

**Attachment A**

**Executive Recommended**

**2002 Amendments to the  
King County Comprehensive Plan 2000**

**Executive Recommended**  
**2002 Amendments to the King County Comprehensive Plan 2000**

**Policy/Text and Land Use and Zoning Amendment Summary**

**Policy/Text Amendments**

Policy/Text	Description	Comments
U-115	<p>King County should apply the Urban Residential, Low land use designation: <b>to</b> protect floodplains, critical aquifer recharge areas, <del>((Regionally or Locally Significant Resource Areas,))</del> high function wetlands and unstable slopes from degradation, and link these environmental features into a network of open space, fish and wildlife habitat and Urban Separators. The residential density for land so designated should be maintained at one unit per acre, provided that lands that are sending sites under the Transfer of Density Program may transfer density at a rate of at least four units per acre.</p>	<p>Corrects typographical error and removes reference to Regionally or Locally Significant Resource Areas. In accordance with Policy E-123, King County studied the standards needed for RSRAs and LSRAs and concluded that adopted drainage standards offer appropriate protection.</p>
U-116	<p>Multifamily housing in the Urban Growth Area should be sited as follows:</p> <ol style="list-style-type: none"> <li>a. In or next to Unincorporated Activity Centers or <b>next to</b> Community or Neighborhood Business Centers;</li> <li>b. In mixed use developments in centers activity areas; and</li> <li>c. On small, scattered parcels integrated into existing urban residential areas. New multifamily housing should be built to the scale and design of the existing community or neighborhood, while contributing to an areawide density that supports transit and allows for a range of housing choices. Over time, zoning should encourage a larger proportion of multifamily housing to be located on small scattered sites rather than on large sites.</li> </ol>	<p>This amendment makes U-116 consistent with policies U-156 and U-161 by clarifying that stand-alone multi-family development is not allowed within Community or Neighborhood Business Centers. Within these areas, multi-family can be occur as part of a mixed-use project.</p>

U-130	<p>Single family detached homes, townhomes, duplexes and apartments shall be allowed in all urban residential zones, provided that:</p> <p>a. Apartments shall not be allowed in the R-1 zone unless fifty percent or more of the site is environmentally constrained; and</p> <p>b. Apartments in R-1, R-4, R-6 and R-8 shall not be developed at densities in excess of 18 units per <u>acre in the net buildable ((acre)) area</u></p>	<p>This is a technical amendment that makes the policy consistent with K.C.C. 21A, which uses the term "net buildable area."</p>
R-564	<p>King County should work with the State Department of Natural Resources to ensure that mining areas are reclaimed in a timely and appropriate manner. Reclamation of mining sites in the Forest Production District should return the land to forestry. Where mining is completed in phases, reclamation also should be completed in phases as the resource is depleted. <u>When reclamation of mining sites located outside of the Forest Production District is completed, the site should be considered for redesignation to a land use designation and zoning classification compatible with the surrounding properties.</u></p>	<p>This amendment clarifies that sites designated with Mining Land Use and Mineral Zoning can be redesignated to allow other uses once the reclamation process is completed.</p>
E-123	<p>Regionally Significant Resource Areas (RSRAs) and Locally Significant Resource Areas (LSRAs) shall be mapped, designated by ordinance and protected at appropriate levels as part of early and long-term actions towards salmon conservation and recovery under the ESA. These designations shall be based on adopted basin plans or habitat/resource assessments completed for the Waterways 2000 program, but may be changed or new areas may be designated pursuant to recommendations of Water Resource Inventory Area plans. <del>((The Executive shall study the standards of protection needed for RSRAs and LSRAs. The Executive shall conduct a study as to which properties currently zoned R-1 in these areas are suitable for a high residential density of R-6 or more due to their lack of environmental constraints. The study will be presented to the Council by March 1, 2001 with recommended zoning changes.))</del></p>	<p>This amendment removes the reference to the R1 Study, which is being completed with the 2002 amendments to the Comprehensive Plan. See below.</p>
Chap. 3 Text	<p>On page 3-6 delete reference to the Rural Farm Districts.</p>	<p>This technical amendment is needed because King County no longer designates Rural Farm Districts.</p>

### Land Use and Zoning Amendments

Location	Description	Comments
Northwest Snoqualmie (LUZ1)	Adds 209 acres to the City of Snoqualmie's Urban Growth Area (UGA). Together with the following amendment, the effect is a net decrease in the UGA of 5 acres.	Implements the Snoqualmie Urban Growth Area Subarea Plan 2001
Southeast Snoqualmie (LUZ2)	Removes 214 acres from the City of Snoqualmie's UGA.	Implements the Snoqualmie Urban Growth Area Subarea Plan 2001
NE Maple Valley (LUZ3)	Corrects a mapping error that occurred in 1994 by adding 3.47 acres to the UGA.	The UGA was intended to correspond to the top of the slope, but was drawn in error. This amendment adjusts the UGA to correct the mapping mistake.
West of Lake Sawyer (LUZ4)	Rezones approximately 163 acres from one dwelling unit per acre to four dwelling units per acre. Establishes area specific development conditions for drainage and stream corridor protection.	Implements the recommendations of the R1 Study.

