

Map Amendment 1

Carnation UGA

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE MAP

2

3

4 Amend Map #25, Section 15, Township 25, Range 7 as follows:

5

6 Redesignate the following parcels from Rural Residential to Rural City Urban Growth Area
7 and add them to the Urban Growth Area:

8

9 1525079037

10 1525079027

11 1525079051

12 1525079026

13 1525079025

14 1525079023

15 1525079029

16 1525079047

17 1525079034 (portion)

18 1525079031 (portion)

19

20 Update the Interim Potential Annexation Area Map to include the subject parcels in the City
21 of Carnation Potential Annexation Area.

22

23 Amend all other KCCP and Technical Appendix maps that include the Urban Growth Area to
24 be consistent with this change.

25

26 Effect: The Carnation UGA land use amendment adds approximately 21 acres to the Rural
27 City Urban Growth Area for the City of Carnation. These parcels replace 12 acres of
28 developable land lost as a result of an adjustment by FEMA to the Flood Insurance Rate
29 Map. The small rural portions of two incorporated parcels are also redesignated to provide a
30 uniform land use designation and consistent Urban Growth Area boundary.



Carnation Rural City Urban Growth Area Study





Executive Recommended Land Use Map

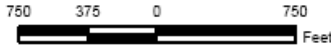


King County
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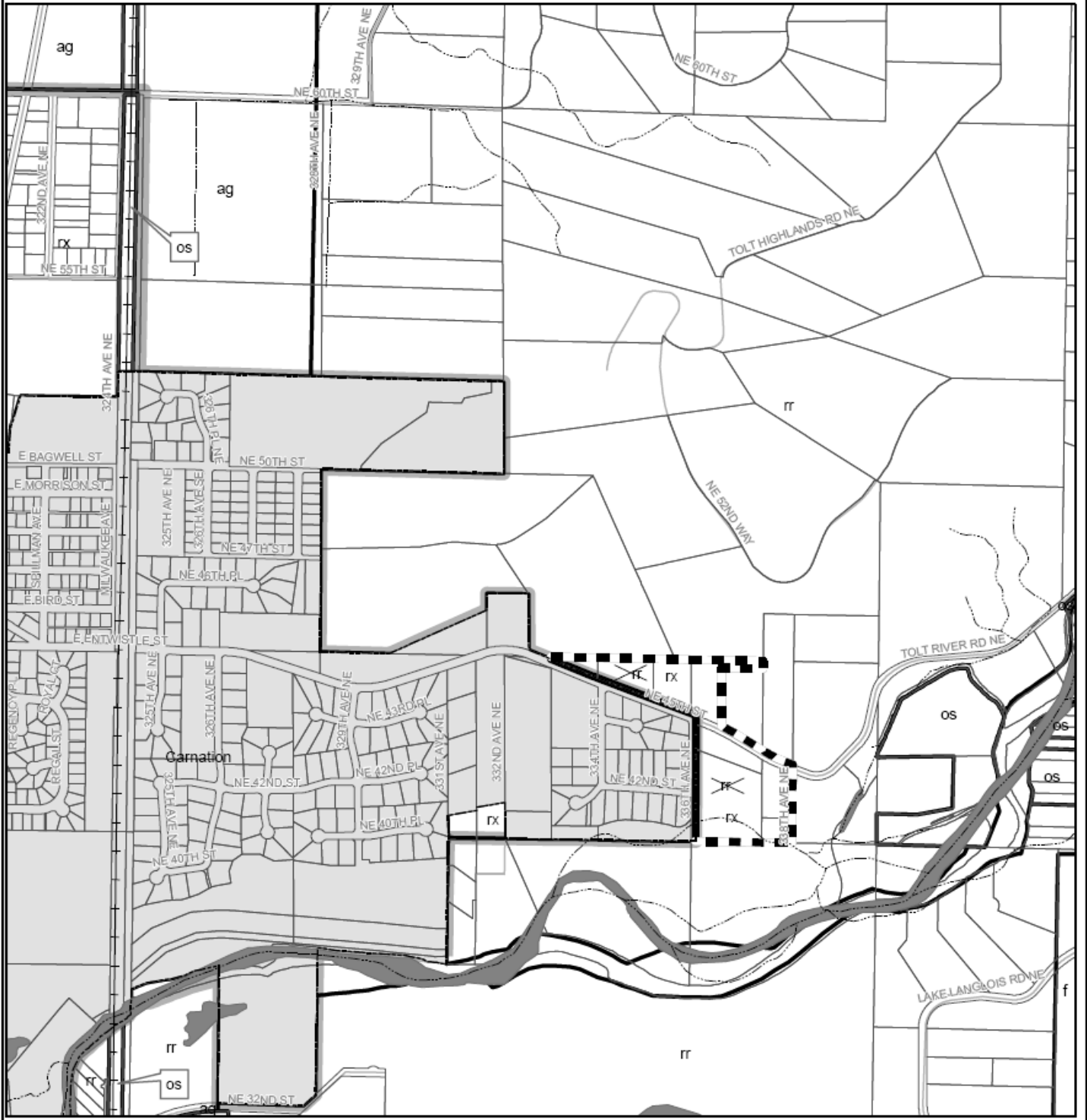
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- ag Agriculture
- rr Rural Residential
- rx Rural City UGA
- os Open Space/ Recreation

-  Incorporated Areas
-  Urban Growth Boundary
-  Change Area
-  Proposed Urban Growth Boundary



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Map Amendment 1

Carnation UGA

1 AMENDMENT TO THE KING COUNTY ZONING ATLAS
2 _____
3

4 Amend Map #25, Section 15, Township 25, Range 7 as follows:
5

6 Reclassify the following parcels from RA-10 to Urban Reserve:
7

8 1525079037

9 1525079027

10 1525079051

11 1525079026

12 1525079025

13 1525079023

14 1525079029

15 1525079047

16 1525079034 (portion)

17 1525079031 (portion)
18

19 Effect: The Carnation UGA zoning amendment adds approximately 21 acres to the Rural
20 City Urban Growth Area for the City of Carnation. These parcels replace 12 acres of
21 developable land lost as a result of an adjustment by FEMA to the Flood Insurance Rate
22 Map. The small rural portions of two incorporated parcels are also redesignated to provide a
23 uniform land use designation and consistent Urban Growth Area boundary.



Carnation Rural City Urban Growth Area Study




Executive Recommended Zoning Map

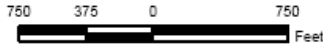


King County
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Environmental Services

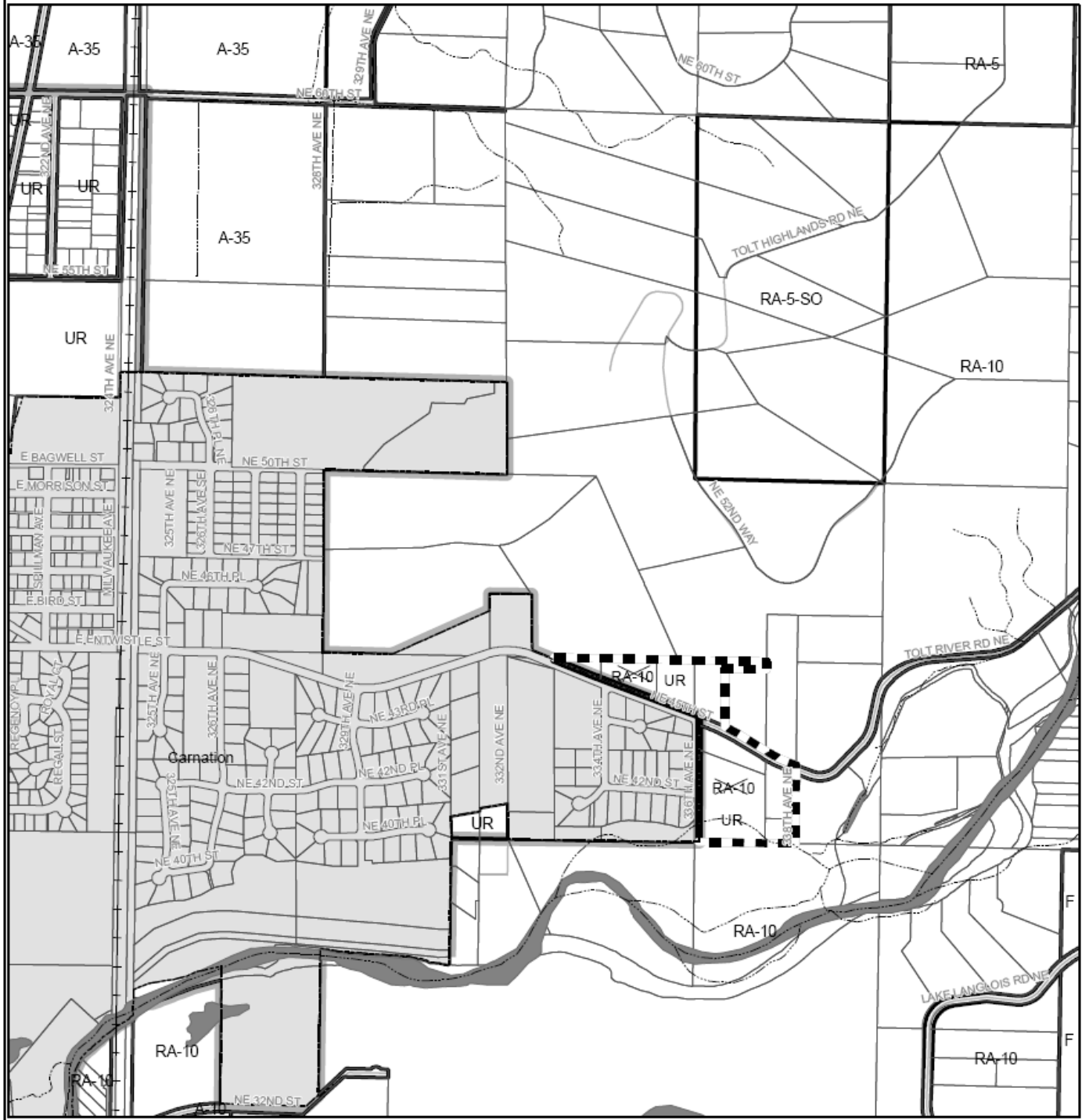
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- UR Urban Reserve, one DU per 5 acres
- RA-10 Rural Area, one DU per 10 acres
- RA-5 Rural Area, one DU per 5 acres
- A-35 Agricultural, one DU per 35 acres

-  Incorporated Areas
-  Urban Growth Boundary
-  Change Area



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Map Amendment 2

North Bend Technical Corrections

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE MAP

2

3

4 Amend Map #32, Section 15, Township 23, Range 8 as follows:

5

6 Redesignate the following parcels from Rural Residential to Rural City Urban Growth Area:

7

8 1523089270

9 1523089138

10 1523089191

11 1523089075

12

13 Effect: The four parcels are within the Rural City Urban Growth Area for the City of North
14 Bend but have a rural land use designation and zoning. The North Bend Technical
15 Corrections land use amendment corrects for this error. The correction to the King County
16 Comprehensive Plan Land Use Map is technical in nature and does not alter the amount of
17 land within the Urban Growth Area.

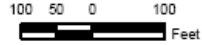


North Bend Technical Corrections - East Section


Executive Recommended Land Use Map No Change Recommended



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- rr Rural residential
- rx Rural city UGA
- os King County Owned Open Space/Recreation
-  Urban Growth Boundary







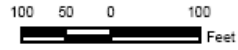
North Bend Technical Corrections - West Section

Executive Recommended Land Use Map

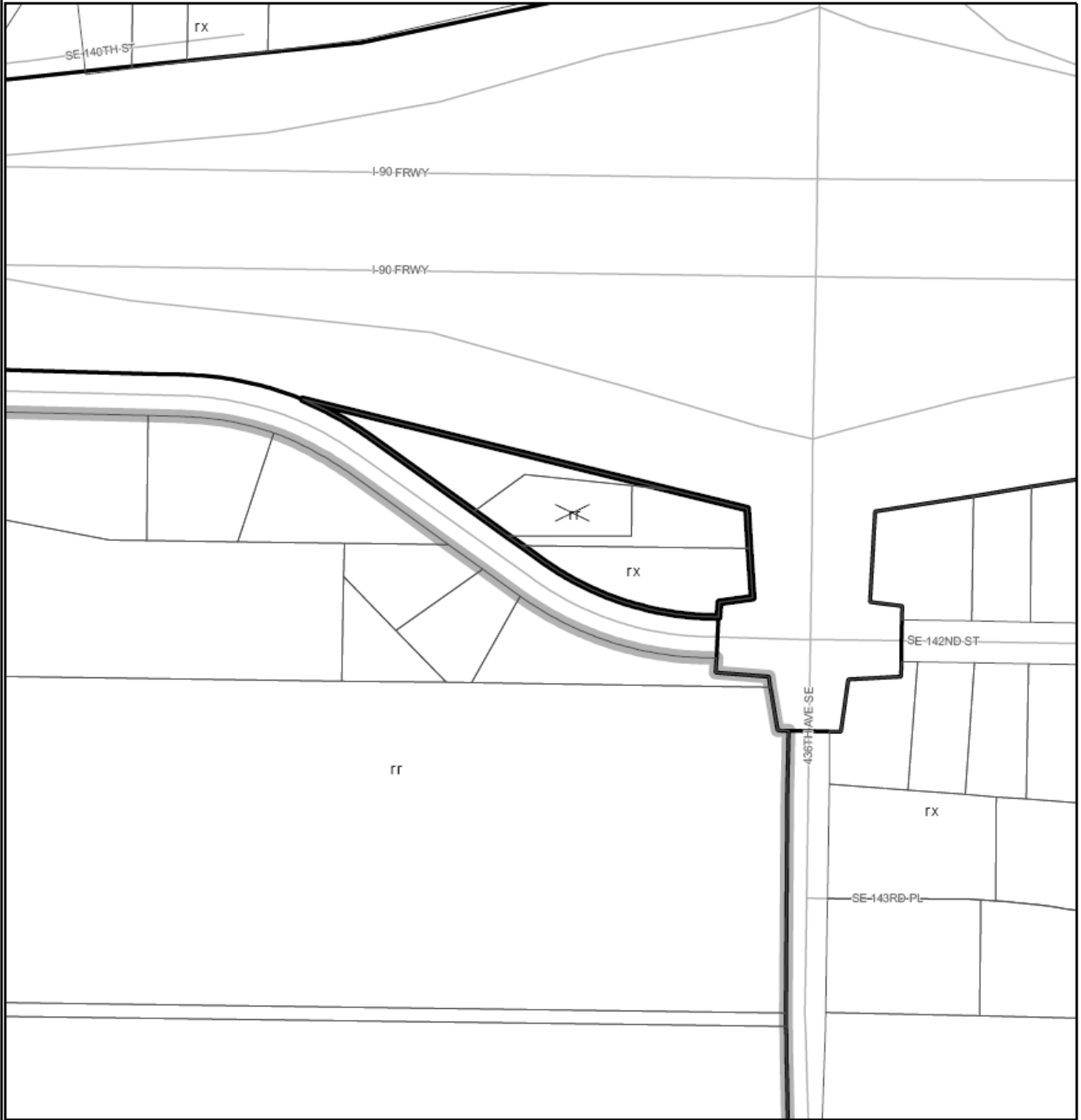


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- rr Rural residential
- rx Rural city UGA
-  Change Area
-  Urban Growth Boundary



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Map Amendment 2

North Bend Technical Corrections

1 AMENDMENT TO THE KING COUNTY ZONING ATLAS

2

3

4 Amend Map #32, Section 15 and 23, Township 23, Range 8 as follows:

5

6 Reclassify the following parcels from RA-2.5 to Urban Reserve:

7

8 1523089270

9 1523089138

10 1523089191

11 1523089075

12 7334600340

13 7334600350

14 7334600360

15 7334600380

16 7334600390

17 7334600400

18 7334600410

19 7334600420

20 7334600430

21 7334600440

22 7334602110

23

24 Effect: The North Bend Technical Corrections zoning amendment corrects for a zoning map
25 error. The parcels are within the Rural City Urban Growth Area for the City of North Bend
26 but have a rural zoning. The correction is technical in nature and does not alter the amount
27 of land within the Urban Growth Area.





North Bend Technical Corrections - East Section

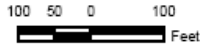
Executive Recommended Zoning Map



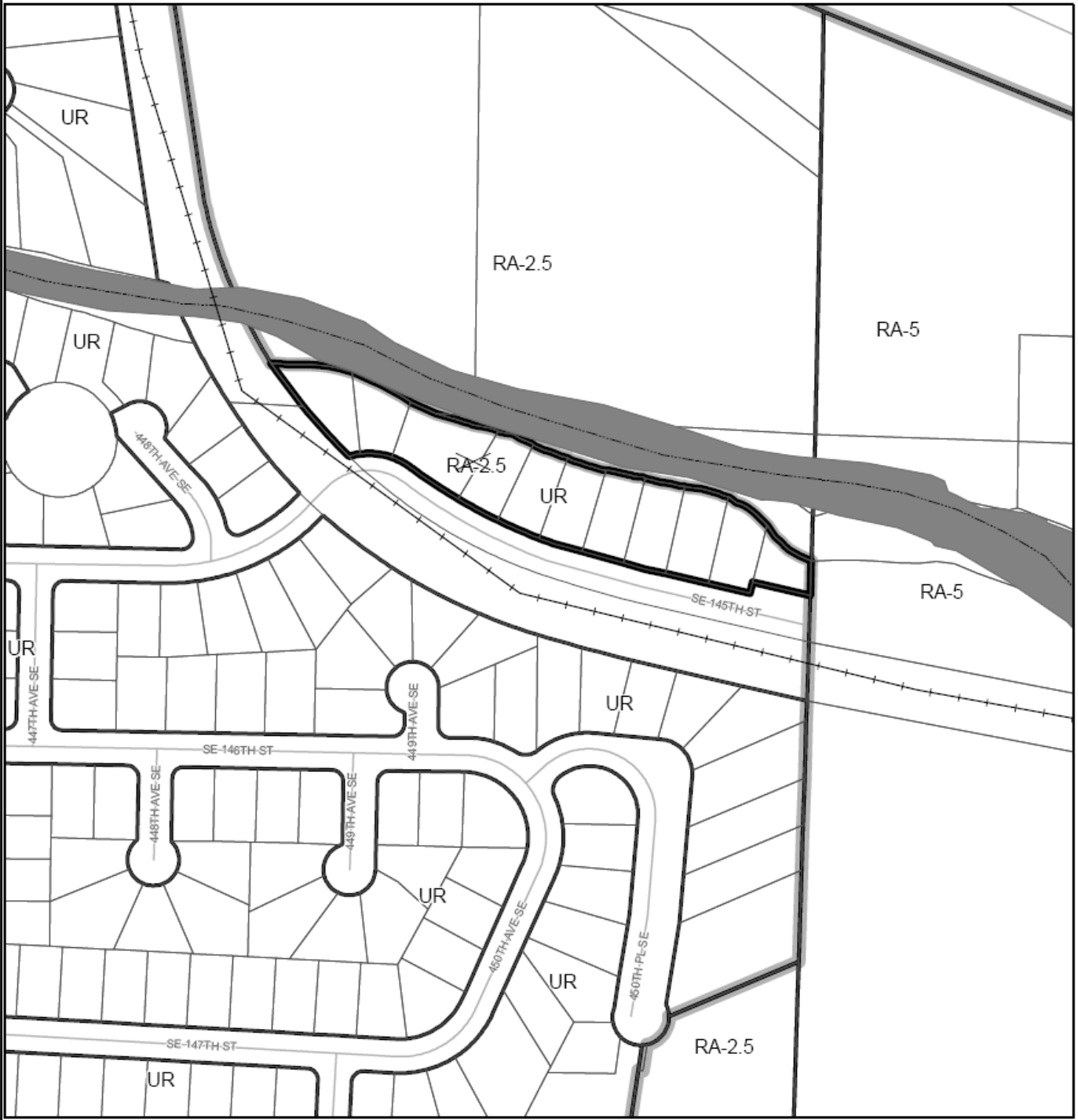
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- RA-2.5 Rural Area, one DU per 5 acres
- RA-5 Rural Area, one DU per 5 acres
- UR Urban Reserve, one DU per 5 acres
-  Urban Growth Boundary
-  Change Area



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Map Amendment 3

Sammamish UGA

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE MAP
2 _____
3

4 Amend Map #18, Section 27, Township 25, Range 6 as follows:
5

6 Redesignate the following parcel from Rural Residential to Urban Residential, Medium
7 Density, 4-12 units per acre:
8

9 2725069022
10

11 Amend Map #13, Section 26, Township 25, Range 6 as follows:
12

13 Redesignate the following parcels from Rural Residential to Urban Residential, Low Density,
14 1 unit per acre:
15

16 1311040060
17

18 1311040050
19

20 1311040040
21

22 1311040020
23

24 1311040030
25

26 1311040010
27

28 131104TRCT
29

30 Redesignate the following parcels from Rural Residential and Urban Residential, Low
31 Density, 1 unit per acre to Urban Residential, Low Density, 1 unit per acre:
32

33 1311030510
34

35 1311030520
36

131103TRCT

Update the Interim Potential Annexation Area Map to include the subject parcels in the City of Sammamish Potential Annexation Area.

