

**Executive Recommended**

**2002 118**

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

**2002 119**

### **Supporting Documentation**

- **Public Process Summary**
- **Analysis of Proposed Amendments**
  - **The R1 Study**
  - **SEPA**

**March 1, 2002**

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

**Public Process Summary**

**Development of Proposed Amendments**

The proposed amendments to the King County Comprehensive Plan 2000, land use, zoning, and development regulations originated with the Office of Regional Policy and Planning (ORPP) and the Department of Development and Environmental Services (DDES). The departments met with interested individuals, community groups and relevant cities in developing and reviewing the amendments. The docket requests submitted by September 30, 2001 were individually evaluated and considered for inclusion in the 2002 amendments. King County staff also held meetings in the communities that would possibly be affected by a proposed amendment to the Comprehensive Plan, land use, zoning and development regulations. The comments that staff received at these meetings helped shape the amendments that are included in this document.

**Review of Consolidated Proposed Amendment Package**

ORPP mailed approximately 9,000 meeting notices/information flyers for the Public Review Draft of the 2002 Amendments to the Comprehensive Plan 2000 to the Mayors, Planning Directors, the Muckleshoot Indian Tribe, and citizens affected by the proposed 2002 Amendments. Copies of the 2002 Amendment were also made available on the ORPP Website.

Two Public Open Houses were held. The first was held on January 22<sup>nd</sup> in Kent and the second was held on January 23<sup>rd</sup> in Fall City. These open houses provided residents and property owners of King County with an opportunity to view all proposed amendments. County staff were available at each meeting to provide further information, answer questions, and to receive comments.

On February 14<sup>th</sup>, staff from ORPP and DDES made a presentation before the King County Agricultural Commission.

Two of the proposed amendments implement recommendations included within the Snoqualmie Urban Growth Area Subarea Plan 2001, adopted by the King County Council on June 4<sup>th</sup>, 2001. In addition to the two Public Open Houses listed above, residents and property owners provided review and input at public meetings held in the Snoqualmie area on March 22<sup>nd</sup> and April 5<sup>th</sup>, 2001, at the King County Budget and Fiscal Management Committee meetings on May 9<sup>th</sup> and May 16<sup>th</sup>, 2001, at the King County Council Growth Management and Unincorporated Areas Committee meetings on May 15<sup>th</sup> and May 22<sup>nd</sup>, 2001, and at the King County Council meeting on June 4, 2001.

**Public Comments**

Written comments concerning the Public Review Draft were received by ORPP through February 1, 2002. Comments were accepted via e-mail and regular mail.

**Review of Executive Recommended Amendments to the King County Council**  
Beginning in the Spring of 2002, the King County Council Growth Management and Unincorporated Areas Committee (GMUAC) will review the Executive proposed amendments to the King County Comprehensive Plan. The Committee meets the first and third Tuesday of the month at 9:30 a.m. in the Council Chambers located at: 516 Third Avenue, King County Courthouse, 10<sup>th</sup> Floor, Seattle.

**Public Meeting Report****South King County**

Date: January 22, 2001

Meeting Sponsor: ORPP

Location: Kent Senior Center

Meeting Notification: ORPP Public Meeting Flyer, King County Website

Number of Attendees: 25

**East King County**

Date: January 23, 2002

Meeting Sponsor: Office of Regional Policy and Planning (ORPP)

Location: Chief Kanim Middle School, Fall City

Meeting Notification: ORPP Public Meeting Flyer, King County Website

Number of Attendees: 35

**King County Agricultural Commission**

Date: February 14, 2002

Meeting Sponsor: Ag. Commission

Location: Mercer View Community Center, Mercer Island

Meeting Notification: Ag. Commission mailing list

Number of Attendees: 25

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

**Analysis of Proposed Amendments**

*All proposed amendments to the King County Comprehensive Plan must be analyzed in accordance with the following two policies:*

**RP-307**

**Proposed amendments each calendar year shall be considered by the Metropolitan King County Council concurrently so that the cumulative effect of the proposals can be determined. All proposed Comprehensive Plan amendments should include the following elements, any of which may be included in environmental review documents:**

- a. A detailed statement of what is proposed to be changed and why;**
- b. A statement of anticipated impacts of the change, including the geographic area affected and issues presented;**
- c. A demonstration of why existing Comprehensive Plan guidance should not continue in effect or why existing criteria no longer apply;**
- d. A statement of how the amendment complies with the Growth Management Act's goals and specific requirements;**
- e. A statement of how the amendment complies with the Countywide Planning Policies;**
- f. A statement of how functional plans and capital improvement programs support the change; and**
- g. Public review of the recommended change, necessary implementation (including area zoning if appropriate) and alternatives.**

**RP-308**

**Proposed amendments to the Comprehensive Plan policies should be accompanied by any changes to development regulations, modifications to capital improvement programs, subarea, neighborhood, and functional plans required for implementation so that regulations will be consistent with the Plan.**

**1) Policy U-115**

RP 307 Analysis

- a. This amendment corrects a typographical error and removes the reference to Regionally or Locally Significant Resource Areas as criteria for applying the Urban Residential, Low land use designation.
- b. Applies to the Urban Area only.
- c. 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.
- d. Complies with the Growth Management Act by setting appropriate criteria for zoning in the Urban Area.
- e. Complies with the King County Countywide Planning Policies by setting appropriate criteria for zoning in the Urban Area.
- f. N/A
- g. The amendment was included in the Public Review Draft of the Proposed 2002 King County Comprehensive Plan Amendments.

RP 308 Analysis

N/A

**2) Policy U-116**

RP 307 Analysis

- a. This amendment clarifies that stand-alone multi-family development is not appropriate within the following land use designations: Community Business and Neighborhood Business.
- b. Applies to those areas zoned as Community Business or Neighborhood Business. This is a technical change. This is a technical amendment
- c. Makes 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.
- d. Complies with the Growth Management Act.
- e. Complies with the King County Countywide Planning Policies.
- f. N/A
- g. The amendment was included in the Public Review Draft of the Proposed 2002 King County Comprehensive Plan Amendments.

RP 308 Analysis

Makes the policy consistent with the K.C.C. Title 21A.

**3) Policy U-130**

RP 307 Analysis

- a. This is a technical amendment that clarifies how the density is calculated on each site.
- b. Applies in the Urban Residential zoned areas. This is a technical change.
- c. Makes the policy consistent with K.C.C. Title 21A, which uses the term "net buildable area."
- d. Complies with the Growth Management Act.
- e. Complies with the King County Countywide Planning Policies.
- f. N/A
- g. The amendment was included in the Public Review Draft of the Proposed 2002 King County Comprehensive Plan Amendments.

RP 308 Analysis

N/A

**4) Policy R-564**

RP 307 Analysis

- a. 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.
- b. Applies in the areas with Mining Land Use and Mineral Zoning.
- c. Sites with Mining Land Use and Mineral Zoning are precluded from being developed with other uses. For example, a house is not allowed. This amendment would allow these sites to be redesignated and then developed compatible with the surrounding uses.
- d. Complies with the Growth Management Act, which requires King County to protect sites with mineral resources; the mineral resources on these sites has been depleted.
- e. Complies with the King County Countywide Planning Policies.
- f. N/A
- g. The amendment was included in the Public Review Draft of the Proposed 2002 King County Comprehensive Plan Amendments.

RP 308 Analysis

N/A

**5) Policy E-123**

RP 307 Analysis

- a. This amendment removes the reference to the R1 Study.
- b. Applies to those areas of unincorporated urban King County with R1 zoning.
- c. The recommended amendments from R1 Study are included with this transmittal of the Proposed 2002 King County Comprehensive Plan Amendments.
- d. Complies with the Growth Management Act.
- e. Complies with the King County Countywide Planning Policies.
- f. N/A
- g. The amendment was included in the Public Review Draft of the Proposed 2002 King County Comprehensive Plan Amendments.

RP 308 Analysis

The recommended amendments to land use designations and to the zoning map are included with this transmittal.

**6) Text**

RP 307 Analysis

- a. This amendment removes the reference to the Rural Farm Districts.
- b. Technical amendment.
- c. Corrects 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 2000 Comprehensive Plan Updated.
- d. Complies with the Growth Management Act.
- e. Complies with the Growth Management Act.
- f. N/A
- g. The amendment was included in the Public Review Draft of the Proposed 2002 King County Comprehensive Plan Amendments.

## 7) Land Use and Zoning: Northwest Snoqualmie & Southeast Snoqualmie (LUZ1 & 2)

### RP 307 Analysis

- a. These amendments add 209 acres to the City of Snoqualmie's UGA based on a capacity shortfall in the City's current UGA, and remove 214 acres of primarily publicly owned land from Snoqualmie's UGA that would not contribute to the City's ability to meet their growth targets. These changes were found to be necessary in the Snoqualmie Urban Growth Area Subarea Plan, adopted by the King County Council on June 4, 2001.
- b. The geographic area affected is immediately west of the northwest boundary of the City of Snoqualmie's UGA (209 acre addition) and that portion of the City of Snoqualmie's UGA located south of SE North Bend Way and I-90 (214 acre deletion). The changes would result in a net loss to Snoqualmie's UGA of 5 acres. The area most directly impacted is the Lake Alice neighborhood to the west of the City. Analysis of all potential impacts of future development within the area added to the UGA, and determination of appropriate mitigations for such impacts, will be conducted by the City of Snoqualmie through a series of processes with full public involvement. The changes ensure there is sufficient developable land to allow the City of Snoqualmie to achieve their growth targets. The changes will also allow for actualization of the land preservation opportunities outlined in the Snoqualmie Preservation Initiative, specifically, the preservation of 600 acres of forest land traversed by King County's regional trail system.
- c. The King County Comprehensive Plan is implemented by the proposed changes. Policy U-205 directs King County and the City of Snoqualmie to complete a joint planning process, and the proposed changes are consistent with the criteria for Rural City UGAs in CPP LU-38.
- d. The changes are consistent with RCW 36.70A.130 which call for joint county/city review to ensure the UGA can accommodate the 20-year growth projections.
- e. The changes are consistent with Countywide Planning Policy FW-12 that requires the UGA to contain enough land to accommodate future urban development.
- f. The proposed 209 acre addition to Snoqualmie's UGA is an area where City services can easily be extended, facilitating orderly growth. The 214 acre area proposed to be deleted is comprised of land owned by a variety of public entities; portions of the area are part of the I-90 right of way and therefore not developable, and the remainder was purchased primarily for



open space purposes. Prior to annexation of the 209 acre area, the City of Snoqualmie's Snoqualmie Vicinity Comprehensive Plan requires complete updates of all utility plans, and approval of an annexation implementation plan to determine all needed infrastructure improvements.

- g. Public involvement for the Snoqualmie Preservation Initiative is documented in the Snoqualmie Urban Growth Area Plan 2001, and the proposed changes were also included in the Public Review Draft of the Proposed 2002 King County Comprehensive Plan Amendments. The 209 acre area proposed to be added to the UGA is proposed to be zoned UR to ensure future urban development is not precluded. The 214 acre proposed to be removed from the UGA is proposed to be zoned RA-10 consistent with the Rural designation and KCCP policy R-206 which requires the application of RA-10 zoning for lands within ¼ mile of the Forest Production District.

