

# Snoqualmie Valley/Northeast King County Subarea Plan

## Land Use, Zoning, and Development Conditions Conceptual Proposals

January 30, 2023

King County has begun the Snoqualmie Valley/Northeast King County Subarea Plan, that is an element of the King County Comprehensive Plan. It is a key policy document that guides growth and development in unincorporated King County over the next 20 years.<sup>1</sup> As part of the creation of the subarea plan, the county is reviewing land use designations, zoning classifications, and zoning development conditions. These development conditions are referred to as P-suffixes and Special District Overlays and are imposed on individual or groups of properties to establish unique development requirements specific to those properties. Examples of such conditions include use restrictions, design requirements, and density limitations.

Land use and zoning amendments are proposed to reflect current conditions and resolve inconsistencies between land use designations and zoning classifications on some properties.

Many development conditions in the subarea were adopted in the 1980s and 1990s, are outdated, and are now addressed by current zoning regulations. In some cases, development conditions apply on properties that have been annexed by cities and are no longer applicable. Some development conditions are proposed to be updated and some are proposed to be repealed. Some development conditions are being retained without change.

The following is a summary of the proposals currently being considered by the King County Executive for amendments to land use designations, zoning classifications, and development conditions. The county is asking for your feedback on these ideas. Comments can be submitted through February 24, 2023 in one of two ways:

- **Email:** [SubareaPlanning@kingcounty.gov](mailto:SubareaPlanning@kingcounty.gov) (include “SV/NEKC” in the subject line)
- **Web portal:** <https://publicinput.com/SnoValleyNEKC>.

Your feedback on these proposals will inform the development and refinement of a Public Review Draft of the Snoqualmie Valley/Northeast King County Subarea Plan which is anticipated to be issued in June 2023 for public review and comment, along with a State Environmental Policy Act (SEPA) Draft Environmental Impact Statement. Additional opportunities for public review and feedback on the Subarea Plan will also occur during Council review of the proposals throughout 2024.

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<sup>1</sup> More information about the subarea plan can be found on the King County website (<https://kingcounty.gov/SnoqualmieValleyPlan>).

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## Where do the land use, zoning, and development conditions apply?

The county is continuing to review properties in the subarea that may have land use designations or zoning classifications that either require amendments to reflect current conditions or require amendments to resolve misalignments between adopted land use designations and the adopted zoning classifications. When the Public Review Draft is issued in June 2023 for comment, affected parcels will be identified.

Development conditions are imposed on individual or groups of properties, which varies by each condition. Links to webpages with details about each of the zoning conditions are included with the summaries below; included at the bottom of each of those webpages are maps that show where the conditions apply.

You can also see if any of these zoning conditions specifically applies to your property by following these steps:

1. Open the county's mapping tool at [www.kingcounty.gov/iMap](http://www.kingcounty.gov/iMap) and select LAUNCH.
2. Enter your address or parcel number in the search bar in the top left corner of the page.
3. The map will zoom to your property. Select your parcel.
4. In the pop-up, select Districts & Development Report.
5. That will bring up another web page with information about the property.
6. Find the section titled “King County planning and critical areas designations.”
7. In that section, find the line for “Development Conditions.”
8. If there are unique zoning conditions that apply to your property, the name of and a link to the condition will be listed; you can click on the link for more information about that condition. If "none" is listed, there are no property-specific conditions for your parcel.

### Proposed Map Amendment: Open Space Expansion

**Summary of analysis and recommended changes:** Amends the land use designation to “os” (Open Space) on parcels acquired by King County Department of Natural Resources and Parks to indicate their inclusion in the King County Open Space System. This change indicates that the use of these parcels for the public benefits enumerated in King County Open Space Plan.

### Proposed Map Amendment: Forest Land Increase

**Summary of analysis and recommended changes:** Amends the land use designation to “f” (Forestry) of parcels acquired by Washington State Department of Natural Resources in the subarea to indicate the long-term use of these parcels for forestry uses.