**Executive Recommended**

**2002 Amendments to the  
King County Comprehensive Plan 2000**

**Policy/Text Amendments**

03/01/2002

**U-115**

**2002 Executive Recommended**

Sponsor: \_\_\_\_\_

kw

**AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN 2000:**

In Chapter Two – Urban Communities, I. Urban Land Use, on page 2-5, amend Policy U-115 as follows:

**U-115**

**King County should apply the Urban Residential, Low land use designation: to protect floodplains, critical aquifer recharge areas, (~~Regionally or Locally Significant Resource Areas~~), high function wetlands and unstable slopes from degradation, and link these environmental features into a network of open space, fish and wildlife habitat and Urban Separators. The residential density for land so designated should be maintained at one unit per acre, provided that lands that are sending sites under the Transfer of Density Program may transfer density at a rate of at least four units per acre.**

**Effect:** Corrects typographical error and removes reference to Regionally or Locally Significant Resource Areas.

**Rationale:** In accordance with Policy E-123, King County studied the standards needed for RSRAs and LSRAs and concluded that the adopted drainage standards offer adequate protection and these areas do not necessarily need to be designated Urban-Low.

03/01/2002

**U-116**

**2002 Executive Recommended**

Sponsor: \_\_\_\_\_

kw

**AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN 2000:**

In Chapter Two – Urban Communities, I. Urban Land Use, on page 2-5, amend Policy U-116 as follows:

- U-116**                      **Multifamily housing in the Urban Growth Area should be sited as follows:**
- a. In or next to Unincorporated Activity Centers or next to Community or Neighborhood Business Centers;**
  - b. In mixed use developments in centers and activity areas; and**
  - c. On small, scattered parcels integrated into existing urban residential areas. New multifamily housing should be built to the scale and design of the existing community or neighborhood, while contributing to an areawide density that supports transit and allows for a range of housing choices. Over time, zoning should encourage a larger proportion of multifamily housing to be located on small scattered sites rather than on large sites.**

**Effect:** This amendment would clarify that stand-alone multi-family development is not appropriate within the following land use designations: Community or Neighborhood Business Centers.

**Rationale:** This amendment would make the policy consistent with U-156 and U-161. These policies do not include stand-alone multi-family as appropriate within these land use designations.

03/01/2002

**U-130**

**2002 Executive Recommended**

Sponsor: \_\_\_\_\_

kw \_\_\_\_\_

**AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN 2000:**

In Chapter Two – Urban Communities, I. Urban Land Use, on page 2-8, amend Policy U-130 as follows:

**U-130**

**Single family detached homes, townhomes, duplexes and apartments shall be allowed in all urban residential zones, provided that:**

- a. Apartments shall not be allowed in the R-1 zone unless fifty percent or more of the site is environmentally constrained; and**
- b. Apartments in R-1, R-4, R-6 and R-8 shall not be developed at densities in excess of 18 units per acre in the net buildable ~~((acre))~~ area.**

**Effect:** Clarifies how the density is calculated on each site.

**Rationale:** This amendment would make the policy consistent with K.C.C. 21A, which uses the term “net buildable area”. This is a technical amendment.



03/01/2002

**R-564**

**2002 Executive Recommended**

Sponsor: \_\_\_\_\_

kw

**AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN 2000:**

In Chapter Three – Rural Legacy and Natural Resource Lands, V. Resource Lands, on page 3-39, amend Policy R-564 as follows:

**R-564**                    **King County should work with the State Department of Natural Resources to ensure that mining areas are reclaimed in a timely and appropriate manner. Reclamation of mining sites in the Forest Production District should return the land to forestry. Where mining is completed in phases, reclamation also should be completed in phases as the resource is depleted. When reclamation of mining sites located outside of the Forest Production District is completed, the site should be considered for redesignation to a land use designation and zoning classification compatible with the surrounding properties.**

**Effect:** This amendment would clarify that sites designated with Mining Land Use and Mineral Zoning can be redesignated to allow other uses once the reclamation process is completed.

**Rationale:** Sites with Mining Land Use and Mineral Zoning are precluded from being developed with other uses. This amendment would allow these sites to be redesignated and then developed compatible with the surrounding uses. This amendment is in response to an item submitted on the 2001 Docket.

03/01/2002

**E-123**

**2002 Executive Recommended**

Sponsor: \_\_\_\_\_

kw

**AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN 2000:**

In Chapter Four – Environment, I. Natural Environment, on page 4-8, amend Policy E-123 as follows:

**E-123**                    **Regionally Significant Resource Areas (RSRAs) and Locally Significant Resource Areas (LSRAs) shall be mapped, designated by ordinance and protected at appropriate levels as part of early and long-term actions towards salmon conservation and recovery under the ESA. These designations shall be based on adopted basin plans or habitat/resource assessments completed for the Waterways 2000 program, but may be changed or new areas may be designated pursuant to recommendations of Water Resource Inventory Area plans. ~~((The Executive shall study the standards of protection needed for RSRAs and LSRAs. The Executive shall conduct a study as to which properties currently zoned R-1 in these areas are suitable for a high residential density of R-6 or more due to their lack of environmental constraints. The study will be presented to the Council by March 1, 2001 with recommended zoning changes.))~~**

**Effect:** Removes the reference to the R1 Study.

**Rationale:** The R1 Study is to be completed with transmittal to the Council from the Executive on March 1, 2001. The zoning recommendations will be included with the 2002 Amendments to the King County Comprehensive Plan.

03/01/2002

**Text1**

**2002 Executive Recommended**

Sponsor: \_\_\_\_\_

kw

**AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN 2000:**

In Chapter Three – Rural Legacy and Natural Resource Lands, I. Rural Legacy, on page 3-6, amend the text as follows:

**C. Farming in the Rural Area**

The 1996 Farm and Forest Report provided a series of strategies for conserving farmland and sustaining farming within the designated Agricultural Production District where the prime agricultural soils are found, and recognized that there are also areas outside the APD where meaningful agricultural practices continue. The Report identified areas where lands were in dairy or crop production and enrolled in the current use taxation program, determined that the low-density zoning in place in these areas was sufficient to protect the land base, and recommended that landowner incentive programs be focussed there as well. (~~These areas are identified on the Agricultural and Forest Lands map~~).