Amend all other KCCP and Technical Appendix maps that include the Urban Growth Area to be consistent with this change.

37 Effect: The Sammamish UGA land use amendment will redesignate parcel 2725069022 as
38 urban and eliminate this island of rural surrounded by the incorporated area and Urban
39 Growth Area of the City of Sammamish.

40

41 Redesignation of the ten parcels in the Camden Park development to urban will provide
42 consistency with the other properties in the development. Urban Residential, Low Density, 1
43 unit per acre, is consistent with the development that has occurred on these properties.

Map Amendment 3

Sammamish UGA

1 AMENDMENT TO THE KING COUNTY ZONING ATLAS

2

3

4 Amend Map #18, Section 27, Township 25, Range 6 as follows:

5

6 Reclassify the following parcel from RA-10 to R-4:

7

8 2725069022

9

10 Amend Map #13, Section 26, Township 25, Range 6 as follows:

11

12 Reclassify the following parcels from RA-5 to R-1-P:

13

14 1311040060

15 1311040050

16 1311040040

17 1311040020

18 1311040030

19 1311040010

20 131104TRCT

21

22 Reclassify the following parcels from RA-5 and R-1-P to R-1-P:

23

24 1311030510

25 1311030520

26 131103TRCT

27

28 Apply the P-suffix development condition ES-P20 on the following parcels:

29 1311040060

30 1311040050

31 1311040040

32 1311040020

33 1311040030

34 1311040010

35 131104TRCT

36 1311030510 (portion)

37 1311030520 (portion)

38 131103TRCT (portion)

39

40 Retain the P-suffix development condition ES-P20 on the following parcels:

41 1311030510 (portion)

42 1311030520 (portion)

43 131103TRCT (portion)

44

45 ES-P20: Wildlife Corridor/Urban Separator

46

47 This condition applies to identified properties located within the East Sammamish
48 Community Planning Area.

49

50 Permanent open space for wildlife corridors and urban separators shall be secured
51 through lot clustering on all parcels of land as follows:

52

53 1. At least fifty percent of the site being subdivided or developed shall be placed in a
54 separate tract or tracts of undistributed open space, except for trails or other non-
55 intensive passive recreation improvements authorized by the Department.

56

57 2. A management plan for the tract or tracts shall be prepared which specifies the
58 permissible extent of recreation, forestry or other uses compatible with preserving and
59 enhancing the wildlife habitat value of the tract or tracts.

60

61 3. The permanent open space tract or tracts shall be located on the site to maximize
62 continuity with the wildlife corridor/urban separator designation on adjacent
63 properties. If adjacent properties are already subdivided pursuant to these property
64 specific development conditions, the proposed open space tract or tracts shall be
65 located to maximize continuity with the open space tracts already created on the
66 adjacent properties.

67

68 4. Where the designated corridor includes streams or wetlands required to be
69 protected under K.C.C. chapter 21A.24, an additional fifty feet shall be added to the
70 required undisturbed buffer on all edges. The additional buffer area shall be given full
71 credit for calculating the site's project density. In corridor segments not regulated by
72 K.C.C. chapter 21A.24, the permanent open space tract or tracts shall be located so as
73 to provide a 300-foot wide undisturbed corridor when it is possible to do so without
74 reducing development density. This 300-foot wide goal also may be achieved in
75 conjunction with existing or prospective open space tracts on adjoining properties.

76

77 5. Permanent open space in compliance with all of the above corridor-related P-suffix
78 conditions, except the increased buffer around streams and wetlands, may also
79 include undisturbed open space to meet any other applicable requirements, such as
80 surface water management. If a trail or other non-intensive recreation improvement is
81 authorized by the Department, the improvement may be credited toward the
82 development's on-site recreation requirement.

83

84 Effect: The Sammamish UGA zoning amendment will reclassify parcel 2725069022 as
85 urban and eliminate this island of rural surrounded by the incorporated area and Urban
86 Growth Area of the City of Sammamish. R-4 zoning will provide consistency with
87 surrounding parcels and protect the sizable wetland on the parcel.

88

89 Reclassification of the ten parcels in the Camden Park development to R-1-P will provide
90 consistency with the other properties in the development. Application of the Wildlife
91 Corridor/Urban Separator P-suffix development condition (ES-P20) on these properties will
92 be consistent with the other Camden Park housing development parcels.







Sammamish Urban Growth Area Study - North Section

Executive Recommended Zoning Map

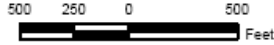


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-  Incorporated Areas
-  Urban Growth Boundary
-  Change Area
-  Proposed Urban Growth Boundary

- R-1 Residential, one DU per acre
- R-4 Residential, four DU per acre
- RA-2.5 Rural Area, one DU per 5 acres
- RA-5 Rural Area, one DU per 5 acres
- RA-10 Rural Area, one DU per 10 acres



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Map Amendment 4

Snoqualmie SR-18 / I-90

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE MAP

2

3

4 Amend Map #27, Section 02, Township 23, Range 7 as follows:

5

6 Redesignate the following parcels from Rural Residential to Urban Reserve and include them
7 in the Rural City Urban Growth Area for the City of Snoqualmie:

8

9 0223079046

10 0223079063

11 0223079075

12 022307UNKN

13 0223079007

14 0223079049

15 0223079064

16 7462900120

17 7462900130

18 7462900110

19

20 Update the Interim Potential Annexation Area Map to include the subject parcels in the City
21 of Snoqualmie Potential Annexation Area.

22

23 Amend all other KCCP and Technical Appendix maps that include the Urban Growth Area to
24 be consistent with this change.

25

26 Effect: The Snoqualmie SR-18 / I-90 land use amendment is part of a Rural Preservation
27 Program Pilot Project. The purpose of the demonstration project is to allow the parcels to
28 become urban with the condition that surrounding rural lands are protected through the
29 Transfer of Development Rights program.



Snoqualmie SR-18 / I-90 Subarea Plan

Executive Recommended Land Use Map



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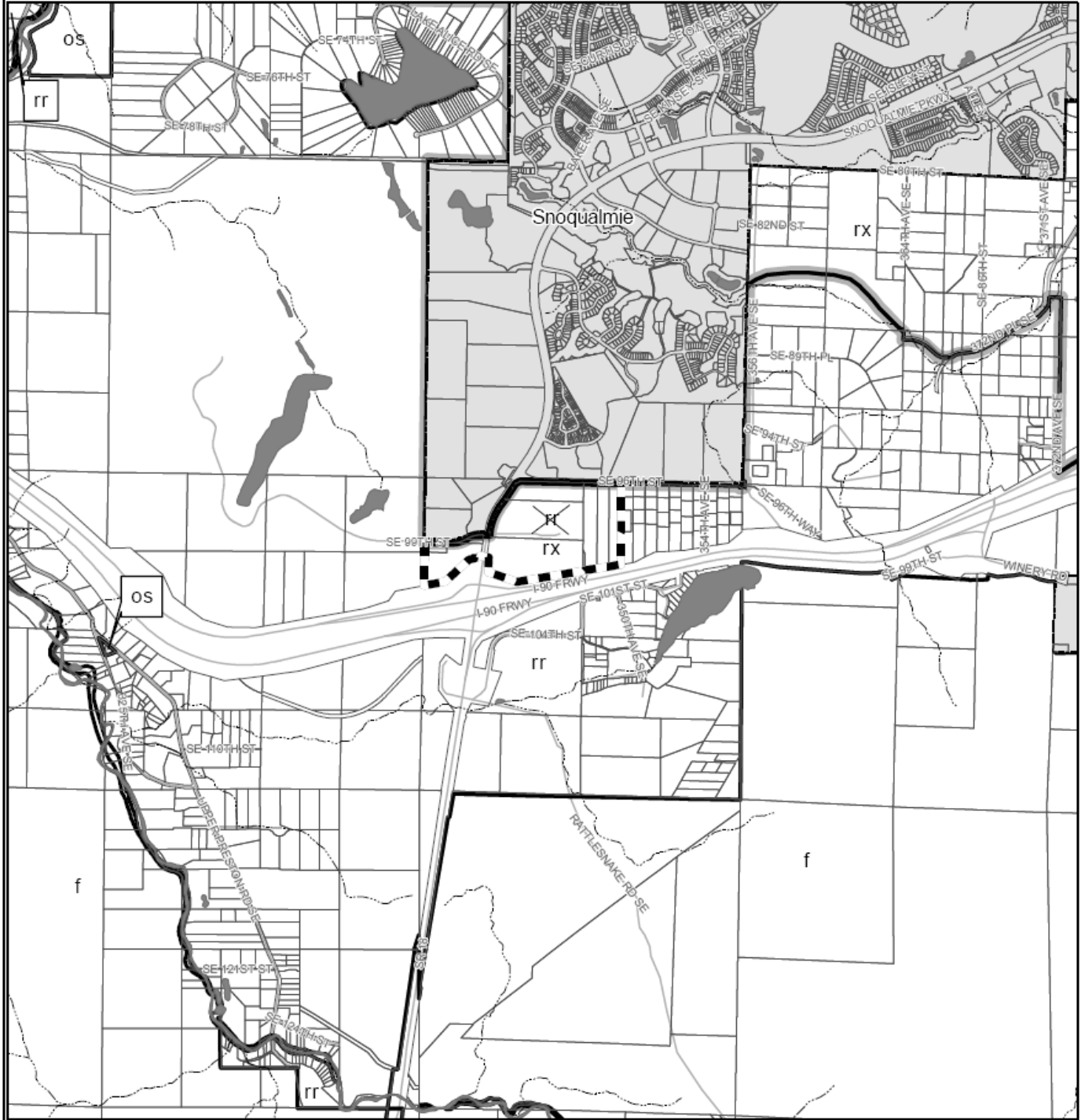
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- rr Rural residential
- f Forestry
- RX Rural Cities Urban Growth Area
- OS Open Space/Recreation

- Incorporated Areas
- Urban Growth Boundary
- Proposed Urban Growth Boundary
- Change Area



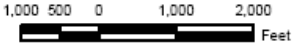


Snoqualmie SR-18 / I-90 Subarea Plan

Executive Recommended Rural Preservation District

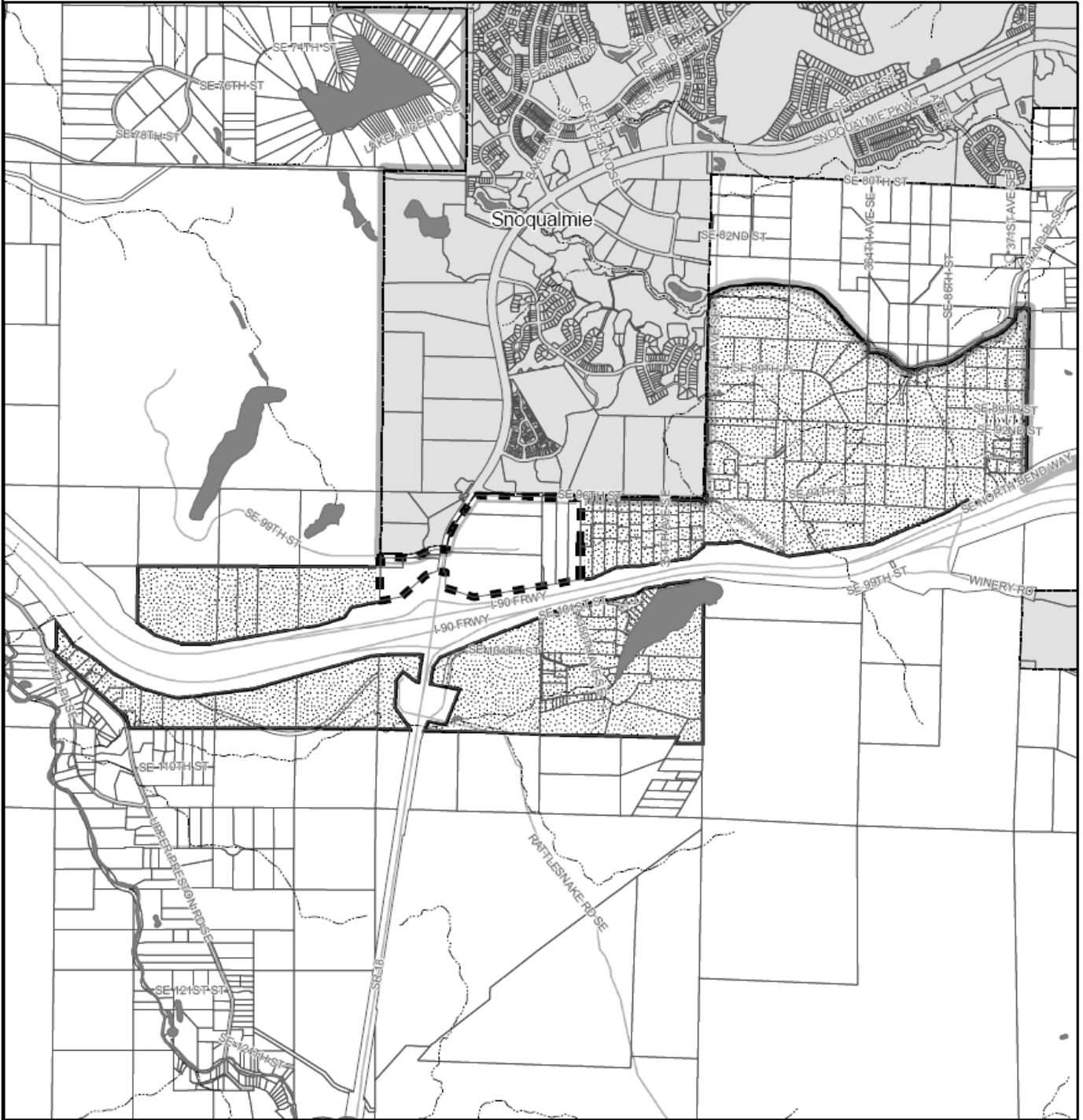


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-  Transfer of Development Rights Receiving Area
-  Transfer of Development Rights Sending Area
-  Incorporated Areas
-  Urban Growth Boundary



Map Amendment 4

Snoqualmie SR-18 / I-90

1 AMENDMENT TO THE KING COUNTY ZONING ATLAS

2

3

4 Amend Map #27, Section 02, Township 23, Range 7 as follows:

5

6 Reclassify the following parcels from RA-5 to UR:

7

8 0223079046

9 0223079063

10 0223079075

11 022307UNKN

12 0223079007

13 0223079049

14 0223079064

15 7462900120

16 7462900130

17 7462900110

18

19 Effect: The Snoqualmie SR-18 / I-90 zoning amendment is part of a Rural Preservation
20 Program Demonstration Project. The purpose of the pilot project is to allow the parcels to
21 become urban with the condition that surrounding rural lands are protected by means of the
22 Transfer of Development Rights program.



Snoqualmie SR-18 / I-90 Subarea Plan

Executive Recommended Zoning Map



King County
Department of Development and
Environmental Services

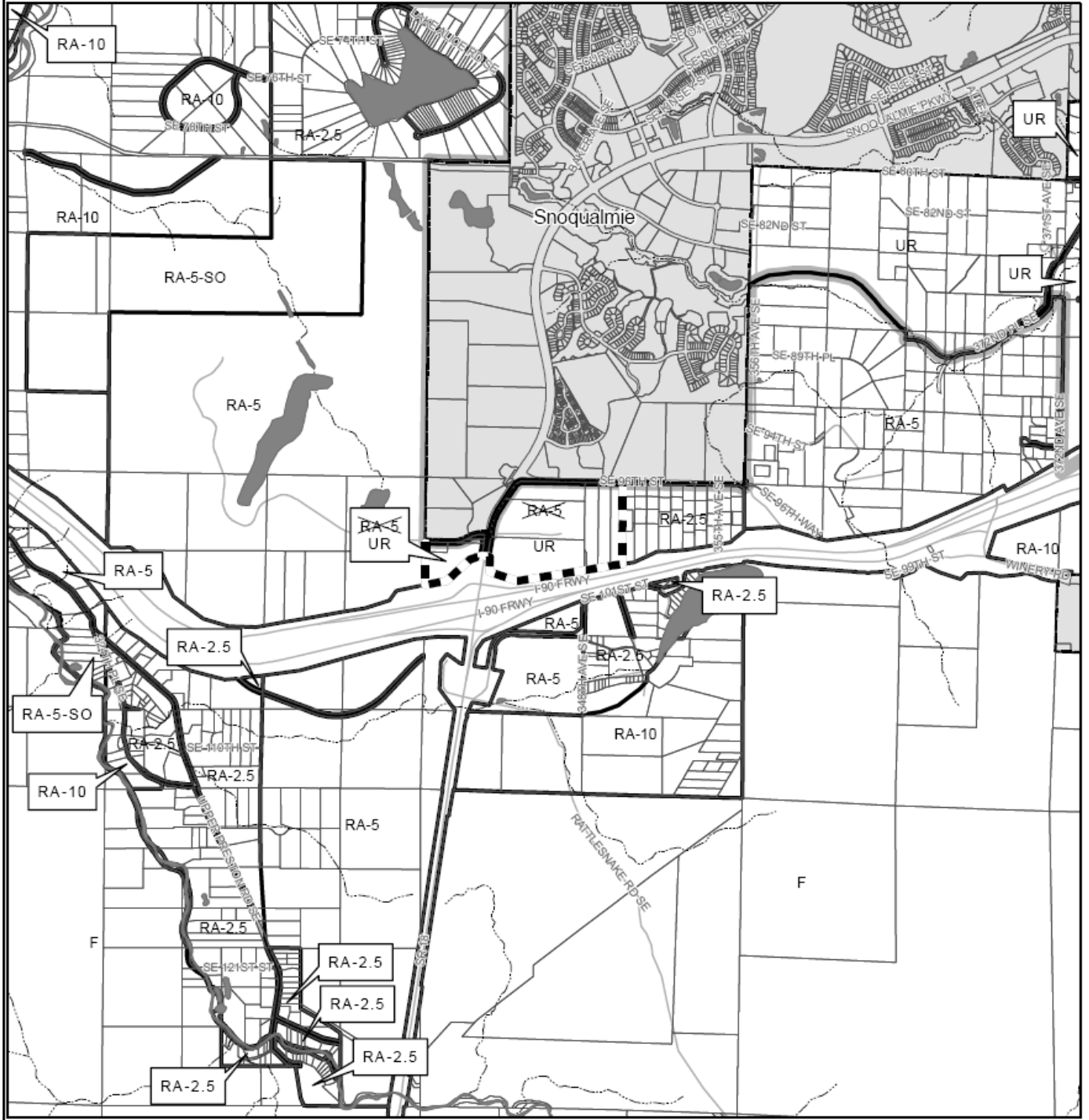
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- RA-5 Rural Area, one DU per 5 acres
- RA-2.5 Rural Area, one DU per 5 acres
- RA-10 Rural Area, one DU per 10 acres
- F Forestry
- UR Urban Reserve, one DU per 5 acres

- Incorporated Areas
- Change Area
- Urban Growth Boundary
- Proposed Urban Growth Boundary



Map Amendment 5

Coal Creek Park

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE MAP

2

3

4

Amend Map #13, Section 27 and 26, Township 24, Range 5 as follows:

5

6

Add the following parcels to the Urban Growth Area:

7

8

2724059002

9

2724059078

10

2624059018

11

2624059055

12

2624059057

13

2424059056

14

2624059048 (portion)

15

16

Update the Interim Potential Annexation Area Map to include the subject parcels in the City of Bellevue Potential Annexation Area.

