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**14448**

**2002 118**

**Attachment A**

Amended by Council, August 19, 2002

**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, <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 <u>next to</u> 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. <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.

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

**Policy/Text Amendments**

03/01/2002  
2002 Executive Recommended

**U-115**

kw Sponsor: \_\_\_\_\_  
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**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.**

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**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  
2002 Executive Recommended

**U-116**

Sponsor: \_\_\_\_\_  
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**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  
2002 Executive Recommended

**U-130**

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

2002 Executive Recommended

**R-564**

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

kw

1 **AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN 2000:**  
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3 In Chapter Three – Rural Legacy and Natural Resource Lands, V. Resource Lands, on  
4 page 3-39, amend Policy R-564 as follows:  
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6 **R-564**                    **King County should work with the State Department of Natural**  
7 **Resources to ensure that mining areas are reclaimed in a timely**  
8 **and appropriate manner. Reclamation of mining sites in the**  
9 **Forest Production District should return the land to forestry.**  
10 **Where mining is completed in phases, reclamation also should be**  
11 **completed in phases as the resource is depleted. When**  
12 **reclamation of mining sites located outside of the Forest**  
13 **Production District is completed, the site should be considered for**  
14 **redesignation to a land use designation and zoning classification**  
15 **compatible with the surrounding properties.**  
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18 **Effect:** This amendment would clarify that sites designated with Mining Land Use and  
19 Mineral Zoning can be redesignated to allow other uses once the reclamation process is  
20 completed.

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

03/01/2002  
2002 Executive Recommended

E-123

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

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN 2000:  
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3 In Chapter Four – Environment, I. Natural Environment, on page 4-8, amend Policy E-123  
4 as follows:  
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6  
7 E-123

8 Regionally Significant Resource Areas (RSRAs) and Locally  
9 Significant Resource Areas (LSRAs) shall be mapped, designated  
10 by ordinance and protected at appropriate levels as part of early  
11 and long-term actions towards salmon conservation and recovery  
12 under the ESA. These designations shall be based on adopted  
13 basin plans or habitat/resource assessments completed for the  
14 Waterways 2000 program, but may be changed or new areas may  
15 be designated pursuant to recommendations of Water Resource  
16 Inventory Area plans. ~~((The Executive shall study the standards  
17 of protection needed for RSRAs and LSRAs. The Executive shall  
18 conduct a study as to which properties currently zoned R-1 in  
19 these areas are suitable for a high residential density of R-6 or  
20 more due to their lack of environmental constraints. The study  
21 will be presented to the Council by March 1, 2001 with  
22 recommended zoning changes.))~~  
23

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

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

03/01/2002

2002 Executive Recommended

Text1

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

kw

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

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3 In Chapter Three – Rural Legacy and Natural Resource Lands, I. Rural Legacy, on page 3-  
4 6, amend the text as follows:

5  
6 **C. Farming in the Rural Area**

7 The 1996 Farm and Forest Report provided a series of strategies for conserving farmland and  
8 sustaining farming within the designated Agricultural Production District where the prime  
9 agricultural soils are found, and recognized that there are also areas outside the APD where  
10 meaningful agricultural practices continue. The Report identified areas where lands were in dairy  
11 or crop production and enrolled in the current use taxation program, determined that the low-  
12 density zoning in place in these areas was sufficient to protect the land base, and recommended  
13 that landowner incentive programs be focussed there as well. ((~~These areas are identified on the~~  
14 ~~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.