#### RP 308 Analysis

Land added to the UGA will be rezoned from RA-5 and RA-10 to Urban Reserve (UR), which requires clustered development at a density of one home per five acres in order to prevent development that would preclude future urban development. Prior to annexation of such lands, the City of Snoqualmie will complete all relevant modifications to capital improvement plans, subarea plans and functional plans required for implementation. Land removed from the UGA will be rezoned from UR to RA-10, consistent with the Rural land use designation and KCCP policy R-206 which requires the application of RA-10 zoning for lands within ¼ mile of the Forest Production District.

### **8) Land Use and Zoning: Northeast Maple Valley (LUZ3)**

#### RP 307 Analysis

- a. This amendment corrects a mapping error by adding 3.47 acres to the UGA.
- b. Affects properties identified.
- c. In 1994, this property, located northeast of the City of Maple Valley, was intentionally split by the UGA. The UGA was intended to correspond to a topographical line; new topographical data indicates the line was drawn incorrectly. The amendment corrects this error by moving the UGA to correspond to the topographical line.
- d. Complies with the Growth Management Act.
- e. Complies with the King County Countywide Planning Policies.
- f. N/A

- g. The amendment was included in the Public Review Draft of the Proposed 2002 King County Comprehensive Plan Amendments.

RP 308 Analysis

The 3.47 acre area is proposed to be rezoned to R-4, consistent with the rest of the urban portion of the property.

**9) Land Use and Zoning: West of Lake Sawyer (LUZ4)**

RP 307 Analysis

- a. This amendment proposes changing land use and zoning for an area currently designated Urban Residential, Low, 1 density unit per acre (du/ac) on the Comprehensive Land Use Map and currently zoned residential one home per one acre (R-1). The proposed land use is Urban Residential, Medium, 4-12 du/ac and the corresponding zoning would be residential four units per acre (R-4). In addition, a P-suffix condition, for retention of natural vegetation and increased buffers for streams, will be placed on all parcels.
- b. Applies to approximately 310 acres of land directly west of Lake Sawyer. Of this land about 90 acres is suitable for redevelopment. This area drains to Covington Creek, which is Chinook salmon habitat.
- c. This area is suitable for higher residential densities and has no environmental constraints on site. This site is the only RSRA mapped area with R-1 zoning. Current adopted Surface Water Design Manual standards provide adequate protection for drainage concerns. Urban Low density is no longer applicable.
- d. Complies with the Growth Management Act by establishing residential densities consistent with available urban services.
- e. Complies with the Countywide Planning Policies by applying the appropriate residential densities in the Urban portion of the County.
- f. Sewer is available to the site. Pipeline 5, when completed in 2004 or 2005, will provide adequate public water. Existing roads are adequate to handle the potential increase in residential units.
- g. The amendment was included in the public review draft of the Proposed 2002 King County Comprehensive Plan Amendments.

RP 308 Analysis

This proposal is part of the R-1 Sub-area Plan which is being transmitted as part of the Proposed 2002 Comprehensive Plan Amendment.

# **Study of Properties Zoned R-1 (Urban Residential, one dwelling unit per acre) in King County**

**February 2002**

## **King County Department of Development and Environmental Services**

### **Introduction**

The Department of Development and Environmental Services (DDES) reviewed all of the R-1 (Urban Residential, one dwelling unit per acre) zoning currently applied to unincorporated areas within the Urban Growth Area. The purpose of the review was to find out if the original rationale for applying R-1 zoning to these lands was still applicable, and to assess the potential for residential development at higher densities at these locations.

The R-1 zone, as it currently exists in Title 21A of the King County Code, is applied “on or adjacent to lands with area-wide environmental constraints, where development is required to cluster away from sensitive areas, on lands designated urban separators or wildlife habitat network, where development is required to cluster away from the axis of the corridor on critical aquifer recharge areas, and Regionally Significant and Locally Significant Resource Areas (RSRAs/LSRAs) and on well-established subdivisions of the same density, which are served at the time of development by public or private facilities and services adequate to support planned densities...” (KCC 21A.04.080.B.1) Subdivisions in the R-1 zone are required to cluster at one building lot per acre, with 50 percent of the total site protected as permanent open space (KCC 21A.12.030.B.17).

### **Policy Basis for R-1 and Related Other Urban Residential Zones**

The 2000 King County Comprehensive Plan (KCCP) urban residential density policies that apply to the study areas are as follows:

**U-111 King County shall provide adequate land capacity for residential, commercial and industrial growth in the urban unincorporated area. This land capacity shall include both redevelopment opportunities as well as opportunities for development on vacant lands**

**U-114 King County shall seek to achieve through future planning efforts over the next twenty years, an average zoning density of at least seven to eight homes per acre in the Urban Growth Area through a mix of densities and housing**

types. A lower density zone may be used to recognize existing subdivisions with little or no opportunity for infill or redevelopment.

**U-115 King County should apply the Urban Residential, Low land use designation: protect floodplains, critical aquifer recharge areas, Regionally or Locally Significant Resource Areas, high function wetlands and unstable slopes from degradation, 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. (Also see KCCP policy P-118).**

**U-202 King County shall not support annexations or incorporations that would apply zoning to maintain or create permanent, low-density residential areas unless such areas are part of an urban separator or are environmentally constrained, rendering higher densities inappropriate.**

Additional, more site-specific policies that may apply to each of the analysis areas are cited in the discussion of each cluster of R-1 properties. These policies were adopted during the community planning processes conducted by King County between 1975 and 1994; many of the policies adopted by the community plans were incorporated into the KCCP in 1998 and adopted in the KCCP 2000 update.

### **Summary of Study Process**

DDES identified 15 analysis areas (see maps in Appendix A at the end of this report) or clusters of R-1-zoned properties for the purpose of this study. These areas are within the designated Potential Annexation Areas (PAAs) of the cities of Bothell, Redmond, Bellevue, Issaquah, Renton, Kent, SeaTac, Tukwila, Auburn, Federal Way, Milton and Pacific, and an area outside, Samammish, Black Diamond and Covington that is not within a designated PAA. The Cities were contacted for input at the outset of the study before area analysis was initiated by County staff.

The 15 analysis areas were assessed for their environmental constraints, designation as an urban separator, occurrence of wildlife habitat networks, where development (sub-division) has occurred at approximately the same density with service adequate to support planned densities, proximity to Potential Annexation Areas or where important changes have occurred such as new public facilities. The areas were flagged for their potential for additional analysis or no potential based on the above the above criteria. Areas with adopted Urban Separators were eliminated for further consideration. It was determined that significant analysis had gone into their identification and adoption consistent with Countywide Planning Policy direction and they should not be studied further for potential higher densities.

The first phase analysis resulted in the following breakdown of the Analysis Areas:

Area 1 - Norway Hill: No further analysis

Area 2 - Woodenville/Redmond: No further analysis

**Area 3 - NE Sammamish Plateau: Potential for further analysis**

**Area 4 - Cougar Mt./May Valley: Potential for further analysis**

Area 5 - Big Soos: No further analysis

**Area 6 - Lower Green/S 277<sup>th</sup> to S 305<sup>th</sup>: Potential for further analysis**

Area 7 - Lower Green/S 256<sup>th</sup> and S 277<sup>th</sup>: No further analysis

Area 8 - Lca Hill: No further analysis

Area 9 - Lower Green/ S 304<sup>th</sup> to S 330<sup>th</sup>: No further analysis

**Area 10 - Lake Sawyer: Potential for further analysis**

**Area 11 - Lower Green at Peasley Canyon: Potential for further analysis**

**Area 12 - Hylebos Creek: Potential for further analysis**

Area 13 - Lower Green/S 348<sup>th</sup> to S 372<sup>nd</sup>: No further analysis

**Area 14 - Lower Green/Orilla Rd. S.: Potential for further analysis**

Area 15 - Lower Green/Military Rd.: No further analysis

Seven of the Analysis areas were determined to have some potential for further analysis and study. Once this initial cut was made the information was mailed to jurisdictions with interest for further comment and consideration. County staff also met with interested staff from jurisdictions who expressed an interest to meet and discuss their respective position on land uses for these areas. Staff also discussed these areas with various agencies with programs and/or services related to the areas.

After this discussion and analysis was concluded only Analysis Areas 3, 10 and 14 remained for potential up-zoning. Recommendations for up-zones to Area 3, Area 10 and Area 14 were presented at two community meetings in Fall City and Kent. A portion of Area 6 was also added into this group as it was determined that it should also be considered. Additional input was received from the public, agencies and jurisdictions resulting in the final recommendation.

### **Executive Summary and Recommendations**

The second phase analysis recommended that four Analysis Areas be considered for potential increases in density. The four areas as noted above were Analysis Area 3, Area 10 and Area 14 and a portion of Area 6. These areas were considered primarily as potential candidates for higher density because they had few natural constraints or environmental hazards to development. Although we are only proposing to increase density for Analysis Area 10 (see Appendix B/R-1 Summary Matrix at the end of this report) at this time, all of these areas are suitable for higher or more intensive uses and density. R-1 zoning is not an appropriate density for these areas in Urban King County. We have concluded that these three areas should retain their low density land use designation and zoning classification until such time as public services are available and/or these areas are annexed into adjoining jurisdictions. Increasing the density or intensity of use may serve to hinder ultimate annexation of these areas.

Analysis Area 10/Lake Sawyer is being proposed for a land use and zoning change. The land use would be changed from Urban Residential, Low one dwelling per acre to Urban Residential, Medium 4 to 12 dwelling units per acre. The zoning is proposed to be changed from R-1 to R-4-P. The P-suffix would be applied to all parcels to provide additional increased resource protection. Increasing density requires more stringent development standards to help offset impacts to aquatic resources.

### **Detail Analysis by Area**

This section of the report presents a profile, history, analysis and final recommendation for the fifteen Analysis Areas.

#### *Analysis Area 1: Bothell PAA*

This Analysis Area, mostly centered on the community of Norway Hill, consists of 70 parcels covering a land area of just over 121 acres. Of the 70 parcels, 13 are vacant (this characterization includes some non-vacant parcels with a low ratio of improvement to land assessed valuation, which indicates possible economic readiness for redevelopment, for example by replacing an old, small house with a larger one and subdividing); these parcels cover 25.8 acres, or about 21 percent of the Analysis Area.

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 RS-15,000 (single family, 15,000 sq.ft. lots, or about two to three homes per acre). In 1981 the area was zoned Suburban Estates (35,000 sq.ft. lots, or about one home per acre) in conjunction with the first Northshore Community Plan, which remained until converted to R-1-P (one home per acre, with conditions) in conjunction with the 1994 KCCP.

The 1993 update to the Northshore Community Plan included an applicable policy, which was later incorporated into the 1994 KCCP as follows:

**CP-701 The north and east slopes of Norway Hill have an established neighborhood and limited future development potential. They are, therefore, designated low density urban, 1 home per acre. King County recognizes that extensive steep slopes and erosive soils at the top of Norway Hill (above the 300-foot elevation mark) warrant lower residential densities.**

The entire Analysis Area is within the significant tree retention Special District Overlay (SDO) established by the Northshore Community Plan 1993 update.

