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King County

Amendments to Land Use and Zoning Maps
2024 King County Comprehensive Plan

June 2023

DRAFT

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

AMENDMENT TO THE KING COUNTY ZONING ATLAS

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

ZONING

1. Remove -DPA on the following parcels:

0623049238	0623049297	0623049326	0623049327
0623049392	0623049393	2414600003	2414600005
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2414600061	2414600065	2414600066	2414600070
2414600071	2414600075	2414600076	2414600080
2414600081	2414600085	2414600086	2414600090
2414600095	2414600100	2414600110	2414600111
2414600113	2414600115	2414600116	2414600120
2414600121	2414600125	2414600126	2414600130
2414600132	2414600134	2414600140	2414600145
2414600146	2414600150	2414600155	2414600156
2414600160	2414600161	2414600165	2414600166
2414600170	2414600171	2414600175	2414600180
2414600181	2414600185	2414600186	2414600190
2414600191	2414600195	2414600196	2414600200
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2895800150	2895800160	2895800180	2895800190
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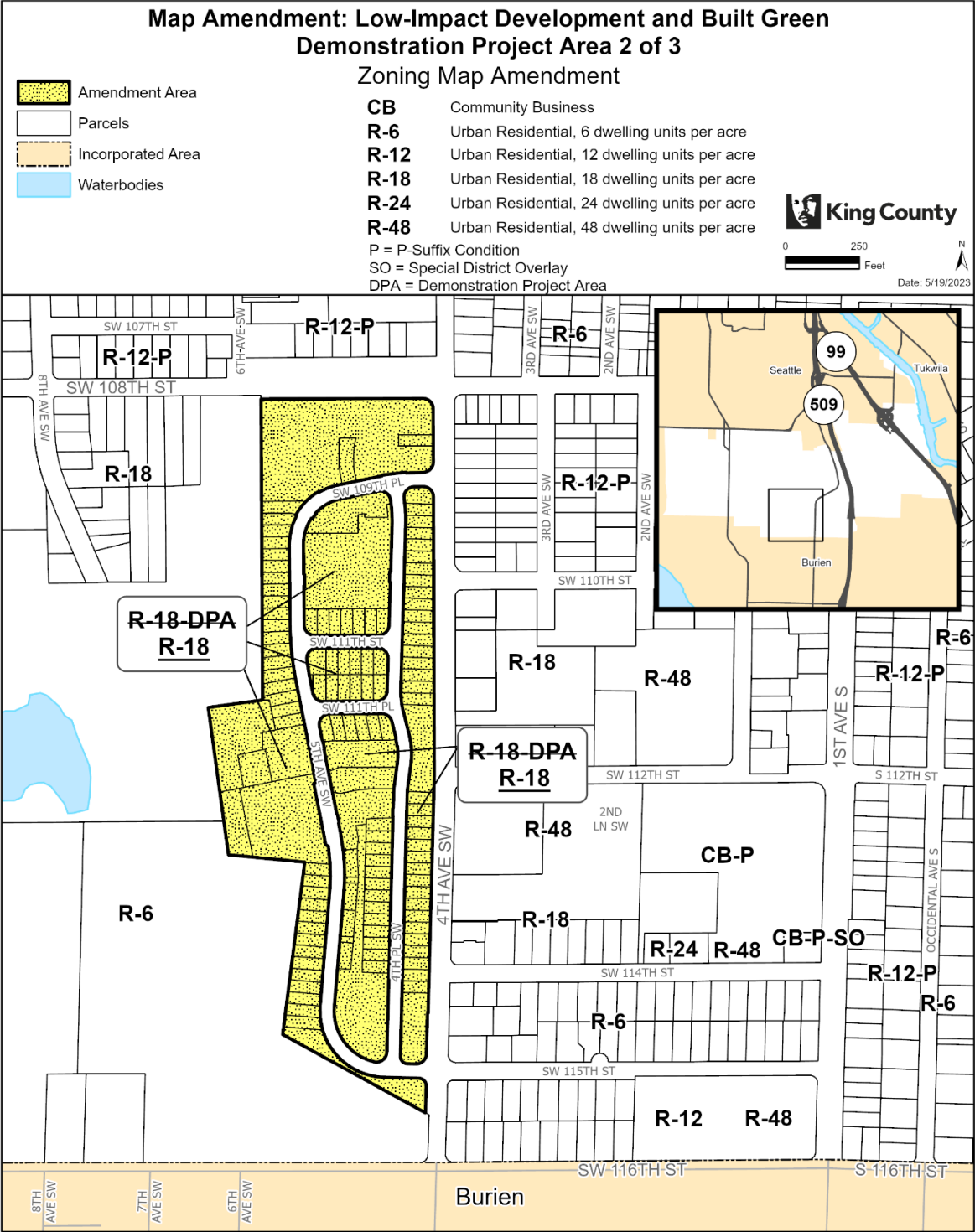
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9475600190	9475600200	9475600210	9475600220
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9475600270	9475600280	9475600290	9475600300
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9475600380			

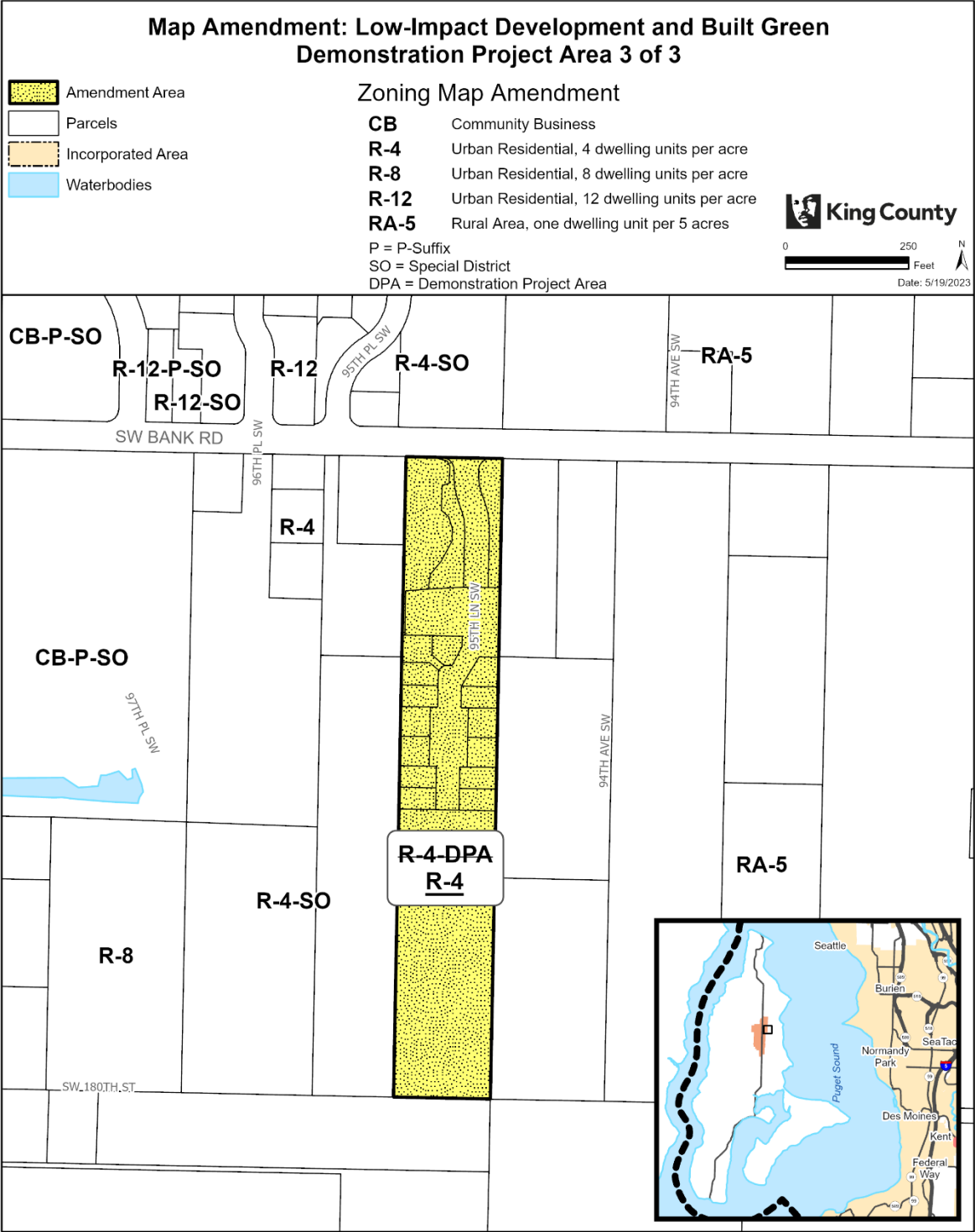
Effect: Removes the Low-Impact Development and Built Green Demonstration Project Area (K.C.C. 21A.55.060) overlay from applicable parcels.

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Project: BuiltGreenDPA P. McCombs



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Project: BuiltGreenDPA P. McCombs

Map Amendment: Maple Valley – Urban Growth Area Boundary and Industrial Amendment

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

Amend Sections, Townships, and Ranges, as follows:

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

URBAN GROWTH AREA BOUNDARY

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

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

LAND USE

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

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

ZONING

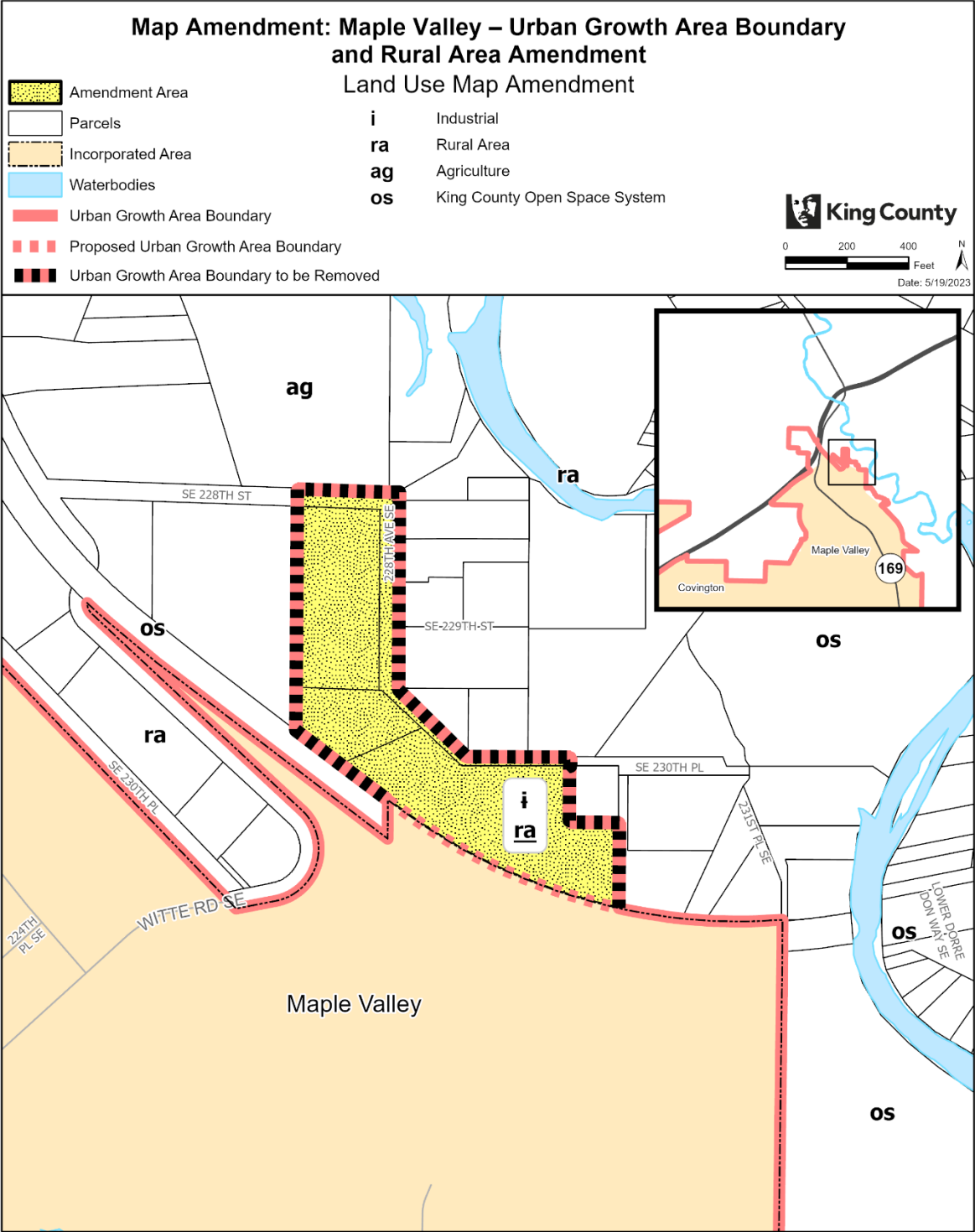
1. On the following parcels:
- a. Remove P-Suffix TR-P17; and
 - b. Amend the zoning of from I (Industrial) to RA-5 (Rural area, one home per five acres).

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

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

Effect: Amends the urban growth area boundary to coincide with a portion of the northern city limits of Maple Valley. The amendment also includes the following actions:

- Changes the Comprehensive Plan designation of parcels now outside of the urban growth area boundary from Industrial to Rural Area.
- Zoning reclassification of the parcels from I (Industrial) to RA-5 (Rural area, 1 home per 5 acres)
- Removal of P-suffix development condition TR-P17, that was meant to limit the impacts of potential industrial uses on the properties.
- Repeal of P-suffix development condition TR-P17 from the Zoning Atlas.



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Project: LUZMA_MapleValley-RHMining P. McCombs

Project: LUZMA_MapleValley-RHMining P. McCombs

Map Amendment: North Highline – Cannabis Retail

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

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

ZONING

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

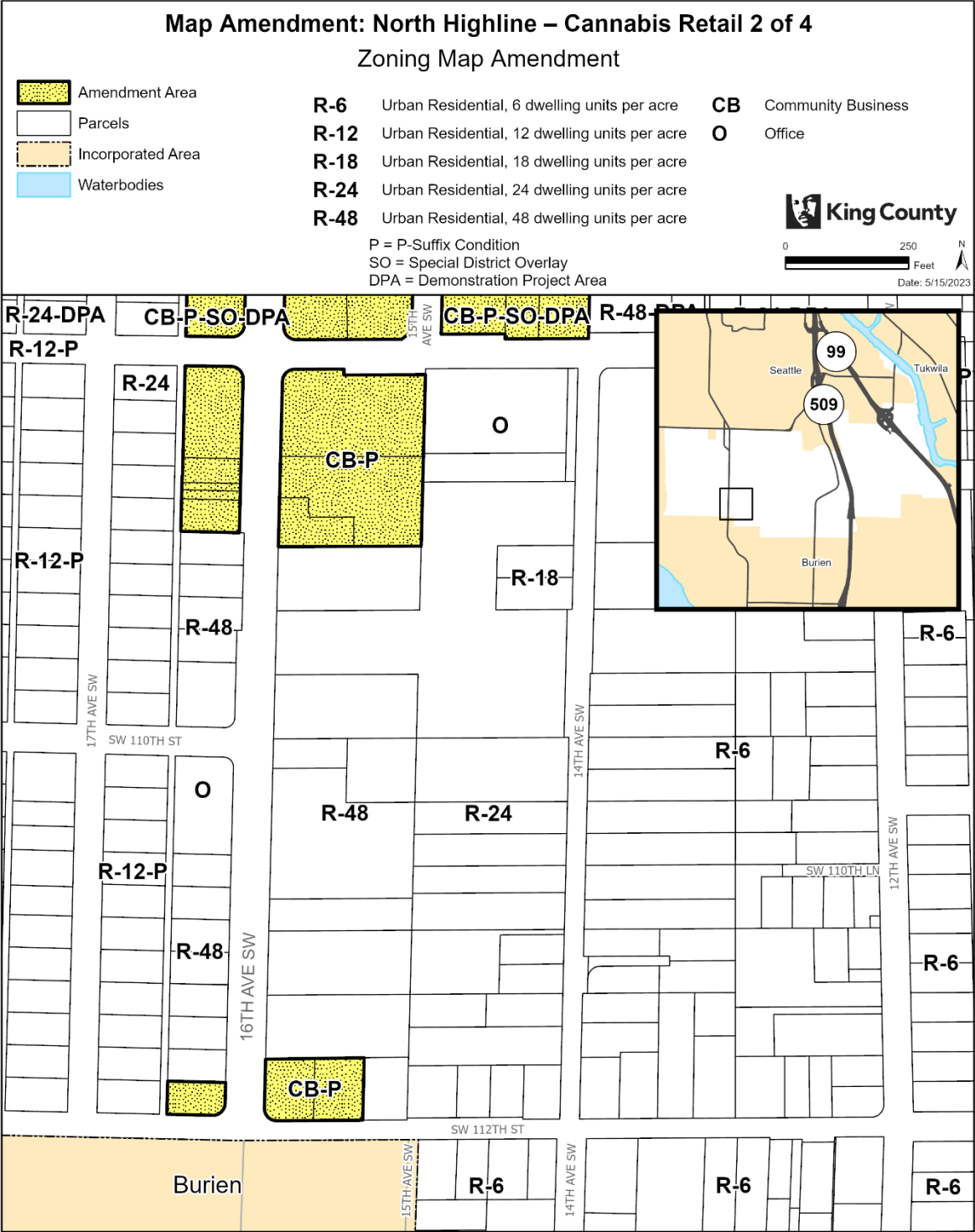
0795000025	0795000030	0795000035	0795000040
0795000045	0795000050	0795000060	0795000075
0795001505	0795001510	0795001776	0795001785
0795001795	0795001800	0795001805	2185000895

2. 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."

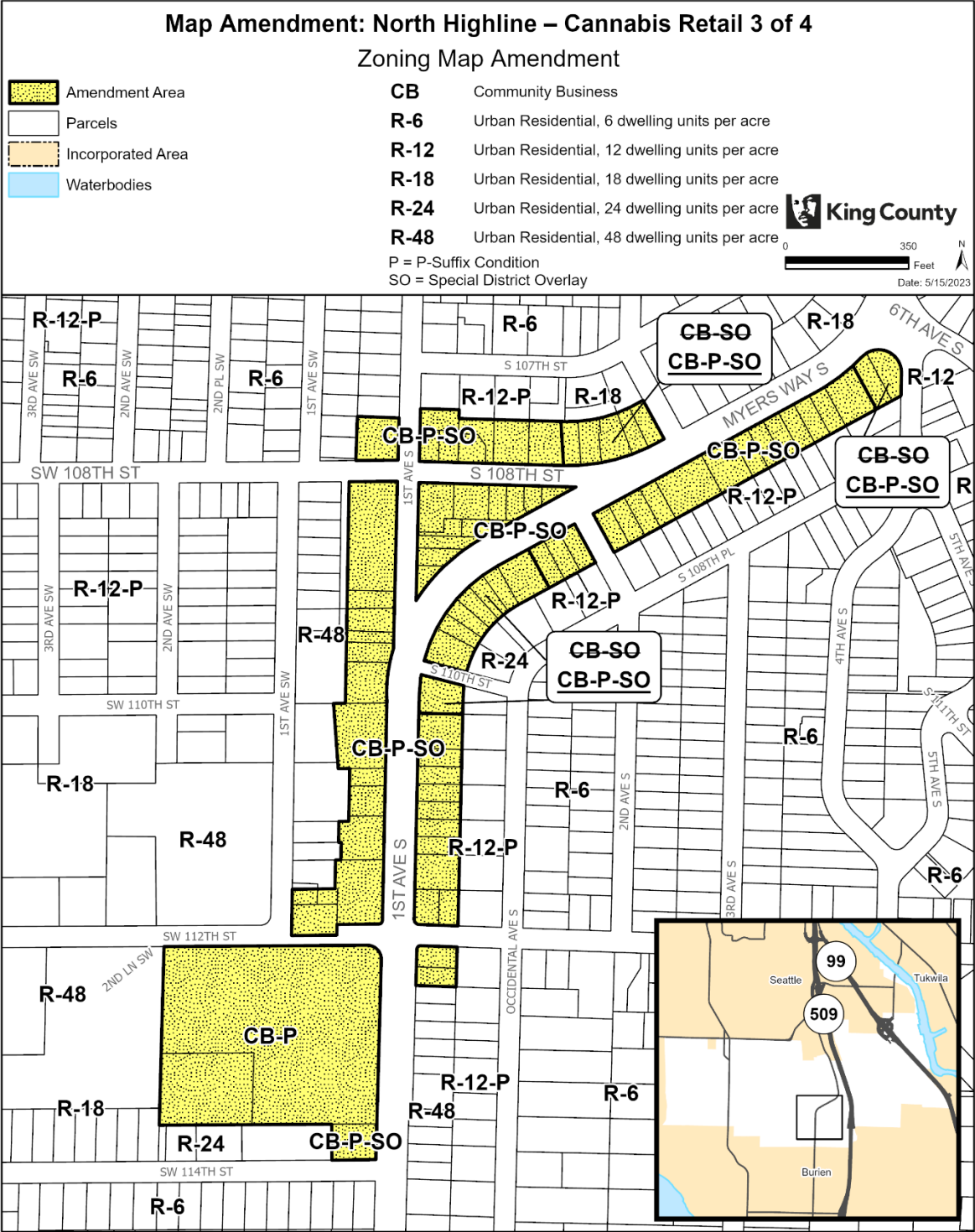
Effect: Updates P-Suffix NH-P02: "North Highline Planning Area, Limit to new cannabis retail uses," which currently caps the number of cannabis retail uses in the subarea. The changes:

- Imposes the P-Suffix on parcels inadvertently omitted from the initial adoption of the P-Suffix in 2022.
- Updates terminology to "cannabis."



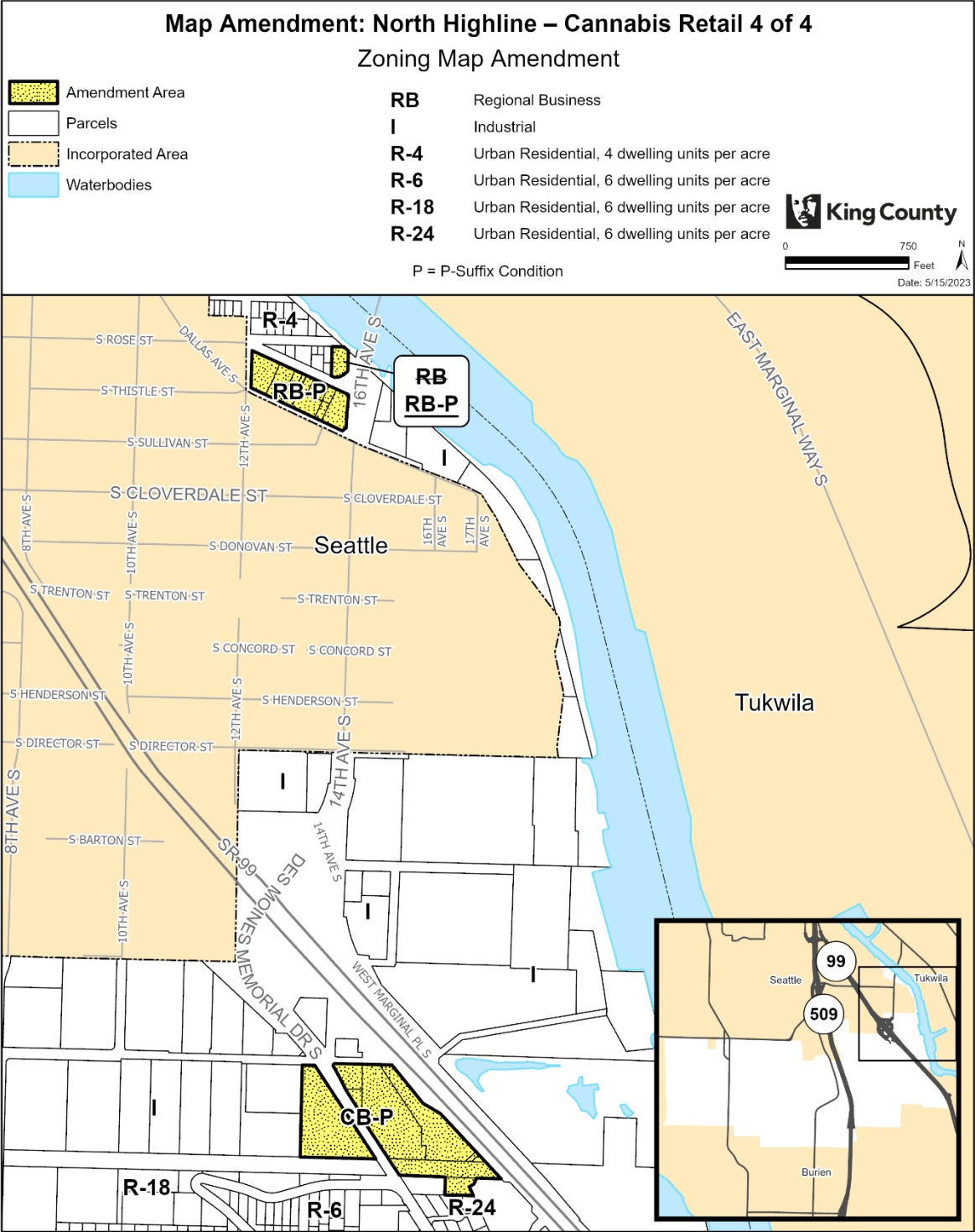
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Project: NoH6CannabisRetail P. McCombs



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Project: NoHxCannabisRetail P. McCombs



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Project: NoH6CannabisRetail P. McCombs

Map Amendment: Open Space Properties

AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN LAND USE MAP

The County is evaluating the land use designations on unincorporated properties that are currently in County or state ownership as parks or open space lands. The analysis is reviewing whether to apply the "os" (King County Open Space System) and "op" (Other Parks/Wilderness) land use designations on applicable properties to reflect the intended use of the lands as parks or open space. The "os" and "op" land use designations allow for the use of any zoning classifications within them; so, any such land use designation change would not materially affect the allowed zoning of the properties, nor the associated allowed uses on or development of the land. This evaluation is ongoing; so, proposed changes were not able to be included in the Public Review Draft. However, the County welcomes input on the potential changes to inform what will be included in the Executive Recommended Plan.

Map Amendment: Kent – Pet Cemetery Amendment

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

Amend Sections, Townships, and Ranges, as follows:

Section 15	Township 22	Range 4
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LAND USE

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

1522049162

ZONING

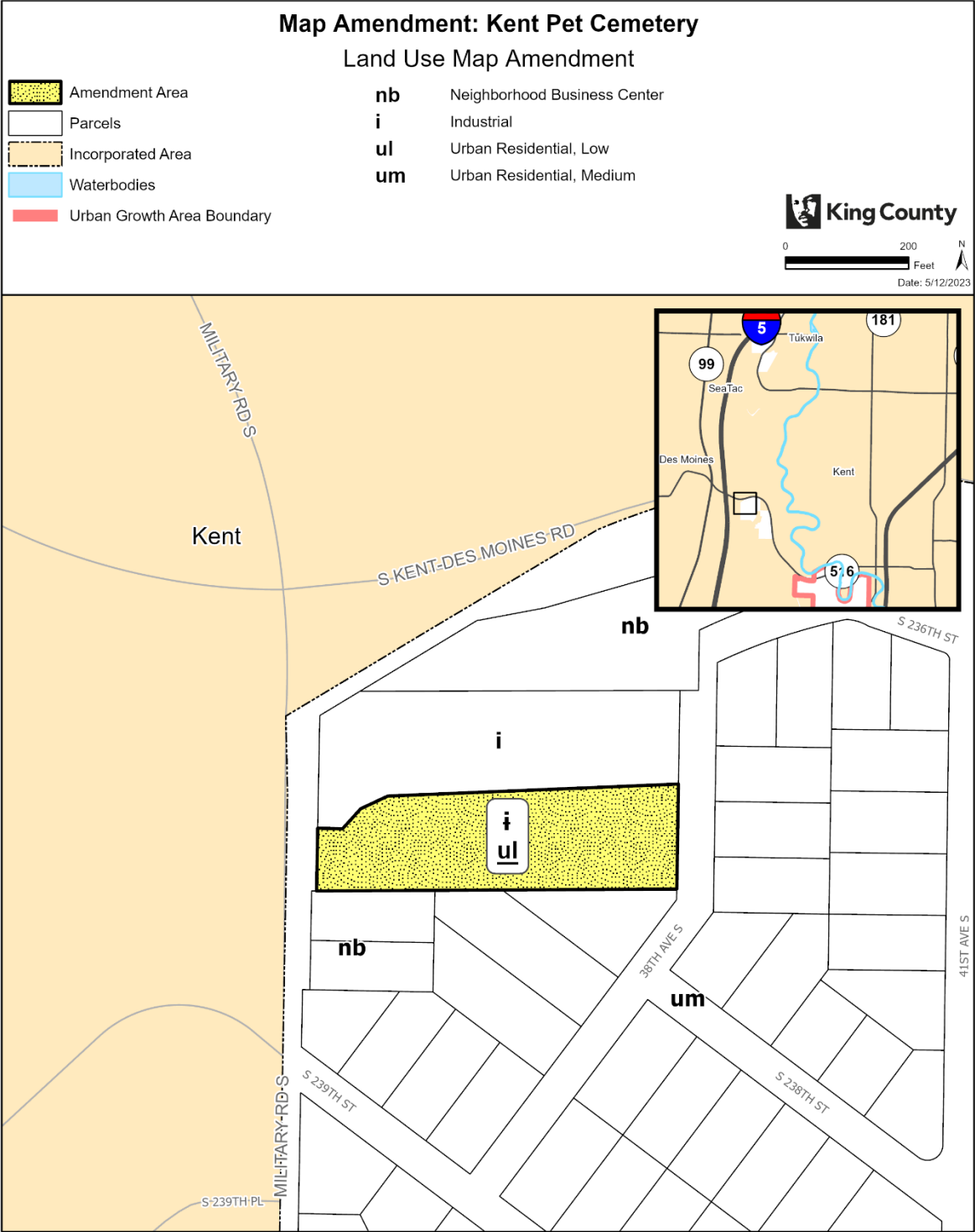
1. On the following parcel:
- a. Remove P-Suffix GR-P03; and
 - b. Amend the zoning classification from I (Industrial) to R-1 (Urban Residential, 1 dwelling units per acre).

1522049162

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

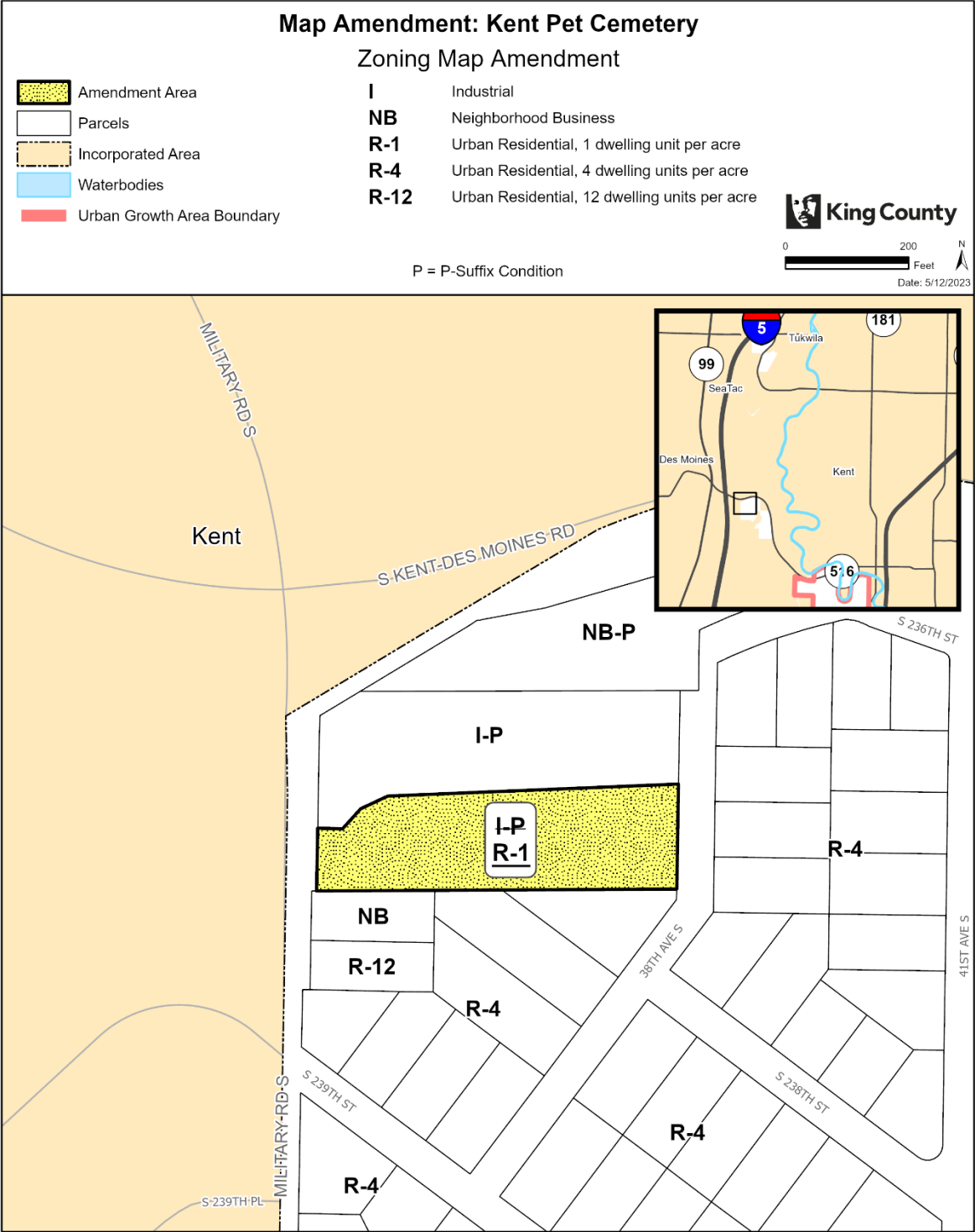
Effect: On a parcel in unincorporated Kent:

- Amending the land use designation from Industrial to Urban Residential, Low;
- Amending the zoning classification from I to R-1; and
- Removing GR-P03, which limits the allowed uses to long-term storage of recreation vehicles (RVs), and repealing it from the Zoning Atlas.