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

**Land Use and Zoning Amendments**

03/01/2002

2002 Executive Recommended

**LUZ1**

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

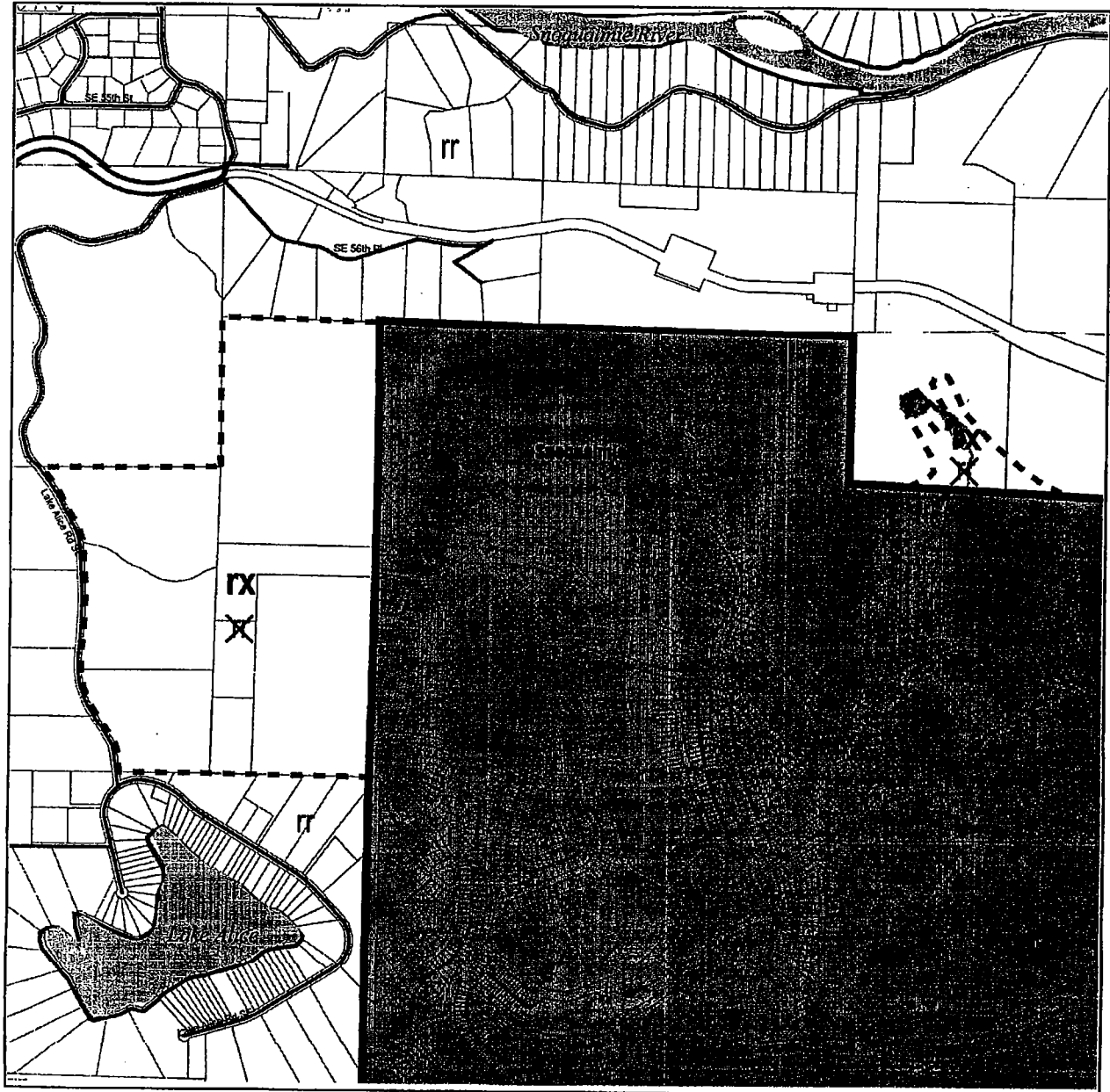
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-  Urban Growth Boundary
-  Proposed Urban Growth Boundary
-  Incorporated Areas
-  Rural Residential
-  Rural City Urban Growth Area



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

March 2002






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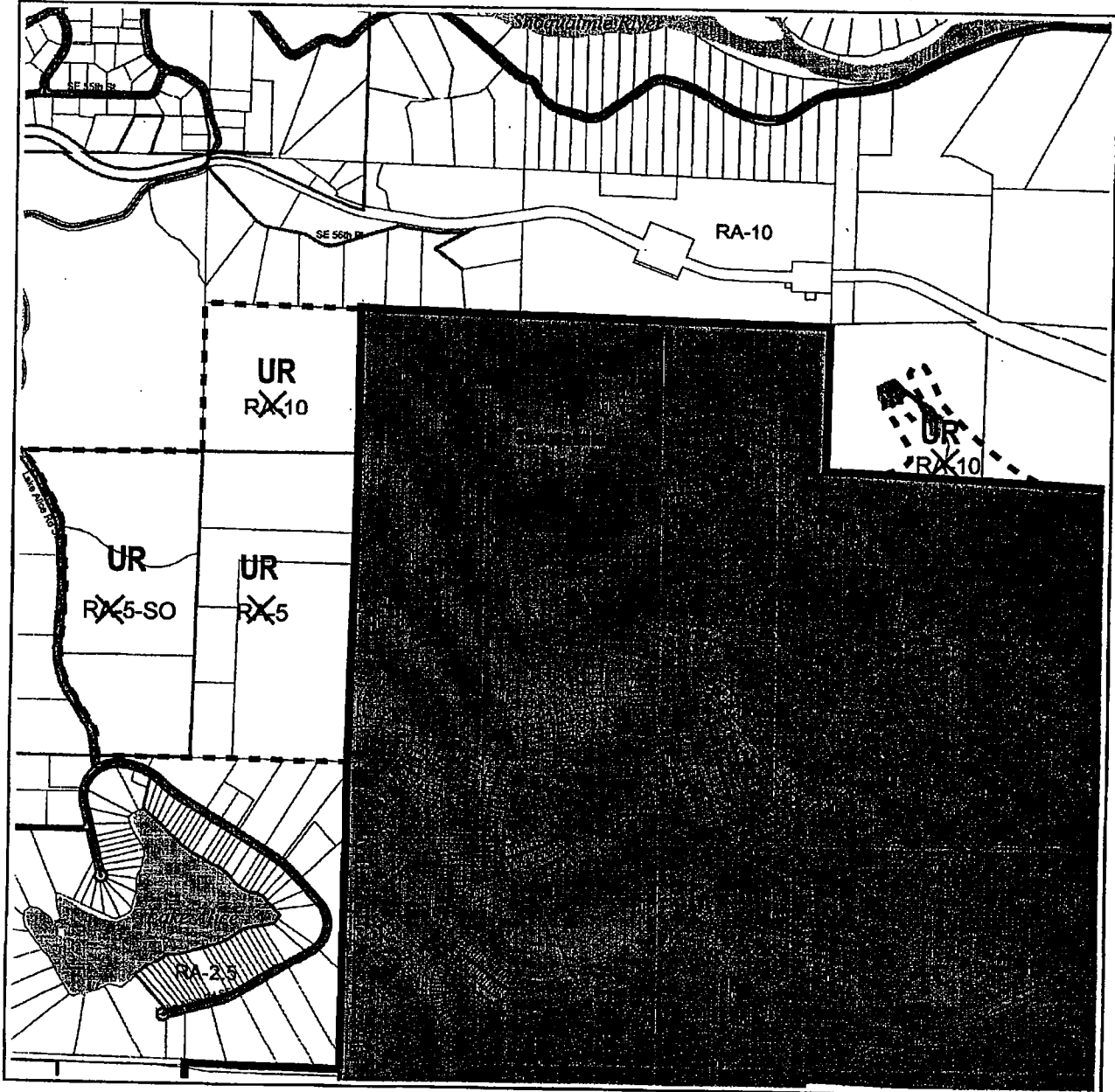


