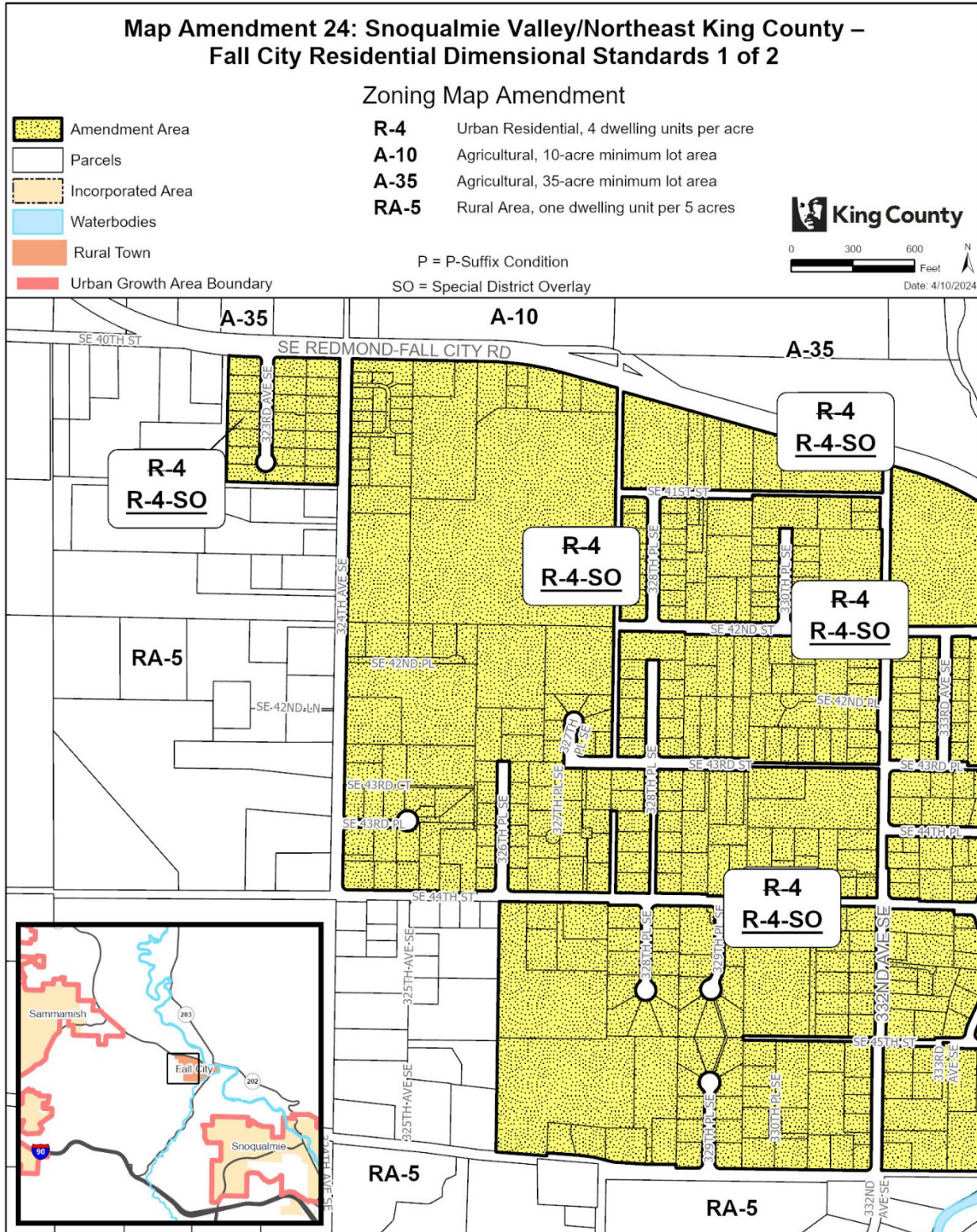
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0943100510	0943100540	0943100560	0943100680
0943100681	0943100683	0943100684	0943100685
0943100687	0943100688	0943100689	0943100690
0943100691	0943100700	0943100701	0943100702
0943100703	0943100704	0943100706	0943100707
0943100723	0943100724	0943100725	0943100726
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0943100888	0943100889	0943100890	0943100891
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0943100962	0943100964	0943100966	0943100980
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0943101005	0943101006	0943101018	0943101019
0943101021	0943101022	0943101023	0943101024
0943101025	0943101026	0943101027	094310TRCT
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1524079014	1524079026	1524079028	1524079033
1524079035	1524079036	1524079037	1524079038
1524079039	1524079044	1524079048	1524079051
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1524079072	1524079075	1524079076	1524079077
1524079084	1524079087	1524079092	1524079098
1524079104	1524079105	1524079106	1524079107
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1524079120	1524079121	1524079122	1524079125
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2475900720	2475900735	2475900740	2475900745
2475900750	2475900755	2475900773	2475900775
2475900777	2475900779	2475900800	2475900835

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

2475900840	2475900845	2475900850	2475900855
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2475900975	2475900985	2475901021	2475901035
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2475901165	2475901170	2475901185	2475901190
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2481200080	2481200090	2481200100	2481200110
2481200120	2481200130	2481200140	2481200150
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2549000040	2549000050	2549000060	2549000070
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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	

1229
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1231 **Effect:** Establishes a Special District Overlay for the residentially zoned area of the Fall City Rural
1232 **Town that imposes additional dimensional standards on residential development.**




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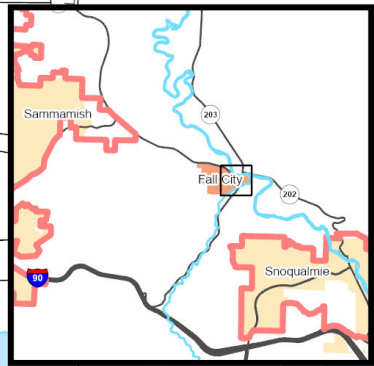
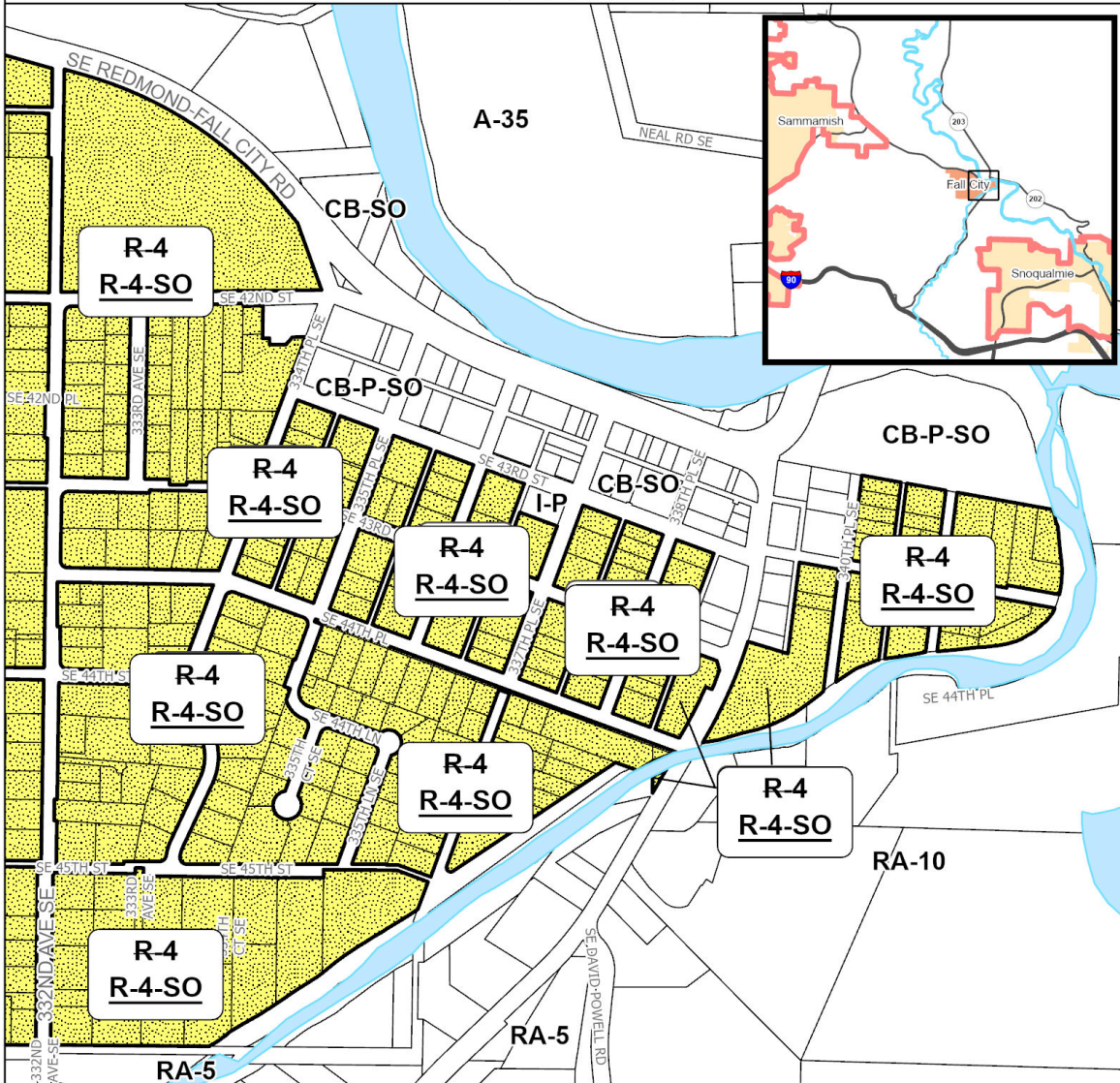
Map Amendment 24: Snoqualmie Valley/Northeast King County – Fall City Residential Dimensional Standards 2 of 2 Zoning Map Amendment

-  Amendment Area
-  Parcels
-  Incorporated Area
-  Waterbodies
-  Rural Town
-  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
- P = P-Suffix Condition
 SO = Special District Overlay



0 250 500 Feet
 Date: 4/10/2024



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Project: FallCityResidential_P_McCombs

1235 **Map Amendment 25: Snoqualmie Valley/Northeast King County –**
1236 **Fall City Industrial**

1237 AMENDMENT TO THE KING COUNTY ZONING ATLAS

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1239

1240 Amend Sections, Townships, and Ranges, as follows:

1241

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

1242

1243 **ZONING**

1244

1245 1. Amend P-Suffix SV-P26 on the following parcel:

1246

2475900595

1247

1248 2. Amend P-Suffix SV-P26 as follows:

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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.~~

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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.

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~~((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.

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~~((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.~~

1278

1279

7-) 5. All work shall be done inside the building other than disassembly and dismantling."

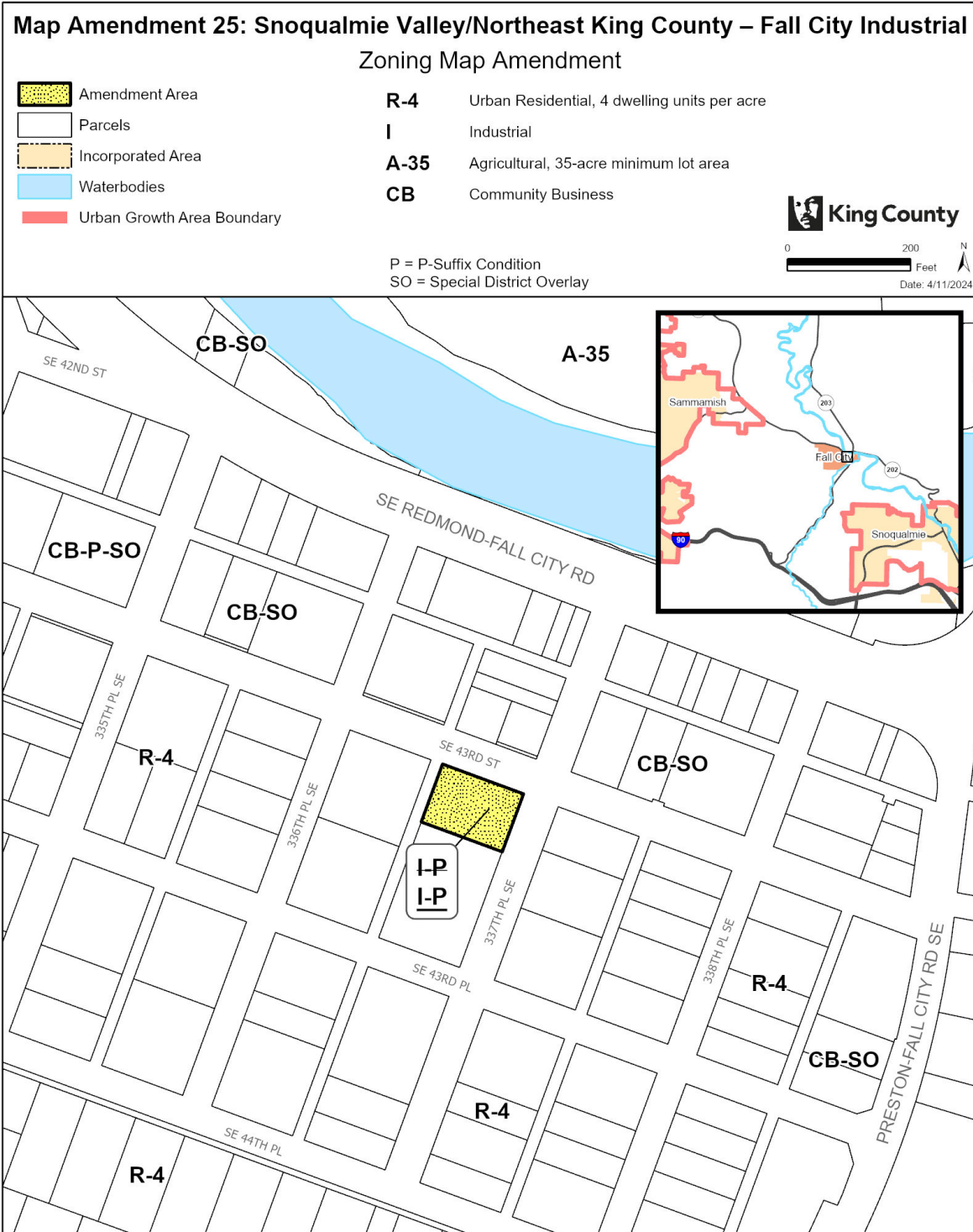
1280

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1282

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.

1283



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

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

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

ZONING

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

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

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

2924079054

3. On the following parcels:
 - a. Remove P-Suffix SV-P15; and
 - b. Amend P-Suffix SV-P19.

3224079001	3224079004	3224079124	3224079125
3224079126	3224079128	3224079130	3224079133

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

2924079019	3224079002	3224079033	3224079059
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5. On the following parcel:
 - a. Remove P-Suffix SV-P19; and
 - b. Amend the zoning from I (Industrial) to RA-10 (Rural Area, 1 dwelling unit per 10 acres).

2924079009 (portion)

6. On the following parcel:
 - a. Amend P-Suffix SV-P19; and
 - b. 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)

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

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2924079053 (portion)

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

~~“(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:

A. Access

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.

B. Buffers, trails, and aesthetics

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))~~:

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.

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.

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.

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.

C. Building Scale

1371 All new development and re-development shall be of a scale, modulation, materials, and color
1372 that ~~((will transition))~~ are compatible with the surrounding land uses including ~~((village))~~ open
1373 space, trails, and rural residential neighborhoods.

1374
1375 D. Permitted Uses
1376 ~~((Heavier industrial uses; new or re-developed industrial uses providing substantial waste by-~~
1377 ~~products or wastewater discharge; or new or re-developed paper, and allied products~~
1378 ~~manufacturing uses shall be prohibited.))~~

1379 1. A Conditional Use Permit (CUP) shall be required for new buildings ~~((construction permits))~~ or
1380 for expansion of existing buildings to ensure that:

1381 a) The visual character of the Rural Area will be protected and enhanced. In addition to the
1382 decision criteria of ~~((KCC))~~ K.C.C. 21A.44.040, the CUP review process shall focus on the view
1383 sheds of the Preston neighborhood. A view shed is that portion of the landscape that is visible
1384 from a given point or points, terminating at the horizon, such as a ridgeline, treeline, or other
1385 prominent linear physical feature.

1386 b) The proposed use must be functionally compatible with rural uses in the immediate vicinity.
1387 Functional compatibility requires a determination that the proposed use will not create impacts to
1388 or demand for public facilities and services beyond that specified in the rural level of service
1389 standards in Chapter 9 of the Comprehensive Plan ~~((policy F-303 for water and policy F-313 for~~
1390 ~~sewers))~~. Functional transportation compatibility shall consider ~~((both))~~ rural level of service
1391 standards, as described in Chapter 8 of the Comprehensive Plan ~~((relating to concurrency~~
1392 ~~(Comprehensive Plan policy T-305) and whether the increased traffic would conform to SEPA~~
1393 ~~standards, Intersection Standards and Road Design Standards))~~.

1394 c) The proposed new use is dependent upon a location in ~~((a))~~ the Rural Area or Natural
1395 Resource Lands. The Director should consider the following factors in the CUP review process:

- 1396 · i. The majority of the product(s) being manufactured, processed or sold are primarily
1397 composed of materials extracted or grown in the Rural Area or Natural Resource Lands.
- 1398 · ii. The majority of the product(s) being manufactured, processed or sold are used or
1399 consumed in the Rural Area or Natural Resources Lands.
- 1400 · iii. The proposed use provides services predominantly to Rural Area residents, or to other
1401 uses of the Rural Area or Natural Resource Lands.

1402 iv. Examples of ~~((such))~~ uses that require a rural location include, but are not limited to: food
1403 processing, feed mills and stores, small retail or wholesale stores, farm/forestry machinery
1404 manufacturing or repair, agricultural product warehousing, and sales facilities for farm/forest
1405 products or for products and services used by Rural residents and customarily retailed or
1406 wholesaled in the Rural Area~~((s))~~ or Natural Resource Lands.

1407 ~~((The following parcels shall not be subject to the requirements of Subsection d.1.(c), above:~~
1408 ~~2924079009~~
1409 ~~2924079018~~
1410 ~~2924079058~~
1411 ~~2924079055~~
1412 ~~2924079056~~

1413 ~~d) Any parcel governed by a basic use agreement between the property owner and the Preston~~
1414 ~~community shall not be subject to the requirements of Subsection d.1.(c) and the department of~~
1415 ~~development and environmental local services shall apply the provisions of the basic use~~
1416 ~~agreement as conditions of project approval. The basic use agreement shall include provisions~~
1417 ~~that are generally consistent with the basic use agreement recorded under Auditor File NO.~~
1418 ~~9708190805 and the following shall be used as a guideline for the required provision.~~

1419 ~~((1))~~ 2. Limitations on Use of Property: ~~((All industrial uses made of the property shall be limited~~
1420 ~~to those uses allowed, as of the date of the agreement, on Industrial zoned land that is located in~~
1421 ~~Areas designated as Rural, and accessory uses.))~~ In addition to the use provisions in K.C.C.

1422 Chapter 21A.08, ((T))the following uses shall ((~~additionally~~)) be prohibited: heavier industrial
1423 uses; new or re-developed industrial uses providing substantial waste by-products or wastewater
1424 discharge; or new or re-developed paper, chemical, allied products manufacturing uses;
1425 slaughterhouses; tanneries; animal rendering; processing of mineral resources, including quarry
1426 rock and gravel; ((~~concrete batching facilities; asphalt batching facilities;~~)) asphalt/concrete
1427 mixtures and block; any use requiring a waste water discharge permit; campgrounds; bowling
1428 center; shooting range; dry((-)cleaning plants; industrial launderers; vector waste receiving
1429 facility; outdoor advertising service; miscellaneous equipment rental; automotive rental and
1430 leasing; heavy equipment and truck repair; helistop; motor vehicle and boat dealers; auto supply
1431 stores (although auto supply wholesale distribution shall not be prohibited); gasoline service
1432 stations; fuel dealers; auction houses; livestock sales; tire retreading; public agency animal
1433 control facility; transfer station; adult use facility; any use that extracts groundwater for sale of
1434 bottled water outside of the property; and casinos and gambling uses. Recycling and waste
1435 receptacles may be located outdoors, but must be screened from view from outside the property.

1436 ~~((2))~~ 3. Prohibition on Expanding Industrial Uses on Abutting or Adjacent Parcels: ((The
1437 property owner shall not acquire any interest on abutting or adjacent property for the purpose of
1438 expanding t)) The size of Industrial or commercially-zoned land shall not be expanded beyond
1439 ((that)) what currently exists in the Preston vicinity. The property owner shall not request or
1440 otherwise pursue the rezoning of any abutting or adjacent property for industrial use. "Adjacent"
1441 means any land in unincorporated King County that is located within two miles of the boundaries
1442 of the Preston industrial area.

1443 ~~((3))~~ 4. Prohibition on extension of water service to properties outside of the Preston Water
1444 Association boundaries: The property owner shall not vote for or encourage any extension of
1445 water service to properties outside the existing boundaries of the Preston Industrial Park Water
1446 Association for any new residential, commercial, or industrial use. An Intertie Agreement with
1447 Water District No. 123 for the purpose of providing for fire flow is not subject to this provision.

1448 ~~((2-))~~ 5. For industrial buildings already built or for new buildings having vested applications,
1449 tenant improvements and changes of use completely within existing structures shall not be
1450 subject to this P-suffix condition. ((However, P-suffix conditions for new development and
1451 redevelopment established under Ordinance 11653 in 1994 will continue to apply.

1452 **E. Environment**

1453 ~~1. All new development or re-development for which this Environmental Impact Statement was~~
1454 ~~prepared, shall meet all reasonable conditions and mitigations identified in the Environmental~~
1455 ~~Impact Statement requested under Ordinance 9110 as determined necessary by the Director of~~
1456 ~~Development and Environmental Services.~~

1457 ~~2. New stormwater discharges to salmonid habitat and wetlands shall match predeveloped flow~~
1458 ~~durations between the 1/2 of the 2 year and the 100-year events.~~

1459 ~~3. Any new stormwater discharges shall provide source control best management practices and~~
1460 ~~treatment facilities to maintain water quality of the receiving waters. Treatment facilities shall~~
1461 ~~remove a minimum of 90 percent of the total suspended solids, and result in the removal of at~~
1462 ~~least 50% of total phosphorus.~~

1463 ~~The subject property consists of tax lots:~~

1464 ~~2924079009 2924079020 2924079018~~

1465 ~~2924079055 2924079058 2924079056~~

1466 ~~2924079019 3224079002~~

1467 ~~3224079033 3224079059 3224079004~~

1468 ~~3224079133 3224079004 3224079124~~

1469 ~~3224079125 3224079126 3224079128~~

1470 ~~3224079129 3224079130 2924079053~~

1471 ~~The 1994 Comprehensive Plan identified two areas of Preston that may be developed under~~
1472 ~~specific development conditions. These properties were designated in the Snoqualmie~~
1473 ~~Community Plan and Area Zoning for future consideration for industrial use))”~~
1474

1475 9. Repeal P-Suffix Development Condition SV-P13 from the Zoning Atlas.

