

2002 118

June 18, 2002
Attachment A

**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: <u>to</u> 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.</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"> a. In or next to Unincorporated Activity Centers or <u>next to</u> Community or Neighborhood Business Centers; b. In mixed use developments in centers 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. 	<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. ((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.))</p>	<p>This amendment removes the reference to the R1 Study, which is being completed with the 2002 amendments to the Comprehensive Plan. <i>See below.</i></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.

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

Policy/Text Amendments

03/01/2002

U-115

2002 Executive Recommended

Sponsor:

kw

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN 2000:

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3 In Chapter Two – Urban Communities, I. Urban Land Use, on page 2-5, amend Policy U-
4 115 as follows:

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7 U-115

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

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

20 **Rationale:** In accordance with Policy E-123, King County studied the standards needed
21 for RSRAs and LSRAs and concluded that the adopted drainage standards offer adequate
22 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.**

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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.

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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.**

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

19 **Rationale:** This amendment would make the policy consistent with K.C.C. 21A, which
20 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.**

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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.

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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:

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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.

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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)).~~

Effect: Removes reference to the Rural Farm Districts.

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

**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.

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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. UR zoning is consistent with policy R-402 which calls for one home per 5 acre density within Rural City Urban Growth 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

rr

Rural Residential



Proposed Urban Growth Boundary



Incorporated Areas

rx

Rural City Urban Growth Area



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

March 2002






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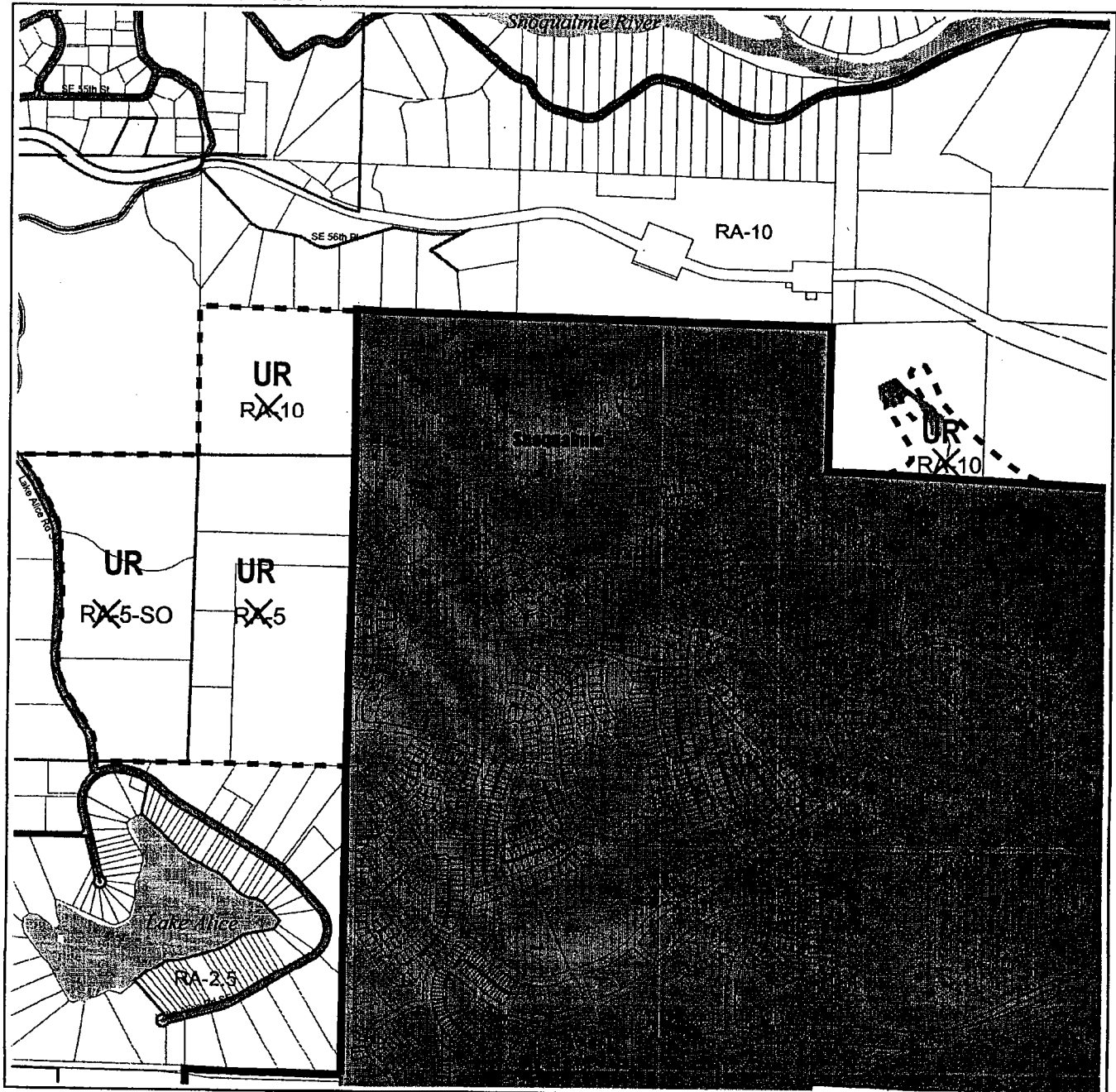