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-  Urban Growth Boundary
-  Proposed Urban Growth Boundary
-  Incorporated Areas

- 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  
2002 Executive Recommended

**LUZ2**

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 Land Use Amendment

March 2002



**King County**

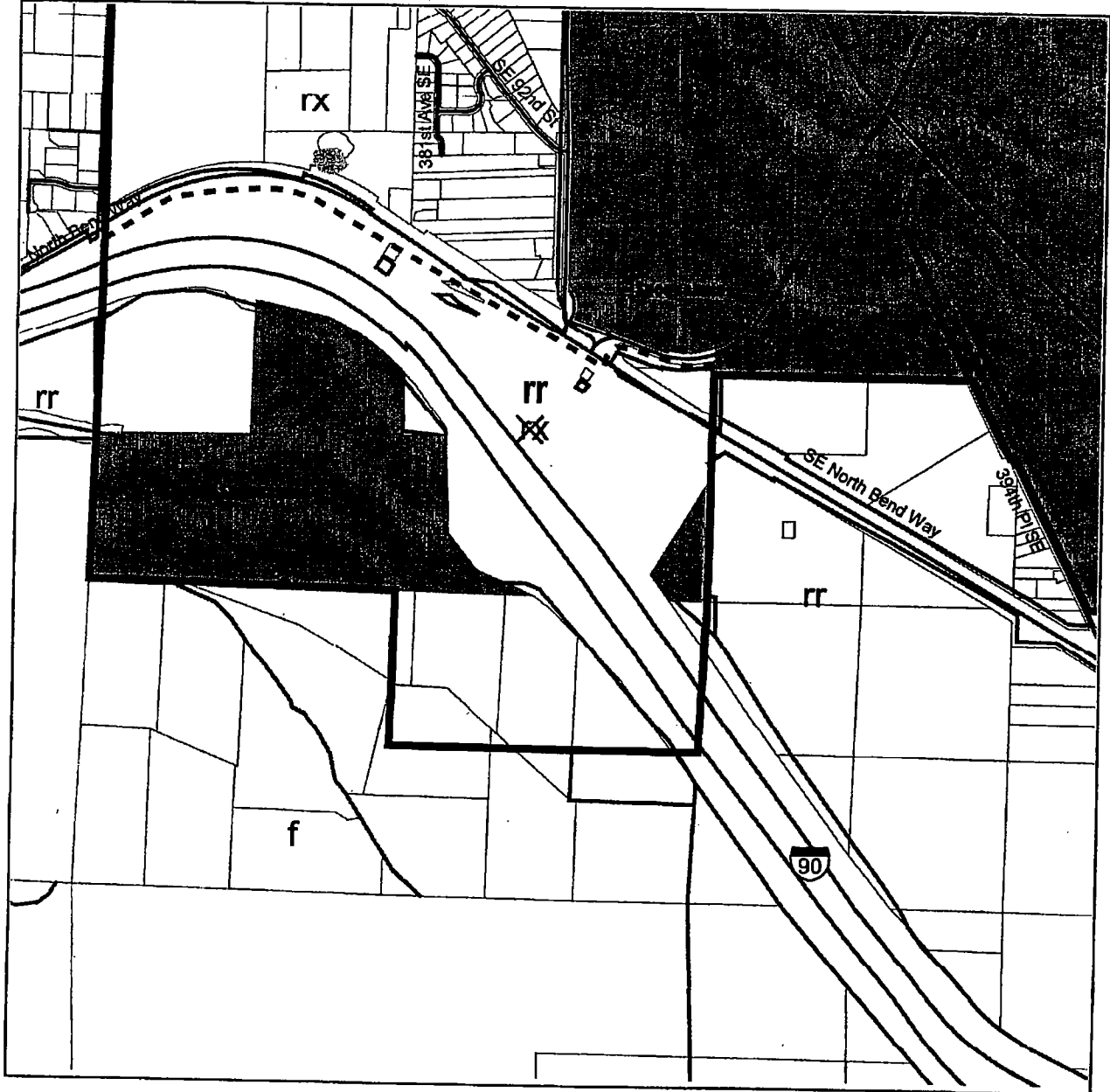
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- Urban Growth Boundary
- Proposed Urban Growth Boundary
- Incorporated Areas
- Rural Residential
- Forest
- Rural City Urban Growth Area