Many of the larger parcels in the Analysis Area contain environmentally sensitive areas (erosion and landslide hazards), or are cut off from surrounding areas by such hazards, making it unlikely that major urban services to the area (sewer in some cases, and especially road access) can be significantly improved.

Recommendation: No change to the land use designation or zoning for Analysis Area 1.

*Analysis Area 2: Redmond PAA*

This Analysis Area consists of five small property clusters, two of which are recently built-out subdivisions with little or no near-term redevelopment potential. The three clusters with some redevelopment potential are at or near the intersection of NE 124<sup>th</sup> St. and the Redmond-Woodinville Road (SR 202), on the east-side of the Sammamish River Valley.

This area's zoning history has been relatively active for the last 20 years, in part a reflection on the fact that it consists of several separate clusters, some of which are very close to (even surrounded by) the City of Redmond. In the first area zoning following the 1964 King County Comprehensive Plan, the area was zoned General (single family urban reserve, 35,000 sq.ft. lots, or about one home per acre) or Suburban Estates (35,000 sq.ft. lots, or about one home per acre). In 1989 the area was zoned Suburban Estates and SR-9600 (9,600 sq.ft. lots, or about four homes per acre) in conjunction with the second Northshore Community Plan. The entire area was rezoned R-1-P (one home per acre, with conditions) in conjunction with the 1994 KCCP.

The entire Analysis Area is within the significant tree retention Special District Overlay (SDO) established by the Northshore Community Plan 1993 update. In addition, properties abutting SR-202 have a p-suffix condition requiring them to cluster away from the highway (NS-P15).

The largest cluster, which occupies the southeast quadrant of the NE 124<sup>th</sup>/SR-202 intersection, has two streams running through it, mapped erosion hazard areas, and while not designated a landslide hazard or steep slope area, has significant elevation changes. Therefore the site would require extensive regrading to make it suitable for high density. The other two smaller clusters, one located between SR-202 and 154<sup>th</sup> Place NE and NE 122<sup>nd</sup> if extended, the other at the southeast quadrant of the intersection of SR-202 and NE 116<sup>th</sup>, abut or impinge into erosion hazard and landslide hazard areas, but may have some potential for higher density. The City of Redmond has no current interest in

analyzing this area at this time and recommended it remain low density.

Recommendation: No change to the land use designation or zoning for Analysis Area 2

*Analysis Area 3: No Designated PAA*

This Analysis Area, a belt of properties east of 244<sup>th</sup> Avenue NE and the Mystic Lake Goat Farm and abutting the northeastern border of the City of Sammamish, consists of 136 parcels covering a land area of just over 242 acres. Of the 136 parcels, 70 are vacant (see explanation above of how parcels are defined as "vacant"); these parcels cover about 109 acres, or about 45 percent of the Analysis Area. Of the 109 vacant acres, at least 25 acres are contained in permanent open space created through cluster subdivisions. Most

of the Analysis Area drains to Evans/Patterson Creek; a small part of the northernmost portion drains to the Snoqualmie Basin. At least one stream and three mapped wetlands are located in the Analysis Area.

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 General (single family urban reserve, 35,000 sq.ft. lots, or about one home per acre) or Suburban Residential (7,200 to 35,000 sq.ft. lots, depending on services). In 1983 the area was zoned Suburban Cluster (clustered lots at one home per acre with 50% open space) in conjunction with the first East Sammamish Community Plan. The entire area was rezoned R-1-P (one home per acre, with conditions) in conjunction with the 1994 KCCP.

The comprehensive land use designation and zoning for this area was a controversial issue for many years. The 1985 King County Comprehensive Plan designated much of it "Transitional", defined as "To remain in low density land uses as a reserve for future urban development or designation as Rural Area". The 1992 East Sammamish Community Plan Update as proposed by the County Executive recommended the area be designated Urban Reserve, one home per five acres, potential one home per acre. The 1994 King County Comprehensive Plan designated it Urban Low Density, one home per acre, with the current R-1 zoning. The community plan update contained the following policy, which was later included in the 1994 KCCP:

**CP-207        The Patterson Creek Basin currently provides highly-productive aquatic habitat. Urban development within this basin should be conditioned to protect this resource by minimizing site disturbance, impervious surfaces and disturbances of wetlands and streams.**

Very little subdivision activity has been initiated within the Analysis Area since 1994; this may be because of poor road access and lack of water. Although this area does not have environmental constraints to development and should be considered for higher residential densities, the lack of public water and road constraints on the Plateau make it difficult for development to occur in the foreseeable future. Also, the City of Sammamish is currently developing their Comprehensive Plan and will be looking at this area for appropriate levels of future density. Given the difficulty in providing urban services to this area in the near future this area is not a good candidate for higher density at this time.

Recommendation; No change to the land use designation or zoning for Analysis Area 3.

#### *Analysis Area 4: Renton, Bellevue and Issaquah PAAs*

This Analysis Area consists of six property clusters, one of which is a built-out subdivision with little or no near-term redevelopment potential. The other clusters range from a large group of properties at the Analysis Area's north end overlooking I-90 and Newport Way just west of Issaquah to small groups of parcels land-locked by the City of



Bellevue, to a large group of parcels south of May Valley Road between the cities of Newcastle and Renton. The Analysis Area includes a total of 319 parcels on 518 acres. Of these, 184 parcels are vacant covering about 233 acres, or 45 percent of the Analysis Area.

This area's zoning history has been relatively stable for the last 20 years, partially due to poor road access. In the first area zoning following the 1964 King County Comprehensive Plan, the northern clusters in the area were zoned Forest-Recreation (forestry with residential development permitted, 35,000 sq.ft. lots, or about one home per acre) and the southern clusters were zoned Suburban Residential (7,200 to 35,000 sq.ft. lots, depending on services). In 1973 a large property in the area was rezoned to Suburban Estates (35,000 sq.ft. lots). In 1983 the area was zoned Suburban Estates and Suburban Cluster in conjunction with the Newcastle Community Plan. The entire area was rezoned R-1-P (one home per acre, with conditions) in conjunction with the 1994 KCCP.

Sensitive environmental features were a major consideration in placing 1-acre zoning on the parcels in this Analysis Area when the Newcastle Community Plan and area zoning were adopted in 1983. Even though all of the property clusters within this area are located close-in the long-term inability to significantly improve road access to them is due to steep, slide-prone slopes overlooking I-90, widespread erosion and landslide hazards, the 100-year floodplain of May Creek, and widespread coal mine hazard areas.

The northern parcel clusters within this Analysis Area are subject to p-suffix conditions and SDO conditions applicable to a large Urban Planned Development (see KCC 21A.38.070 and -.080), and stricter surface water runoff control measures (SR-15-1).

The May Valley portion of this area was proposed for and adopted as as Urban Separator in the 2000 Comprehensive Plan Update. That portion of the Analysis Area should continue to be designated Urban Residential Low Density and zoned R-1.

Recommendation: No change to the land use designation or zoning for Analysis Area 4.

#### *Analysis Area 5: Renton, Kent PAA*

This Analysis Area consists of a continuous band of properties, mostly parallel with Big Soos Creek and King County's Soos Creek Park. A very small separate cluster of properties west of this continuous band lies in the southeast quadrant of SE 192<sup>nd</sup> St. and Talbot Road. The Analysis Area consists of a total of 485 parcels covering a land area of just over 816 acres. Of the 485 parcels, 110 are vacant (see explanation above of how parcels are defined as "vacant"); these parcels cover about 342 acres, or about 42 percent of the Analysis Area.

This area's zoning history has been relatively active for the last 20 years, in part a reflection on the fact that it consists of several separate clusters, some of which are very close to the Cities of Renton or Kent, and the fact that the area has been subject to rapid

growth. In the first area zoning following the 1964 King County Comprehensive Plan, the area was zoned Suburban Residential (7,200 to 35,000 sq.ft. lots, depending on services) and Suburban Estates (35,000 sq.ft. lots). In conjunction with the first Soos Creek Community Plan in 1979, zones adopted for the area included Suburban Residential-7200, SR-15,000 and Suburban Estates. In conjunction with the 1991 update to the Soos Creek Community Plan the area was zoned Suburban Estates or Suburban Cluster (both zones allowed one home per acre) and Growth Reserve (one home per five acres, Potential Suburban Cluster). The entire area was rezoned R-1-P (one home per acre, with conditions) in conjunction with the 1994 KCCP.

The 1979 Soos Creek Community Plan was updated in 1991. The update adopted two policies applicable to the Analysis Area which were incorporated into the 1994 KCCP:

**CP-1001      The continued viability and health of the Soos Creek planning area's stream systems and the fisheries resources dependent upon them should be assured through zoning, special zoning conditions and development regulations. The intent of [this policy] is to control densities along stream corridors identified by the Soos Creek Basin Plan. This policy will be implemented through the Area zoning by placing Rural and Urban densities within ¼ mile of significant stream systems identified as Types 1,2, and 3 waters according to the Sensitive Areas Ordinance.**

**CP-1002      Lot coverage limitations for building shall be applied in all stream corridors in urban designated areas of the Soos Creek basin and classified R-1, urban stream protection special district overlay. Total impervious surface should not exceed 8%, and total clearing of forested vegetation should not exceed 30%. Reforestation to achieve sites that are 70% forested should be required.**

Although the separate, westernmost cluster of properties in the Analysis Area is not in the Soos Creek stream corridor, it is located on the steep eastern wall of the Lower Green River Valley, and contains one Type 3 stream draining to the Green River as well as very steep, unstable slopes. The Analysis Area does contain several parcels that are flat and dry (although they drain directly to Soos Creek) abutting the east edge of 132<sup>nd</sup> Avenue SE between SE 208<sup>th</sup> and about SE 214<sup>th</sup> (if extended).

The entire Analysis Area is within an adopted Urban Separator and therefore is not considered for a sub-area planning process.

Recommendation: No change to the land use designation or zoning for Analysis Area 5

#### **Analysis Area 6: Kent, Auburn, Federal Way PAAs**

This Analysis Area consists of three parcel clusters straddling the west wall of the Lower Green River Valley from about S. 277<sup>th</sup> and S.277<sup>th</sup> Way south to about S. 305<sup>th</sup> St. The Analysis Area includes 94 parcels covering about 275 acres of land. 31 of the parcels are

vacant (see explanation above of how parcels are defined as “vacant”), covering about 99 acres, or 36 percent of the Analysis Area. Most of the Analysis Area contains mapped sensitive areas, especially landslide hazard, with extensive erosion hazard and a small amount of 100-year floodplain where some property boundaries extend down to the floor of the Green River Valley. The northern part of the Analysis Area is not within any sewer district, even though it is located well within the Urban Growth Area and abuts the city limits of Kent. Road access is poor, due to steep topography within and around the Analysis Area.

This area’s zoning history has been relatively active for the last 20 years, in part a reflection on the fact that it consists of several separate clusters, some of which are very close to the Cities of Federal Way or Kent, and the fact that the area has been subject to rapid growth. In the first area zoning following the 1964 King County Comprehensive Plan, the area was zoned Suburban Residential (7,200 to 35,000 sq.ft. lots, depending on services), RS-15,000 (15,000 sq.ft.lots) and Suburban Estates (35,000 sq.ft. lots). In conjunction with the first Federal Way Community Plan in 1976, zones adopted for the area included Suburban Residential and RS-15,000. In conjunction with the 1980 and 1986 updates to the Federal Way Community Plan the area was zoned Suburban Estates, then back to a combination of Suburban Estates and SR-15,000. The entire area was rezoned R-1-P (one home per acre, with conditions) in conjunction with the 1994 KCCP.