### Proposed Map Amendment: Land Use Designation and Zoning Classification Alignment

**Summary of analysis and recommended changes:** Amends the land use designations and/or zoning classifications on several parcels to correct misalignment between land use designations and zoning classifications, where the amendments require legislative action.

### Existing Development Condition SV-P12 (Preston: Neighborhood Business) – Repeal and Amend Land Use Designation and Zoning Classification

[\[LINK\]](#)

**Summary of development condition:** The only use allowed at this site is a small convenience store not to exceed 3,000 square feet of gross floor area.

Year of adoption: 1997

Year of last amendment: None

**Summary of analysis and recommended changes:** The development condition applies on a split parcel in Jim Ellis Memorial Regional Park. The Preston community already has several convenience stores and limiting the use of the NB (Neighborhood Business) zoned properties restricts new businesses from serving the area. The condition is proposed to be repealed.

The additional changes include amending the land use designation from “rn” (Rural Neighborhood Commercial Center) to “os” (Open Space) and amending the zoning classification from NB (Neighborhood Business) to F (Forest).

### Existing Development Condition SV-P13 (Preston Industrial and RA-10 Zone Change Requirements) – Repeal

[\[LINK\]](#)

**Summary of development condition:** If MP-P zoning is approved, applicants will be required to design and construct the access road to the northeastern portion of the site to conform to King County's standards for industrial roads.

Year of adoption: 1997

Year of last amendment: None

**Summary of analysis and recommended changes:** The development condition applies to several parcels in Preston. The condition only goes into effect if the parcels were rezoned to MP-P. The MP zoning no longer exists in the current zoning code. The parcels are still zoned I (Industrial) and RA-10 (Rural Area, one dwelling unit per 10 acres) and have been further subdivided. Therefore, the development condition is not needed and is proposed to be repealed.

### Existing Development Condition SV-P15 (Preston Industrial) – Repeal

[\[LINK\]](#)

**Summary of development condition:** The development conditions apply on several parcels in Preston that are zoned Industrial and require that prior to the preliminary approval of any subdivision, short subdivision, or the issuance of a building permit, an overall development plan is to be submitted to the county, and to include development conditions.

Year of adoption: 1997

Year of last amendment: None

**Summary of analysis and recommended changes:** P-Suffix SV-P19 includes the same parcels and some additional adjacent parcels with similar language regulating industrial development and uses in Preston. SV-P19 is proposed for amending under Map Amendment 13 so that a single P-Suffix applies to the industrial-zoned parcels in the area. The amended SV-P19 will incorporate those development conditions in SV-P15 that have continued applicability. This condition is proposed to be repealed.

### Existing Development Condition SV-P17 (Preston Mill Site Use) - Repeal

[\[LINK\]](#)

**Summary of development condition:** The purpose of this development condition is to permit the Preston Mill to continue to operate as a legal land use. Current operations at the mill are considered to be primary processing and as such are outright permitted uses under the F

(Forest) zone. A Conditional Use Permit would be required for uses beyond primary processing activities, such as film drying.

Year of adoption: 1997

Year of last amendment: None

**Summary of analysis and recommended changes:** The condition allowed the mill to continue to operate as a legal land use. The Preston Mill has since been demolished and the site is currently used as a park owned by King County Department of Natural Resources and Parks. Therefore, conditions are no longer applicable and is proposed to be repealed.

### Existing Development Condition SV-P19 (Preston Industrial Park) – Amend

[\[LINK\]](#)

**Summary of development condition:** Requires a variety of design and development standards for industrial zoned properties in Preston intended to protect rural character and environmental features.

Year of adoption: 1995

Year of last amendment: 1997

**Summary of analysis and recommended changes:** The intent of the p-suffix condition continues to provide value to the area, but the language is unnecessarily wordy and complicated. The amendments would simplify the requirements and incorporate development conditions from SV-P15 that have continued applicability. Amends the area of applicability for the development conditions, removes redundancies with policies in the King County Comprehensive Plan, and removes references to repealed policies.