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19 **Effect:** Removes reference to the Rural Farm Districts.

20 **Rationale:** This amendment would correct the reference to the Agricultural and Forest  
21 Lands Map, which depicts the FPD, APD, and Rural Forest Focus Areas. The Rural Farm  
22 Districts were removed from the map in the 2000 Comprehensive Plan Update.

**Executive Recommended**

**2002 Amendments to the  
King County Comprehensive Plan 2000**

**Land Use and Zoning Amendments**

03/01/2002

**LUZ1**

**2002 Executive Recommended**

Sponsor: \_\_\_\_\_

lg \_\_\_\_\_

**AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN 2000 LAND USE AND ZONING MAPS:**

Location: Northwest Snoqualmie  
Land Use and Zoning Atlas Map 26  
Sections 23, 24, 26 and 27, Township 24, Range 7

Parcel Number	Current Land Use	Current Zoning	Proposed Land Use	Proposed Zoning
2324079011	Rural Residential	RA-10	Rural City Urban Growth Area	UR
2424079012 (portion)	Rural Residential	RA-10	Rural City Urban Growth Area	UR
2424079013 (portion)	Rural Residential	RA-10	Rural City Urban Growth Area	UR
2624079001	Rural Residential	RA-5	Rural City Urban Growth Area	UR
2624079031	Rural Residential	RA-5	Rural City Urban Growth Area	UR
2624079032	Rural Residential	RA-5	Rural City Urban Growth Area	UR
2624079033	Rural Residential	RA-5	Rural City Urban Growth Area	UR
2624079078	Rural Residential	RA-5	Rural City Urban Growth Area	UR
2724079001	Rural Residential	RA-5-SO	Rural City Urban Growth Area	UR
2724079092	Rural Residential	RA-5-SO	Rural City Urban Growth Area	UR
2724079093	Rural Residential	RA-5-SO	Rural City Urban Growth Area	UR

**Effect:** Adds 209 acres to the City of Snoqualmie's Urban Growth Area. Coupled with Map Amendment 2 which removes 214 acres from the City of Snoqualmie's UGA, the effect is a net decrease in the UGA of 5 acres. The Special Overlay on three of the parcels refers to rural development; as the parcels are to be rezoned to Urban Reserve, the Overlay is no longer applicable and is eliminated.

1     **Rationale:** Implements the Snoqualmie Urban Growth Area Subarea Plan 2001, as  
2     adopted by Ordinance 14117. This UGA change was unanimously approved by the  
3     Growth Management Planning Council on October 24, 2001. UR zoning is consistent with  
4     policy R-402 which calls for one home per 5 acre density within Rural City Urban Growth  
5     Areas until the area annexes to the city.