The County has recently been working with citizens in the Mill Creek and Mullen Slough drainages to access and propose solutions to long standing local and major event flooding issues. Significant capitol resources are necessary to address this problem. Development on the west wall of the Green River valley has made the problem worse. Although the southern portion of Area 6 has the public services to support higher densities continued flooding issues in the basin may be worsened by increased development.

Recommendation: No change to the land use designation or zoning for Analysis Area 6.

#### *Analysis Area 7: Kent PAA*

This Analysis Area straddles Green River Road South, south and west of Kent’s city limits and north of Auburn, between about S. 256<sup>th</sup> and S. 277<sup>th</sup> Streets. It consists of 22 parcels covering about 182 acres. Of these, 9 parcels are vacant (see explanation above of how parcels are defined as “vacant”), covering about 85 acres, or almost 47 percent of the Analysis Area. The area is heavily constrained by steep, slide-prone slopes and the 100-year floodplain of the Green River; the Analysis Area is not within a sewer district.

This area’s zoning history has been relatively stable for the last 20 years, partially due to poor road access. In the first area zoning following the 1964 King County Comprehensive Plan, the area was zoned RS-15,000 (two to three homes per acre). The RS-15,000 zoning was retained by the 1979 Soos Creek Community Plan, but the 1991 update rezoned the area to Suburban Cluster (one home per acre). The entire area was converted to R-1-P (one home per acre clustered, with conditions) in conjunction with the 1994 KCCP.

The Analysis Area is designated an Urban Separator and due to its extensive environmentally sensitive areas and poor outlook for improved roads and sewers, this area should remain designated Urban Low Density and zoned R 1 and not be considered for further analysis.

Recommendation: No change to the land use designation or zoning for Analysis Area 7.

#### *Analysis Area 8: Auburn, Kent PAAs*

This Analysis Area consists of a continuous band of parcels, starting at 104<sup>th</sup> Avenue SE at its west end and more or less straddling SE 288<sup>th</sup> St. over to State Highway 18 at its east end. The Analysis Area consists of 360 parcels containing 965 acres. Of these, 98 parcels are vacant (see explanation above of how parcels are defined as “vacant”), covering just over 302 acres, or about 31 percent of the Analysis Area. Policies CP-1001 and CP-1002 cited above in the discussion of Analysis Area 5 apply, as the area includes Soosette Creek and the City of Kent Watershed, and there is a band of erosion hazard areas and small streams traversing much of the area.

This area’s zoning history has been relatively stable for the last 20 years, partially due to lack of urban services. In the first area zoning following the 1964 King County Comprehensive Plan, the area was zoned Suburban Residential (7,200 to 35,000 sq.ft. lots, depending on services). In conjunction with the 1979 Soos Creek Community Plan the area was rezoned to Suburban Cluster (one home per acre), with some SR-9600. The area was zoned Suburban Cluster or Growth Reserve (Potential Suburban Cluster) in conjunction with the 1991 update to the Soos Creek Community Plan. The entire area was converted to R-1-P (one home per acre clustered, with conditions) in conjunction with the 1994 KCCP.

The Analysis Area does contain several parcels that are flat and dry (although they drain directly to Soosette Creek) abutting the west edge of SR 18 between S. 288<sup>th</sup> St. and about SE 300<sup>th</sup> (if extended).

The Analysis Area is an adopted Urban Separator and is not considered for a sub-area planning process.

Recommendation: No change to the land use designation or zoning for Analysis Area 8

#### **Analysis Area 9: Auburn PAA**

This Analysis Area consists of a continuous band of parcels straddling SE Lea Hill Road and the east wall of the Lower Green River Valley from about SE. 316<sup>th</sup> down to SE 330<sup>th</sup> Streets, and bounded by the Green River on the west and 112<sup>th</sup> Avenue SE on the east. It consists of 78 parcels covering about 155 acres. Of these, 38 parcels are vacant (see explanation above of how parcels are defined as “vacant”), covering just over 88 acres, or about 57 percent of the Analysis Area.

This area's zoning history has been somewhat active for the last 20 years, partially due to rapid growth in Auburn. In the first area zoning following the 1964 King County Comprehensive Plan, the area was zoned RS-15,000 (two to three homes per acre) and Suburban Residential (7,200 to 35,000 sq.ft. lots, depending on services). 1979 Soos Creek Community Plan zoned the area a combination of SR-9600 and SR-15,000, but the 1991 update rezoned the area to Suburban Cluster-P (one home per acre, with conditions). The entire area was converted to R-1-P (one home per acre clustered, with conditions) in conjunction with the 1994 KCCP.

Most of the Analysis Area is within mapped landslide hazard areas or the 100-year floodplain of the Green River. The parcels not within these hazard areas have poor road access because they are surrounded by the hazard areas.

The Analysis Area is an adopted Urban Separator and is not considered for a sub-area planning process.

Recommendation: No change to the land use designation or zoning for Analysis Area 9.

#### **Analysis Area 10: near Covington & Black Diamond (no PAA)**

This Analysis Area is a tight cluster of properties south of Covington-Sawyer Road at the west end of Lake Sawyer, straddling 216<sup>th</sup> Avenue SE. The area consists of 114 parcels covering about 163 acres. All but 8 parcels are developed; however, the vacant parcels (see explanation above of how parcels are defined as "vacant") cover over 115 acres, or almost 71 percent of the Analysis Area. Policies CP-1001 and CP-1002 cited above in the discussion of Analysis Area 5 apply because the undeveloped areas, while not directly regulated by the Sensitive Areas Ordinance, are within a Regionally Significant Resource Area (RSRA), are low and wet, and drain to Covington Creek and its associated wetlands.

In the first area zoning following the 1964 King County Comprehensive Plan, the Analysis Area was zoned Suburban Residential (7,200 to 35,000 sq.ft. lots, depending on services). In conjunction with the 1984 Tahoma-Raven Heights Community Plan, the area was zoned a combination of Suburban Estates (35,000 sq.ft. lots) and Growth Reserve-5 (Potential SC, one lot per acre with clustering). In 1991 the County revised the area zoning for parts of both the Soos Creek and Tahoma-Raven Heights community planning areas to implement the Soos Creek Basin Plan, which called for zoning changes to provide more protection to streams and fisheries from surface water run off impacts of development. As a result of this revision, zoning for this Analysis Area was changed to a combination of Suburban Estates-P (35,000 sq.ft. lots with conditions) and Growth Reserve-2.5 (one home per 2.5 acres, no potential zoning). In conjunction with the 1994 KCCP, the area was zoned R-1 (one home per acre, clustered), with standards from the Soos Creek Basin Plan further conditioning new development.

This area has limited environmental constraints to development. Sewer is available and water will be available once Pipeline Five is completed. Road capacity is adequate. There is a concern for the impact on Chinook salmon habitat in Covington Creek drainage basin. Additional conditions are necessary to assure protection of natural resources from increased density.

Recommendation: Redesignate land use to Urban Residential, Medium 4-12 dwelling units per acre from Urban residential, Low 1 dwelling unit per acre. Re-designate the zoning from R-1 to R-4-P. The P-suffix conditions are the following:

- 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.

*Analysis Area 11: Auburn, Federal Way PAAs*

This Analysis Area is a small group of properties (27 parcels covering 57.8 acres) straddling Peasley Canyon, a major gap in the west wall of the Lower Green River Valley (SR 18 just west of SR 167 and the West Valley Highway). Of the 27 parcels in the Analysis Area, 16 are vacant (see explanation above of how parcels are defined as “vacant”), accounting for just over 76 percent of the Analysis Area. Peasley Canyon is a very steep, slide-prone ravine; the canyon’s mapped erosion and landslide hazard areas appear to cover about two-thirds of the Analysis Area. The Analysis Area’s southern boundary is the right-of-way for S. 336<sup>th</sup> Street, which at this location is an unimproved gravel road accessed from Peasley Canyon Way S. via S.340<sup>th</sup> Street and 51<sup>st</sup> Avenue S, which are also unimproved gravel roads.

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 Analysis Area was zoned Suburban Residential (7,200 to 35,000 sq.ft. lots, depending on services) and RS-15.000 (15,000 sq.ft. lots). This zoning was retained in the first Federal Way Community Plan in 1976. The entire area was zoned Suburban Estates (35,000 sq.ft. lots) in conjunction with the 1986 Federal Way Community Plan revision. The S-E zoning was converted to R-1 (one home per acre, clustered) in conjunction with the 1994 KCCP.

A half-dozen of the larger parcels in the southwest corner of the Analysis Area (intersection of S. 336<sup>th</sup> and 51<sup>st</sup> Avenue S.) appear to be flat and dry for about 500 feet north of S. 336<sup>th</sup> St., although they drain to the south wall of the canyon.

Federal Way has recently initiated a study of their PAA areas with the County. They asked that we withhold making a recommendation on their PAA areas until such time as their study is complete.

Recommendation: No change to the land use designation or zoning for Analysis Area 11.

### *Analysis Area 12: Milton, Federal Way PAAs*

This Analysis Area is a small group of properties (21 parcels covering 61 acres) within the drainage of Hylebos Creek and its associated wetlands. Of the 21 parcels, five are vacant (see explanation above of how parcels are defined as “vacant”), and these account for 27.48 acres, or about 45 percent of the Analysis Area. The Analysis Area abuts the City of Milton to the south and the City of Federal Way and I-5 to the west. Access to the area is via S. 376<sup>th</sup> Street off Milton Road S.

This area’s zoning history has been quite stable for the last 20 years, perhaps due to poor road access and environmentally sensitive areas. In the first area zoning following the 1964 King County Comprehensive Plan, the area was zoned Suburban Estates (35,000 sq.ft. lots). This zoning was unchanged by the 1976 Federal Way Community Plan and the 1986 Federal Way Community Plan revision. The S-E zoning was converted to R-1 (one home per acre, clustered) in conjunction with the 1994 KCCP.

Although the Analysis Area is well within the Urban Growth Area, access is poor due to the location of surrounding branches and associated wetlands of Hylebos Creek; at least one of the properties within the Analysis Area also contains a wetland.

Federal Way has recently initiated a study of their PAA areas with the County. They asked that we withhold making a recommendation on their PAA areas until such time as their study is complete.

Recommendation: No change to the land use designation or zoning for Analysis Area 12.

### **Analysis Area 13: Federal Way, Pacific PAAs**

This Analysis Area consists of two clusters of properties on the east wall of the Lower Green River Valley abutting the west boundaries of the cities of Algona and Pacific, lying between S. 348<sup>th</sup> St. on the north down to S. 372<sup>nd</sup> St. on the south. The Analysis Area contains 77 parcels covering a land area of just under 122 acres; of these, 41 parcels are vacant (see explanation above of how parcels are defined as “vacant”), covering 67 acres, or about 55 percent of the Analysis Area.