1476
1477 10. Repeal P-Suffix Development Condition SV-P15 from the Zoning Atlas.
1478

1479 **Effect: Updates and consolidates P-suffix development conditions applying to the Preston**
1480 **Industrial area by:**
1481

- 1482 • **Removing P-Suffix SV-P13 from the northern parcels of the Preston Industrial area.**
1483
- 1484 • **Removing P-Suffix SV-P15 from the southern parcels of the Preston Industrial area.**
1485
- 1486 • **Removing P-Suffix SV-P19 from a RA-10-zoned parcel northeast of the Preston Industrial area.**
1487
- 1488 • **Amending P-Suffix SV-P19 covering the entire Preston Industrial area by incorporating**
1489 **applicable landscaping, open space, and utility provisions from the removed P-Suffixes and**
1490 **updating and simplifying terminology.**
1491
- 1492 • **Amending the zoning from Industrial to RA-10 on one parcel northwest of the Preston**
1493 **Industrial area that has been acquired by the Department of Natural Resources and Parks for**
1494 **inclusion in the King County Open Space System.**
1495
- 1496 • **Amending the zoning classification from NB to RA-2.5 on a linear property with the Preston**
1497 **Snoqualmie Trail next to Jim Ellis Memorial Regional Park.**
1498
- 1499 • **Repealing P-Suffix SV-P13 and P-Suffix SV-P15 from the Zoning Atlas.**

1501 **Map Amendment 27: Snoqualmie Valley/Northeast King County –**
1502 **Preston Mill Development Conditions**

1503 AMENDMENT TO THE KING COUNTY ZONING ATLAS
1504

1505
1506 Amend Sections, Townships, and Ranges, as follows:
1507

Section 33	Township 24	Range 7
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1508
1509 **LAND USE**
1510

1511 1. Amend land use designation from "rn" (Rural Neighborhood Commercial Center) to "f" (Forestry) on
1512 the following parcel:
1513

6893300401

1514
1515 **ZONING**
1516

1517 1. Remove P-Suffix SV-P12 on the following parcels:
1518

6893300370	6893300375	6893300380	6893300385
6893300620			

1519
1520 2. Remove P-Suffix SV-P17 on the following parcels:
1521

3324079013	6893300620 (portion)
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1522
1523 3. Remove P-Suffix SV-P21 on the following parcels:
1524

3324079013	6893300401	6893300620
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1525
1526 4. Amend the zoning from NB (Neighborhood Business) to F (Forest) on the following parcel:
1527

6893300620 (portion)

1528
1529 5. Repeal the following P-Suffix Development Conditions from the Zoning Atlas:
1530 a. P-Suffix SV-P12;
1531 b. P-Suffix SV-P17; and
1532 c. P-Suffix SV-P21.
1533

1534 **Effect:** Amends the land use designation on one parcel from Rural Neighborhood Commercial
1535 Center to Forestry to align with the underlying zoning classification.
1536

1537 **Amends the zoning on the portion of one parcel and removes several overlapping development**
1538 **conditions from parcels east of the Preston-Fall City Road SE on or adjacent to the former Preston**
1539 **Mill site in the rural unincorporated area of Preston as follows:**
1540

- 1541 • **Removes P-Suffix SV-P12 limiting commercial uses on four parcels currently zoned**
1542 **Neighborhood Business.**
1543

- 1544 • **Removes P-Suffix SV-P17 and SV-P21 from parcels that were designed to limit the use and**
1545 **guide development of the former Preston Mill site.**
1546
- 1547 • **Amends the zoning classification from Neighborhood Business to Forest on a portion of a**
1548 **property acquired by King County Department of Natural Resources and Parks currently**
1549 **designated King County Open Space System.**
1550
- 1551 • **Repeals P-Suffix SV-P12, P-Suffix SV-P17, and P-Suffix SV-P21 from the Zoning Atlas.**
1552

1554 **Map Amendment 28: Snoqualmie Valley/Northeast King County –**
1555 **Raging River Quarry Open Space and P-Suffix Development**
1556 **Condition**

1557 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN LAND USE MAP and THE KING
1558 COUNTY ZONING ATLAS

1560
1561 Amend Sections, Townships, and Ranges, as follows:
1562

Section 22	Township 24	Range 7
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1563
1564 **LAND USE**

1565
1566 1. Amend land use designation from "m" (Mining) to "os" (King County Open Space System) on the
1567 following parcel:

1568

1569
1570 **ZONING**

1571
1572 1. Remove P-Suffix SV-P31 from the following parcel:

1573

1574
1575 2. Amend the zoning from M (Mineral) to RA-10 (Rural Area, 1 dwelling unit per 10 acres) on the
1576 following parcel:

1577

1578
1579 3. Amend P-Suffix SV-P31 as follows:

1580 "1. The quarry operation shall be subject to approval of grading permits which (except as
1581 otherwise provided by these conditions) shall be consistent with the operational concept
1582 illustrated in the revised plans dated 3-20-86, received July 1, 1986 (Exhibit no. 12).

1583
1584
1585 1A. The property line between the existing M zoned parcel and the adjacent RA zoned ((4-5
1586 acre)) parcels ((adjacent to the northwest (excluded from this reclassification);)) shall be fenced in
1587 a secure manner, not less than ((5)) six feet in height, and setbacks shall be maintained as
1588 required by ((KCC)) K.C.C. 21A.22.060. ((This condition shall be of no further force or effect in
1589 the event the northwest parcel is subsequently reclassified to M when new area zoning is
1590 adopted by King County. In that event, unless otherwise provided by the area zoning, a minimum
1591 150 foot setback shall be maintained from property authorized to be developed for residential
1592 use, of which not less than 75 feet shall be on the M-zoned property. Except for the required
1593 fencing, the 150 foot setback area shall be subject to a native growth protection easement.))

1594
1595 2. The applicant shall obtain a grading permit yearly ((from the King County Department of
1596 Development and Environmental Services (DDES))) and be subject to the ((conditions))
1597 applicable requirements of ((King County ordinances 3108 and 1488)) K.C.C. Chapters 16.82 and

- 1598 21A.22. Any subsequent modification to equipment (~~(due to technology)~~) used on-site may be
1599 subject to additional standards in place at that time.
1600
- 1601 3. In order to insure compliance with the conditions of this permit, the applicant shall post the
1602 following bonds and maintain the following insurance:
1603 A. Surety bond in the amount of (~~(\$25,000)~~) \$65,000,
1604 B. (~~(\$5,000)~~) \$13,500 cash operating bond, and
1605 C. Site reclamation bond in the amount of (~~(\$25,000)~~) \$65,000(~~(,)~~). These bonds shall be
1606 maintained at full value at all times and King County shall be named as an assign. The
1607 requirement for posting these bonds with King County may be waived if similar bonds are posted
1608 with the State of Washington in an amount at least equal to the monetary requirements stated
1609 above and for the purposes intended by King County.
1610
- 1611 4. Maximum hours of operation are as follows: 7:00 a.m. to 7:00 p.m., Monday through Friday;
1612 provided, however, loading of the trucks shall be restricted to the hours of 7:30 a.m. to 4:00 p.m.,
1613 Monday through Friday, and 8:00 a.m. to 4:30 p.m., Saturday, provided, however, that activity
1614 shall be restricted to maintenance of equipment. (THESE HOURS OF OPERATION MAY BE
1615 INCREASED ONLY IN THE EVENT OF AN EMERGENCY SITUATION AS IDENTIFIED BY THE
1616 (~~(MANAGER)~~) DIRECTOR OF ((THE DEPARTMENT OF DEVELOPMENT AND
1617 ENVIRONMENTAL SERVICES)) PERMITTING.) Maintenance of equipment may occur on the
1618 site only during the stipulated hours of operation. Minor maintenance (lube, oil changes, etc.) of
1619 equipment is permissible during non-operating hours provided that in no event shall such
1620 equipment be started and tested outside the approved operating hours.
1621
- 1622 5. The site operators shall insure that no trucks waiting to enter the quarry shall be permitted to
1623 park on the Carmichael Road prior to the stipulated hours of operation. At no time shall trucks be
1624 permitted to park or queue on the Preston-Fall City Road.
1625
- 1626 6. All blasting to be performed at the site shall be "confined" blasts and shall be done in
1627 accordance with State and Federal regulations. The preparation and actual blasting operation
1628 shall be conducted under the supervision of a licensed blasting contractor. All blasting shall be
1629 confined to no more than twice a week and only between the hours of 3:00 p.m. and 4:30 p.m.,
1630 Monday through Friday. Notice shall be given to local area residents at least five minutes prior to
1631 detonation. Notice shall either be by way of a bell, siren, or whistle and audible within the
1632 surrounding area for at least a distance of one mile from the site. (~~((See Condition No. 28; under~~
1633 ~~"sound/noise".))) Explosive materials shall (~~(only)~~) not be stored on the subject property (~~(with~~
1634 ~~the prior approval of the Department of Development and Environmental Services)).~~
1635~~
- 1636 7. No removal of vegetation shall be permitted within (~~(200)~~) two hundred feet of the Raging
1637 River or lower than the (~~(300-foot)~~) three hundred-foot contour, whichever is (~~(greater)~~) further
1638 from the river (except to accommodate the necessary drainage ditches). These demarcation
1639 lines shall be clearly staked and maintained during the mining process.
1640
- 1641 8. All drainage ditches, interceptors, and holding ponds shall be kept clean and free of
1642 obstructions.
1643
- 1644 9. Rehabilitation of the subject property shall be done in conformance with the provisions of
1645 (~~(KCC)~~) K.C.C. 16.82.110. Earth material, suitable for use in the rehabilitation of the site, shall be
1646 stockpiled in such a manner as to prevent sedimentation from entering the natural drainage
1647 system. The site operators shall work in close cooperation with King County Conservation

1648 District as rehabilitation work is undertaken. As final topography is progressively achieved,
1649 rehabilitation of finished areas/slide shall be undertaken on an ongoing basis.
1650

1651 10. The applicant shall provide signs indicating truck operations, such as "caution - truck
1652 crossing." The specific character and location of the signs shall be determined by the
1653 Washington State Department of Transportation or the ~~((King County Department of Public
1654 Works)) Local Services, Road Services Division, or successor agency.~~ A flag shall be affixed to
1655 the signs when operations are being conducted at the site and removed when operations are not
1656 being conducted. ~~((The King County Department of Development and Environmental Services))
1657 The Permitting Division, or successor agency,~~ may require the applicant to provide flaggers when
1658 the volume of truck traffic at the site would interfere with the normal traffic flow along the Preston-
1659 Fall City Road. The applicant shall notify ~~((the Building and Land Development Division))
1660 Permitting~~ at least ~~((48)) forty-eight~~ hours prior to commencing continuous ~~((or "highball"))
1661 trucking operations (continuous operations shall generally mean an average, over a four hour
1662 period, in excess of one truck leaving or entering the site every ((5)) five minutes).~~
1663

1664 11. The entire length of the Carmichael Road from the Preston-Fall City Road into the quarry
1665 working area, at least as far as the quarry office and scale, shall be paved and such paving shall
1666 be maintained to the satisfaction of ~~((the King County Department of Public Works and
1667 Department of Development and Environmental Services)) Permitting~~ to reduce the carriage of
1668 direct and debris onto the Preston-Fall City Road~~((,-a)).~~ Areas of corrugated or corduroy roadway
1669 and/or a wheel wash facility may be required.
1670

1671 12. Berms, solid fencing, and landscaping shall be provided on both sides of the Carmichael
1672 Road, from the intersection of the Preston-Fall City Road to the quarry office and scale, or for so
1673 much of that distance as is necessary to reasonably mitigate noise and visual impacts of the
1674 quarry, as they affect persons traveling on the Preston-Fall City Road and adjacent and nearby
1675 residents. The design of the berms, solid fencing, and landscaping shall reflect analysis of the
1676 specific types of vehicles anticipated, their noise sources and intensities, and critical lines of sight.
1677 The analysis shall be reviewed by ~~((the King County Department of)) Public Health - Seattle &
1678 King County~~ and ~~((Department of Development and Environmental Services)) Permitting~~, and an
1679 opportunity for review shall be provided to adjacent property owners.
1680

1681 13. The applicant shall construct rock berms or acoustical walls around the rock crusher,
1682 screener, and other similar types of stationary and semi-stationary noise producers. Said berms
1683 or walls shall be constructed to the satisfaction of ~~((the King County Department of)) Public
1684 Health ((,- Environmental Health Division)).~~
1685

1686 14. No signs, other than signs ~~((required)) allowed~~ by ~~((KCG)) K.C.C. Chapter 21A.20~~ and these
1687 conditions, are authorized.
1688

1689 15. The site operator shall, at all times, comply with ~~((King County Ordinance 3139 (noise control
1690 ordinance))) noise regulations in K.C.C Chapter 12.86.~~ ~~((The King County Department of)) Public
1691 Health - Seattle & King County~~ shall have the responsibility of monitoring the applicant's
1692 proposed quarry operation and shall make periodic site inspections and noise evaluations, at the
1693 expense of the site operators, in order to assure continued compliance with ~~((King County
1694 Ordinance 3139)) K.C.C. Chapter 12.86.~~ ~~((The King County Department of)) Public Health -
1695 Seattle & King County~~ ~~((shall have the authority))~~ shall have the authority to require monitoring
1696 devices to be located on or adjacent to the site to assure compliance with King County noise
1697 regulations. ~~((s))~~ Should noise occur in excess of the allowed levels off the site, the operators shall
1698 be notified and immediate steps to correct the violation must be taken. Failure to implement

1699 corrective measures in a timely fashion may result in the imposition of a Stop Work Order and, if
1700 necessary, other enforcement measures.

1701
1702 16. In the event that extraction activities cease for a period in excess of ~~((120))~~ one hundred
1703 twenty days, all trucks and equipment shall be stored and maintained in a ~~((workmanlike))~~
1704 professional manner to ~~((i))~~ ensure the site does not become an unsightly storage facility, until
1705 such time as excavations are recommenced. No maintenance of equipment, except as
1706 necessary for preservation, shall be allowed during periods that the quarry is inactive for a period
1707 of ~~((120))~~ one hundred twenty days or more.

1708
1709 17. The issuance of the grading permit does not relieve the operators from obtaining other
1710 required State and local permits. However, the applicant shall be excused from compliance with
1711 any condition which is rendered unlawful to perform as the result of denial of a required permit.

1712
1713 18. If for any reason the conditions of the required grading permit are violated, operations on the
1714 subject property shall cease and work shall not resume until remedial action has been
1715 accomplished to the satisfaction of ~~((the King County Department of Development and~~
1716 ~~Environmental Services))~~ Permitting.

1717
1718 19. ~~((The granting of this rezoning))~~ This development condition does not imply approval of any
1719 permit(s) which may be required for site rehabilitation.

1720
1721 20. The applicant shall provide quarterly reports to ~~((the Department of Development and~~
1722 ~~Environmental Services))~~ Permitting, indicating the amount of rock removed from the site, the
1723 number of truck trips generated and the number, size, and dates of all blasts.

1724
1725 21. As the quarry operation proceeds in a southwesterly direct, the processing equipment shall
1726 be periodically moved to take maximum advantage of the shielding effect of topography. This
1727 condition shall be specifically reviewed at the time of each grading permit renewal.

1728
1729 22. At the time of application for grading permits, ~~((the Department of Development and~~
1730 ~~Environmental Services))~~ Permitting shall cause to be reviewed, by appropriate state and county
1731 agencies, the condition of the bridge which provides access to the subject property across Raging
1732 River, including measures taken to protect the bridge and their effect on the flow of the Raging
1733 River. If corrective actions are required, conditions may be imposed upon the grading permit, or,
1734 if necessary, the grading permit may be denied, to assure that the necessary corrections are
1735 made.

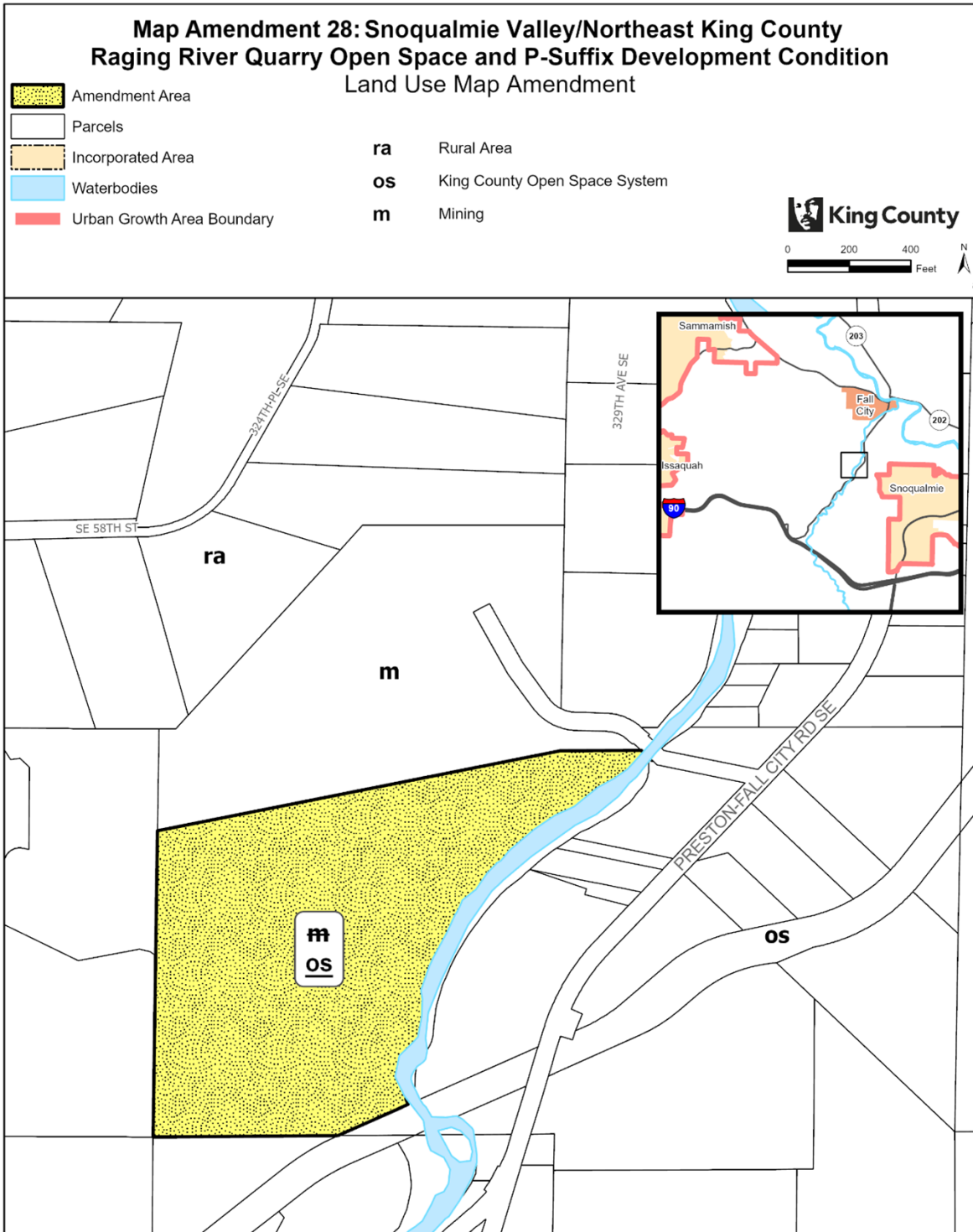
1736
1737 23. The blast warning signal shall be modulated, directed, or otherwise controlled to reduce its
1738 impact on adjacent residents to the maximum extent feasible consistent with assuring audibility of
1739 the signal for one mile radius area from the location of the blast.

1740
1741 24. The quarry operator shall be responsible for any damage to nearby properties, including
1742 domestic water supply wells, attributable to blasting on the subject property. Claims for any such
1743 damage shall be the responsibility of the affected property owner and the quarry operator to
1744 handle directly between themselves, but a failure of the quarry operator to respond in good faith
1745 to any such claim may be cause for denial of future grading permits, or prohibition or restriction
1746 upon future blasting.”

1747
1748 **Effect:** Amends the land use and zoning of parcels located west of Preston Fall City Road SE as
1749 follows:

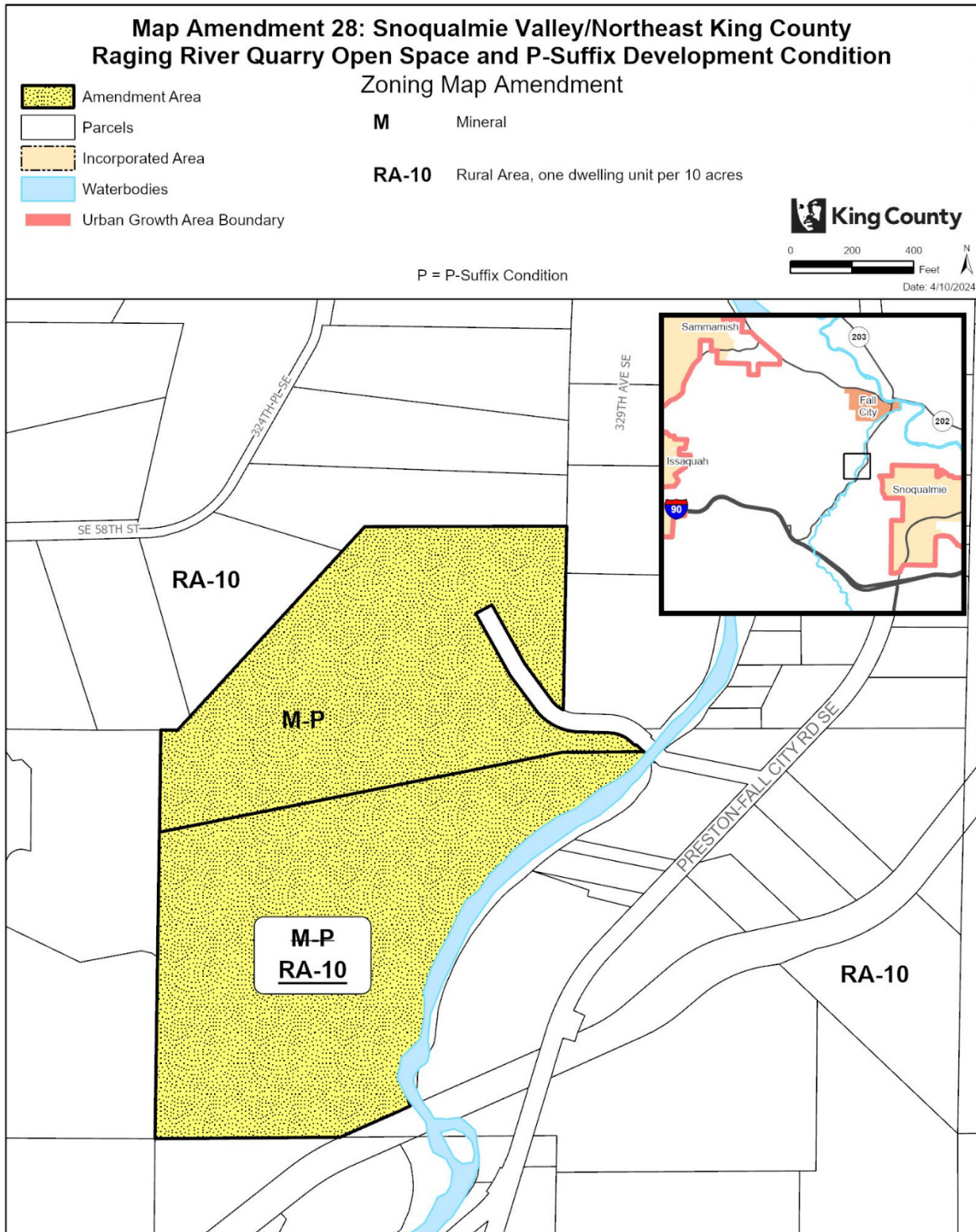
1750
1751
1752
1753
1754
1755
1756

- 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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1759 **Map Amendment 29: Snoqualmie Valley/Northeast King County –**
 1760 **Grand Ridge Development Conditions**

1761 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN LAND USE MAP and THE KING
 1762 COUNTY ZONING ATLAS

1764
 1765 Amend Sections, Townships, and Ranges, as follows:
 1766

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

1767
 1768 **LAND USE**

1769
 1770 1. Amend land use designation from "ra" (Rural Area) to "os" (King County Open Space System) on the
 1771 following parcels:
 1772

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		

1773
 1774 2. Amend land use designation from "ra" (Rural Area) to "op" (Other Parks and Wilderness) on the
 1775 following parcel:
 1776

2624069032

1777
 1778 **ZONING**

1779
 1780 1. On the following parcels:
 1781 a. Remove P-Suffix ES-P02; and
 1782 b. Remove P-Suffix ES-P09.
 1783

0724079009	0724079012	0724079014	0724079015
0724079016	0724079021	0724079022	0724079026
0724079027	0824079013	0824079014	0824079025

**2024 King County Comprehensive Plan
Land Use and Zoning Map Amendments
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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
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1824079084	1824079085	1824079086	1824079087
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1824079092	1824079095	1824079096	1824079097
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1824079102	1824079103	1824079104	1824079105
1824079106	1824079107	1824079108	1824079109
1824079110	1824079111	1824079112	1824079113
1824079114	1824079115	1824079117	182407TR-A
182407TR-B	182407TRCT	1924079001	1924079002
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1924079018	1924079019	1924079025	1924079028
1924079030	1924079031	1924079032	1924079035
1924079036	1924079037	1924079038	1924079039
1924079040	1924079041	1924079042	1924079050
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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

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

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
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2524069067	2524069068	2524069070	2524069071
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2524069077	2524069078	2524069079	2524069080
2524069081	2524069082	2524069083	2524069084
2524069086	2524069087	2524069088	2524069090
2524069091	2524069092	2524069093	2524069094
2524069095	2524069096	2524069097	2524069098
2524069099	2524069100	2524069101	2524069102
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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
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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	

1785 2. Remove P-Suffix ES-P02 on the following parcels:

1786

0824079014	0824079032	0824079071	0824079072
0824079076	0824079077	0824079078	0824079079
1724079027	1724079031	1724079049	

1787

1788 3. On the following parcels:

- 1789 a. Remove P-Suffix ES-P02;
- 1790 b. Remove P-Suffix ES-P09; and
- 1791 c. Remove P-Suffix ES-P12.