17

18

19

Amend all other KCCP and Technical Appendix maps that include the Urban Growth Area to be consistent with this change.

20

21

22

Effect: The Coal Creek Park land use amendment adds approximately 183 acres to the Urban Growth Area. The City of Bellevue owns the property. Approval of this amendment will add the property to Bellevue's Potential Annexation Area so that Bellevue will be able to annex the area and provide urban services at the park. This will not increase development capacity in the Urban Growth Area. The Open Space land use designation is retained.

23

24

25

26




Coal Creek Park

Executive Recommended Land Use Map




King County
Department of Development and
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 Incorporated Areas

 Urban Growth Boundary

 Proposed Urban Growth Boundary

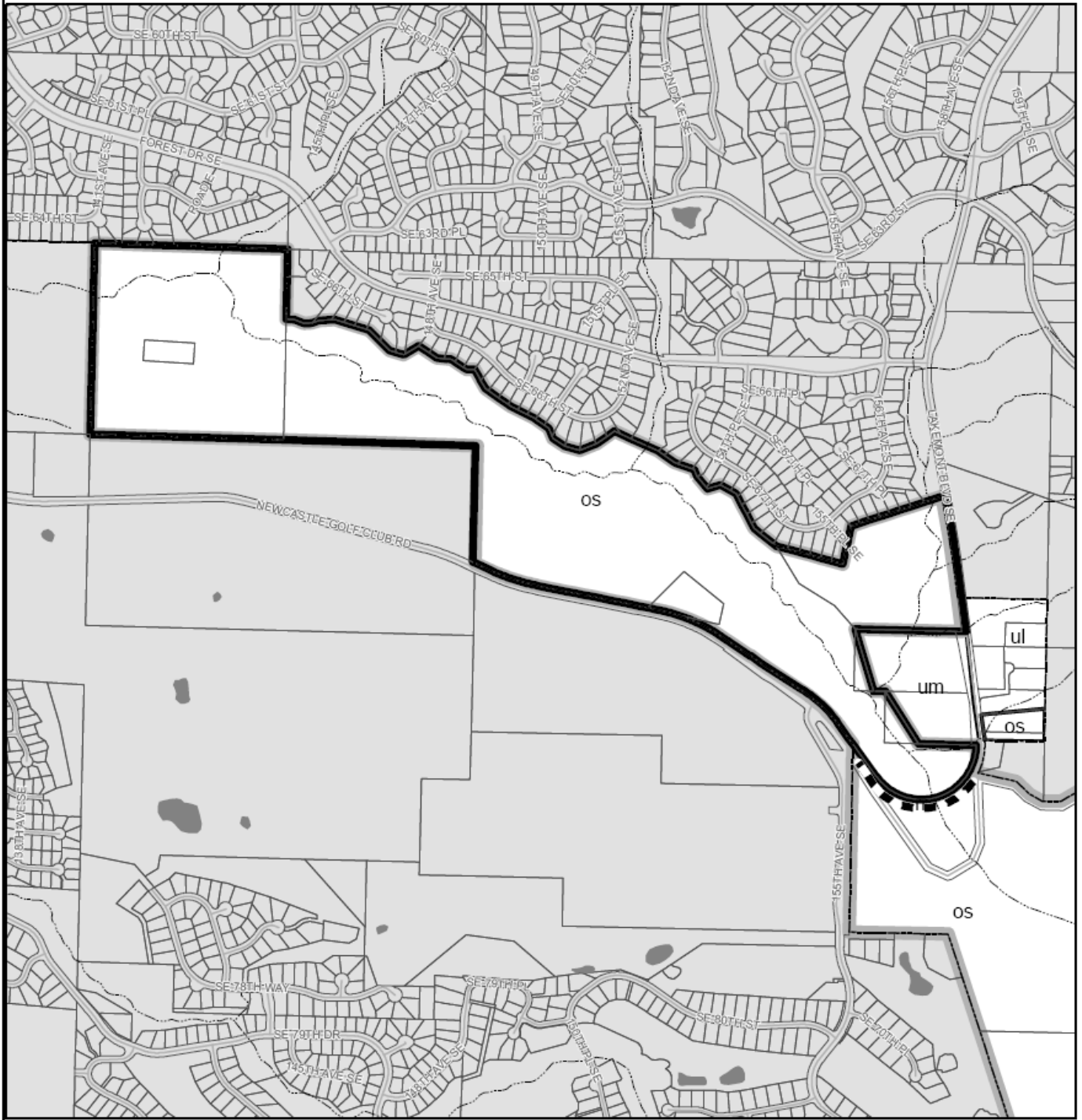
um Urban Residential, Medium 4-12du/acre

ul Urban Residential, Low 1du/acre

os Open Space/ Recreation

500 250 0 500
Feet

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Map Amendment 5

Coal Creek Park

1 AMENDMENT TO THE KING COUNTY ZONING ATLAS

2

3

4 Amend Map #13, Section 27 and 26, Township 24, Range 5 as follows:

5

6 Reclassify the following parcels from RA-5 to R-4:

7

8 2724059002

9 2724059078

10 2624059018

11 2624059055

12 2624059057

13 2424059056

14 2624059048 (portion)

15

16 Eliminate the development condition for the subject properties, NC-P1, suffix conditions for
17 the Cougar Mountain Subarea Master Plan Development. The text for this P-suffix
18 development condition is 14 pages long and has been omitted from this map amendment.

19 The text can be found by searching for the development condition code NC-P1 at the
20 following webpage: http://www.metrokc.gov/ddes/gis/dev_cond.htm.

21

22 Effect: Approval of this amendment will apply zoning consistent with the City of Bellevue's
23 ownership of the park. It eliminates the P-suffix development condition as the properties are
24 not available for development.

Map Amendment 6

Willows Road

1 AMENDMENT TO THE KING COUNTY ZONING ATLAS
2
3

4 Amend Map #11, Sections 22 and 27, Township 26, Range 5 as follows:
5

6 Reclassify the following parcels from I-P to I-P-SO:
7

8 2726059002

9 2226059027

10 2226059042

11 2226059053

12 2226059080
13

14 Retain the existing P-suffix development condition NS-P7.
15

16 NS-P7: STR 22-26-5: T.L. 9053, 9080, 9042 and 9027
17

18 STR 27-26-5: T.L. 9002 (Source: Northshore Community Plan Update and Area
19 Zoning, p. 271)
20

21 A windbreak of poplars or similar fast-growing columnar deciduous trees shall be
22 provided along the eastern and western edges of the property. These trees shall be on
23 eight-foot centers. A twenty-foot wide Type One landscaping buffer shall be provided
24 inside the columnar tree line. No vehicular access may be provided onto future
25 extensions of Willows Road.
26

27 Apply the SO-060, Office/Research Park Development Special District Overlay set forth in
28 KCC 21A.38.060.
29

30 Apply new P-suffix development condition to the above parcels: Regional Business uses
31 within the SO-060 Office/Research Park Special District Overlay are prohibited.
32

33 Effect: The Willows Road site-specific zoning amendment to apply the SO-060 Special
34 District Overlay and new P-suffix development condition will allow Industrial and
35 Commercial Business uses on the property. Regional Business use, which would be
36 inconsistent with the surrounding properties, is prohibited. No amendment to the land use or
37 zoning map for the subject properties is required.

Map Amendment 7

King County Fairgrounds / Enumclaw Exposition Center

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE MAP
2 _____
3

4 Amend Map #30, Section 20 and 30, Township 20, Range 7 as follows:
5

6 Redesignate the following parcels from Rural Residential to Rural City Urban Growth Area
7 and add them to the Urban Growth Area:
8

9 2020079021

10 3020079069

11 3020079106

12 3020079077

13 3020079065

14 3020079064

15 3020079063
16

17 Redesignate the following parcel from Rural Residential and Open Space to Rural City
18 Urban Growth Area
19

20 3020079006
21

22 Update the Interim Potential Annexation Area Map to include the subject parcels in the City
23 of Enumclaw Potential Annexation Area.
24

25 Amend all other KCCP and Technical Appendix maps that include the Urban Growth Area to
26 be consistent with this change.
27

28 Effect: The King County Fairgrounds land use amendment adds the King County
29 Fairgrounds/Enumclaw Exposition Center, Sportsman Park, and eight residential properties
30 to the Rural City Urban Growth Area. The City of Enumclaw owns the former King County
31 Fairgrounds and Sportsman Park. Approval of this amendment will add the properties to
32 Enumclaw's Potential Annexation Area so Enumclaw will be able to annex the area and
33 provide urban services. The redesignation of the residential properties will avoid an island of
34 rural properties once the former King County Fairgrounds is annexed, avoiding an illogical
35 Urban Growth Area boundary.

Map Amendment 7

King County Fairgrounds / Enumclaw Exposition Center

1 AMENDMENT TO THE KING COUNTY ZONING ATLAS
2

3
4 Amend Map #30, Section 20 and 30, Township 20, Range 7 as follows:
5

6 Reclassify the following parcels from RA-10 to UR:
7

8 2020079021

9 3020079069

10 3020079106

11 3020079077

12 3020079065

13 3020079064

14 3020079063

15 3020079006
16

17 Effect: The King County Fairgrounds zoning amendment applies Urban Reserve zoning to
18 approximately 90 acres of land currently zoned Rural Residential. The City of Enumclaw
19 owns the former King County Fairgrounds and Sportsman Park. The remaining properties
20 are an island surrounded by the former King County Fairgrounds and the Enumclaw Golf
21 Course.

Map Amendment 8

Hobart Rural Neighborhood

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE MAP

2

3

4 Amend Map #28, Section 6, Township 22, Range 7 as follows:

5

6 Redesignate the following parcel from Rural Residential to Rural Neighborhood:

7

8 0622079051

9

10 Effect: The Hobart Rural Neighborhood land use amendment adds one parcel to the Hobart
11 Rural Neighborhood. This will permit expanded non-residential development, providing
12 additional opportunities for services and convenience shopping for surrounding rural
13 residents.




Hobart Subarea Plan

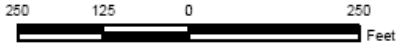
Executive Recommended Land Use Map



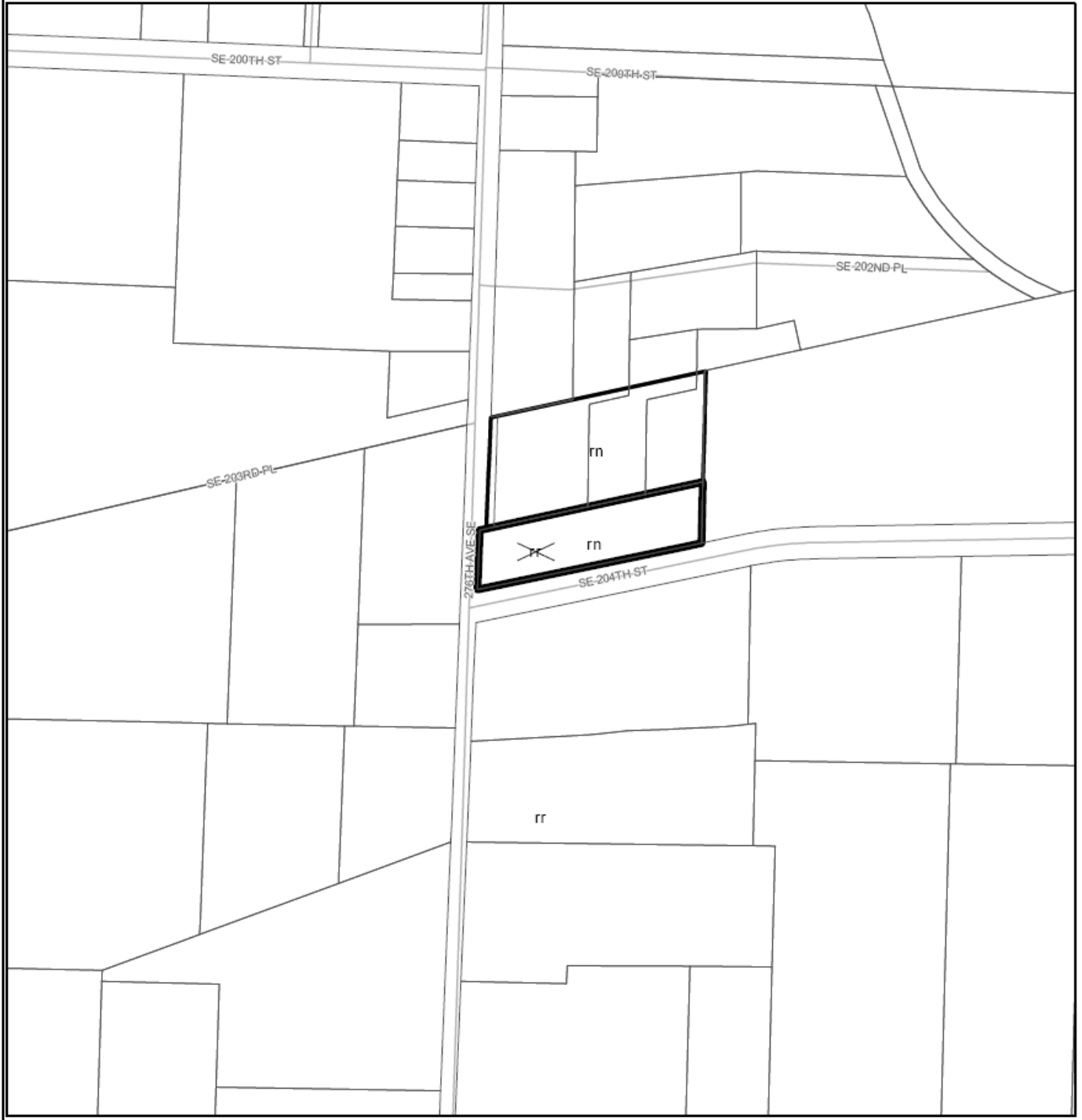
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- rr Rural Residential
- rn Rural neighborhood

 Change Area



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Map Amendment 8

Hobart Rural Neighborhood

1 AMENDMENT TO THE KING COUNTY ZONING ATLAS

2

3

4 Amend Map #28, Section 6, Township 22, Range 7 as follows:

5

6 Reclassify the following parcel from RA-5 to NB:

7

8 0622079051

9

10 Effect: The Hobart Rural Neighborhood zoning amendment reclassifies one parcel from RA-
11 5 to NB. This will permit expanded non-residential development, providing additional
12 opportunities for services and convenience shopping for surrounding Rural residents.




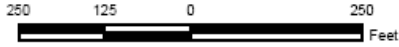
Hobart Subarea Plan

Executive Recommended Zoning Map



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- RA-5 Rural Area, one DU per 5 acres
- NB Neighborhood Business
-  Change Area



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Map Amendment 9

Lake Desire Urban Separator

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE MAP

2

3

4 Amend Map #14, Section 25 and 36, Township 23, Range 5 as follows:

5

6 Redesignate the following parcels from Urban Residential, Medium Density, 4-12 units per
7 acre, to Greenbelt/Urban Separator:

8

9	2523059015	2523059016	2523059019
10	2523059027	2523059029	2523059032
11	2523059037	2523059040	2523059045
12	2523059053	2523059056	2523059057
13	2523059058	2523059059	2523059060
14	2523059061	3623059018	3623059025
15	3623059027	3623059032	3623059033
16	3623059035	3623059036	3623059043
17	3623059066	3623059068	3623059070
18	3623059071	3623059074	3623059078
19	3623059079	3623059080	3623059081
20	3623059086	3623059087	3623059088
21	3623059090	3623059101	3623059112
22	3623059116	3623059117	3623059118
23	4008400260	4008400270	4008400275
24	4008400280	4008400285	4008400290
25	4008400295	4008400300	4008400310
26	4008400315	4008400320	4008400325
27	4008400330	4008400335	4008400340
28	4008400345	4008400350	4008400360
29	4008400365	4008400370	4008400375
30	4008400380	4008400385	4008400390
31	4008400395	4008400400	4008400410
32	4008400415	4008400420	4008400425
33	4008400430	4008400435	4008400440
34	4008400445	4008400450	4008400455
35	4008400460	4008400465	4008400470
36	4008400475	4008400476	4008400480
37	4008400485	4008400490	4008400495

38 4008400505
39 4008400520

4008400510

4008400515

40

41 Effect: The Lake Desire Urban Separator land use amendment redesignates approximately
42 85 acres on the east and north side of Lake Desire to a Greenbelt/Urban Separator.



Lake Desire Subarea Plan

Executive Recommended Land Use Map



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- gb Greenbelt/Urban Separator
- f Forestry
- rr Rural residential
- os Open space
- um Urban residential, Medium 4-12du/ac.
- ul Urban residential, Low 1du/ac.

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Map Amendment 9

Lake Desire Urban Separator

1 AMENDMENT TO THE KING COUNTY ZONING ATLAS
2
3

4 Amend Map #14, Section 25 and 36, Township 23, Range 5 as follows:
5

6 Reclassify the following parcels from R-6 to R-1:
7

8	2523059029	2523059032	2523059040
9	3623059018	3623059023	3623059025
10	3623059027	3623059032	3623059045
11	3623059071	3623059078	3623059079
12	3623059080	3623059081	3623059086
13	3623059087	3623059092	3623059101
14	3623059112	3623059113	3623059116
15	3623059118	4008400260	4008400270
16	4008400275	4008400280	4008400370
17	4008400375	4008400380	4008400385
18	4008400390	4008400395	4008400400
19	4008400410	4008400415	4008400420
20	4008400425	4008400430	4008400435
21	4008400440	4008400445	4008400450
22	4008400455	4008400460	4008400465
23	4008400470	4008400475	4008400476
24	4008400480	4008400485	4008400490
25	4008400495	4008400505	4008400510
26	4008400515	4008400520	

27

28 Reclassify the following parcels from R-6 and R-6-SO to R-1 and R-1-SO:
29

29

30	2523059015	2523059045	3623059021
31	3623059033	3623059035	3623059036
32	3623059043	3623059066	3623059068
33	3623059070	3623059074	3623059088
34	3623059090	3623059117	4008400285
35	4008400290	4008400295	4008400300
36	4008400305	4008400310	4008400315
37	4008400320	4008400325	4008400330

38	4008400335	4008400340	4008400345
39	4008400350	4008400360	4008400365
40	4008400525		

41

42 Reclassify the following parcels from R-6-SO to R-1-SO:

43

44	2523059016	2523059019	2523059027
45	2523059037	2523059053	2523059056
46	2523059057	2523059058	2523059059
47	2523059060	2523059061	

48

49 Retain the existing SO-180, Wetland Management Area Special District Overlay designation,
 50 set forth in KCC 21A.38.120, for the following parcels:

51

52	2523059015 (portion)	2523059045 (portion)	3623059021 (portion)
53	3623059033 (portion)	3623059035 (portion)	3623059036 (portion)
54	3623059043 (portion)	3623059066 (portion)	3623059068 (portion)
55	3623059070 (portion)	3623059074 (portion)	3623059088 (portion)
56	3623059090 (portion)	3623059117 (portion)	4008400285 (portion)
57	4008400290 (portion)	4008400295 (portion)	4008400300 (portion)
58	4008400305 (portion)	4008400310 (portion)	4008400315 (portion)
59	4008400320 (portion)	4008400325 (portion)	4008400330 (portion)
60	4008400335 (portion)	4008400340 (portion)	4008400345 (portion)
61	4008400350 (portion)	4008400360 (portion)	4008400365 (portion)
62	4008400525 (portion)	2523059016	2523059019
63	2523059027	2523059037	2523059053
64	2523059056	2523059057	2523059058
65	2523059059	2523059060	2523059061

66

67 Effect: The Lake Desire Urban Separator zoning amendment reclassifies parcels east and
 68 north of Lake Desire to zoning consistent with a Greenbelt/Urban Separator.