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February 11, 2002
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-  Urban Growth Boundary
-  Proposed Urban Growth Boundary
-  Incorporated Areas

- RA-2.5 Rural Area,
1 DU 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.

06/18/02

LUZ 3

2002 Proposed Amendment

Sponsor:

Jane Hague

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AMENDMENT TO ATTACHMENT A TO PROPOSED ORDINANCE 2002-0118
VERSION 1.

Location:	Northeast Maple Valley Land Use and Zoning Atlas Map 21 Section 15, Township 22, Range 6
Parcel Numbers:	Tract A and lots 25, 26, 27, and 28 of the preliminary plat "River Ridge at Daybreak"; all are within the Rural portion of tax lot 1522069117
Current Land Use:	Rural Residential
Current Zoning:	RA-5-P
Proposed Land Use:	Urban Residential Medium
Proposed Zoning:	R-4-P (1522069117 to retain P-suffix)
Parcel Numbers:	1522069121 1522069114 (portion of) 1522069057 (portion of)
Current Land Use:	Urban Residential Medium
Current Zoning:	R-4
Proposed Land Use:	Rural Residential
Proposed Zoning:	RA-5

Effect: Corrects a mapping error that occurred in 1994. This correction is consistent with King County Code 20.18.B. that permits minor alterations to the Urban Growth Area to correct documented mapping errors. This amendment would make a minor adjustment to the Urban Growth Area by removing from the UGA one developed lot, and portions of two developed lots that are split by the UGA. A total of 1.6 acres would be removed from the UGA. This amendment would also add 1.06 acres to the UGA. As a result of this amendment, an existing neighborhood would be entirely within the Rural area, and a proposed Urban subdivision would be entirely within the UGA.

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 across the Cedar River pipeline road. The remainder of the property, including steep slope and

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riparian areas adjacent to the Cedar River was designated Rural. A portion of this Rural area has been subdivided and developed.

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. Additionally, Rural lots split by the UGA boundary are proposed to be fully included in the Rural area.

Proposed Amendmer.

2002 King County Comprehensive Plan

Northeast Maple Valley Land Use Amendment

May 2002



King County

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Urban Growth Boundary

Proposed Urban Growth Boundary

Incorporated Areas



Rural Residential



Urban Residential 4-12du/ac



Proposed Amendmer. 2002 King County Comprehensive Plan Northeast Maple Valley Zoning Amendment