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Project: KentPetCemetery P. McCombs



Map Amendment: Skyway-West Hill – Unincorporated Activity Center Amendment
AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN LAND USE MAP

Amend Sections, Townships, and Ranges, as follows:

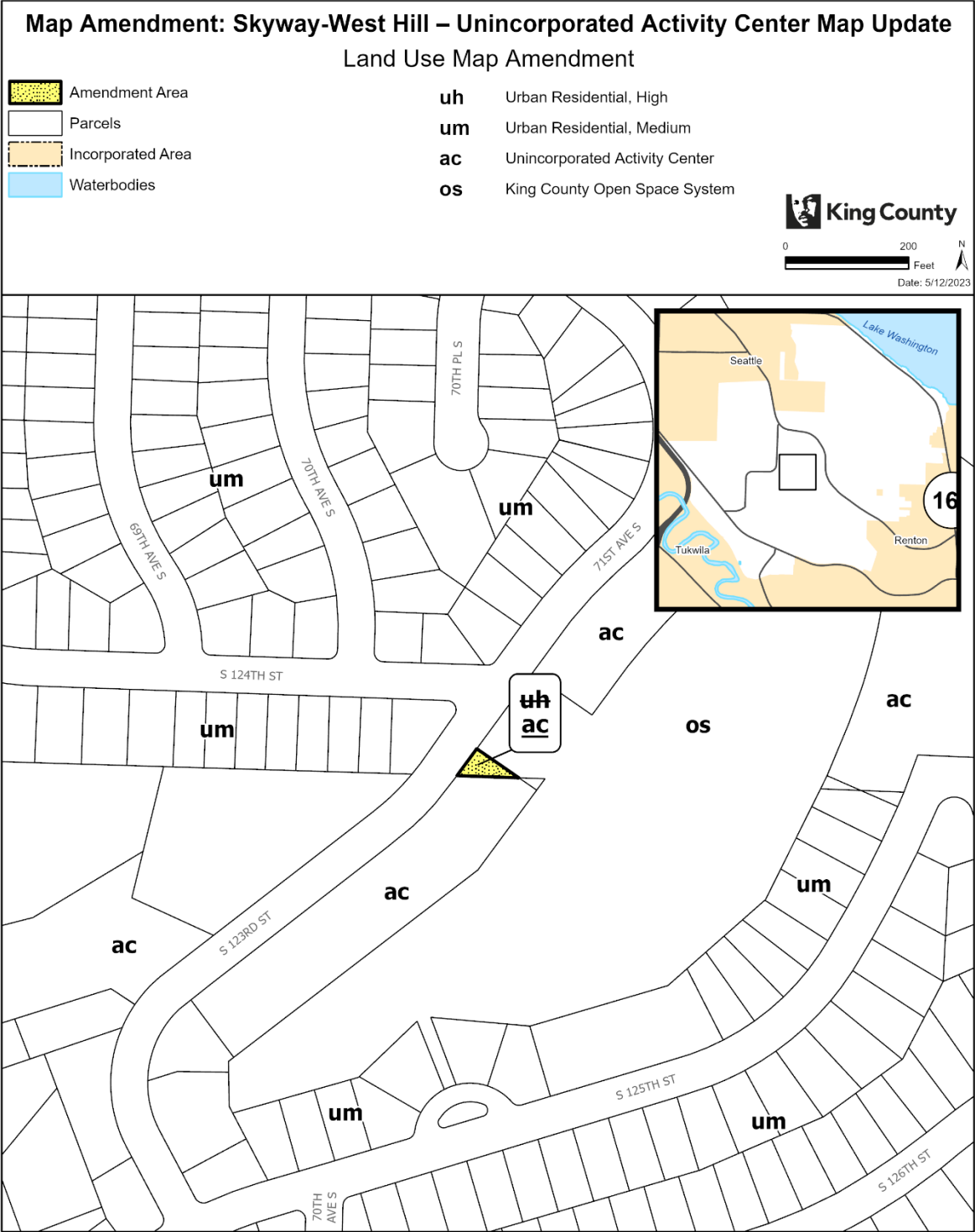
Section 12	Township 23	Range 4
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LAND USE

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

7812801510

Effect: Amends the land use designation from Urban Residential High to Unincorporated Activity Center on a parcel adjacent to Skyway Park. The parcel was inadvertently omitted from the land use map amendment included as Attachment D to Ordinance 19555, adopted December 6, 2022.



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Project: SkywayUAC P. McCombs

Map Amendment: Skyway-West Hill – Cannabis Retail Terminology

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

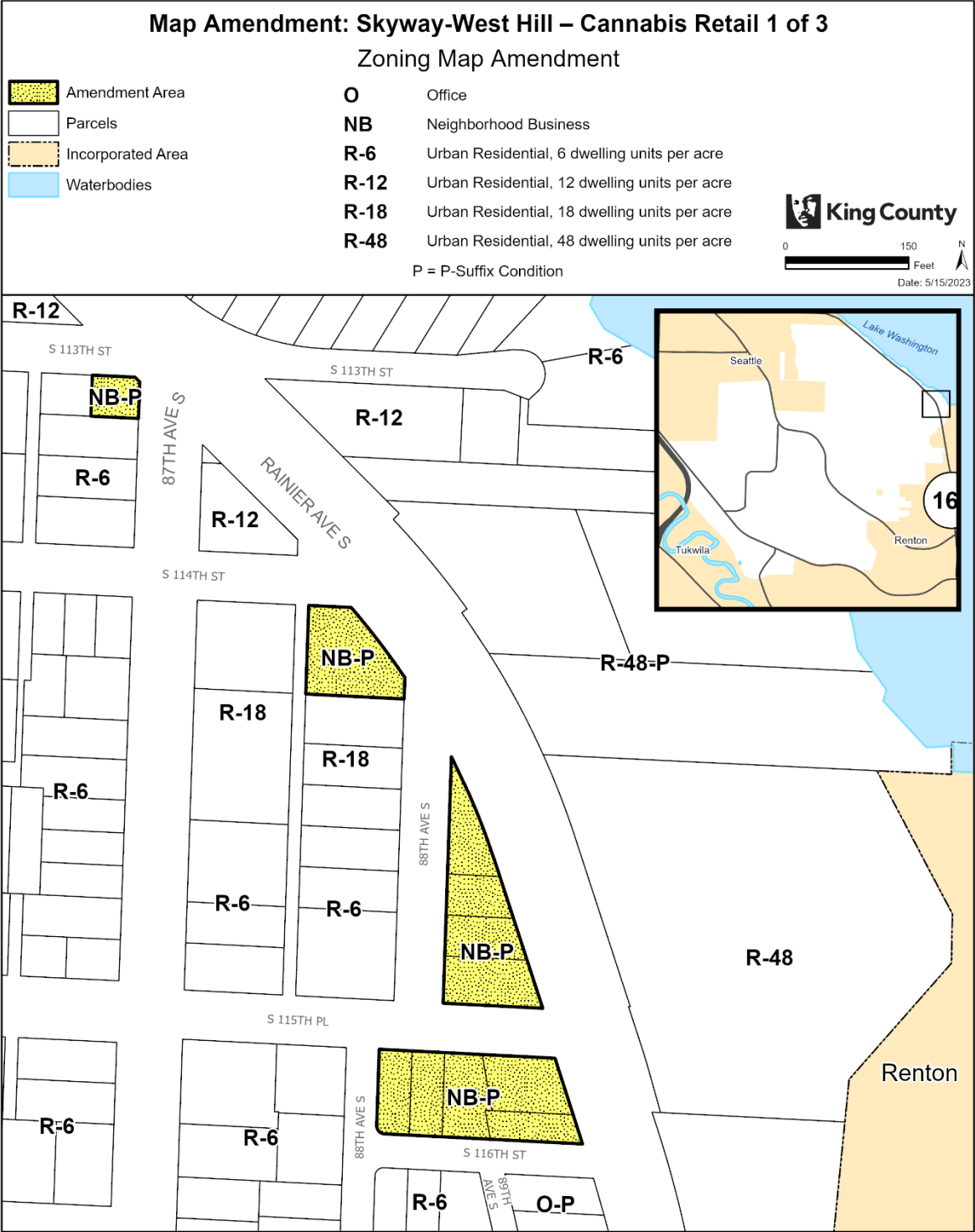
Section 11	Township 23	Range 4
Section 12	Township 23	Range 4
Section 14	Township 23	Range 4
Section 7	Township 23	Range 5

ZONING

1. Amend P-Suffix WH-P11 as follows:

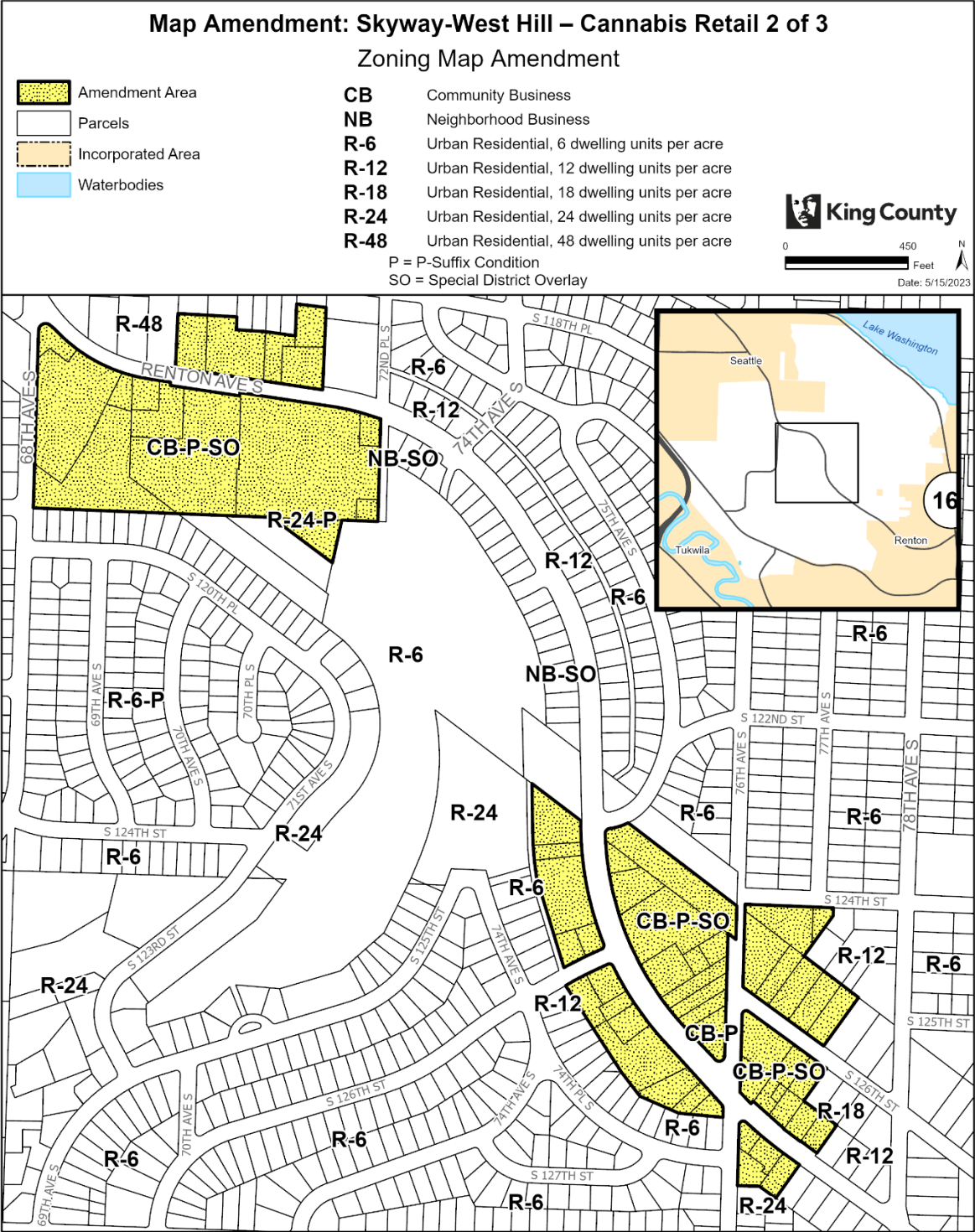
"The establishment of new ~~((marijuana))~~ cannabis retail uses within the Skyway-West Hill Potential Annexation Area shall only be permitted if the total number of ~~((marijuana))~~ cannabis retailers, as permitted in K.C.C. 21A.08.070, does not exceed two."

Effect: Updates P-Suffix WH-P11: "Skyway-West Hill Planning Area, Limit to new marijuana retail uses," which currently caps the number of marijuana retail uses in the subarea. The change updates terminology to "cannabis."



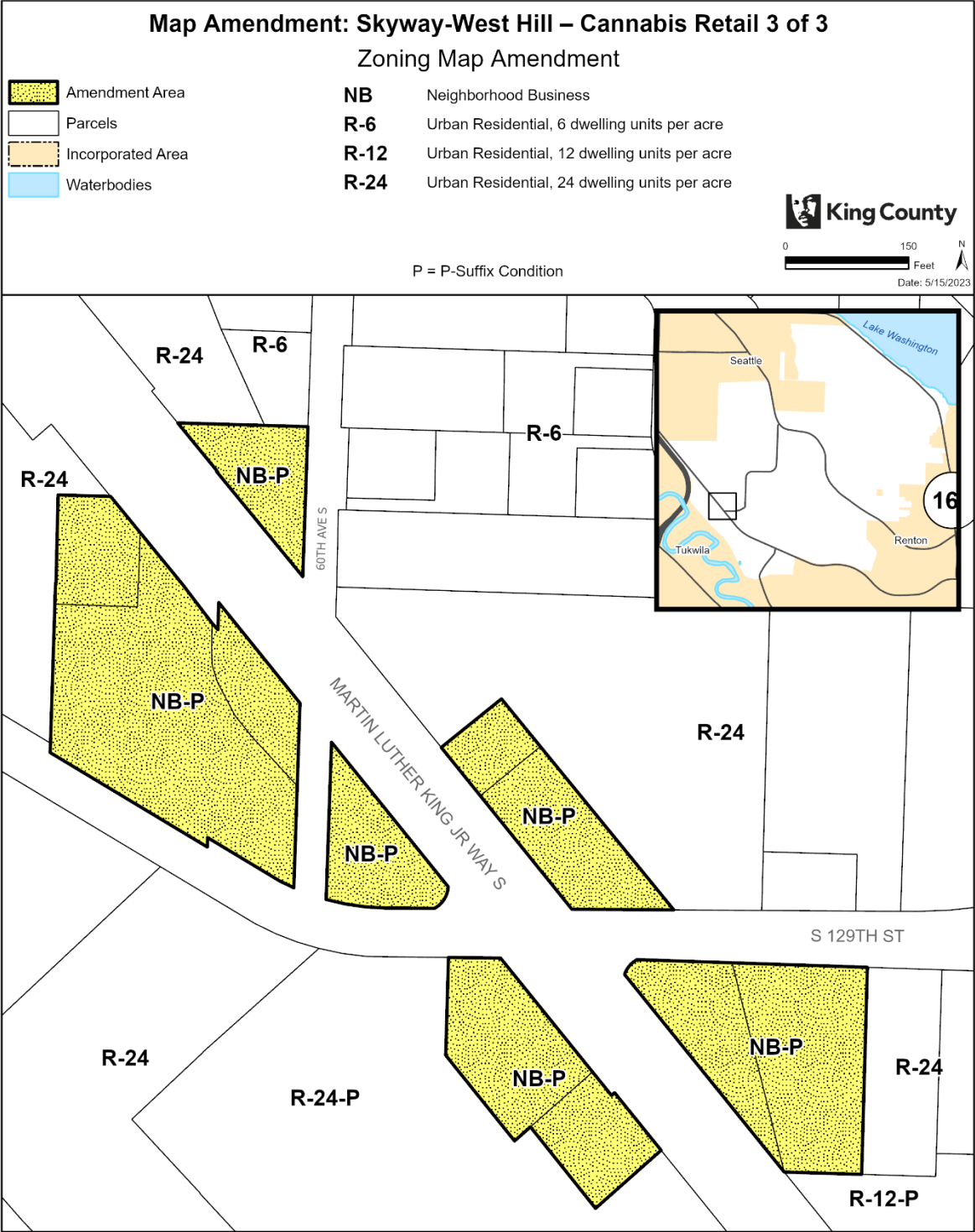
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Project: SkywayCannabisRetail P, McCombs



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Project: SkywayCannabisRetail P. McCombs



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Project: SkywayCannabisRetail P, McCombs

Map Amendment: Sustainable Communities and Housing Projects Demonstration Project Area

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

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

ZONING

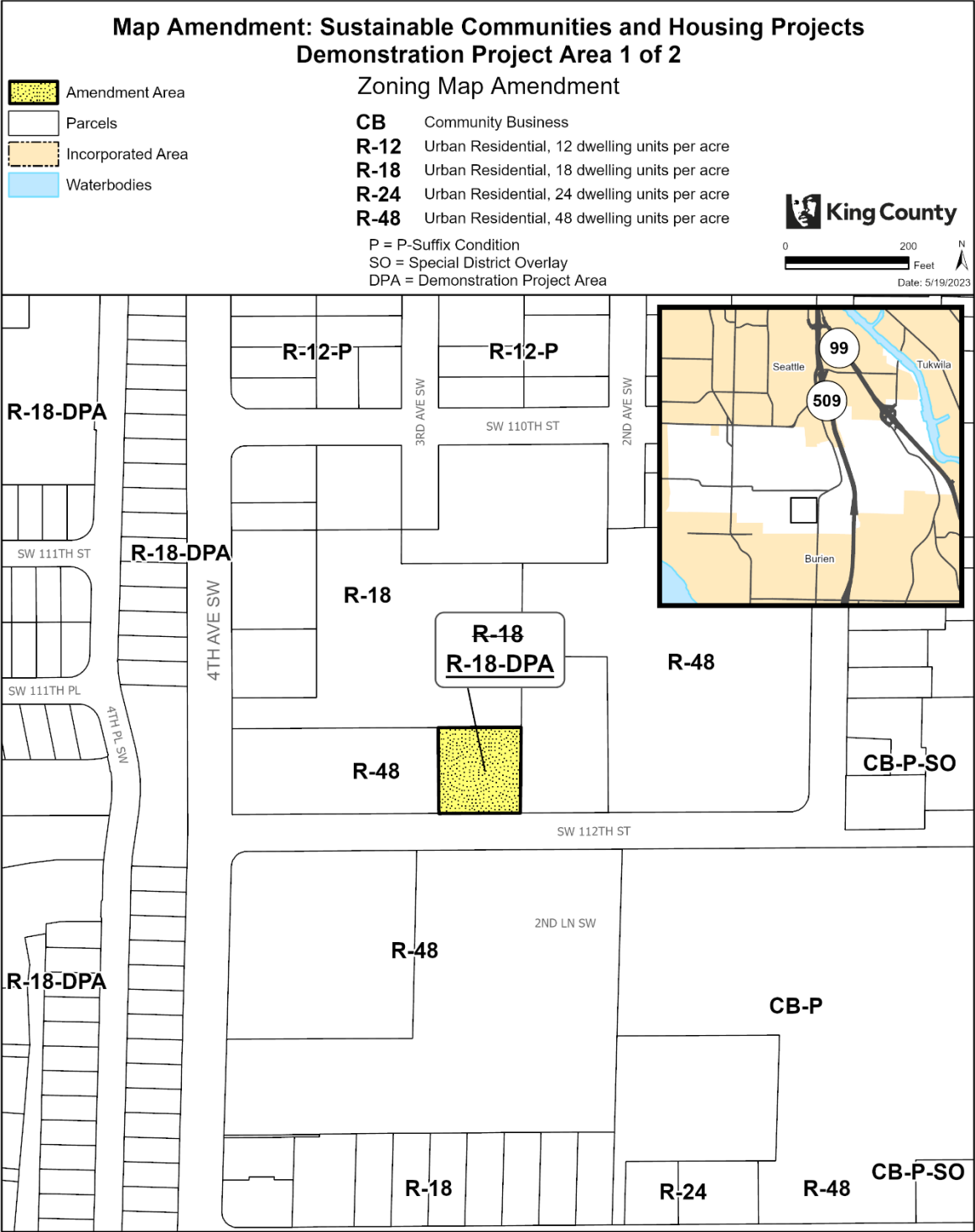
1. Amend the zoning from R-18 (Urban Residential, 18 dwelling units per acre) to R-18-DPA (Urban Residential, 18 dwelling units per acre with a Demonstration Project Area overlay) on the following parcel:

0623049375

2. Amend the zoning from R-8 (Urban Residential, 8 dwelling units per acre) to R-8-DPA (Urban Residential, 8 dwelling units per acre with a Demonstration Project Area overlay) on the following parcels:

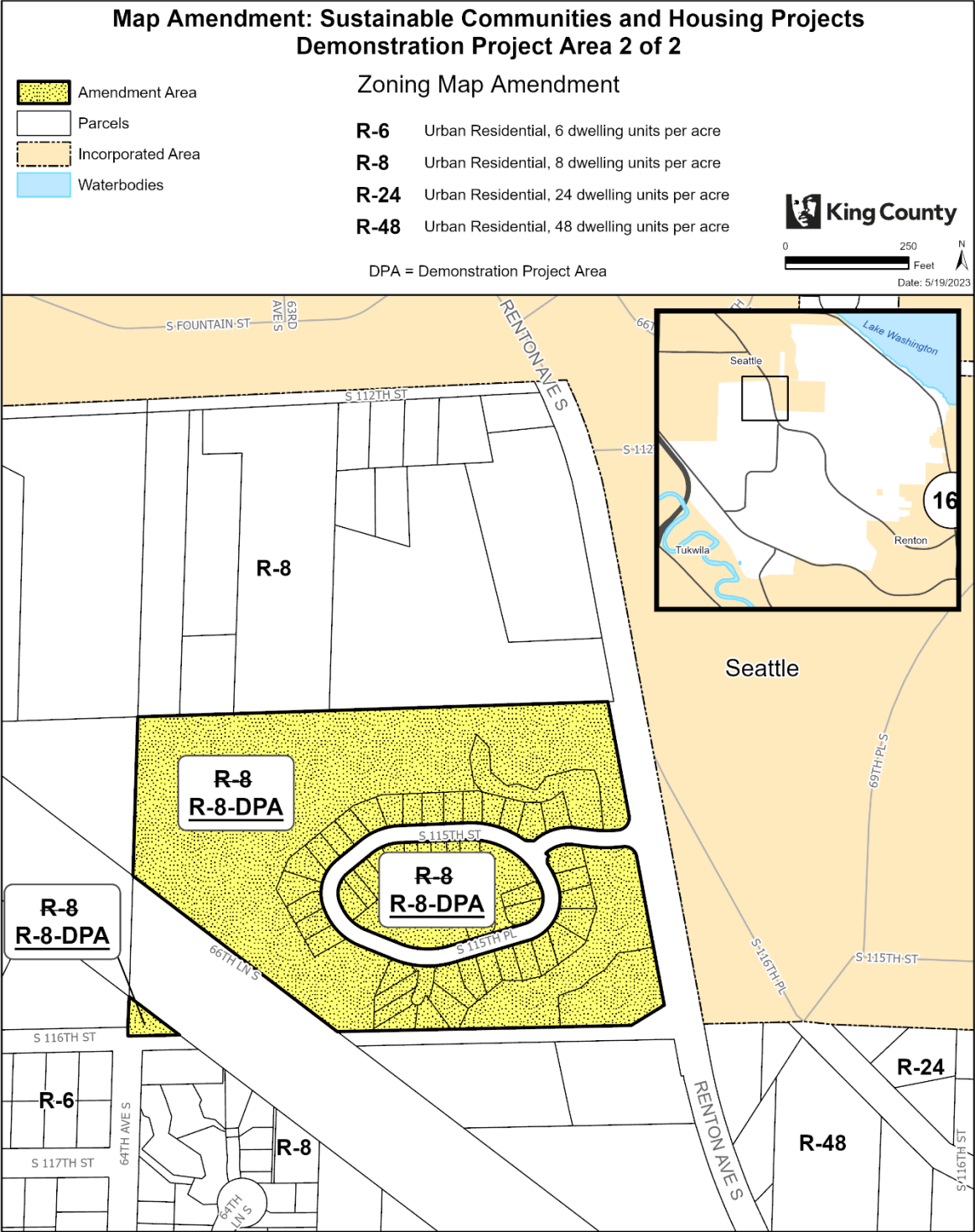
1148300010	1148300020	1148300030	1148300040
1148300050	1148300060	1148300070	1148300080
1148300090	1148300100	1148300110	1148300120
1148300130	1148300140	1148300150	1148300160
1148300170	1148300180	1148300190	1148300200
1148300210	1148300220	1148300230	1148300240
1148300250	1148300260	1148300270	1148300280
1148300290	1148300300	1148300310	1148300320
1148300330	1148300340	1148300350	1148300360
1148300370	1148300380	1148300390	1148300400
1148300410	1148300420	1148300430	1148300440
1148300450	1148300460	1148300470	1148300480
1148300490	1148300500	114830TRCT	

Effect: Applies the Sustainable Communities and Housing Projects Demonstration Project Area (K.C.C. 21A.55.101) overlay to applicable properties. The overlay was adopted in 2009 and identified these properties as the Demonstration Project Area in Attachments A and B to Ordinance 16650, but the zoning atlas was not amended at the time to reflect this intent. This technical map amendment corrects that error to reflect existing intent.



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Project: SustainableCommunitiesDPA P. McCombs



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Project: SustainableCommunitiesDPA P. McCombs

**Map Amendment: Snoqualmie Valley/NE 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 SV-PXX 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
0943100390	0943100398	0943100399	0943100400
0943100401	0943100402	0943100403	0943100404
0943100421	0943100422	0943100424	0943100425
0943100427	0943100439	0943100440	0943100441
0943100442	0943100443	0943100445	0943100446
0943100460	0943100462	0943100464	0943100476
0943100478	0943100479	0943100480	0943100481
0943100482	0943100483	0943100484	0943100485
0943100486	0943100488	0943100500	0943100501
0943100502	0943100503	0943100504	0943100505

0943100506	0943100507	0943100508	0943100509
0943100510	0943100540	0943100560	0943100680
0943100681	0943100683	0943100684	0943100685
0943100687	0943100688	0943100689	0943100690
0943100691	0943100700	0943100701	0943100702
0943100703	0943100704	0943100706	0943100707
0943100723	0943100724	0943100725	0943100726
0943100727	0943100728	0943100729	0943100730
0943100880	0943100881	0943100882	0943100883
0943100884	0943100885	0943100886	0943100887
0943100888	0943100889	0943100890	0943100891
0943100900	0943100921	0943100960	0943100961
0943100962	0943100964	0943100966	0943100980
0943100981	0943100998	0943100999	0943101000
0943101001	0943101002	0943101003	0943101004
0943101005	0943101006	0943101018	0943101019
0943101021	0943101022	0943101023	0943101024
0943101025	0943101026	0943101027	094310TRCT
1524079009	1524079010	1524079012	1524079013
1524079014	1524079026	1524079028	1524079033
1524079035	1524079036	1524079037	1524079038
1524079039	1524079044	1524079048	1524079051
1524079053	1524079054	1524079057	1524079060
1524079072	1524079075	1524079076	1524079077
1524079084	1524079087	1524079092	1524079098
1524079104	1524079105	1524079106	1524079107
1524079111	1524079112	1524079113	1524079119
1524079120	1524079121	1524079122	1524079125
1524079126	1524079127	1524079128	1524079130
1524079136	1524079137	1524079138	1524079143
1524079144	1524079150	1524079151	1524079154
1524079155	1524079156	1524079159	1524079174
1524079175	1524079176	1524079177	1524079180
1524079184	1524079187	1524079192	1524079193
1524079194	1524079195	1524079196	1524079197
1524079198	1524079199	152407TRCT	1624079055
1624079065	2412100005	2412100010	2412100015
2412100020	2412100025	2412100030	2412100035
2412100040	2412100045	2412100050	2412100055
2412100060	2427900010	2427900020	2427900030
2427900040	2427900050	2427900060	2427900070
2427900080	242790TRCT	2427910010	2427910020
2427910030	2427910040	2475900475	2475900476
2475900485	2475900490	2475900495	2475900496
2475900505	2475900515	2475900520	2475900525
2475900535	2475900536	2475900550	2475900555
2475900565	2475900566	2475900580	2475900610
2475900655	2475900670	2475900685	2475900700
2475900720	2475900735	2475900740	2475900745
2475900750	2475900755	2475900773	2475900775
2475900777	2475900779	2475900800	2475900835
2475900840	2475900845	2475900850	2475900855
2475900865	2475900895	2475900920	2475900930

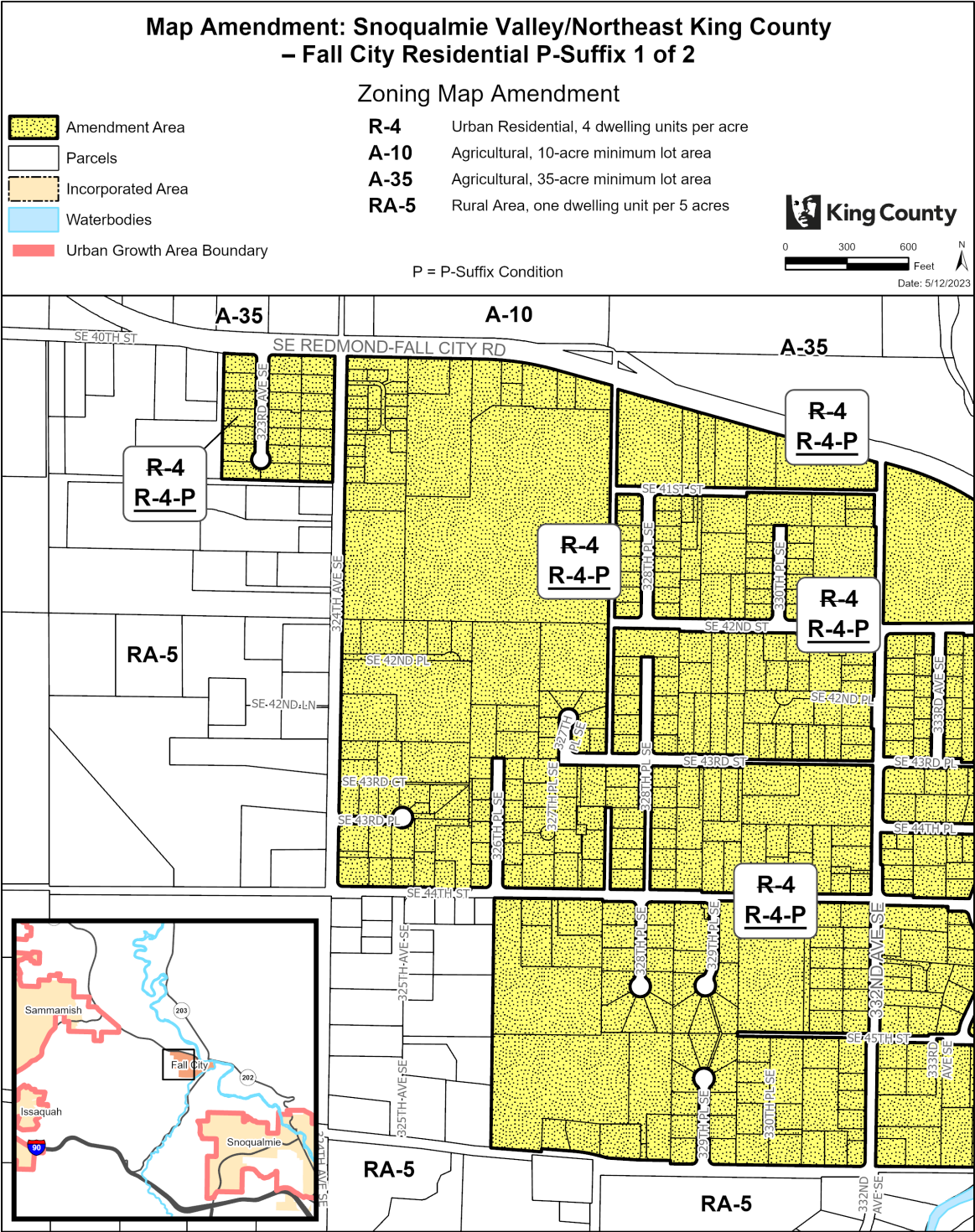
2475900945	2475900955	2475900960	2475900965
2475900975	2475900985	2475901021	2475901035
2475901045	2475901060	2475901065	2475901075
2475901090	2475901105	2475901110	2475901120
2475901135	2475901136	2475901155	2475901156
2475901165	2475901170	2475901185	2475901190
2475901191	2481200010	2481200020	2481200030
2481200040	2481200050	2481200060	2481200070
2481200080	2481200090	2481200100	2481200110
2481200120	2481200130	2481200140	2481200150
2481200160	2549000010	2549000020	2549000030
2549000040	2549000050	2549000060	2549000070
2549000080	2549000090	2549000100	2549000110
2561300010	2561300020	2561300030	2561300040
2561300050	2561300060	2561300070	2561300080
2561310010	2561310020	2561310030	2561310040
2561310050	2561310060	2561310070	2561310080
2561310090	2561310100	2561310110	2561310120
3791500010	3791500020	3791500030	3791500040
3791500050	3791500060	3791500070	3791500080
3791500090	3791500100	3791500110	3791500120
5396600010	5396600020	5396600030	5396600040
5396600050	5396600060	5396600070	5396600080
5396600090	5396600100	6022000010	6022000020
6022000030	6022000040	6022000050	6022000060
6022000070	6022000080	6022000090	6022000100
6022000110	6022000120	6022000130	6022000140
6022000150	6022000160	6022000170	6022000180
6022000190	6730700085	6730700090	6730700095
6730700100	6730700105	6730700110	6730700120
6730700121	6730700135	6730700140	6730700160
6730700170	6730700185	6730700190	6730700196
6730700205	6730700206	6730700220	6730700225
6730700230	6730700235	6730700240	6730700255
6730700260	6730700261	6730700335	6730700385
6730700390	8038700005	8038700010	8038700015
8038700020	8038700025	8038700030	8038700035
8038700040	8038700045	8038700050	8038700055
8038700060	8038700065	8038700070	8038700075
8038700080	8038700085	8038700090	8038700095
8038700100	8038700105	8038700110	8039000005
8039000010	8039000015	8039000020	8039000025
8039000030	8039000035	8039000040	8039000045
8039000050	8039000055	8039000060	8039000065
8039000070	8039000075	8039000080	8731210010
8731210020	8731210030	8731210040	8731210050
8731210060	8731210070	8731210080	8731210090
8731210100	8731210110	8731210120	8731210130
873121TRCT	8731710010	8731710020	8731710030
8731710040	8731710041	8731710050	8731710060
8731710070	8731710080	8731710090	8731710100
8731710110	8731710120	8731710130	8731710140
8731710150	8731710160	8731710170	8731710180