Lake Desire Subarea Plan

Executive Recommended Zoning Map



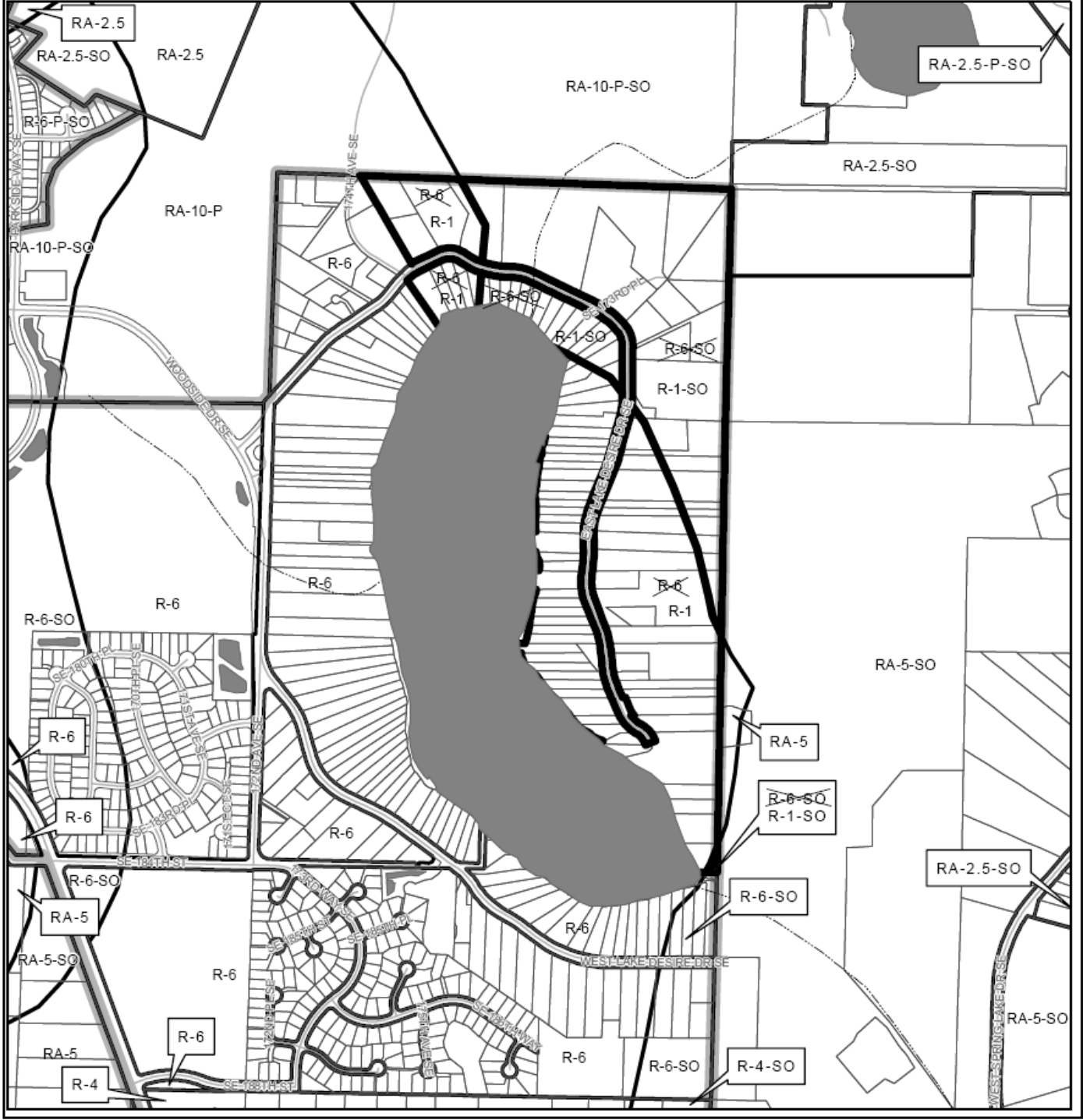
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 Urban Growth Boundary

- RA-2.5 Rural Area, one DU per 5 acres
- RA-5 Rural Area, one DU per 5 acres
- RA-10 Rural Area, one DU per 10 acres
- R-1 Residential, one DU per acre
- R-6 Residential, six DU per acre
- R-4 Residential, four DU per acre

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Feet

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Map Amendment 10

Maple Valley Summit Pit

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE MAP

2

3

4 Amend Map #21, Section 34, Township 22, Range 6 as follows:

5

6 Redesignate the following parcel from Rural Residential to Urban Plan Development and add
7 it to the Urban Growth Area:

8

9 3422069006

10

11 Update the Interim Potential Annexation Area Map to include the subject parcels in the City
12 of Maple Valley Potential Annexation Area.

13

14 Amend all other KCCP and Technical Appendix maps that include the Urban Growth Area to
15 be consistent with this change.

16

17 Effect: The Maple Valley Summit Pit land use amendment adds approximately 156 acres to
18 the Urban Growth Area for the City of Maple Valley. This adjustment removes an island of
19 Rural Area surrounded by the incorporated area of the City of Maple Valley.

Map Amendment 10

Maple Valley Summit Pit

1 AMENDMENT TO THE KING COUNTY ZONING ATLAS

2

3

4 Amend Map #21, Section 34, Township 22, Range 6 as follows:

5

6 Reclassify the following parcel from RA-5 to R-8:

7

8 3422069006

9

10 Effect: The Maple Valley Summit Pit zoning amendment removes an island of Rural Area
11 surrounded by the incorporated area of the City of Maple Valley and provides consistency
12 with the surrounding urban residential area developed at a similar density.






Maple Valley - Summit Pit

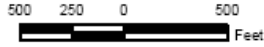
Executive Recommended Zoning Map



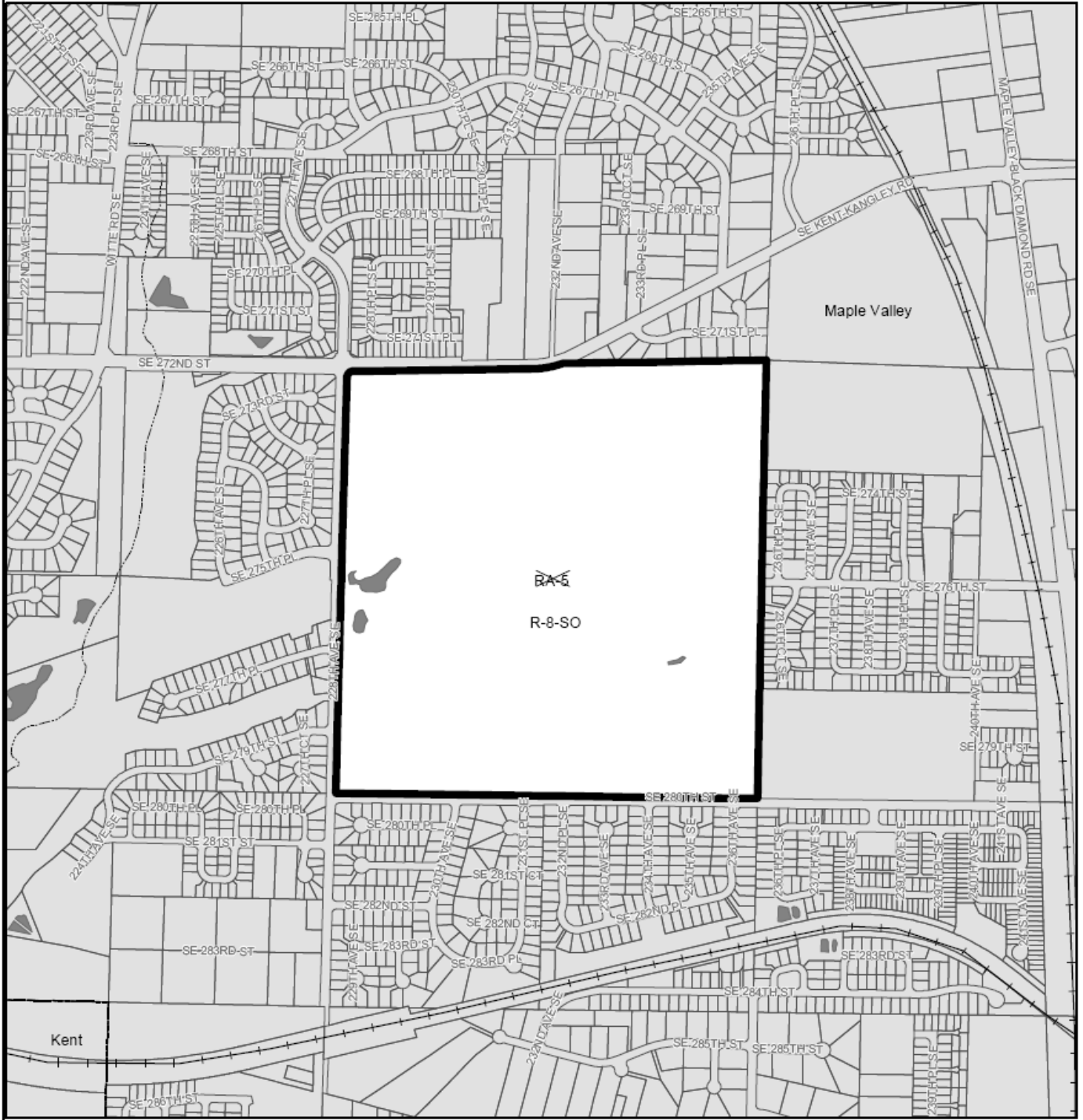
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-  Incorporated Areas
-  Urban Growth Boundary
-  Change Area

- RA-5** Rural Area, one DU per 5 acres
- R-8** Residential, eight DU per acre



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Map Amendment 11

Maple Valley Food Bank

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE MAP

2

3

4 Amend Map #21, Section 9, Township 22, Range 6 as follows:

5

6 Redesignate the following parcel from Rural Residential to Rural Neighborhood:

7

8 2752200006

9

10 Effect: The Maple Valley Food Bank land use amendment adds one parcel to the Maple
11 Valley Rural Neighborhood. This will recognize historical and current use of the Maple
12 Valley Food Bank property.




Maple Valley Food Bank Subarea Plan

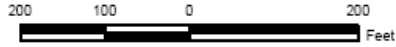
Executive Recommended Land Use Map



King County
Department of Development and
Environmental Services

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- rr Rural residential
- rn Rural neighborhood
- os King County Owned Open Space/Recreation
-  Change Area



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Map Amendment 11

Maple Valley Food Bank

1 AMENDMENT TO THE KING COUNTY ZONING ATLAS

2

3

4 Amend Map #21, Section 9, Township 22, Range 6 as follows:

5

6 Reclassify the following parcel from RA-5 to Neighborhood Business:

7

8 2752200006

9

10 Effect: The Maple Valley Food Bank zoning amendment adds one parcel to the Maple
11 Valley Rural Neighborhood. This zoning will recognize historical and current use of the
12 Maple Valley Food Bank property.



Maple Valley Food Bank Subarea Plan

Executive Recommended Zoning Map




King County
Department of Development and
Environmental Services

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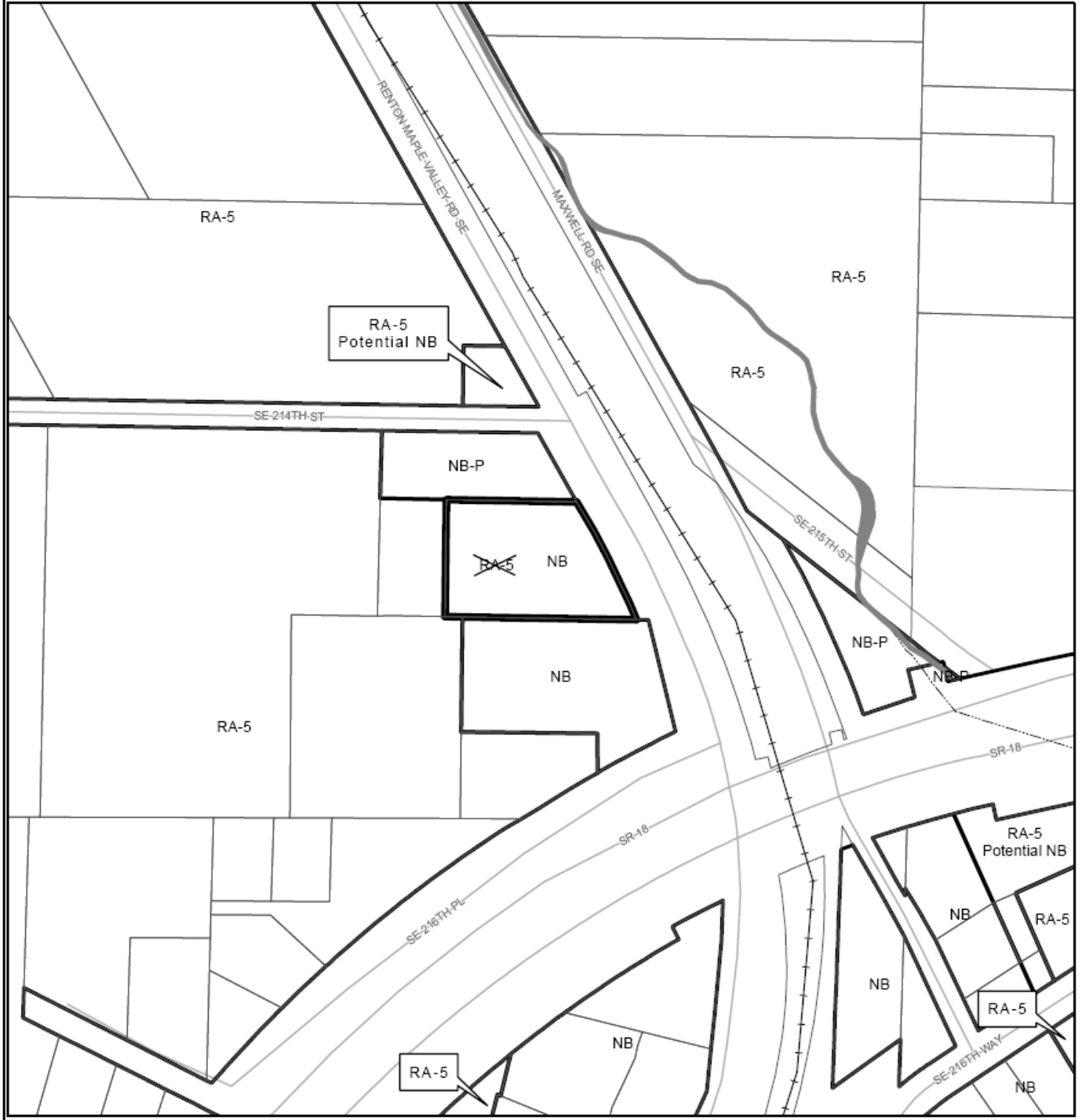
RA-5 Rural Area, one DU per 5 acres

NB Neighborhood Business

 Change Area

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Map Amendment 12

SR 169 - Kummer

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE MAP

2

3

4 Amend Map #22, Section 24, Township 21, Range 6 as follows:

5

6 Redesignate the following parcel from Rural Residential and Rural Neighborhood to Rural
7 Neighborhood:

8

9 2421069031

10

11 Redesignate the following parcel from Rural Residential to Rural Neighborhood:

12

13 2421069011

14

15 Effect: The SR 169 - Kummer land use amendment adds a portion of one parcel and an
16 additional parcel to the Rural Neighborhood at the intersection of SR 169 and SE Green
17 Valley Road.

Map Amendment 12

SR 169 - Kummer

1 AMENDMENT TO THE KING COUNTY ZONING ATLAS

2

3

4 Amend Map #22, Section 24, Township 21, Range 6 as follows:

5

6 Reclassify the following parcel from RA-5 and NB to NB:

7

8 2421069031

9

10 Reclassify the following parcel from RA-5 to NB-P

11

12 2421069011

13

14 Apply a P-suffix development condition that limits future uses on parcel 2421069011 to the
15 nursery and operator residence, as well as a U-pick farm, farmers market,
16 landscape/pondscape yard, classes, flower shop, bed and breakfast, restaurant, feed store and
17 rental facilities for conferences and weddings.

18

19 Effect: The SR 169 - Kummer zoning amendment removes the split zoning on the RA-5/NB
20 parcel at the intersection of SR 169 and SE Green Valley Road, zoning the entire property to
21 NB. An additional property at the intersection is rezoned from RA-5 to NB-P, with a P-
22 suffix development condition limiting uses to those related to the nursery.



SR 169 / Green Valley Road Subarea Plan

Executive Recommended Zoning Map



King County
Department of Development and
Environmental Services

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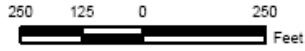
RA-5 Rural Area, one DU per 5 acres

NB Neighborhood Business

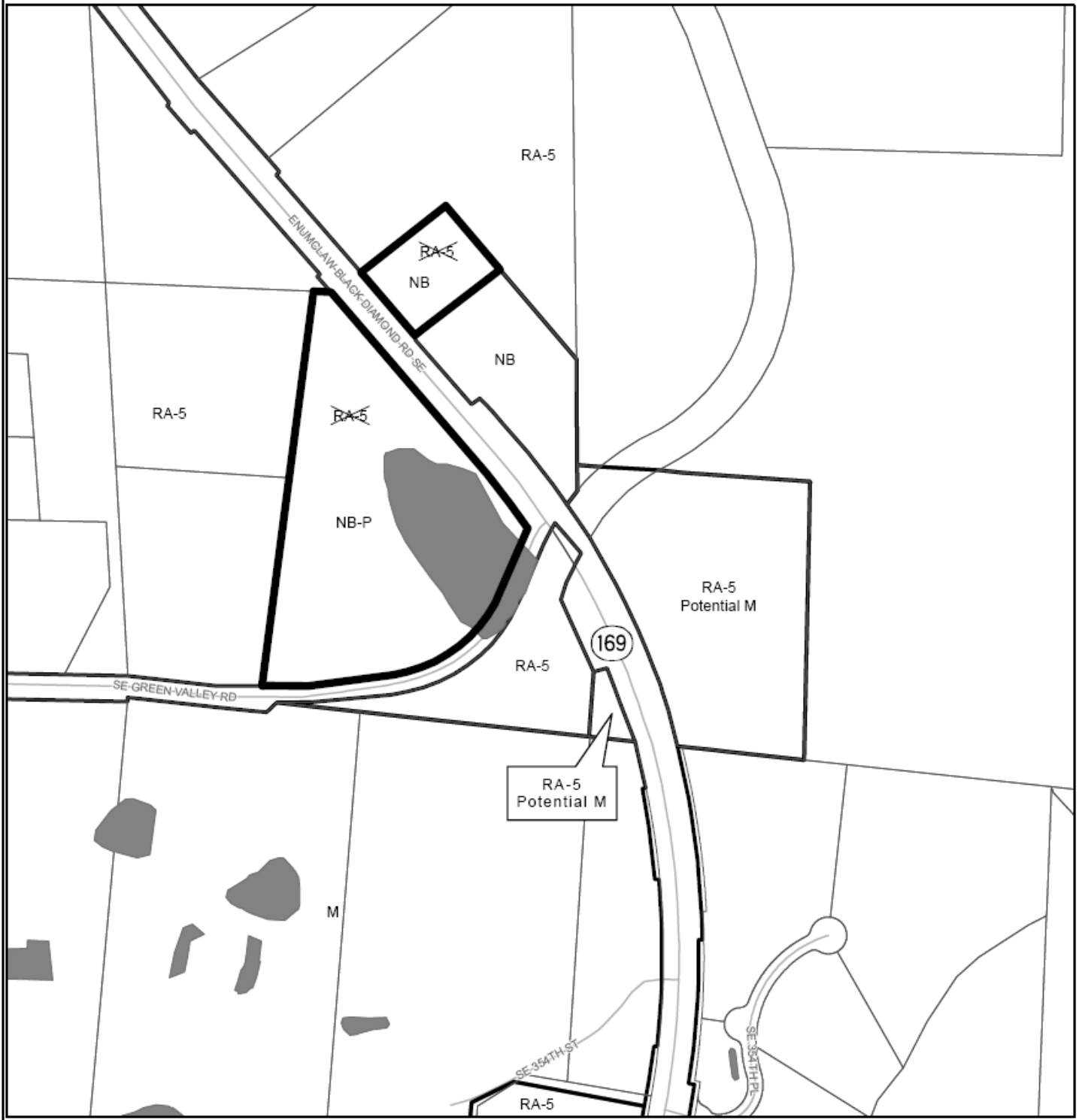
M Mineral



Change Area



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Map Amendment 13

SR 900 and S 129th St

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE MAP

2
3
4 Amend Map #8, Section 14, Township 23, Range 4 as follows:

5
6 Redesignate the following parcels from Urban Residential, Medium Density, 4-12 units per
7 acre, to Urban Residential, High Density, greater than 12 units per acre:

8
9 2172000451

10 2172000605

11
12 Redesignate the following parcel from Industrial and Urban Residential, High Density,
13 greater than 12 units per acre, and Urban Residential, Medium Density, 4-12 units per acre,
14 to Urban Residential, High Density, greater than 12 units per acre:

15
16 2172000612

17
18 Redesignate the following parcel from Industrial and Urban Residential, High Density,
19 greater than 12 units per acre, to Urban Residential, High Density, greater than 12 units per
20 acre:

21
22 2172000515

23
24 Redesignate the following parcel from Industrial and Urban Residential, Medium Density, 4-
25 12 units per acre, to Urban Residential, High Density, greater than 12 units per acre:

26
27 217200563

28
29 Redesignate the following parcels from Industrial to Urban Residential, High Density,
30 greater than 12 units per acre:

31
32 2172000518

33 2172000560

34 2172000551

35 2172000545

36 2172000540

37 1423049048

38 0001400017
39 0001400007
40 0001400041
41 0001400008

42
43 Effect: The SR 900 and S 129th St land use amendment redesignates properties in the study
44 area long Martin Luther King Jr. Way/SR 900 to Urban Residential, High Density, greater
45 than 12 units per acre. The Urban Residential land use designation is consistent with the
46 surrounding properties and the intention of West Hill policy 18 to maintain the scenic value
47 of the area and enhancement of the entrance into Renton.