# Executive Recommended 2002 King County Comprehensive Plan Northwest Snoqualmie Land Use Amendment

March 2002



King County

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Urban Growth Boundary

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Rural Residential



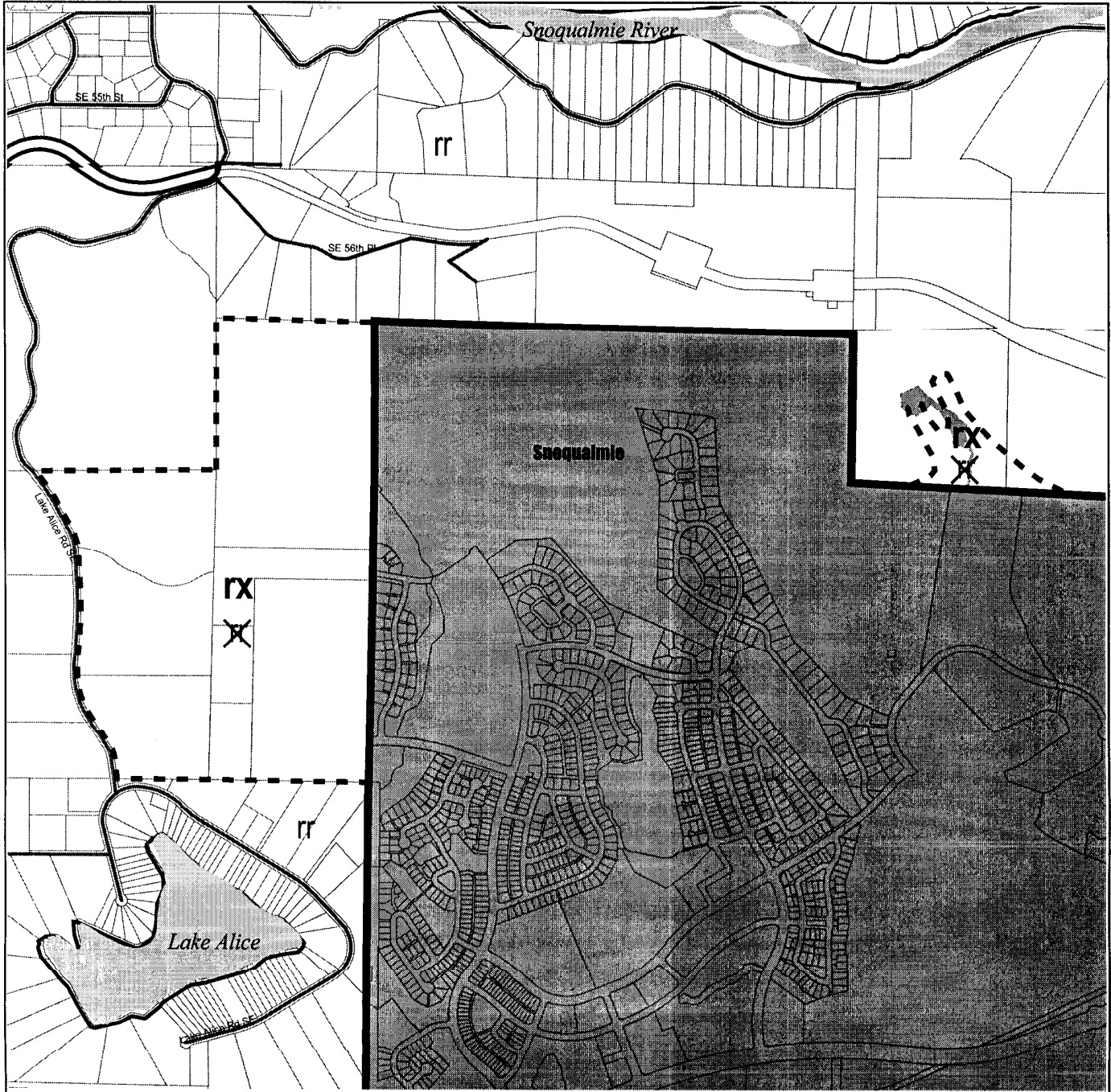
Proposed Urban Growth Boundary



Incorporated Areas

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Rural City Urban Growth Area



# Executive Recommended 2002 King County Comprehensive Plan Northwest Snoqualmie - Zoning Amendment

March 2002






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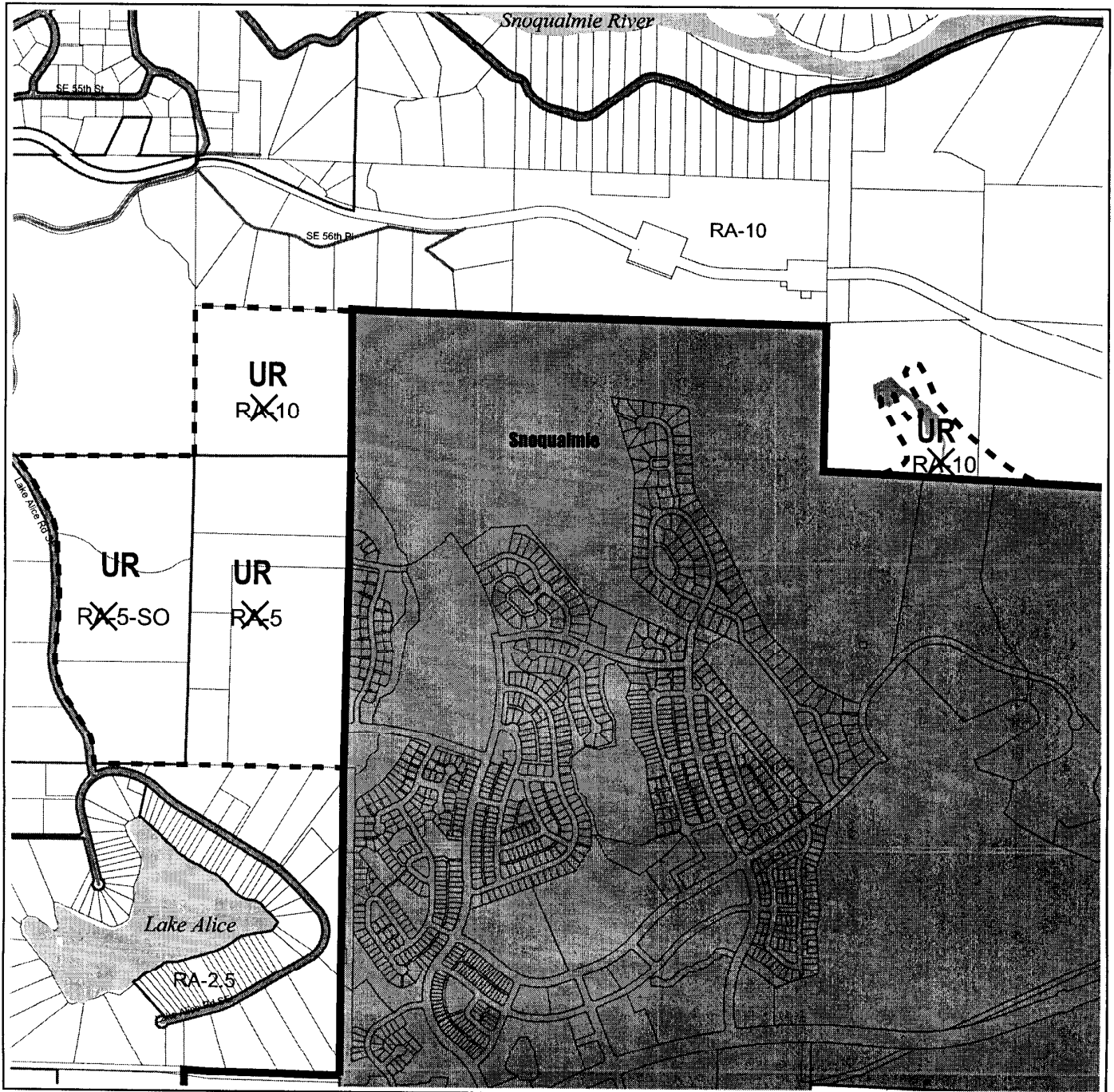