### Existing Development Condition SV-P21 (Preston Mill Development Standards) – Repeal

[\[LINK\]](#)

**Summary of development condition:** Requires a variety of design and development standards for the Preston Mill site.

Year of adoption: 1995

Year of last amendment: 1997

**Summary of analysis and recommended changes:** The development conditions apply on parcels where the former Preston Mill was located, and where the land had an Industrial zoning classification. The Preston Mill and has been demolished, the land has been rezoned and a regional park has been developed. The development conditions are no longer applicable and is proposed to be repealed.

### Existing Development Condition SV-P18 (Weyerhaeuser Mill in Snoqualmie) – (TBD)

[\[LINK\]](#)

**Summary of development condition:** The development condition establishes zoning and development conditions associated with former sawmill properties that have been annexed into the City of Snoqualmie and several additional, unincorporated properties located both inside and outside of the urban growth boundary.

Year of adoption: 1997

Year of last amendment: None

**Summary of analysis and recommended changes:** Most of the properties affected by the development condition have been annexed. Analysis is ongoing regarding the properties remaining in the unincorporated area.

### Existing Development Condition SV-P31 (Raging River Quarry) – (TBD)

[\[LINK\]](#)

**Summary of development condition:** The development condition establishes conditions associated with the ongoing operation of the quarry.

Year of adoption: 1997

Year of last amendment: None

**Summary of analysis and recommended changes:** One of the properties subject to the development condition has been acquired by King County Department of Natural Resources and Parks and is being considered for removal from the development condition. The development condition contains several outdated references to the former Department of Development and Environmental Services, which is now the King County Permitting Division. Analysis is ongoing relative to the operating conditions contained in the development condition.

### Existing Development Condition SV-P25 (Saw Mill Use Restriction) – Repeal

[\[LINK\]](#)

**Summary of development condition:** The uses on the subject property shall be limited to log storage and moorage and saw mills, and shingle mills and lumber mills, wood planing mill, and accessory use.

Year of adoption: 1981

Year of last amendment: 1997

**Summary of analysis and recommended changes:** The development conditions do not apply on any parcels in unincorporated King County due to annexations. Therefore, this condition has become obsolete and is proposed to be repealed.

### Existing Development Condition SV-P28 (Overnight Parking and Storage Restriction) – Repeal

[\[LINK\]](#)

**Summary of development condition:** No overnight parking or storage of trucks is permitted on the site.

Year of adoption: 1984

Year of last amendment: 1997

**Summary of analysis and recommended changes:** The subject property has since been rezoned from O (Office) to CB (Community Business) and is part of the Fall City Business District (SO-260). The parking restriction is not consistent with surrounding CB (Community Business) - zoned properties and limits the property owner, the Postal Service, unnecessarily. This condition is proposed to be repealed.

### Existing Development Condition SV-P30 (RV and Self-Storage Use Restriction and Access Limitation) – Repeal

[\[LINK\]](#)

**Summary of development condition:** Access shall be limited to Southeast North Bend Way in conjunction with the access driveway to the proposed RV park. The storage facilities (buildings and pads) shall be limited to no more than 32,000 square feet, more or less. The use of the property shall be limited to mini-storage and boat, trailer, and RV storage.

Year of adoption: 1986

Year of last amendment: 1997

**Summary of analysis and recommended changes:** The development conditions do not apply on any parcels in unincorporated King County due to annexations. Therefore, this condition has become obsolete and is proposed to be repealed.

### Existing Development Condition SV-P32 (RV and Self-Storage Use Restriction) – Repeal

[\[LINK\]](#)

**Summary of development condition:** Development and use of the property shall be limited to mini-storage warehousing, recreational vehicle storage, and related uses.

Year of adoption: 1992



Year of last amendment: 1997

**Summary of analysis and recommended changes:** The development conditions do not apply on any parcels in unincorporated King County due to annexations. Therefore, this condition has become obsolete and is proposed to be repealed.

#### Existing Development Condition SV-P33 (RV and Self-Storage Use Restriction) – Repeal

[\[LINK\]](#)

**Summary of development condition:** Use of the site shall be for "mini" self-storage and recreational vehicle storage.

Year of adoption: 1995

Year of last amendment: 1997

**Summary of analysis and recommended changes:** The development conditions do not apply on any parcels in unincorporated King County due to annexations. Therefore, this condition has become obsolete and is proposed to be repealed.