1792

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

1793

1794 4. On the following parcels:

- 1795 a. Remove P-Suffix ES-P02; and
- 1796 b. Remove P-Suffix ES-P12.

1797

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

1798

1799 5. Repeal the following P-Suffix Development Conditions from the Zoning Atlas:

- 1800 a. P-Suffix ES-P02;
- 1801 b. P-Suffix ES-P09; and
- 1802 c. P-Suffix ES-P12.

1803

1804 **Effect:**

1805

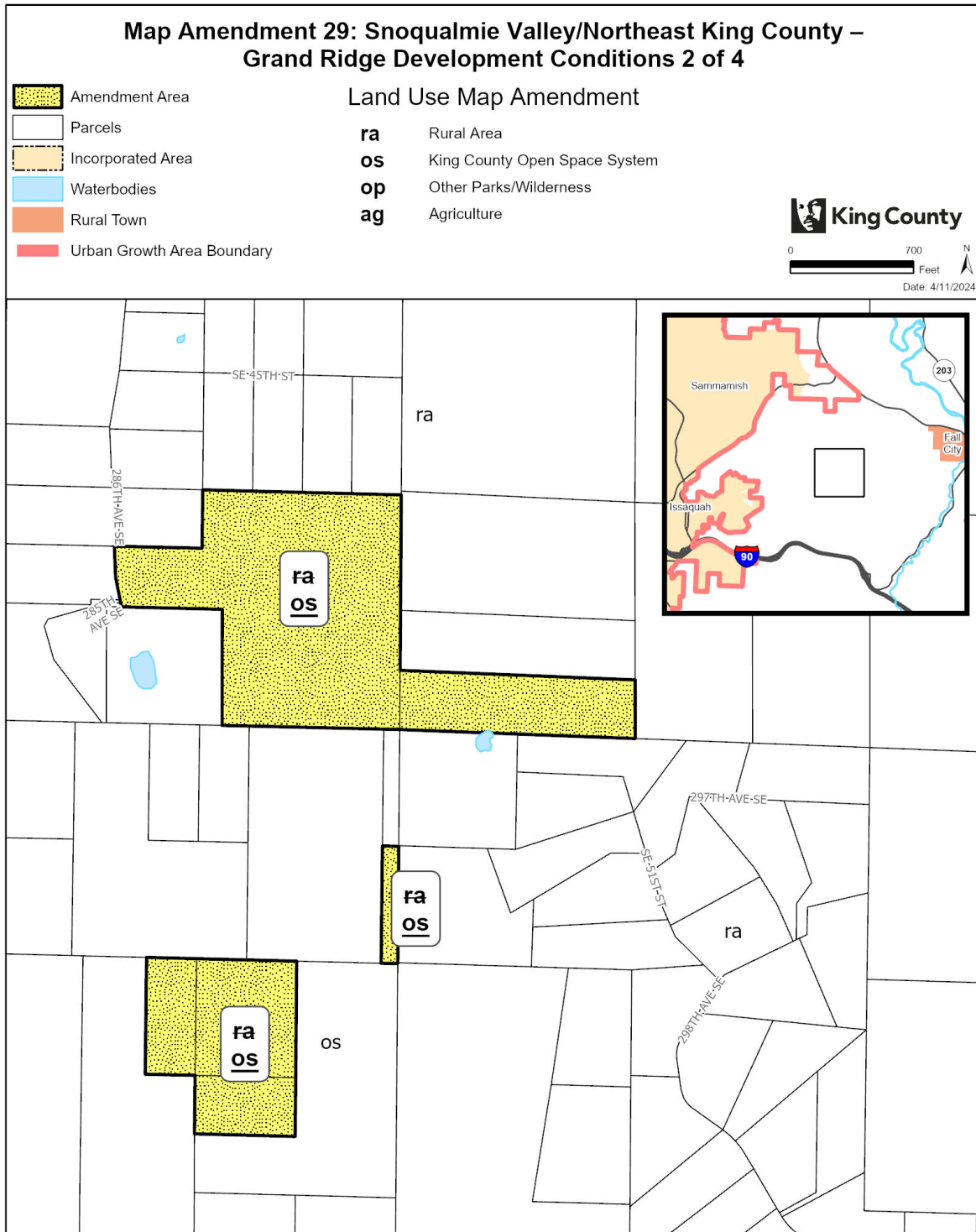
- 1806 • **Amends the land use designation from Rural Area to King County Open Space Systems on**
- 1807 **parcels owned by King County Department of Natural Resources and Parks. The land use**
- 1808 **designations would indicate the long-term intended use of the properties for open space,**
- 1809 **recreational, and environmental benefits.**
- 1810
- 1811 • **Amends the land use designation from Rural Area to Other Parks and Wilderness on a parcel**
- 1812 **owned by City of Issaquah. The land use designation would indicate the long-term intended**
- 1813 **use of the property for open space, recreational, environmental benefits, and forest**
- 1814 **management.**
- 1815
- 1816 • **Removes P-Suffix ES-P02 from parcels located north, east, and south of Issaquah Highlands**
- 1817 **on Grand Ridge. ES-P02 implemented policies of the former East Sammamish Community**
- 1818 **Plan by specifying that the area shall retain its rural designation and that new subdivisions**
- 1819 **shall be require clustering.**
- 1820
- 1821 • **Removes P-Suffix ES-P09 from parcels located north, east, and south of Issaquah Highlands**
- 1822 **on Grand Ridge. ES-P09 implemented policies of the former East Sammamish Community**
- 1823 **Plan by specifying development requirements to be followed for subdivisions and short**
- 1824 **subdivisions.**
- 1825
- 1826 • **Removes P-Suffix ES-P12 from parcels located north, east, and south of Issaquah Highlands**
- 1827 **on Grand Ridge. ES-P12 implemented policies of the former East Sammamish Community**
- 1828 **Plan by specifying that any development application submitted after January 9, 1995 shall be**
- 1829 **processed consistent with the Urban Planned Development Agreement that controlled the**

1830 **now-constructed Grand Ridge development.**

1831

1832 • **Repeals P-Suffixes ES-P02, ES-P09, and ES-P12 from the Zoning Atlas.**

1833









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Project: GrandRidge-all2 P. McCombs

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

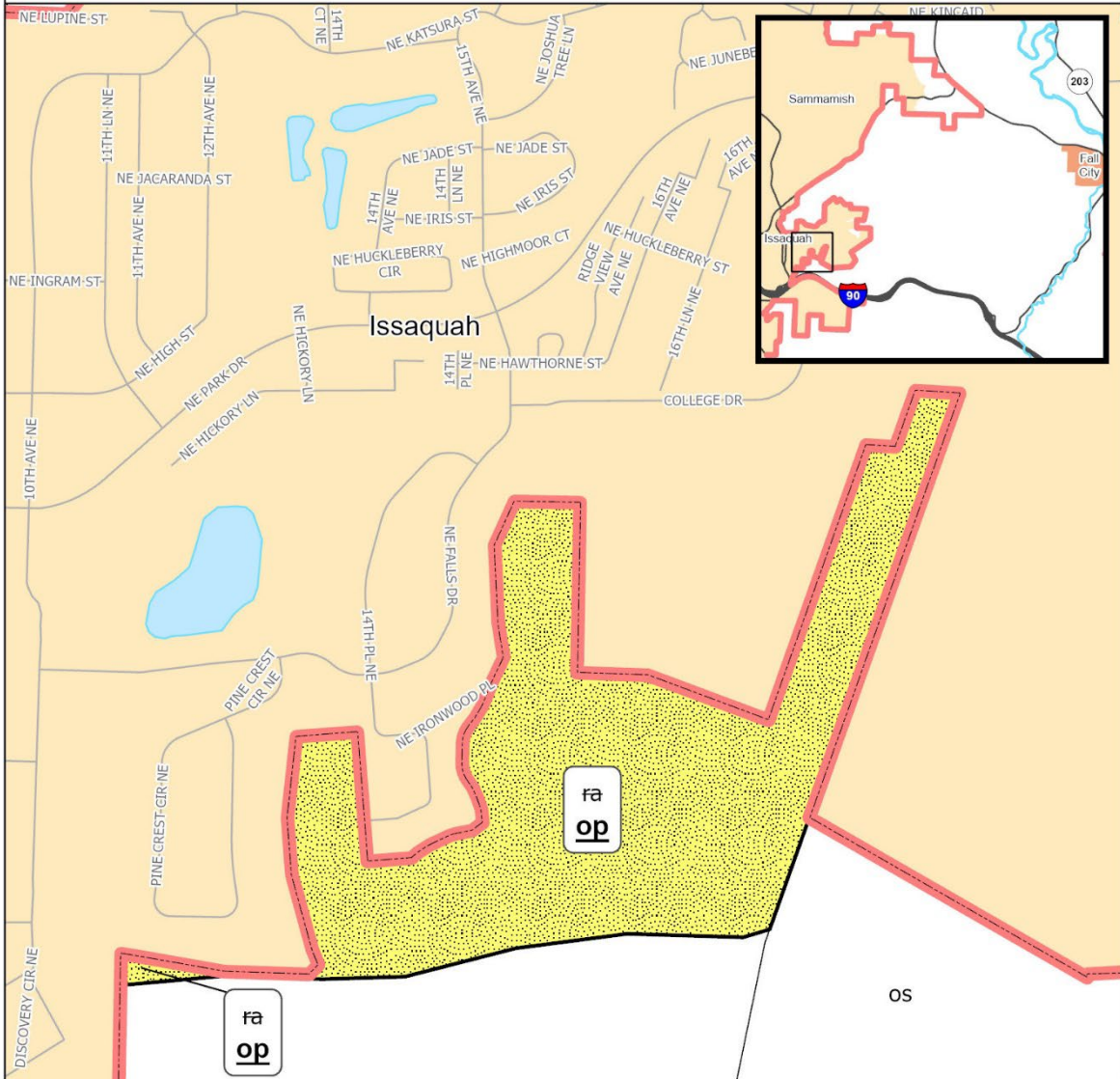
Land Use Map Amendment

-  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

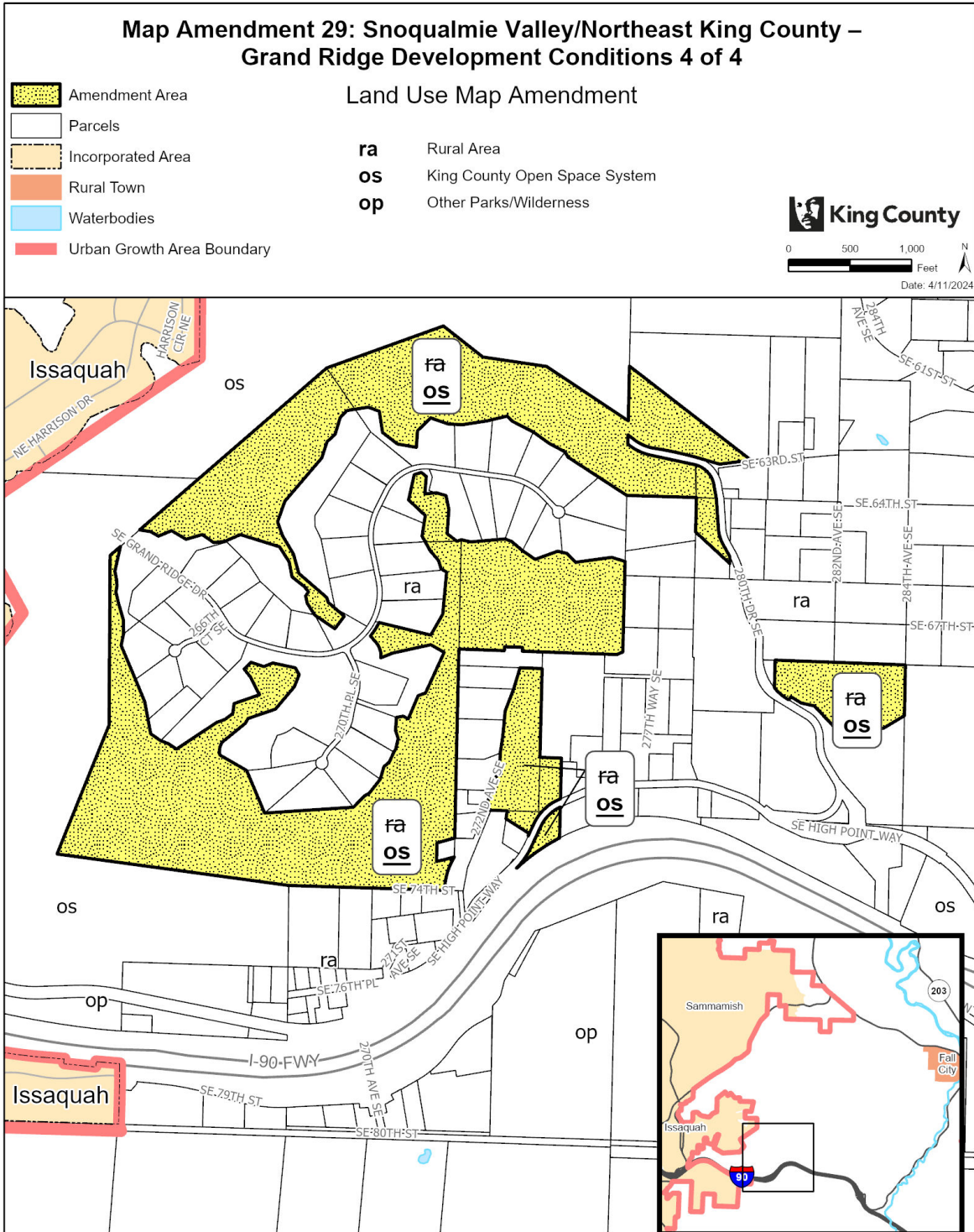


Date: 4/11/2024



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Project: GrandRidge-all2 P. McCombs








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Project: GrandRidge-all2 P. McCombs

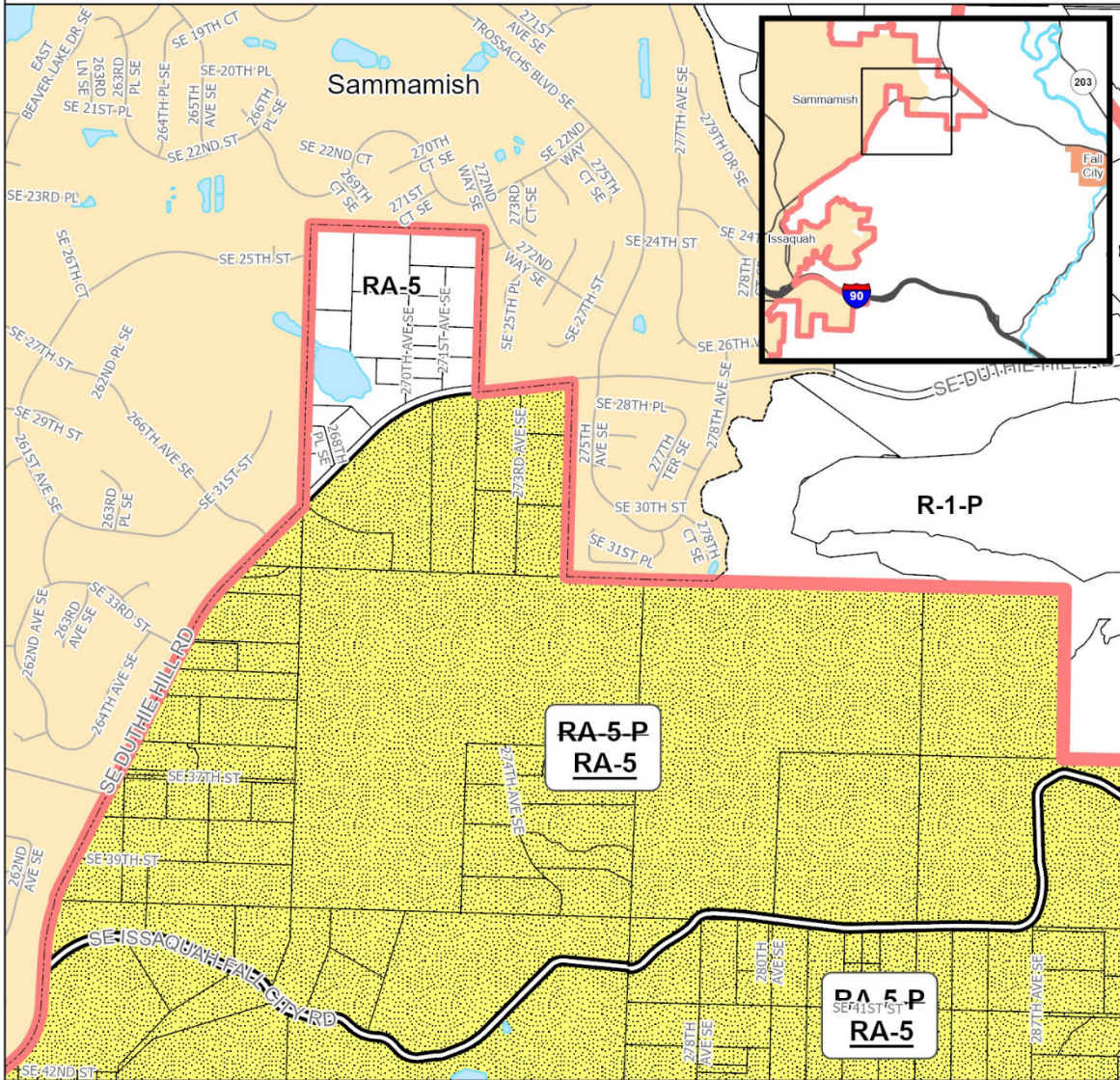
Map Amendment 29: Snoqualmie Valley/Northeast King County – Grand Ridge Development Conditions 1 of 6

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

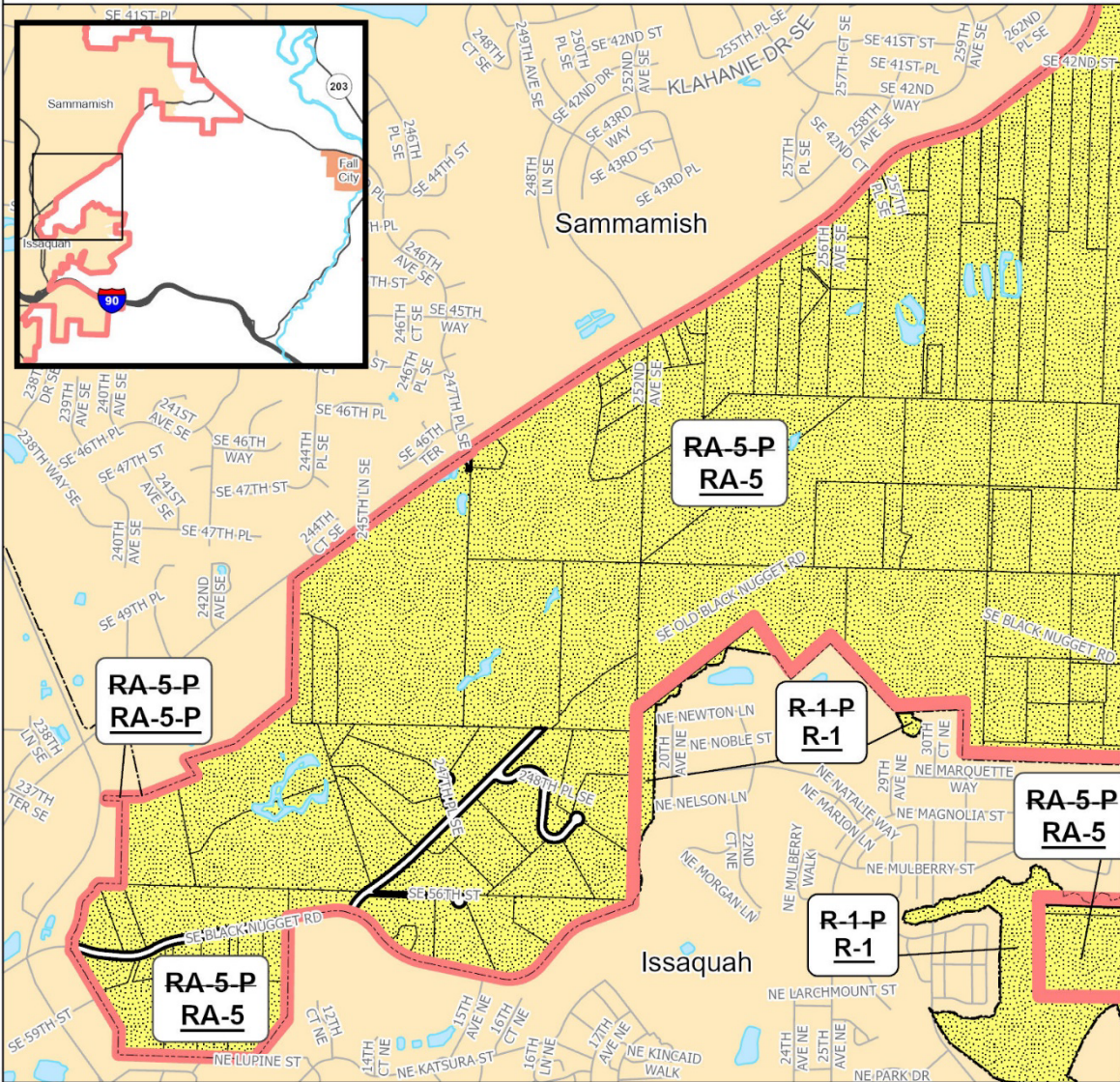
Map Amendment 29: Snoqualmie Valley/Northeast King County – Grand Ridge Development Conditions 2 of 6