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-  Urban Growth Boundary
-  Proposed Urban Growth Boundary
-  Incorporated Areas

- RA-2.5 Rural Area, 1DU per 5 acres
- RA-5 Rural Area, 1 DU per 5 acres
- RA-10 Rural Area, 1 DU per 10 acres
- UR Urban Reserve, 1 DU per 5 acres





03/01/2002

**LUZ2**

**2002 Executive Recommended**

Sponsor:

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**AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN 2000 LAND USE AND ZONING MAPS:**

Location:	Southeast Snoqualmie Land Use and Zoning Atlas Map 32 Section 6, Township 23, Range 8
Parcel Numbers:	0623089006 0623089019 0623089022 0623089023 (portion) 0623089024 0623089026 (portion) 0623089027 All WADOT Right of Way in 6-23-8
Current Land Use:	Rural City Urban Growth Area
Current Zoning:	UR
Proposed Land Use:	Rural Residential
Proposed Zoning:	RA-10

**Effect:** Removes 214 acres of primarily publicly owned land from the City of Snoqualmie's Urban Growth Area. Coupled with Map Amendment 1 which adds 209 acres to the City of Snoqualmie's UGA, the effect is a net decrease in the UGA of 5 acres.

**Rationale:** Implements the Snoqualmie Urban Growth Area Subarea Plan 2001, as adopted by Ordinance 14117. This UGA change was unanimously approved by the Growth Management Planning Council on October 24, 2001. RA-10 zoning is consistent with policy R-206 which calls for RA-10 zoning for Rural lands within ¼ mile of the Forest Production District.



# Executive Recommended 2002 King County Comprehensive Plan Southeast Snoqualmie - Zoning Amendment

March 2002



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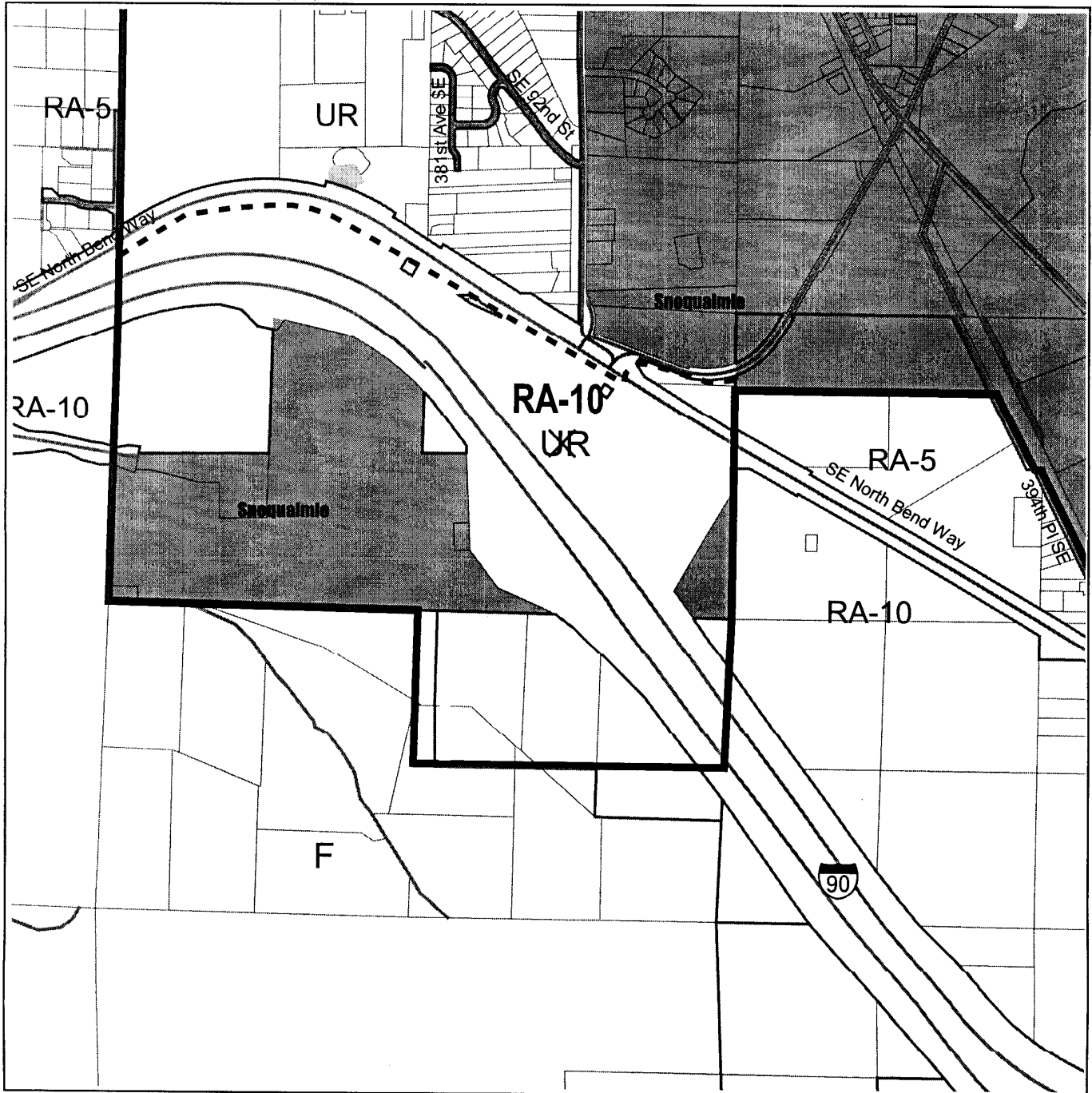