May 2002



King County

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Urban Growth Boundary



Proposed Urban Growth Boundary



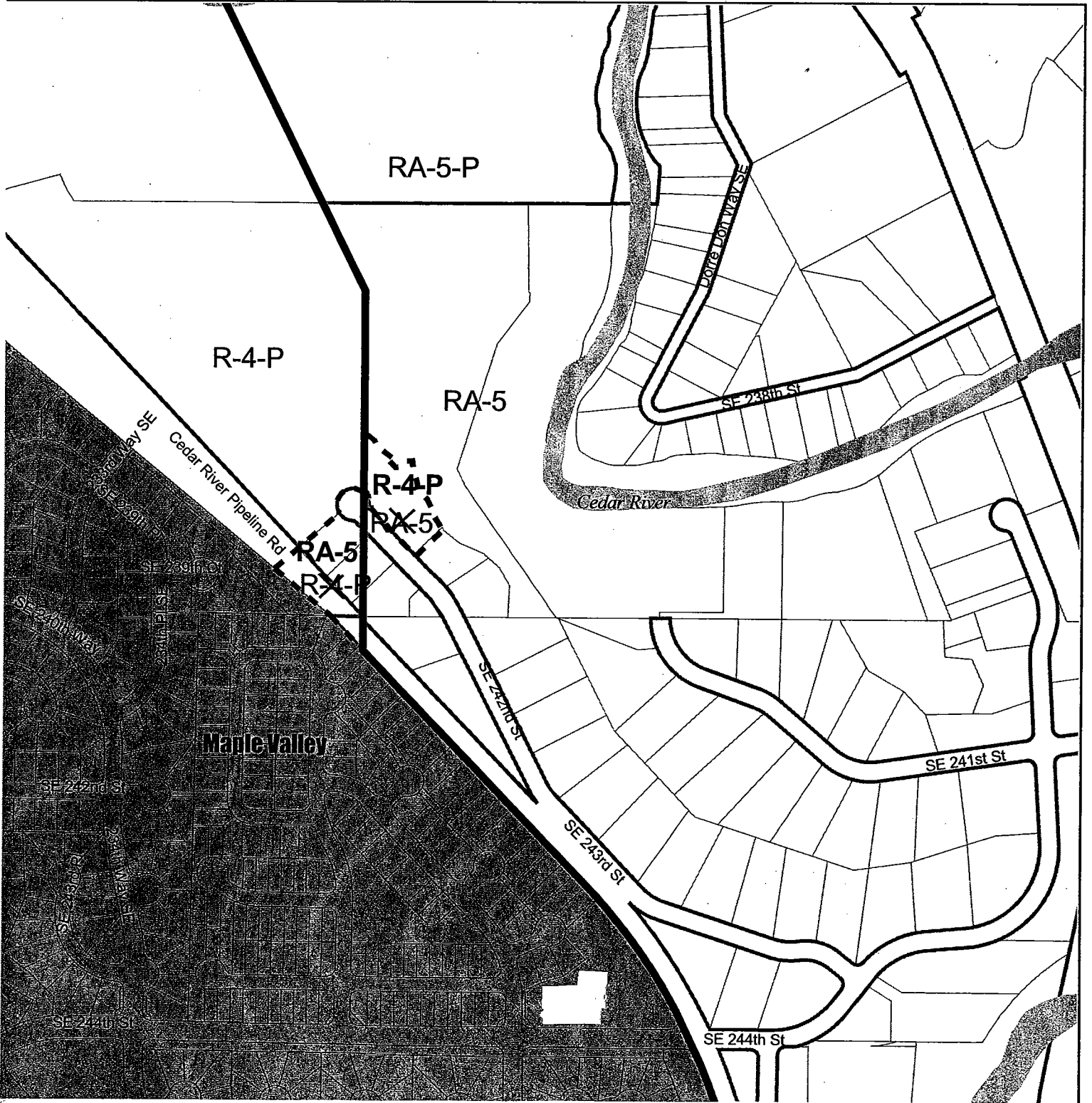
Incorporated Areas

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

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:

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- 3522049006
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- 3522049091
- 3522049007
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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 - Zoning Amendment

March 2002



King County

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Urban Growth Boundary



Incorporated Areas

R-1

Residential,
1DU per acre

R-4

Residential,
4 DU per acre

RA-5

Rural Area,
1 DU per 5 acres



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06/18/02

LUZ 5

2002 Proposed Amendment

Sponsor:

Jane Hague

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AMENDMENT TO ATTACHMENT A TO PROPOSED ORDINANCE 2002-0118
VERSION 1.