8731710190	8731710200	8731710210
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P-Suffix SV-PXX shall read as follows:

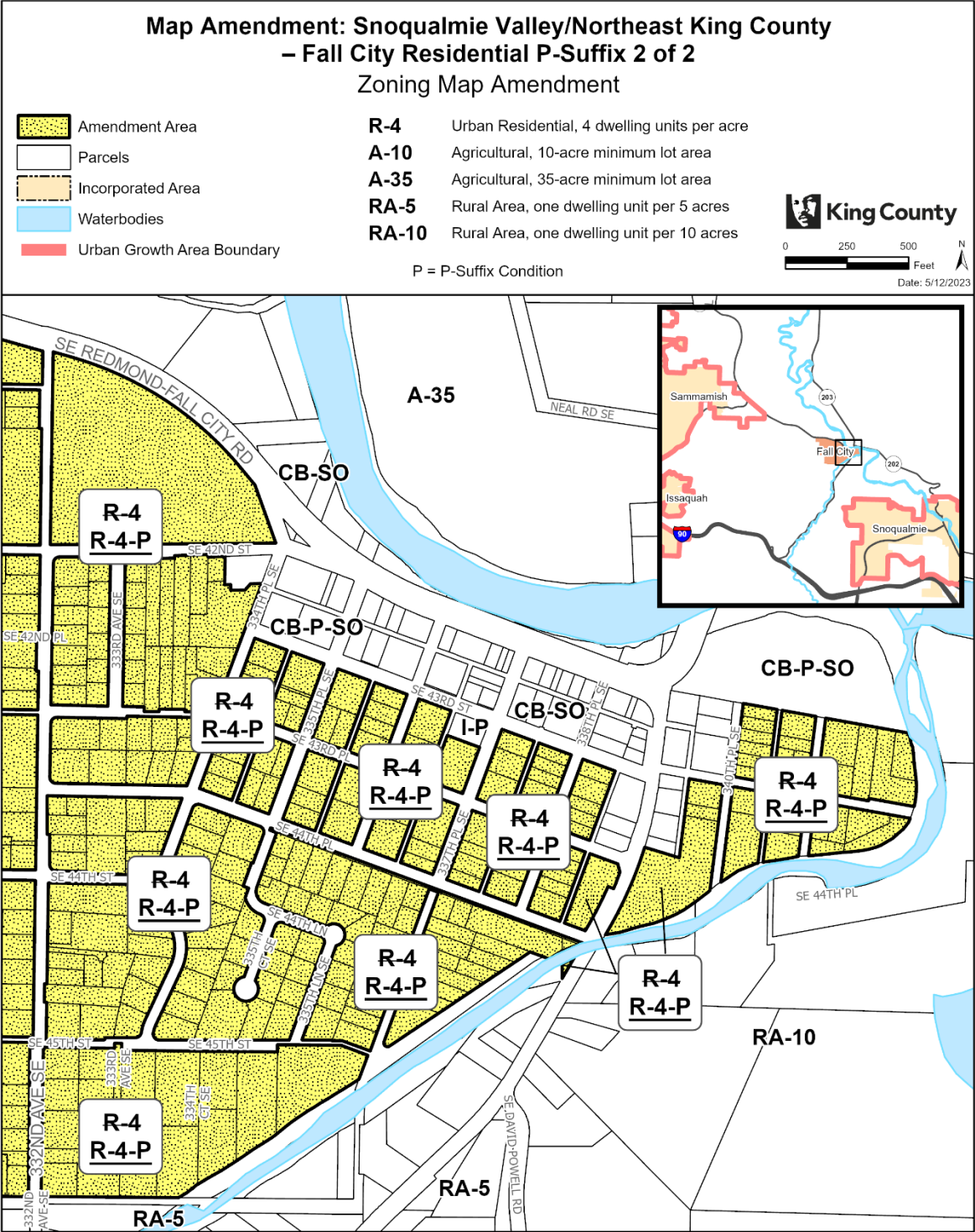
- "To maintain the predominant development pattern of the medium density residential areas of the Fall City Rural Town, the density and dimension standards in K.C.C. 21A.12.030 shall apply, except for the following standards:
- A. Base density: four dwelling units per acre; mobile home parks shall be allowed a base density of six dwelling units per acre;
 - B. Maximum density: four dwelling units per acre;
 - C. Minimum density: none;
 - D. Minimum lot area: ten thousand square feet;
 - E. Minimum street setback: twenty feet; and
 - F. Minimum interior setback: ten feet, except for vehicle access points from garages, carports, or fenced parking areas as required in K.C.C. 21A.12.030.B.16."

Effect: Establishes a property specific development condition in the Fall City Rural Town to maintain the predominant development pattern and ensure new development is consistent with existing rural levels of service in Fall City’s residential areas.



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Project: FallCityResidential P, McCombs



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Project: FallCityResidential P, McCombs

Map Amendment: Snoqualmie Valley/Northeast King County – Land Use and Zoning Alignment

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

Amend Sections, Townships, and Ranges, as follows:

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

LAND USE

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

2825079027

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

1726079027 (portion)

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

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

0623089022	1426079015	1426079067 (portion)	1426079068 (portion)
1426079069 (portion)	2326079001	2326079004	2526119001 (portion)

3026129001 (portion)	3124079017
----------------------	------------

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	3324079008	3324079009	3324079023
3324079027	3324079028	3324079029	3324079031
3324079032	3324079034	3324079059	3324079060
3324079061	3324079071	3324079073	3324079076
3324079077	6893300007	6893300015	6893300025
6893300035	6893300045	6893300050	6893300055
6893300065	6893300070	6893300075	6893300080
6893300085	6893300095	6893300105	6893300110
6893300120	6893300130	6893300134	6893300135
6893300160	6893300165	6893300170	6893300175
6893300180	6893300185	6893300190	6893300195
6893300205	6893300210	6893300215	6893300220
6893300225	6893300230	6893300235	6893300240
6893300245	6893300255	6893300260	6893300265
6893300270	6893300275	6893300280	6893300285
6893300290	6893300295	6893300310	6893300315
6893300335	6893300340	6893300345	6893300350
6893300355	6893300365	6893300405	6893300410
6893300430	6893300435	6893300440	6893300450
6893300455	6893300460	6893300470	6893300495
6893300510	6893300525	6893300530	6893300535
6893300565	6893300570	6893300586	6893300595
6893300600	6893300605	6893300625	6893300640
6893300650	6893500010	6893500020	6893500030

ZONING

1. Amend the zoning from F (Forest) to RA-5 (Rural Area, 1 home per 5 acres) on the following parcels:

1426079020	1426079021	1426079022	1426079023
1426079024	1426079025	1426079026	

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	3126079011	3626069013	3626069018
------------	------------	------------	------------

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

0224079001

3223099013

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

3224079023 (portion)

5. Amend the zoning from RA-10 (Rural Area, 1 home per 10 acres) to A-35 (Agricultural, 35-acre minimum lot area) on the following parcels:

1124079011 (portion)

1524079049 (portion)

6. Amend the zoning from A-10 (Agricultural, 10-acre minimum lot area) to RA-10 (Rural Area, 1 home per 10 acres) on the following parcel:

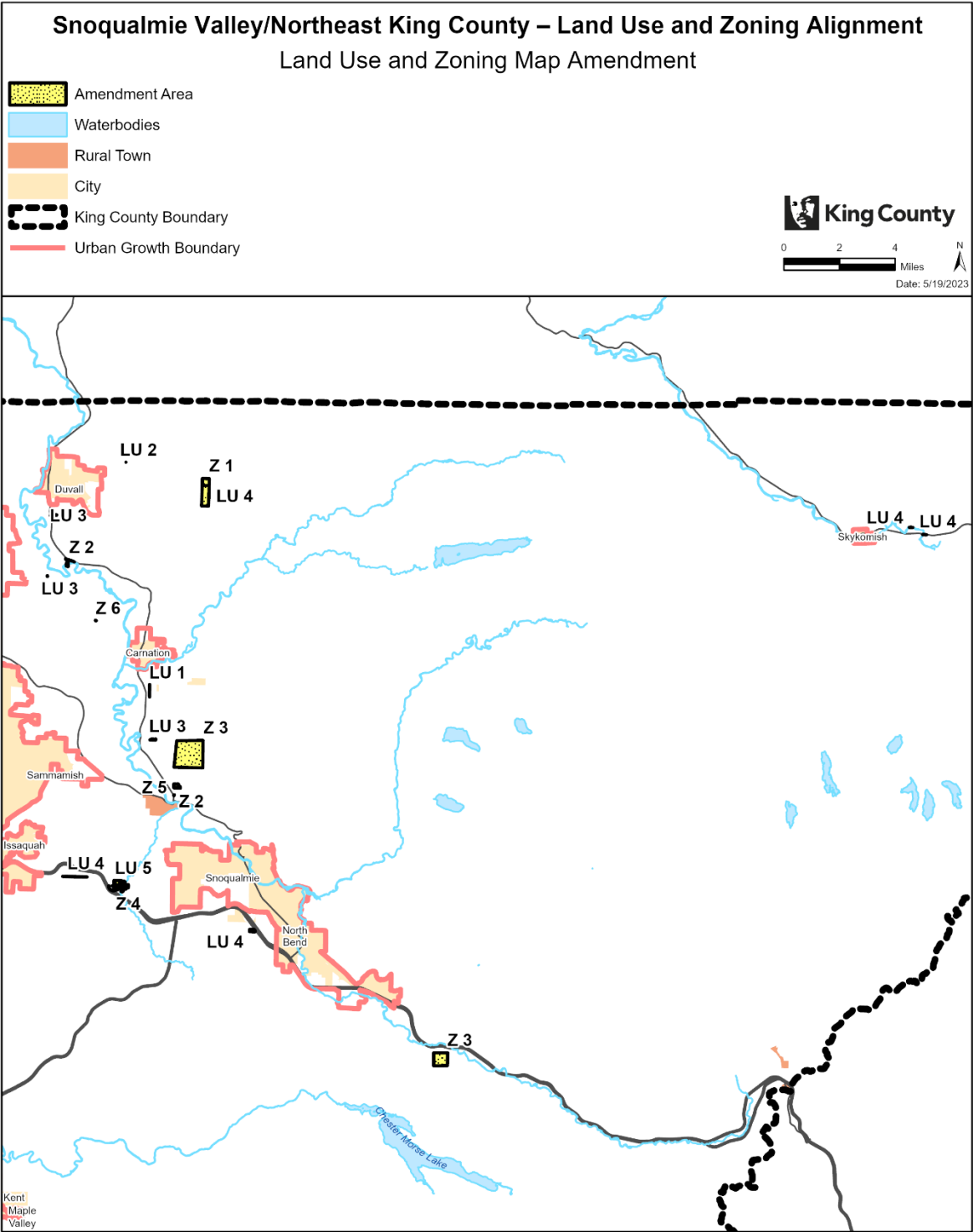
0825079023 (portion)

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 several parcels with portions within the Snoqualmie Agricultural Production District.
- Amending the land use designation from Rural Area to Forestry on several 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 121 rural residential parcels in the Preston area.
- Amending the zoning classification from F (Forest) to RA-5 (Rural Area, 1 home per 5 acres) on seven 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 (Agricultural, 35-acre minimum lot area, Potential Mineral) to A-35 (Agricultural, 35-acre minimum lot area) on four parcels near the Snoqualmie River and within partially within the Snoqualmie Agricultural Production District.
- Amending the zoning classification from F, Potential M (Forest, Potential Mineral) to F (Forest) on two parcels. One is located at the edge of the Forest Production District northeast of Fall City and the other is located in the Forest Production District south of Interstate 90, adjacent to Iron Horse State Park.
- Amending the zoning classification from NB (Neighborhood Business) to RA-2.5 (Rural Area, 1 home per 2.5 acres) on a linear property with the Preston Snoqualmie Trail adjacent to Jim Ellis Memorial Regional Park.

- Amending the zoning classification from RA-10 (Rural Area, 1 home per 10 acres) to A-35 (Agricultural, 35-acre minimum lot area) on a portion of two parcel located near the Snoqualmie Agricultural Production District.
- Amending the zoning classification from A-10 (Agricultural, 10-acre minimum lot area) to RA-10 (Rural Area, 1 home per 10 acres) on the portion of a parcel located just outside of the Snoqualmie Agricultural Production District.

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Project: Land Use and Zoning Alignment P. McCombs

Map Amendment: Snoqualmie Valley/Northeast King County – Rural Forest Demonstration Project

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

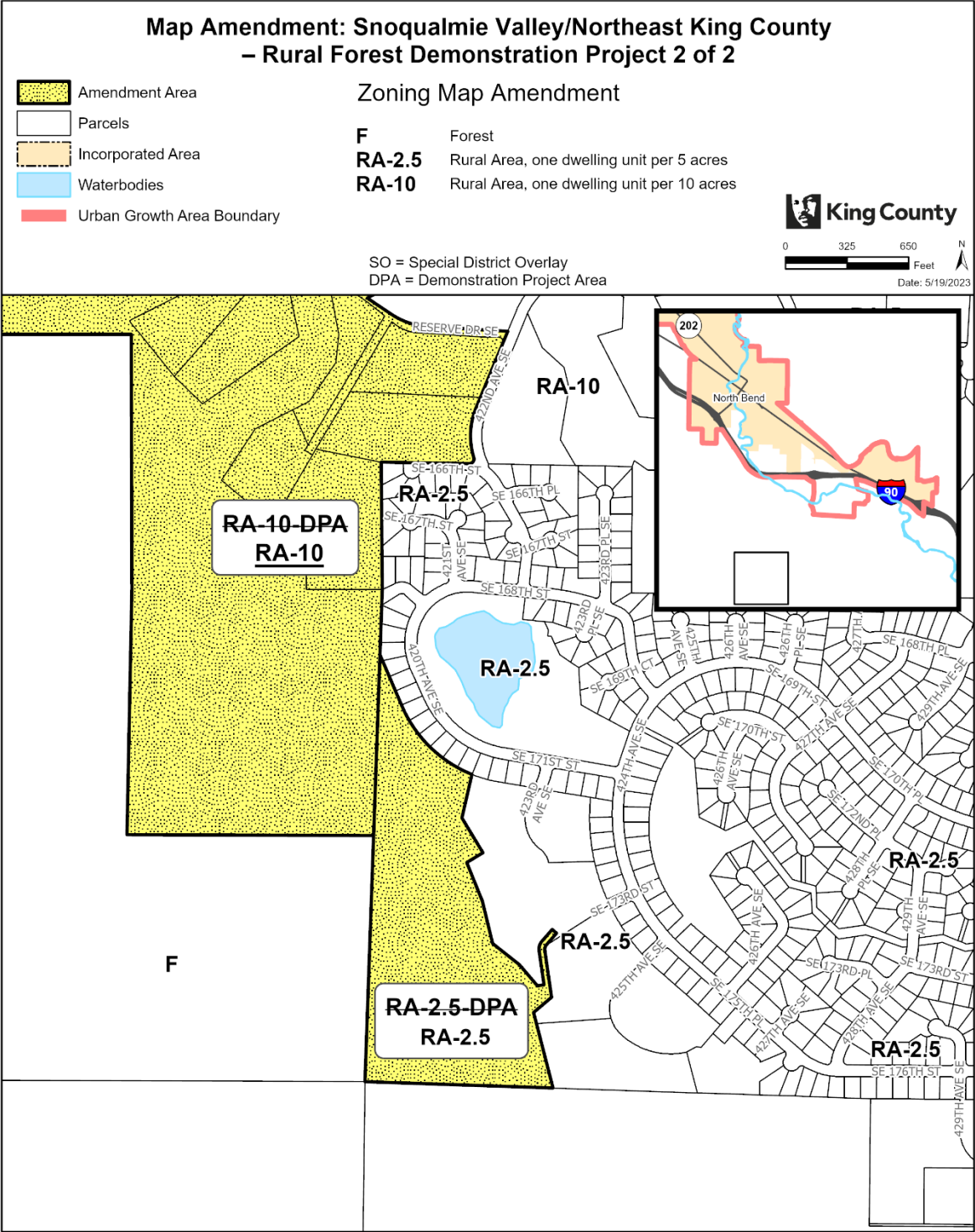
Section 16	Township 23	Range 8
Section 21	Township 23	Range 8
Section 22	Township 23	Range 8
Section 27	Township 23	Range 8
Section 28	Township 23	Range 8

ZONING

1. Remove DPA 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		

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



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Project: RuralForestDPA P. McComb

**Map Amendment: 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
Section 5	Township 22	Range 11
Section 28	Township 23	Range 11
Section 29	Township 23	Range 11
Section 32	Township 23	Range 11
Section 33	Township 23	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 Demonstration Project Area (-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 25 feet height, a 100-foot landscape buffer with Type 1 landscaping per 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, based on King County Department of Natural Resources and Parks, Parks Division review.”

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

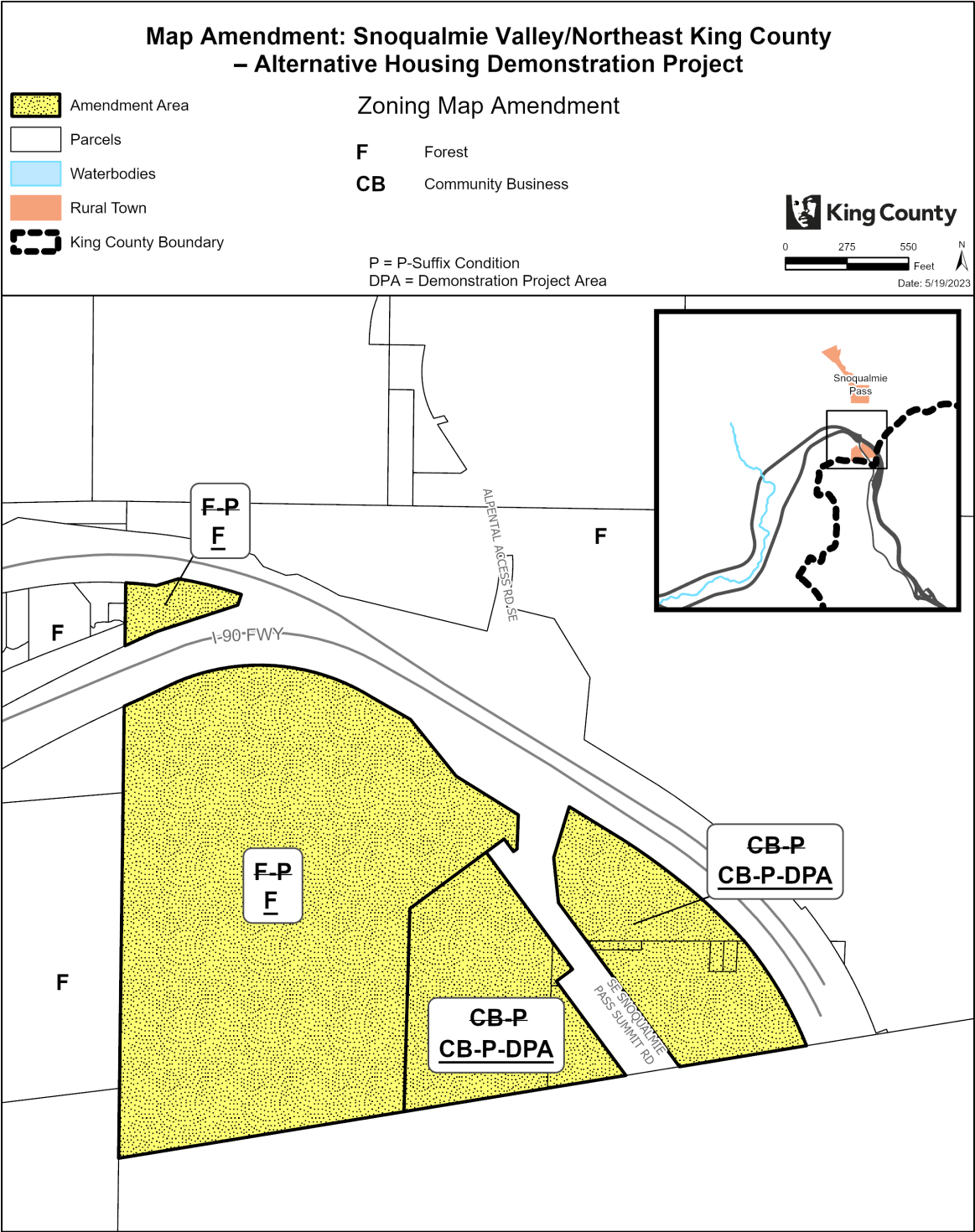
Effect: Changes zoning classification and development conditions on the Snoqualmie Pass Rural Town, including:

- Amending the Zoning Atlas by 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 P-Suffix SV-PXX, which requires a 100-foot landscape buffer on CB-zoned parcels south of Interstate 90. The former East King County Community Planning Area (denoted with prefix EK) is now part of the Snoqualmie Valley/Northeast King County Community Service Area (denoted with prefix SV).
- Applying Alternative Housing Demonstration Project Area (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 Demonstration Project Area is amended as part of the amendments to the King County Code in this ordinance.

- **Repealing P-Suffix EK-P03 from the Zoning Atlas.**

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Project: AlternativeHousingDPA P. McCombs

Map Amendment: Snoqualmie Valley/Northeast King County – Grand Ridge

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

Amend Sections, Townships, and Ranges, as follows:

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

LAND USE

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

1324069001	1324069038	1324069041	1324069042
1724079011	1824079010	1824079011	1824079012
1824079016	1824079106	1824079114	1924079001
1924079004	1924079035	1924079041	1924079091
2424069157	2524069048	2524069056	2524069057
2524069107	2524069111	2524069117	2524069122
3024079005	3024079006		

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

1724079003	1724079009	1724079010	1724079012
1724079014	1724079016	1724079032	1724079033
1724079057	1724079058	1724079059	1724079060
1724079061	1724079062	1724079063	1724079064
1724079065	1724079066	2524069036	2524069046
2624069032			

ZONING

1. On the following parcels:
- a. Remove P-Suffix ES-P02; and
 - b. Remove P-Suffix ES-P09.

25

0724079009	0724079012	0724079014	0724079015
0724079016	0724079021	0724079022	0724079026
0724079027	0824079013	0824079014	0824079025
0824079026	0824079031	0824079032	0824079045
0824079048	0824079049	0824079059	0824079060
0824079061	0824079070	0824079071	0824079072
0824079073	0824079075	0824079076	0824079077
0824079079	1224069003	1224069008	1224069010
1224069012	1224069013	1224069015	1224069017
1224069018	1224069019	1224069021	1224069022
1224069026	1224069027	1224069028	1224069030
1224069031	1224069032	1224069045	1224069055
1224069056	1224069058	1224069061	1224069062
1224069063	1224069064	1224069065	1224069066
1224069067	1224069068	1224069069	1224069070
1224069071	1224069073	1224069074	1224069077
1224069078	1224069079	1224069080	1224069090
1224069091	1224069093	122406TR-B	122406TR-X
1324069001	1324069001	1324069010	1324069011
1324069012	1324069018	1324069019	1324069020
1324069021	1324069023	1324069024	1324069025
1324069026	1324069027	1324069028	1324069029
1324069030	1324069031	1324069033	1324069034
1324069035	1324069036	1324069037	1324069038
1324069039	1324069041	1324069042	1324069043
1324069044	1324069045	1324069046	1324069047
1324069048	1324069049	1324069050	1324069051
1324069052	1324069055	1324069056	1324069062
1324069063	1324069064	1324069065	1424069004
1424069017	1424069018	1424069030	1424069031
1424069032	1424069033	1424069034	1424069035
1424069036	1424069037	1424069038	1424069039
1424069042	1424069044	1424069045	1424069046
1424069047	1424069048	1424069049	1424069054
1424069056	1424069057	1424069066	1424069068
1424069069	1424069071	1424069072	1424069073
1424069074	1424069075	1424069076	1424069077
1424069078	1424069079	1424069080	1424069082
1424069083	1424069084	1424069095	1724079002
1724079003	1724079009	1724079010	1724079011
1724079012	1724079013	1724079014	1724079016
1724079018	1724079019	1724079020	1724079021
1724079022	1724079026	1724079030	1724079032
1724079033	1724079034	1724079035	1724079039
1724079040	1724079041	1724079044	1724079045
1724079046	1724079047	1724079048	1724079049
1724079051	1724079052	1724079053	1724079055
1724079057	1724079058	1724079059	1724079060
1724079061	1724079062	1724079063	1724079064
1724079065	1724079066	1824079001	1824079002
1824079003	1824079004	1824079005	1824079006
1824079007	1824079009	1824079010	1824079011

1824079012	1824079013	1824079014	1824079015
1824079016	1824079017	1824079018	1824079019
1824079020	1824079021	1824079022	1824079023
1824079024	1824079025	1824079026	1824079027
1824079029	1824079030	1824079031	1824079032
1824079033	1824079034	1824079035	1824079036
1824079037	1824079038	1824079039	1824079040
1824079041	1824079042	1824079044	1824079045
1824079046	1824079047	1824079048	1824079049
1824079050	1824079051	1824079052	1824079053
1824079054	1824079055	1824079056	1824079057
1824079058	1824079059	1824079060	1824079061
1824079062	1824079064	1824079065	1824079066
1824079067	1824079068	1824079069	1824079070
1824079071	1824079072	1824079073	1824079074
1824079075	1824079076	1824079077	1824079078
1824079079	1824079080	1824079081	1824079082
1824079083	1824079084	1824079085	1824079086
1824079087	1824079088	1824079089	1824079090
1824079091	1824079092	1824079095	1824079096
1824079097	1824079098	1824079099	1824079100
1824079101	1824079102	1824079103	1824079104
1824079105	1824079106	1824079107	1824079108
1824079109	1824079110	1824079111	1824079112
1824079113	1824079114	1824079115	1824079117
182407TR-A	182407TR-B	182407TRCT	1924079001
1924079002	1924079003	1924079004	1924079014
1924079015	1924079018	1924079019	1924079025
1924079028	1924079030	1924079031	1924079032
1924079035	1924079036	1924079037	1924079038
1924079039	1924079040	1924079041	1924079042
1924079050	1924079065	1924079066	1924079067
1924079069	1924079070	1924079071	1924079072
1924079073	1924079074	1924079075	1924079076
1924079077	1924079078	1924079079	1924079080
1924079082	1924079083	1924079084	1924079085
1924079086	1924079087	1924079088	1924079089
1924079090	1924079091	1924079092	1924079093
1924079094	1924079095	1924079096	1924079097
1924079098	1924079099	1924079100	2224069004
2224069014	2224069028	2224069036	2224069037
2224069040	2224069083	2224069089	2224069090
2224069091	2224069113	2224069113	2224069115
2224069127	2224069128	2224069135	2224069136
2324069005	2324069008	2324069019	2324069023
2324069024	2324069112	2324069127	2324069128
2324069142	2324069146	2324069151	2324069153
2324069154	2324069155	2324069159	2324069160
2324069161	2324069162	2324069163	2324069164
2324069165	2324069166	2324069167	2324069168
2324069169	232406TRCT	2424069002	2424069005
2424069008	2424069009	2424069022	2424069025
2424069027	2424069031	2424069032	2424069035

2424069036	2424069037	2424069038	2424069039
2424069040	2424069147	2424069148	2424069151
2424069152	2424069153	2424069154	2424069155
2424069156	2424069157	2424069158	2524069014
2524069028	2524069030	2524069034	2524069036
2524069036	2524069038	2524069039	2524069040
2524069041	2524069046	2524069048	2524069049
2524069050	2524069050	2524069051	2524069052
2524069053	2524069053	2524069054	2524069055
2524069056	2524069057	2524069058	2524069059
2524069062	2524069063	2524069064	2524069065
2524069066	2524069066	2524069067	2524069068
2524069070	2524069071	2524069072	2524069073
2524069074	2524069075	2524069077	2524069078
2524069079	2524069080	2524069081	2524069082
2524069083	2524069084	2524069086	2524069087
2524069088	2524069090	2524069091	2524069092
2524069093	2524069094	2524069095	2524069096
2524069097	2524069098	2524069099	2524069100
2524069101	2524069102	2524069103	2524069104
2524069105	2524069106	2524069107	2524069108
2524069109	2524069110	2524069111	2524069112
2524069113	2524069114	2524069115	2524069116
2524069117	2524069118	2524069119	2524069120
2524069121	2524069122	2524069123	3024079005
3024079006	3024079007	3024079010	3024079020
3024079020	3024079032	3024079034	3024079035
3024079036	3024079039	3024079040	3024079041
3024079041	3024079043	3024079044	3024079047
3024079048	3024079049	3024079051	3024079058
3024079059	3024079063	3024079064	3024079072
3024079073	3024079074	3024079075	3024079076
3024079077	3024079086	3024079095	3024079096
3024079097	3024079098	3024079109	3024079112
3024079113	3024079114	3024079115	3024079116
3024079117	3024079119	3281300006	3281300007
3281300009	3281300010	3281300015	3281300021
3281300031	3281300050	3281300075	3281300085
3281300100	3281300105	3281300115	3281300125
3281300130	3281300135	3281300145	3281300155
3281300160	8088800010	8088800020	8088800030
8088800040	8088800050	8088800060	8088800070
8088800080	8088800090	8088800100	8088800110
8088800120	8088800130	8088800140	8088800150
8088800160	8088800170	8088800190	8088800200
8088800205	8088800210	8088800220	

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

0824079014	0824079032	0824079071	0824079072
0824079076	0824079077	0824079078	0824079079
1724079027	1724079031	1724079049	

3. On the following parcels:
- a. Remove P-Suffix ES-P02;
 - b. Remove P-Suffix ES-P09; and
 - c. Remove P-Suffix ES-P12.

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

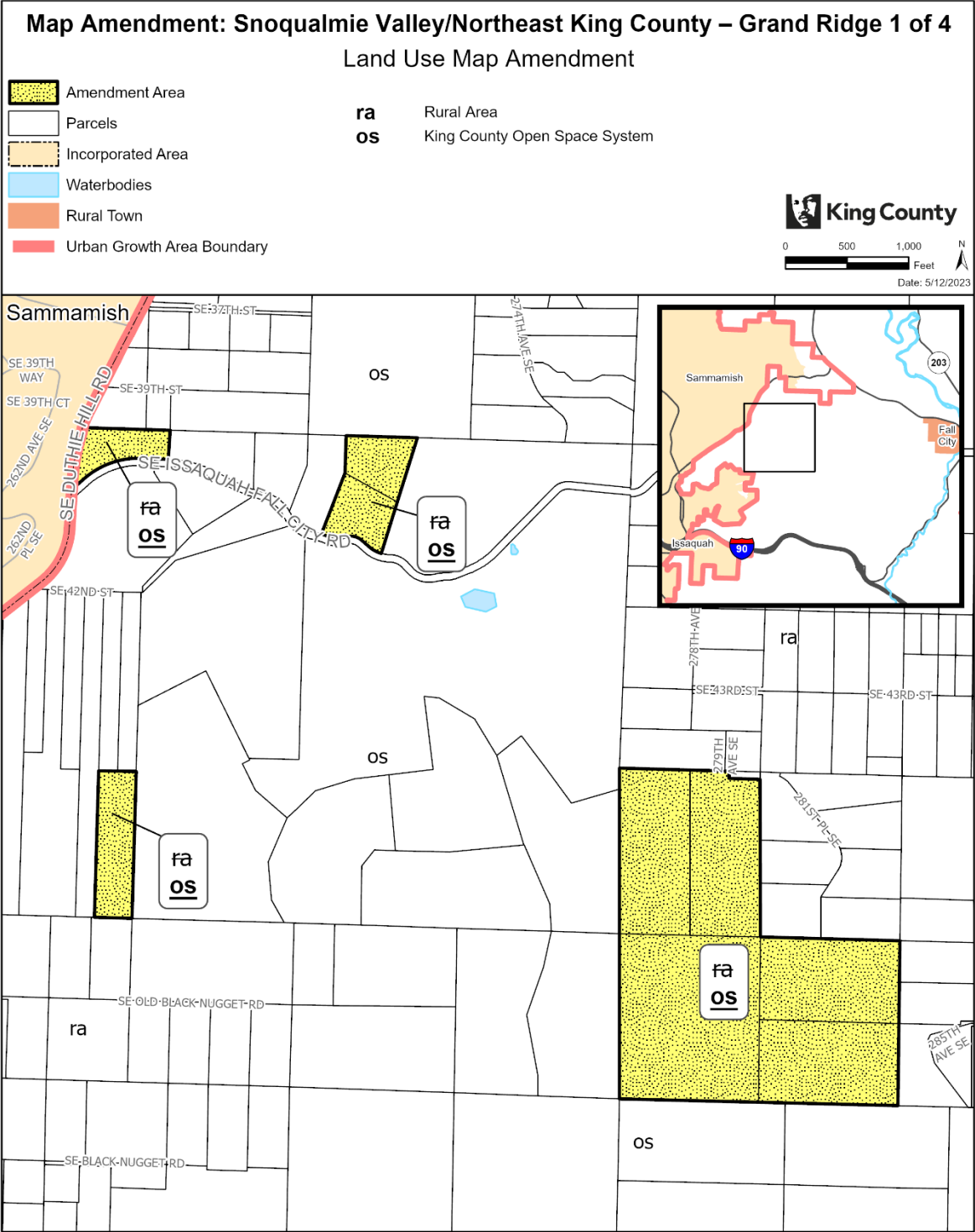
4. On the following parcels:
- a. Remove P-Suffix ES-P02; and
 - b. Remove P-Suffix ES-P12.