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- Urban Growth Boundary
- Proposed Urban Growth Boundary
- Incorporated Areas

- RA-5** Rural Area, 1 DU per 5 acres
- RA-10** Rural Area, 1 DU per 10 acres
- UR** Urban Reserve, 1 DU per 5 acres



03/01/2002



**2002 Executive Recommended**

Sponsor:

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**AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN 2000 LAND USE AND ZONING MAPS:**

Location: Northeast Maple Valley  
Land Use and Zoning Atlas Map 21  
Section 15, Township 22, Range 6

Parcel Numbers: 1522069057 (portion)  
1522069114 (portion)  
1522069115  
1522069116  
1522069117 (portion)  
1522069118

Current Land Use: Rural Residential  
Current Zoning: RA-5 (1522069117 is zoned RA-5-P)

Proposed Land Use: Urban Residential Medium  
Proposed Zoning: R-4 (1522069117 to retain P-suffix)

**Effect:** Corrects mapping error that occurred in 1994 by adding 3.47 acres to the Urban Growth Area consistent with King County Code 20.18.B. which permits minor alterations to the Urban Growth Area to correct documented mapping errors.

**Rationale:** In 1994, property owned by Cedar Valley Associates was intentionally split by the Urban Growth Area boundary to allow urban residential development on the upland portion of the property, consistent with the development pattern directly to the south, and to maintain the steep slope and riparian area adjacent to the Cedar River as Rural. The Urban Growth Area boundary was intended to correspond with the top of the slope and was drawn using the best topographical information available at the time. Current topographical information specific to the property indicates the 1994 boundary does not correspond to the top of the slope, and needs to be corrected in order to meet the original intent.

# Executive Recommended 2002 King County Comprehensive Plan Northeast Maple Valley Land Use Amendment

March 2002








King County

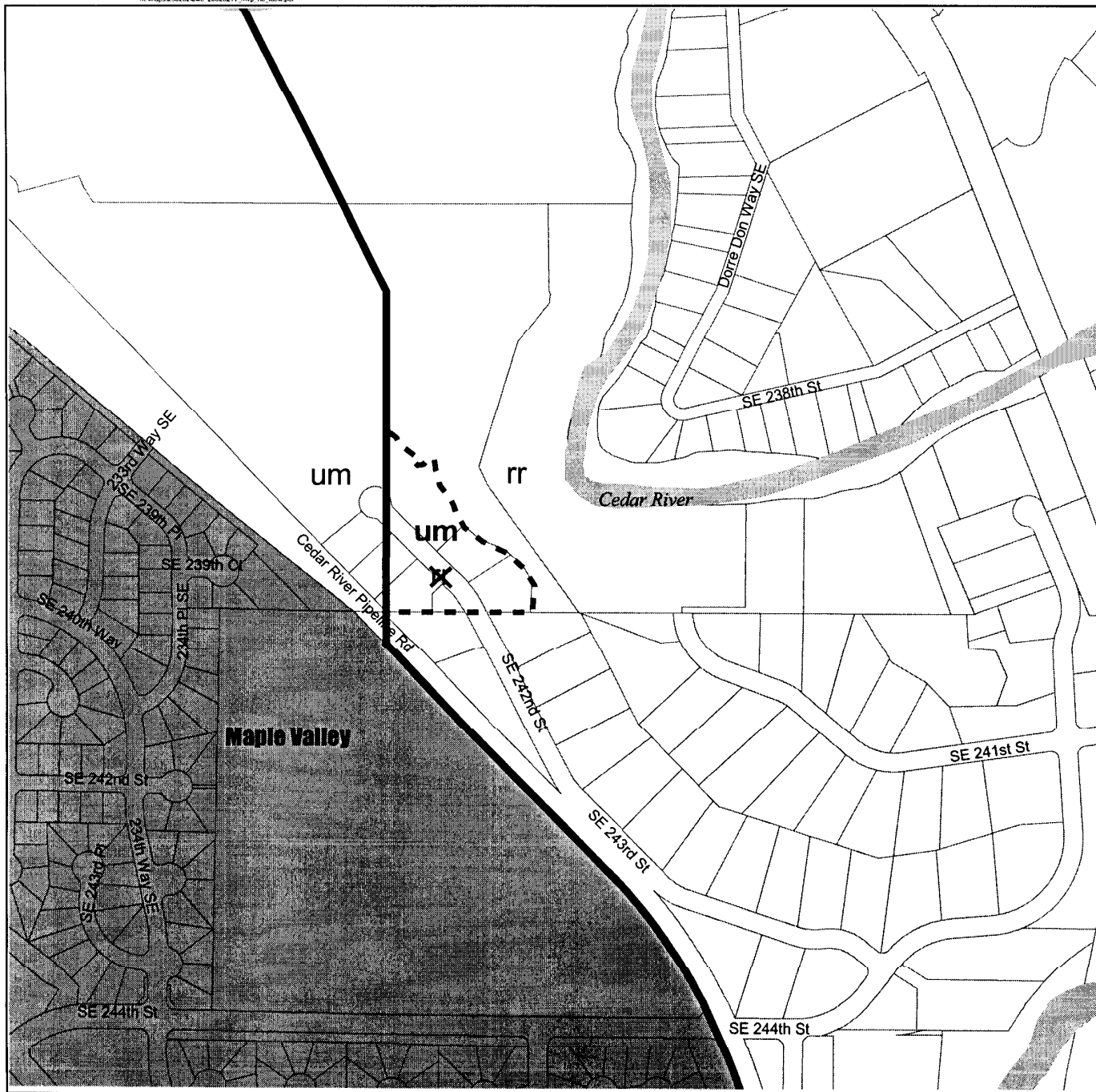
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-  Urban Growth Boundary
-  Proposed Urban Growth Boundary
-  Incorporated Areas
-  Rural Residential
-  Urban Residential 4-12du/ac