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

March 2002






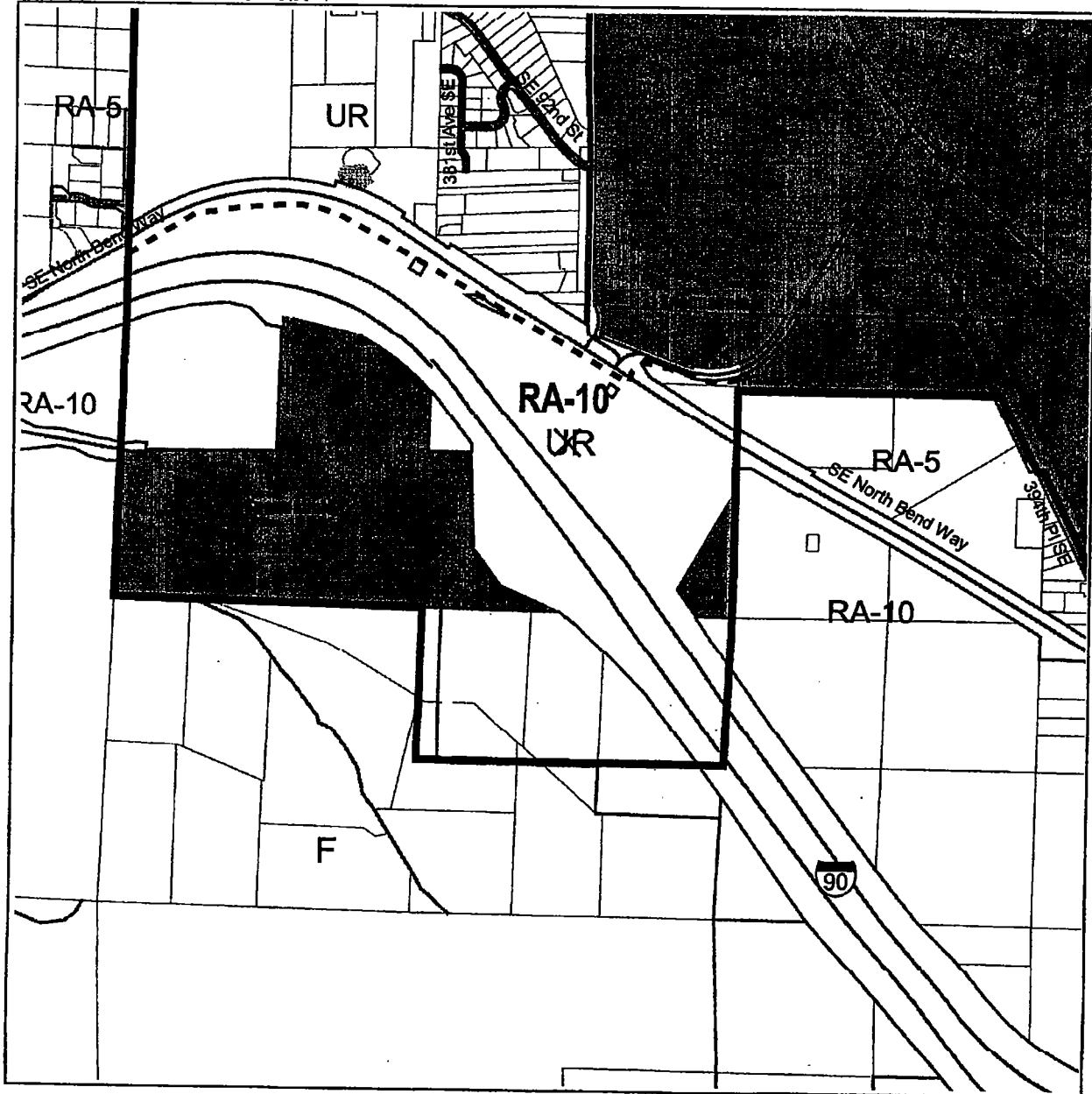
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|---|--------------------------------|-------|------------------------------------|
|  | Urban Growth Boundary          | RA-5  | Rural Area,<br>1 DU per 5 acres    |
|  | Proposed Urban Growth Boundary | RA-10 | Rural Area,<br>1 DU per 10 acres   |
|  | Incorporated Areas             | UR    | Urban Reserve,<br>1 DU per 5 acres |



06/18/02

LUZ 3

**2002 Proposed Amendment**

Sponsor:

Jane Hague

pr

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

3

4 The Urban Growth Area boundary was intended to correspond with the top of the slope  
5 and was drawn using the best topographical information available at the time. Current  
6 topographical information specific to the property indicates the 1994 boundary does not  
7 correspond to the top of the slope, and needs to be corrected in order to meet the original  
8 intent. Additionally, Rural lots split by the UGA boundary are proposed to be fully  
9 included in the Rural area.