2424069143	2524069001
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5. Repeal the following P-Suffix Development Conditions from the Zoning Atlas:
- a. P-Suffix ES-P02;
 - b. P-Suffix ES-P09; and
 - c. P-Suffix ES-P12.

Effect: Amends the land use designation and zoning development conditions as follows:

- Amending the land use designation from Rural Area to King County Open Space Systems on 26 parcels owned by King County Department of Natural Resources and Parks. The land use designations indicates the long-term intended use of the properties for open space, recreational, and environmental benefits.
- Amending the land use designation from Rural Area to Other Parks and Wilderness on 20 parcels owned by Washington Department of Natural Resources and one parcel owned by City of Issaquah. The land use designations indicates the long-term intended use of the properties for open space, recreational, environmental benefits, and forest management.
- Amending the zoning atlas by removing P-Suffix ES-P02 from a number of parcels located north, east, and south of Issaquah Highlands on Grand Ridge. ES-P02 implemented policies of the former East Sammamish Community Plan by specifying that the area shall retain its rural designation and that new subdivisions shall be require clustering.
- Amending the zoning atlas by removing P-Suffix ES-P02 from a number of parcels located north, east, and south of Issaquah Highlands on Grand Ridge. ES-P09 implemented policies of the former East Sammamish Community Plan by specifying development requirements to be followed for subdivisions and short subdivisions.
- Amending the zoning atlas by removing P-Suffix ES-P02 from a number of parcels located north, east, and south of Issaquah Highlands on Grand Ridge. ES-P12 implemented policies of the former East Sammamish Community Plan by specifying that any development application submitted after January 9, 1995 shall be processed consistent with the Urban Planned Development Agreement that controlled the now-constructed Grand Ridge development.
- Repealing P-Suffix ES-P02, ES-P09, and ES-P12 from the Zoning Atlas.

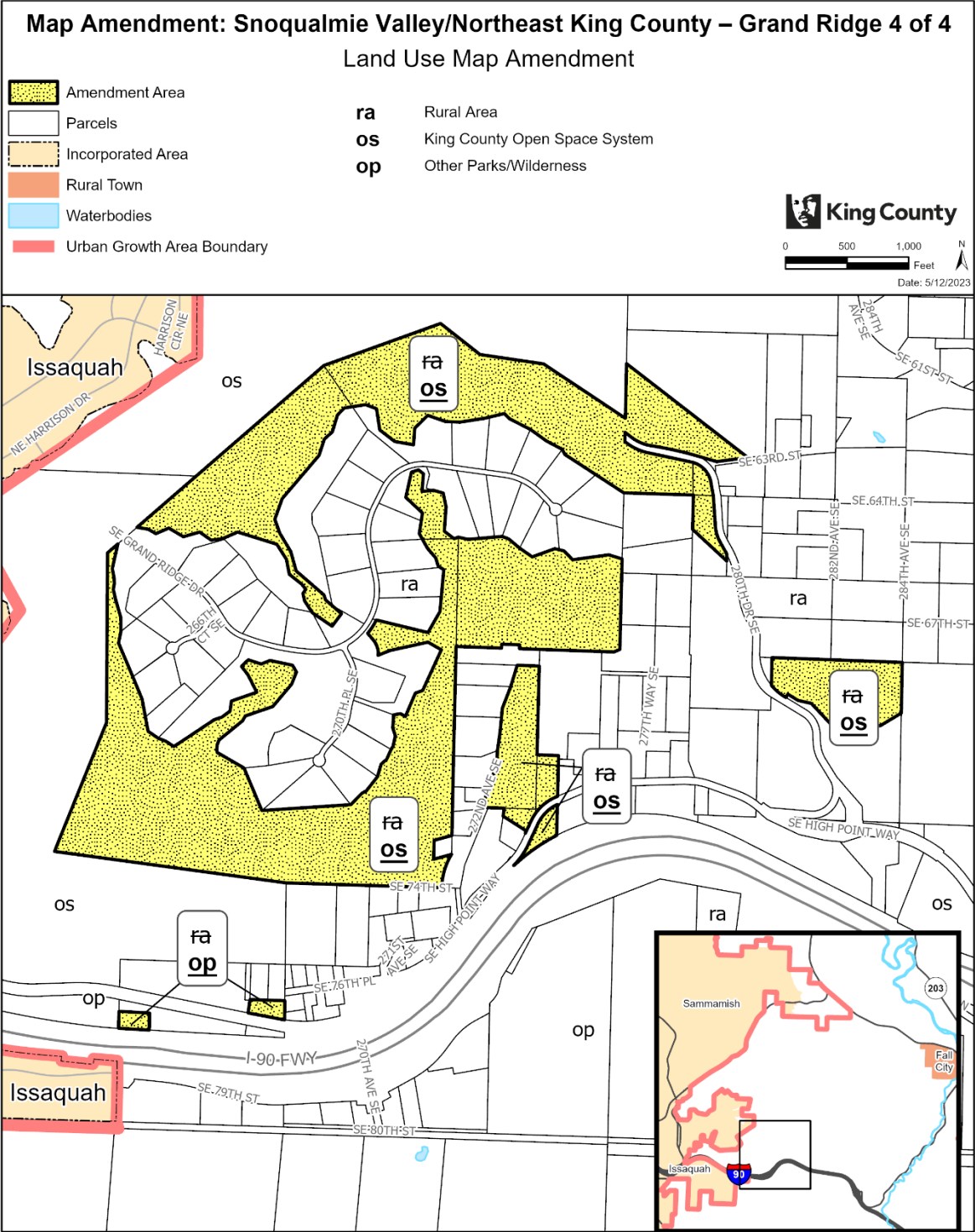


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Project: GrandRidge-alt2 P. McCombs

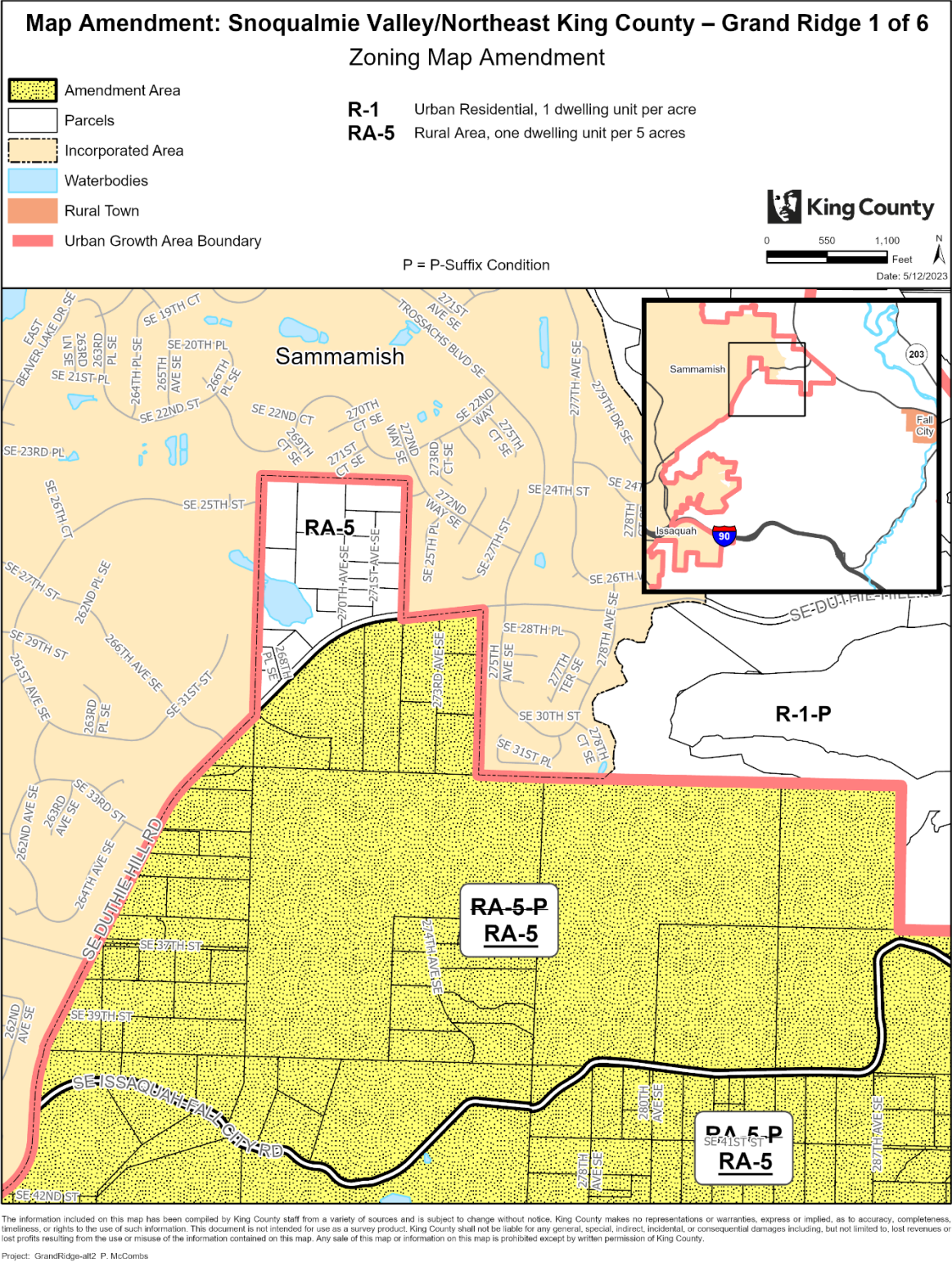
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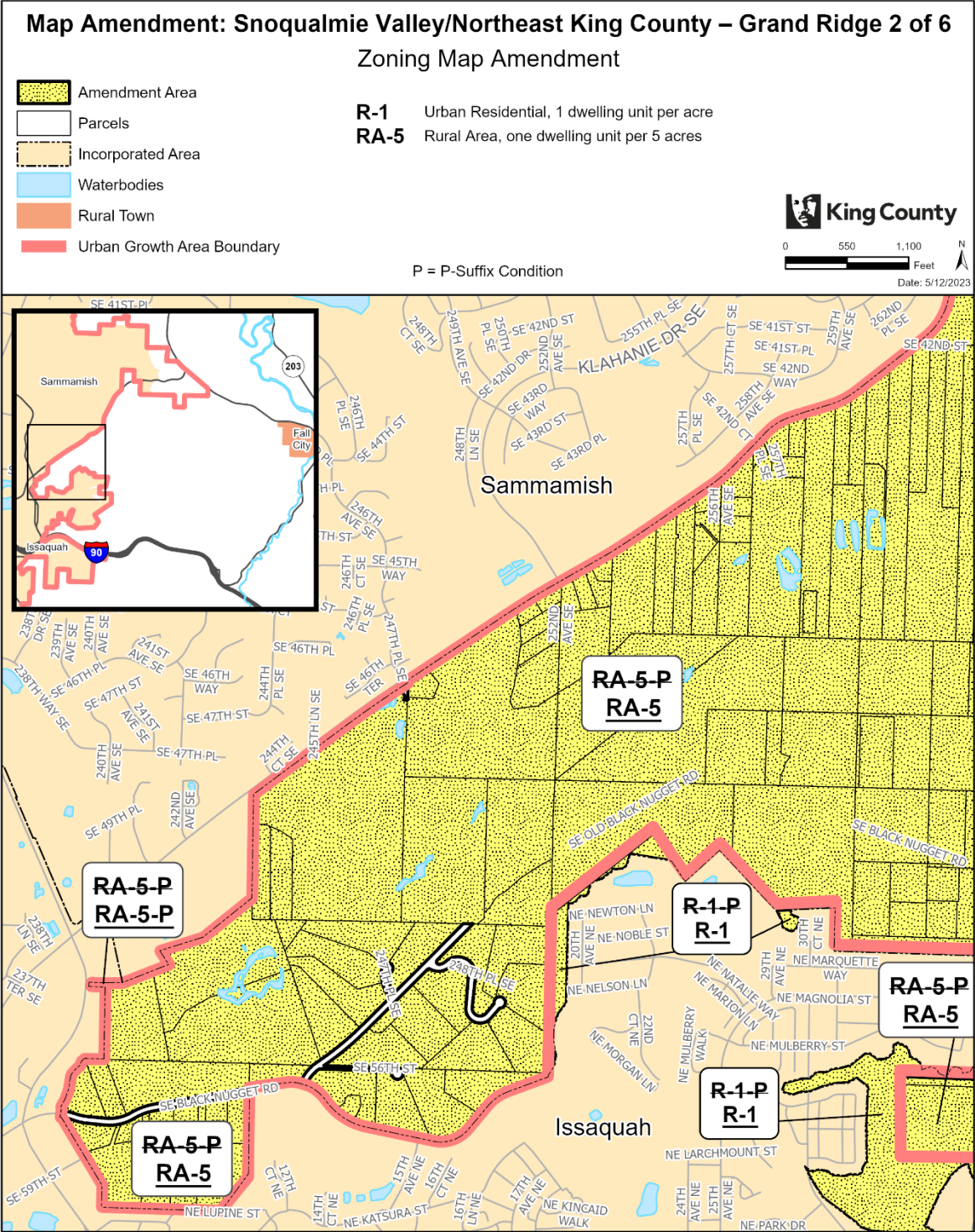
Project: GrandRidge-alt2 P. McCombs



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Project: GrandRidge-alt2 P. McCombs



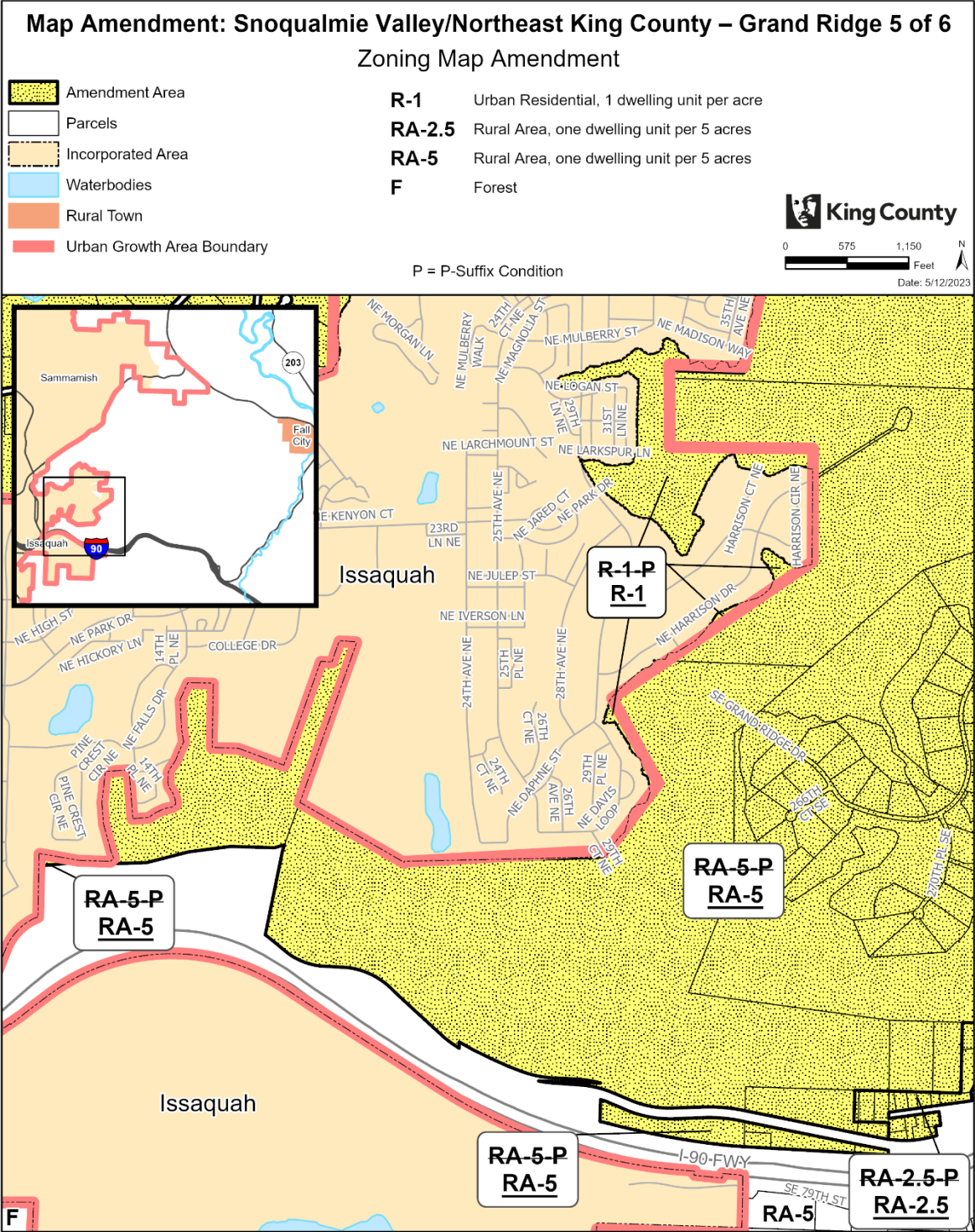


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Project: GrandRidge-alt2 P. McCombs

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

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

Section 33	Township 24	Range 7
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ZONING

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

6893300370	6893300375	6893300380	6893300385
6893300620 (portion)			

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

3324079013	6893300620 (portion)
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3. Remove P-Suffix SV-P21 on the following parcel:

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

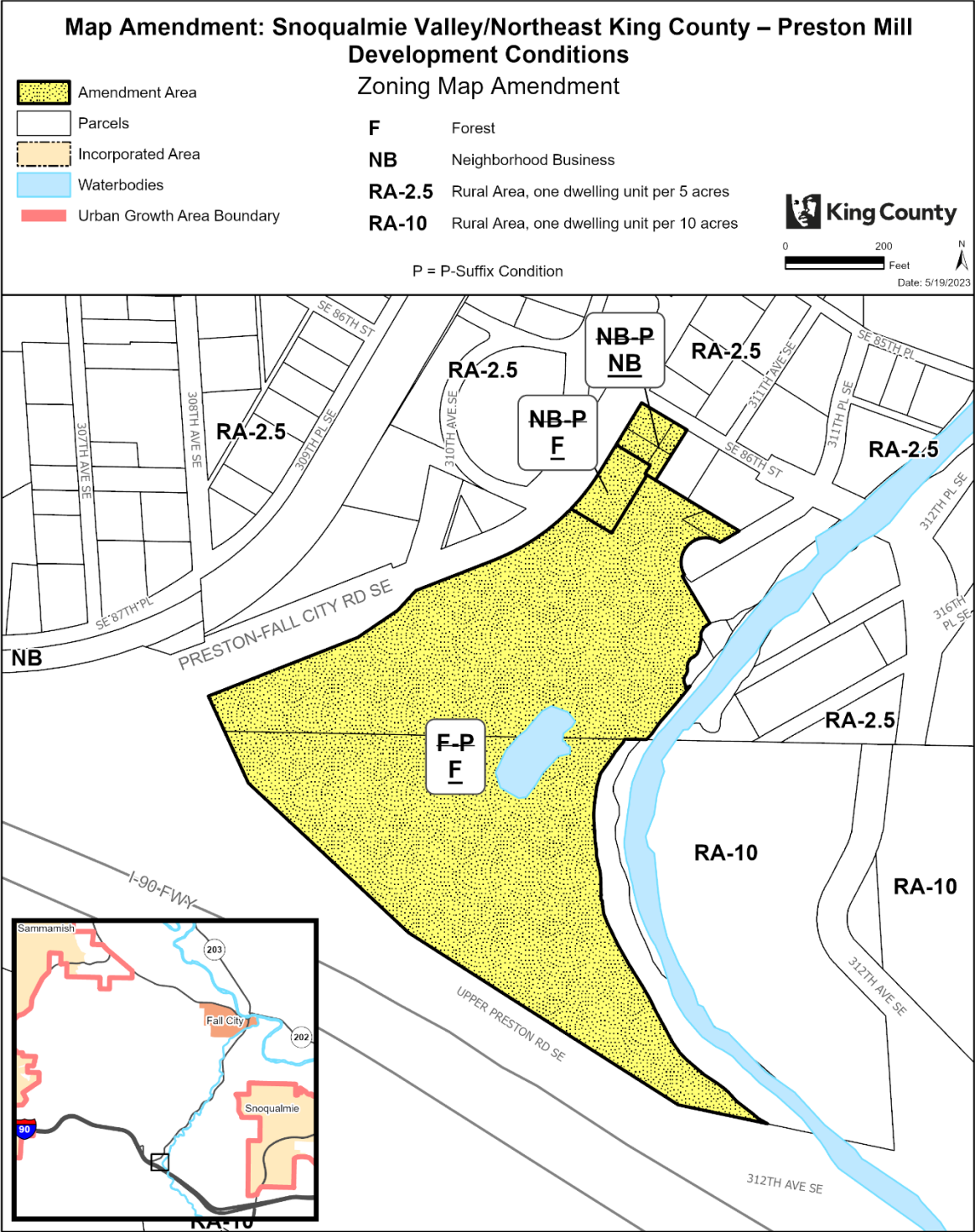
6893300620 (portion)

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

- a. P-suffix SV-P12;
- b. P-suffix SV-P17; and
- c. P-suffix SV-P21.

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

- Amends the zoning atlas by removing P-Suffix SV-P12 limiting commercial uses on four parcels currently zoned Neighborhood Business.
- Amends the zoning atlas by removing P-Suffix SV-P17 and SV-P21 from parcels that were designed to limit the use and guide development of the former Preston Mill site.
- Amends the zoning classification from Neighborhood Business to Forest on a portion of a property acquired by King County Department of Natural Resources and Parks currently designated King County Open Space System.



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Project: PrestonMill P. McCombs

Map Amendment: 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	3224079023	3224079033
3224079059			

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 home per 10 acres).

2924079009 (portion)

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

2924079053 (portion)

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

“The ~~((1994 Comprehensive Plan (Policy R-314) recognized))~~ 2024 Snoqualmie Valley/Northeast King County Community Service Area Subarea Plan maintains 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))~~ R-514 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. 21A.14, the following P-suffix conditions apply to the subject property:

A. Access

Controlled access roads 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, additional buffering between different land uses and the transition to the Preston rural neighborhood shall be required for all new development and redevelopment. Additional buffer types and landscaping shall include the following:

1. All new development and re-development 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 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 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, 10 feet wide on both sides of the trail shall be required along identified public trails or trail easements.
5. The site plan of any new development shall maintain the passive open space area located in the northeast corner of the site.
6. Utilities shall be underground.

C. Building Scale

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

D. Permitted Uses

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

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

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

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

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

- The majority of the product(s) being manufactured, processed or sold are primarily composed of materials extracted or grown in the Rural Area or ((Natural)) Resource Lands.
- The majority of the product(s) being manufactured, processed or sold are used or consumed in the Rural Area or ((Natural)) Resource Lands.
- The proposed use provides services predominantly to Rural Area residents, or to other uses of the Rural Area or ((Natural)) Resource Lands.

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

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

d) ~~Any parcel governed by a basic use agreement between the property owner and the Preston community shall not be subject to the requirements of Subsection d.1.(c) and the department of development and environmental local services shall apply the provisions of the basic use agreement as conditions of project approval. The basic use agreement shall include provisions that are generally consistent with the basic use agreement recorded under Auditor File NO. 9708190805 and the following shall be used as a guideline for the required provision:))~~
~~((4))~~ 2. Limitations on Use of Property: ~~((All industrial uses made of the property shall be limited to those uses allowed, as of the date of the agreement, on Industrial zoned land that is located in Areas designated as Rural, and accessory uses. T))~~ In addition to the use provisions in K.C.C. 21A.12, the following uses shall additionally be prohibited: slaughterhouses; tanneries; animal rendering; processing of mineral resources, including quarry rock and gravel; concrete batching facilities; asphalt batching facilities; any use requiring a waste water discharge permit; campgrounds; bowling center; shooting range; dry-cleaning plants; industrial launderers; vector waste receiving facility; outdoor advertising service; miscellaneous equipment rental; automotive rental and leasing; heavy equipment and truck repair; helistop; motor vehicle and boat dealers; auto supply stores(although auto supply wholesale distribution shall not be prohibited); gasoline service stations; fuel dealers; auction houses; livestock sales; tire retreading; public agency animal control facility; transfer station; adult use facility; any use that extracts groundwater for

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

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

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

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

E. Environment

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

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

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

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

~~2924079009 2924079020 2924079018~~

~~2924079055 2924079058 2924079056~~

~~2924079019 3224079002~~

~~3224079033 3224079059 3224079004~~

~~3224079133 3224079004 3224079124~~

~~3224079125 3224079126 3224079128~~

~~3224079129 3224079130 2924079053~~

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

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

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

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

- Removing P-Suffix SV-P13 from the northern parcels of the Preston Industrial area.
- Removing P-Suffix SV-P15 from the southern parcels of the Preston Industrial area.

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- **Removing P-Suffix SV-P19 from one parcel RA-10-zoned parcel northeast of the Preston Industrial area.**
- **Amending P-Suffix SV-P19 covering the entire Preston Industrial area by incorporating applicable landscaping, open space, and utility provisions from the removed P-Suffixes and updating and simplifying terminology.**
- **Amending the zoning from Industrial to RA-10 on one parcel northwest of the Preston Industrial area that has been acquired by the Department of Natural Resources and Parks for inclusion in the King County Open Space System.**

DRAFT

Map Amendment: Snoqualmie Valley/Northeast King County – Snoqualmie Mill
AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN LAND USE MAP and THE KING
COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

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

LAND USE

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

2924089032

ZONING

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

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

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

2024089035 2924089009 (portion)

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

2924089017(portion)

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

2024089017 (portion)

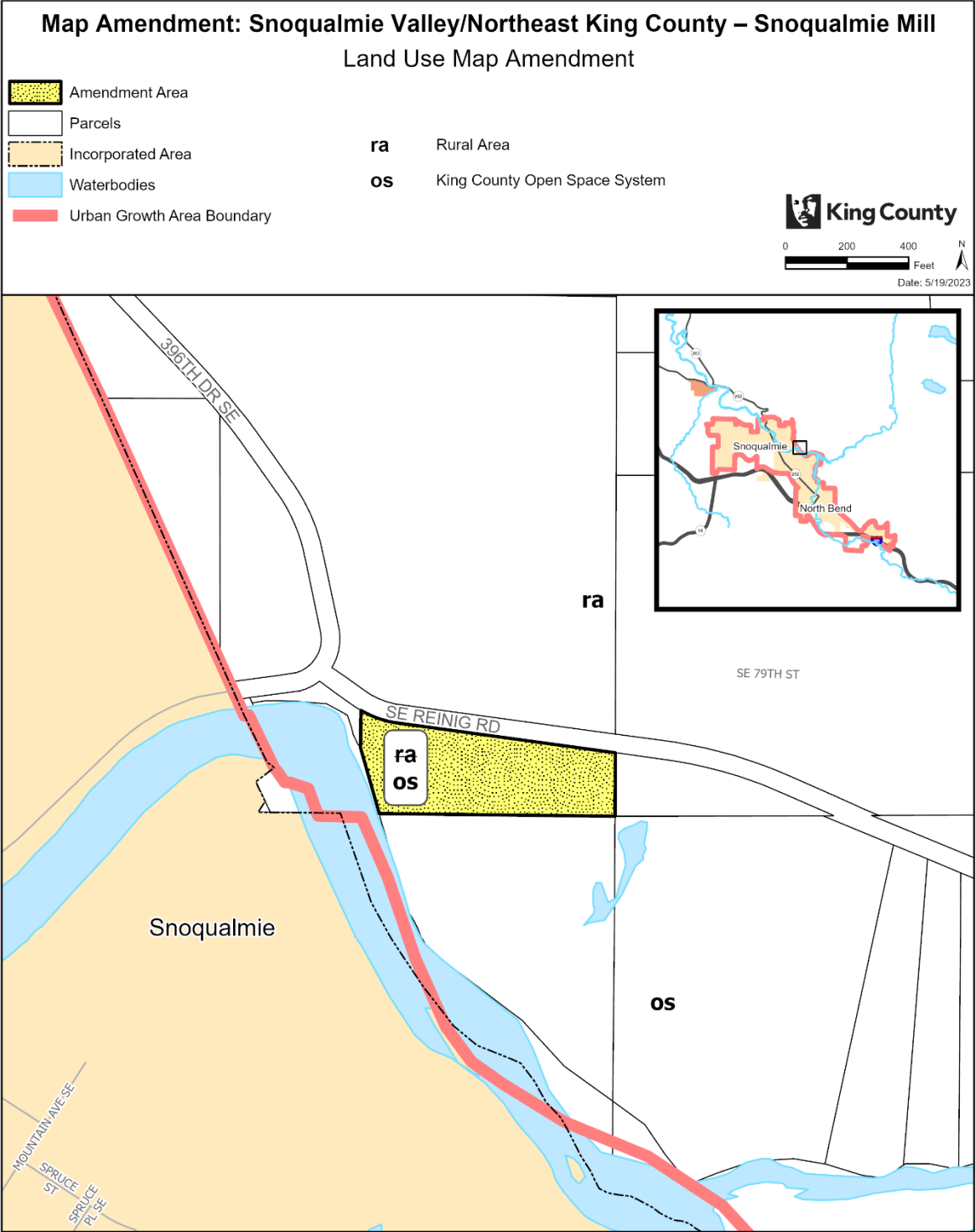
5. Repeal P-Suffix Development Condition SV-P18 from the Zoning Atlas.

Effect: The following actions are accomplished by this map amendment:

- Amending the land use designation from Rural Area to King County Open Space System of one parcel acquired by the King County Department of Natural Resources and Parks.
- Removing P-Suffix SV-P18 and repealing it from the Zoning Atlas, which required joint planning between King County and the City of Snoqualmie and established development

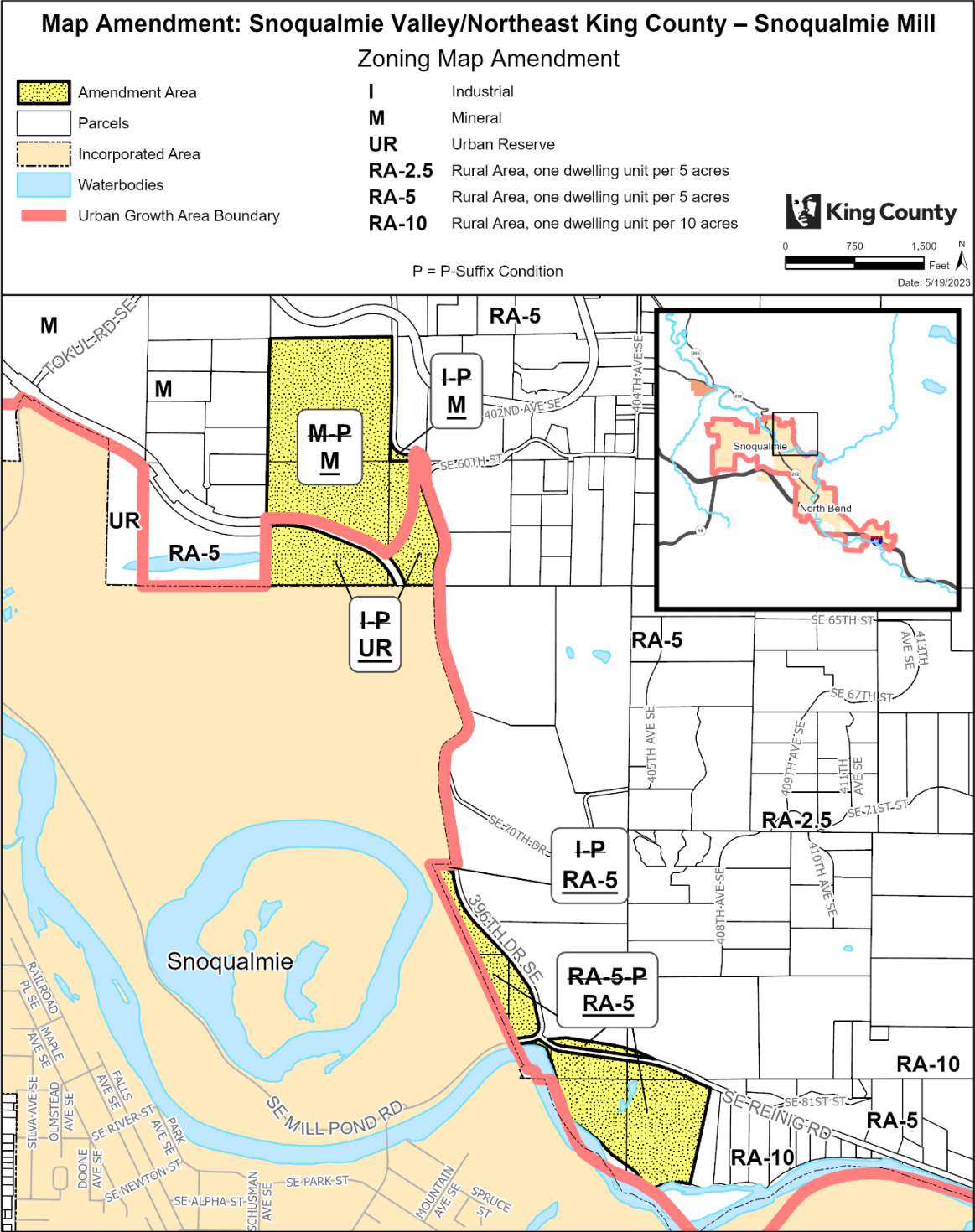
standards associated continued industrial/commercial use of the historic Weyerhaeuser Snoqualmie Mill Site. Much of the area has been annexed by the City of Snoqualmie, which is working with a developer on a planned commercial/industrial application within the city limits. The areas outside of the Urban Growth Area are no longer associated with the expansion of the City of Snoqualmie and can be guided by King County Code development regulations.