Amend the parcels shown on the attached maps as follows:

Current Land Use: Urban Residential Low
Current Zoning: R-1

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

*P-Suffix condition: Development limited to single family dwelling units.

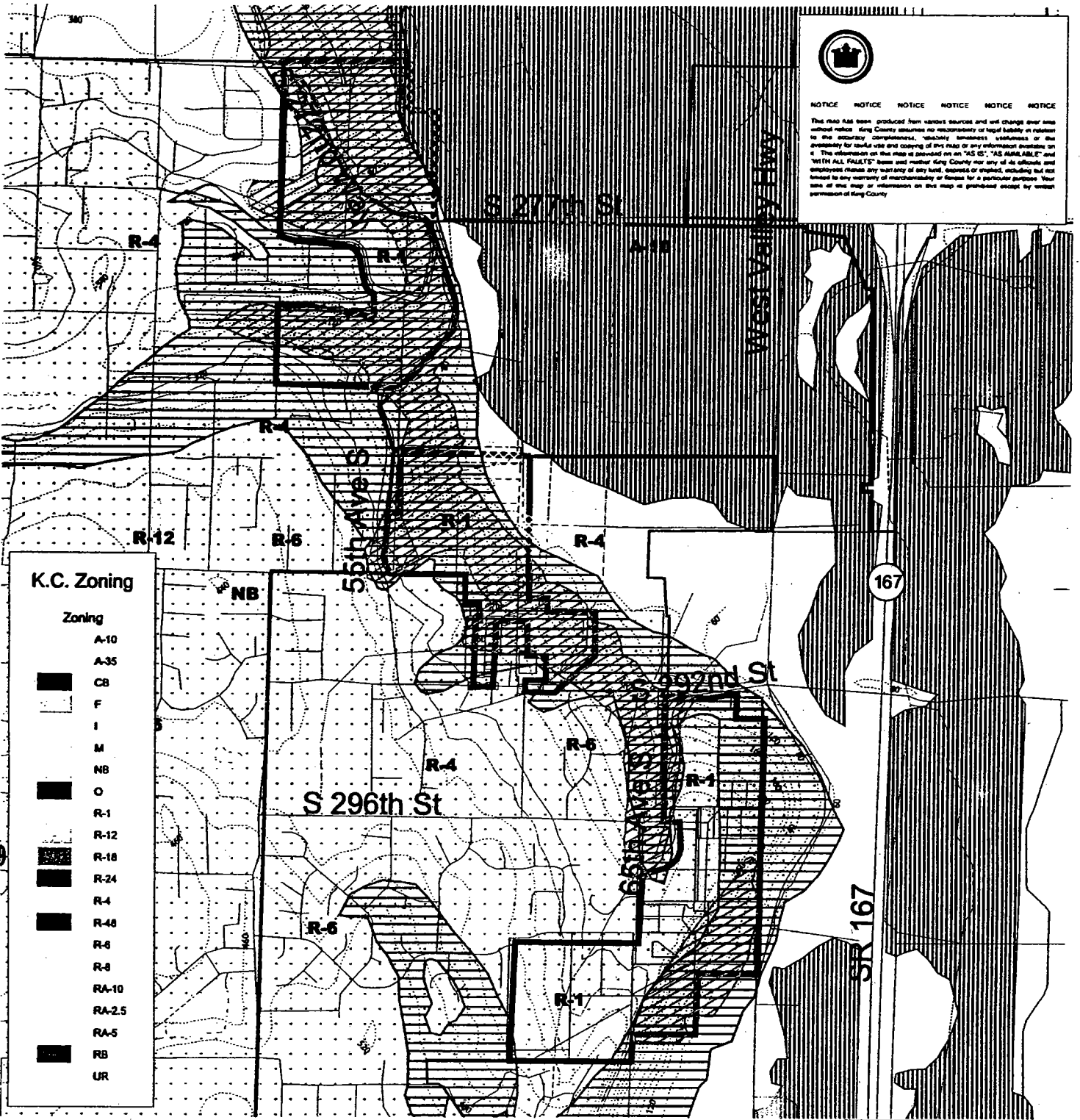
Background: The geographic area shown on the attached map was identified by the executive as one of the R-1 areas that could be suitable for higher densities in the future. However, it was not included in the Executive Recommended changes to the Comprehensive Plan due to concerns communicated by the City of Auburn. Those concerns centered on a provision in the King County Zoning Code allowing apartments in the R-4 zone. Amendment 3, which would rezone this area to R-4, addresses those concerns by adding a property specific development condition limiting development in this area to single family dwelling units.