# Executive Recommended 2002 King County Comprehensive Plan Northeast Maple Valley Zoning Amendment

March 2002



King County

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Urban Growth Boundary



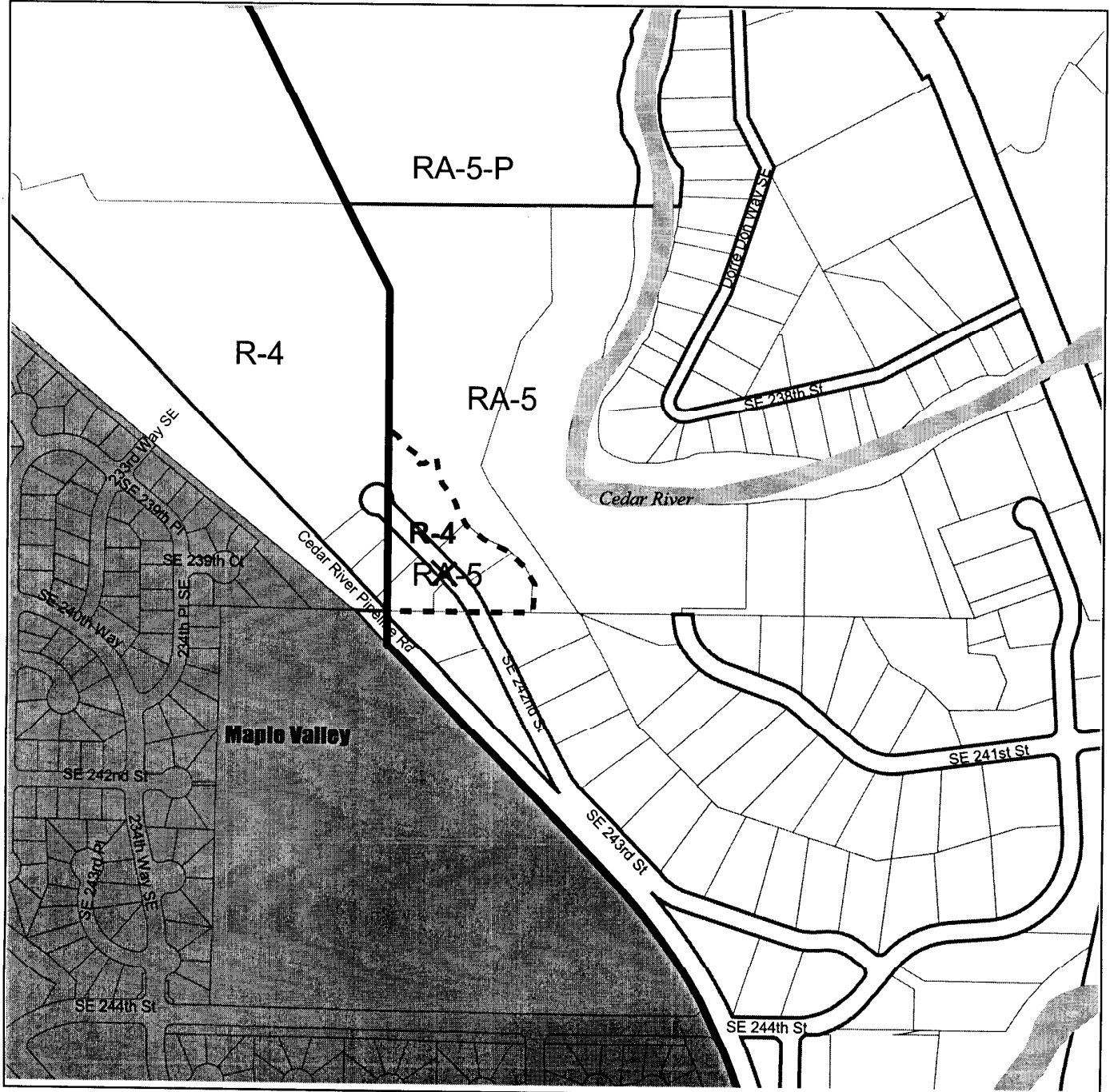
Proposed Urban Growth Boundary



Incorporated Areas

R-4 Residential, four DU per acre

RA-5 Rural Area, one DU per 5 acres



03/01/2002

**LUZ4**

**2002 Executive Recommended**

Sponsor:

sb

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**AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN 2000 LAND USE AND ZONING MAPS:**

Location: West of Lake Sawyer  
Land Use and Zoning Atlas Map 22  
Section 04, Township 22, Range 06

**Parcel Numbers:**

- 3422049028
- 3522049096
- 3522049065
- 3522049092
- 3522049079
- 3522049095
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- 3522049081
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- 3522049078
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- 3522049006
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- 3522049007
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- 3522049104
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- 9510930650
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9	0221049008
10	0221049009
11	0221049155
12	0221049154
13	0221049153
14	0221049057
15	0221049201
16	0221049202
17	0221049203
18	0221049046
19	0221049099
20	0221049055
21	0221049041
22	0221049112
23	0221049181
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Current Land Use: Urban Residential Low  
Current Zoning: R-1

Proposed Land Use: Urban Residential Medium  
Proposed Zoning: R-4-P

P-suffix condition: The following P-suffix conditions are added to the above parcels (Area 10 of the R-1 Study):

- Natural land cover shall be retained on at least 35% of the site.
- Stream buffers shall be a minimum of 150 feet for Class 1 and Class 2 streams and stream buffers shall be a minimum of 100 feet for Class 3 streams.
- King County Surface Water Design Manual Level 2 flow control shall be applied.