- Amending the zoning classification from I (Industrial) to UR (Urban Reserve) on one parcel and a portion of a second parcel within the Urban Growth Area of the City of Snoqualmie.
- Amending the zoning classification from I (Industrial) to RA-5 (Rural Area, 1 dwelling unit per 5 acres) on a portion of a vacant parcel in the Rural Area.
- Amending the zoning classification from I (Industrial) to M (Mineral) on a portion of a vacant parcel in the Rural Area.



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Project: SnoqualmieMill P. McCombs



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Project: SnoqualmieMill P. McCombs

Map Amendment: 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		

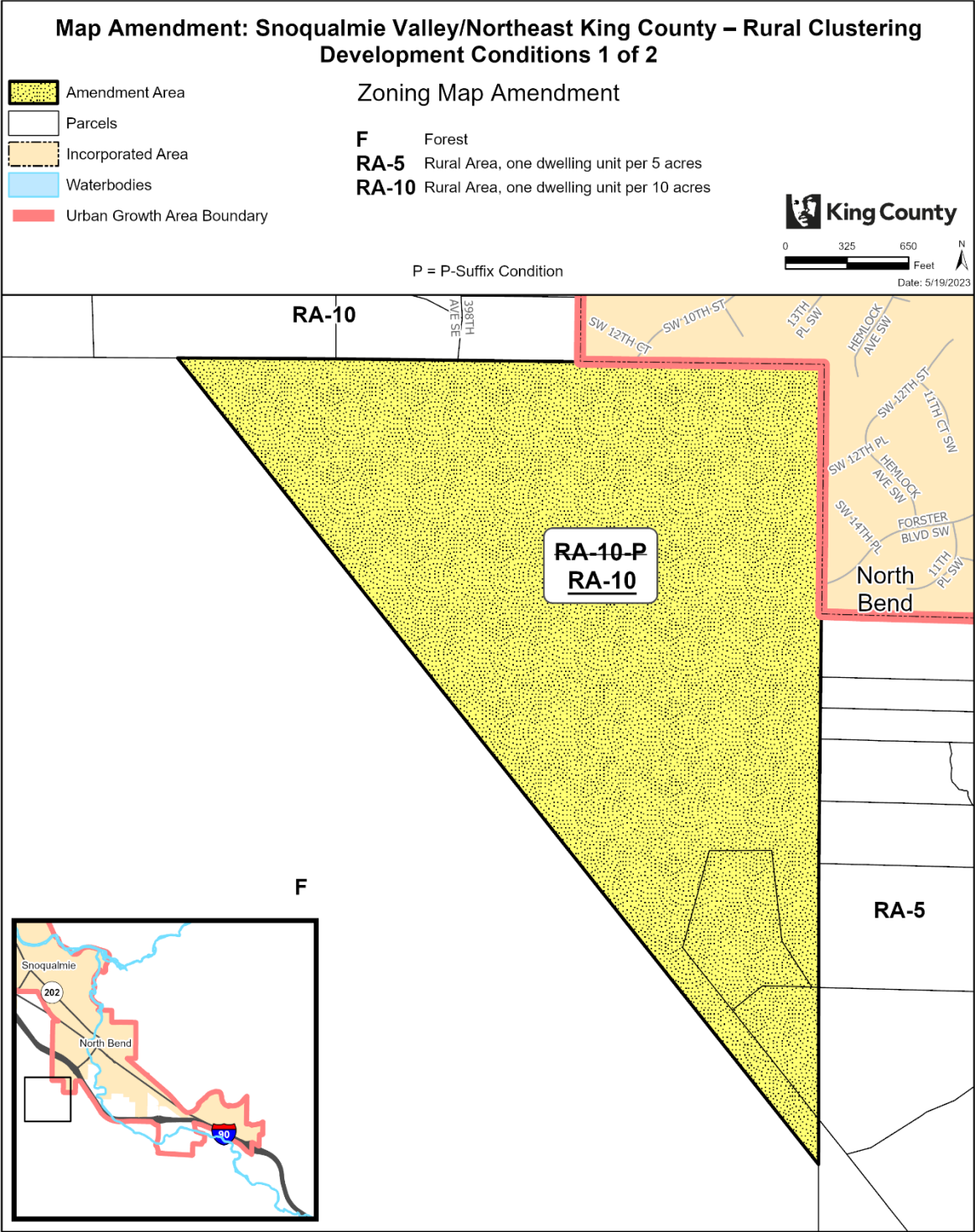
2. Remove P-Suffix SV-P36 from the following parcels:

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 condition SV-P23 ("Parcels 13, 27, 33, 35, 36, 37 Located in Section 18, Township 23, Range 9:) that requires clustering if future residential development of the parcels. Amends the zoning of parcels west of North Bend by removing P-Suffix condition SV-P36 ("Development Clustered on 50 acres") that requires clustering if future residential development of the parcels. Rural clustering is still permitted on the parcels if future development occurs.



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Project: RuralClustering P. McCombs

Project: RuralClustering P. McCombs

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

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

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

ZONING

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

Effect: Repeals seven identified P-Suffix development conditions from the Zoning Atlas. The P-Suffix development conditions do not apply on any parcels in unincorporated King County due to annexations.

Map Amendment: Snoqualmie Valley/Northeast King County – Fall City Industrial
AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

Section 15	Township 24	Range 7
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ZONING

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

2475900595

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

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

~~((2.)) 1. The subject property shall be insulated for noise reduction ((as illustrated in Exhibit 23 except that the exterior insulation shown shall not be required)). If said insulation is not sufficient to reduce the noise emitted from the subject property to the standard set out in KCC 12.88, then the applicant shall work with Seattle-King County Health Department Noise Abatement staff to further insulate or modify the building to achieve this standard.~~

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

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

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

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

~~((7.)) 5. All work shall be done in the building other than disassembly and dismantling."~~

Effect: This amendment 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.

Project: FallCityIndustrial P. McCombs

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

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

Amend Sections, Townships, and Ranges, as follows:

Section 22	Township 24	Range 7
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LAND USE

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

2224079033

ZONING

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

2224079033

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

2224079033

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

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

1A. The property line between the existing M zoned parcel and the adjacent RA zoned ((4.5 acre)) parcels ~~((adjacent to the northwest (excluded from this reclassification)))~~, shall be fenced in a secure manner, not less than ((5)) six feet in height, and setbacks shall be maintained as required by KCC21A.22.060. ~~((This condition shall be of no further force or effect in the event the northwest parcel is subsequently reclassified to M when new area zoning is adopted by King County. In that event, unless otherwise provided by the area zoning, a minimum 150 foot setback shall be maintained from property authorized to be developed for residential use, of which not less than 75 feet shall be on the M zoned property. Except for the required fencing, the 150 foot setback area shall be subject to a native growth protection easement.))~~

2. The applicant shall obtain a grading permit yearly from the King County Department of ~~((Development and Environmental Services (DDES)))~~ Local Services (Local Services) and be subject to the ~~((conditions))~~ applicable requirements of King County ~~((ordinances 3408 and 4488))~~ Code (KCC) 16.82 and KCC 21A.22. Any subsequent modification to equipment due to technology may be subject to additional standards at that time.

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

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

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

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

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

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

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

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

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

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

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

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

14. No signs, other than signs required by KCC 21A.20 and these conditions, are authorized.

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

16. In the event that extraction activities cease for a period in excess of 120 days, all trucks and equipment shall be stored and maintained in a workmanlike manner to insure the site does not become an unsightly storage facility, until such time as excavations are recommenced. No maintenance of equipment, except as necessary for preservation, shall be allowed during periods that the quarry is inactive for a period of 120 days or more.

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

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

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

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

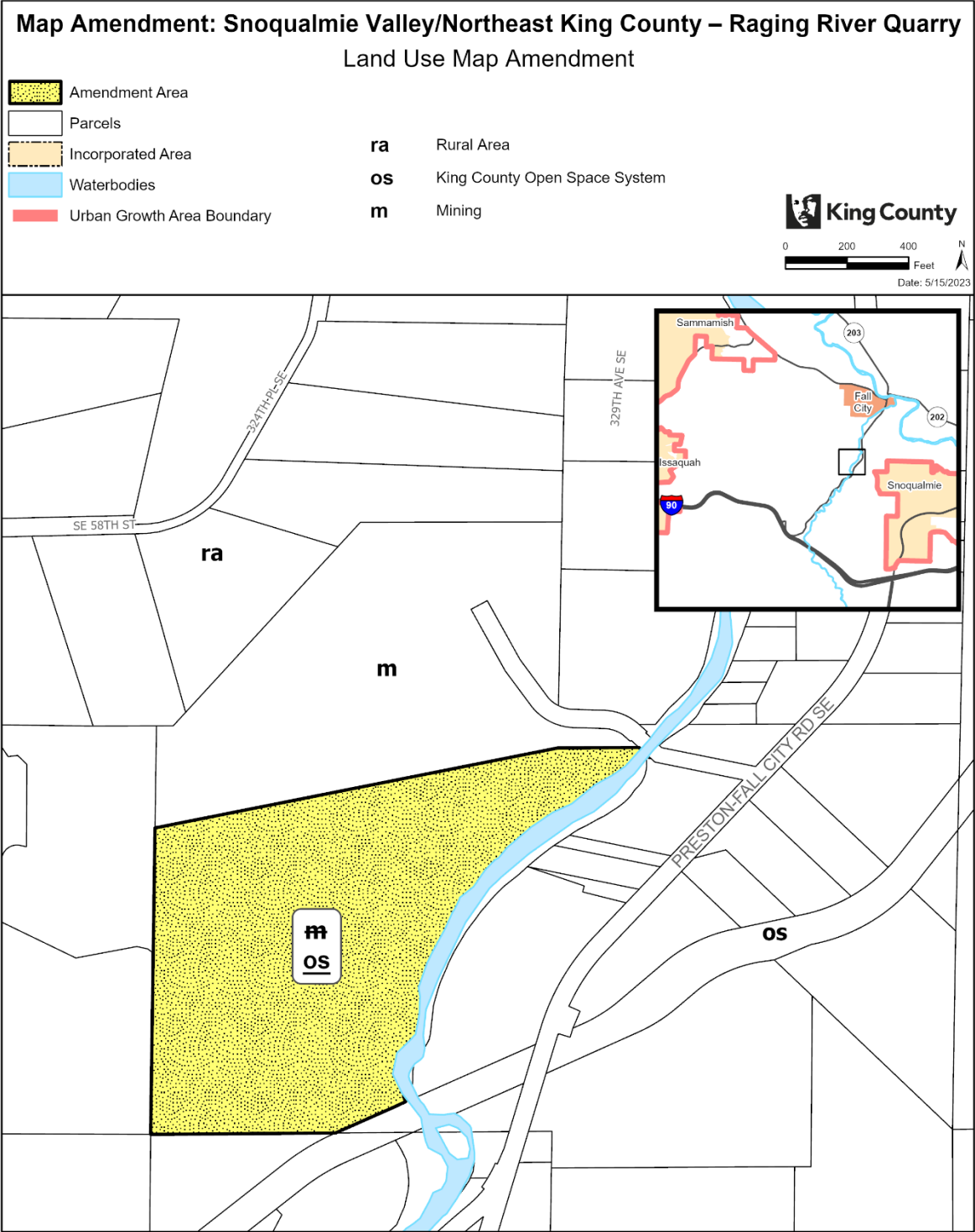
21. As the quarry operation proceeds in a southwesterly direct, the processing equipment shall be periodically moved to take maximum advantage of the shielding effect of topography. This condition shall be specifically reviewed at the time of each grading permit renewal.

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

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

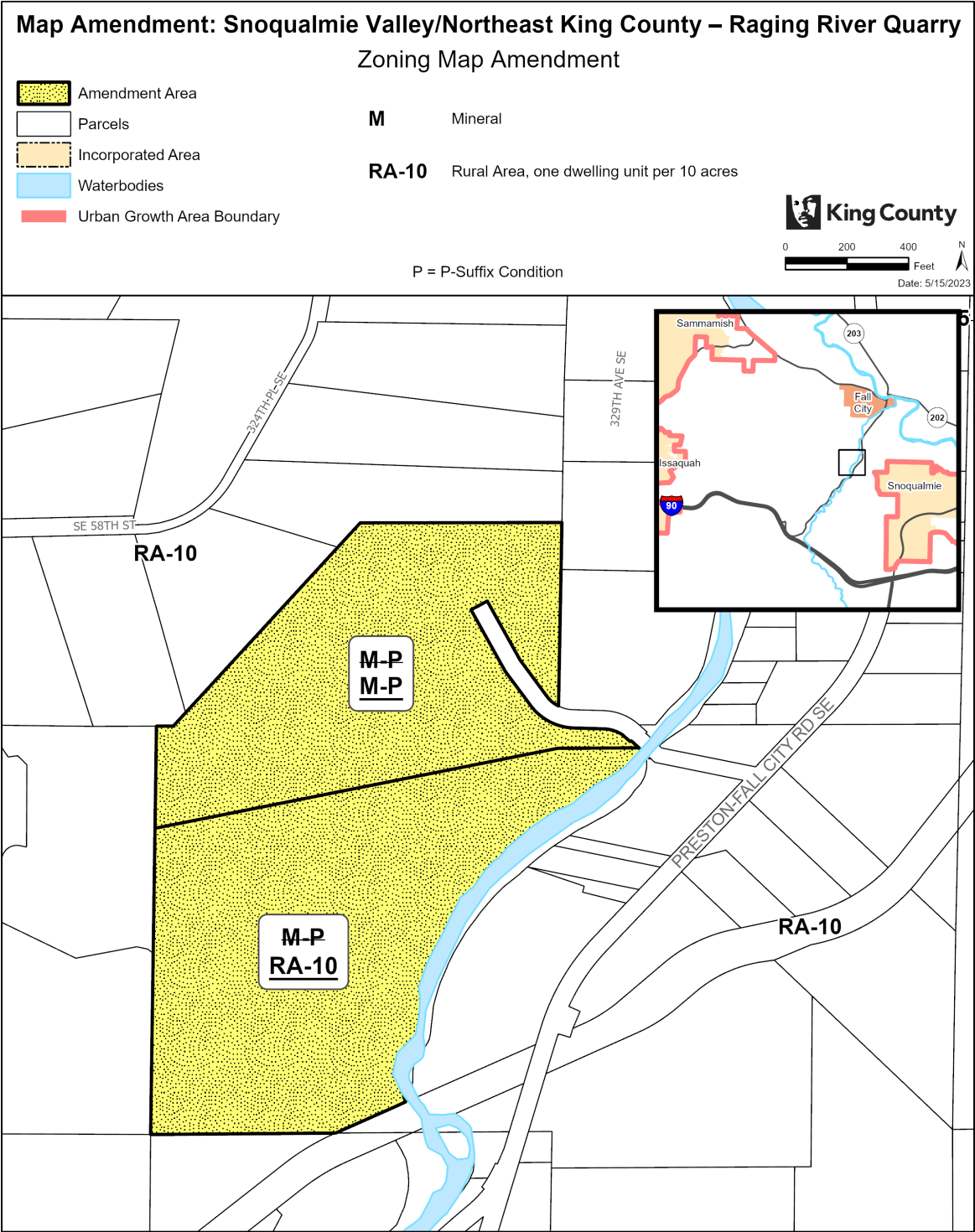
24. The quarry operator shall be responsible for any damage to nearby properties, including domestic water supply wells, attributable to blasting on the subject property. Claims for any such damage shall be the responsibility of the affected property owner and the quarry operator to handle directly between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

Effect: This amendment changes the land use designation from Mineral to Open Space and removes SV-P31 for one parcel. SV-P31 is amended to be consistent with current codes and King County department references.



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Project: RagingRiver P. McCombs



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Project: RagingRiver P. McCombs

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

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

ZONING

1. On the following parcel:
- a. Remove P-Suffix SV-P27; and
 - b. Amend Special District Overlay SO-260.

1424079050

2. On the following parcel:
- a. Remove P-Suffix SV-P28; and
 - b. Amend Special District Overlay SO-260.

2475900460

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

Effect: Removes two P-Suffix development conditions. P-Suffix SV-P27 requires landscaping as part of park development. P-Suffix SV-P28 prohibited overnight parking or storage of truck on the subject parcel.

Note that there are other proposed changes within the Fall City Business District that would amend Special District Overlay SO-260 adopted in King County Code 21A.38.260. For reference for the Public Review Draft, those affected parcels and the proposed code changes are included below.

Parcels:

0943100005	0943100420	1424079050	1524079003
1524079004	1524079006	1524079007	1524079059
1524079079	1524079161	1524079182	2475900005
2475900025	2475900030	2475900050	2475900052
2475900054	2475900065	2475900075	2475900080
2475900085	2475900105	2475900110	2475900120
2475900125	2475900140	2475900155	2475900170
2475900190	2475900194	2475900195	2475900210
2475900240	2475900250	2475900251	2475900265
2475900266	2475900267	2475900280	2475900285
2475900305	2475900320	2475900330	2475900340
2475900355	2475900356	2475900357	2475900370
2475900385	2475900395	2475900405	2475900445

2475900460	2475900805	2475900807	2475900810
6730700005	6730700050	6730700060	6730700075
6730700081	6730700275	6730700285	6730700305
6730700315			

SECTION X. Ordinance 17485, Section 43, as amended, and K.C.C. 21A.38.260 are

hereby amended to read as follows:

A. The purpose of the Fall City business district special district overlay is to allow commercial development in Fall City ~~((to occur with on-site septic systems until such time as an alternative wastewater system is available))~~ that is consistent with the design and operation of the district's large on-site sewage system and that is compatible with rural character. The special district shall only be established in areas of Fall City zoned CB ~~((and shall be evaluated to determine if it is applicable to other rural commercial centers)).~~

Commented [JC1]: not applicable; these standards are specific to Fall City.

B. The standards of this title and other county codes shall be applicable to development within the Fall City business district special district overlay except as follows:

Commented [JC2]: Updated terminology throughout to reflect consistent use names in the use tables

1. The permitted uses in K.C.C. ~~((C))~~chapter 21A.08 do not apply and are replaced with the following:

a. Residential land uses ~~((as set forth in K.C.C. 21A.08.030))~~:

Commented [JC3]: Clarifying edit to reflect existing intent. Removed as above it states that K.C.C. Chapter 21A.08 does not apply.

i. As a permitted use:

(A) ~~((Multifamily residential units shall only be allowed))~~ Apartment when part of a mixed-use development with residential units on the upper floors of a building((s)); and

Commented [JC4]: clarifying edit to reflect existing intent and to reflect updated terminology proposed in this ordinance

(B) Home occupations under K.C.C. chapter 21A.30;

ii. As a conditional use:

(A) Bed and Breakfast Guesthouse (five rooms maximum); and

(B) SIC #7011 (Hotel/Motel).

b. Recreational/cultural land uses ~~((as set forth in K.C.C. 21A.08.040))~~:

Commented [JC5]: Clarifying edit to reflect existing intent. Removed as above it states that K.C.C. Chapter 21A.08 does not apply.

i. As a permitted use:

(A) SIC #823 (Library);

(B) SIC #841 (Museum);

(C) SIC #842 (Arboretum); ~~((and))~~

(D) Park; and

(E) Theater.

ii. As a conditional use:

(A) Sports Club(~~(Fitness Center)~~), subject to 21A.08.040.B.17;

(B) SIC #7999 (Amusement(~~(/)~~) Recreation Services(~~(/Arcades (Indoor))~~), indoor
only and subject to K.C.C. 21A.08.040.B.14;

(C) SIC #793 (Bowling Center);

c. General services land uses ~~((as set forth in K.C.C. 21A.08.050))~~:

i. As a permitted use:

(A) SIC #72 (General Personal Services, except escort services);

(B) SIC #7261 (Funeral Home/Crematory);

(C) ~~((Appliance/Equipment))~~ SIC #76 Miscellaneous Repair;

(D) ~~((Medical or Dental))~~ SIC #s 801-04 (Office/Outpatient Clinic);

(E) SIC #807 (Medical or Dental Lab);

(F) Day Care I;

(G) Day Care II;

(H) SIC #074 (Veterinary Clinic), subject to K.C.C. 21A.08.050.B.10;

(I) SIC # 83 (Social Services), subject to K.C.C. 21A.08.050.B.2;

(J) SIC #0752 (Animal Specialty Services);

Commented [JC6]: Clarifying edit to reflect existing intent. Removed as above it states that K.C.C. Chapter 21A.08 does not apply.

(K) Artist Studios;

(L) SIC #805 (Nursing and Personal Care Facilities);

ii. As a conditional use:

(A) ~~((Theater (Movie or Live Performance);~~

~~(B) Religious Use))~~ SIC #866 (Church, Synagogue, Temple);

d. Government/Business services land uses ~~((as set forth in K.C.C. 21A.08.060))~~:

i. As a permitted use:

(A) General Business Service;

(B) Professional Office(~~(Bank, Credit Union,)~~) (SIC #64 (Insurance Office) only);

(C) Private storm water management facilities, subject to K.C.C. 21A.08.060.B.8).

ii. As a conditional use:

(A) Public Agency or Utility Office;

(B) SIC #9221 (Police ((Substation)) Facility);

(C) SIC #9224 (Fire ((Station)) Facility);

(D) Utility Facility;

(E) Self(~~(-)~~)-Service Storage;

e. Retail(~~(commercial)~~) land uses ~~((as set forth in K.C.C. 21A.08.070))~~:

i. As a permitted use on the ground floor:

(A) SIC # 54 (Food Stores);

(B) Drug Stores(~~(Pharmacy)~~);

(C) Retail Store: includes florist shops((?)); book, stationary, video and art supply

stores((?)); SIC #56 (apparel and ((accessories)) accessory stores)((?)); furniture((?)) and home

furnishings stores((?)); SIC #593 (used goods: antiques/((recycled goods store))secondhand

Commented [JC7]: Moved to Recreational and Cultural land uses below to be consistent with the structure of the use tables.

Commented [JC8]: Clarifying edit to reflect existing intent. Removed as above it states that K.C.C. Chapter 21A.08 does not apply.

Commented [JC9]: Clarifying edit to reflect existing intent. These are part of the definition of General Business Service above.

Commented [JC10]: Clarifying edit to reflect existing intent. Matches uses in definition of Professional Office.

Commented [JC11]: Clarifying edit to reflect existing intent. Moved up from below to match structure of the use tables

Commented [JC12]: Clarifying edit to reflect existing intent to reflect correct name of use table.

Commented [JC13]: Clarifying edit to reflect existing intent. Removed as above it states that K.C.C. Chapter 21A.08 does not apply.

Commented [JC14]: Clarifying edit to reflect existing intent to reflect correct names in the use tables. No substantive changes.

shops~~((;))~~; sporting goods and related stores, subject to 21A.08.070.B.29~~((;))~~; ~~((video store, art supply store,))~~ hobby ~~((store))~~, toy, game shops~~((;))~~; jewelry store, ~~((toy store, game store, photo store, electronic/appliance store,))~~ photographic and electronic shops; fabric shops~~((;))~~; pet shops~~((; and other retail stores (excluding adult only retail)))~~;

(D) SIC #58 (Eating and Drinking Places~~((; including coffee shops and bakeries)))~~;

and

(E) Remote tasting rooms, subject to K.C.C. 21A.08.070.B.7.

ii. As a conditional use:

(A) SIC #592 (Liquor Store) or any ~~((R))~~ retail ~~((S))~~ store otherwise allowed as a permitted use in this section and that ~~((Selling))~~ sells ~~((A))~~ alcohol;

(B) ~~((Hardware/Building Supply))~~ Building Materials and Hardware Stores;

(C) Retail Nursery~~((;))~~ Garden Center and Farm Supply Stores;

(D) Department and Variety Stores;

~~((E))~~ Auto Dealers (indoor sales rooms only);

~~f. Manufacturing land uses as set forth in K.C.C. 21A.08.080 are not allowed.~~

~~g. Resource land uses as set forth in K.C.C. 21A.08.090;~~

i. As a permitted use:

(A) Solar photovoltaic/solar thermal energy systems;

(B) Private storm water management facilities;

(C) Growing and Harvesting Crops (within rear/internal side yards or roof gardens,

and with organic methods only);

(D) Raising Livestock and Small Animals (per the requirements of Section 21A.30

of the Zoning Code)

Commented [JC15]: removed "other retail stores" as this needs to be consistent with terms in the Title or the uses need to be added as new definitions or SIC codes. The prohibition on adult only retail will continue, as only the retail uses explicitly listed here are allowed.

Commented [JC16]: not necessary to state; is already included in the SIC group

Commented [JC17]: Not allowed in any CB zone in unincorporated King County. Making an exception in Fall City is not consistent with rural character.

Commented [JC18]: Clarifying edit to reflect existing intent. This is already the case, as only the uses listed in this section are allowed. If no manufacturing land uses are listed, they are already not allowed.

Commented [JC19]: Addressed via accessory uses in new sub-g below, which includes consumer-scale renewable energy systems. Anything larger than that would be a "renewable energy generation facility" which is not appropriate for the Fall City business district.

Commented [CJ20]: Moved to Government/Business services land uses above to be consistent with the structure of the use tables.

Commented [CJ21]: Formal crops are unlikely to happen a rear or side yard or on a roof. A personal garden is more likely, which does not need to be regulated as a formal "use".

Commented [JC22]: Not feasible in or appropriate use of the Fall City business district.

- 127 ii. ~~As a conditional use:~~ Wind Turbines
- 128 h.) f. Regional land uses ~~((as set forth in K.C.C. 21A.08.100 with))~~;
- 129 i. as a special use ~~((permit))~~:
- 130 (A) Communication Facility, subject to 21A.08.100.B.17;
- 131 g. accessory uses to the uses in this section are allowed when consistent with:
- 132 i. the definitions in K.C.C. chapter 21A.06;
- 133 ii. applicable conditions in the use tables in K.C.C chapter 21A.08; and
- 134 iii. K.C.C. 21A.08.035.
- 135 2. The densities and dimensions ~~((set forth))~~ in K.C.C. chapter 21A.12 apply, except as
- 136 follows:
- 137 a. Residential density is limited to six dwelling units per acre. ~~((For any building with~~
- 138 ~~more than ten dwelling units, at least ten percent of the dwelling units shall be classified as~~
- 139 ~~affordable under 21A.34.040F.1))~~;
- 140 b. Buildings are limited to two floors, plus an optional basement;
- 141 c. The elevation of the ground floor may be elevated a maximum of six feet above the
- 142 average grade of the site along the front facade of the building;
- 143 d. If the ground floor is designed to accommodate non((-))residential uses, the
- 144 elevation of the ground floor should be placed near the elevation of the sidewalk to minimize the
- 145 need for stairs and ~~((ADA))~~ ramps;
- 146 e. If the ground floor is designed to accommodate non((-))residential space, the height
- 147 of the ceiling, as measured from finished floor, shall be no more than eighteen feet;
- 148 f. Building height shall not exceed forty feet, as measured from the average grade of
- 149 the site along the front facade of the building.

Commented [JC23]: Addressed via accessory uses in new sub-h below, which includes consumer-scale renewable energy systems. Anything larger than that would be a "renewable energy generation facility" which is not appropriate for the Fall City business district.

Commented [JC24]: Clarifying edit to reflect existing intent. Removed as above it states that K.C.C. Chapter 21A.08 does not apply.

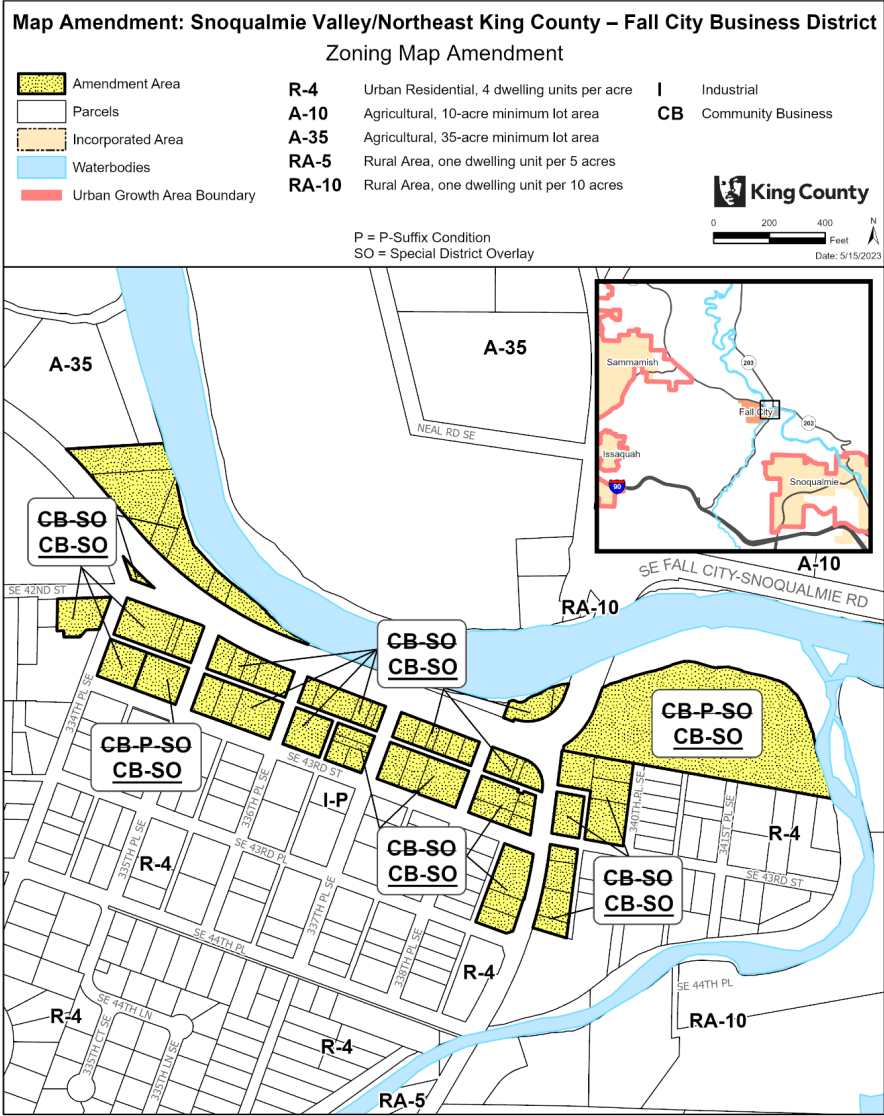
Commented [JC25]: Clarifying edit to reflect existing intent. Matches structure of other subsections here.

Commented [JC26]: To reflect that this applies to major communication facilities, and minor communication facilities are regulated under K.C.C. Chapter 21A.27

Commented [JC27]: Because this of allowed uses only applies to what's explicitly stated, this makes it clear that accessory uses are allowed when consistent with other provisions in the code. This was likely intended previously but not correctly reflected.

Commented [JC28]: Clarifying edit to reflect existing intent and to align with legislative drafting guide

Commented [JC29]: This references the Residential Density Incentive (RDI) Program, which Fall City is not currently eligible for as adopted in K.C.C. Chapter 21A.34 because it is not served by public sewer. The RDI Program is proposed to be repealed and replaced by an expanded version of the Inclusionary Housing Program in K.C.C. Chapter 21A.48. The Inclusionary Housing would also not apply to Fall City because it is not served by sewer.