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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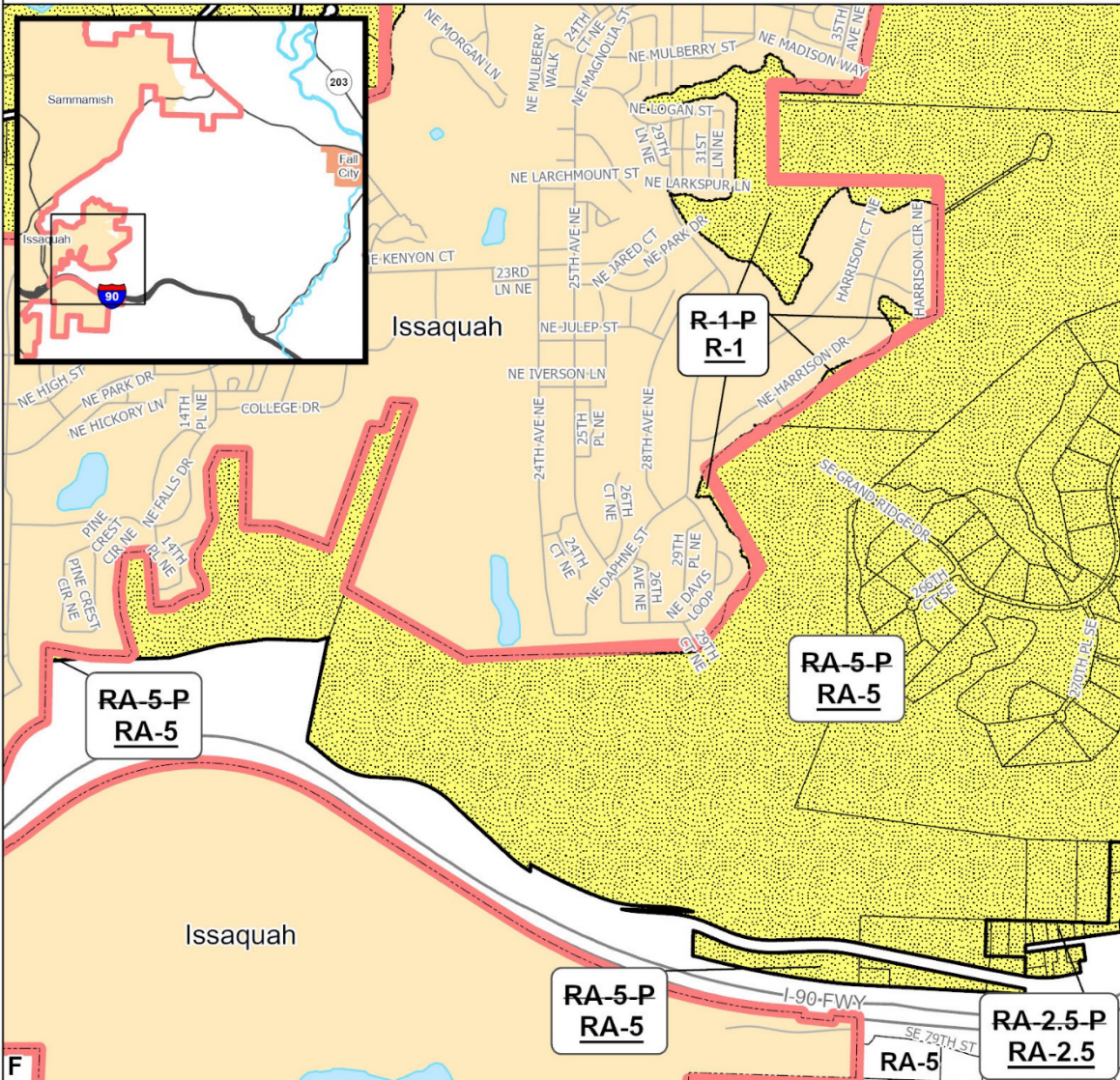
Project: GrandRidge-all2 P. McCombs

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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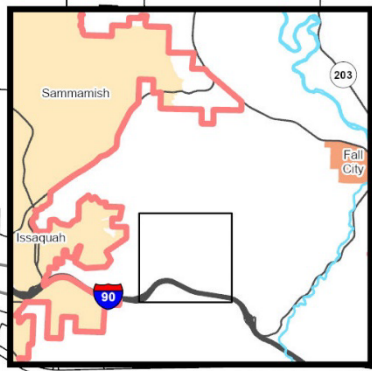
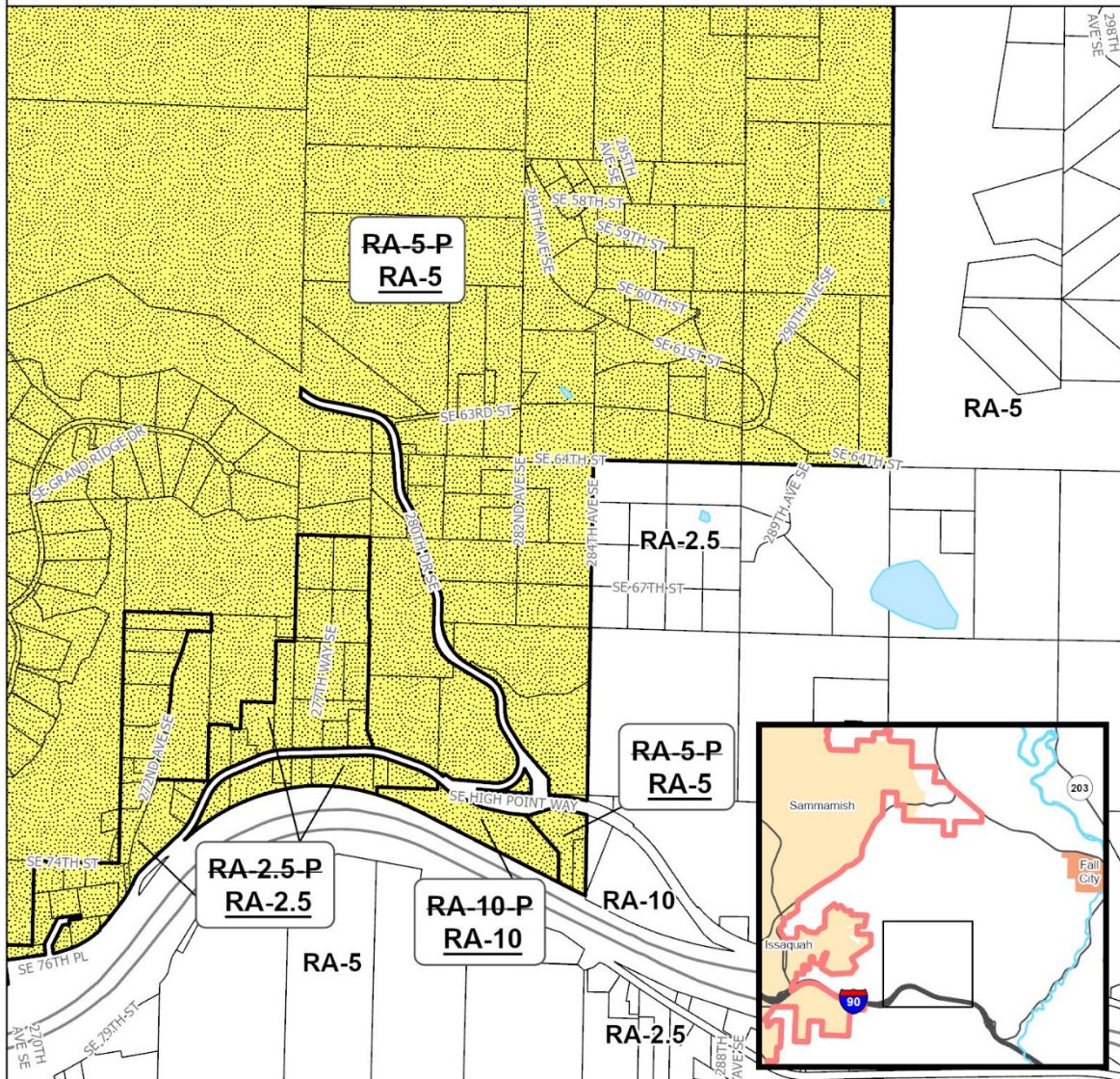
Project: GrandRidge-all2 P. McCombs

**Map Amendment 29: 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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Project: GrandRidge-all2 P. McCombs

1844 **Map Amendment 30: Snoqualmie Valley/Northeast King County –**
 1845 **Snoqualmie Mill Development Condition**

1846 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN LAND USE MAP and THE KING
 1847 COUNTY ZONING ATLAS

1849
 1850 Amend Sections, Townships, and Ranges, as follows:
 1851

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

1852
 1853 **LAND USE**

1854
 1855 1. Amend land use designation from "ra" (Rural Area) to "os" (King County Open Space System) on the
 1856 following parcel:

1857

1858
 1859 **ZONING**

1860
 1861 1. Remove P-Suffix Development Condition SV-P18 from the following parcels:
 1862

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

1863
 1864 2. Amend the zoning from I (Industrial) to UR (Urban Reserve) on the following parcels:
 1865

1866
 1867 3. Amend the zoning from I (Industrial) to RA-5 (Rural Area, 1 dwelling unit per 5 acres) on the following
 1868 parcel:

1869

1870
 1871 4. Amend the zoning from I (Industrial) to M (Mineral) on the following parcel:
 1872

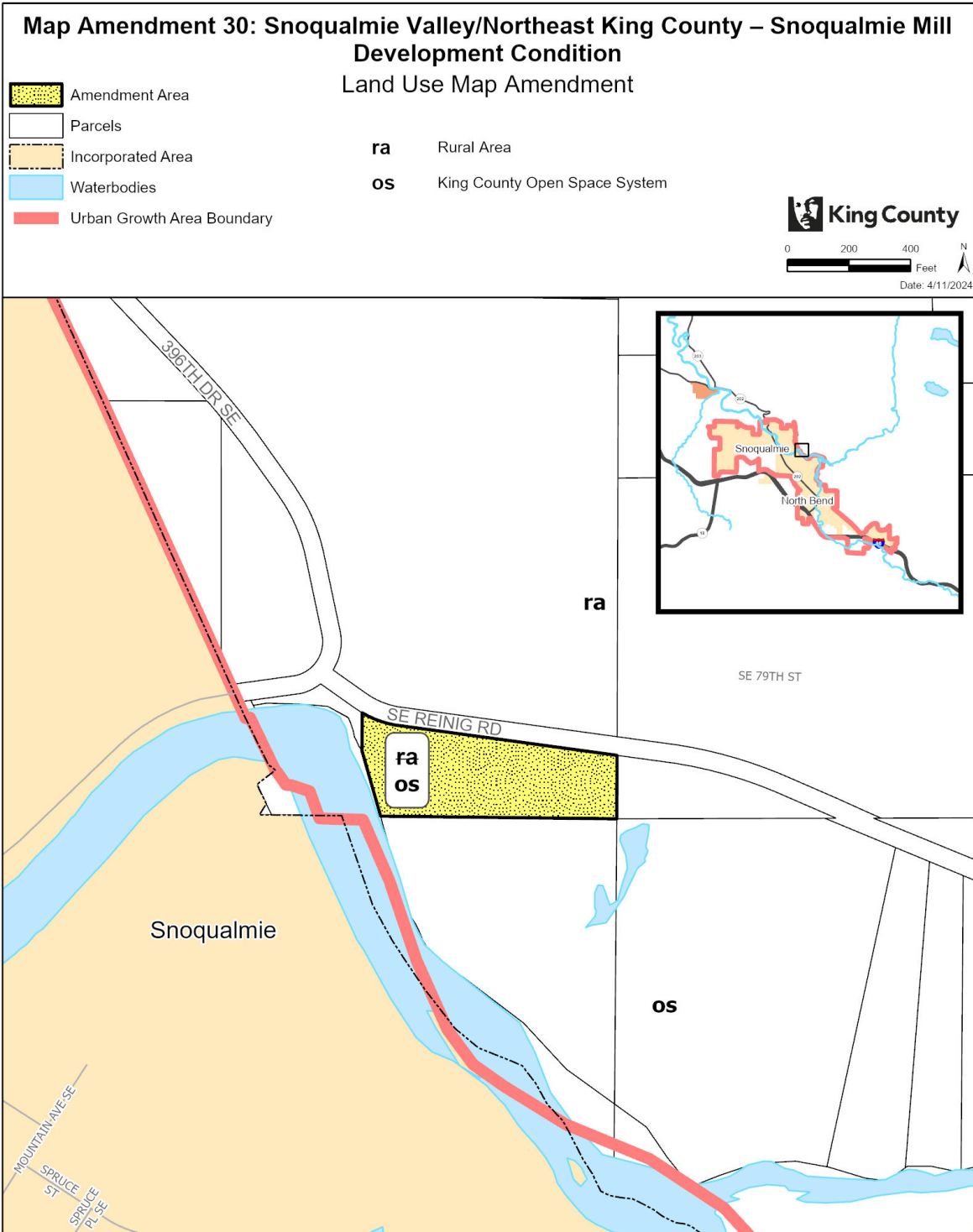
1873
 1874 5. Repeal P-Suffix Development Condition SV-P18 from the Zoning Atlas.
 1875

1876 **Effect:**

- 1877
- 1878 • **Amends the land use designation from Rural Area to King County Open Space System of a**
- 1879 **parcel acquired by the King County Department of Natural Resources and Parks.**
- 1880
- 1881 • **Removes P-Suffix SV-P18 and repeals it from the Zoning Atlas. SV-P18 required joint planning**

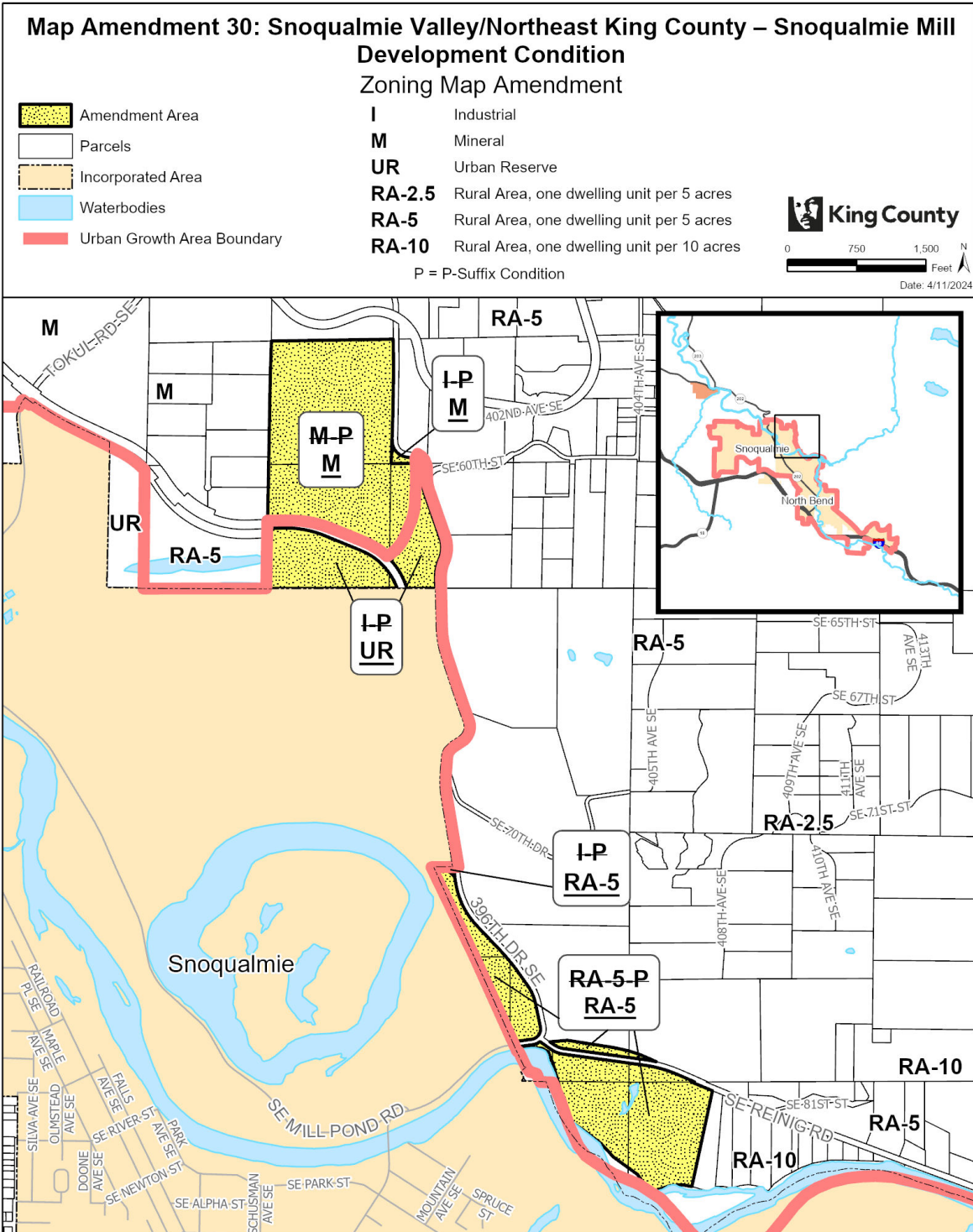
1882 between King County and the City of Snoqualmie and established development standards
1883 associated continued industrial/commercial use of the historic Weyerhaeuser Snoqualmie Mill
1884 Site. This change would reflect that: 1) much of the area has been annexed by the City of
1885 Snoqualmie, which is working with a developer on a planned commercial/industrial
1886 application within the city limits; and 2) the areas outside of the Urban Growth Area are no
1887 longer associated with the expansion of the City of Snoqualmie and can be regulated by King
1888 County Code development regulations.
1889

- 1890 • Amends the zoning from I (Industrial) to UR (Urban Reserve) on parcels within the Urban
1891 Growth Area adjacent to the City of Snoqualmie.
1892
- 1893 • Amends the zoning from I (Industrial) to RA-5 (Rural Area, 1 dwelling unit per 5 acres) on a
1894 portion of a vacant parcel outside the Urban Growth Area boundary.
1895
- 1896 • Amends the zoning from I (Industrial) to M (Mineral) on a portion of a vacant parcel in the
1897 Rural Area.



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Project: SnoqualmieMill P. McCombs



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Project: SnoqualmieMill P. McCombs

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

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

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

ZONING

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

0422119001 (portion)

2. On the following parcels:

- a. Remove P-Suffix EK-P03;
- b. Add P-Suffix SV-PXX; and
- b. Apply the “Alternative Housing Demonstration Project” (-DPA) established in K.C.C. 21A.55.125.

0422119001 (portion)	0422119017	0422119019	0422119020
0422119021	0422119022	0422119024	

P-Suffix SV-PXX shall read as follows:

“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.”

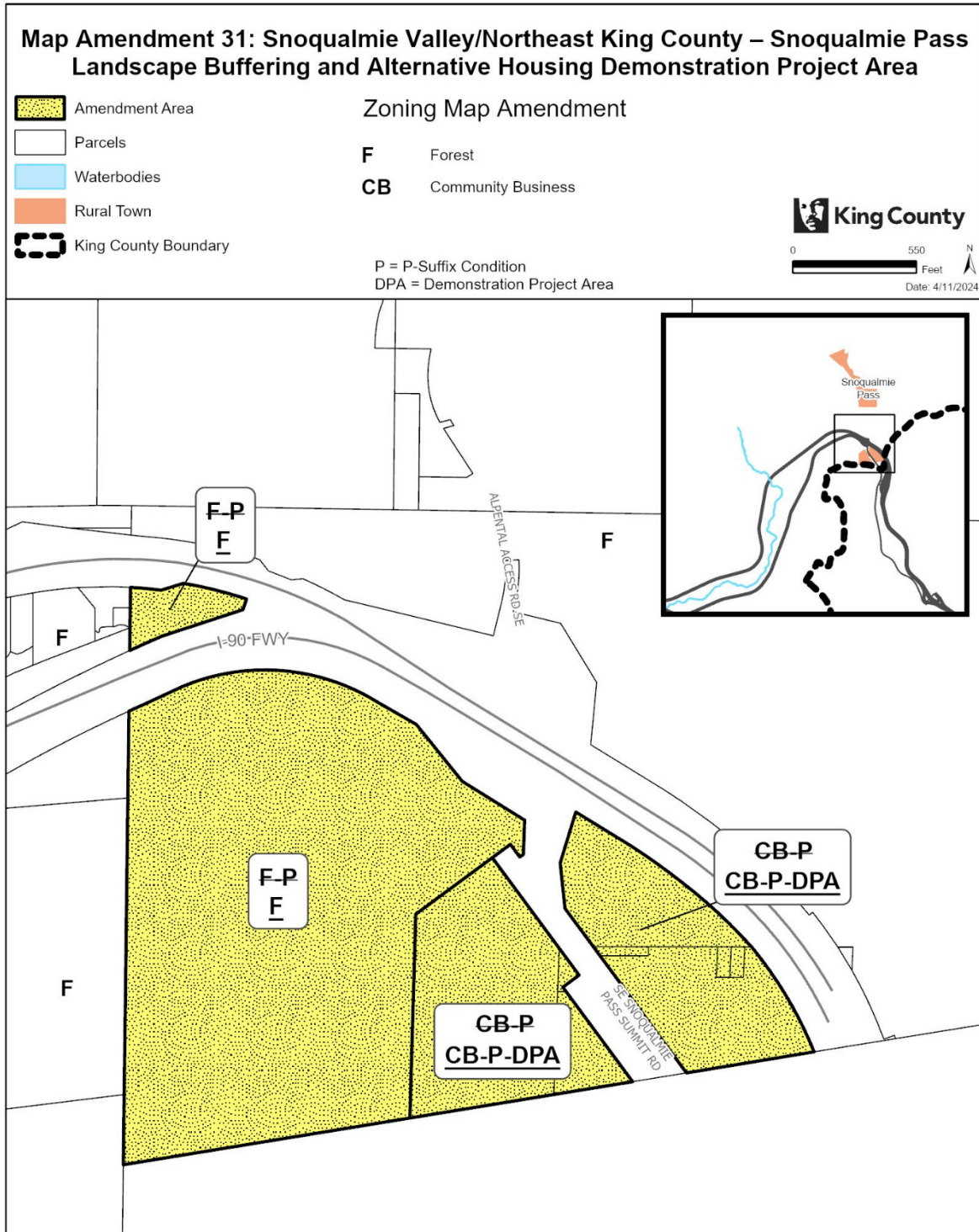
3. Repeal P-Suffix Development Condition EK-P03 from the Zoning Atlas.

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

- 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.
- 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

- 1946 **Demonstration Project is amended as part of the amendments to the King County Code in**
1947 **this ordinance.**
1948
- 1949 • **Repeals P-Suffix EK-P03 from the Zoning Atlas.**
 - 1950

1951



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Project: AlternativeHousingDPA amicklow

1952

1953 **Map Amendment 32: Snoqualmie Valley/Northeast King County –**
 1954 **Other Parks and Wilderness Changes**

1955 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN LAND USE MAP
 1956

1957
 1958 Amend Sections, Townships, and Ranges, as follows:
 1959

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


1960
 1961 **LAND USE**
 1962

1963 1. Amend land use designation from "ra" (Rural Area) to "op" (Other Parks/Wilderness) on the following
 1964 parcels:
 1965

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

1966
 1967 **Effect:** Amends the Comprehensive Plan designation of parcels owned by various non-King
 1968 County public agencies to Other Parks/Wilderness. This designation would indicate their long-
 1969 term use as part of a contiguous and functional open space system that includes recreation,
 1970 natural areas, working resource lands, and trail and wildlife habitat corridors.

