



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

July 28, 2005

Ordinance 15244

Proposed No. 2005-0096.3

Sponsors Constantine, Pelz, Patterson,
Edmonds and Phillips

1 AN ORDINANCE relating to comprehensive planning and
2 zoning; adopting the 2005 amendments to King County
3 Comprehensive Plan 2004 and area zoning, in accordance
4 with the Washington state Growth Management Act;
5 directing the executive to conduct a subarea plan for the
6 Sammamish Agricultural Production District; directing the
7 executive to conduct a subarea plan for the Juanita First
8 commercial center; and amending Ordinance 263, Article
9 2, Section 1, as amended, and K.C.C. 20.12.010.

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12 **PREAMBLE:**

13 For the purposes of effective land use planning and regulation, the King
14 County Council makes the following legislative findings:

15 King County has adopted the 2004 King County Comprehensive Plan to
16 meet the requirements of the Washington state Growth Management Act
17 ("GMA").

18 The King County Code allows amendments that are not substantive to the
19 Comprehensive Plan once every year except once every four years a major
20 review of the Comprehensive Plan is allowed and amendments that are
21 substantive in nature can be considered. The last major review of the
22 Comprehensive Plan was conducted in 2004. Therefore, 2005 is
23 considered part of the annual cycle when only amendments that are not
24 substantive in nature are permitted.

25 The GMA requires that the Comprehensive Plan and development
26 regulations be subject to continuing review and evaluation by the county.

27 The GMA requires that King County adopt development regulations to be
28 consistent with and implement the Comprehensive Plan.

29 The changes to zoning contained in this ordinance are needed to maintain
30 conformity with the King County Comprehensive Plan, as required by the
31 GMA. As such, they bear a substantial relationship to, and are necessary
32 for, the public health, safety and general welfare of King County and its
33 residents.

34 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

35 SECTION 1. Ordinance 263, Article 2, Section 1, and K.C.C. 20.12.10 are each
36 hereby amended to read as follows:

37 A. Under the King County Charter, the state Constitution and the Washington
38 ~~((§))~~state Growth Management Act, chapter 36.70A RCW, the 1994 King County
39 Comprehensive Plan is adopted and declared to be the Comprehensive Plan for King
40 County until amended, repealed or superseded. King County performed its first

41 comprehensive four-cycle review of the Comprehensive Plan. As a result of the review,
42 King County amended the 1994 Comprehensive Plan through passage of the King County
43 Comprehensive Plan 2000. King County performed its second comprehensive four-cycle
44 review of the Comprehensive Plan in 2004. As a result of the review, King County
45 amended the 2000 Comprehensive Plan through passage of the King County
46 Comprehensive Plan 2004. The Comprehensive Plan shall be the principal planning
47 document for the orderly physical development of the county and shall be used to guide
48 subarea plans, functional plans, provision of public facilities and services, review of
49 proposed incorporations and annexations, development regulations and land development
50 decisions.

51 B. The amendments to the 1994 King County Comprehensive Plan contained in
52 Appendix A to Ordinance 12061 (King County Comprehensive Plan 1995 amendments)
53 are hereby adopted.

54 C. The amendments to the 1994 King County Comprehensive Plan contained in
55 Attachment A to Ordinance 12170 are hereby adopted to comply with the Central Puget
56 Sound Growth Management Hearings Board Decision and Order in *Vashon-Maury Island,*
57 *et. al. v. King County*, Case No. 95-3-0008.

58 D. The Vashon Town Plan contained in Attachment 1 to Ordinance 12395 is
59 adopted as a subarea plan of the King County Comprehensive Plan and, as such, constitutes
60 official county policy for the geographic area of unincorporated King County defined in the
61 plan and amends the 1994 King County Comprehensive Plan Land Use Map.

62 E. The amendments to the 1994 King County Comprehensive Plan contained in
63 Appendix A to Ordinance 12501 are hereby adopted to comply with the Order of the

64 Central Puget Sound Growth Management Hearings Board in *Copac-Preston Mill, Inc., et*
65 *al, v. King County*, Case No. 96-3-0013 as amendments to the King County
66 Comprehensive Plan.