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Project: FallCityBusinessDistrict P. McCombs

Map Amendment: Vashon-Maury Island – Fire Station Development Condition
AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

Section 18	Township 22	Range 3
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ZONING

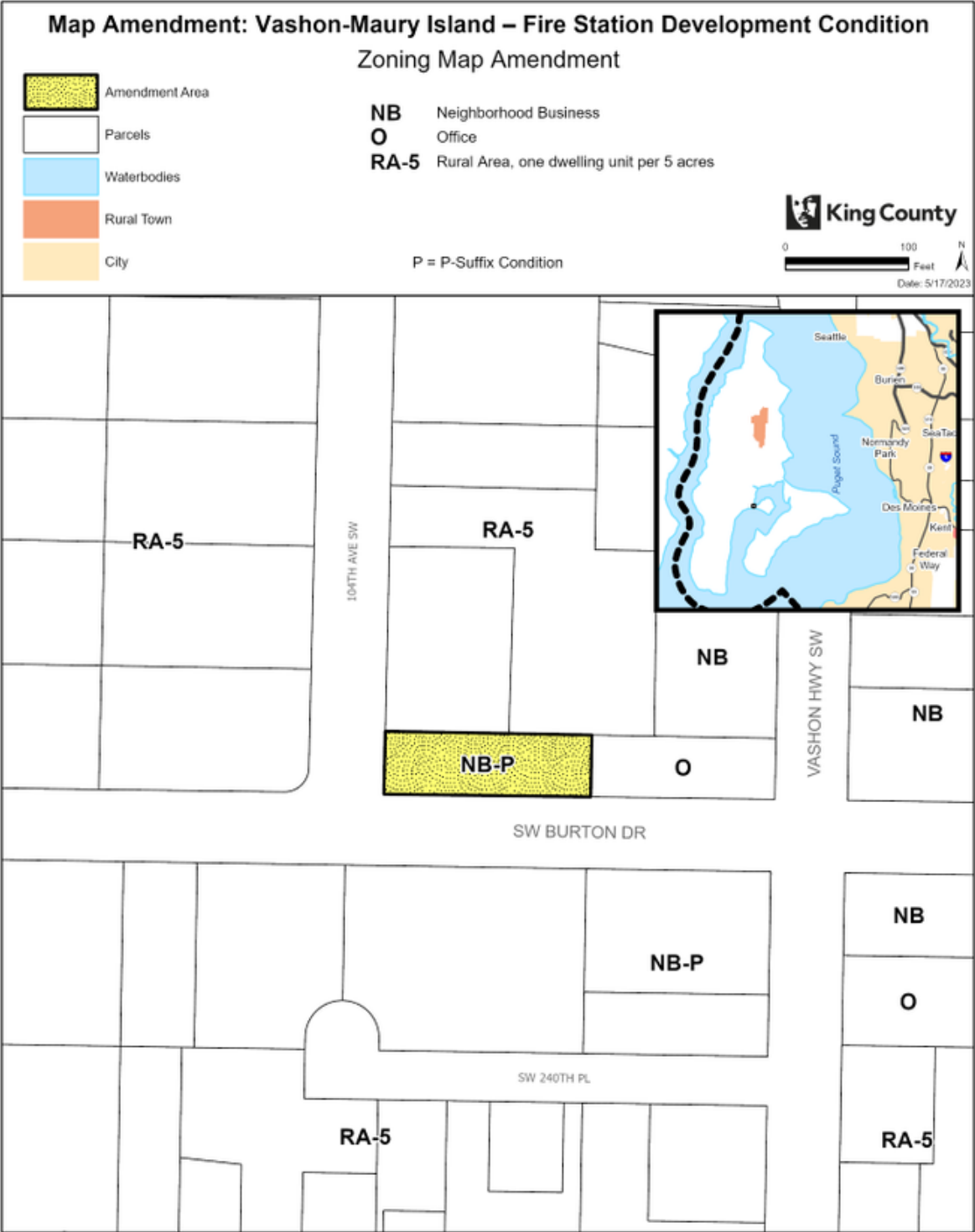
1. Amend P-Suffix VS-P03 on the following parcels:

1822039125

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

"Use of this site is limited to a fire((station)) facility (SIC #9224)."

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



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Project: VSP01 J. Ulin

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

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

Section 19	Township 22	Range 3
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ZONING

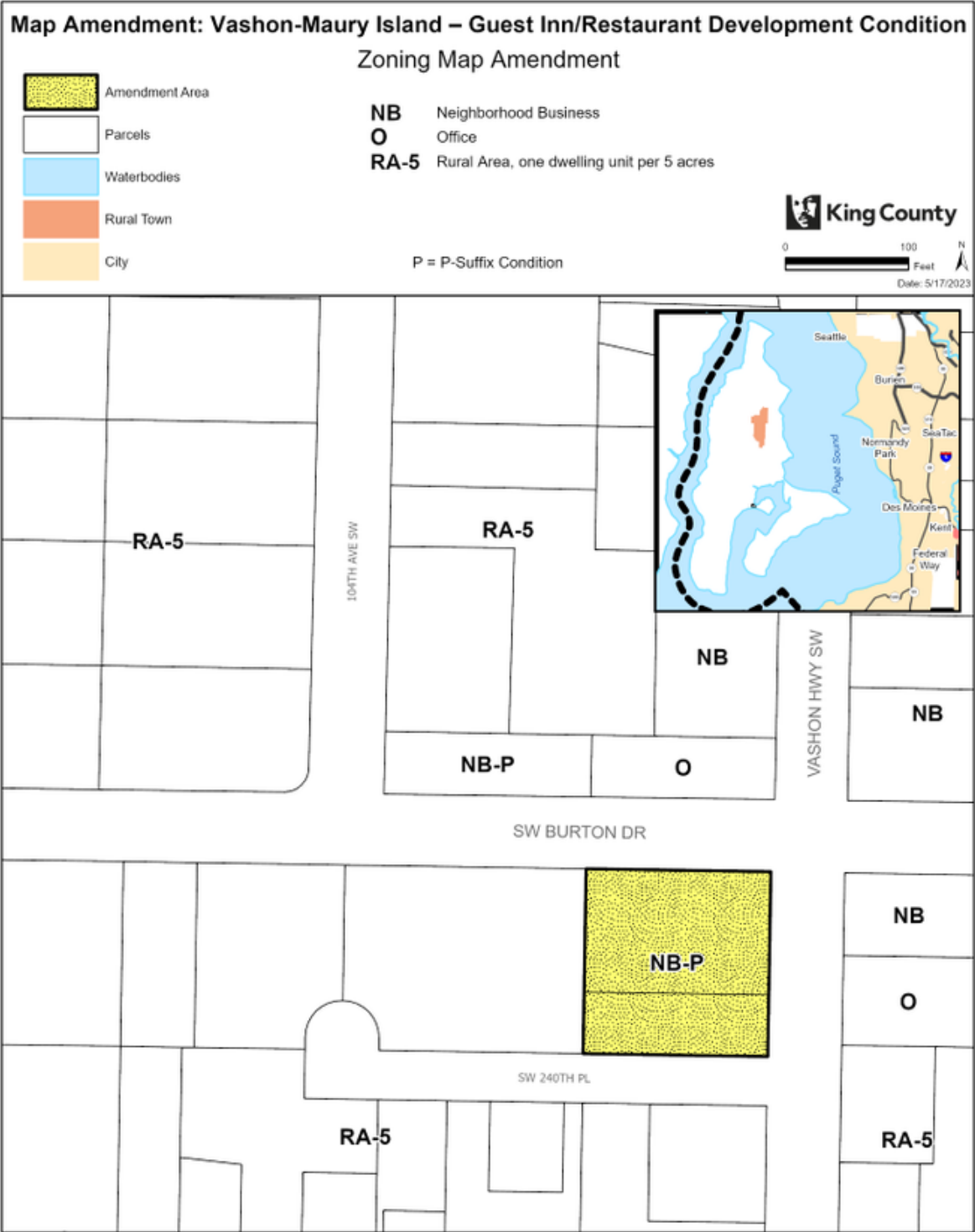
1. Amend P-Suffix VS-P04 on the following parcels:

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

2. Amend P-Suffix VS-P04 as follows:

"Use of the site is limited to a ~~((guest inn/restaurant))~~ bed and breakfast guesthouse, and eating and drinking places (SIC 58)."

Effect: Amends terminology with equivalent uses found in K.C.C. Chapter 21A.08. VS-P04 applies to parcels on Vashon Highway Southwest in the vicinity of Burton.



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Map Amendment: Vashon-Maury Island – Food Processing Development Condition

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

Section 13	Township 22	Range 2
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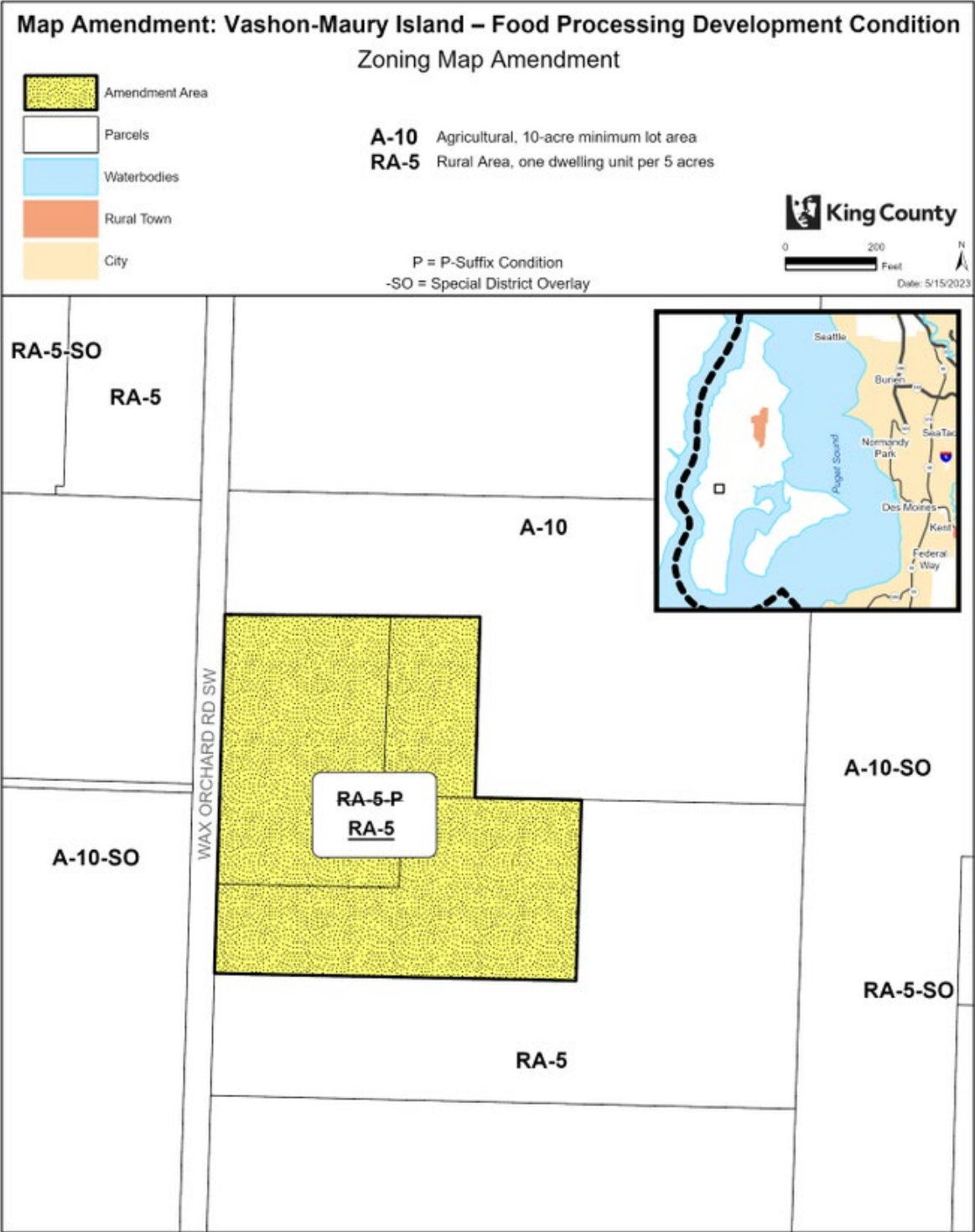
ZONING

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

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

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

Effect: VS-P05 limits the use of parcels on Wax Orchard Road Southwest, north of Southwest 232nd Street to food processing. The underlying rural residential zoning classification permits agricultural support services when associated with permitted agricultural activities, making the development condition unnecessary.



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Project: V5-P01 mscmbp

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

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

Section 29	Township 23	Range 3
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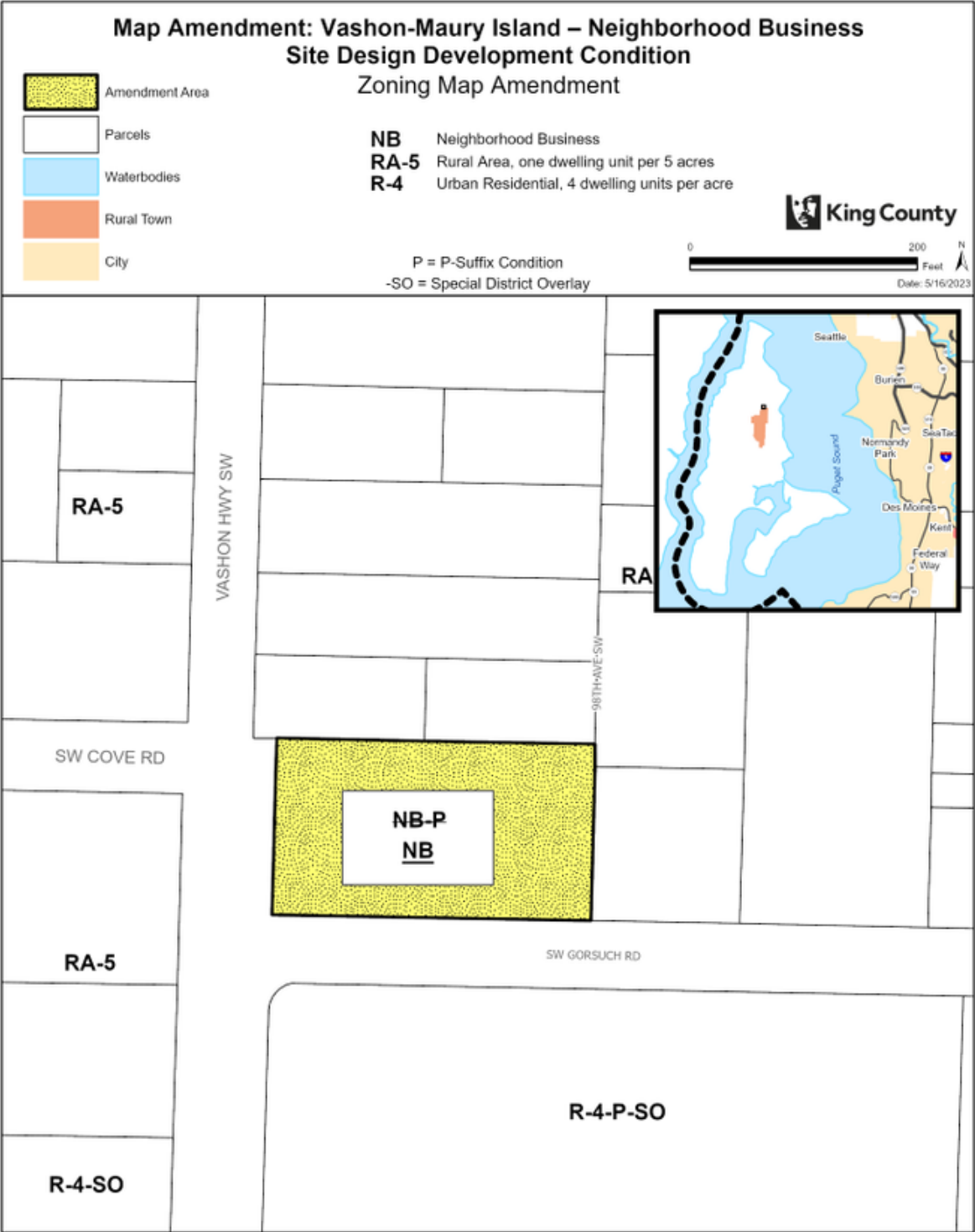
ZONING

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

2923039127

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

Effect: VS-P06 requires landscaping in setbacks, prohibits new driveways or additional parking, requires that the façade is retained on specific parts of the building, and limits building expansion. The development conditions provide minimal additional benefit beyond design regulations in King County Code Title 21A. The affected parcel is on Vashon Highway Southwest and Southwest Gorsuch Road on Vashon-Maury Island.



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Project: V/S-P01_mccombap

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

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

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

ZONING

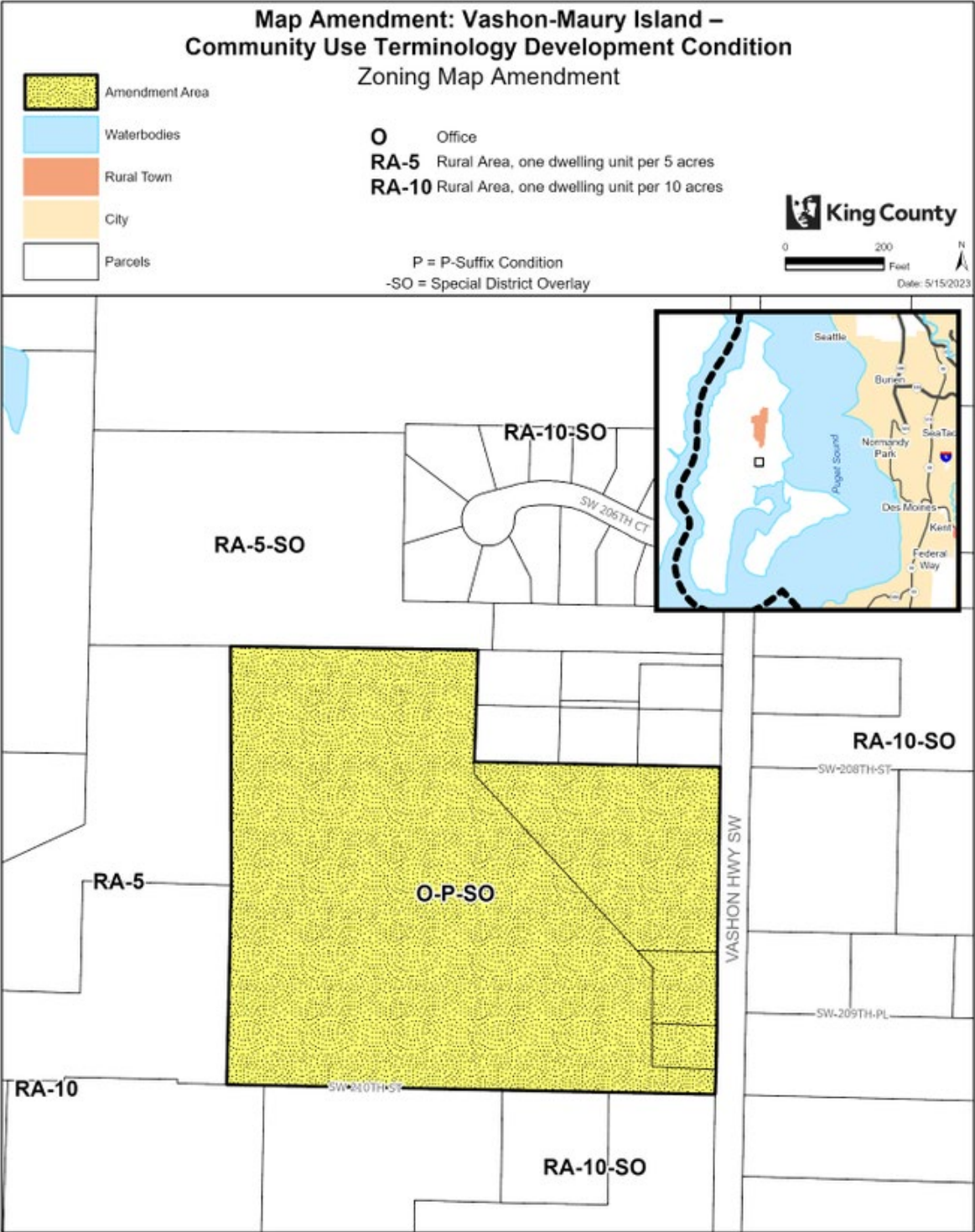
1. Amend P-Suffix VS-P07 on the following parcels:

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

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

~~“(1-) The use of the site shall be limited to an ((community health center))Office/Outpatient clinic (SIC # 801-04), Social Services (SIC #83), ((a senior citizen's activity center)) Sports Club, ((administrative offices)) and, Used Goods: Antiques/Secondhand Shops (SIC #593) ((recreational facilities, and accessory activities)).~~
~~2. The operation of "Granny's Attic" or any similar activity on the site shall be considered as an accessory use to the principal activities of the Vashon-Maury Island Health Services Center, Inc. so long as the activity is conducted by and for the benefit of the Center and under the direct and continuous control and management of the Board of Directors of the corporation.)”~~

Effect: Removes the names of specific businesses and agencies in VS-P07 and replaces terms used in VS-P07 with ones found in K.C.C. Chapter 21A.08 that align with the facilities and uses identified in the P-Suffix. The affected parcels are on Vashon Highway Southwest and Southwest 210th Street.



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Project: V5-P01 mccombp

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

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

Section 28	Township 22	Range 3
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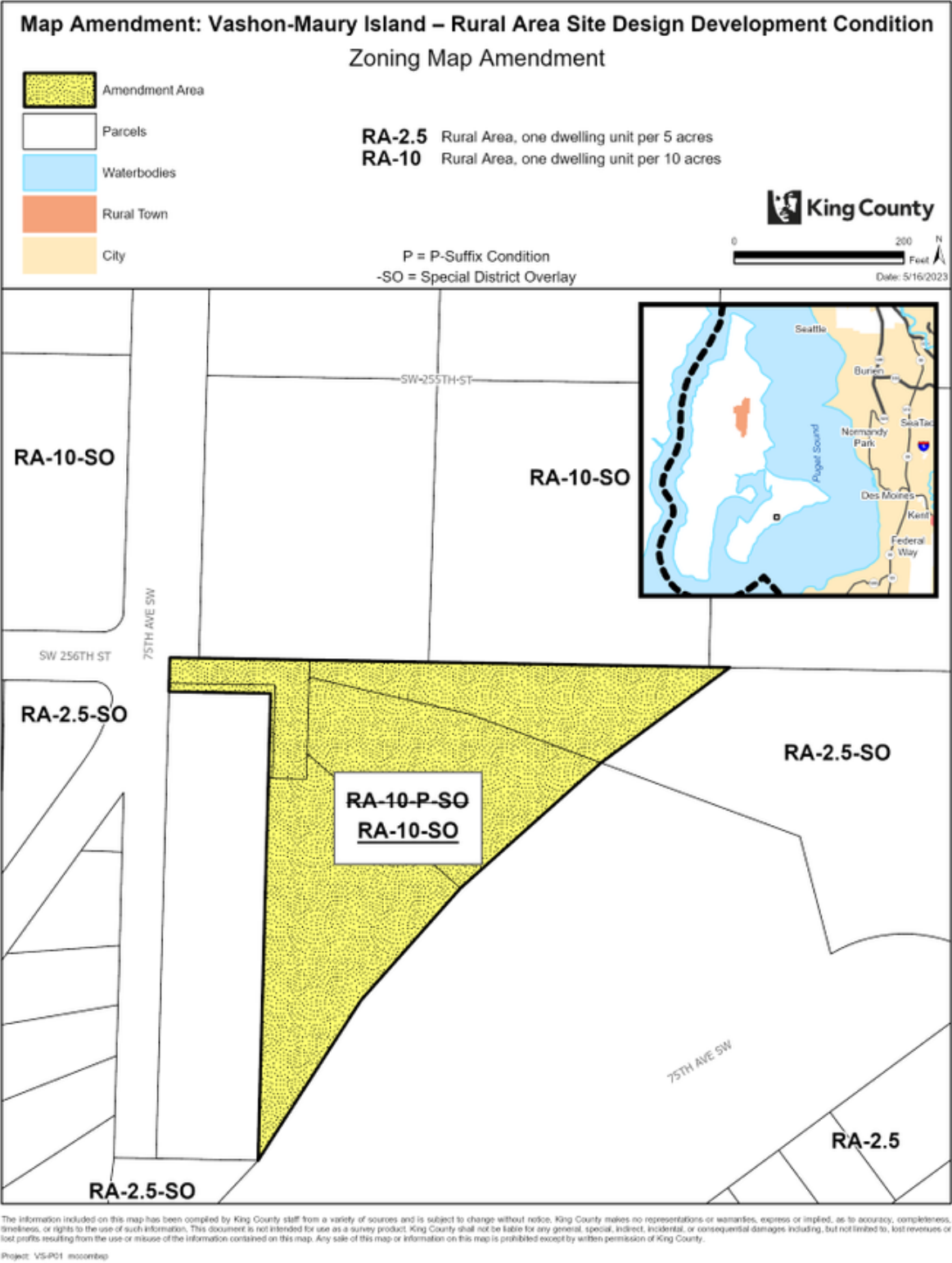
ZONING

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

2822039033	2822039034	2822039035	2822039037
282203TRCT			

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

Effect: VS-P09 specifies that, at the time that a building permit application is made, the affected parcels will be one contiguous parcel, and that specific buildings only will be allowed. The parcels are located on Southwest 256th Street and 75th Avenue Southwest. The parcels have been developed since VS-P09 was adopted. The development condition is not consistent with the current development and is no longer applicable.



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

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

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

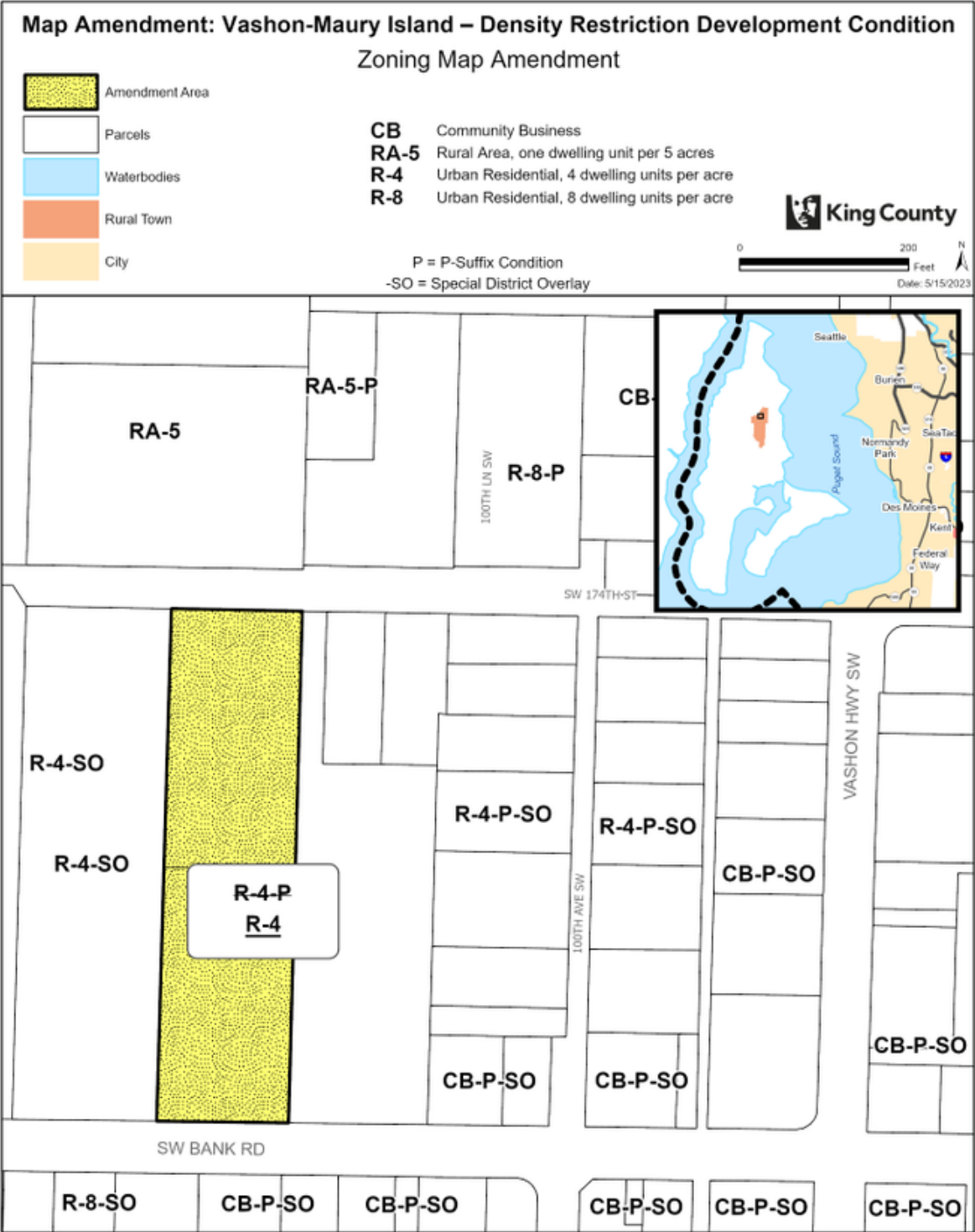
ZONING

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

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

2. Repeal P-Suffix Development Condition VS-P12.

Effect: SV-P12 limits the density on the affected parcels to a maximum of 12 dwelling units per acre unless the property is developed as a housing project for seniors with low incomes. The parcels are located on Southwest Bank Road in the vicinity of Vashon Highway Southwest. The properties subject to the development condition have been developed since the P-Suffix was adopted, and the zoning classification on the parcels has been amended to R-4 (Urban Residential, 4 dwelling units per acre) from R-18 (Urban Residential, 18 dwelling units per acre). The development condition is no longer needed.



Map Amendment: Vashon-Maury Island – Use Restrictions and Development Requirements Development Condition

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

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

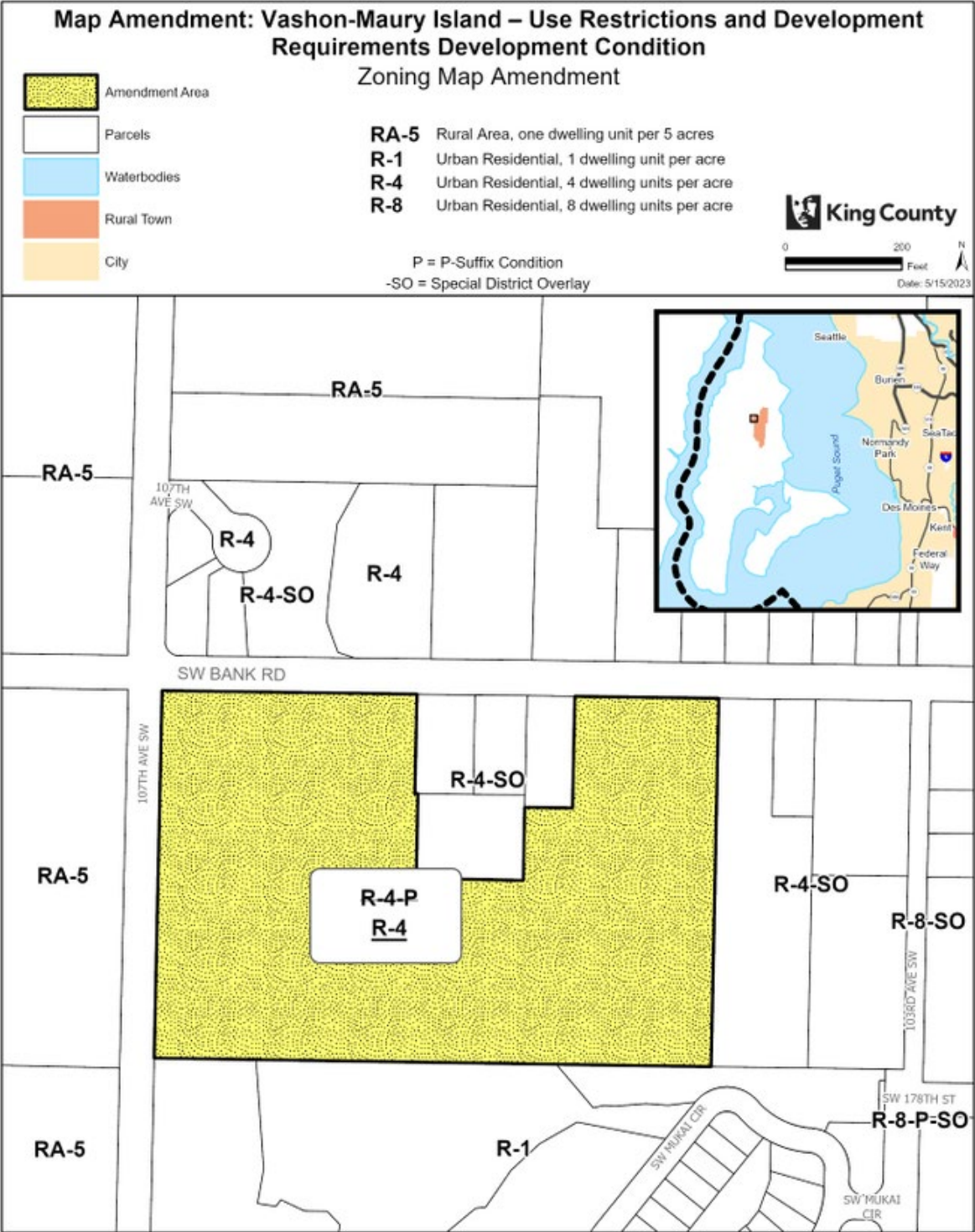
ZONING

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

8884200000

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

Effect: Removes VS-P18 from a parcel on Southwest Bank Road and 107th Ave Southwest. VS-P18 limits development on the parcel to a residential development or a medical clinic and includes additional development requirements. The parcel has been developed consistent with the use restrictions and other development conditions in VS-P18.