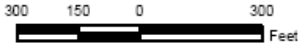
SR900 and S 129th St

Executive Recommended Land Use Map

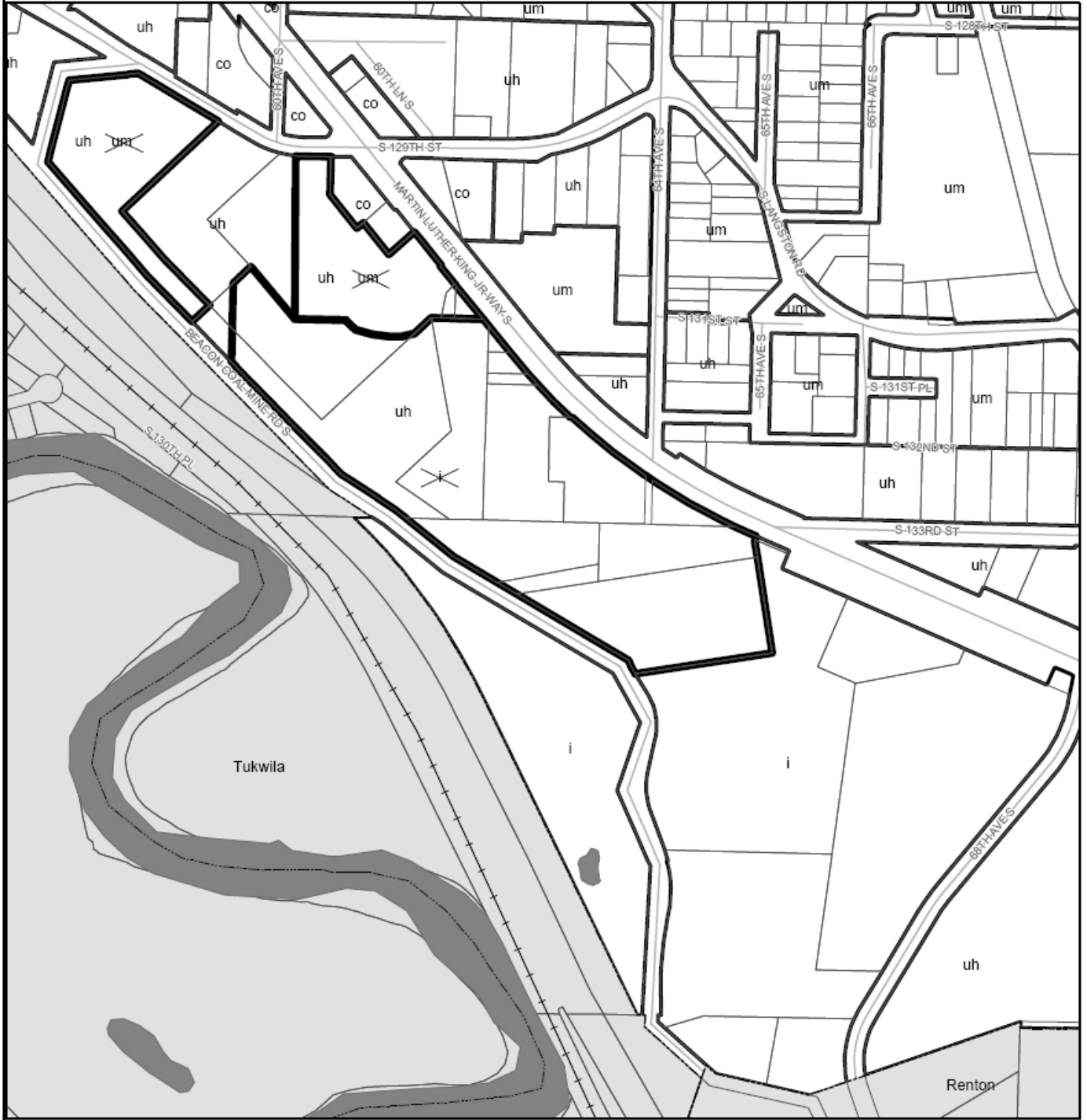


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- | | | | |
|---|-----------------------|----|---------------------------------------|
|  | Incorporated Areas | uh | Urban residential, High >12du/acre |
|  | Urban Growth Boundary | um | Urban Residential, Medium 4-12du/acre |
|  | Change Area | co | Community Outside of Center |
| | | i | Industrial |



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Map Amendment 13

SR 900 and S 129th St

1 AMENDMENT TO THE KING COUNTY ZONING AMENDMENT

2

3

4 Amend Map #8, Section 14, Township 23, Range 4 as follows:

5

6 Reclassify the following parcels from R-12 TO R-24:

7

8 2172000451

9 2172000605

10

11 Reclassify the following parcel from I-SO and R-24 and R-12 to R-24:

12

13 2172000612

14

15 Reclassify the following parcel from I-SO and R-24 to R-24:

16

17 2172000515

18

19 Reclassify the following parcel from I-SO/R-12 to R-24:

20

21 2172000563

22

23 Reclassify the following parcels from I-SO to R-24

24

25 2172000518

26 2172000560

27 2172000551

28 2172000545

29 2172000540

30 1423049048

31 0001400017

32 0001400007

33 0001400041

34 0001400008

35

36 Eliminate the Special district overlay, SO-060, Office/Research Park set forth in KCC

37 21A.38.060 from parcels:

38
39 2172000612
40 2172000515
41 2172000563
42 2172000518
43 2172000560
44 2172000551
45 2172000545
46 2172000540
47 1423049048
48 0001400017
49 0001400007
50 0001400041
51 0001400008

52

53 Effect: The SR 900 and S 129th St zoning amendment reclassifies properties in the study
54 area long Martin Luther King Jr. Way/SR 900 to R-24. The R-24 zoning is consistent with
55 the surrounding properties. The requirements of the SDO designation are inconsistent with
56 the geography of the study area. Elimination of the Special District Overlay on the subject
57 parcels will remove the requirements that have hindered industrial development on the
58 remaining industrial properties.



SR900 and S 129th St

Executive Recommended Zoning Map



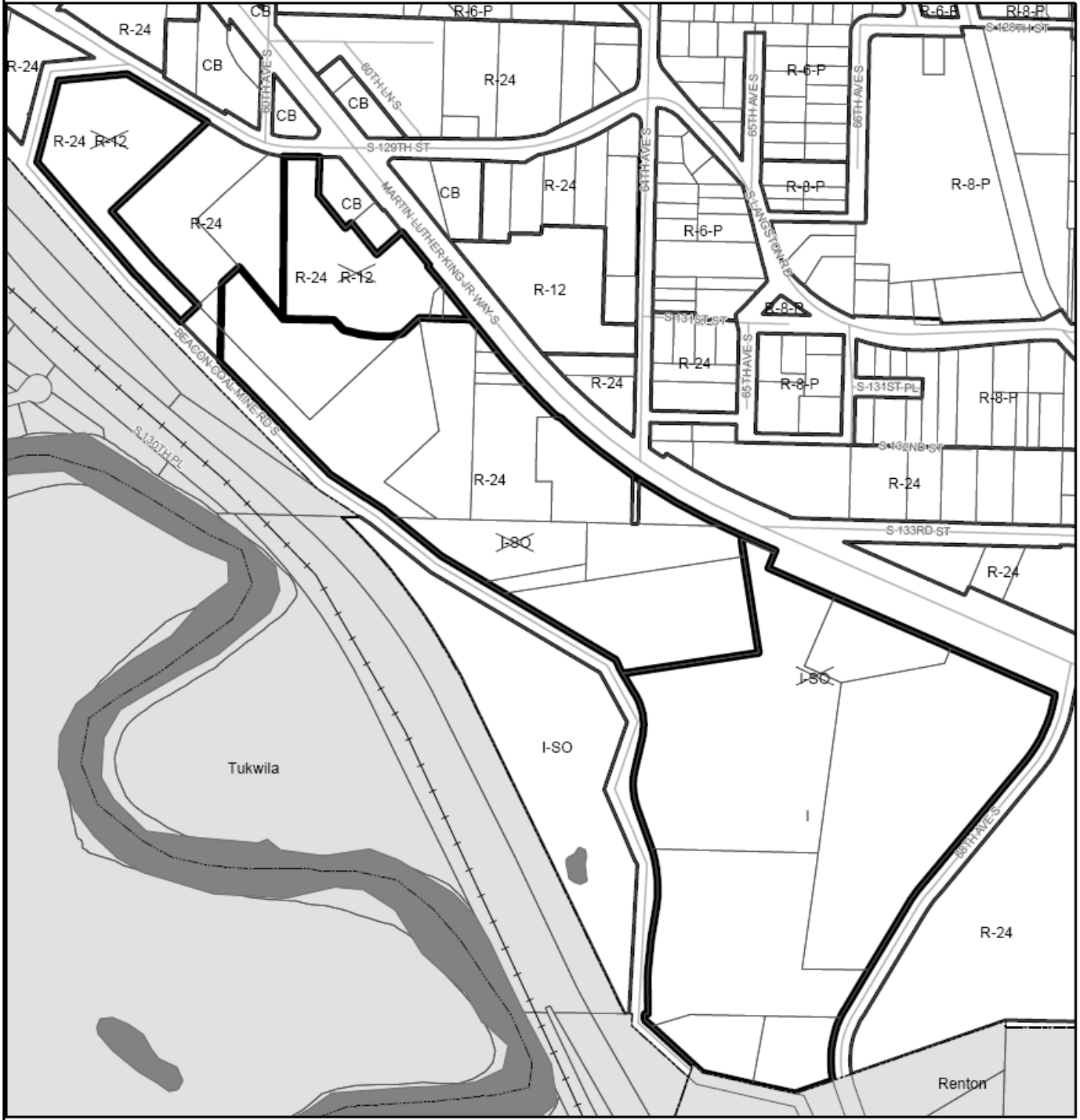
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- Incorporated Areas
- Urban Growth Boundary
- Change Area
- Industrial

- R-6 Residential, six DU per acre
- R-8 Residential, eight DU per acre
- R-12 Residential, 12 DU per acre
- R-24 Residential, 24 DU per acre
- CB Community Business

300 150 0 300
Feet

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Map Amendment 14

Rock Creek Natural Area

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE MAP

2

3

4 Amend Map #21, Section 23, Township 22, Range 6 as follows:

5

6 Remove the following parcel from the Urban Growth Area:

7

8 2322069021

9

10 Update the Interim Potential Annexation Area Map to remove the subject parcel from the
11 City of Maple Valley Potential Annexation Area.

12

13 Amend all other KCCP and Technical Appendix maps that include the Urban Growth Area to
14 be consistent with this change.

15

16 Effect: The Rock Creek Natural Area land use amendment removes the 5 acre portion of the
17 Open Space parcel that is currently within the Urban Growth Area. The King County owned
18 property is to remain as a Natural Area in perpetuity. Removal of the land does not affect the
19 amount of land available for urban development.




1st DNRP - Rock Creek Natural Area


Executive Recommended Land Use Map



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 Incorporated Areas

 Urban Growth Boundary

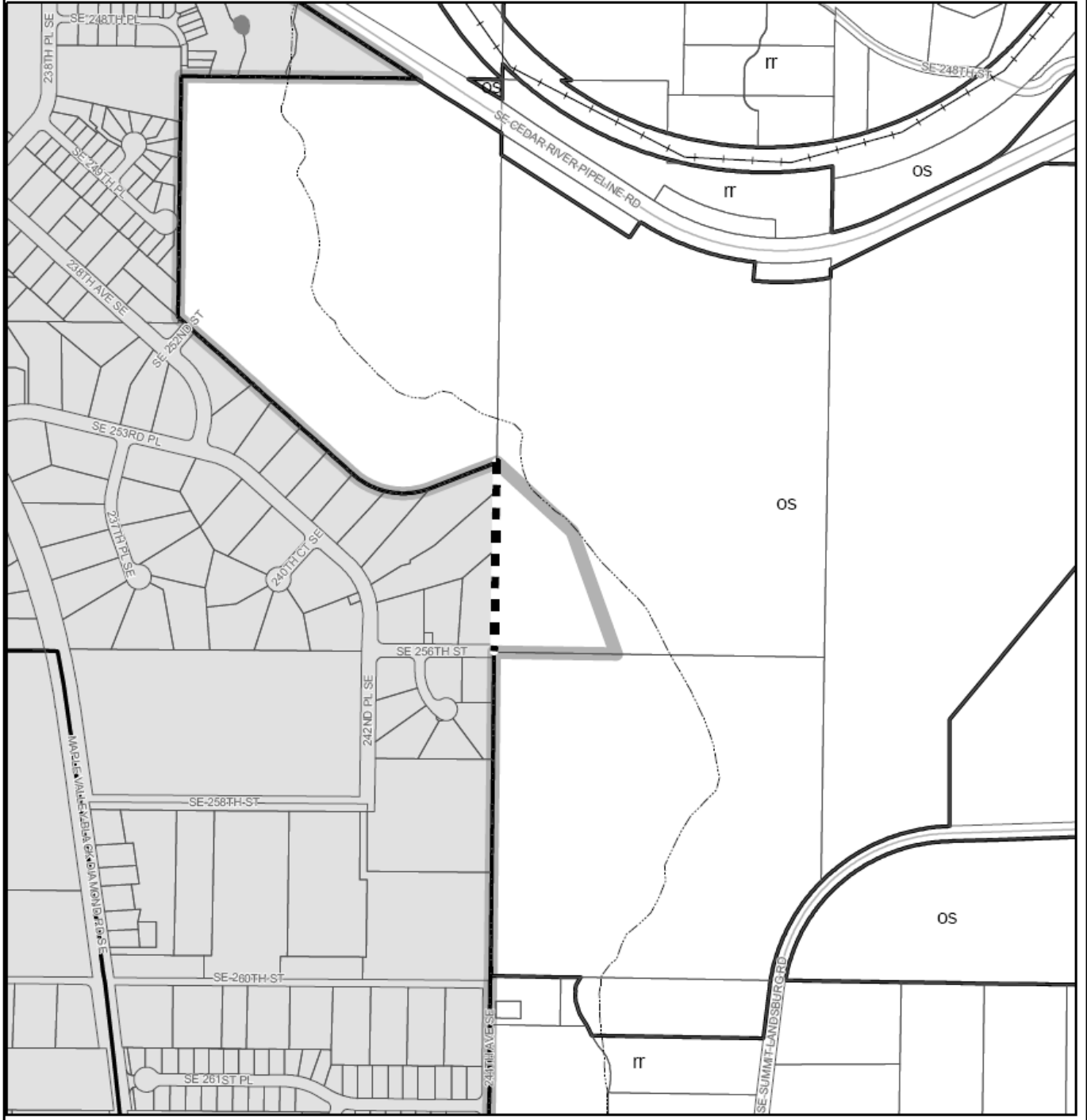
 Proposed Urban Growth Boundary

RR Rural Residential 1du/2.5-10acres

OS Open Space/ Recreation

500 250 0 500 Feet

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Map Amendment 14

Rock Creek Natural Area

1 AMENDMENT TO THE KING COUNTY ZONING ATLAS

2

3

4 Amend Map #21, Section 23, Township 22, Range 6 as follows:

5

6 Reclassify the following parcel from R-6 and RA-5 to RA-5:

7

8 2322069021

9

10 Effect: The Rock Creek Natural Area zoning amendment reclassifies the 5 acre portion of
11 the Open Space parcel that is currently within the Urban Growth Area.