# Proposed Amendment 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



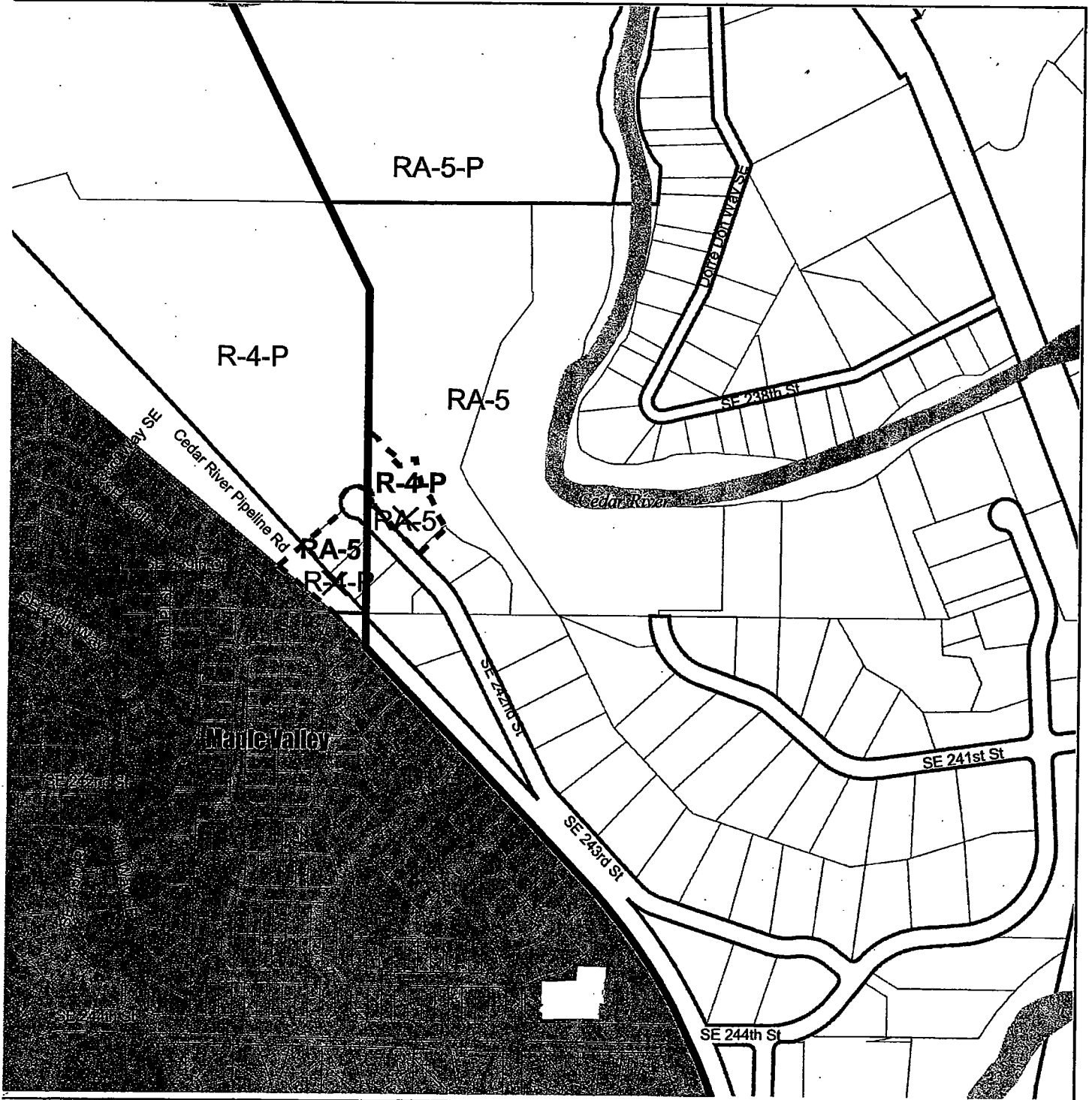
Incorporated Areas

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

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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
- 3522049090
- 3522049080
- 3522049064
- 3522049069
- 3522049102
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- 3522049006
- 3522049100
- 3522049091
- 3522049007
- 3522049070
- 3522049104
- 3522049099
- 3522049063
- 9510930650
- 9510930600
- 9510930110
- 9510930610
- 3522049059
- 3522049020
- 9269300020
- 9269300010