The area’s zoning history has been relatively active. In the first area zoning following the 1964 King County Comprehensive Plan, the Analysis Area was zoned Suburban Estates (35,000 sq.ft. lots) and RS-15.000 (15,000 sq.ft. lots). This zoning was changed to RS-15,000 in the first Federal Way Community Plan in 1976. The entire area was zoned Suburban Estates (35,000 sq.ft. lots) in conjunction with the 1986 Federal Way Community Plan revision. The S-E zoning was converted to R-1 (one home per acre, clustered) in conjunction with the 1994 KCCP.

Almost the entire Analysis Area is heavily constrained by steep, erosion- and slide-prone slopes. This area is a good candidate for an urban separator designation. Although it is located well within the Urban Growth Area, it is not within any sewer district. Given its

environmental constraints and relatively poor outlook for improved urban services, the entire Analysis Area should remain low-density with R-1 zoning.

Recommendation: No change to the land use designation or zoning for Analysis Area 13.

*Analysis Area 14: Kent, Sea Tac and Tukwila PAAs*

This area consists of a cluster of properties on the east wall of the Lower Green River Valley straddling Orilla Rd. S. and S.200<sup>th</sup> St. between I-5 and the floor of the valley. The Analysis Area also includes two additional properties along Orilla Road at the I-5 interchange. The Analysis Area contains 33 parcels covering a land area of 137 acres. Of these, 15 are vacant, in large parcels covering most of the Analysis Area. All of the properties between Orilla Road and I-5 are on slopes mapped as erosion hazard areas; some are also mapped as landslide hazard areas, and many are steep and show evidence of recent slide activity (e.g. trees leaning and/or with curved trunks) even though not mapped as slide areas. South of S. 200<sup>th</sup> St. and east of Orilla Road are several large parcels that appear to be flat and dry, although significant portions of some parcels are within the mapped 100-year floodplain of the Green River.

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 Analysis 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 entire Analysis Area was zoned S-E or Agriculture during the countywide Resource Lands Area Zoning adopted in 1989. The S-E zoning was converted to R-1 (one home per acre, clustered), and the transfer station zoned Industrial, in conjunction with the 1994 KCCP.

The area has been designated as a Potential Annexation Area by Kent, Sea Tac and Tukwila, which have been meeting intermittently over several years to resolve their conflicting plans for the area. Significant widening and upgrading of both Orilla Road and S. 200<sup>th</sup> St. are underway, and the City of Kent's public sewer utility is proposing to add the Analysis Area to its service area in its new sewer utility comprehensive plan. Therefore, more intense land uses may be appropriate to consider on the more buildable portions of the Analysis Area.

Discussions with the Cities resulted in agreement that this area is suitable for higher densities and more intensive uses. However, Tukwila has identified this area for mixed use development in their comprehensive plan which would require an overall site development proposal. The cities, and we concur, that upzoning now may hinder the future annexation of this area and result in piecemeal development rather than an overall site development as called for in Tukwila's Plan.

Recommendation: No change to the land use designation or zoning for Analysis Area 14.



*Analysis Area 15: Kent PAA*

This area consists of a cluster of properties on the east wall of the Lower Green River Valley between Military Road S. and Kent-Des Moines Rd. S. near the intersection of S. 239<sup>th</sup> St. and 43<sup>rd</sup> Ave. S. The Analysis Area contains 32 parcels covering a land area of just over 30 acres. Of these, 9 are vacant, in large parcels covering over half of the Analysis Area. The south and east half of the Analysis Area is within mapped erosion and landslide hazard areas. About half of the parcels are platted, developed lots in an established subdivision.

The area's zoning history has been relatively stable. In the first area zoning following the 1964 King County Comprehensive Plan, the Analysis Area was zoned RS-15.000 (15,000 sq.ft. lots). This zoning was retained in the first Federal Way Community Plan in 1976, and in the 1986 revision. The area was rezoned to R-1 (one home per acre, clustered) in conjunction with the 1994 KCCP.

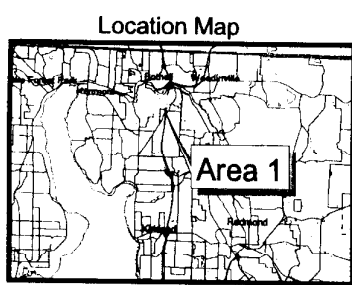
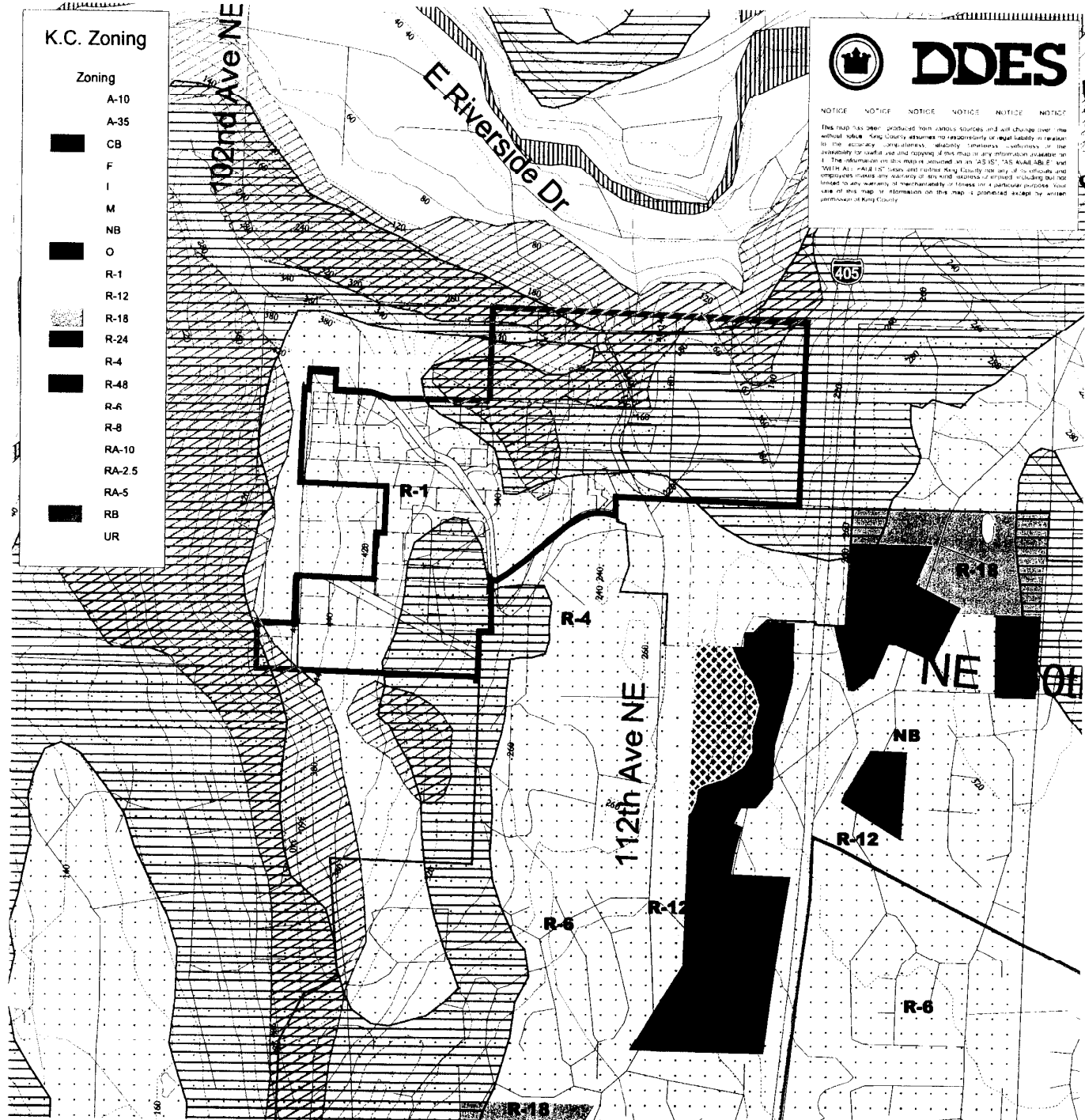
The Analysis Area is within the City of Kent's PAA, and within the Kent sewer utility service area; sewers are already on some streets within the Analysis Area. However, due to topography the only vehicular access to the area is via S. 239<sup>th</sup> St. from Military Rd. South. S. 239<sup>th</sup> St. is a residential local access street going through a fully developed neighborhood. Moreover, most of the developable land outside the erosion and landslide hazard areas is already developed; typical housing stock in the area is several decades old but in good condition. Therefore, unless local street access can be dramatically improved, the current R-1 zoning is the most appropriate zoning for even the remaining parcels of land in the Analysis Area that are outside the erosion and landslide hazard areas.

Recommendation: No change to the land use designation or zoning for Analysis Area 15.

## Appendix A

### Analysis Area Maps





## R-1 Zoning Analysis Map

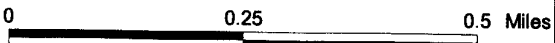
Area 1 - Bothell PAA

### Parcel Statistics

55 Parcels 0 - 1.5 Acres    Mean: 1.43  
 7 Parcels 1.5 - 5 Acres    Maximum: 9.29  
 9 Parcels 5 - 30.51 Acres    Minimum: 0.02  
 Sum: 121.46    Range: 9.27  
 Count: 71    Variance: 4.78  
                   Standard Deviation: 2.19