67 F. The amendments to the 1994 King County Comprehensive Plan contained in
68 Appendix A to Ordinance 12531 (King County Comprehensive Plan 1996 amendments)
69 are hereby adopted as amendments to the King County Comprehensive Plan.

70 G. The Black Diamond Urban Growth Area contained in Appendix A to Ordinance
71 12533 is hereby adopted as an amendment to the King County Comprehensive Plan.

72 H. The 1994 King County Comprehensive Plan and Comprehensive Plan Land
73 Use Map are amended to include the area shown in Appendix A of Ordinance 12535 as
74 Rural City Urban Growth Area. The language from Section 1D of Ordinance 12535 shall
75 be placed on Comprehensive Plan Land Use Map page #32 with a reference marker on the
76 area affected by Ordinance 12535.

77 I. The amendments to the 1994 King County Comprehensive Plan contained in
78 Appendix A to Ordinance 12536 (1997 Transportation Need Report) are hereby adopted as
79 amendments to the King County Comprehensive Plan.

80 J. The amendments to the 1994 King County Comprehensive Plan contained in
81 Appendix A to Ordinance 12927 (King County Comprehensive Plan 1997 amendments)
82 are hereby adopted as amendments to the King County Comprehensive Plan.

83 K. The amendments to the 1994 King County Comprehensive Plan contained in
84 the 1998 Transportation Needs Report, contained in Appendices A and B to Ordinance
85 12931 and in the supporting text, are hereby adopted as amendments to the King County
86 Comprehensive Plan.

87 L. The amendments to the 1994 King County Comprehensive Plan contained in
88 Appendix A to Ordinance 13273 (King County Comprehensive Plan 1998 amendments)
89 are hereby adopted as amendments to the King County Comprehensive Plan.

90 M. The 1999 Transportation Needs Report contained in Attachment A to
91 Ordinance 13339 is hereby adopted as an amendment to the 1994 King County
92 Comprehensive Plan, Technical Appendix C, and the amendments to the 1994 King
93 County Comprehensive Plan contained in Attachment B to Ordinance 13339 are hereby
94 adopted as amendments to the King County Comprehensive Plan.

95 N. The amendments to the 1994 King County Comprehensive Plan contained in
96 Attachment A to Ordinance 13672 (King County Comprehensive Plan 1999 amendments)
97 are hereby adopted as amendments to the King County Comprehensive Plan.

98 O. The 2000 Transportation Needs Report contained in Attachment A to Ordinance
99 13674 is hereby adopted as an amendment to the 1994 King County Comprehensive Plan,
100 Technical Appendix C.

101 P. The Fall City Subarea Plan contained in Attachment A to Ordinance 13875 is
102 adopted as a subarea plan of the King County Comprehensive Plan and, as such, constitutes
103 official county policy for the geographic area of unincorporated King County defined in the
104 plan. The Fall City Subarea Plan amends the 1994 King County Comprehensive Plan land
105 use map by revising the Rural Town boundaries of Fall City.

106 Q. The amendments to the King County Comprehensive Plan contained in
107 Attachment A to Ordinance 13875 are hereby adopted as amendments to the King County
108 Comprehensive Plan.

109 R. The Fall City area zoning amendments contained in Attachment A to Ordinance
110 13875 are adopted as the zoning control for those portions of unincorporated King County
111 defined in the attachment. Existing property-specific development standards (p-suffix
112 conditions) on parcels affected by Attachment A to Ordinance 13875 do not change except
113 as specifically provided in Attachment A to Ordinance 13875.

114 S. The amendments to the 1994 King County Comprehensive Plan Land Use Map
115 contained in Attachment A to Ordinance 13987 are hereby adopted to comply with the
116 Central Puget Sound Growth Management Hearings Board Decision and Order on
117 Supreme Court Remand in *Vashon-Maury Island, et. al. v. King County*, Case No. 95-3-
118 0008 (Bear Creek Portion).

119 T. The 2001 transportation needs report contained in Attachment A to Ordinance
120 14010 is hereby adopted as an amendment to the 1994 King County Comprehensive Plan,
121 technical appendix C.