Map Amendment 32: Snoqualmie Valley/Northeast King County – Other Parks and Wilderness Increase 1 of 7 Land Use Map Amendment

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

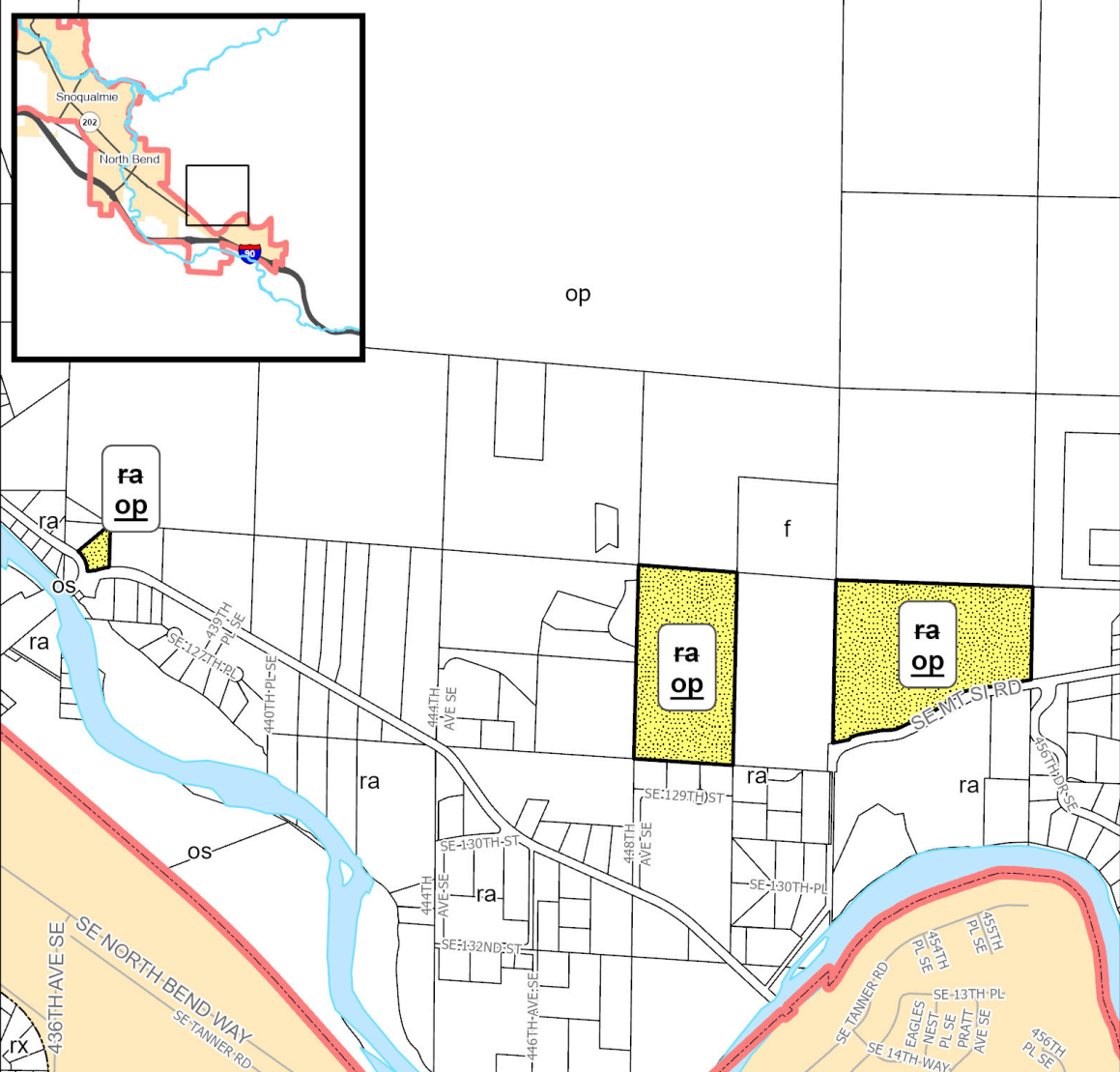
- f** Forestry
- ra** Rural Area
- rx** Urban Growth Areas for Cities in the Rural Area
- op** Other Parks/Wilderness
- os** King County Open Space System



King County

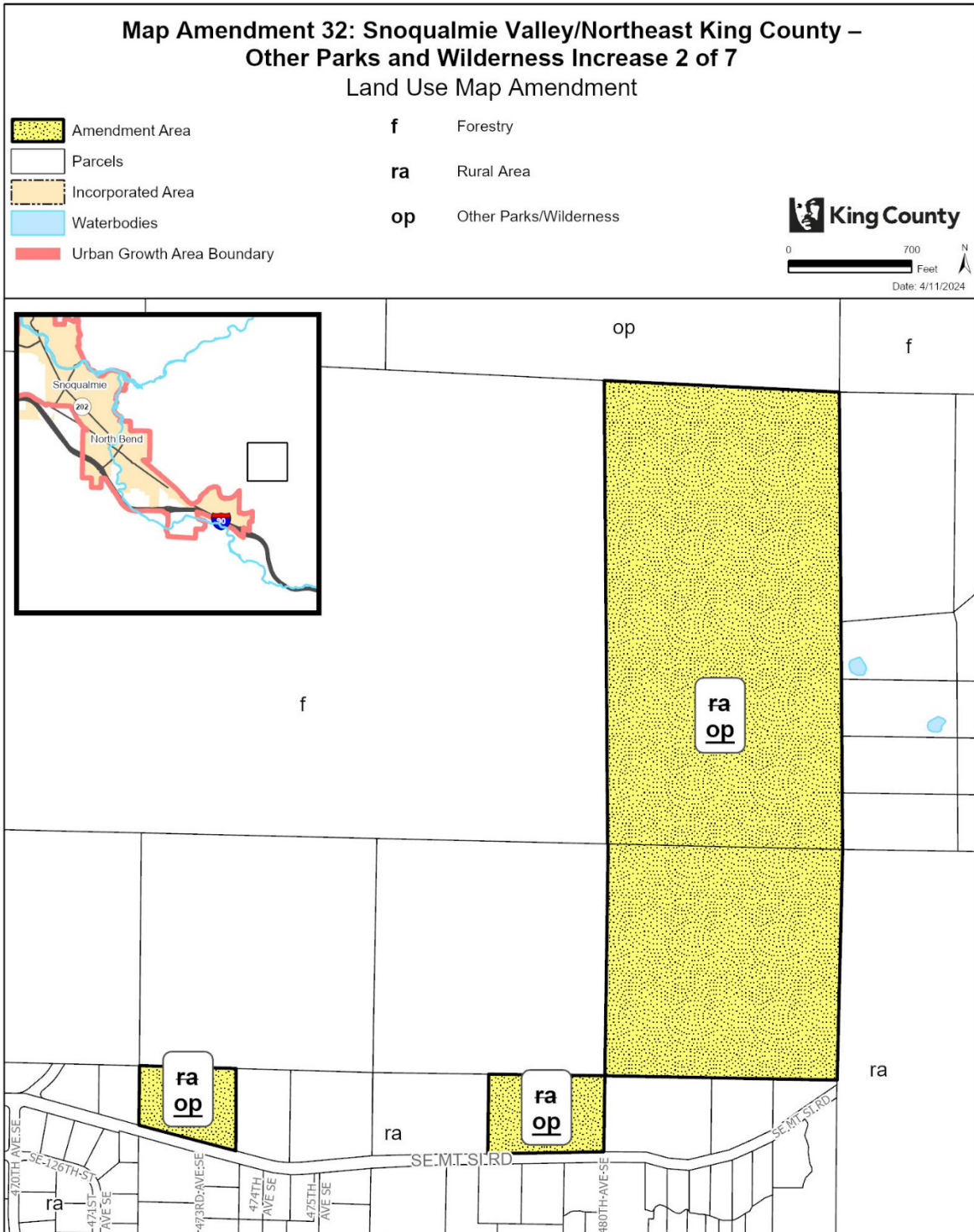
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Date: 4/11/2024



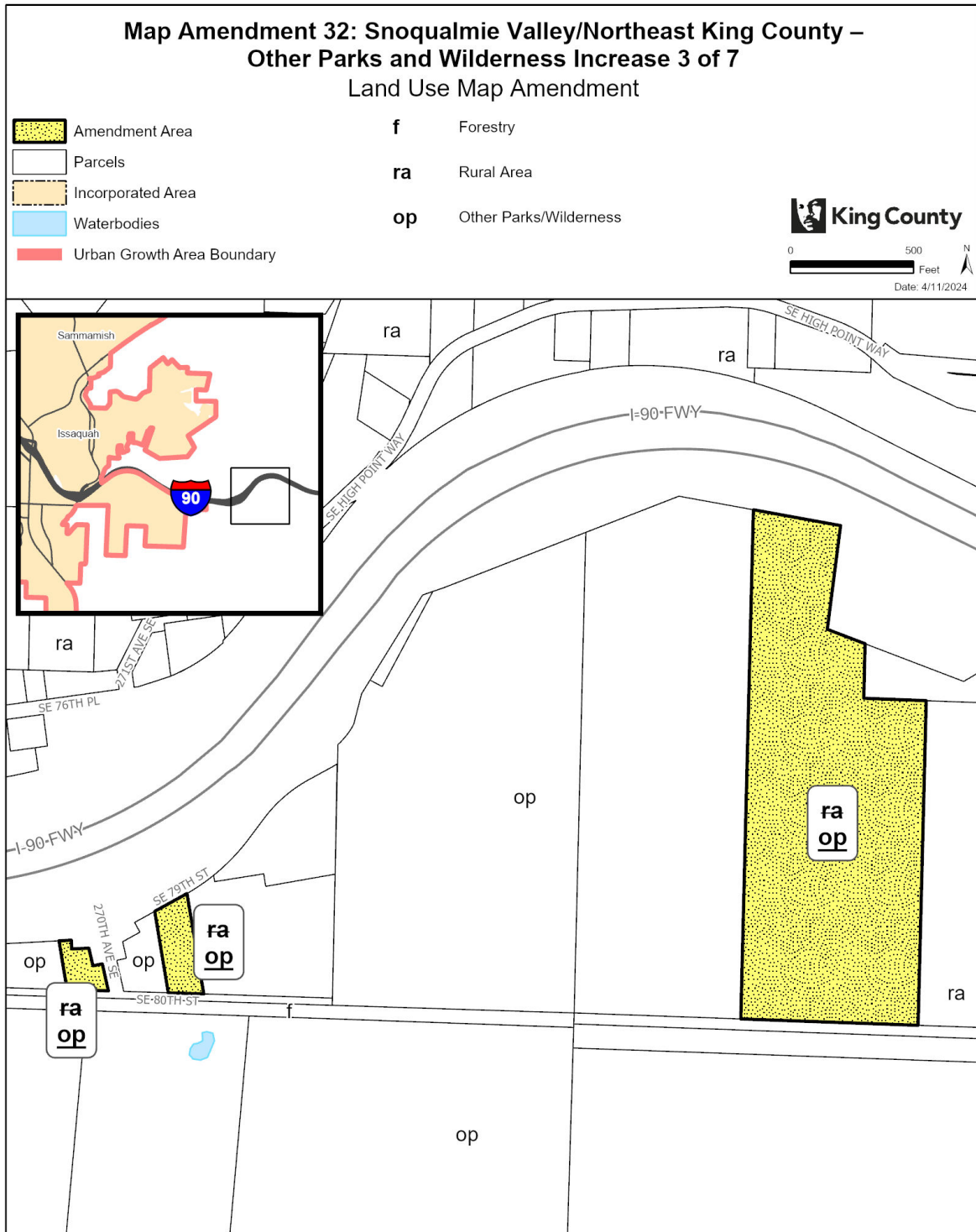
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Project: 11A4CFD9-9BB0-475B-8A25-10684D5B2FAA amicklow



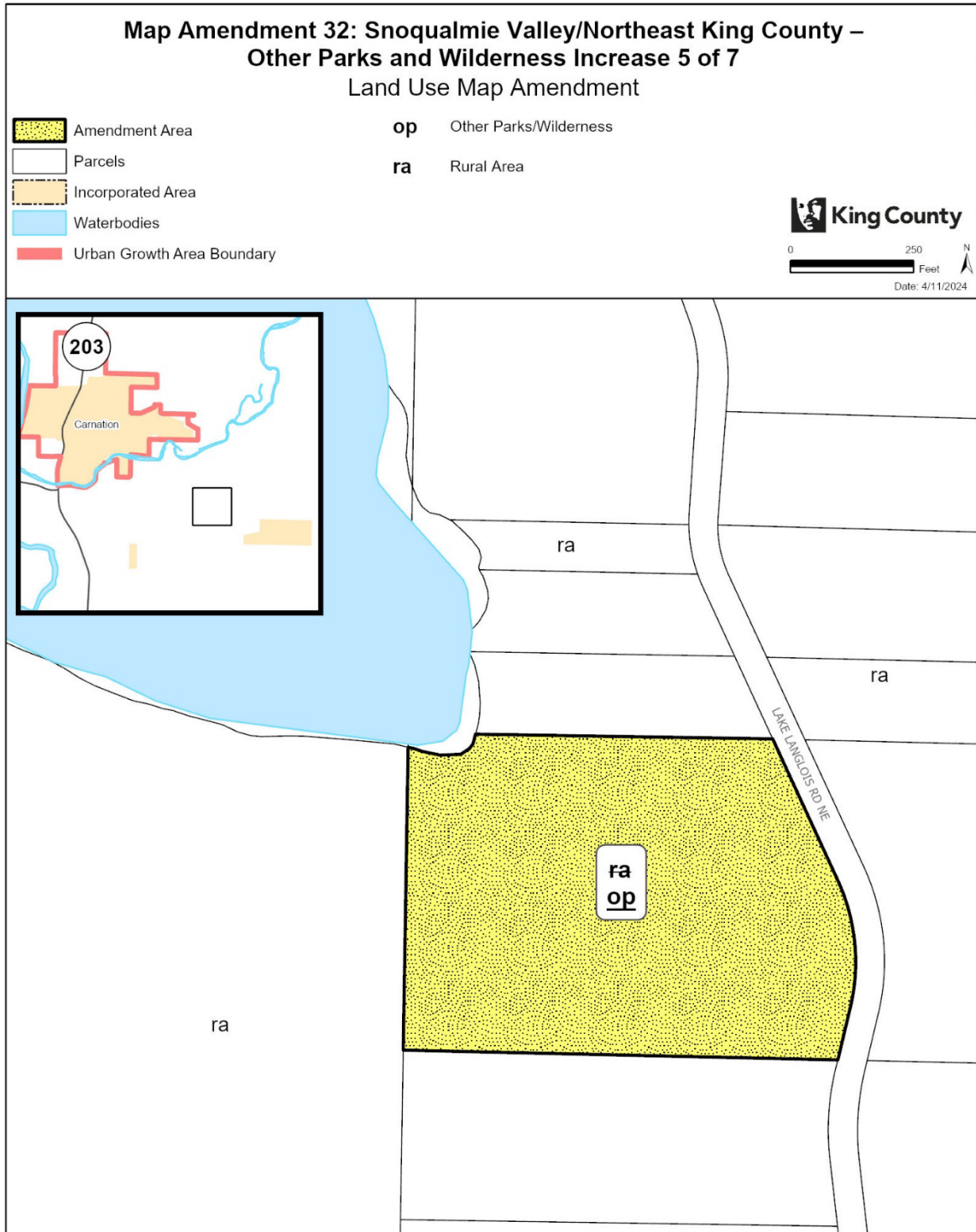
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Project: 11A4CFD9-9BB0-475B-8A25-10684D5B2FAA amicklow



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



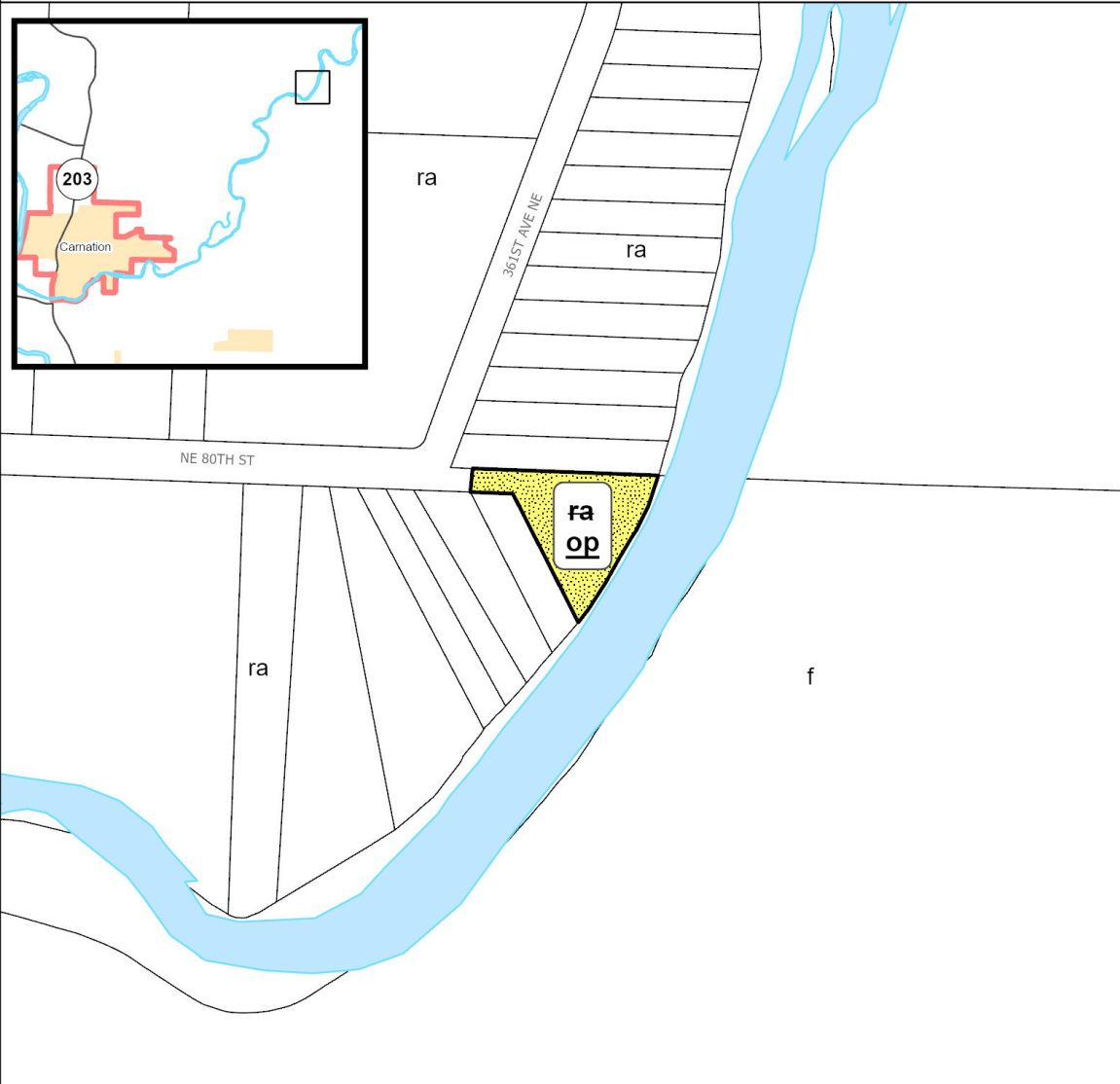
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Project: 11A4CFD9-9BB0-475B-8A25-10684D5B2FAA amicklow

**Map Amendment 32: Snoqualmie Valley/Northeast King County –
 Other Parks and Wilderness Increase 6 of 7
 Land Use Map Amendment**

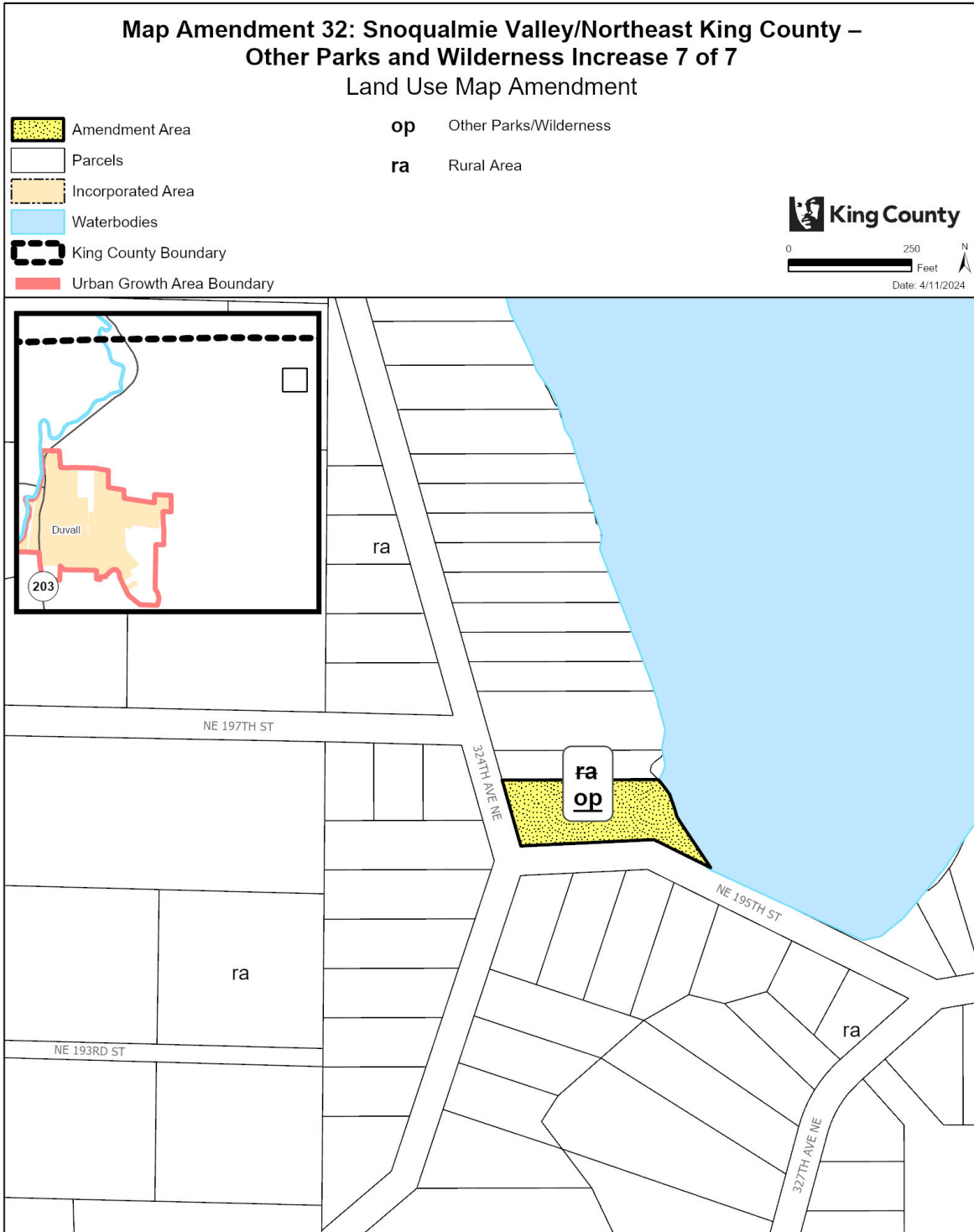
-  Amendment Area
-  Parcels
-  Incorporated Area
-  Waterbodies
-  Urban Growth Area Boundary