Effect: Redesignates the area shown on the attached map from Urban Residential Low to Urban Residential Medium, and reclassifies the same area from R-1 to R-4-P.



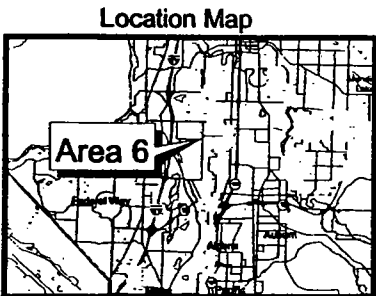
NOTICE NOTICE NOTICE NOTICE NOTICE NOTICE

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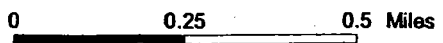
K.C. Zoning

Zoning	Symbol
A-10	[Symbol]
A-35	[Symbol]
C8	[Symbol]
F	[Symbol]
I	[Symbol]
M	[Symbol]
NB	[Symbol]
O	[Symbol]
R-1	[Symbol]
R-12	[Symbol]
R-18	[Symbol]
R-24	[Symbol]
R-4	[Symbol]
R-46	[Symbol]
R-6	[Symbol]
R-8	[Symbol]
RA-10	[Symbol]
RA-2.5	[Symbol]
RA-5	[Symbol]
RB	[Symbol]
UR	[Symbol]



Land Use / Zoning Amendment Area 6

Redesignate yellow shaded area from Urban Residential Low to Urban Residential Medium.
Reclassify yellow shaded area from R-1 to R-4.



Vacancy	Count
A	31
D	1
E	3
F	1
G	2
H	2
I	1
J	2
K	1
L	2
M	4
N	6
O	13
P	13
Q	1
R	1
	8

Legend

- R-1 Zoned Area
- Wetlands
- 100 yr Flood Placess
- Erosion Hazards
- Landslide Hazards
- Coastline Hazards
- Regional Significant Resource Areas
- Topography (20ft Intervals)
- Urban Separators
- Potential Annexation Areas
- Water and Sewer Districts

06/14/2002

LUZ 6

rb

Sponsors: Jane Hague

Ordinance No.: 2002-0118

AMENDMENT TO ATTACHMENT A TO PROPOSED ORDINANCE 2002-0118, version 1:

Amend the King County land use and zoning maps by redesignating and rezoning Parcel No. 032204-9052 (1.35 acres) from Urban Residential Low (R-1) to Neighborhood Business (NB)

Background:

This property is part of a cluster of R-1 zoned properties located on the west wall of the Lower Green River Valley straddling Orilla Rd. S. and S.200th St. between I-5 and the floor of the valley. The property cluster was included in the Executive's comprehensive countywide study of lands zoned R-1 (as Analysis Area 14) for the purpose of determining whether to retain the R-1 zoning or convert the zoning to allow more intensive land uses.