#### Existing Development Condition SV-P34 (Tree Removal, Landscaping, and Use Restriction) – Repeal

[\[LINK\]](#)

**Summary of development condition:** No removal of trees and vegetation within fifty feet of property boundaries. A 25-foot landscaped buffer is required and uses shall be specifically limited to highway-oriented activities.

Year of adoption: 1978

Year of last amendment: 1997

**Summary of analysis and recommended changes:** The development conditions do not apply on any parcels in unincorporated King County due to annexations. Therefore, this condition has become obsolete and is proposed to be repealed.

#### Existing Development Condition SV-P37 (Tanner Mill Amendments) – Repeal

[\[LINK\]](#)

**Summary of development condition:** Uses of the property will be confined to log storage and moorage, saw mills, shingle mills, lumber mills, and accessory uses; a utility service center; and employment park uses.

Year of adoption: 2003

Year of last amendment: None

**Summary of analysis and recommended changes:** The development conditions do not apply on any parcels in unincorporated King County due to annexations. Therefore, this condition has become obsolete and is proposed to be repealed.

#### Existing Development Condition SV-P23 (Clustering Requirement) – Repeal

[\[LINK\]](#)

**Summary of development condition:** Residential development shall be clustered, with clusters not located closer than 100 feet of the Forest Production District plus an adequate fire break.

Year of adoption: 1995

Year of last amendment: 1997

**Summary of analysis and recommended changes:** The development conditions apply on several parcels zoned RA-5 (Rural Area, 1 dwelling unit per 5 acres) east of the City of North Bend. The conditions applied to clustering of residential development on the properties, locating development away from the designated Forest Protection District, and incorporating a fire break with development. The Zoning code already requires a 100-foot building setback from the boundary of the Forest Production District on Rural Area properties. Since adoption of the development conditions the properties have been further subdivided and developed, and the remaining undeveloped parcels are mapped for high erosion hazards, steep slope hazards, and other environmental factors making development potential limited by the critical area provisions in King County Code Title 21A.

#### Existing Development Condition SV-P35 (Clustering Requirement) – Repeal and Amend Land Use Designation and Zoning Classification

[\[LINK\]](#)

**Summary of development condition:** All residential lots shall be clustered on an approximately 30-acre portion of the property. The remainder of the parcel shall be permanently dedicated as open space and shall remain in a natural state.

Year of adoption: 2001

Year of last amendment: None

**Summary of analysis and recommended changes:** The subject parcels are now owned by DNRP. In order to maintain consistency with the surrounding area, which is adjacent to the Forest Production District, the land use designation should be changed from “r” (Rural) to “os” (Open Space) and the zoning classification from RA-5 (Rural Area, one dwelling unit per 5 acres) to RA-10 (Rural Area one dwelling unit per 10 acres) on the five parcels that comprise a single property. With the redesignation of and reclassification of the parcels, development condition is no longer required and is proposed to be repealed.

### Existing Development Condition SV-P36 (Clustering Requirement) – Repeal

[\[LINK\]](#)

**Summary of development condition:** All residential lots shall be clustered on the lower (approximately 50 acres) portion of the property adjacent to the Forster Woods development. A 25-foot native growth protection buffer shall be placed on all property boundaries adjacent to any urban development. The remainder of the parcel shall be voluntarily dedicated upon final plat approval as permanent open space and shall remain in a natural state.

Year of adoption: 2001

Year of last amendment: None

**Summary of analysis and recommended changes:** The parcels are in the Forest Protection District in a high erosion zone. Critical areas provisions in King County Code Title 21A have since been adopted which regulate residential development in erosion hazard areas. The conditions are no longer necessary and is proposed to be repealed.

### Existing Development Condition ES-P02 (Grand Ridge) – (TBD)

[\[LINK\]](#)

**Summary of development condition:** Requires that the Grand Ridge development retain a rural designation and not be included within the Urban Growth Area. Requires clustering in certain areas.