- f** Forestry
- ra** Rural Area
- op** Other Parks/Wilderness



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



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

1978
 1979
 1980
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 1984

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

1985
 1986
 1987
 1988
 1989
 1990

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		

1991
 1992
 1993
 1994

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 2 of 2**

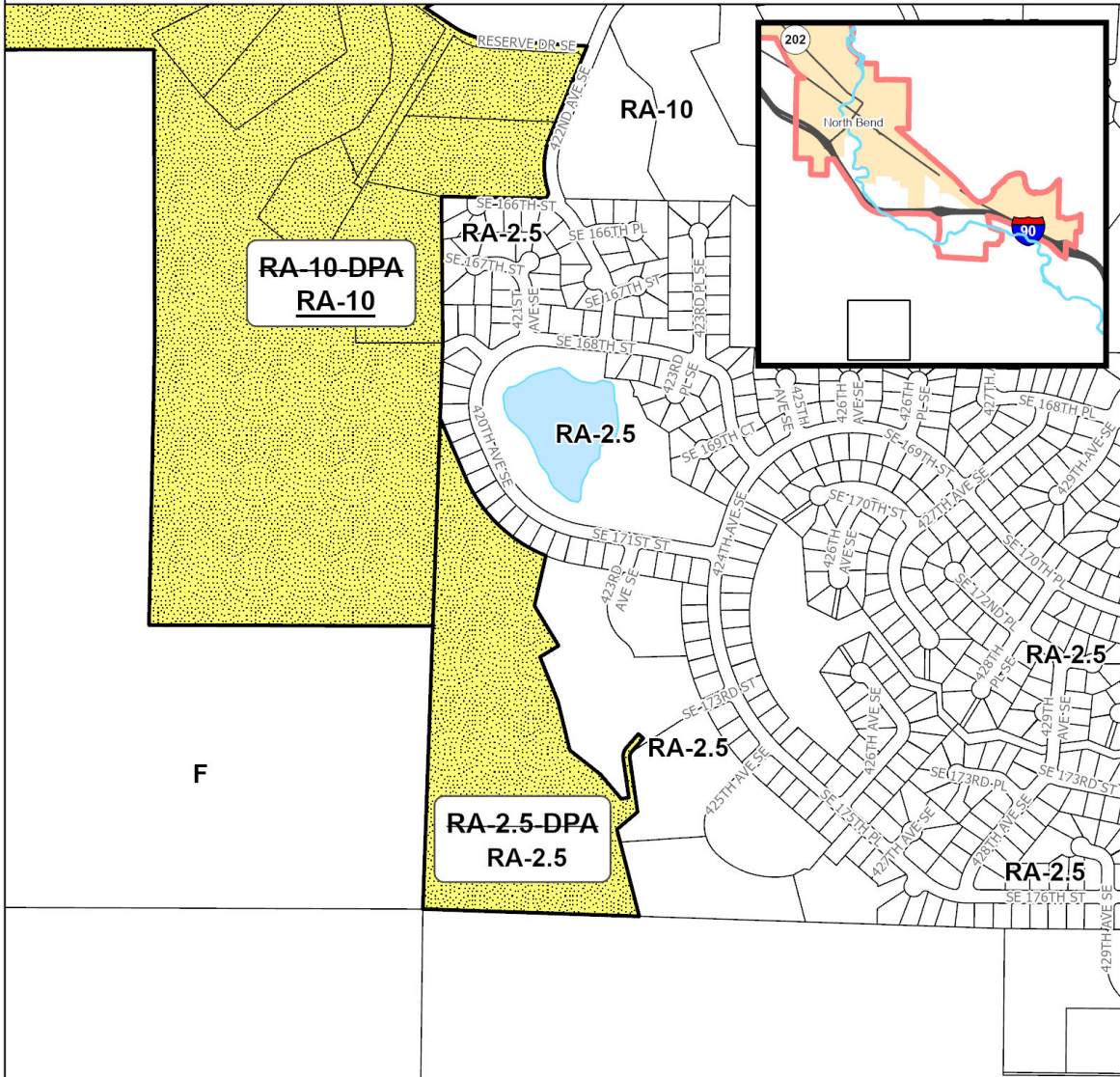
Zoning Map Amendment

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

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



SO = Special District Overlay
 DPA = Demonstration Project Area



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Project: RuralForestDPA P. McCombs

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

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

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

ZONING

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

1823099013	1823099027	1823099033	1823099035
1823099036	1823099037		

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

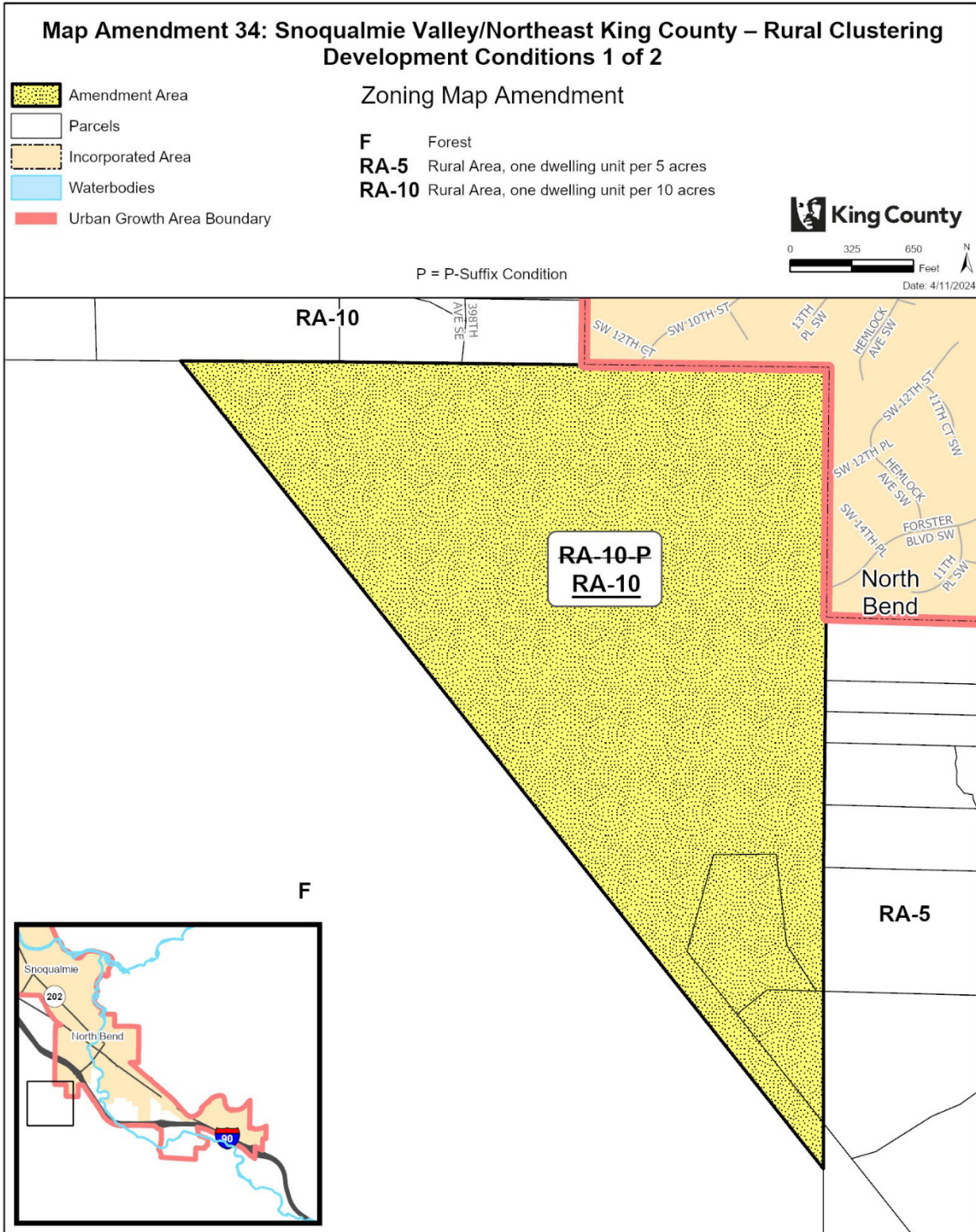
1623089034 (portion)	1723089005	1723089006 (portion)	
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3. Repeal the following P-Suffix Development Conditions from the Zoning Atlas:

- a. P-Suffix SV-P23; and
- b. P-Suffix SV-P36.

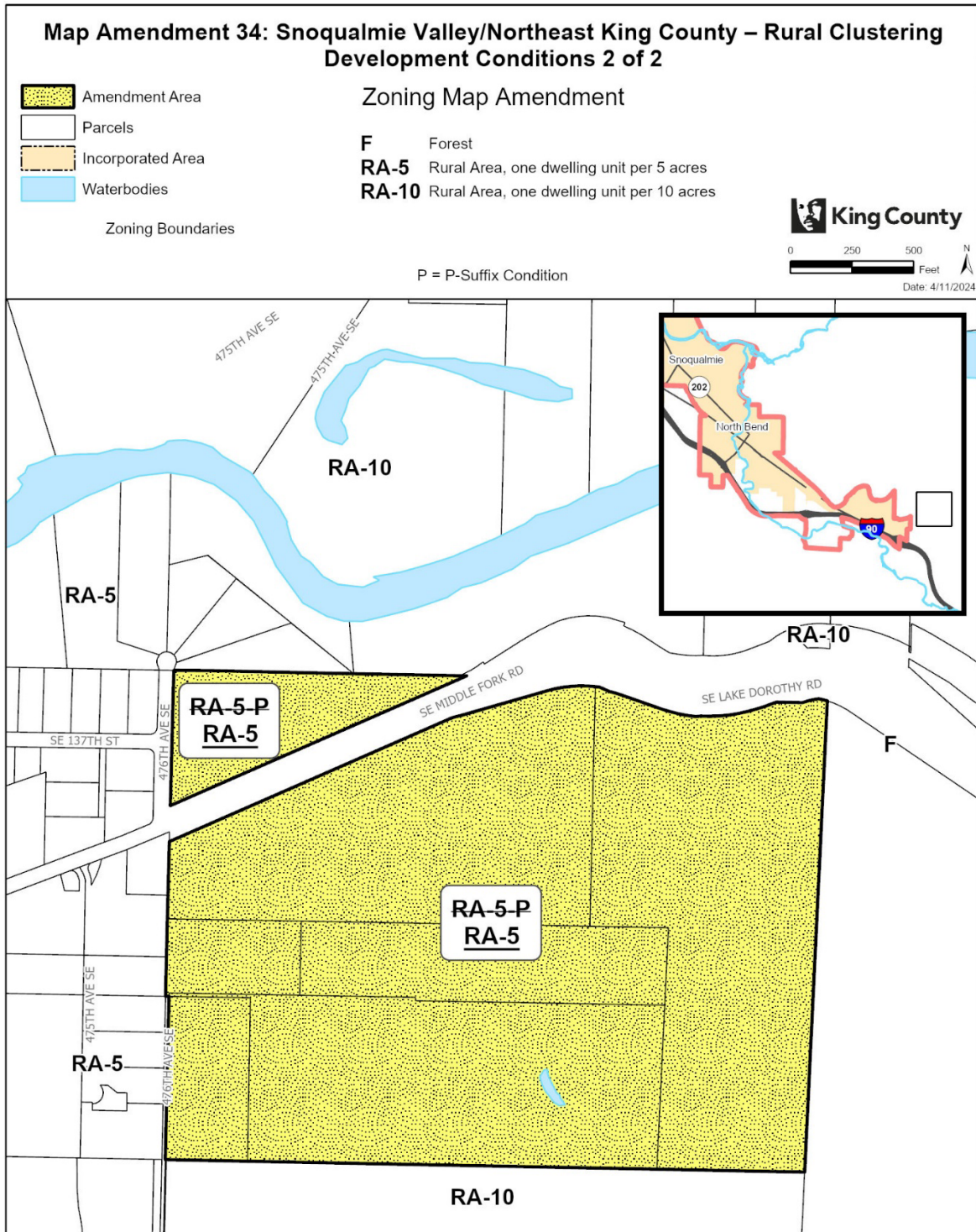
Effect:

- Amends the zoning on parcels east of North Bend by removing P-Suffix SV-P23 that requires clustering of residential development of the parcels.
- Amends the zoning of parcels west of North Bend by removing P-Suffix SV-P36 that requires clustering of residential development of the parcels. Clustering would still permitted on the parcels under the King County Code if future development occurs.
- 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

2026 **Map Amendment 35: Snoqualmie Valley/Northeast King County –**
 2027 **Land Use and Zoning Alignment**

2028 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN LAND USE MAP and THE KING
 2029 COUNTY ZONING ATLAS

2030
 2031
 2032 Amend Sections, Townships, and Ranges, as follows:
 2033

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

2034
 2035 **LAND USE**

2036
 2037 1. Amend land use designation from "ag" (Agriculture) to "ra" (Rural Area) on the following parcels:
 2038

2825079027

2039
 2040 2. Amend land use designation from "m" (Mineral) to "ag" (Agriculture) on the following parcels:
 2041

1726079027 (portion)

2042
 2043 3. Amend land use designation from "ra" (Rural Area) to "ag" (Agriculture) on the following parcels:
 2044

0125069008 (portion)	2526069036	2526069047 (portion)	3425079116 (portion)
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2045
 2046 4. Amend land use designation from "ra" (Rural Area) to "f" (Forestry) on the following parcels:
 2047

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

2048
 2049
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 2051
 2052

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

2053
 2054
 2055
 2056
 2057
 2058

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	

2059
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 2063

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)
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2064
 2065
 2066

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

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0224079001	3223099013
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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)

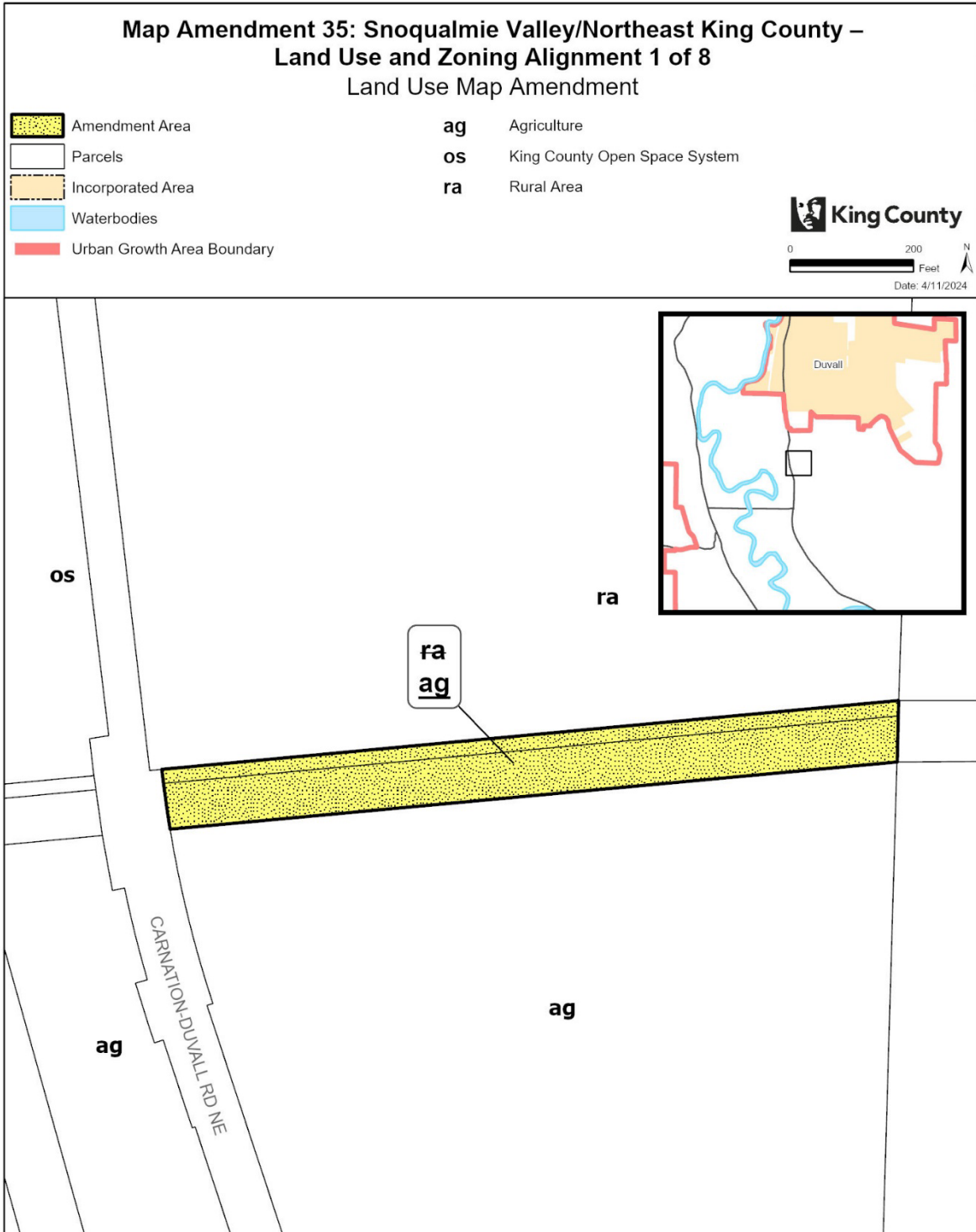
6. Amend the zoning from F (Forest) to RA-10 (Rural Area, one dwelling unit per 10 acres) on the following parcel:

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:

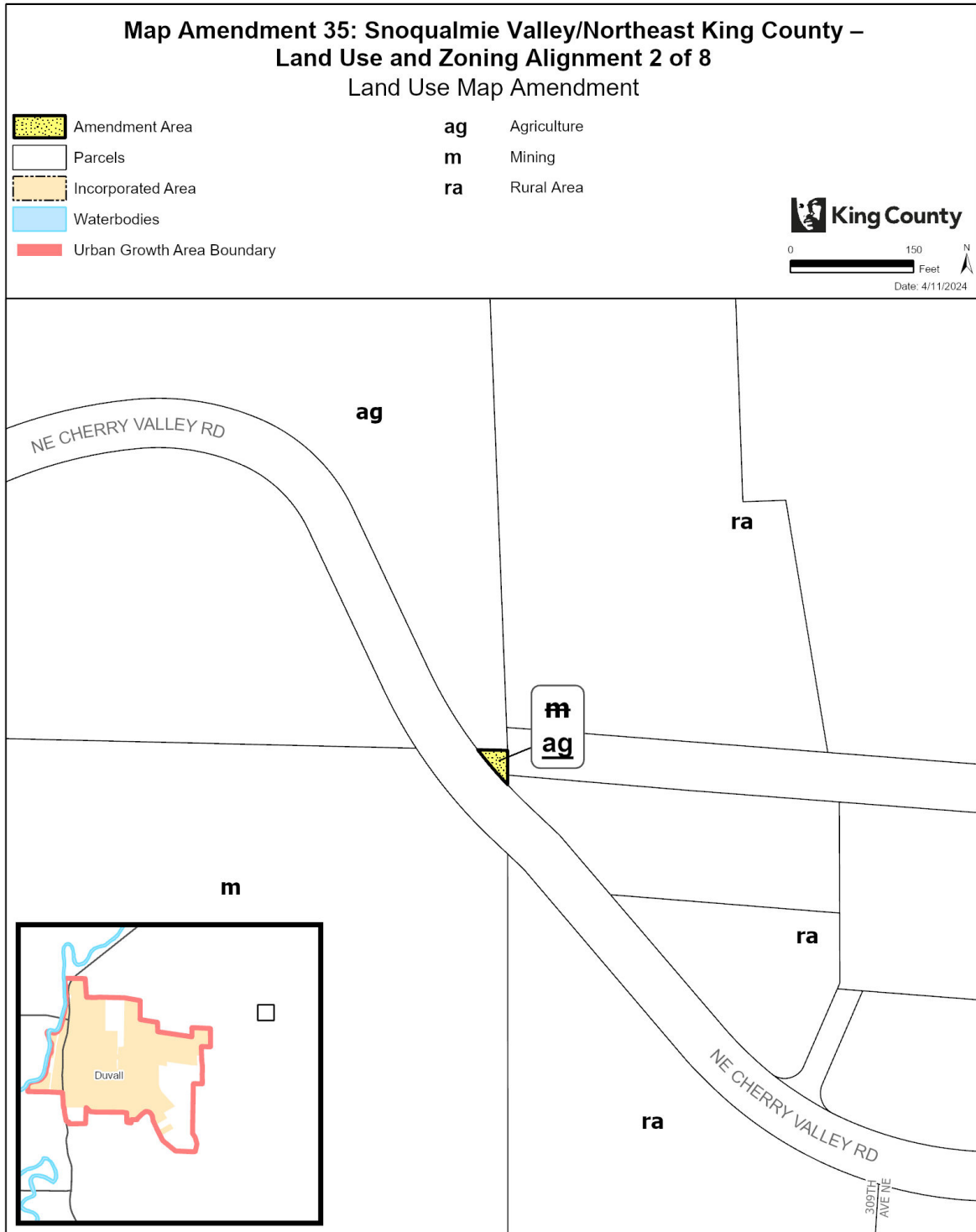
- Amending the land use designation from Agriculture to Rural Area on a parcel located east of the Snoqualmie Valley Regional Trail corridor.
- Amending the land use designation from Mineral to Agriculture on a portion of a parcel located north of NE Cherry Valley Road.
- Amending the land use designation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

- 2116 • Amending the zoning classification from A-10 to RA-10 on a portion of a parcel located near
2117 the Snoqualmie Agricultural Production District.
2118
- 2119 • Amending the zoning classification from F to RA-10 on a portion of a parcel south of
2120 Interstate-90 near the Forest Production District.