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Project: V5-P01_mscmbmp

Map Amendment: Vashon-Maury Island – Development Requirements
Development Condition

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

Section 31	Township 23	Range 3
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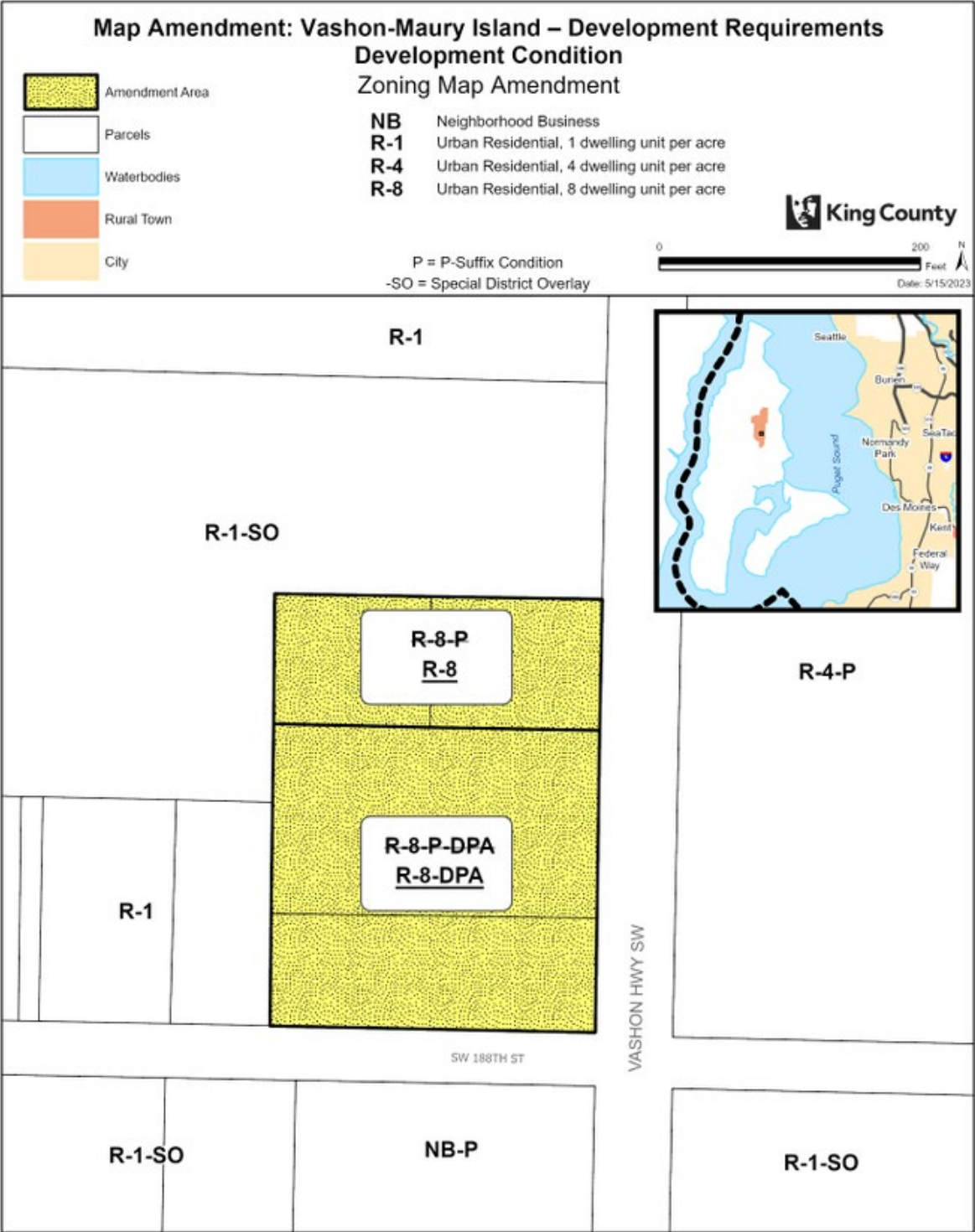
ZONING

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

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

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

Effect: Removes VS-P20 from parcels on Vashon Highway Southwest and Southwest 188th Street. VS-P20 requires access to the parcel from Southwest 188th Street and includes landscaping requirements. Ingress and egress policies already direct how the property would be accessed. The parcels have been subdivided with two of the properties fronting Vashon Highway South and not Southwest 188th Street. Requiring access from Southwest 188th Street in this instance is not enforceable. In the instance of property fronting Southwest 188th Street, existing policy already directs access from that right-of-way. The access condition is not needed. Landscaping requirements for development are regulated by provisions in King County Code.



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Project: V5-P01_mscowbap

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

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

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

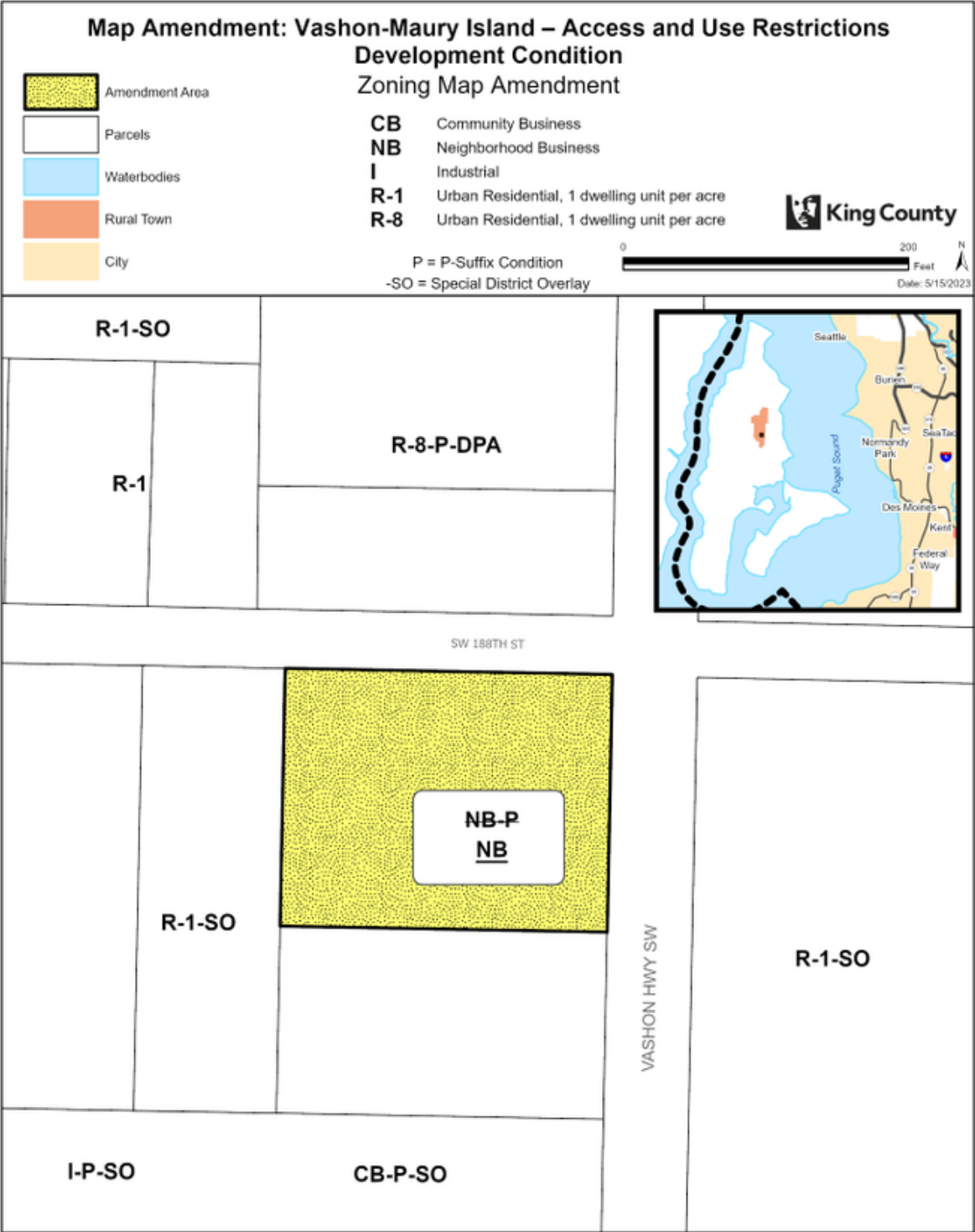
ZONING

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

3123039095

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

Effect: Removes VS-P21 from a parcel on Vashon Highway Southwest and Southwest 188th Street. VS-P21 restricts use on the parcel and restricts access to the parcel to Southwest 188th Street. The parcel is listed in King County’s Historic Resource Inventory and there are provisions for reviewing changes to historic structures. The access requirement is redundant with ingress and egress policies for driveways. Due to redundancies, the development condition is not required.



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Project: V/S-P01_mccombap

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

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

Section 32	Township 23	Range 3
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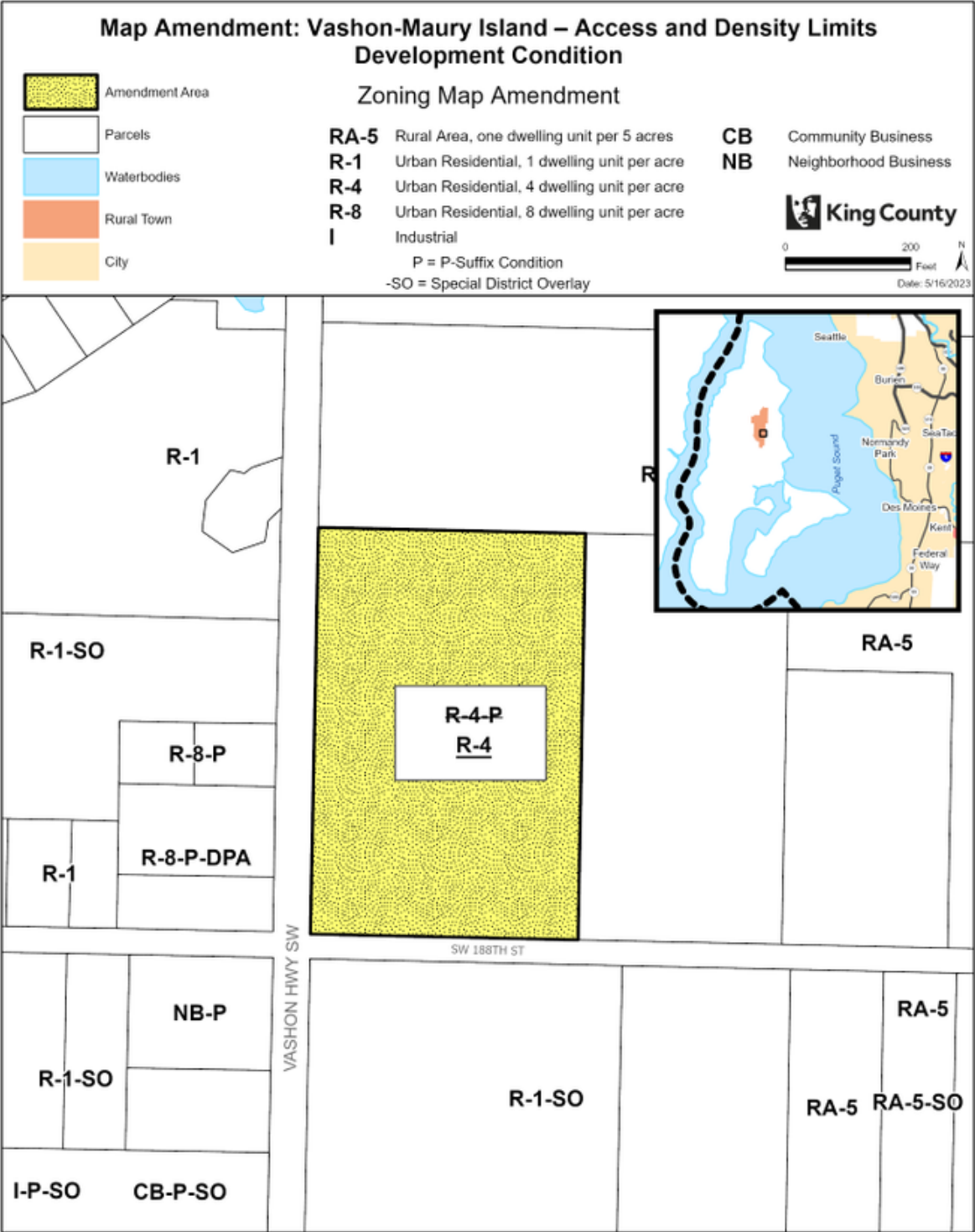
ZONING

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

3223039040

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

Effect: Removes VS-P22 from a parcel on Vashon Highway Southwest and Southwest 188th Street. SV-P22 limits access to one driveway from Vashon Highway Southwest. VS-P22 also limits development on the parcel to a maximum of 14 dwelling units. Road standards and King County Code set provisions for access. Densities that can be realized under R-4 zoning are consistent with the location of the parcel and zoning classifications in the vicinity of the parcel.



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Project: VAS-P01 J.Uinn

Map Amendment: 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

LAND USE

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

3123039009 (portion)

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

3123039009 (portion)	3123039026
----------------------	------------

ZONING

- On the following parcel:
 - Remove Special District Overlay SO-270
 - Amend P-Suffix VS-P28
 - Amend the zoning classification from CB-P-SO (Community Business, with P-Suffix, and Special District Overlay) to R-8-P (Urban Residential, 8 dwelling units per acre, with P-Suffix)

3023039187

- Amend P-Suffix VS-P28 on the following parcels:

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

- On the following parcels:
 - Amend P-Suffix VS-P28
 - Amend P-Suffix VS-P29

2846200090	2846200092	3123039041
------------	------------	------------

- Amend P-Suffix VS-P29 on the following parcels:

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	

5. Amend P-Suffix VS-P30 on the following parcels:

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		

6. Remove Special District Overlay SO-270 on the following parcels:

0522039016	0522039130	0522039142	0522039143
0522039144	0522039164	0622039017	0855500010
0855500020	0855500030	0855500040	0855500050
0855500060	0855500070	0855500080	0855500090
0855500160	0855500170	0855500180	0855500190
0855500200	0855500210	0855500220	0855500230
0855500240	0855500250	0855500260	2617370010
2617370020	2617370030	2617370040	2617370050
2617370060	2617370070	2617370080	2617370090
2617370100	2617370110	2617370120	2617370130
261737TRCT	2923039117	2923039140	2923039169
2923039170	2923039172	2923039174	2923039206
3023039033	3023039038	3023039045	3023039046
3023039078 (portion)	3023039128	3023039129	3023039134
3023039135	3023039136	3023039154	3023039185
3023039227	3023039241	3023039246	3023039247
3023039248	3123039005	3123039006	3123039034
3123039039	3123039042	3123039068	3123039073
3123039079	3123039083	3123039090	3123039093
3123039096	3123039113	3123039118	3123039127
3123039128 (portion)	3123039129	3123039132 (portion)	3123039140
3123039142	3123039144	3123039147	3123039149
3123039150	3123039187	3123039188 (portion)	3223039025 (portion)
3223039026	3223039099	3223039106	3223039107
3223039119	3223039126	3223039129	3223039141 (portion)
3223039170	3223039183 (portion)	3223039196	3223039199
3223039208	3223039214		

7. On the following parcels:
- a. Remove Special District Overlay SO-270
 - b. Add P-Suffix VS-P29
 - c. Amend P-Suffix VS-P26
 - d. Amend P-Suffix VS-P28

3023039036	3023039096 (portion)
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8. On the following parcels:
- a. Remove Special District Overlay SO-270

b. Amend P-Suffix VS-P26

c. Amend P-Suffix VS-P28

3023039034 (portion)	3023039176	3023039233 (portion)
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9. On the following parcel:

a. Remove Special District Overlay SO-270

b. Amend P-Suffix VS-P26

c. Amend P-Suffix VS-P28

d. Amend P-Suffix VS-P29

3023039108

10. On the following parcels:

a. Remove Special District Overlay SO-270

b. Amend P-Suffix VS-P28

2923039045	2923039133	2923039159	2923039167
2923039171	2923039176	2923039199	2923039277
2923039279	3023039034 (portion)	3023039052	3023039059
3023039060	3023039066	3023039067	3023039103
3023039124	3023039132	3023039137	3023039138
3023039141	3023039163	3023039169	3023039194
3023039201	3023039206	3023039233 (portion)	3123039104
8884400040			

11. On the following parcels:

a. Remove Special District Overlay SO-270

b. Amend P-Suffix VS-P28

c. Amend P-Suffix VS-P29

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		

12. On the following parcel:
- a. Remove P-Suffix VS-P01
 - b. Remove P-Suffix VS-P31
 - c. Remove Special District Overlay SO-270

2923039148

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

2923039142 2923039190

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

2923039040

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

3123039169

16. On the following parcels:
- a. Remove P-Suffix VS-P11
 - b. Add P-Suffix VS-P30

0622039054 0622039165

17. On the following parcel:
- a. Remove P-Suffix VS-P13
 - b. Remove Special District Overlay SO-270
 - c. Amend P-Suffix VS-P28
 - d. Amend P-Suffix VS-P29

3123039011

18. On the following parcel:
- a. Remove P-Suffix VS-P14
 - b. Amend P-Suffix VS-P28

1471640000

19. On the following parcel:
- a. Remove P-Suffix VS-P15

- b. Remove Special District Overlay SO-270
- c. Amend P-Suffix VS-P28
- d. Amend P-Suffix VS-P29

3223039114

- 20. On the following parcel:
 - a. Remove P-Suffix VS-P16
 - b. Remove Special District Overlay SO-270
 - c. Amend P-Suffix VS-P28
 - d. Amend P-Suffix VS-P29

3123039055

- 21. On the following parcel:
 - a. Remove P-Suffix VS-P17
 - b. Amend P-Suffix VS-P30

- 22. On the following parcel:
 - a. Remove P-Suffix VS-P23
 - b. Add P-Suffix VS-P29

3223039048

- 23. On the following parcels:
 - a. Remove P-Suffix VS-P25
 - b. Remove Special District Overlay SO-270

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

- 24. Remove P-Suffix VS-P28 on the following parcel:

3023039243

- 25. Amend P-Suffix VS-P26 as follows:

~~"((The following P-Suffix conditions apply to 4 parcels on the west side of Vashon Highway at about 171st Street, labeled G))~~

~~- Buildings shall be set back 40 feet from the property line along Vashon Highway Southwest;~~
~~((--Roof pitch shall be 5 feet in height for each 12 inches in length;))~~

~~- Parking shall be at the side or rear of the buildings;~~

~~- No auto service facilities shall be allowed on commercial parcels; and~~

~~- Base density for mixed use housing is 12 units per acre. Mixed use housing density is limited to a maximum of ((4))24 units per acre if affordable housing units are provided under K.C.C. Chapter 21A.48."~~

- 26. Amend P-Suffix VS-P28 as follows:

158 ~~"((The following P-Suffix conditions shall apply to uses locating within the Town Core~~
159 ~~designation:))~~

160 1. Buildings fronting on streets, parking lots and pedestrian ways shall meet the following criteria:
161 A. Buildings shall ((not)) be set back ((ever))no more than 10 feet from property lines, except to
162 provide for landscaping, courtyards and other pedestrian or seating areas, and outdoor eating
163 areas.

164 ~~((B. An exterior deck shall be required on the second floor of new mixed use buildings for each~~
165 ~~residential unit within the building, excluding those units facing north. Each deck shall have a~~
166 ~~minimum dimension of six feet (depth) by ten feet (width).))~~

167 ~~((C))B. Building height shall ((not exceed two stories or)) be a maximum of 35 feet as measured~~
168 ~~by K.C.C. 21A.12.050(C).~~

169 ~~((D))C. Building wall facing a primary pedestrian street shall have openings comprising not less~~
170 ~~than 60% of the width facing the street. No more than 20 feet of continuous width shall be without~~
171 ~~openings, such as windows and doors. ((Eligible openings include windows, doors, or other~~
172 ~~openings which provide vision through the wall starting no higher than 42 inches and stopping no~~
173 ~~lower than 72 inches above the adjacent floor line nearest grade.))~~

174 ~~((E))D. Walkways internal to a private development shall connect to public walkways.~~

175 ~~((F))E. Building facades which occupy the full width of street frontages are preferred. Where~~
176 ~~facade continuity is interrupted by a parking lot(s) or lot entrance(s), such parking lots or~~
177 ~~entrances shall not occupy more than the lesser of 60 feet or 30% of the lot width in the first 60~~
178 ~~feet of street-abutting lot depth, provided this limitation may be increased by up to 15 feet to~~
179 ~~provide sidewalks and entrance landscaping.~~

180 2. New developments or alterations to an existing building which are valued in excess of 50% of
181 the prealteration assessed value, shall provide ~~((at least two of))~~ the following public features:

182 A. Street trees with planting areas (spacing and species consistent with existing street trees).in
183 a manner consistent with road design and construction standards((-)); and

184 B. A ((R))roof or ((canopies)) awning ((shall be provided)) that extends ((over at least a 5 foot
185 width of building)) a minimum of five feet over any abutting sidewalk ((along the full length of at
186 least one facade of the building)) or pedestrian walkway.

187 ~~((C. Covered facade indentations adjacent to public sidewalks shall occur at least once every 50~~
188 ~~feet of street frontage and each indentation shall have an area of at least 64 square feet with a~~
189 ~~depth of at least 6 feet.~~

190 D. Mid block pedestrian connections, a minimum of 8 feet wide, connecting the public sidewalk
191 with another street, alley or other public space.

192 E. Street furniture providing at least 4 seats for every 100 feet of frontage.))

194 27. Amend P-Suffix VS-P29 as follows:

195
196 Property ~~((with Community Business zoning))~~ shall be restricted to the following specific land
197 uses as set forth in Chapter K.C.C. 21A.08.

198
199 For any use requiring a Conditional Use Permit that is located on property listed by the
200 Washington State Department of Ecology as a known or suspected contaminated site, the
201 Conditional Use Permit shall be conditioned to ensure that the property owner obtains and
202 submits a No Further Action letter for the subject property or demonstrates that timely progress is
203 being made toward obtaining a No Further Action letter. If the property owner does not
204 demonstrate timely progress towards obtaining a No Further Action letter, the permit conditions
205 shall be enforced, up to a potential revocation of the Conditional Use Permit.

206
207 Residential Land Uses

DWELLING UNITS, TYPES (~~(AND-)~~) DENSITIES, AND HEIGHT: Townhouse; Apartment(~~(**)~~).
Base density for mixed use housing is 18 units per acre. Mixed use housing density is limited to a
maximum of 36 units per acre if affordable housing units are provided under K.C.C. Chapter
21A.48. Maximum height is limited to 35 feet.

GROUP RESIDENCES: Community (~~(f)~~)Residential (~~(f)~~)Facility -I; Community (~~(f)~~)Residential
facility - II; Senior (~~(e)~~)Citizen (~~(a)~~)Assisted (~~(h)~~)Housing.

ACCESSORY USES: Home (~~(e)~~)Occupation.

TEMPORARY LODGING: Hotel/Motel(SIC #7011), Bed and (~~(b)~~)Breakfast (~~(g)~~)Guesthouse.

Recreational/Cultural Land Uses

PARK/RECREATION: Park.

AMUSEMENT/ENTERTAINMENT: Theater(~~(, Plays/Theatrical production,)~~); Bowling center(SIC
#793), Sports (~~(e)~~)Club.

CULTURAL: Library(SIC #823)(~~(,)~~); Museum (SIC #841)(~~(,)~~); Arboretum (SIC #842)(~~(,)~~);

Conference Center

General Services Land Uses

PERSONAL SERVICES: General Personal Service (SIC #72); Funeral Home/Crematory (SIC
#7261); Day care I; Day care II; Veterinary Clinic (SIC #074); Automotive (~~(f)~~)Repair (SIC #753);
Miscellaneous (~~(f)~~)Repair (SIC #76); Churches, (~~(e)~~)Synagogue, (~~(t)~~)Temple (SIC #866); Social
Services (SIC #83); Commercial Kennel or Commercial Cattery.

HEALTH SERVICES: Office/Outpatient Clinic (SIC #801-04); Nursing and (~~(p)~~)Personal (~~(e)~~)Care
(~~(f)~~)Facilities (SIC #805); Hospital (SIC #806); Medical/Dental Lab (SIC #807).

EDUCATION SERVICES: Secondary or High School; Specialized Instruction School; Interim
Recycling Facility.

Government/Business Service Land Uses

GOVERNMENT SERVICES: Public agency or utility office; Police Facility; Utility Facility; Private
Stormwater Management Facility.

BUSINESS SERVICES: Individual Transportation and Taxi; Trucking and (~~(e)~~)Courier Service
(SIC #421); Self-service Storage; Passenger Transportation Service (SIC #472); Telegraph and
other Communications (SIC #482) (excluding towers); General Business Service; Professional
Office; Miscellaneous Equipment Rental (SIC #735); Automotive Parking (SIC #752);
Commercial/Industrial Accessory Uses (Administrative. Offices, employee exercise & food service
facilities, storage of agricultural raw materials or products manufactured on site, owner/caretaker
residence, grounds maintenance).

RETAIL/WHOLESALE LAND USES:

Building Materials and(~~(,)~~) Hardware Store (~~(and Garden Materials)~~); Retail Nursery, Garden
Center and Farm Supply Stores; Department and Variety Store; Food Stores (SIC #54); Farmers
Market; Auto Supply Stores (SIC #553); Apparel and Accessory Stores (SIC #56); Furniture and
Home Furnishings Stores; Eating and Drinking Places (SIC #58); Remote Tasting Rooms; Drug
Stores; Liquor Stores (SIC #592); Use(~~(e)~~)d Goods: Antiques/Secondhand Shops (SCI #593);
Sporting Goods and (~~(f)~~)Related Stores; Book, Stationery, Video and Art Supply Stores; Jewelry
Stores; Hobby, Toy Game Shops; Photographic and Electronic Shops; Fabric Shops; Florist
Shops; Personal Medical Supply Stores; Pet Shops.

(~~(Recreational marijuana)~~) Cannabis (~~(f)~~)Retailer, subject to K.C.C. 21A.08.070 and applicable
state law.

MANUFACTURING LAND USES:

~~((Recreational marijuana)) Cannabis ((p))~~Processor I, subject to K.C.C. 21A.08.080 and applicable state law.
Printing and Publishing (SIC #27).
~~((Wineries, Breweries and Distilleries))~~ Winery/Brewery/Distillery Facility II, subject to K.C.C. 21A.08.080

~~((RESOURCE LAND USES:
Recreational marijuana producer, subject to K.C.C. 21A.08.90 and applicable state law.))~~
REGIONAL LAND USES:
Wastewater Treatment Facility; ~~((Transit Park and Ride Lot))~~Commuter Parking Lot.
~~((**Residential density for mixed use development in Community Business zone shall not exceed eight units per acre.))~~

28. Amend P-Suffix VS-P30 as follows:

Property ~~((with Industrial zoning))~~ shall be restricted to the following specific land uses ~~((as set forth in Chapter K.C.C. 21A.08.))~~;

For any use requiring a Conditional Use Permit that is located on property listed by the Washington State Department of Ecology as a known or suspected contaminated site, the Conditional Use Permit shall be conditioned to ensure that the property owners obtains and submits a Not Further Action Letter for the subject property or demonstrates that timely progress is being made toward obtaining a No Further Action letter. If the property owner does not demonstrate timely progress towards obtaining a No Further Action letter, the permit conditions shall be enforced, up to a potential revocation of the Conditional Use Permit.

Recreational/Cultural Land Uses

PARKS/RECREATION: Park~~((;))~~ Campgrounds

AMUSEMENT/ENTERTAINMENT: Theater

General Services Land Uses

PERSONAL SERVICES: Veterinary Clinic (SIC #074); Automotive ~~((;))~~Repair (SIC #753); Automotive Service (SIC #754); Miscellaneous ~~((;))~~Repair (SIC #76); Artist Studios.

HEALTH SERVICES: Office/Outpatient Clinic (SIC #801-04); Medical/Dental Lab (SIC #807).

EDUCATION SERVICES: Vocational School; Specialized Instruction School.

Government/Business Service Land Uses

GOVERNMENT SERVICES: Utility Facility; Private Stormwater Management Facility.

BUSINESS SERVICES: Construction and Trade; Trucking and ~~((;))~~Courier Service (SIC #421); Self-service Storage; Freight and Cargo Service (SIC #473); Automotive Parking (SIC #752); Research, Development and Testing (SIC #873); Commercial/Industrial Accessory Uses (Administrative~~((;))~~) offices, employee exercise & food service facilities, storage of agricultural raw materials or products manufactured on site, owner/caretaker residence, grounds maintenance).

RETAIL/WHOLESALE LAND USES:

Motor Vehicle and Boat Dealers; Gasoline Service Stations (SIC #554); Fuel Dealers.

MANUFACTURING LAND USES:

Food and Kindred Products; Apparel and other Textile Products (SIC #23); Wood Products, except furniture (SIC #24); Furniture and Fixtures (SIC #25); Printing and Publishing (SIC #27); Fabricated Metal Products (SIC #34); Industrial and Commercial Machinery (SIC #35); Computer and Office Equipment (SIC #357); Electronic and other Electric Equipment (SIC #36); Measuring and Controlling Instruments (SIC #38); Miscellaneous Light Manufacturing (SIC #39); Movie Production/Distribution (SIC #781-82).

~~((Marijuana))~~ Cannabis ((P)) Processor II, subject to K.C.C. 21A.08.080 and applicable state law

Wineries, Breweries and Distilleries, subject to K.C.C. 21A.08.080

RESOURCE LAND USES:

~~((Marijuana))~~ Cannabis Producer, subject to K.C.C. 21A.08.090 and applicable state law.

AGRICULTURE: Growing and Harvesting Crops (SIC #01); Raising Livestock and Small Animals (SIC #02), excluding feed lots and auctions.

FORESTRY: Growing and Harvesting Forest Products (SIC #08).

FISH AND WILDLIFE MANAGEMENT: Hatchery/Fish Preserve; Aquaculture (SIC #0921).

REGIONAL LAND USES

Public Agency Training Facility; Municipal Water Production; Transit Bus Base.

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

- a. P-Suffix VS-P01;
- b. P-Suffix VS-P08;
- c. P-Suffix VS-P10;
- d. P-Suffix VS-P11;
- e. P-Suffix VS-P13;
- f. P-Suffix VS-P14;
- g. P-Suffix VS-P15;
- h. P-Suffix VS-P16;
- i. P-Suffix VS-P17;
- j. P-Suffix VS-P19;
- k. P-Suffix VS-P23; and
- l. P-Suffix VS-P25.

Effect: Amends the land use designations, zoning classifications and development conditions as follows:

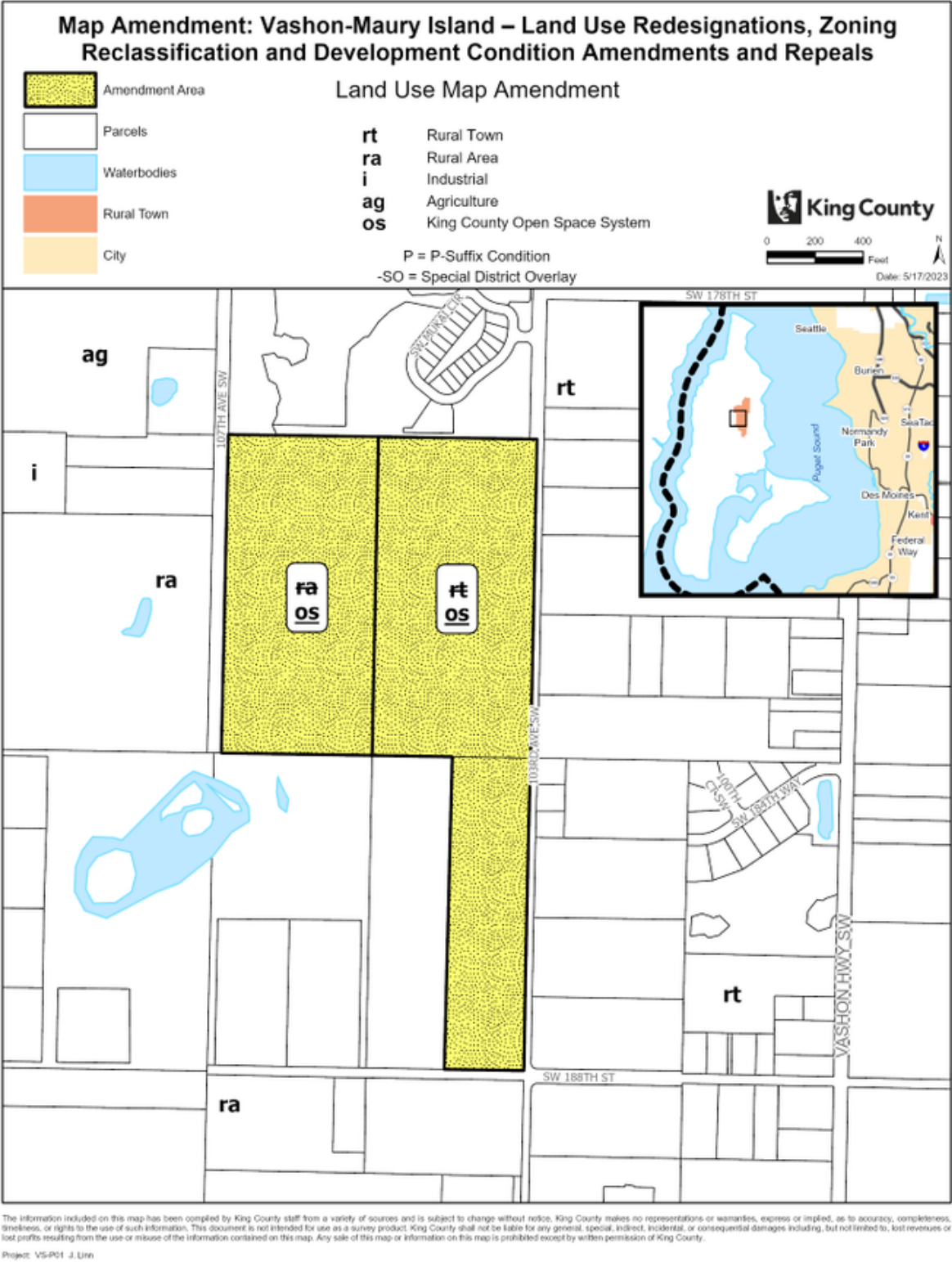
- Removes Vashon Rural Town Affordable Housing Special District Overlay SO 270, from all parcels where it applies in Vashon Rural Town and repeals SO-270. The SDO's purpose is to

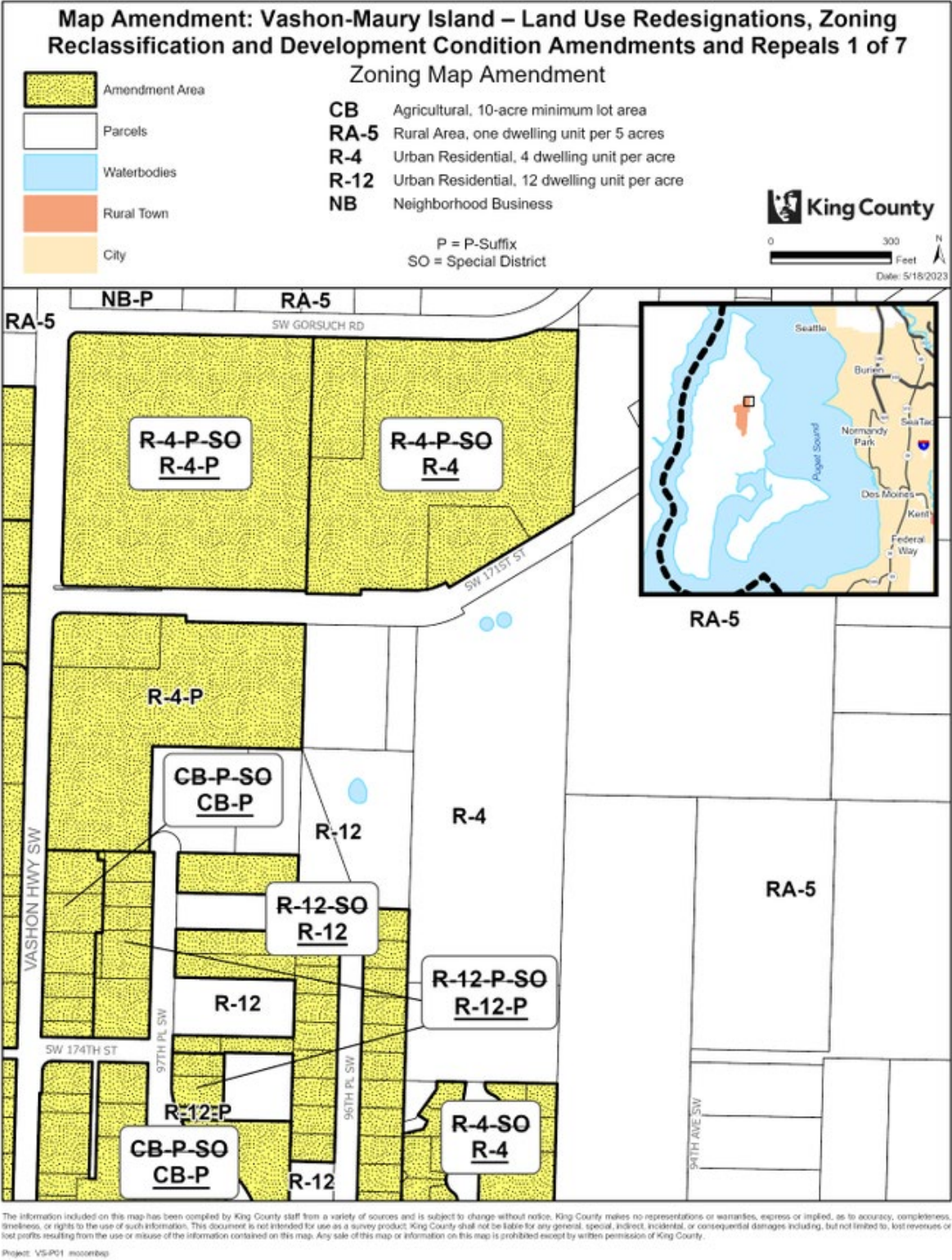
spur creation of affordable housing on Vashon-Maury Island. The Overlay has not spurred creation of units and an alternative approach for supporting affordable housing development is proposed in this Ordinance.