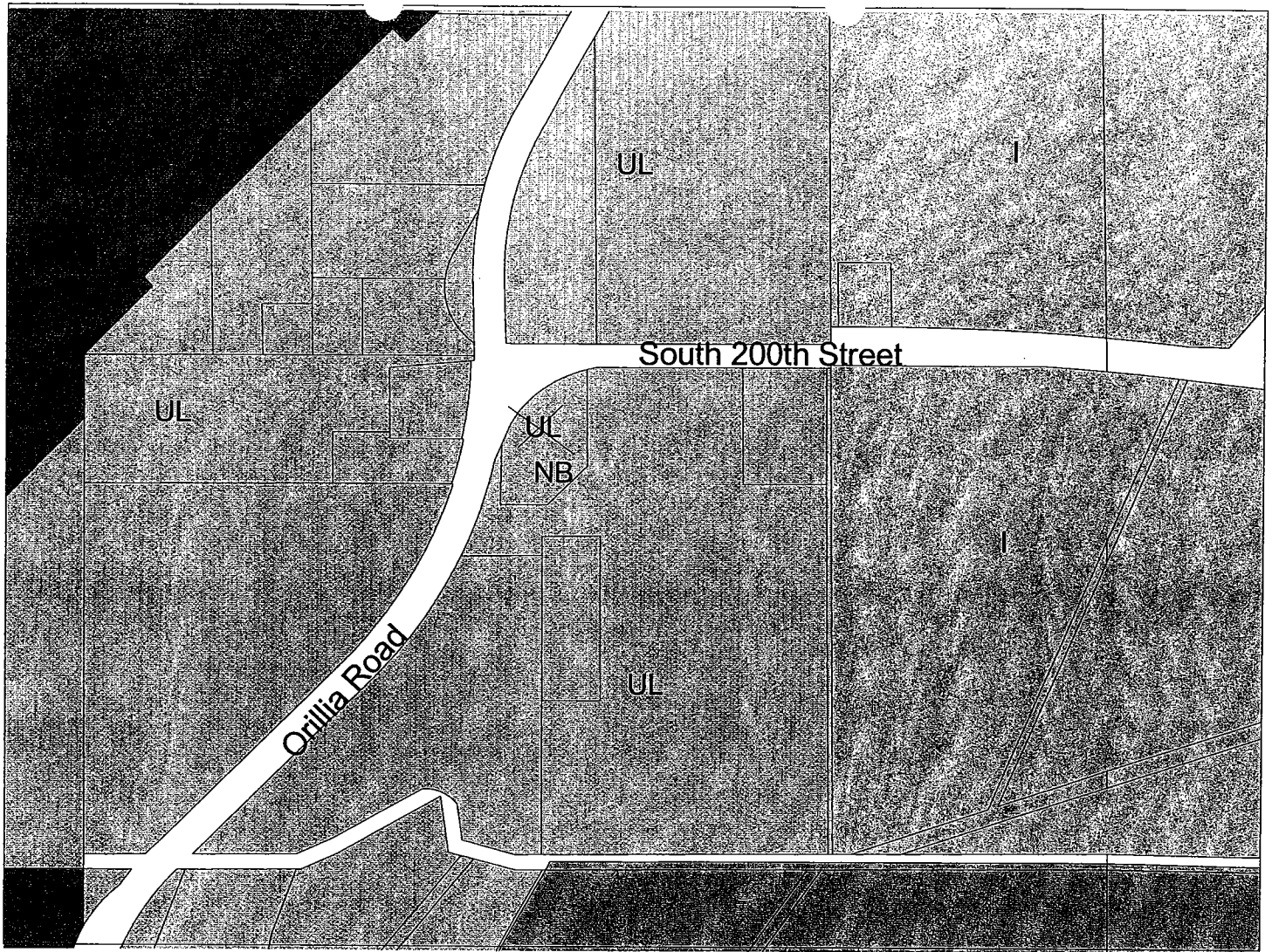
Analysis Area 14 contains 33 parcels covering a land area of 137 acres. Most of the analysis area is vacant and contained with 15 large parcels. Although all of the properties between Orilla Road and I-5 are on slopes mapped as erosion hazard areas and landslide hazard areas and many are steep and show evidence of recent slide activity, the area south of S. 200th St. and east of Orilla Road (including the site) are flat and dry.