Vacancy	Count
A	20
C	2
E	1
G	2
H	2
I	4
J	3
L	4
M	9
N	11
O	9
P	2
Q	1
	1

Map produced 1/22/01  
 m:\tony\project\r\_1\_special.apr



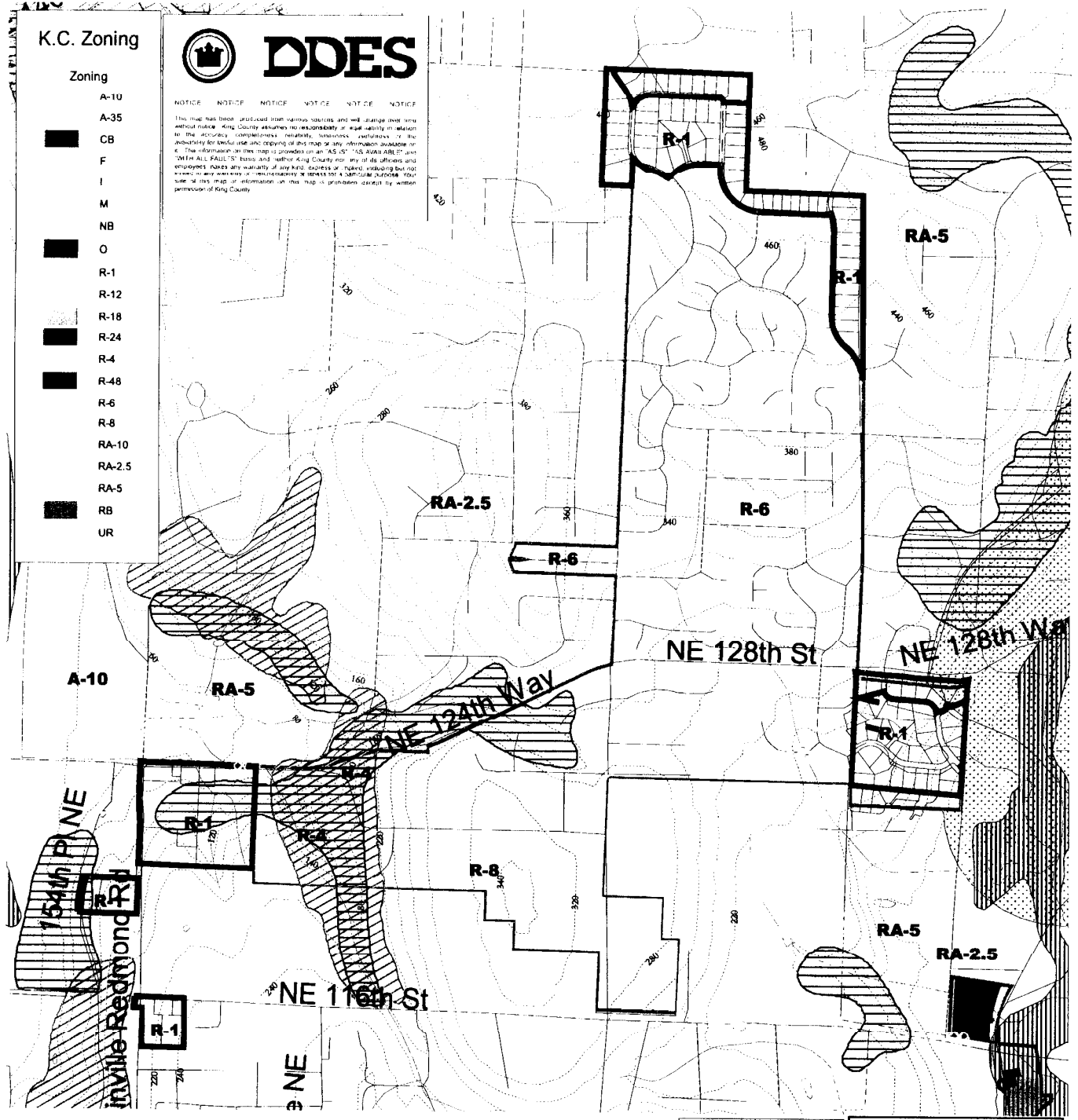
**K.C. Zoning**



**DDES**

NOTICE NOTICE NOTICE NOTICE NOTICE NOTICE  
 This map has been produced from various sources and will change from time to time without notice. King County assumes no responsibility or liability in relation to the accuracy, completeness, reliability, suitability, or performance of the information for better use and copying of this map or any information available on it. The information on this map is provided on an "AS IS" basis. DDDES and "WITH ALL FAULTS" basis and neither King County nor any of its officials and employees makes any warranty of any kind, express or implied, including but not limited to any warranty of accuracy, reliability, or fitness for a particular purpose. Your use of this map or information on this map is prohibited except by written permission of King County.

- Zoning**
- A-10
  - A-35
  - CB
  - F
  - I
  - M
  - NB
  - O
  - R-1
  - R-12
  - R-18
  - R-24
  - R-4
  - R-48
  - R-6
  - R-8
  - RA-10
  - RA-2.5
  - RA-5
  - RB
  - UR

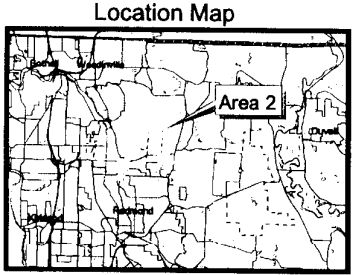


**R-1 Zoning Analysis Map**

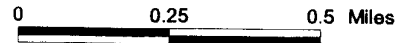
**Area 2 - Redmond PAA**

**Parcel Statistics**

114 Parcels 0 - 1.5 Acres    Mean: 1.16  
 6 Parcels 1.5 - 5 Acres    Maximum: 15.46  
 4 Parcels 5 - 15.46 Acres    Minimum: 0.13  
 Sum: 143.31    Range: 15.33  
 Count: 124    Variance: 2.8  
                   Standard Deviation: 1.67




Map produced 1/22/01  
 m:\tony\projects\v-1\_study\area\_2.apr



Vacancy	Count
A	7
F	2
H	1
I	1
J	3
K	2
L	5
M	29
N	41
O	19
P	7
Q	6
	1

- R-1 Zoned Areas
- 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

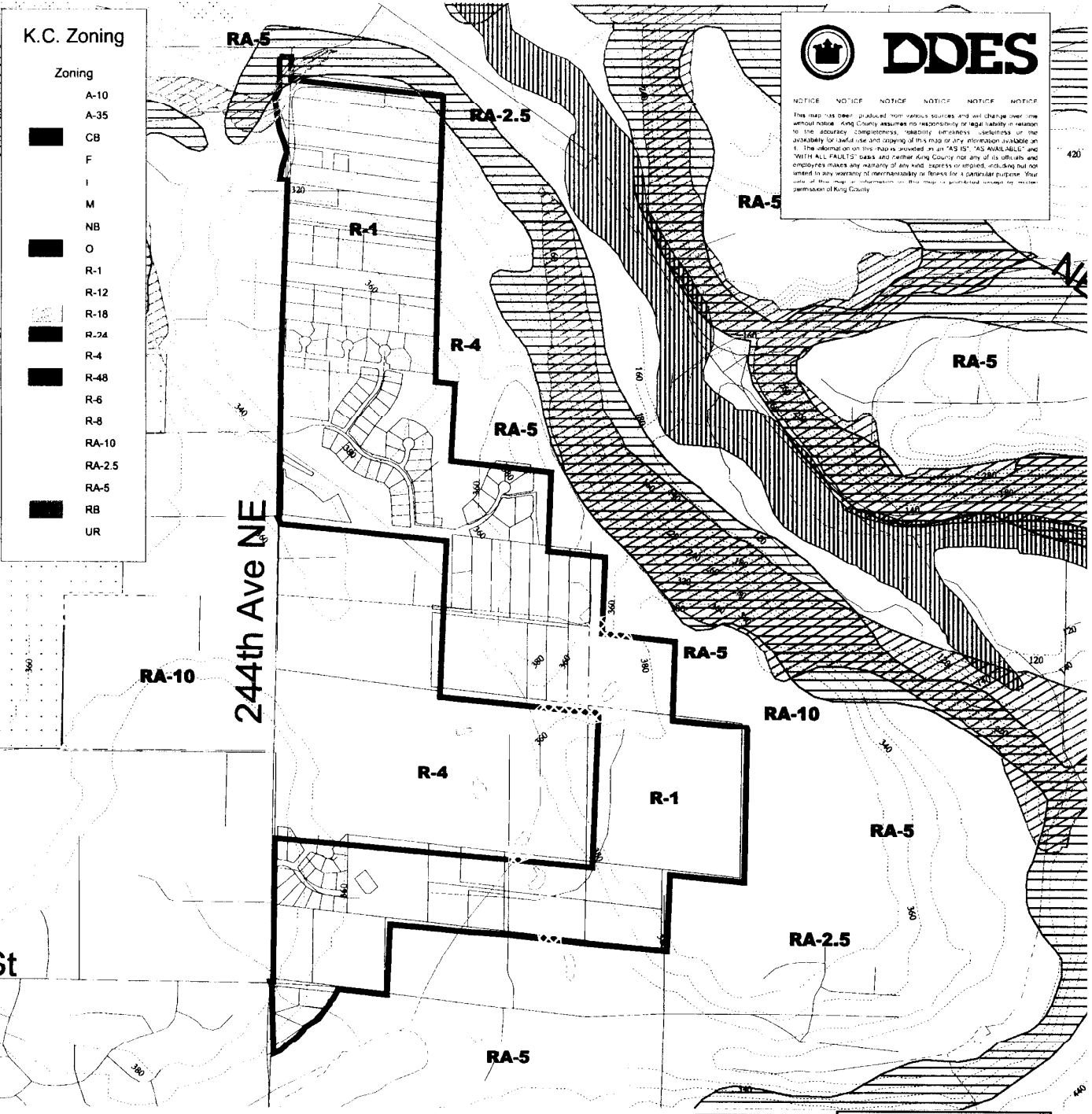




# DDES

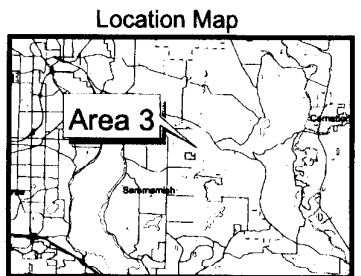
NOTICE NOTICE NOTICE NOTICE NOTICE NOTICE

This map has been produced from various sources and will change over time without notice. King County assumes no responsibility or legal liability in relation to the accuracy, completeness, reliability, usefulness, timeliness or the availability for lawful use and copying of this map or any information available on it. The information on this map is provided on an "AS IS" "AS AVAILABLE" and "WITH ALL FAULTS" basis and neither King County nor any of its officials and employees makes any warranty of any kind, express or implied, including but not limited to any warranty of merchantability or fitness for a particular purpose. Your use of this map or information on this map is at your own risk and is subject to the permission of King County.



### 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-48	[Symbol]
R-6	[Symbol]
R-8	[Symbol]
RA-10	[Symbol]
RA-2.5	[Symbol]
RA-5	[Symbol]
RB	[Symbol]
UR	[Symbol]



## R-1 Zoning Analysis Map


Area 3 - No Designated PAA

### Parcel Statistics

95 Parcels 0 - 1.5 Acres  
 68 Parcels 1.5 - 5 Acres  
 26 Parcels 5 - 40.14 Acres  
 Sum: 242.64  
 Count: 136

Mean: 1.78  
 Maximum: 40.14  
 Minimum: 0.11  
 Range: 40.03  
 Variance: 14.93  
 Standard Deviation: 3.86