122 U. The amendments to the 1994 King County Comprehensive Plan contained in
123 Attachments A, B and C to Ordinance 14044 (King County Comprehensive Plan 2000) are
124 hereby adopted as amendments to the King County Comprehensive Plan. Attachment A
125 amends the policies, text and maps of the Comprehensive Plan. Amendments to the
126 policies are shown with deleted language struck out and new language underlined. The text
127 and maps in Attachment A replace the previous text and maps in the Comprehensive Plan.
128 Attachment B to Ordinance 14044 contains technical appendix A (capital facilities), which
129 replaces technical appendix A to the King County Comprehensive Plan, technical appendix
130 C (transportation), which replaces technical appendix C to the King County
131 Comprehensive Plan, and technical appendix M (public participation), which is a new

132 technical appendix that describes the public participation process for the King County
133 Comprehensive Plan 2000. Attachment C includes amendments to the King County
134 Comprehensive Plan Land Use Map. The land use amendments contained in Attachment C
135 are adopted as the official land use designations for those portions of unincorporated King
136 County defined in Attachment C to Ordinance 14044.

137 V. The Snoqualmie Urban Growth Area Subarea Plan contained in Attachment A
138 to Ordinance 14117 is adopted as a subarea plan of the King County Comprehensive Plan
139 and, as such, constitutes official county policy for the geographic area of unincorporated
140 King County defined in the plan. Attachment B to Ordinance 14117 amends the King
141 County Comprehensive Plan 2000 land use map by revising the Urban Growth Area for the
142 City of Snoqualmie. Attachment C to Ordinance 14117 amends the policies of the
143 Comprehensive Plan.

144 W. The Snoqualmie Urban Growth Area Subarea Plan area zoning amendments in
145 Attachment D to Ordinance 14117 are adopted as the zoning control for those portions of
146 unincorporated King County defined in the attachment. Existing property-specific
147 development standards (p-suffix conditions) on parcels affected by Attachment D to
148 Ordinance 14117 do not change.

149 X. The amendments to the King County Comprehensive Plan 2000 contained in
150 Attachment B to Ordinance 14156 are hereby adopted as amendments to the King County
151 Comprehensive Plan.

152 Y. The amendments to the King County Comprehensive Plan 2000 contained in
153 Attachment A to Ordinance 14185 are hereby adopted as amendments to the King County
154 Comprehensive Plan in order to comply with the order of the Central Puget Sound Growth

155 Management Hearings Board in *Green Valley et al. v. King County*, CPSGMHB Case No.
156 98-3-0008c, Final Decision and Order (1998) and the order of the Washington Supreme
157 Court in *King County v. Central Puget Sound Growth Management Hearings Board*, 142
158 Wn.2d 543, 14 P.3d 133 (2000).

159 Z. The amendments to the King County Comprehensive Plan 2000 contained in
160 Attachment A to Ordinance 14241 (King County Comprehensive Plan 2001 Amendments)
161 are hereby adopted as amendments to the King County Comprehensive Plan.

162 AA. The amendment to the King County Comprehensive Plan 2000 contained in
163 Attachment A to Ordinance 14286 is hereby adopted as an amendment to the King County
164 Comprehensive Plan in order to comply with the Central Puget Sound Growth
165 Management Hearings Board’s Final Decision and Order in *Forster Woods Homeowners’*
166 *Association and Friends and Neighbors of Forster Woods, et al. v. King County*, Case No.
167 01-3-0008c (Forster Woods), dated November 6, 2001.

168 BB. The amendments to the King County Comprehensive Plan 2000 contained in
169 Attachment A to Ordinance 14448 (King County Comprehensive Plan 2002 Amendments)
170 are hereby adopted as amendments to the King County Comprehensive Plan.

171 CC. The amendments to the King County Comprehensive Plan 2000 contained in
172 Attachment A to Ordinance 14775 (King County Comprehensive Plan 2003 Amendments)
173 are hereby adopted as amendments to the King County Comprehensive Plan.

174 DD. The amendments to the King County Comprehensive Plan 2000 contained in
175 Attachments A, B, C, D and E to this ordinance (King County Comprehensive Plan 2004)
176 are hereby adopted as amendments to the King County Comprehensive Plan. Attachment
177 A, Part I, to this ordinance amends the policies, text and maps of the Comprehensive Plan.