This area's zoning history has been relatively stable for the last 20 years. In the first area zoning following the 1964 King County Comprehensive Plan, the area was zoned Suburban Estates (35,000 sq.ft. lots) and Agriculture (one home per 10 acres). A portion of the area was zoned Light Manufacturing in 1975 to accommodate a King County transfer station. The S-E zoning was converted to R-1 (one home per acre, clustered), and the transfer station zoned Industrial, in conjunction with the adoption of the 1994 KCCP.

Significant widening and upgrading of both Orilla Road and S. 200th St. was recently completed. The City of Kent's public sewer utility would provide service. For these reasons, the Executive's R-1 study concluded that "more intense land uses may be appropriate to consider on the more buildable portions of the Analysis Area". Discussions with executive staff and the three adjacent cities (Kent, SeaTac, and Tukwila) also resulted in a consensus that this area is suitable for higher densities and more intensive uses.

The area has been designated as a Potential Annexation Area by each of the three cities. The cities have been meeting over several years to resolve their conflicting plans for the annexation of the area, but the issue remains unresolved. The city of Tukwila has demonstrated the greatest interest in annexing the area and has identified this area for mixed use development in their comprehensive plan. Such a development is envisioned by the city to be reviewed through a master site plan for the entire area. Tukwila has indicated that upzoning now would result in piecemeal development rather than an overall site development as called for in Tukwila's Plan and may ultimately hinder their interest in any future annexation. For this reason, the executive did not recommend upzoning at this time.

However, the recent State Supreme Court decision relating to annexations and the apparent lack of progress by the three cities in resolving conflicting annexation plans, create doubts about the ability of any jurisdiction to annex the area anytime in the near future. Therefore, it is unreasonable to continue to maintain the R-1 zone on the Arnold property given the lack of environmental constraints and the presence of water and sewer service. Furthermore, the location along two major arterials and the proximity to abutting industrial lands indicate that a more intensive, non-residential use would be more appropriate for the site.



LU/Z #7 - Arnold Property (Orilla Road)

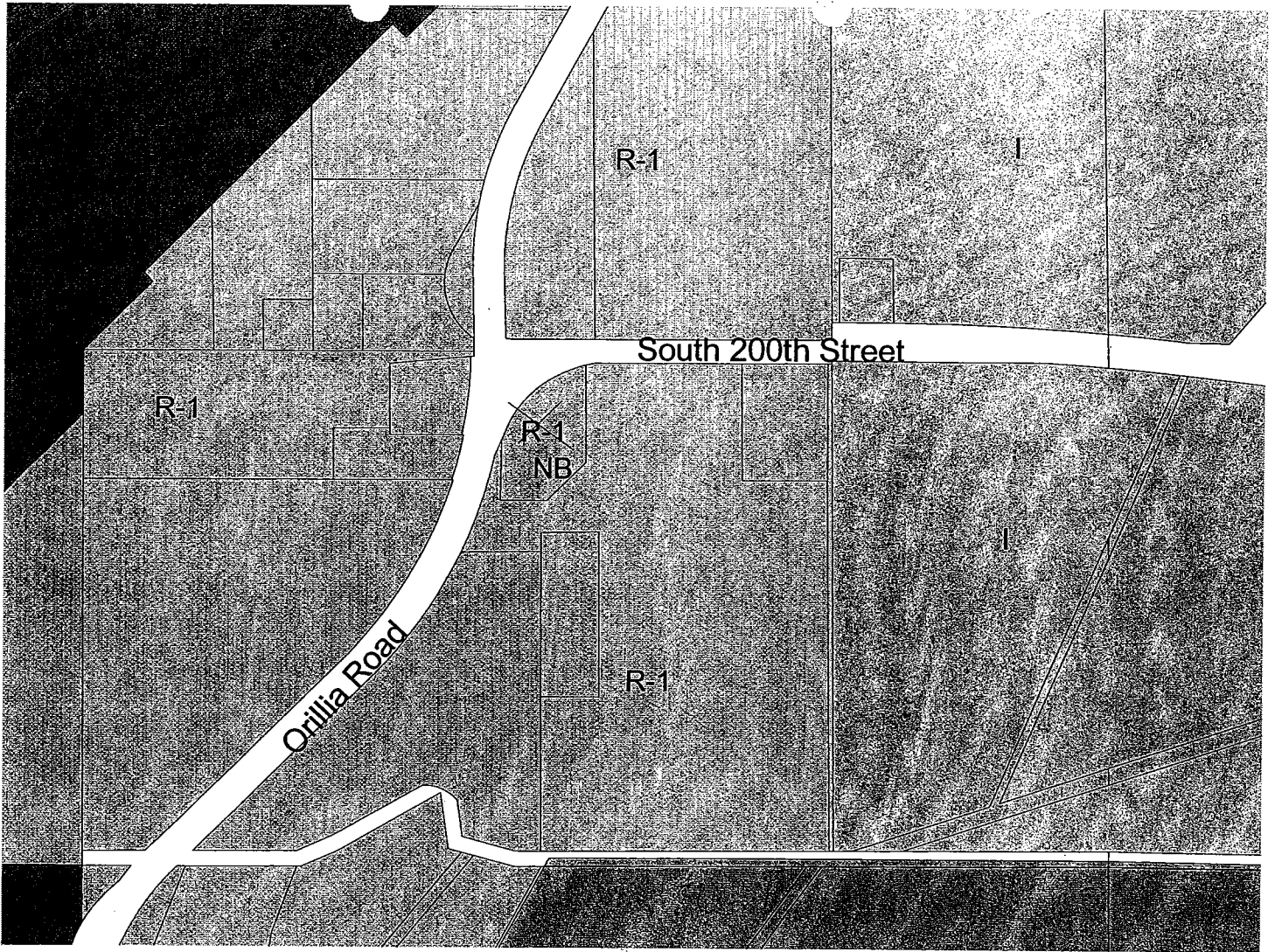
Parcel No. 032204-9052: Amend the Land Use designation from UL (Urban Low) to NB (Neighborhood Business)