**Effect:** Rezones an area west of Lake Sawyer of approximately 163 acres from one dwelling unit per acre to four dwelling units per acre. Establishes area specific development conditions for drainage and stream corridor protection.

**Rationale:** As part of the R-1 Study, this area was determined to have no physical limits to development. Public services are currently available or will be in the near future with the completion of Pipeline Five. R-1 zoning is not an appropriate residential density in the Urban Area when physical constraints to development are not present and public services are readily available. This area is not an adopted Urban Separator. Special development conditions are necessary in order to provide additional protection for Chinook salmon habitat.

# Executive Recommended 2002 King County Comprehensive Plan Lake Sawyer - Land Use Amendment

March 2002



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Urban Growth Boundary



Incorporated Areas

um

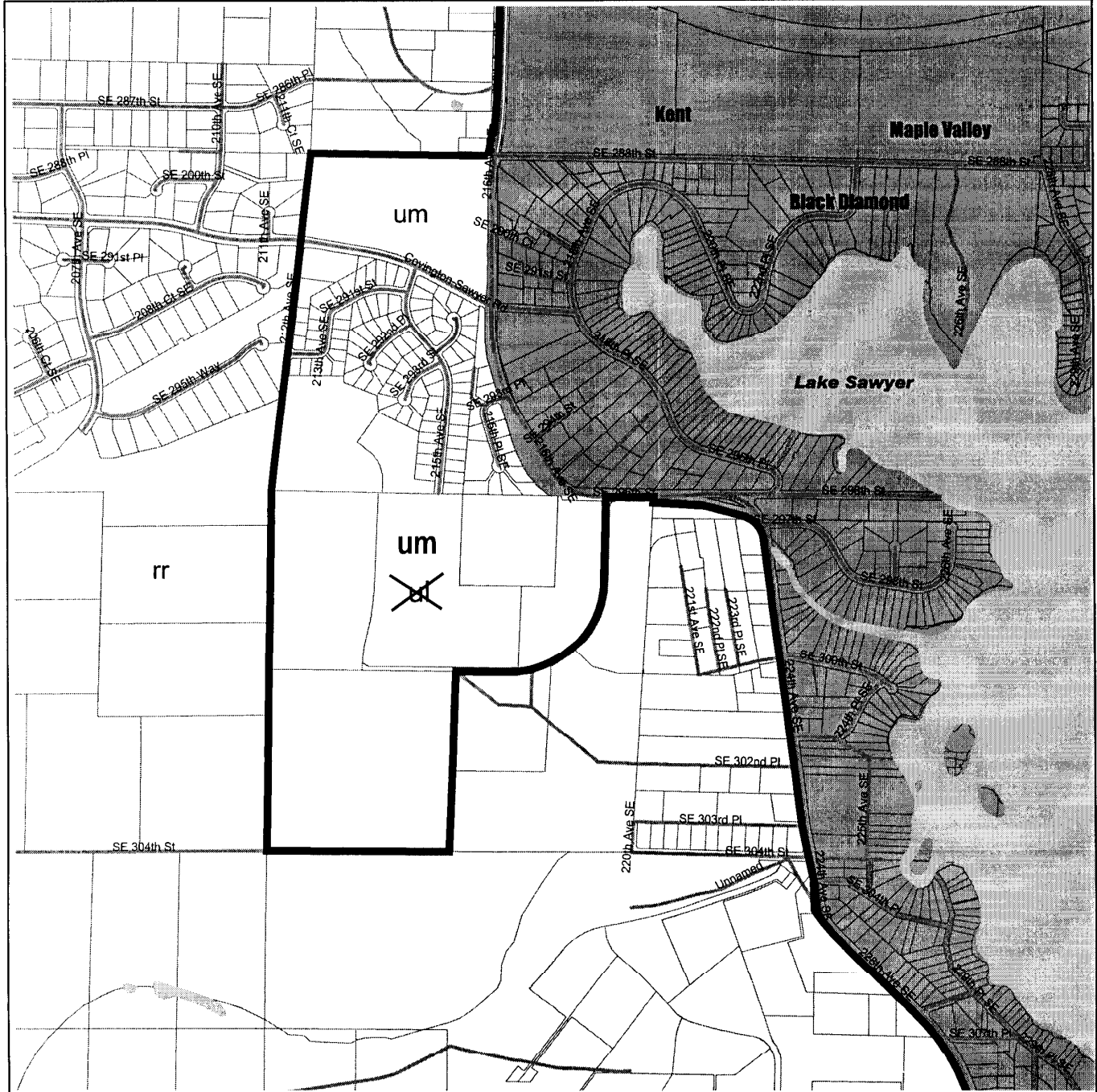
Urban Residential,  
4 - 12 DU per acre

ul

Urban Residential,  
1 DU per acre

rr

Rural Residential



# Executive Recommended 2002 King County Comprehensive Plan Lake Sawyer - Zoning Amendment

March 2002



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Urban Growth Boundary



Incorporated Areas

R-1  
R-4  
RA-5

Residential,  
1DU per acre  
  
Residential,  
4 DU per acre  
Rural Area,  
1 DU per 5 acres



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