Vacancy	Count
A	68
B	2
C	2
D	1
F	2
G	4
H	3
I	1
K	1
L	4
M	5
N	8
O	25
P	8
Q	1
	1



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

Map produced 4/25/2001  
 m:\tony\projects\R-1\_Study\area\_3.apr



K.C. Zoning

Zoning

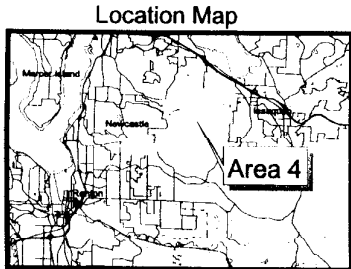
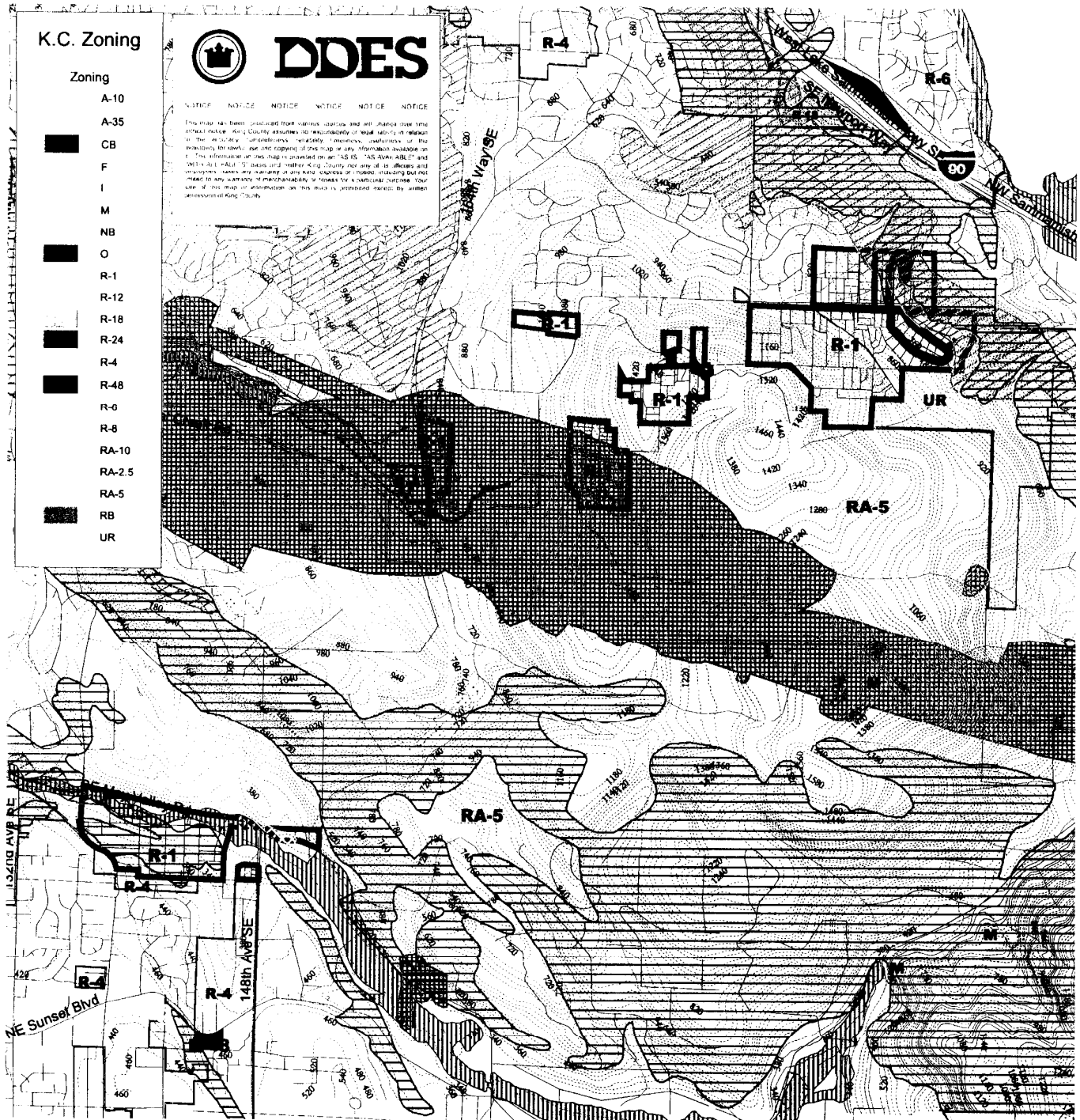
- A-10
- A-35
- CB
- F
- I
- M
- NB
- O
- R-1
- R-12
- R-18
- R-24
- R-4
- R-48
- R-6
- R-8
- RA-10
- RA-2.5
- RA-5
- RB
- UR



**DDES**

NOTICE NOTICE NOTICE NOTICE NOTICE

This map has been produced from various sources and will change over time without notice. King County assumes no responsibility or liability in relation to the accuracy, completeness, timeliness, usefulness or the reliability of these data, nor the mapping of this map or any information available on it. The information on this map is provided on an "AS IS" "AS AVAILABLE" and "WITH ALL FAULTS" basis and neither King County nor any of its officers and employees, makes any warranty of any kind, express or implied, in connection with the use of this map or information on this map is provided solely for informational purposes.



**R-1 Zoning Analysis Map**

**Area 4 - Renton, Bellevue and Issaquah PAA**

**Parcel Statistics**

225 Parcels 0 - 1.5 Acres    Mean: 1.62  
 68 Parcels 1.5 - 5 Acres    Maximum: 20.1  
 26 Parcels 5 - 20.1 Acres    Minimum: 0.01  
 Sum: 517.94    Range: 20.09  
 Count: 319    Variance: 5.03  
                   Standard Deviation: 2.24



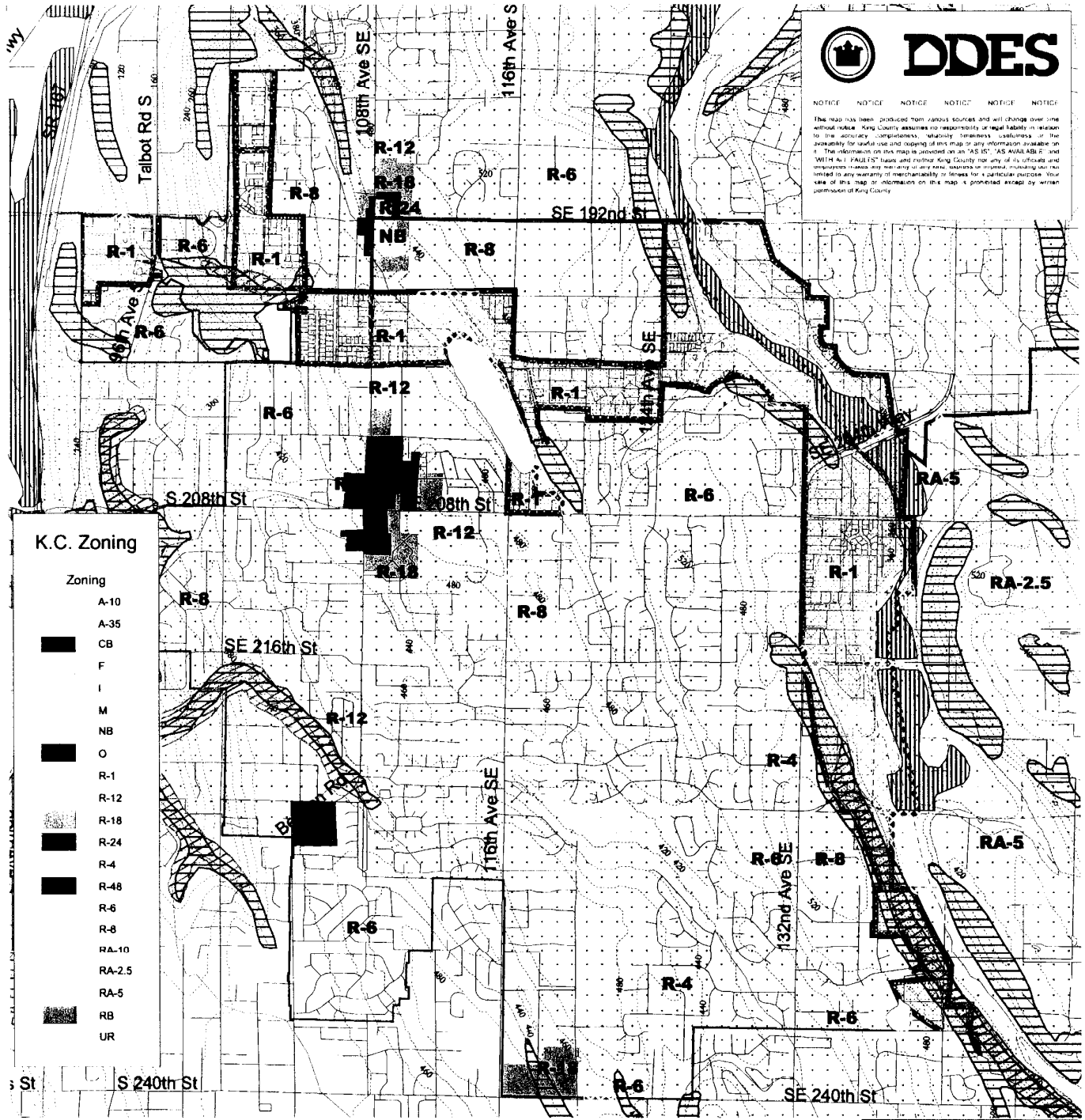
Vacancy	Count
A	178
B	6
D	2
E	2
F	4
G	3
H	4
I	4
J	5
K	7
L	16
M	27
N	18
O	13
P	13
Q	9
S	1
	5

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



NOTICE NOTICE NOTICE NOTICE NOTICE NOTICE

The map has been produced from various sources and will change over time without notice. King County assumes no responsibility or legal liability in relation to the accuracy, completeness, reliability, timeliness, usefulness, or the availability for useful use and copying of this map or any information available on it. The information on this map is provided on an "AS IS", "AS AVAILABLE" and "WITH ALL FAULTS" basis and neither King County nor any of its officials and employees makes any and no warranty, express or implied, including but not limited to any warranty of merchantability or fitness for a particular purpose. Your use of this map or information on the map is provided except by written permission of King County.

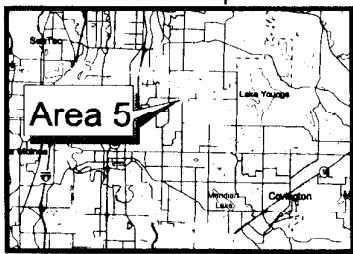


**K.C. Zoning**

Zoning

- A-10
- A-35
- CB
- F
- I
- M
- NB
- O
- R-1
- R-12
- R-18
- R-24
- R-4
- R-48
- R-6
- R-8
- RA-10
- RA-2.5
- RA-5
- RB
- UR

**Location Map**

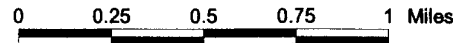


**R-1 Zoning Analysis Map**

Area 5 - Renton, Kent PAA

**Parcel Statistics**

368 Parcels 0 - 1.5 Acres      Mean: 1.68  
 80 Parcels 1.5 - 5 Acres      Maximum: 55.89  
 37 Parcels 5 - 55.89 Acres    Minimum: 0.02  
 Sum: 816.65                      Range: 55.87  
 Count: 485                        Variance: 16.34  
    Standard Deviation: 4.04



Vacancy	Count
A	109
B	4
C	1
D	1
F	4
G	5
H	7
T	6
J	13
K	26
L	30
M	56
N	56
O	67
P	52
Q	31
R	4
S	2
X	1
	13