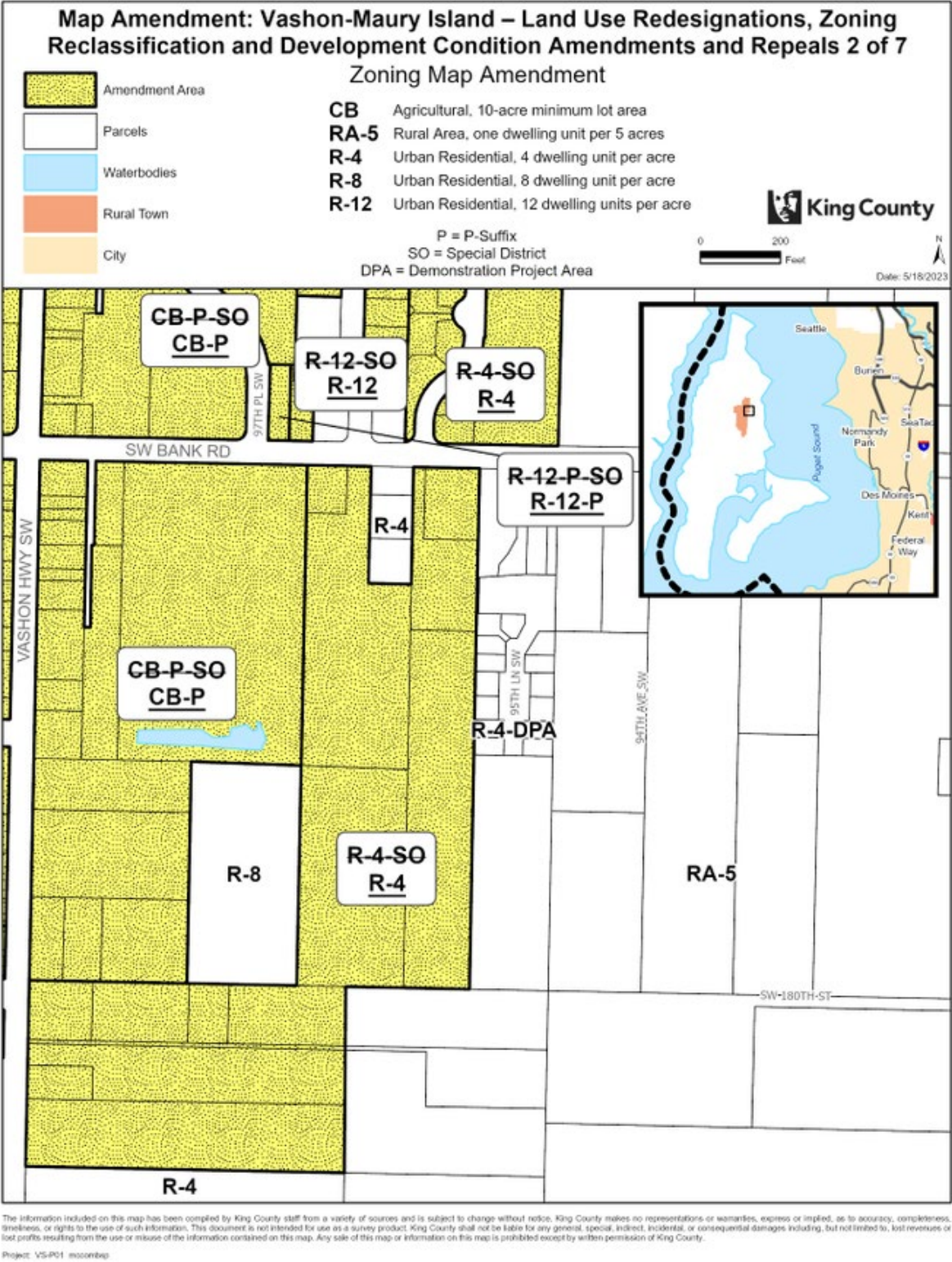
- Amends the land use designation from Rural Areas to King County Open Space Systems on a portion of a parcel owned by King County Department of Natural Resources and Parks on 103rd Avenue Southwest south of Southwest Murkai Circle. The land use designation indicates the long term intended use of the properties for open space recreational, and environmental benefits.
- Amends the land use designation from Rural Town to King County Open Space Systems on a portion of a parcel owned by King County Department of Natural Resources and Parks on 103rd Avenue Southwest south of Southwest Murkai Circle, and on a parcel owned by King County Department of Natural Resources and Parks on Southwest 174th Street east of Vashon Highway Southwest. The land use designation indicates the long term intended use of the properties for open space recreational, and environmental benefits.
- Amends the zoning classification on a parcel on Southwest 174th Street in the vicinity of Vashon Highway Southwest. Amending the classification from CB (Commercial Business) to R-8 (Urban Residential, 8 dwelling units per acre) while retaining P-Suffix VS-P28. Rezoning the parcel is consistent with residential use on the parcel. The zoning classification on the adjacent parcel to the east is R-8. The zoning classification on the parcels to the south is R-4 (Urban Residential, 4 dwelling units per acre). Parcels to the west are designated rural. To the north the parcel is adjacent to parcels with CB zoning. A rezone to R-8 (Urban Residential, 8 dwelling units per acre) is consistent with its residential use and its adjacency to residential-zoned and rural-designated parcels. Removes VS-P19, a setback requirement on the parcel. Setbacks in K.C.C. Title 21A for residential development will apply on the parcel.
- Amends P-Suffix VS-P26 that applies to parcels in Vashon Rural Town on Vashon Highway Southwest north of Southwest 174th Street including:
 - Adding a base density for mixed-use housing, to calculate maximum densities if provisions for voluntary inclusionary housing in K.C.C. Chapter 21A.48 are applied.
 - Amending the maximum density for mixed-use housing. The maximum density is increased from the adopted maximum density to provide an incentive for creating affordable housing units, while considering scale of existing development.
 - Removing language on location of conditions, which is unnecessary.
 - Removing a provision on roof pitch which is prescriptive and limits design flexibility, and instead applying a provision in K.C.C. Chapter 21A.12.
- Amends P-Suffix VS-P28 that applies to parcels in Vashon Town Core including:
 - Removing a limitation on number of floors in a building while retaining maximum height limits, to foster flexibility in design.
 - Removing conditions that are prescriptive and may reduce opportunity for design flexibility with a goal of increasing use of the provisions, including fostering mixed-use development and easing implementation.
- Removes P-Suffix VS-P28 from a rural-designated parcel north of Southwest 174th Street and west of Vashon Highway South.
- Amends P-Suffix VS-P29 development conditions on CB (Community Business)-zoned parcels in Vashon Rural Town including:
 - Adding a base density to for mixed-use housing, to calculate maximum densities if provisions for voluntary inclusionary housing in K.C.C. Chapter 21A.48 are applied.
 - Adding a maximum height limit to retain scale of development.
 - Amending the maximum density for mixed-use housing. The maximum density is

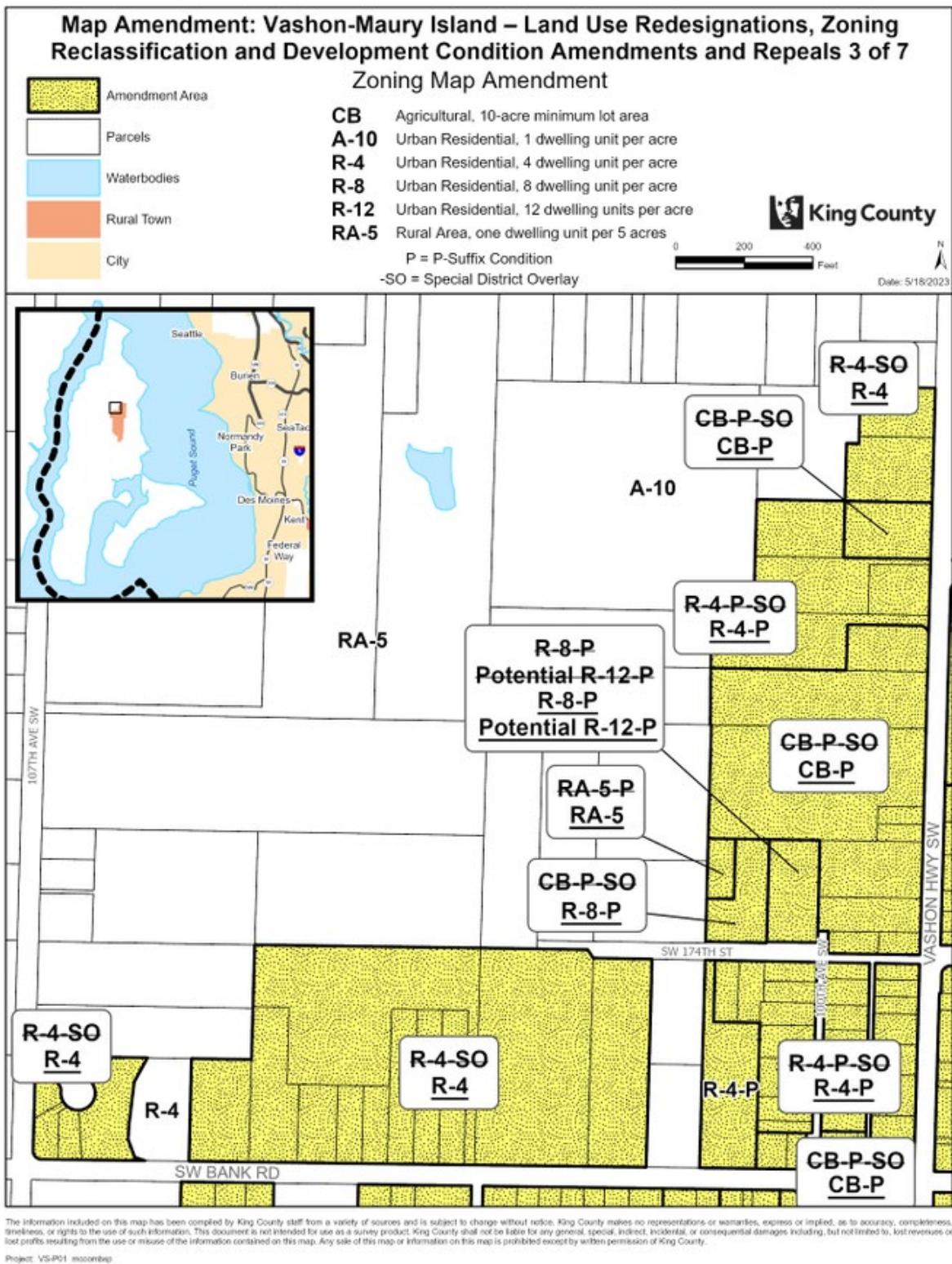
- increased from the adopted maximum density to provide an incentive for creating affordable housing units.
- Amending terminology for uses to align with uses in K.C.C. Chapter 21A.08.
 - Adding Farmers Market to allowed uses, consistent with Vashon Maury Island Subarea Plan policy.
 - Removing ‘Recreational Marijuana Producer’ from allowed uses, consistent with King County policy.
- Adds VS-P29 development conditions to CB-zoned parcels on Vashon Highway Southwest north of Southwest 192nd Street and on Vashon Highway Southwest south of Southwest Cove Road. The addition will result in consistency on uses available for all CB-zoned parcels.
 - Amends P-Suffix VS-P30 development conditions on I (Industrial)-zoned parcels in Vashon Rural Town by including adding Standard Industrial Code (SIC) classifications for consistency with K.C.C. Title 21A.
 - Adds VS-P30 development conditions to I-zoned parcels on Vashon Highways Southwest north of Southwest 204th Street that were not previously included in the VS-P30 parcel list. The addition will result in consistency on uses available for all I-zoned parcels.
 - Removes VS-P01, that limits maximum densities to 12 dwelling units per acre from parcels north of Southwest 171st Street and east of Vashon Highway Southwest. The development conditions have become obsolete following rezoning of subject parcels from R-12 (Urban Residential, 12 dwelling units per acre) to R-4 (Urban Residential, 4 dwelling units per acre).
 - Removes VS-P08, that limits the development of the parcel to no more than 85 dwelling units, from a parcel on Vashon Highway Southwest and Southwest 169th Street. A rezone of the affected parcel to R-4 (Urban Residential, 4 dwelling units per acre) has made the development condition obsolete.
 - Removes VS-P10, establishing a right-of-way on a parcel. VS-P10 is no longer required as the right-of-way has been provided. Landscaping conditions in the VS-P10 are no longer required as K.C.C. Title 21A landscaping regulations include provisions that meet the requirements for the property. The parcel is located on 101st Place Southwest in the vicinity of Southwest 178th Street in Vashon Rural Town.
 - Removes VS-P11, that limits the uses that are allowed on the affected parcels that have I (Industrial) zoning. The affected parcels are on Vashon Highway Southwest north of Southwest 204th Street. The development conditions in P-suffix VS-P11 are more stringent than conditions that are included in P-suffix VS-P30 which is intended to apply to all I-zoned parcels on Vashon-Maury Island.
 - Removes VS-P13, that limits density to a maximum of 12 dwelling units per acre, from a parcel on Vashon Highway Southwest north of Southwest 188th Street. VS-P29 applies to the parcel and has stricter maximum density limits that apply to mixed use development on CB-zoned parcels.
 - Removes VS-P14, that limits density to 6 dwelling units per acre with requirements prohibiting parking and outside storage in the road setback from a parcel on Southwest 174th Street in the vicinity of Vashon Highway Southwest. Since the development condition was adopted the zoning on the parcel has changed from CB to R-8. Removing the restriction and maintaining the densities allowed under the zoning is more appropriate for this site which is surrounded by properties zoned CB. The development includes a driveway in the road setback and the restriction on uses for the road setback is now obsolete.

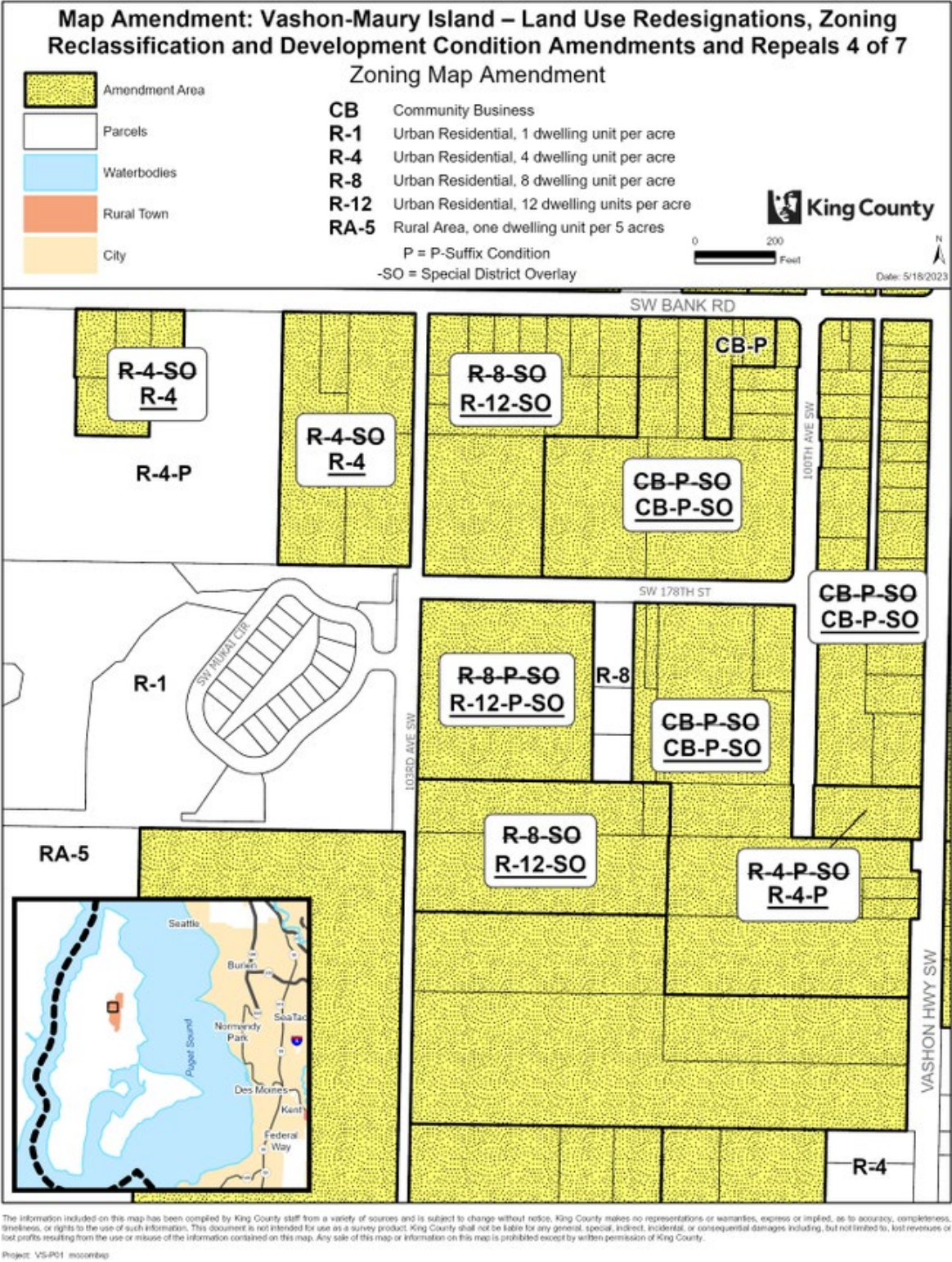
- Removes VS-P15, from a parcel on Southwest Bank Road in the vicinity of Vashon Highway Southwest. VS-P15 set multiple development conditions for a specific development proposal that did not come to fruition. The site has been developed since VS-P15 was adopted and the development is not consistent with the conditions in VS-P15.
- Removes VS-P16, that limits development on the parcel on 100th Avenue Southwest south of Southwest 178th Street to a single use, which is consistent with the current business use. The parcel is zoned CB and development conditions in VS-P29 also regulate how the parcel, and adjacent CB-zoned parcels can be developed. VS-P16 required development of a temporary turnaround and this condition has been met.
- Removes VS-P17 that limits development to office and manufacturing uses and ancillary, accessory, or appurtenant uses from a parcel on 103rd Avenue Southwest south of Southwest 178th Street. Right-of-way improvements are also included in VS-P17. The property has been rezoned to I and its development is also regulated under VS-P30 which applies to industrial-zoned properties on Vashon-Maury Island. The right-of way improvements are no longer needed based on current policy.
- Removes VS-P19 that provides a setback requirement on the parcel on Southwest 174th Street in the vicinity of Vashon Highway Southwest. Setbacks in K.C.C. Title 21A for residential development will apply on the parcel.
- Removes VS-P23 that restricts use of buildings and sets provisions for parking location from a parcel on Vashon Highway Southwest north of Southwest 192nd Street. Neither condition is consistent with the use of the property as a garden center, and the required location for parking is inconsistent with location of adjacent properties.
- Removes VS-P25 that regulates rights-of-way that can be used to access the parcels on 103rd Avenue Southwest north of Southwest 188th Street. The condition is unnecessary as access to the parcels is limited to two rights-of-way.
- Removes VS-P31 that limits development to housing for low-income householders on a parcel on Southwest Gorsuch Road and 95th Lane Southwest. Other provisions adopted more recently, and provisions recommended for adoption in this Ordinance to expand voluntary Inclusionary Housing provisions in K.C.C. Chapter 21A.48 include this parcel as eligible for incentives if affordable housing is provided.
- Repeals the following P-Suffix Development Conditions from the Zoning Atlas:
 - P-Suffix VS-P01
 - P-Suffix VS-P08
 - P-Suffix VS-P10
 - P-Suffix VS-P11
 - P-Suffix VS-P13
 - P-Suffix VS-P14
 - P-Suffix VS-P15
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 - P-Suffix VS-P17
 - P-Suffix VS-P19
 - P-Suffix VS-P23
 - P-Suffix VS-P25

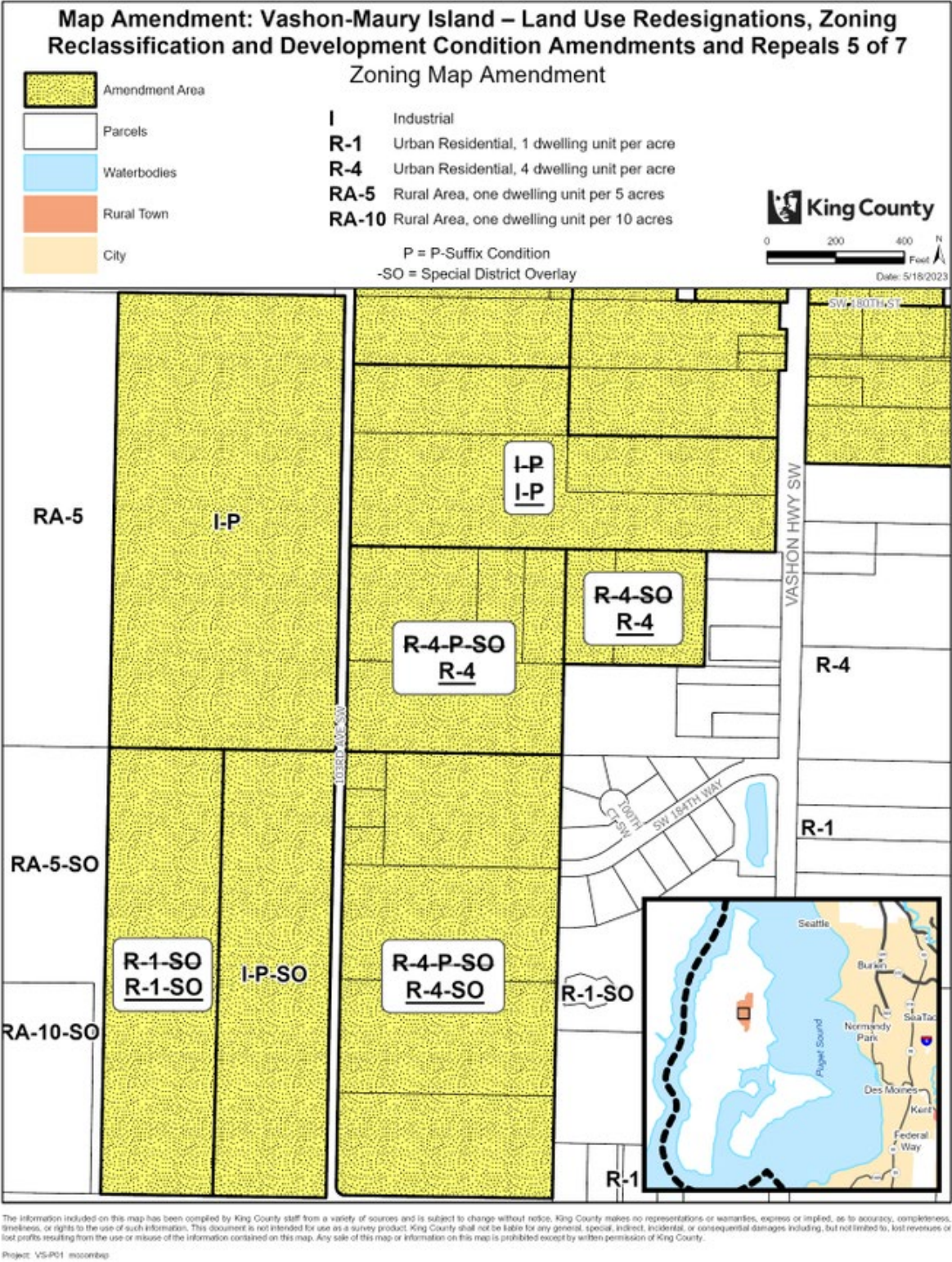


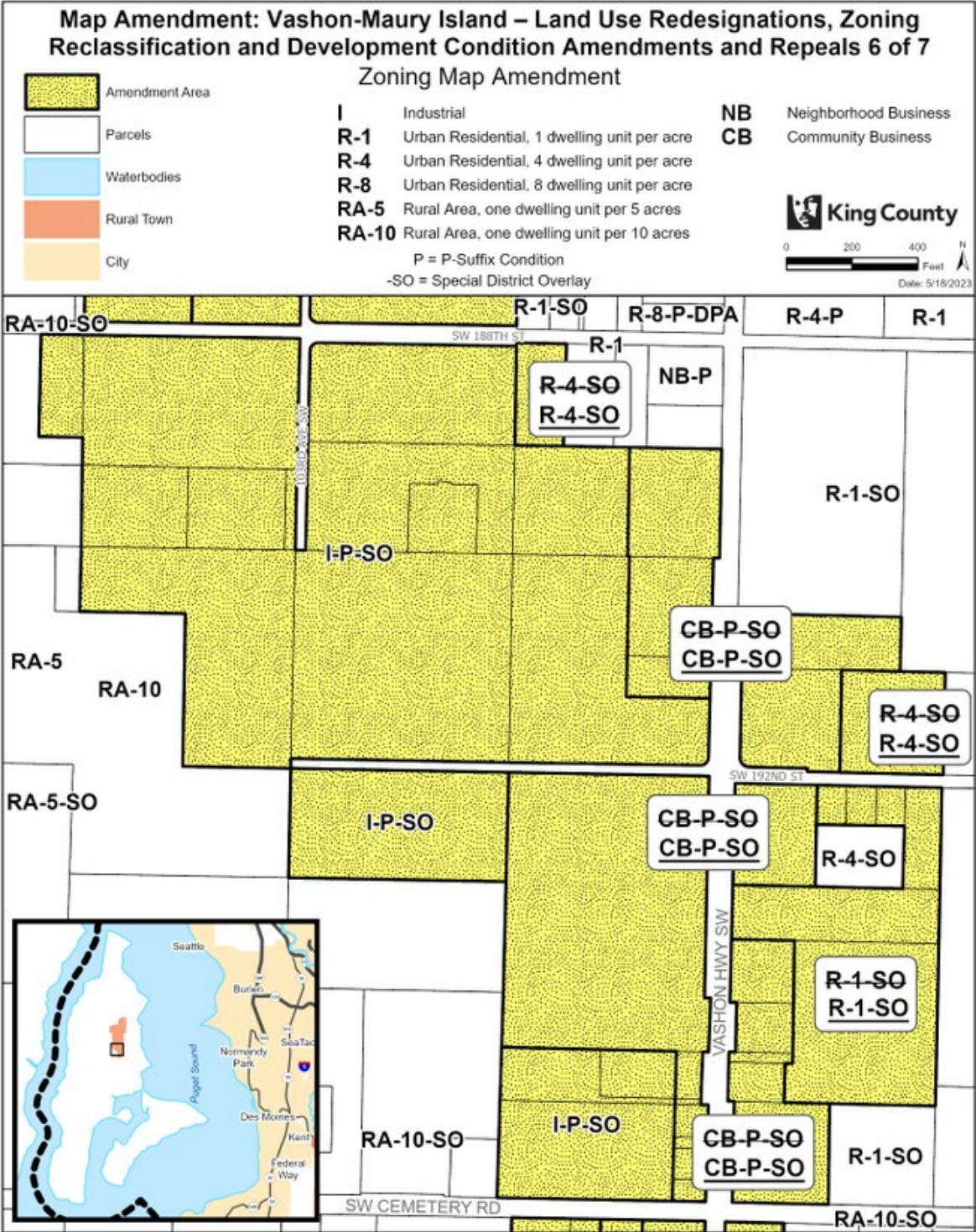






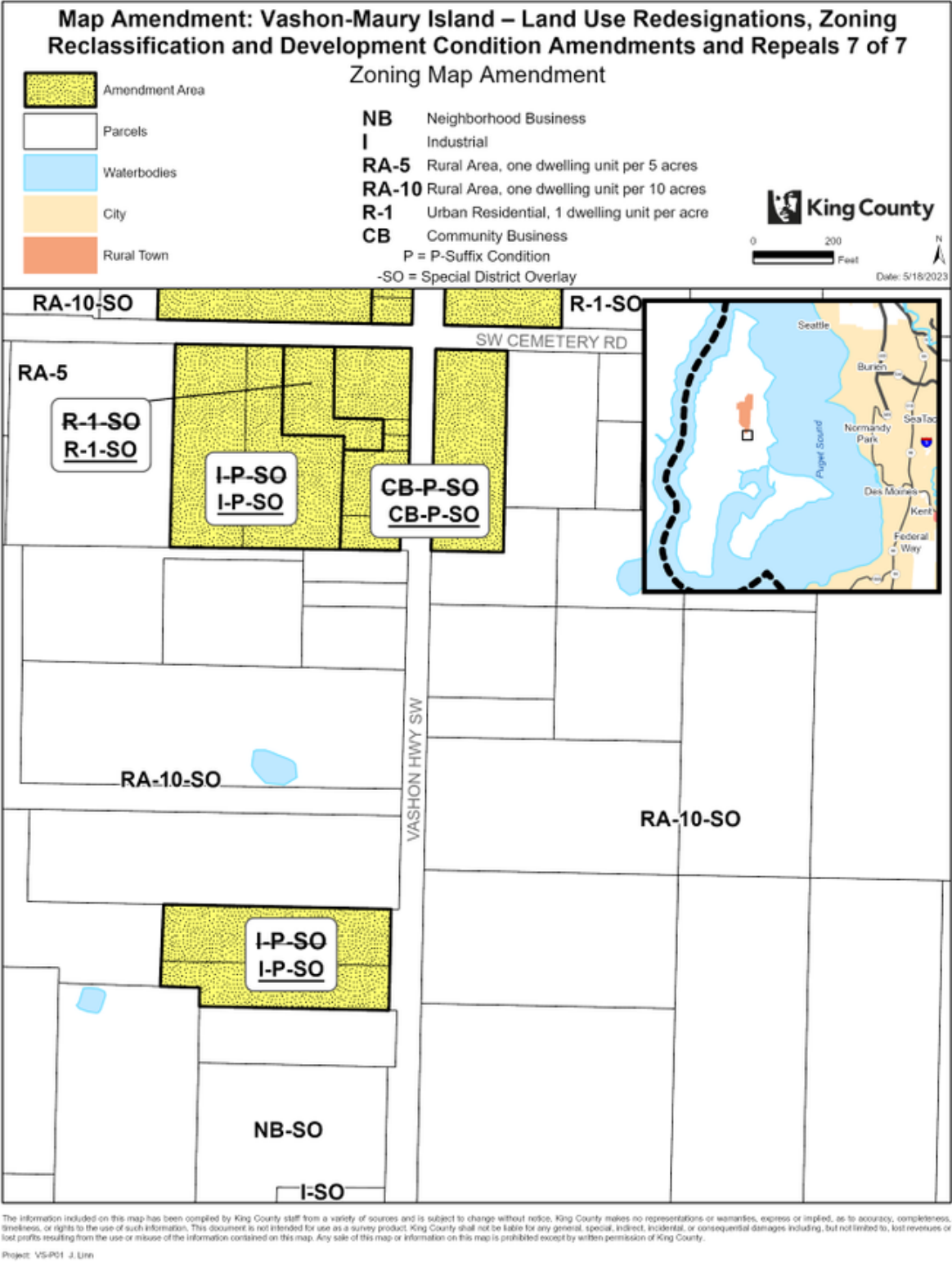






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