Year of adoption: 1997

Year of last amendment: 2018

**Summary of analysis and recommended changes:** Analysis is ongoing

### Existing Development Condition ES-P21 (Grand Ridge Development and Annexation Consistency) – Repeal

[\[LINK\]](#)

**Summary of development condition:** Development shall be consistent with the Grand Ridge Development and Annexation.

Year of adoption: 2001

Year of last amendment: None

**Summary of analysis and recommended changes:** The development conditions do not apply on any parcels in unincorporated King County due to annexations. Therefore, this condition has become obsolete and is proposed to be repealed.

### Existing Development Condition EK-P03 (Alpental Map Amendment Study) – Amend

[\[LINK\]](#)

**Summary of development condition:** Requires landscaping with plant materials native to the Snoqualmie Pass area along the edge of the several properties adjacent to Interstate 90.

Year of adoption: 1995

Year of last amendment: 1997

**Summary of analysis and recommended changes:** The subject parcels are included as part of the p-suffix due to their location within a Mountains to Sound Scenic Byway. The conditions were adopted to screen the view from the highway and to lessen noise impacts from I-90. The current 25-foot buffer appears to be insufficient for both purposes. The proposed amendment would increase the buffer width and provide more specific landscaping requirements to better achieve the goals of the Scenic Byway designation and provide a greater public benefit by lessening the impacts of I-90's noise pollution.

### Proposed Map Amendment - Snoqualmie Pass Rural Town Microhousing Special District Overlay

**Summary of analysis and recommended changes:** The special district overlay would apply to all parcels in Snoqualmie Pass Rural Town with the CB (Community Business) zoning classification to support provision of congregate housing units that provide housing to seasonal workers that are employed in jobs that support the recreational economy in the Rural Town. Permit approval would require recording of conditions to support provision of units for seasonal workers employed in the Rural Town. The special district overlay would allow no more than three developments in the CB zone, with each development comprised of no more than a combined total of sixty dwelling units and sleeping units. Each proposed development would not exceed 60 feet in height. One onsite parking space would be required for each unit. Analysis is ongoing.

### Proposed Map Amendment - Snoqualmie Pass Rural Town Avalanche Special District Overlay

**Summary of analysis and recommended changes:** The overlay would apply to all parcels in Alpental neighborhood in Snoqualmie Pass Rural Town and would require an avalanche study as part of any new development, significant redevelopment, or rezone proposal. Analysis ongoing.

### Existing Development Condition SO-170 (Highway Oriented Development) – Repeal

[\[LINK\]](#)

**Summary of development condition:** The highway-oriented development special district overlay ensures the compatibility of highway-oriented land uses adjacent to rural residential and resource land uses.

Year of adoption: 1997

Year of last amendment: None

**Summary of analysis and recommended changes:** The development conditions do not apply on any parcels in unincorporated King County due to annexations. Therefore, the Overlay has become obsolete and is proposed to be repealed.

### Existing Demonstration Ordinance - Rural Forest Demonstration Project – Repeal

[\[LINK\]](#)

**Summary of development condition:** The purpose of the rural forest demonstration project is to test techniques to support long-term forest uses in areas with a predominant parcel size of significantly less than eighty acres that are close to residential development. The demonstration project will also provide information and data to assist in the development of King County Comprehensive Plan policies to guide application and refinement of forest protection regulations.

Year of adoption: 1998

Year of last amendment: None

**Summary of analysis and recommended changes:** The provisions of the Rural Forest demonstration project were applied and are expired. The condition is proposed be repealed.

### Existing Development Condition SV-P26 (Fall City Industrial Parcel) – Amend

[\[LINK\]](#)

**Summary of development condition:** The requirements for the Industrial parcel in Fall City continue to provide necessary conditions for compatible operation in the residential neighborhood.

Year of adoption: 1997

Year of last amendment: None

**Summary of analysis and recommended changes:** The existing use of the property has been unchanged since adoption of the development condition. The development condition is

proposed to be retained and amended to ensure continued compatibility of the use with the surrounding neighborhood.