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3	0221049103
4	2214800580
5	0221049220
6	0221049157
7	0221049006
8	0221049007
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
24	0221049038
25	0221049052
26	0221049062
27	0221049152
28	0221047777
29	0221049216
30	0221049054
31	0221049214
32	0221049215
33	0221049049
34	0221049108
35	0221049028
36	0221049027
37	0221049186
38	0221049165
39	0221049236
40	0221049063
41	0221049180
42	0221049218
43	0221049029
44	0221049177
45	9510937777
46	3522049012
47	3522049058
48	3522049044
49	3522049087
50	3522049017
51	3522049038
52	3522049089
53	0221049178
54	0221049105
55	0221049173
56	0221049089
57	0221049163

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9269300030

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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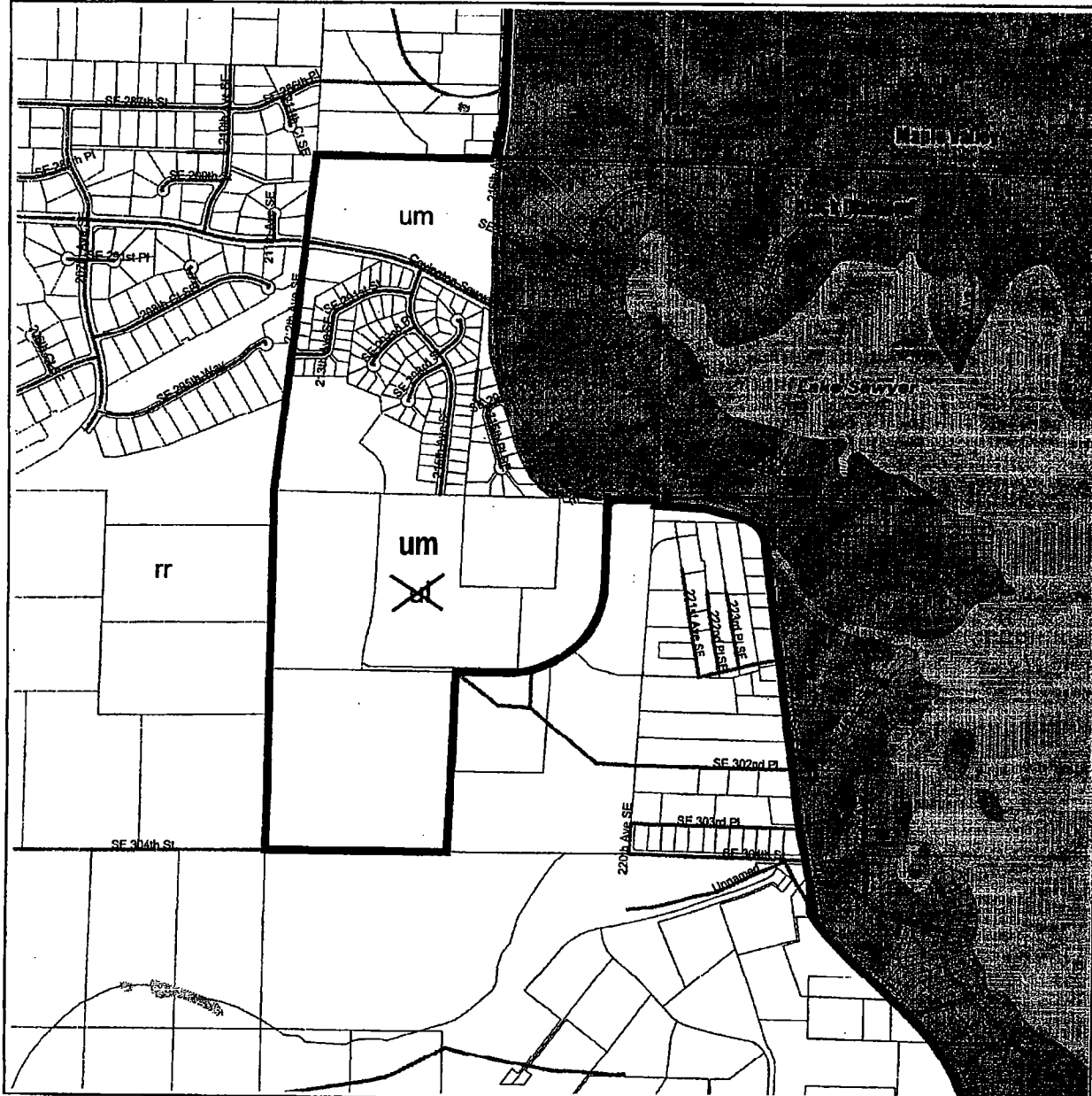
500 0 500 Feet

February 26, 2002  
m:\city\prod\ccp\_2002\lake\_sawyer\_landuse.amend  
m:\maps\2002\2002\_03\lake\_sawyer\_landuse.pdf

Urban Growth Boundary

Incorporated Areas

- um Urban Residential, 4 - 12 DU per acre
- ui 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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500 0 500 Feet