1st DNRP - Rock Creek Natural Area


Executive Recommended Zoning Map



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 Incorporated Areas

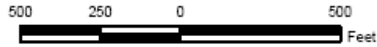
 Urban Growth Boundary

 Change Area

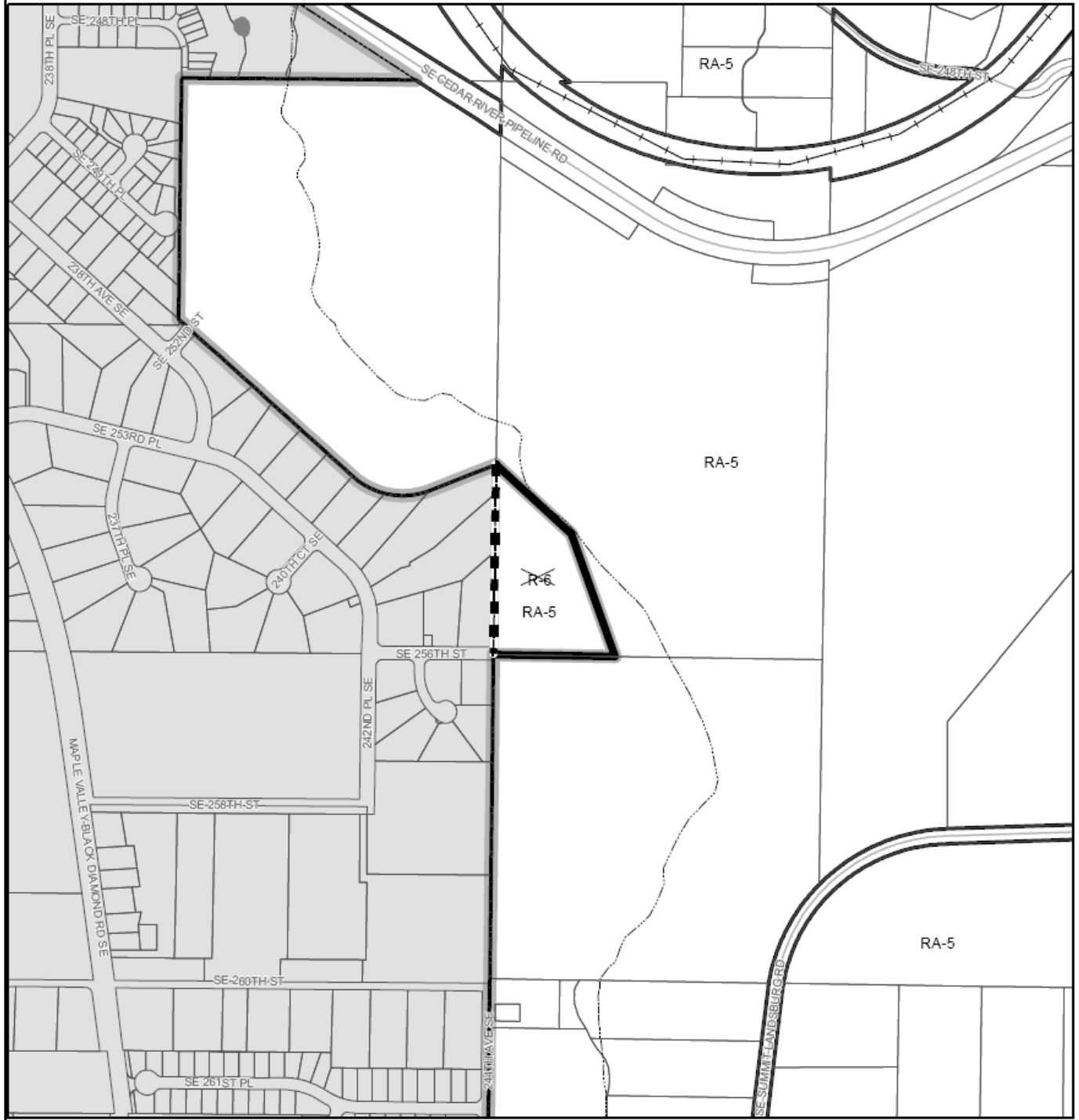
R-6 Residential, six DU per acre

RA-5 Rural Area, one DU per 5 acres

 Proposed Urban Growth Boundary



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Map Amendment 15

Crow Marsh Natural Area

1 AMENDMENT TO THE KING COUNTY COMPRHENSIVE PLAN – LAND USE MAP

2

3

4 Amend Map #29, Section 07, Township 21, Range 7 as follows:

5

6 Redesignate the following parcel from Rural Residential and Forest to Forest and remove
7 from the Rural City Urban Growth Area for the City of Black Diamond:

8

9 0721079049

10

11 Redesignate the following parcels from Rural Residential to Forest and remove from the
12 Rural City Urban Growth Area for the City of Black Diamond:

13

14 0721079008

15 0721079034

16 0721079045

17

18 Include the parcels within the Forest Production District.

19

20 Update the Interim Potential Annexation Area Map to remove the subject parcels from the
21 City of Black Diamond Potential Annexation Area.

22

23 Amend all other KCCP and Technical Appendix maps that include the Urban Growth Area to
24 be consistent with this change.

25

26 Effect: The Crow Marsh Natural Area land use amendment redesignates King County
27 owned parcels to Forest, consistent with the surrounding parcels. The subject parcels are to
28 be maintained as a Natural Area in perpetuity and the change does not affect the amount of
29 buildable land within the Rural City Urban Growth Area for Black Diamond.

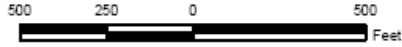


2nd DNRP - Crow Marsh Natural Area

Executive Recommended Land Use Map





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 Incorporated Areas

 Urban Growth Boundary

 Proposed Urban Growth Boundary

 Change Area

RX Rural Cities Urban Growth Area

OS Open Space/ Recreation

f Forestry

rr Rural Residential 1du/2.5-10acres



Map Amendment 15

Crow Marsh Natural Area

1 AMENDMENT TO THE KING COUNTY ZONING ATLAS

2

3

4 Amend Map #29, Section 07, Township 21, Range 7 as follows:

5

6 Reclassify the following parcel RA-10 and F to F:

7

8 0721079049

9

10 Reclassify the following parcels from UR to F:

11

12 0721079008

13 0721079034

14 0721079045

15

16 Effect: The Crow Marsh Natural Area zoning amendment reclassifies King County owned
17 parcels to Forest, consistent with the surrounding parcels.

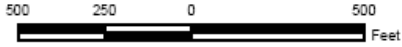


2nd DNRP - Crow Marsh Natural Area





Executive Recommended Zoning Map



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-  Incorporated Areas
-  Urban Growth Boundary
-  Proposed Urban Growth Boundary
-  Change Area

- RA-10 Rural Area, one DU per 10 acres
- UR Urban Reserve, one DU per 5 acres
- F Forest
- RA-5 Rural Area, one DU per 5 acres



Map Amendment 16

Dorre Don Reach Natural Area

1 AMENDMENT TO THE KING COUNTY COMPRHENSIVE PLAN – LAND USE MAP
2 _____
3

4 Amend Map #21, Section 15, Township 22, Range 6 as follows:
5

6 Redesignate the following parcels Urban Residential, Medium Density, 4-12 units per acre,
7 and Rural Residential to Rural Residential:
8

9 7330300310 (portion)

10 7330300330

11 7330300290
12

13 Redesignate the following parcel from Urban Residential, Medium Density, 4-12 units per
14 acre, to Rural Residential:
15

16 7330300320
17

18 Redesignate the following parcel from Urban Residential, Medium Density, 4-12 units per
19 acre, and Open Space to Rural Residential and Open Space:
20

21 1522069011
22

23 Remove the following parcels from the Urban Growth Area:
24

25 1522069011 (portion)

26 7330300330 (portion)

27 7330300310 (portion)

28 7330300290 (portion)

29 7330300320
30

31 Update the Interim Potential Annexation Area Map to remove the subject parcels from the
32 City of Maple Valley Potential Annexation Area.
33

34 Amend all other KCCP and Technical Appendix maps that include the Urban Growth Area to
35 be consistent with this change.
36

37 Effect: The Dorre Don Reach Natural Area land use amendment redesignates King County
38 owned parcels to Rural Residential. The subject parcels are to be maintained as a Natural
39 Area in perpetuity and the change does not affect the amount of buildable land within the
40 Urban Growth Area. The portion of parcel 7330300130 that is a 'piano key' within the
41 residential properties along SE Daybreak Place is to remain within the UGA.







3rd DNRP - Dorre Don Reach Natural Area

Executive Recommended Land Use Map



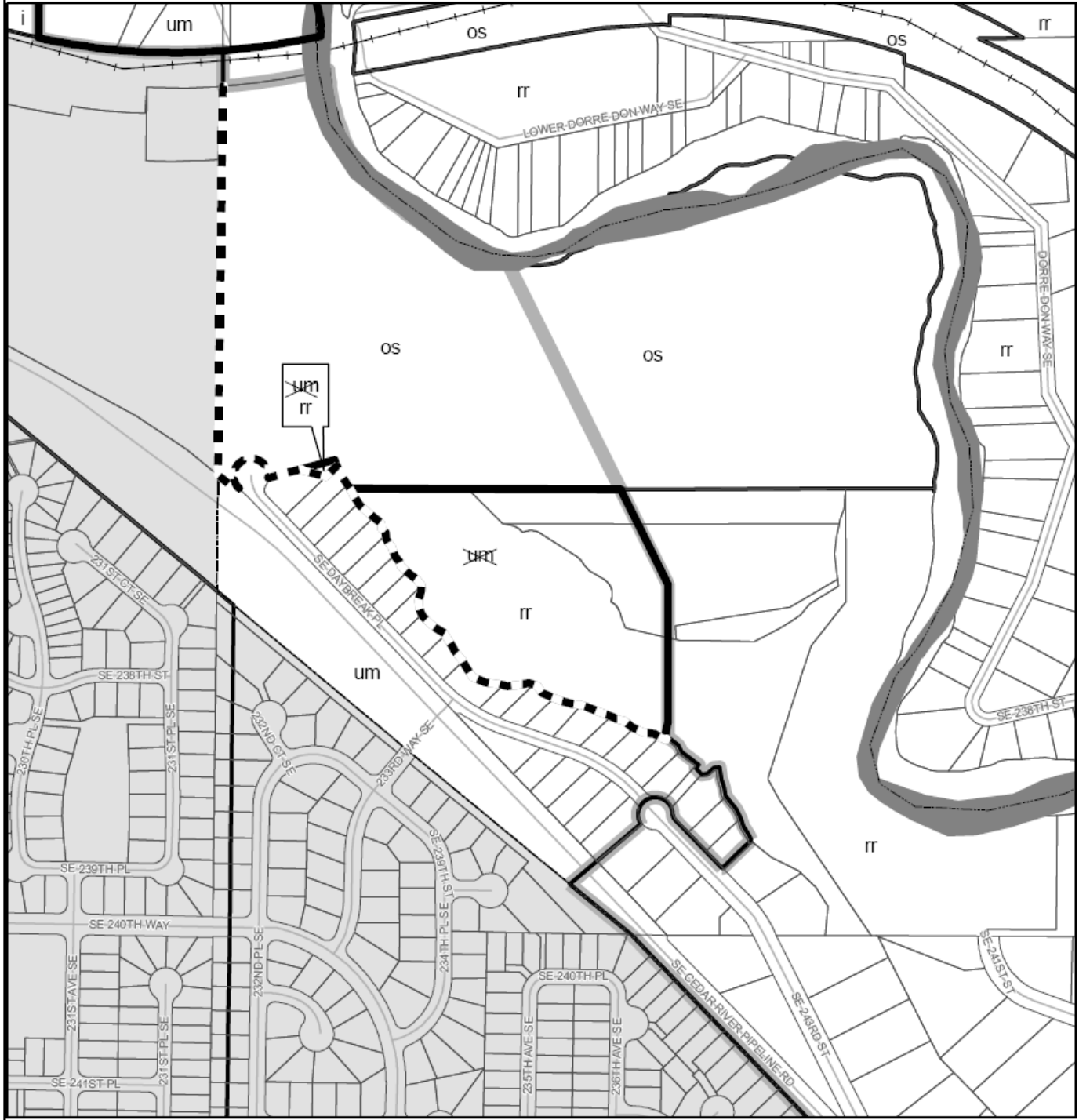
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-  Incorporated Areas
-  Urban Growth Boundary
-  Proposed Urban Growth Boundary
-  Change Area

- um Urban Residential, Low 4-12du/acre
- os Open Space/ Recreation
- i Industrial
- rr Rural Residential 1du/2.5-10acres



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Map Amendment 16

Dorre Don Reach Natural Area

1 AMENDMENT TO THE KING COUNTY ZONING ATLAS
2
3

4 Amend Map #21, Section 15, Township 22, Range 6 as follows:

5
6 Reclassify the following parcels from R-4-P and RA-5-P to RA-5-P:

7
8 1522069011

9 7330300330

10 7330300310 (portion)

11 7330300290

12
13 Reclassify the following parcel from R-4-P to RA-5-P:

14
15 7330300320

16
17 Retain the P-suffix development condition for the subject parcels, TR-P14

18
19 TR-P14 Spoerer/Watkins (Source: Ordinance 11653, Amendment 96 as amended by
20 Ordinance 12061, amendment T-6/96AA)

21 The following P-suffix conditions apply to the subject property:

22 This parcel shall use the lesser of the following areas for calculating the allowable
23 dwelling units under K.C.C. 21A.12.070:

24 A._The site area outside of the 100-year floodplain, or

25 B._Thirty-five acres.

26 In no case shall the allowable units exceed 80 residential units. In no case shall the
27 total developed area exceed thirty five acres. Any portion of the development not
28 devoted to residential lots, roads and surface water facilities shall be held in common
29 ownership and may be used for other infrastructure requirements such as recreation.
30 The undeveloped portion of the site shall remain uncleared and be placed into a
31 contiguous open space tract created and marked pursuant to K.C.C. 21A.24.160 and
32 K.C.C. 21A.24.180.

33 The permit application for this parcel shall include a development agreement with the
34 King County Executive which addresses public access to the Cedar River and river
35 protection, including enhanced protection of floodplain and riparian habitat and
36 enhanced requirements for drainage facilities, monitoring and the performance bond
37 to correct damages to habitat or water quality identified by monitoring. This parcel
38 shall not have an application for any urban zone development accepted by the
39 Department of Development and Environmental Services after July 1, 1999.

40

41 Effect: The Dorre Don Reach Natural Area zoning amendment reclassifies King County
42 owned parcels to RA-5-P, consistent with the other properties in the Dorre Don Reach
43 Natural Area.

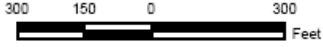


3rd DNRP - Dorre Don Reach Natural Area

Executive Recommended Zoning Map



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Incorporated Areas

Urban Growth Boundary

Proposed Urban Growth Boundary

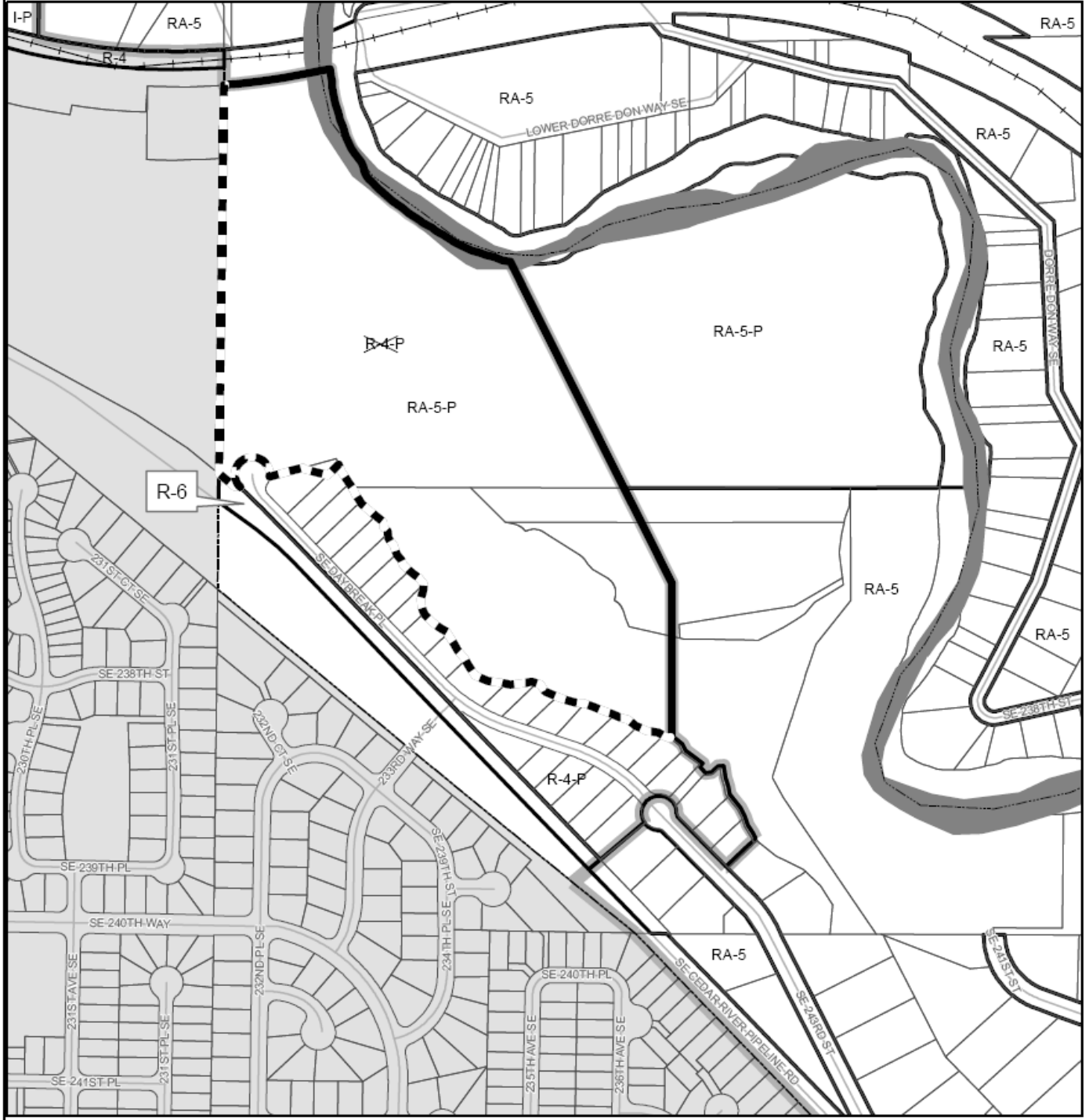
Change Area

R-6 Residential, six DU per acre

I Industrial

RA-5 Rural Area, one DU per 5 acres

R4 Residential, four DU per acre



Map Amendment 17

Kathryn Taylor Equestrian Park

1 AMENDMENT TO THE KING COUNTY COMPRHENSIVE PLAN – LAND USE MAP

2

3

4 Amend Map #17, Section 22, Township 26, Range 6 as follows:

5

6 Remove the following parcels from the Urban Growth Area:

7

8 8682211420

9 8682211810

10 8682211800

11 8682211780

12 8682211790

13 8682211670

14

15 Amend all other KCCP and Technical Appendix maps that include the Urban Growth Area to
16 be consistent with this change.

17

18 Effect: The Kathryn Taylor Equestrian Park land use amendment removes King County
19 owned Open Space parcels from the Urban Growth Area.