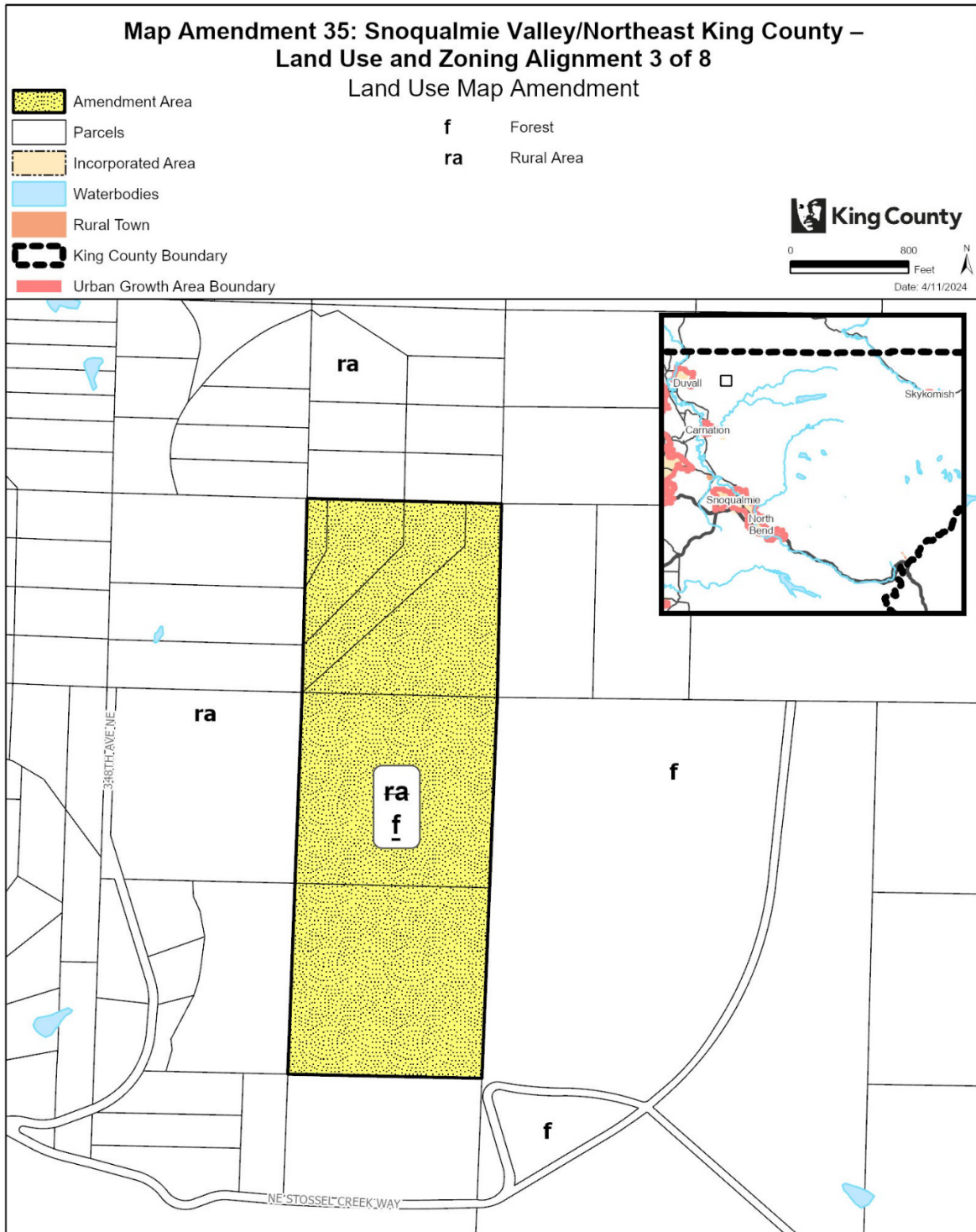
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Project: SVNEKC_LU_and_ZN_Align_cl amicklow



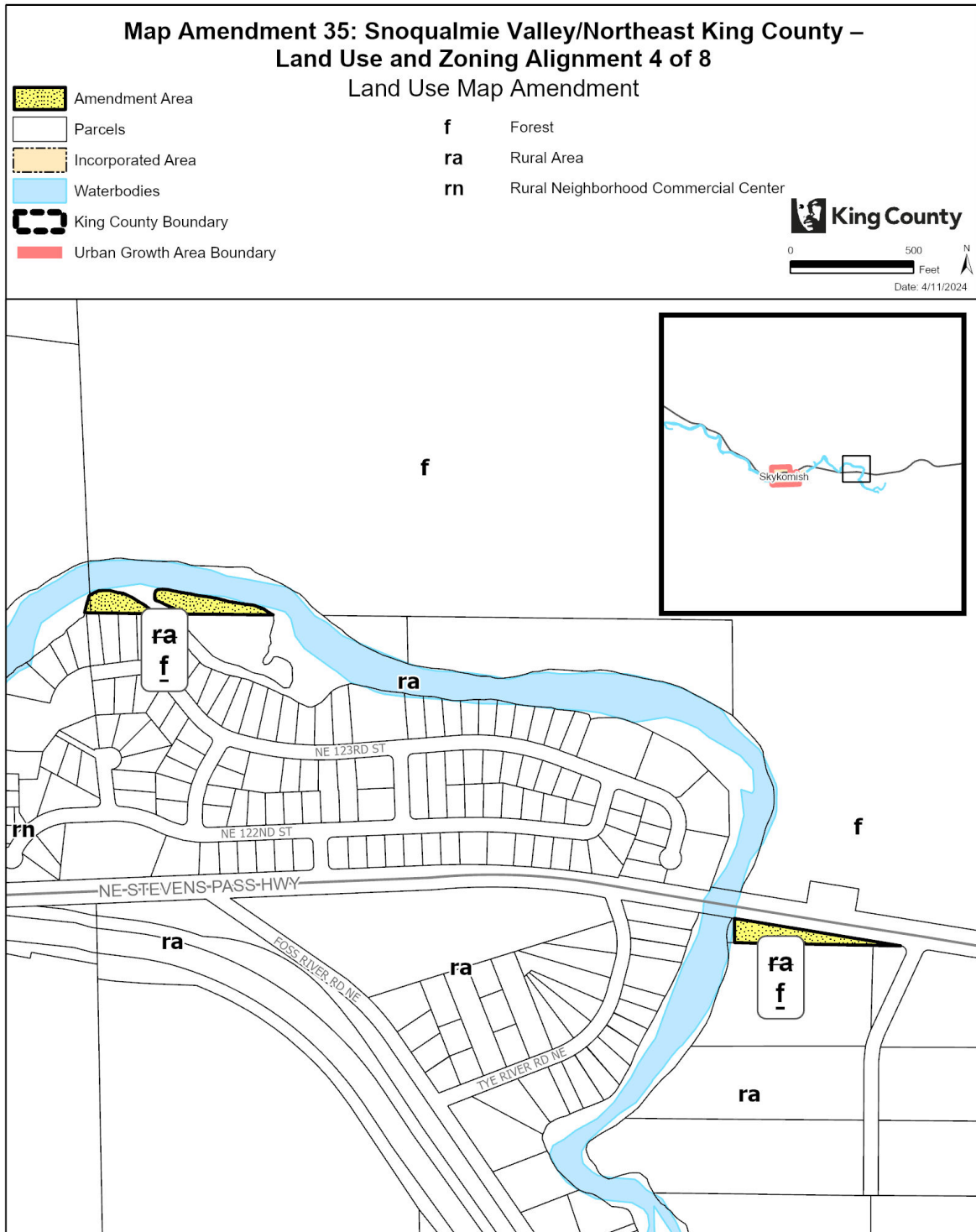
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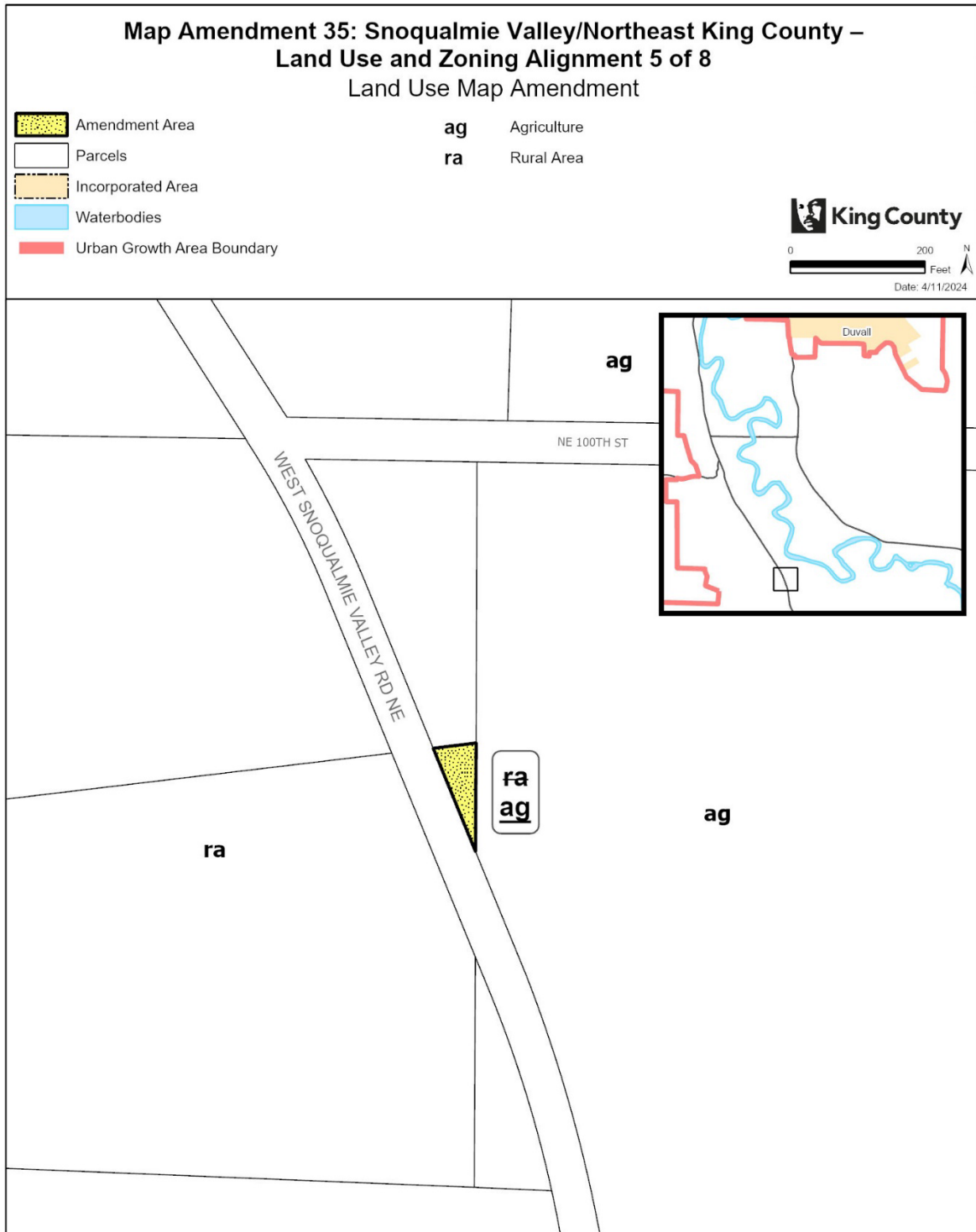
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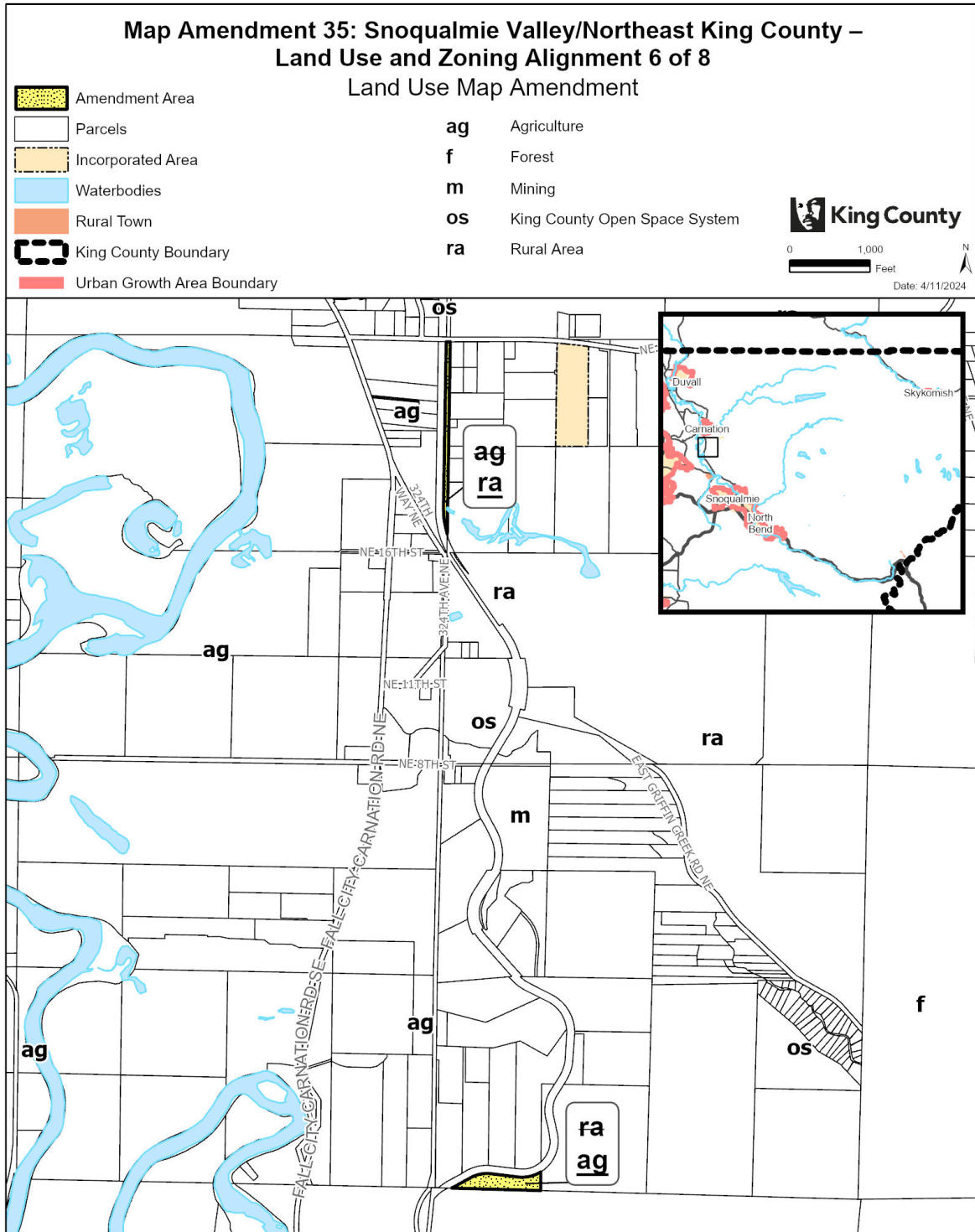
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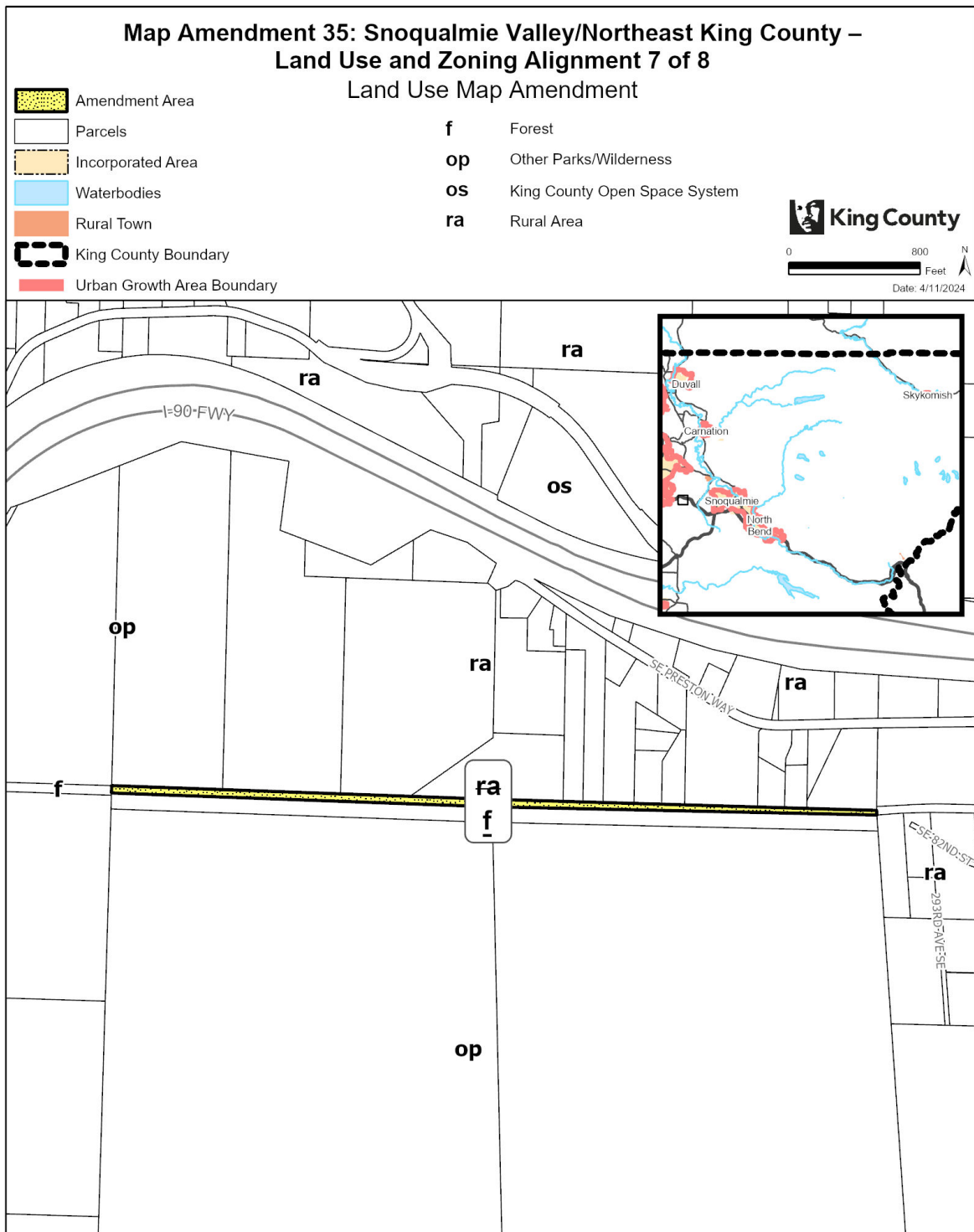
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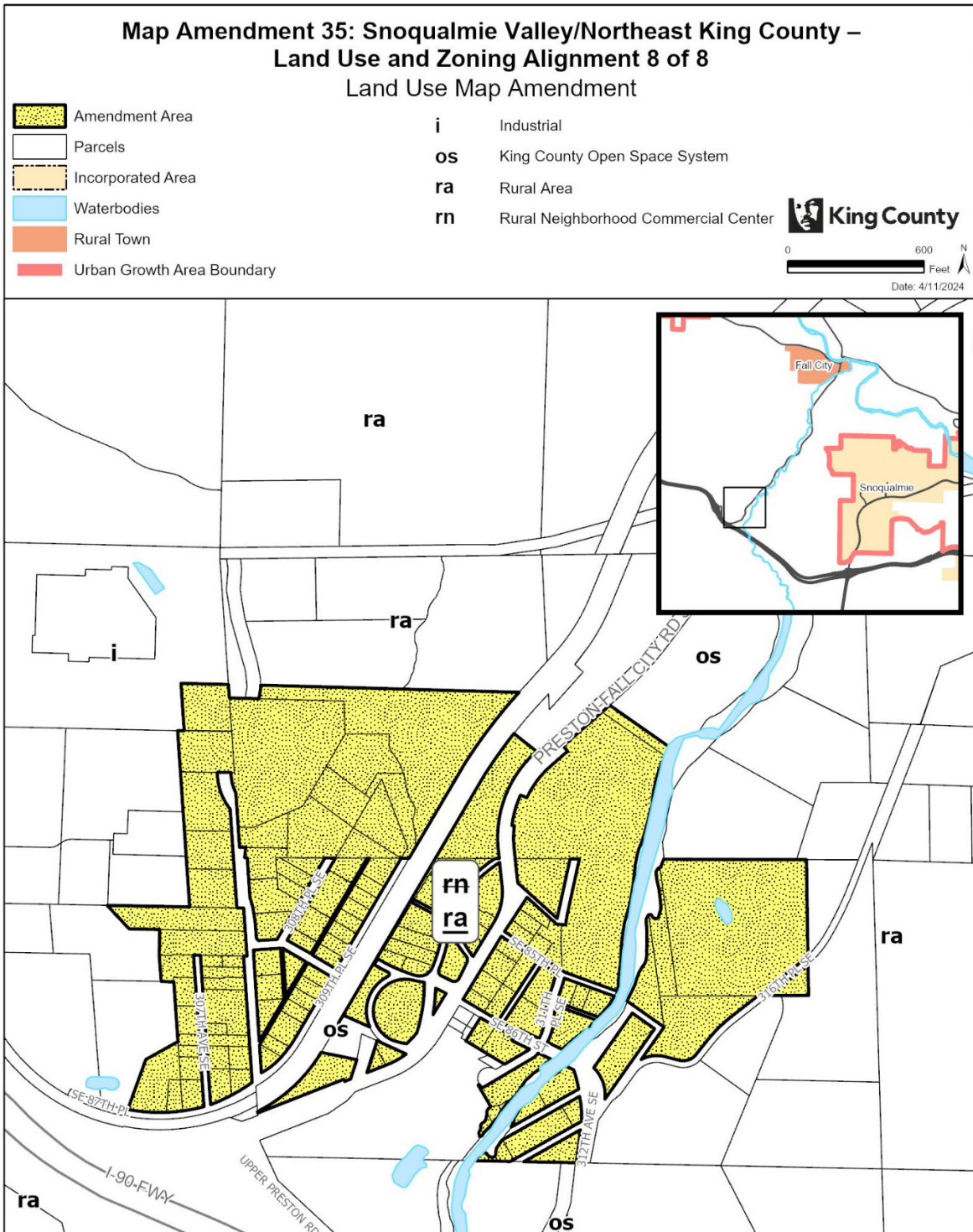
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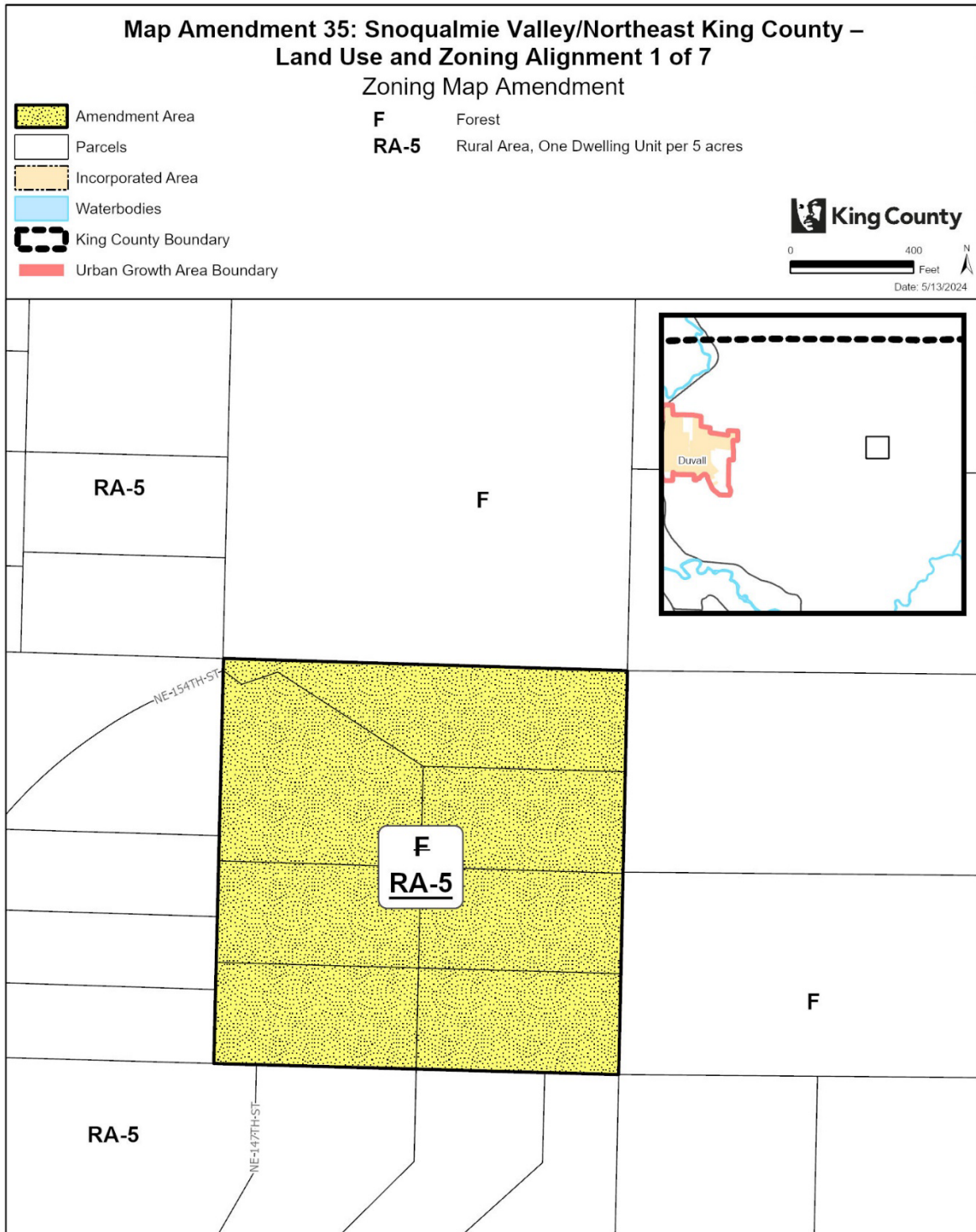
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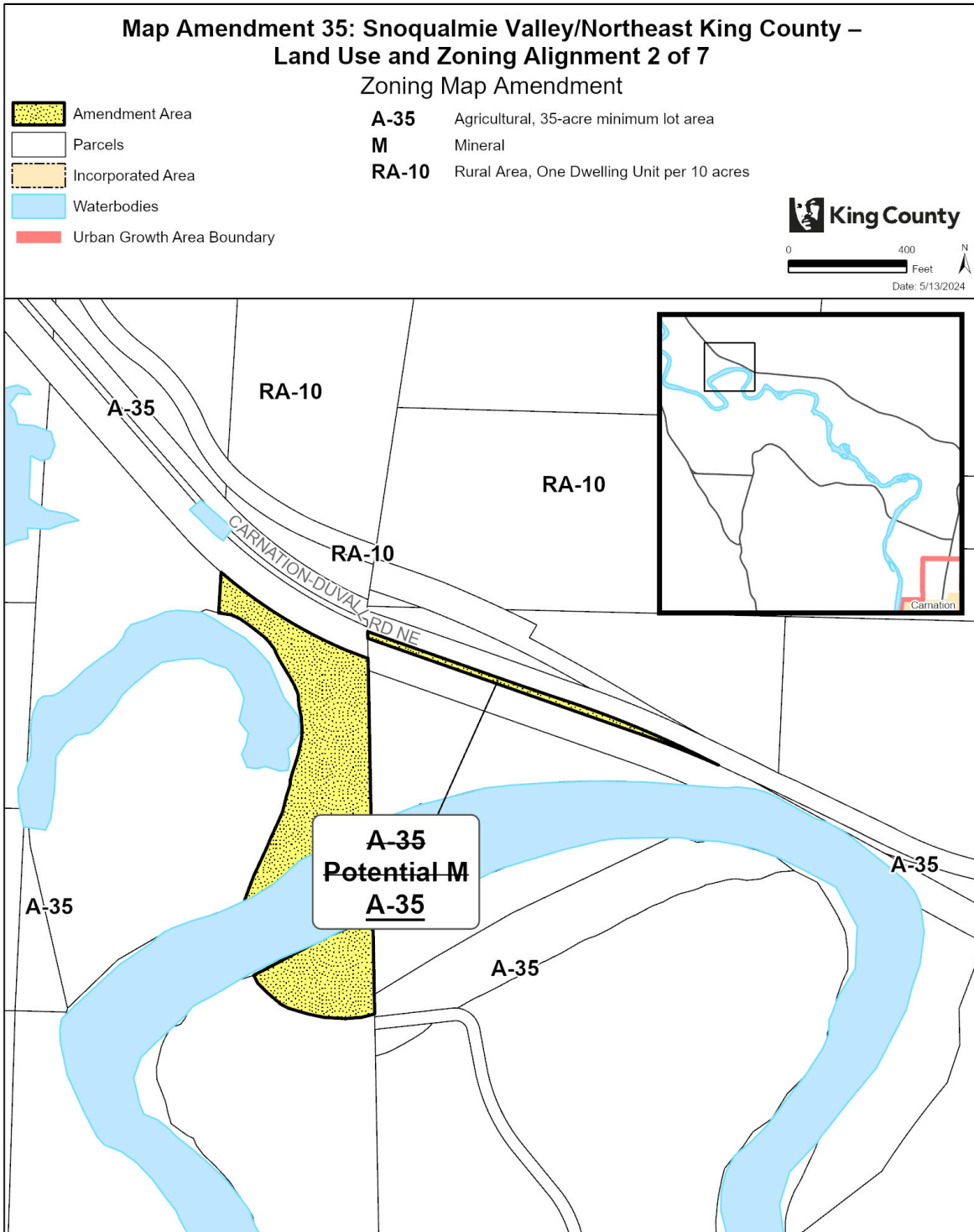
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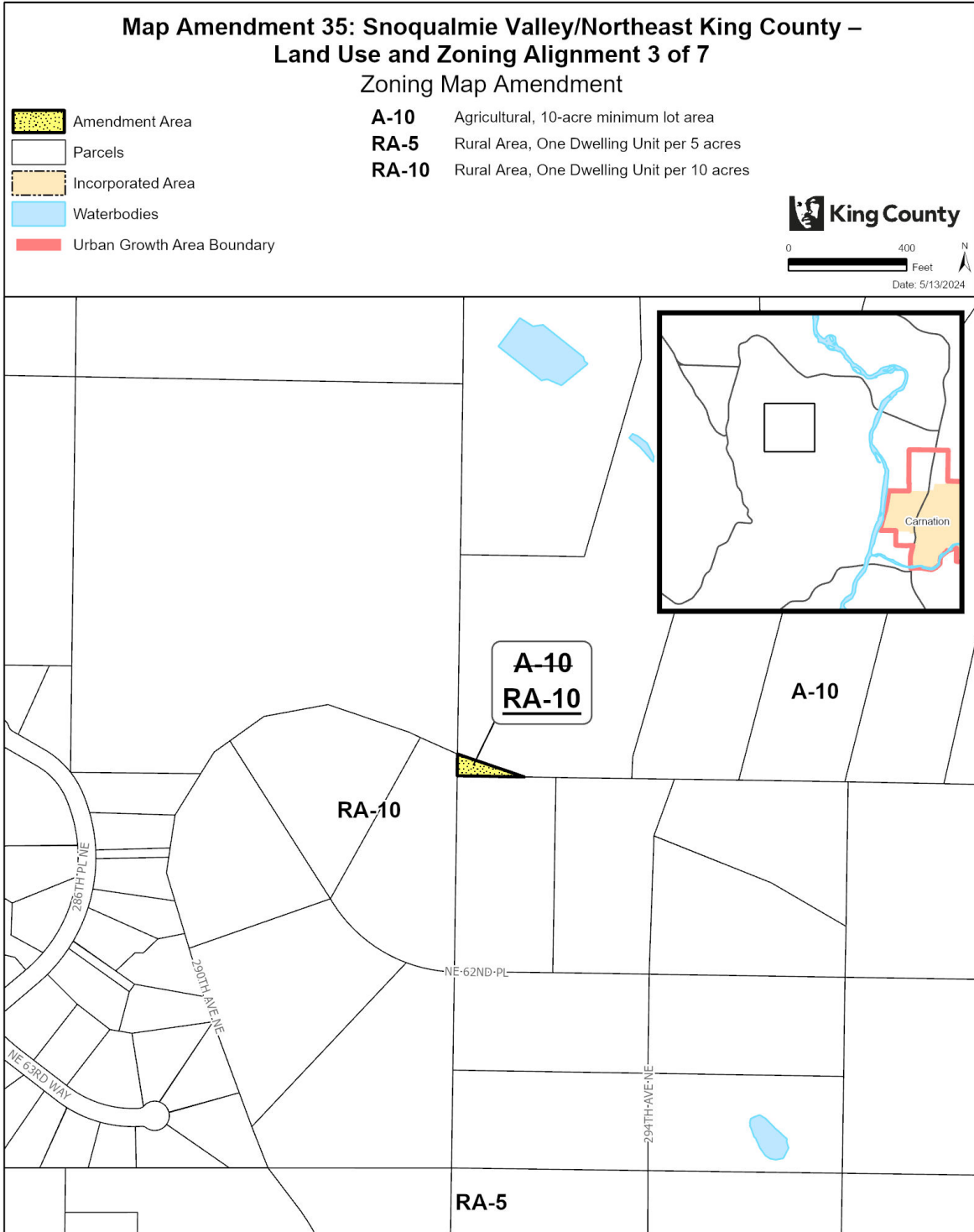