February 28, 2002  
 m:\maps\proj\2002\comp\_plan\lake\_sawyer\_zam\map  
 m:\maps\2002\comp\_plan\lake\_sawyer\_zam\map



Urban Growth Boundary



Incorporated Areas

R-1

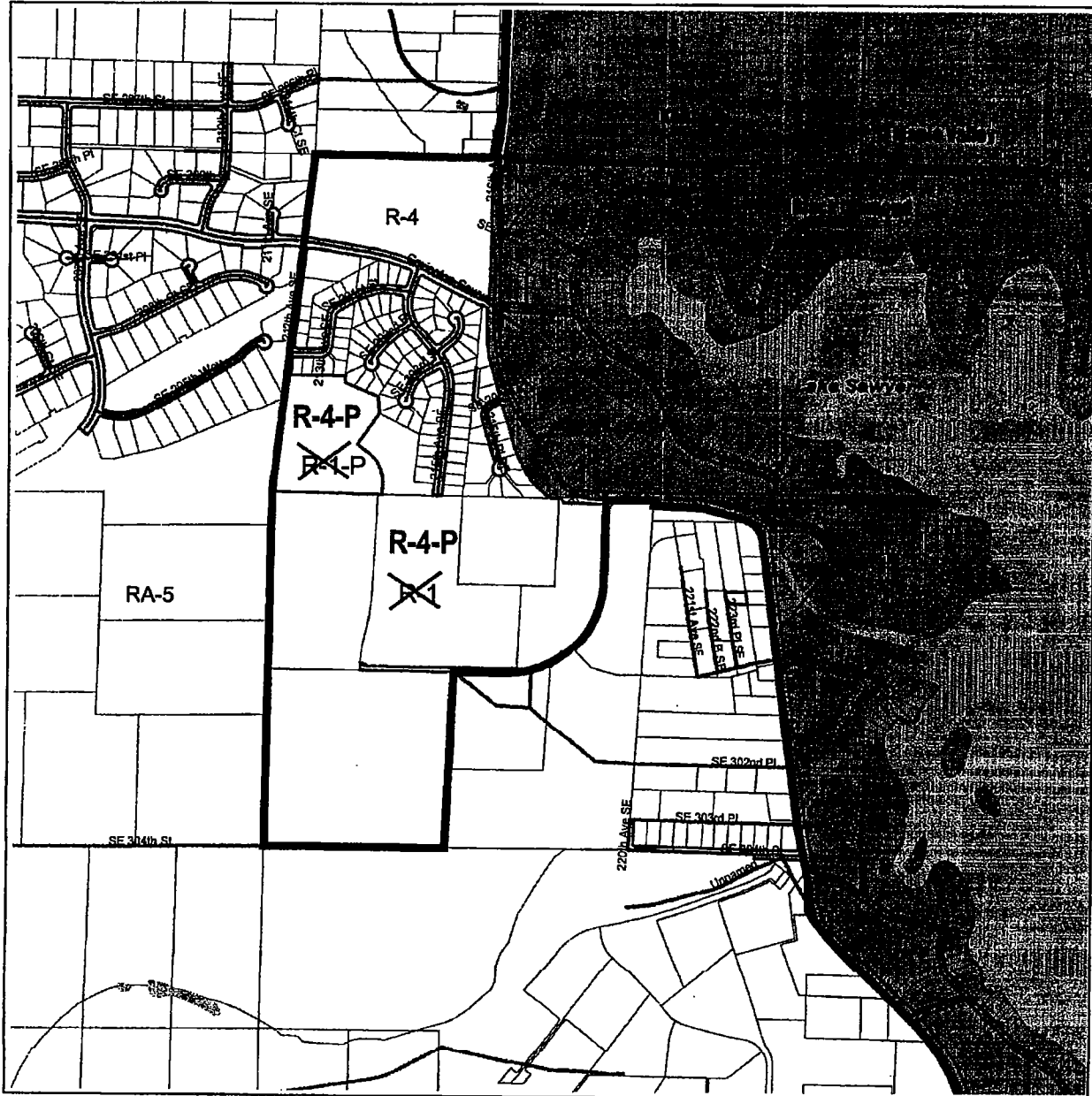
Residential,  
1 DU per acre

R-4

Residential,  
4 DU per acre

RA-5

Rural Area,  
1 DU per 5 acres



06/18/02

LUZ 5

**2002 Proposed Amendment**

Sponsor:

Jane Hague

lcs

**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

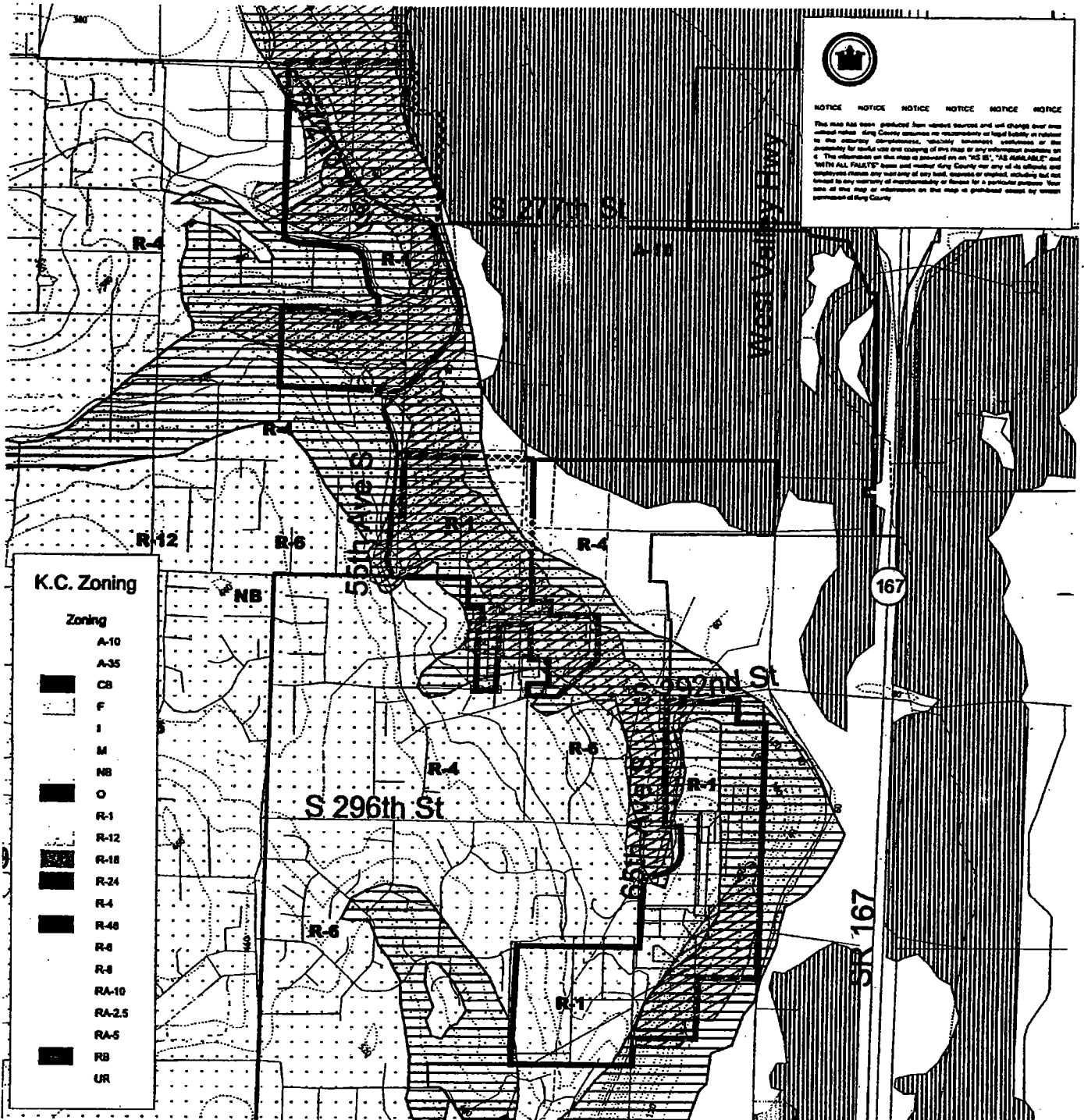
Proposed Land Use: Urban Residential Medium  
Proposed Zoning: R-4-P\*

\*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.

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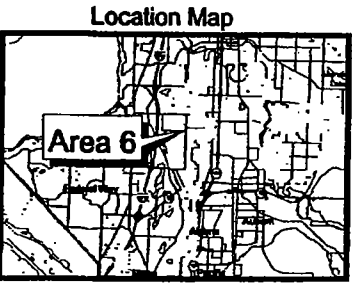


**NOTICE NOTICE NOTICE NOTICE NOTICE NOTICE**

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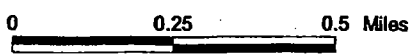
**K.C. Zoning**

Zoning	Symbol
A-10	[Symbol]
A-35	[Symbol]
CB	[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-40	[Symbol]
R-8	[Symbol]
R-4	[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.

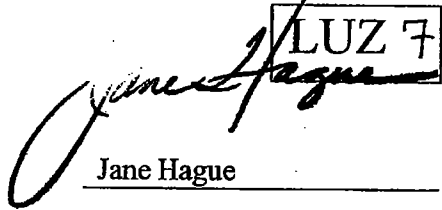


Vacancy	Count
A	31
D	1
E	3
F	1
G	2
H	2
I	1
J	2
K	1
L	2
M	4
N	6
O	13
P	13
Q	1
R	1
	8

**R - 1 Zoned Area**

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

04/15/2002

 LUZ 7

Sponsor: Jane Hague

RB

Proposed No.: 2002-0000

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

**2002-0118, VERSION 1**

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

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

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

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

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

ArcIMS HTML Viewer Map