U-L - Urban Low (One Unit per Acre)

I - Industrial

NB - Neighborhood Business





LU/Z #7 - Arnold Property (Orilla Road)

Parcel No. 032204-9052: Amend the Zoning designation from R-1 (Residential 1 unit/acre) to NB (Neighborhood Business)

R-1 - Urban Residential (One Unit per Acre)

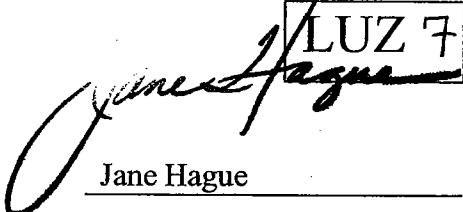
I - Industrial

NB - Neighborhood Business



04/15/2002

LUZ 7



Sponsor: Jane Hague

RB

Proposed No.: 2002-0000

1 **AMENDMENT 1 TO ATTACHMENT A OF PROPOSED ORDINANCE**

2 **2002-0118, VERSION 1**

3 Location: Near Snohomish County boundary, between Kenmore and Bothell
4 Zoning Atlas Map 11
5 Section 6, Township 26, Range 05
6

7
8 In the map legend, delete the reference to a designation for the "Quality Urban
9 Environment Demonstration Project Area".

10
11 In the northwest quarter of Section 6, delete the map symbol for the "Quality Urban
12 Environment Demonstration Project Area".
13

14
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16
17 **EFFECT:** Amendment deletes the map symbol and designation for the "Quality
18 Urban Environment Demonstration Project Area" in an area between Kenmore and
19 Bothell.

20
21 This designation was first placed on the subject properties with the adoption of
22 Ordinance 12627, which was later codified as KCC 21A.55.040. This code section
23 has a sunset clause stating that any proposal wanting to utilize the provision had to
24 submit an application prior to December 31, 1997. Only one project submitted an
25 application prior to that date. This was the Lakepoint project, which is now within
26 the city of Kenmore. For all other properties within the demonstration project area,
27 the opportunity to use the provisions of KCC 21A.55.040 has long since expired.