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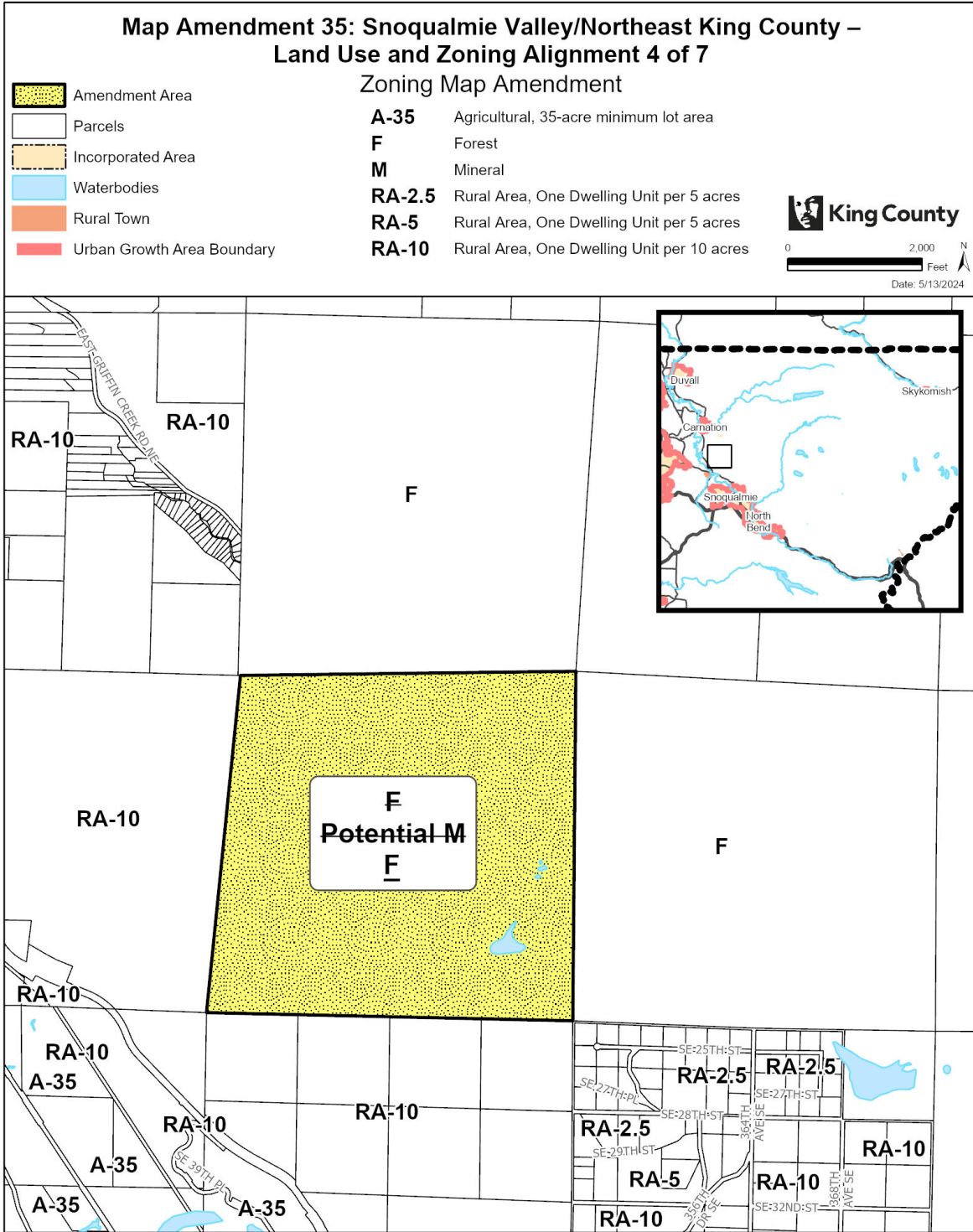


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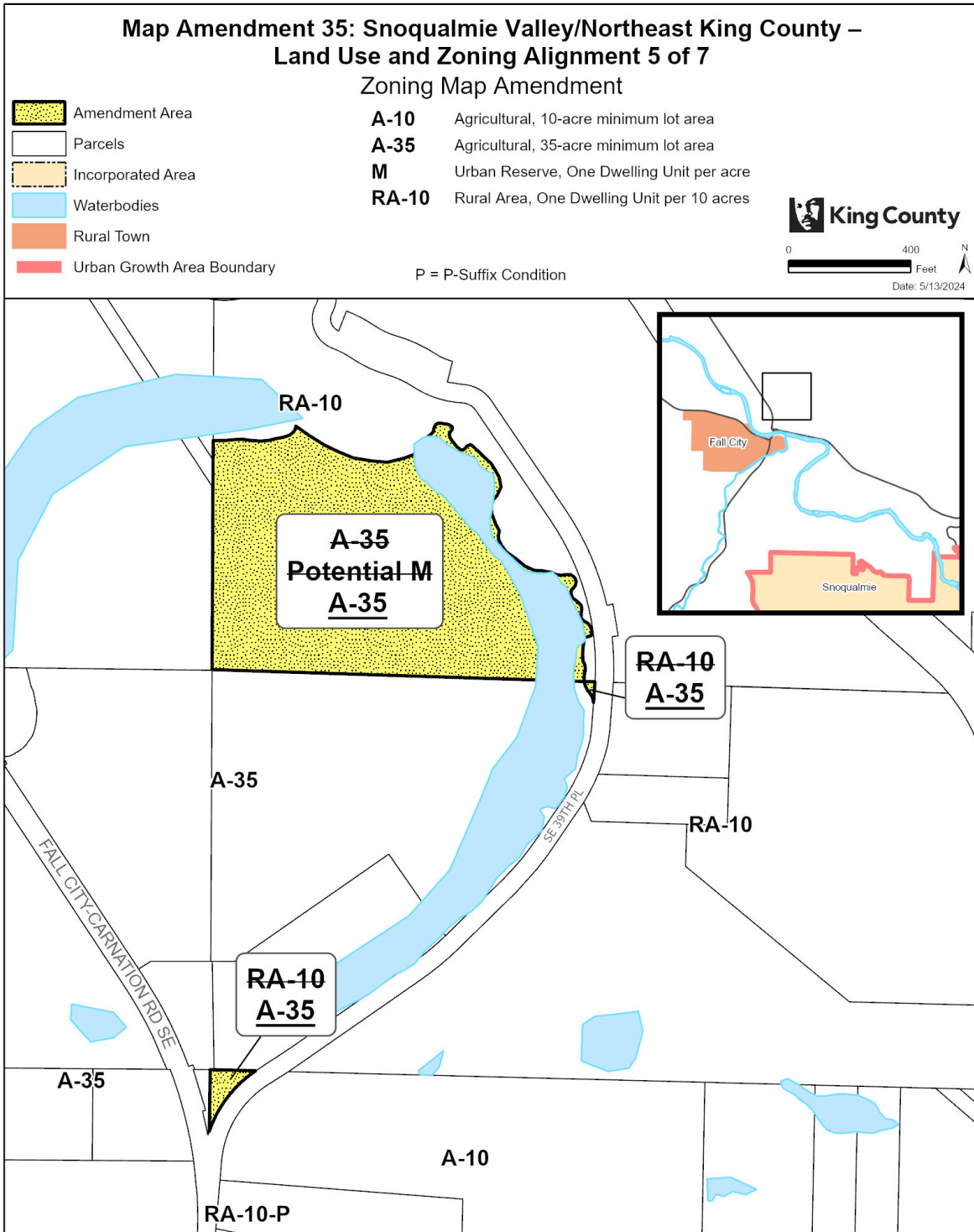
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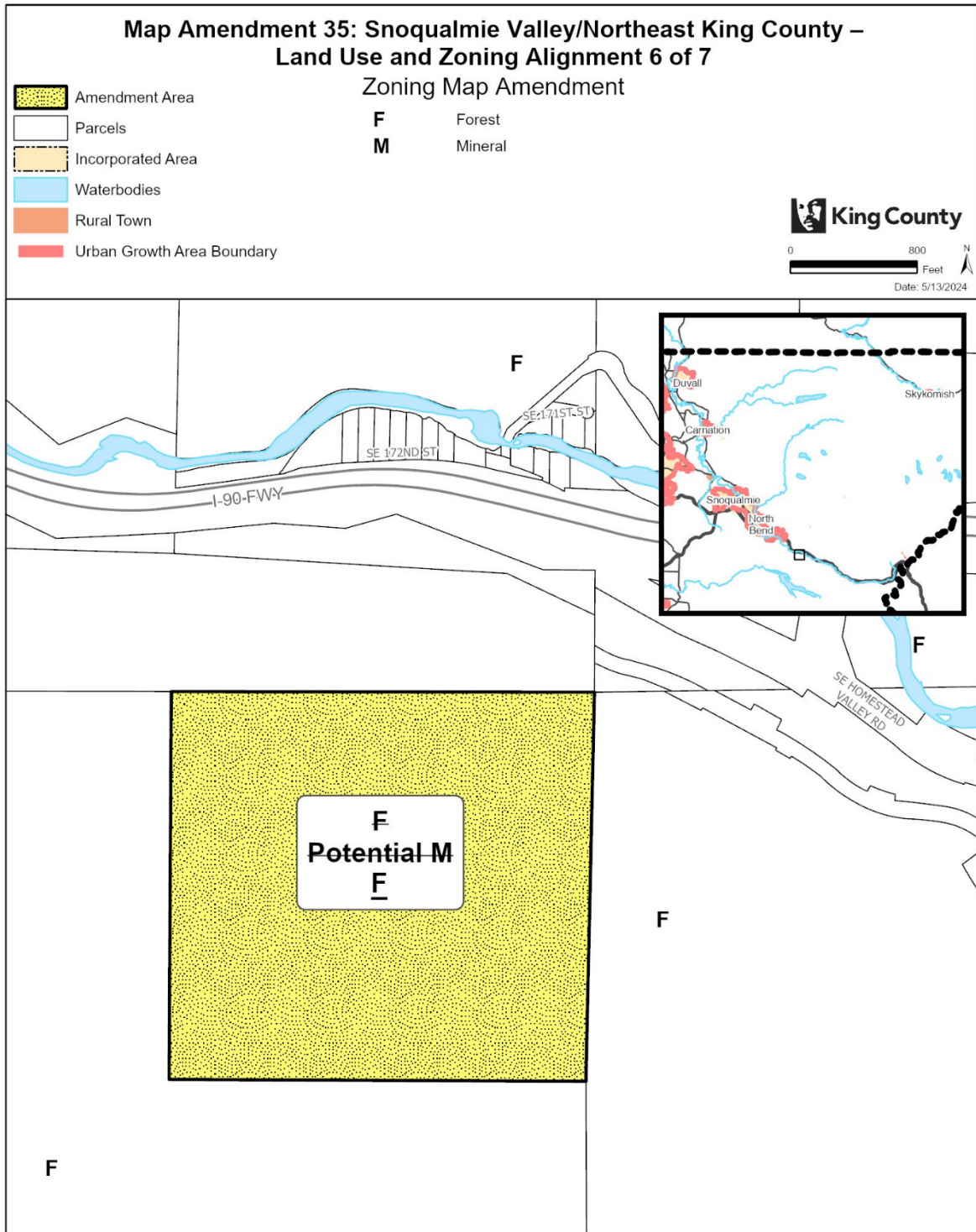


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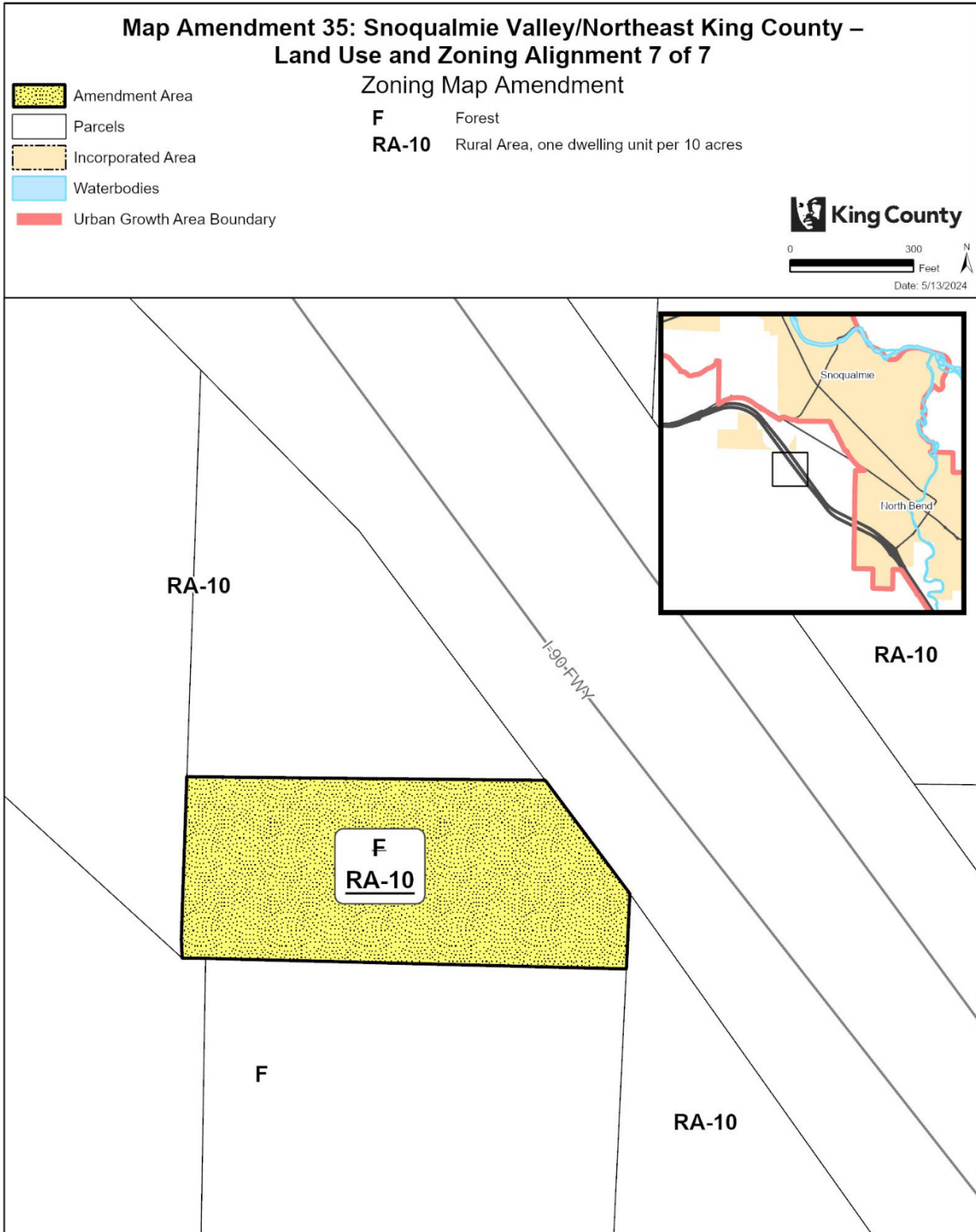
Project: SVNEKC_LU_and_ZN_Align_cl amicklow



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2136 **Map Amendment 36: Snoqualmie Valley/Northeast King County –**
2137 **Removal of Development Conditions from Previously Annexed**
2138 **Areas**

2139 AMENDMENT TO THE KING COUNTY ZONING ATLAS
2140

2141
2142 Amend Sections, Townships, and Ranges, as follows:
2143

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

2144
2145 **ZONING**
2146

- 2147 1. Repeal the following P-Suffix Development Conditions from the Zoning Atlas:
2148 a. P-Suffix SV-P25;
2149 b. P-Suffix SV-P30;
2150 c. P-Suffix SV-P32;
2151 d. P-Suffix SV-P33;
2152 e. P-Suffix SV-P34;
2153 f. P-Suffix SV-P37; and
2154 g. P-Suffix ES-P21.
2155

2156 **Effect: Repeals seven identified P-Suffix development conditions from the Zoning Atlas. This**
2157 **change would align with the fact that the P-Suffix development conditions do not apply on any**
2158 **parcels in unincorporated King County due to annexations.**
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2181 **Map Amendment 37: Green Energy Special District Overlay**

2182 AMENDMENT TO THE KING COUNTY ZONING ATLAS

2183

2184

2185 Amend Sections, Townships, and Ranges, as follows:

2186

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

2187

2188

ZONING

2189

2190 1. Add Special District Overlay SO-xxx (adopted in Section 248 of Ordinance XXXXX (Proposed
2191 Ordinance 2023-0440)) to the following parcels:

2192

2823069009	2923069078	2923069079	2923069080
2923069082			

2193

2194

2195 **Effect:** Adds SO-XXX, Green Energy Special District Overlay, to four M-zoned parcels and one
2196 parcel that has both M and RA-5 zoning. SO-XXX is added by Section X of this ordinance.

2197

2198

2199