### Existing Development Condition SO-260 (Fall City Business District) – Amend

[\[LINK\]](#)

**Summary of development condition:** 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.

Year of adoption: 2012

Year of last amendment: 2020

**Summary of analysis and recommended changes:** Amends language of SO-260 which allows limited commercial development in Fall City’s Community Business zone to occur. A large on-site septic system (LOSS) is currently being designed to serve the business district. The amendment would remove the reference to uses that are allowed until an alternative wastewater system is available and retain the uses for the business district. The LOSS system has capacity for existing uses. Automotive uses are under consideration for inclusion and a hotel use is considered for removal from the special district overlay. The overlay includes provisions for affordable housing when more than 10 units are constructed. The special district overlay references the Residential Density Incentive (RDI) chapter in the King County Code, which is proposed to be replaced with new Inclusionary Housing regulations for affordability. The special district overlay will be amended to reference the new regulations.

## Existing Development Conditions with No Changes Proposed

### Existing Development Condition SV-P03 (Floodplain Protection)

[\[LINK\]](#)

**Summary of development condition:** The development condition prohibits placement of fill within the Federal Emergency Management Agency (FEMA) Floodway.

Year of adoption: 2022

Year of last amendment: None

**Summary of analysis and recommended changes:** This is a new development condition and prohibiting new fill in this area remains appropriate.

### Existing Development Condition SV-P27 (Fall City Riverside Park)

[\[LINK\]](#)

**Summary of development condition:** The development condition supports the continued use of the site as a park.

Year of adoption: 1997

Year of last amendment: None

**Summary of analysis and recommended changes:** The site has been acquired by the Fall City Metropolitan Park District to be developed as a park.

### Existing Development Condition SV-P29 (Spring Glen Mobile Home Park)

[\[LINK\]](#)

**Summary of development condition:** The development condition limits the use of the property to a mobile home park and specifies that the mobile home park may not expand to adjoining parcels.

Year of adoption: 1997

Year of last amendment: None

**Summary of analysis and recommended changes:** The development condition supports the continued use of the site as a mobile home park which provides affordable housing in the community.

### Existing Development Condition SV-P38 (Duvall Heritage Park)

[\[LINK\]](#)

**Summary of development condition:** The development condition requires that the site be used as a farm heritage park or other public recreational use. The condition also requires that King County and the City of Duvall enter into an interlocal agreement prior to annexation that commits the city to the recreational use of the site. Finally, the condition requires that any development rights generated by the property be donated to King County at no cost.

Year of adoption: 2008

Year of last amendment: None

**Summary of analysis and recommended changes:** The development conditions remain appropriate for the land to be annexed into the City of Duvall in the future.

### Existing Development Condition ES-P15 (Aldarra Property)

[\[LINK\]](#)

**Summary of development condition:** This development condition establishes a boundary for suburban development on the east edge of the City of Sammamish.

Year of adoption: 1993

Year of last amendment: 1997

**Summary of analysis and recommended changes:** Most of the parcels affected by this development condition are in the West King County Community Service Area and the City of Sammamish's Potential Annexation Area. Only one parcel from the Snoqualmie Valley/Northeast King County subarea is affected. No changes are proposed.

### Existing Development Condition ES-P20 (Wildlife Corridor/Urban Separator)

[\[LINK\]](#)

**Summary of development condition:** This development condition provides open space for wildlife corridors and urban separators through lot clustering on parcels in the former East Sammamish Community Planning Area.

Year of adoption: 1997

Year of last amendment: 2004

**Summary of analysis and recommended changes:** The development condition applies to parcels that are mostly in the Bear Creek/Sammamish Community Service Area, so no changes are proposed as part of this subarea plan.



### Existing Development Condition BC-P02 (Woodinville-Duvall Road Corridor)

[\[LINK\]](#)

**Summary of development condition:** The development condition specifies right-of-way dedication requirements along Woodinville Duvall Road, west of West Snoqualmie Valley Road.

Year of adoption: 1997

Year of last amendment: None

**Summary of analysis and recommended changes:** The development condition primarily applies to parcels that are mostly in the Bear Creek/Sammamish Community Service Area, so no changes are proposed as part of this subarea plan.