178 Attachment A, Part II, to this ordinance includes amendments to the King County
179 Comprehensive Plan Land Use Map. The land use amendments contained in Attachment
180 A, Part II, to this ordinance are adopted as the official land use designations for those
181 portions of unincorporated King County defined in Attachment A, Part II, to this ordinance.
182 Attachment B to this ordinance contains technical appendix A (Capital Facilities), which
183 replaces technical appendix A to the King County Comprehensive Plan. Attachment C to
184 this ordinance contains technical appendix B (Housing), which replaces technical appendix
185 B to the King County Comprehensive Plan. Attachment D to this ordinance contains
186 technical appendix C (Transportation), which replaces technical appendix C to the King
187 County Comprehensive Plan 2000. Attachment E to this ordinance contains technical
188 appendix D (Growth Targets and the Urban Growth Area 2004).

189 EE. The 2004 transportation needs report contained in Attachment A to this
190 ordinance is hereby adopted as an amendment to the 2000 King County Comprehensive
191 Plan, technical appendix C.

192 FF. The amendments to the King County Comprehensive Plan 2004 contained in
193 Attachment A to this Ordinance (King County Comprehensive Plan 2005 Amendments)
194 are hereby adopted as amendments to the King County Comprehensive Plan.

195 SECTION 2. The King County Comprehensive Plan 2005 Amendments
196 contained in Attachment A, Part II to this ordinance are adopted as the official zoning
197 control for those portions of unincorporated King County defined in Attachment A, Part
198 II to this ordinance in accordance with K.C.C. 20.12.050. Existing property-specific
199 development conditions (p-suffix conditions) and special district overlays on parcels
200 affected by these area zoning amendments, whether adopted through reclassification or

201 area zoning, are retained by this ordinance except as specifically amended by this
202 ordinance. Property-specific development standards adopted, repealed or amended by
203 this ordinance amend Appendix A of Ordinance 12824, as amended by Ordinance 15028,
204 in accordance with K.C.C. 20.12.050. Special District overlays adopted, repealed or
205 amended by this ordinance amend Appendix B of Ordinance 12824, as amended by
206 Ordinance 15028, in accordance with K.C.C. 20.12.050.

207 **SECTION 3. Work program.** The council hereby adopts the following work
208 program items as part of the King County Comprehensive Plan 2005:

209 A. The executive shall complete a subarea planning process added to the
210 executive work plan by Ordinance 15028 (2004 KCCP Update) to study the rural-zoned
211 properties within the Sammamish Valley agricultural production district. This subarea
212 plan shall be consistent with the final decision and order of the Central Puget Sound
213 Growth Management Hearings Board for Keesling III (Case No. 04-3-0024) dated May
214 31, 2005. The executive shall transmit any required Comprehensive Plan amendments to
215 the council by September 6, 2005. The subarea plan must be filed in the form of fifteen
216 copies with the clerk of the council, who shall retain the original and shall forward copies
217 to each councilmember and to the lead staff for the growth management unincorporated
218 areas committee or its successor. The implementation of any recommendations contained
219 in the adopted sub-area plan shall be permitted prior to the review of the next major
220 (four-year) comprehensive plan update in 2008.

221 B. The executive shall, contingent upon council appropriation of funds through
222 the 2006 budget, complete a subarea planning process to study the potential for expansion
223 of the Juanita Firs community business center, generally located between 100th Avenue

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224 NE and Juanita-Woodinville Way NE, and shall transmit any required Comprehensive
225 Plan amendments to the council by December 31, 2006. The subarea plan must be filed
226 in the form of fifteen copies with the clerk of the council, who shall retain the original
227 and shall forward copies to each councilmember and to the lead staff for the growth

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228 management and unincorporated areas committee or its successor.

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Ordinance 15244 was introduced on 3/7/2005 and passed as amended by the Metropolitan King County Council on 7/25/2005, by the following vote:

Yes: 13 - Mr. Phillips, Ms. Edmonds, Mr. von Reichbauer, Ms. Lambert, Mr. Pelz, Mr. Dunn, Mr. Ferguson, Mr. Hammond, Mr. Gossett, Ms. Hague, Mr. Irons, Ms. Patterson and Mr. Constantine
No: 0
Excused: 0

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

ATTEST:

APPROVED this ____ day of _____, _____.

Attachments A. 2005 Amendments to the King County Comprehensive Plan 2004, May 17, 2005