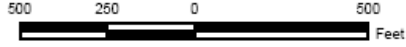


4th DNRP

Executive Recommended Land Use Map

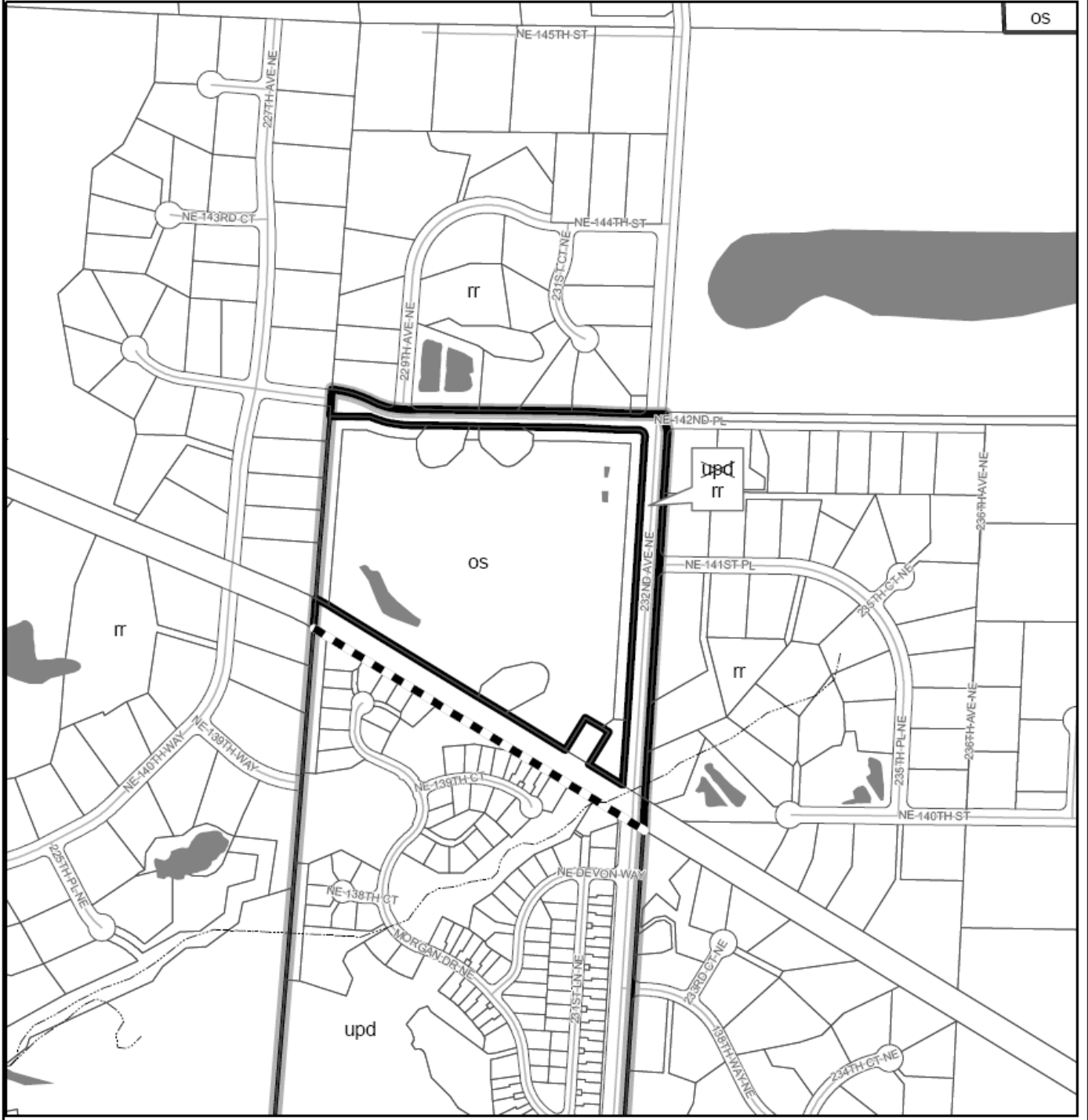


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- Incorporated Areas
- Urban Growth Boundary
- Change Area
- Proposed Urban Growth Boundary
- Open Space/ Recreation
- Urban Planned Development
- Rural Residential 1du/2.5-10acres



Map Amendment 17

Kathryn Taylor Equestrian Park

1 AMENDMENT TO THE KING COUNTY ZONING ATLAS
2
3

4 Amend Map #17, Section 22, Township 26, Range 6 as follows:
5

6 Reclassify the following parcels from UR-P-SO to RA-5:
7

8 8682211420

9 8682211810

10 8682211800

11 8682211780

12 8682211790

13 8682211670
14

15 Eliminate the P-suffix development condition for the parcels, BC-P17.
16

17 BC-P17: Novelty Hill Master Plan Developments/Urban Planned Developments
18 (Source: Ordinance 12093, File numbers L94UP002 and BCCP0001)
19

20 1. Process

21 The review process for the Mater Plan Developments/Urban Planned Developments
22 shall include:

23 A. A project-level Environmental Impact Statement;

24 B. Participation by the public, agencies, and other jurisdictions through EIS
25 comments, meetings, and through public hearings held before a Hearing Examiner;

26 C. Permit processing fees paid by the applicant;

27 D. Final action by the King County Council;

28 A recorded development agreement which contains final conditions of approval.
29

30 2. Environmental Resource Protection

31 The Master Plan Developments/Urban Planned Developments shall include:

32 A. Establishment of a natural resource protection area (NRPA) to protect wetlands,
33 surface water quality, groundwater recharge, groundwater quality, wildlife, and
34 aquatic resources.

35 B. A Master Drainage Plan (MDP) consistent with king County Surface Water
36 Design Manual requirements to be prepared by the applicant. The MDP shall include
37 a post-development monitoring program.

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83

3. Housing

The Master Plan Developments/Urban Planned Developments shall provide the following:

- A. A range of housing types including lot sizes, attached and detached single-family and multi-family housing units and densities;
- B. Of the total residential units, 10% shall be affordable to low-income households (income level below 80% of the median-income for King County); 10% shall be affordable to moderate-income households (income levels between 80 and 100% of the median income for King County); and 10% shall be affordable to median-income households (income levels between 100 and 120% of the median income for King County). No low-income housing will be required unless publicly funded programs for such housing is available, provided that the developer sets aside sufficient land for a period of up to 5 years.
- C. A post-development monitoring program for affordable housing.

4. Retail/Commercial and Business Park Development

The Novelty Hill Master Plan Developments/Urban Planned Developments shall provide sufficient area to accommodate retail/commercial and business park uses to serve the needs and provide employment for future residents and employees.

5. Public Services

The Master Plan Developments/Urban Planned Developments shall ensure that provisions for the following public services are provided to adequately mitigate the impacts of these proposals on the following:

- A. Fire and police protection;
- B. Public water and sewer systems;
- C. School facilities.

6. Transportation

The Master Plan Developments/Urban Planned Developments shall include:

- A. A transportation plan which provides for compliance with King County concurrency standards, level-of-service standards, safety and operation standards, and which identifies on and off-site transportation improvements, methods of funding, and a post-development monitoring program.
- B. On-site design shall promote the use of alternative modes of transportation including, but not limited to, transit, carpool, bicycle, pedestrian, and equestrian trail facilities.

7. Parks, Trails and Open Space

The Master Plan Developments/Urban Planned Developments shall provide the following:

- A. A variety of parks and recreational facilities designed to meet the needs of future residents and employees.
- B. A pedestrian, bicycle, and equestrian trail system which provides circulation throughout the project and which provides linkage to off-site regional trails.
- C. Perimeter buffers to screen adjacent rural lands.

84

85 Eliminate the Special District Overlay designations, SO-070, Urban Planned Development
86 set forth in KCC 21A.38.070, and SO-110, Fully Contained Community set forth in KCC
87 21A.38.110.

88

89 Effect: The Kathryn Taylor Equestrian Park zoning amendment reclassifies King County
90 owned parcels to RA-5. The P-suffix development condition and Special District Overlays
91 are eliminated as the properties are not available for development.







4th DNRP

Executive Recommended Zoning Map

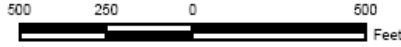


King County
Department of Development and
Environmental Services

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-  Incorporated Areas
-  Urban Growth Boundary
-  Proposed Urban Growth Boundary
-  Change Area

- RA-2.5 Rural Area, one DU per 5 acres
- RA-10 Rural Area, one DU per 10 acres
- UR Urban Reserve, one DU per 5 acres
- RA-5 Rural Area, one DU per 5 acres



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Map Amendment 18

SE 208th St and Benson Highway

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE MAP

2

3

4 Amend Map #15, Section 07, Township 22, Range 5 as follows:

5

6 Redesignate four acres of the following parcel from Urban Residential, Medium Density, 4-
7 12 units per acre, to Community Business Center:

8

9 0822059005 (portion)

10

11 Effect: The SE 208th St and Benson Highway land use amendment designates 4 acres of the
12 10.5 acre parcel as Community Business Center, consistent with the other parcels at the
13 intersection. The western 6.5 acres remains designated as Urban Residential, Medium
14 Density, 4-12 units per acre.

Map Amendment 18

SE 208th St and Benson Highway

1 AMENDMENT TO THE KING COUNTY ZONING ATLAS

2

3

4 Amend Map #15, Section 07, Township 22, Range 5 as follows:

5

6 Reclassify four acres of the following parcel from R-6 to Commercial Business and the
7 remaining 6.5 acres from R-6 to R-12:

8

9 0822059005 (portion)

10

11 Effect: The SE 208th St and Benson Highway zoning amendment designates 4 acres of the
12 10.5 acre parcel as Commercial Business, consistent with the other parcels at the intersection.
13 The western 6.5 acres is redesignated as R-12, consistent with the adjacent parcels near this
14 portion of the subject property.




SE 208th St and Benson Highway

Executive Recommended Zoning Map




King County
Department of Development and
Environmental Services

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 Incorporated Areas

 Urban Growth Boundary

 Change Area

R-8 Residential, eight DU per acre

R-12 Residential, 12 DU per acre

R-18 Residential, 18 DU per acre

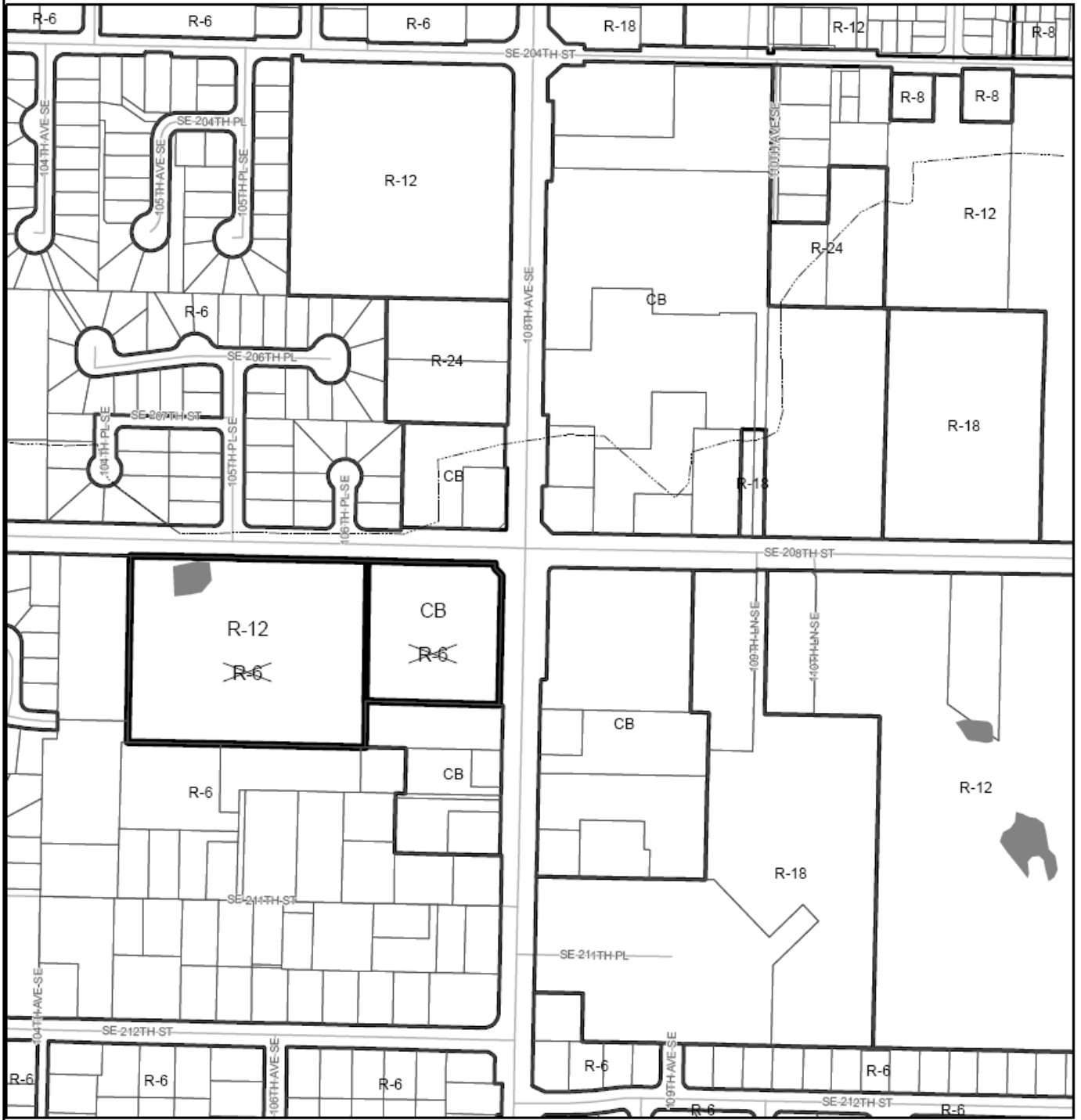
R-24 Residential, 24 DU per acre

CB Community Business

R-6 Residential, six DU per acre

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Map Amendment 19

98th Street Corridor

1 AMENDMENT TO THE KING COUNTY ZONING ATLAS
2
3

4 Amend Map #8, Section 6, Township 23, Range 4 as follows:
5

6 Amend the Special District Overlay designation SO-090, Economic Redevelopment set forth
7 in KCC 21A.38.090 as indicated in the proposed King County Code change amendments.
8

9 Include the following parcels in the 16th Ave SW Pedestrian Commercial Subarea on the
10 White Center Special District Overlay and –P Site Development Conditions Areas Map:
11

12 3203800145

13 3203800035

14 2195100090

15 3203800210

16 3203800225

17 2195100205
18

19 Effect: The 98th Street Corridor Map Amendment makes no changes to the land use or
20 zoning for properties in the SO-090 Special District Overlay. Amendments to the overlay are
21 included as part of the proposed amendments to the King County Code. Six additional
22 parcels are included in the Pedestrian Commercial Subarea.

Map Amendment 20

Black Diamond Technical Change

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE MAP
2 _____
3

4 Amend Map #22, Section 13, Township 21, Range 6 as follows:
5

6 Redesignate a portion of the following parcels from Rural City Urban Growth Area to
7 Forestry and remove from the Urban Growth Area:
8

- 9 1321069056 (portion)
- 10 1321069058 (portion)
- 11 1321069002 (portion)
- 12 1321069059 (portion)
- 13 1221069015 (portion)

14
15 Redesignate a portion of the following parcels from Forestry to Rural City Urban Growth
16 Area:
17

- 18 1321069062 (portion)
- 19 1321069013 (portion)
- 20 1321069057 (portion)

21
22 The split designation of Rural City Urban Growth Area and Forestry is retained on the
23 following parcels. An adjustment is made to the location of the Urban Growth Area line on
24 these parcels.
25

- 26 1321069014
- 27 1321069003

28
29 Update the Interim Potential Annexation Area Map to include the Rural City Urban Growth
30 Area portions of the subject parcels in the City of Black Diamond Potential Annexation Area.
31

32 Update the Interim Potential Annexation Area Map to remove the Forestry portions of the
33 subject parcels from the City of Black Diamond Potential Annexation Area.
34

35 Amend all other KCCP and Technical Appendix maps that include the Urban Growth Area to
36 be consistent with this change.
37

38 Effect: The Black Diamond Technical Change land use amendment makes a technical
39 correction to reflect a mapping update to the East Annexation Area (see attached map).
40 There is no change in developable land as a result of the Urban Growth Area line adjustment.







Black Diamond Technical Change

Executive Recommended Land Use Map



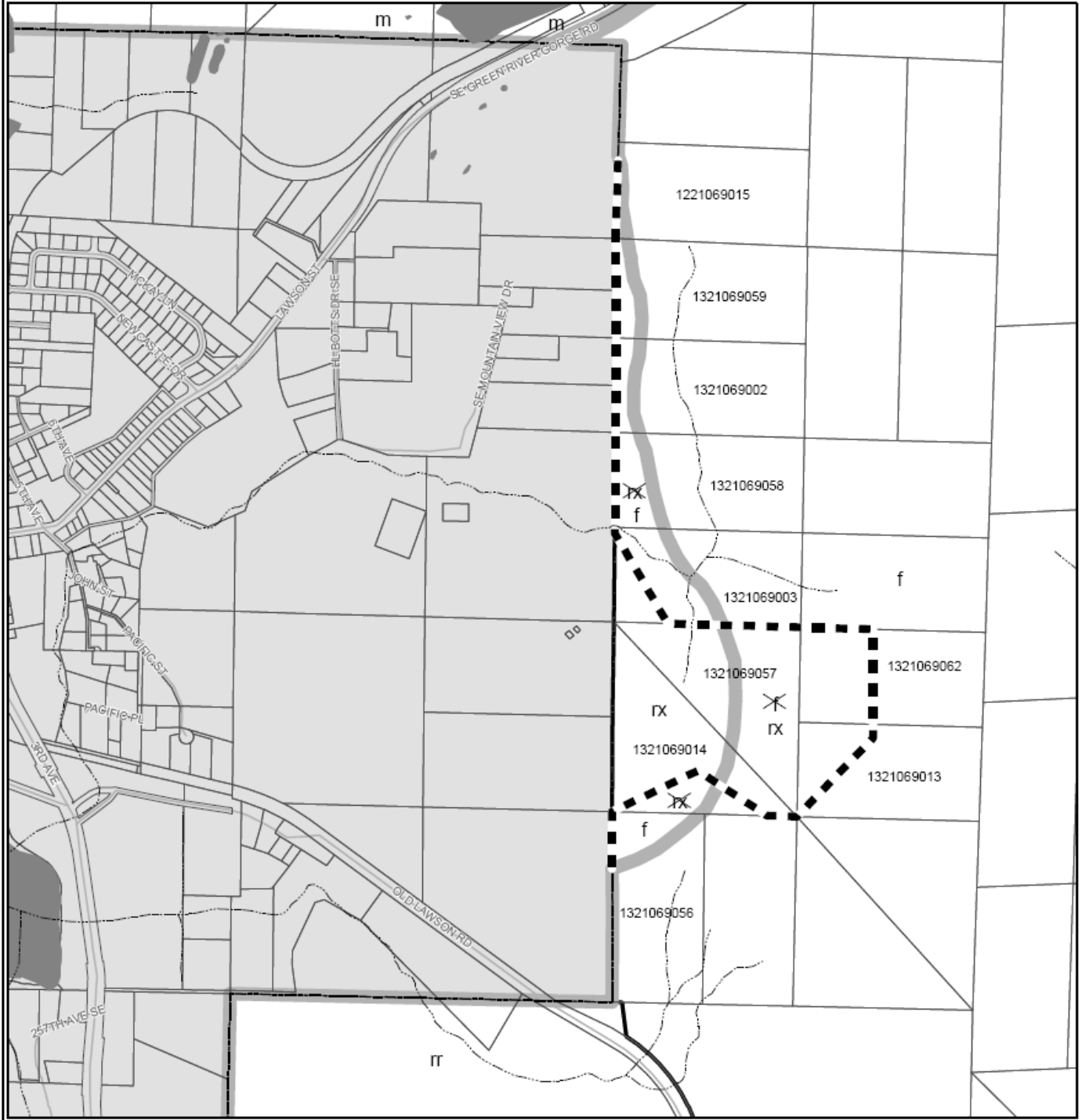
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-  Incorporated Areas
-  Urban Growth Boundary
-  Proposed Urban Growth Boundary
-  Change Area

- m Mining
- f Forestry
- rr Rural Residential 1du/2.5-10acres
- rx Rural Cities Urban Growth Area

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Map Amendment 20

Black Diamond Technical Change

1 AMENDMENT TO THE KING COUNTY ZONING ATLAS

2

3

4 Amend Map #22, Section 13, Township 21, Range 6 as follows:

5

6 Reclassify a portion of the following parcels from UR-P to F:

7

8 1321069056 (portion)

9 1321069058 (portion)

10 1321069002 (portion)

11 1321069059 (portion)

12 1221069015 (portion)

13

14 Reclassify a portion of the following parcels from F to UR-P:

15

16 1321069062 (portion)

17 1321069013 (portion)

18 1321069057 (portion)

19

20 The split zoning of UR and F is retained on the following parcels. An adjustment is made to
21 the location of the Urban Growth Area line on these parcels.

22

23 1321069014

24 1321069003

25

26 Retain or add on the Urban Reserve portions of the subject parcels the P-suffix development
27 condition, TR-P43

28

29 TR-P43: Black Diamond

30 Development Condition Text

31 Development shall be consistent with the terms of the Black Diamond UGA
32 Agreement as attached to Ordinance 12534 as Appendix A.

33 Ordinance

34 12824

35

Effective Date

36

August 18, 1997

37

38

Effect: The Black Diamond Technical Change zoning amendment makes a technical correction to reflect a mapping update to the East Annexation Area (see attached map).

39

40

There is no change in developable land as a result of the Urban Growth Area line adjustment.



Black Diamond Technical Change


Executive Recommended Zoning Map




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 Incorporated Areas

 Urban Growth Boundary

 Proposed Urban Growth Boundary

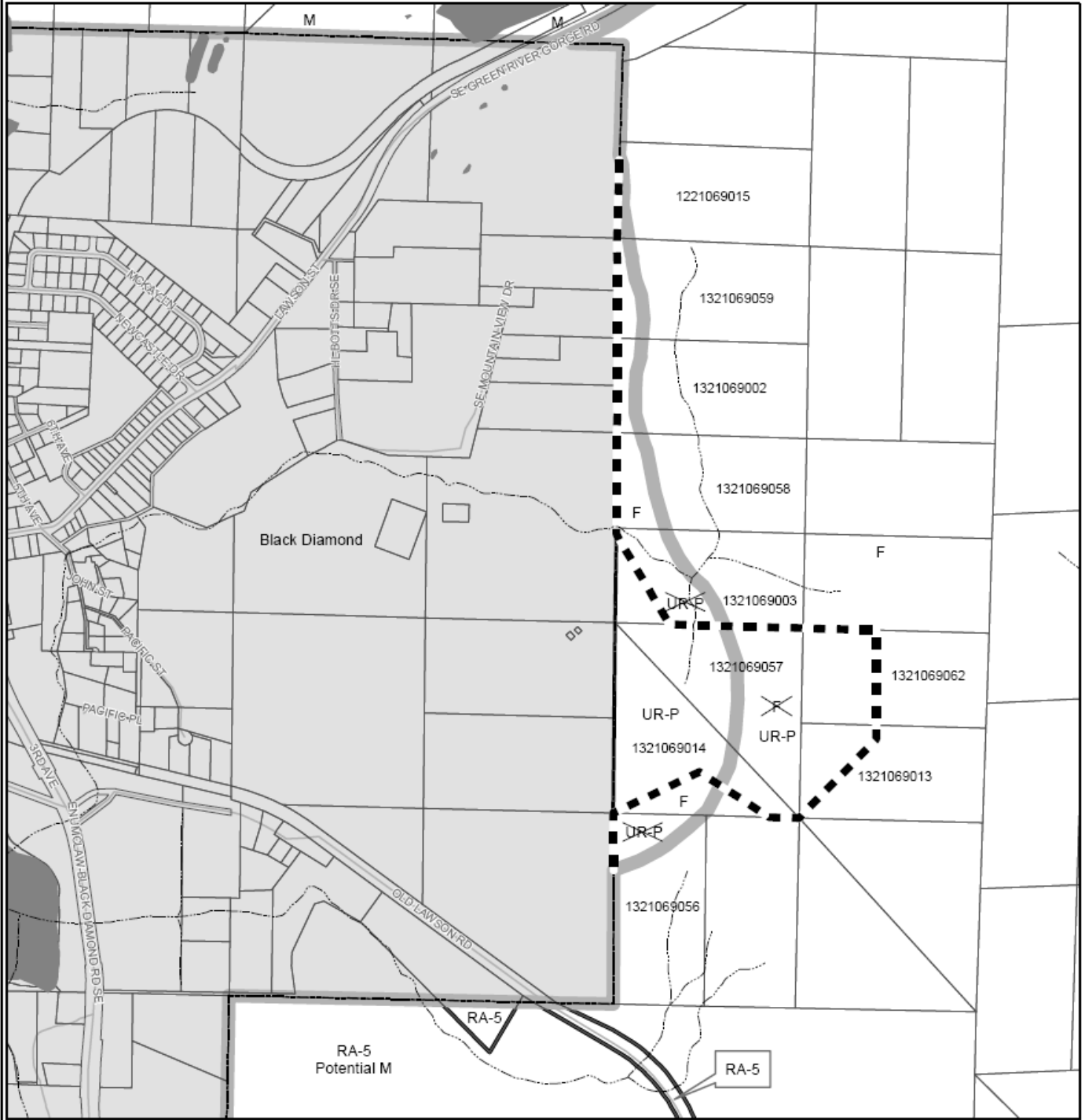
 Change Area

M Mineral

F Forest

RA-5 Rural Area, one DU per 5 acres

UR Urban Reserve, one DU per 5 acres



Map Amendment 21

Maple Valley Technical Correction

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE MAP

2

3

4 Amend Map #21, Sections 15 and 16, Township 22, Range 6 as follows:

5

6 Redesignate the following parcels from Urban Residential, Medium Density, 4-12, to Rural
7 Residential:

8

9 1622069050

10 1522069102

11 1522069101

12 1522069007

13 1522069038

14 1522069083

15 1522069086

16 1522069087

17 1522069088

18 1522069009

19 1522069029

20 1522069033

21 1522069025

22 1522069026

23 1522069027

24 1522069045

25 1522069047

26 1522069108

27 1522069024

28 1522069032

29 1522069061

30 1522069028

31

32 Effect: The Maple Valley Technical Correction land use amendment makes a technical
33 correction to reflect a mapping error. The Urban Residential, Medium Density, 4-12,
34 designation is inappropriate for parcels outside of the Urban Growth Area. No adjustment to
35 the Urban Growth Area or zoning is required.






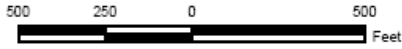
Maple Valley Technical Correction

Executive Recommended Land Use Map

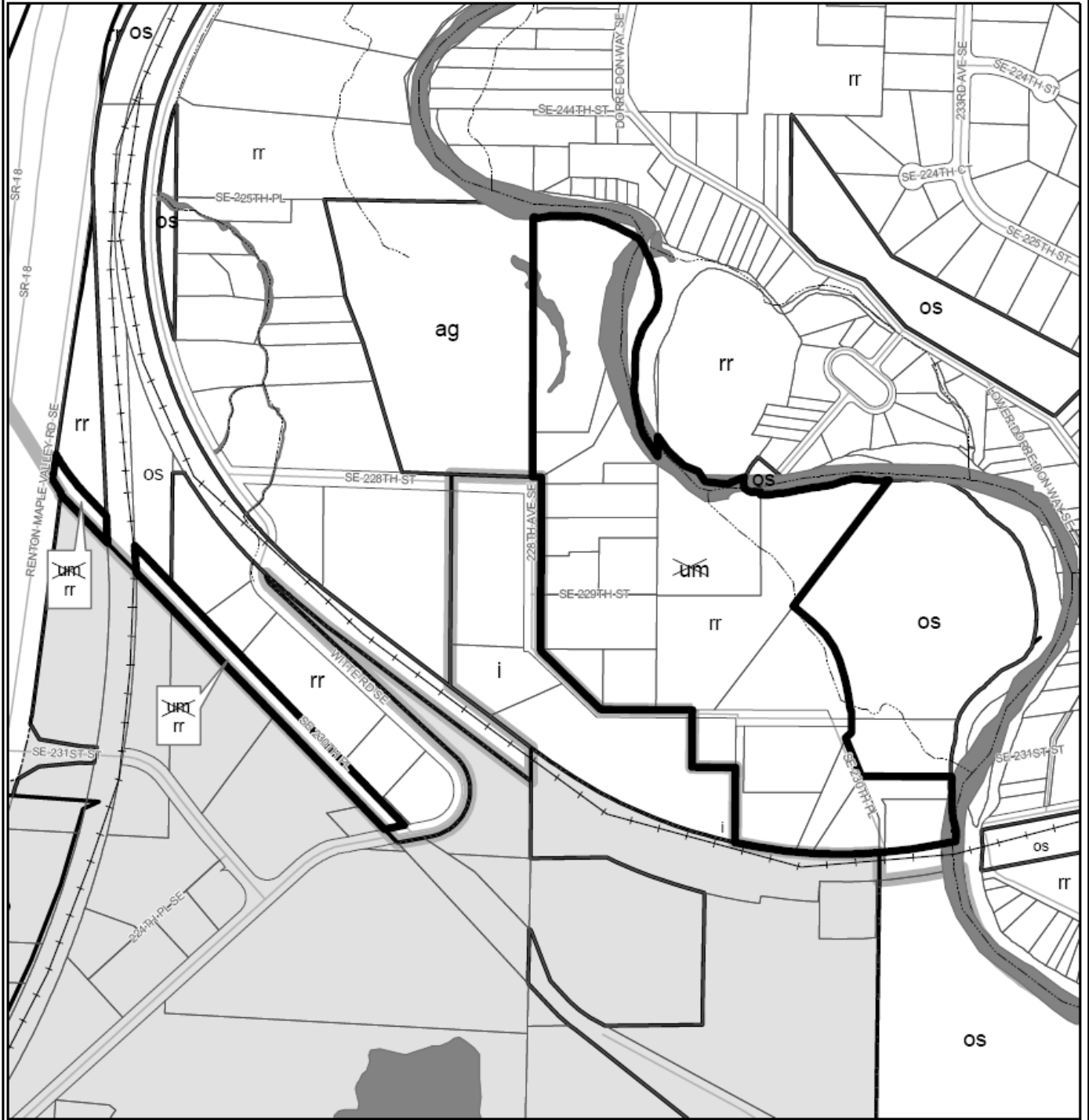


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-  Incorporated Areas
-  Urban Growth Boundary
- rr** Rural Residential 1du/2.5-10acres
- ag** Agriculture
- OS** Open Space/ Recreation
- um** Urban Residential, Medium 4-12du/acre
- i** Industrial
-  Change Area



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Map Amendment 22

Preston Mill

1 AMENDMENT TO THE KING COUNTY ZONING ATLAS
2
3

4 Amend Map #26, Section 33, Township 24, Range 7 as follows:

5
6 Retain the F-P zoning on the following parcel:

7
8 3324079013
9

10 Retain the F-P and NB-P zoning on the following parcel:

11
12 6893300620
13

14 Retain and amend P-suffix development condition SV-P21:
15

16 Preston Mill (Source: Ordinance 11653, Amendment 95A)

17 In addition to meeting the rural industry development standards under K.C.C. 21A.14,
18 the following P-suffix conditions apply to the subject property:

19 a. _Access

20 1. _A new controlled access road from Upper Preston Road shall be required. All
21 Industrial, commercial and residential uses shall directly connect off-street parking to
22 the access road to avoid additional congestion along SE High Point Way/Preston Fall
23 City Road.

24 2. _Pedestrian access to open space, trails and residential neighborhoods shall be
25 provided where feasible.

26 b. _Buffers

27 Landscape buffers shall exceed the requirements of 21A.16 by 50 percent to provide
28 additional buffering between land uses and the transition to the Preston rural
29 neighborhood. Buffer types shall include the following:

30 1. _All new development or re-development shall provide a landscaped buffer
31 between each separate building site and adjoining uses and scenic vistas. Type 1

32 landscaping shall be required between the Raging River and residential or
33 commercial development, and between residential development and commercial uses.

34 2. Easements shall be provided for all trail segments identified in the Village Trail
35 Plan component of the Village Development Plan. Pedestrian access to the trails of
36 the village trails plan and the Raging River shall be provided where feasible. All new
37 development or re-development shall provide a landscaped, natural buffer along the
38 trail easements identified in the Village Trail Plan. Landscape design shall be
39 designed in cooperation with the parks division to promote uniform corridor
40 development of the trail system.

41 3. Any new development or re-development shall be required to complete their
42 portion of the Reforestation Program component of the Village Development Plan.
43 New development or re-development shall preserve and restore natural vegetation of
44 the hillsides and woodlands that stretch along Upper Preston Road, SE High Point
45 Way/Preston Fall City Road and the Sodeman Creek/Raging River corridor to
46 visually buffer the mill site from the major roadways into Preston.

47 c. Building Scale

48 All new development or re-development shall be of a scale, modulation, materials and
49 color that will transition with the surrounding land uses including the Old Preston
50 Store, village open space, trails and rural residential neighborhoods.

51 ~~((d. Permitted Uses~~

52 ~~Permitted uses with the Community Business zone in the subject property shall~~
53 ~~exclude normally permitted uses that incorporate extensive outdoor storage and auto~~
54 ~~related uses. Retail of wood from the Preston Mill and related products is encouraged.~~
55 ~~Mixed use of these properties to develop housing of a scale and density compatible~~
56 ~~with the surrounding village is also encouraged.~~

57 ~~Permitted uses within any Industrial zoned portions of the subject property shall limit~~
58 ~~institutional, commercial, office and other non-industrial uses to those necessary for~~
59 ~~the convenience of industrial activities. Heavier industrial uses; uses providing~~
60 ~~substantial waste by products or wastewater discharge; or paper, chemical and allied~~
61 ~~products manufacturing uses shall be prohibited. The Preston Mill shall be~~
62 ~~encouraged to remain as the principle use.))~~

63 ((e))d. Environment

64 1. Stormwater discharges to salmonid habitat and wetlands shall match predeveloped
65 flow durations between the 2- and the 100-year events.

66 2. Any stormwater discharges shall provide source control best management
67 practices and treatment facilities to maintain water quality of the receiving waters.
68 Treatment facilities shall remove a minimum of 90 percent of the total suspended
69 solids.

70

71 Retain and amend the SV-P17 development condition.

72

73 SV-P17: Description Preston: F-P

74

75 Development Condition Text

76 Preston: W 33-24-7: F-P (Source: Snoqualmie Valley Community Plan and Area
77 Zoning, p. 144)

78

79 The purpose of this zoning is to permit the Preston Mill to continue to operate as a
80 legal land use. Current operations at the mill are considered to be primary processing
81 and as such are outright permitted uses under the F zone. ~~((A Conditional Use Permit
82 would be required for uses beyond primary processing activities, such as film
83 drying.))~~

84

85 Ordinance

86 12824

87

88 Effective Date

89 August 18, 1997

90

91 Changes

92 N/A

93

94 Retain the P-suffix development condition, SV-P12.

95

96 SV-12 Preston: Neighborhood Business

97

98 Development Condition Text

99 Preston: Neighborhood Business(NB-P) (Source: Snoqualmie Valley Community
100 Plan and Area Zoning p.45)

101

102 The following P-Suffix conditions shall apply:

103 1. The only use allowed at this site is a small convenience store not to exceed 3,000
104 square feet of gross floor area.

105 2. Natural vegetation shall be retained wherever possible and landscaping should be
106 used for screening. The Commercial Screening Matrix shall be applied where NB
107 zoned properties abut rural or resource lands.

108

109 Commercial Screening Matrix

110 _Commercial Property Zoning

111 Adjacent Property Zoning_NBNeighborhood Business_RBRegional

112 Business_Industrial

113 RA(Rural Area)_Type I Buffer30' Depth_Type I Buffer30' Depth_Type I Buffer50'
114 Depth

115 F (Forest)A (Agricultural)_Type I Buffer30' Depth_Type I Buffer50' Depth_Type I
116 Buffer50' Depth

117 (Source: Snoqualmie Valley Community Plan Area Zoning; p. AZ-36)

118

119 Ordinance

120 12824

121 Effective Date

122 August 18, 1997

123

124 Changes

125 N/A

126

127 Effect: The amendment of the SV-P21 P-suffix condition will remove the restriction of
128 forest product sales on the Preston Mill site. The amendment of the SV-P17 P-suffix
129 development condition will allow forest product sales on the F portion as a permitted use,
130 dependent upon an amendment to the King County Code to allow such sales on F zoned
131 lands.

Map Amendment 23

Eastridge Christian Assembly

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE MAP

2

3

4 Amend Map #19, Section 22, Township 24, Range 6 as follows:

5

6 Redesignate the following parcels from Rural Residential to Urban Residential, Low Density,
7 1 unit per acre and add them to the Urban Growth Area:

8

9 2224069079

10 2224069080

11 2224069094

12 2224069115 (portion)

13

14 Update the Interim Potential Annexation Area Map to include the subject parcels in the City
15 of Issaquah Potential Annexation Area.

16

17 Amend all other KCCP and Technical Appendix maps that include the Urban Growth Area to
18 be consistent with this change.

19

20 Effect: The Eastridge Christian Assembly land use amendment adds three parcels and a
21 small portion of another to the Urban Growth Area and Potential Annexation Area for the
22 City of Issaquah.

Map Amendment 23

Eastridge Christian Assembly

1 AMENDMENT TO THE KING COUNTY ZONING ATLAS

2

3

4 Amend Map #19, Section 22, Township 24, Range 6 as follows:

5

6 Rezone the following parcels from RA-5P to R-1-P:

7

8 2224069079

9 2224069080

10 2224069094

11 2224069115 (portion)

12

13 Eliminate the development condition for the subject properties, ES-P2, Grand Ridge
14 Clustering

15

16 ES-P2: Grand Ridge Clustering

17

18 The eastern portion of Grand Ridge shall retain its rural designation and is not
19 included within the UGA. Zoning for this eastern portion shall require rural
20 clustering. The western portion of Grand Ridge that is less environmentally
21 constrained shall also be retained in a Rural designation and is not within the urban
22 growth area. Residential development within the western portion of Grand Ridge
23 should require rural clustering. The western portion is substantially less constrained
24 than the balance of Grand Ridge and redesignation to Rural may be considered
25 through a plan amendment study, once the Issaquah Wellhead Protection Study is
26 complete. Such plan amendment study also must comply with the Ground Water
27 Management Plan when approved by the State Department of Ecology. Land use
28 decisions should be compatible with the findings of the Wellhead Protection Study
29 and the adopted Ground Water Management Plan.

30

31 Eliminate the development condition for the subject properties, ES-P9, Grand Ridge Rural
32 Development Requirements

33

34 Grand Ridge Rural Development Requirements

35

P-Suffix Conditions

36

1. All new subdivisions and short subdivisions in the subarea, except those

37

undergoing detailed drainage planning and review through the Master Drainage

38 Planning (MDP) requirements of the King County Surface Water Design Manual,
39 shall comply with the following conditions:

40 a. Impervious Surfaces: Impervious surfaces within the subdivision or short
41 subdivision, including surfaces associated with all structures, driveways, and
42 roads within the development, shall be limited to a maximum of eight percent
43 within areas draining to Patterson Creek and North Fork Issaquah Creek
44 Wetland 7.

45 b. Clearing Limits: Clearing and vegetation retention restrictions in KCC
46 16.82.150(D) shall apply, except that the separate tract alternative shall be
47 mandatory for all subdivisions and short subdivisions in areas draining to
48 North Fork Issaquah Creek Wetland 7.

49 2. Subdivisions and short subdivisions within the Issaquah Creek basin in this
50 subarea which are undergoing detailed drainage planning and review through the
51 Master Drainage Planning (MDP) requirements of the King County Surface
52 Water Design Manual, shall comply with the following conditions:

53 a. Impervious Surfaces: Impervious surfaces within the subdivision or short
54 subdivision, including surfaces associated with all structures, driveways, and
55 roads within the development, shall be limited to a maximum of eight percent.

56 b. Clearing Limits: Clearing and vegetation retention restrictions in KCC
57 16.82.150(b) shall apply, except that the separate tract alternative shall be
58 mandatory.

59 c. Performance Goals: Alternate site and facility design standards may be
60 approved by the SWM Division through the MDP process provided that it can
61 be demonstrated that such standards would meet the following performance
62 goals.

63 (1) Site development shall not result in a significant decrease in the diversity,
64 productivity, resilience, or habitat value of North Fork Issaquah Creek
65 Wetland 7; and

66 (2) Site development shall not result in a significant increase in phosphorus
67 loading to the tributaries draining to the North and East Forks of Issaquah
68 Creek; and

69 (3) Site development shall not result in a significant reuse in stream channel
70 erosion or transport of sediment to the North and East Forks of Issaquah
71 Creek; and

72 (4) Site development shall not result in a significant decrease in the diversity
73 or abundance of anadromous fish in the North and East Forks of Issaquah
74 Creek; and

75 (5) Site development shall not result in a significant increase in the frequency
76 or duration of flood flows in the North and East Forks of Issaquah Creek.

77
78 Apply a P-suffix development condition limiting use of the property to a church and church
79 related uses.

80
81 Effect: The Eastridge Christian Assembly land use amendment adds three parcels and a
82 small portion of another to the Urban Growth Area and Potential Annexation Area for the
83 City of Issaquah. The ES-P2 and ES-P9 development conditions are not applicable to Urban

84 Areas and should be deleted if the properties are redesignated. A new P-suffix condition is
85 applied to limit use of the property to a church and church related uses.

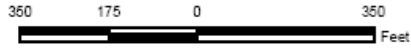


Eastridge Christian Assembly

Executive Recommended Zoning Map



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- R-4 Residential 4 DU per acre
- R-6 Residential 6 DU per acre
- R-12 Residential 12 DU per acre
- RA-5 Rural Area, one DU per 5 acres

- Incorporated Areas
- Urban Growth Boundary
- Proposed Urban Growth Boundary
- Change Area

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