**R-1 Zoned Areas**

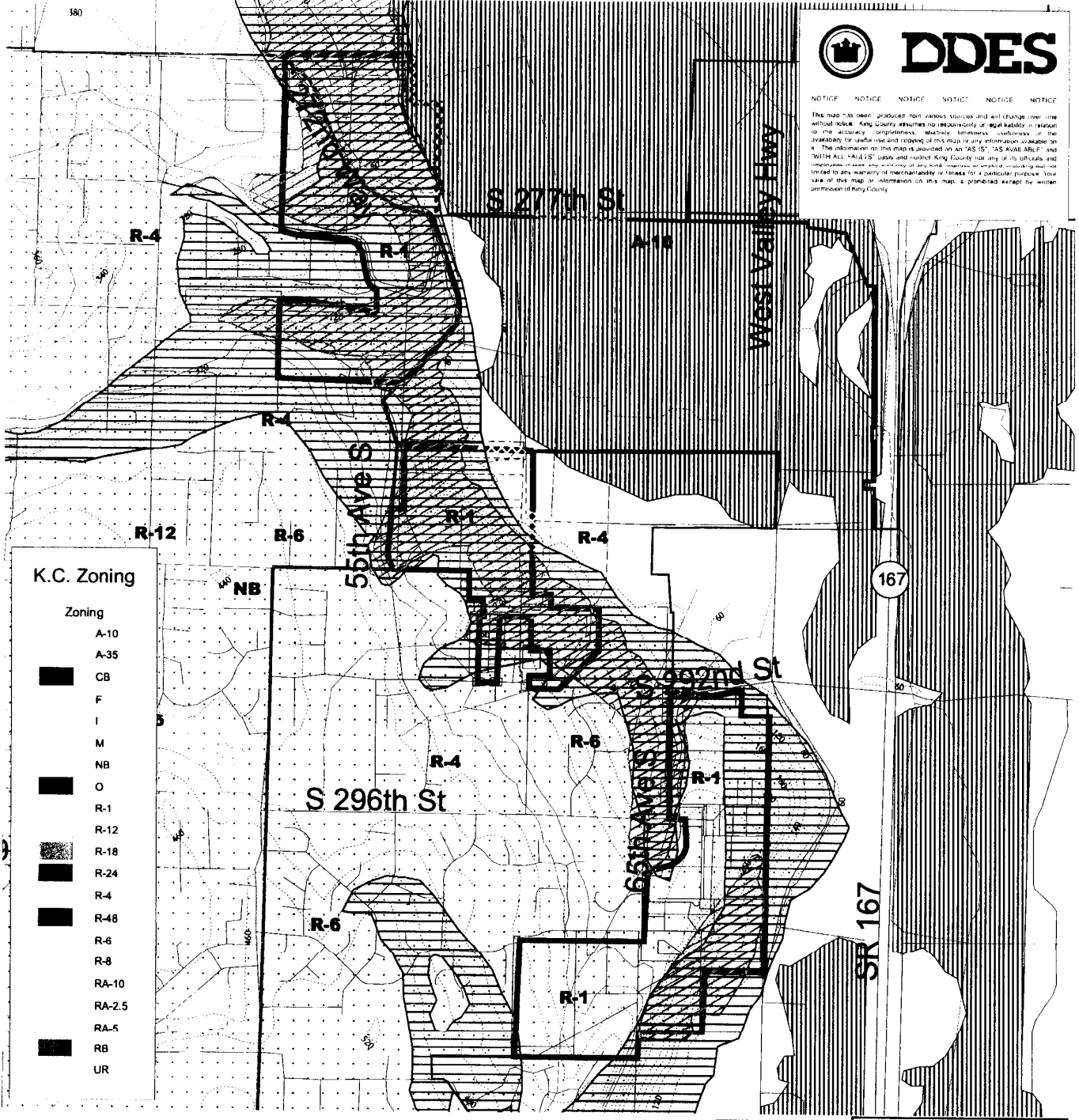
- Wetlands
- 100 yr Flood Planes
- Erosion Hazards
- Landslide Hazards
- Coalmine Hazards
- Regional Significant Resource Areas
- Topography (20ft Intervals)
- Urban Separators
- Potential Annexation Areas
- Water and Sewer Districts





**DDes**

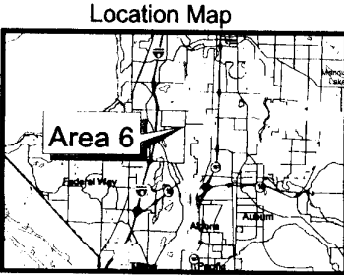
NOTICE NOTICE NOTICE NOTICE NOTICE NOTICE  
 This map has been produced from various sources and will change over time without notice. King County assumes no responsibility or liability in relation to the accuracy, completeness, timeliness, usefulness or the availability for lawful use and copying of this map or any information available on it. The information on this map is provided on an "AS IS", "AS AVAILABLE" and "WITH ALL FAULTS" basis and neither King County nor any of its officials and employees make any warranty of any kind, express or implied, including but not limited to any warranty of merchantability or fitness for a particular purpose. Your use of this map or information on this map is prohibited except by written permission of King County.



**K.C. Zoning**

Zoning

- A-10
- A-35
- CB
- F
- I
- M
- NB
- O
- R-1
- R-12
- R-18
- R-24
- R-4
- R-48
- R-6
- R-8
- RA-10
- RA-2.5
- RA-5
- RB
- UR



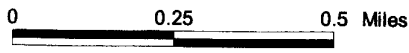
Map produced 1/22/01  
 m:\tony\project\tr\_1\_special.apr

**R-1 Zoning Analysis Map**

Area 6 - Kent, Auburn,  
 Federal Way PAA

**Parcel Statistics**

47 Parcels 0 - 1.5 Acres    Mean: 2.93  
 32 Parcels 1.5 - 5 Acres    Maximum: 17.84  
 15 Parcels 5 - 17.84 Acres    Minimum: 0.07  
 Sum: 275.43    Range: 17.77  
 Count: 94    Variance: 13.01  
                   Standard Deviation: 3.61



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	8
O	13
P	13
Q	1
R	1
	8

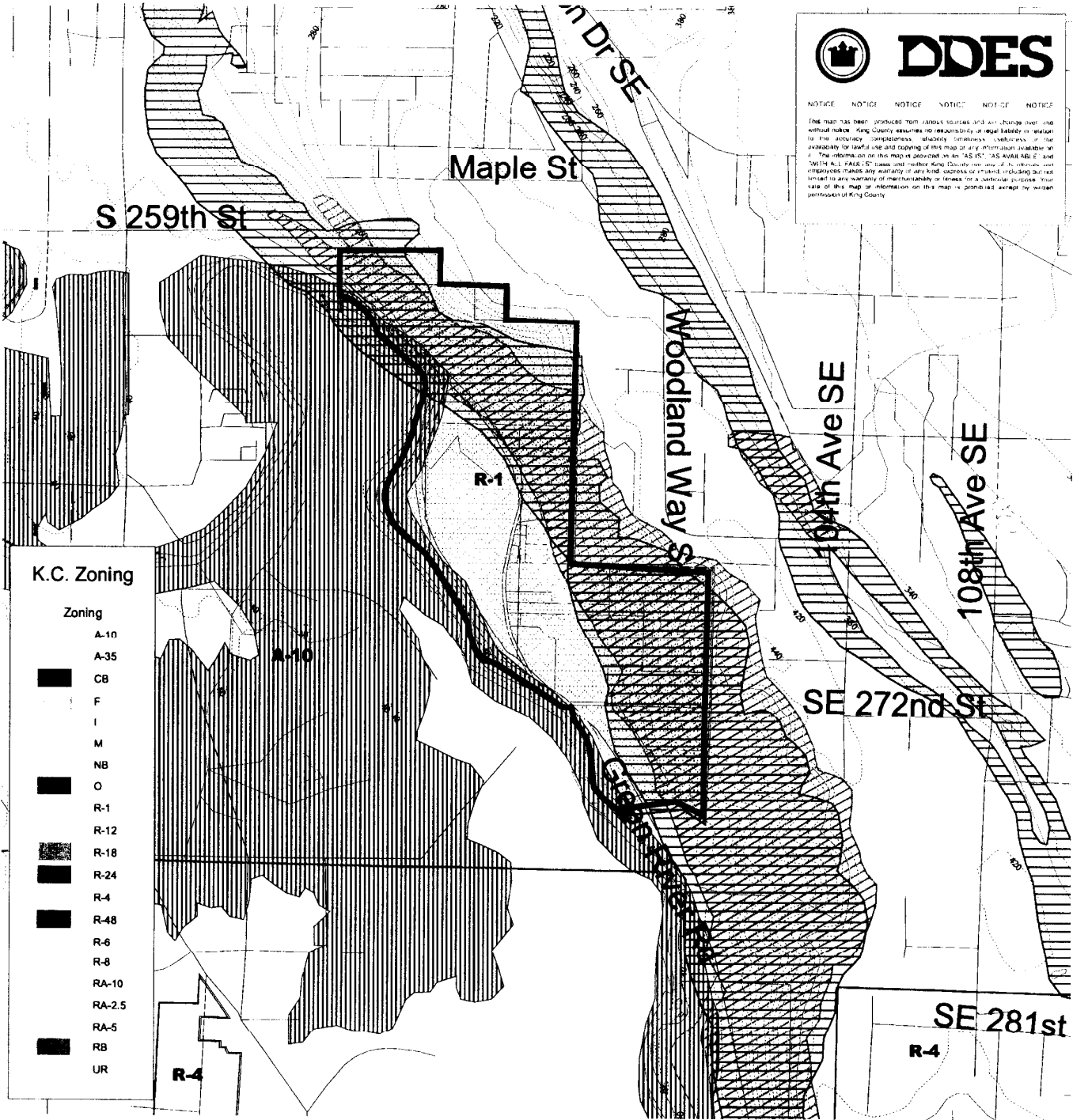
- R - 1 Zoned Areas
- Wetlands
- 100 yr Flood Planes
- Erosion Hazards
- Landslide Hazards
- Coalmine Hazards
- Regional Significant Resource Areas
- Topography (20ft intervals)
- Urban Separators
- Potential Annexation Areas
- Water and Sewer Districts



# DDES

NOTICE NOTICE NOTICE NOTICE NOTICE NOTICE

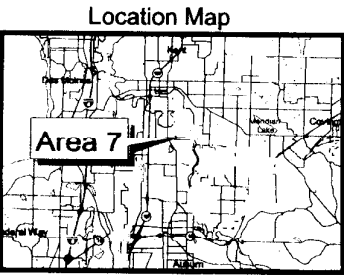
The map has been produced from various sources and any change thereto and without notice King County assumes no responsibility or liability in regard to the accuracy, completeness, timeliness, usefulness or the availability for lawful use and copying of this map or any information contained in it. The information on this map is provided as an "AS IS" BASIS AND DDOS DOES NOT MAKE ANY WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. Your use of this map or information on this map is prohibited except by written permission of King County.



### K.C. Zoning

#### Zoning

- A-10
- A-35
- CB
- F
- I
- M
- NB
- O
- R-1
- R-12
- R-18
- R-24
- R-4
- R-48
- R-6
- R-8
- RA-10
- RA-2.5
- RA-5
- RB
- UR



## R-1 Zoning Analysis Map

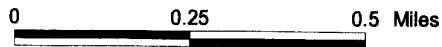
### Area 7 - Kent PAA

#### Parcel Statistics

7 Parcels 0 - 1.5 Acres      Mean: 8.29  
 3 Parcels 1.5 - 5 Acres      Maximum: 41.31  
 12 Parcels 5 - 41.31 Acres    Minimum: 0.29  
 Sum: 182.32                    Range: 41.02  
 Count: 22                        Variance: 113.79  
                                       Standard Deviation: 10.67

Vacancy	Count
A	9
C	1
F	2
J	2
N	2
O	1
P	3
Q	1
	1

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



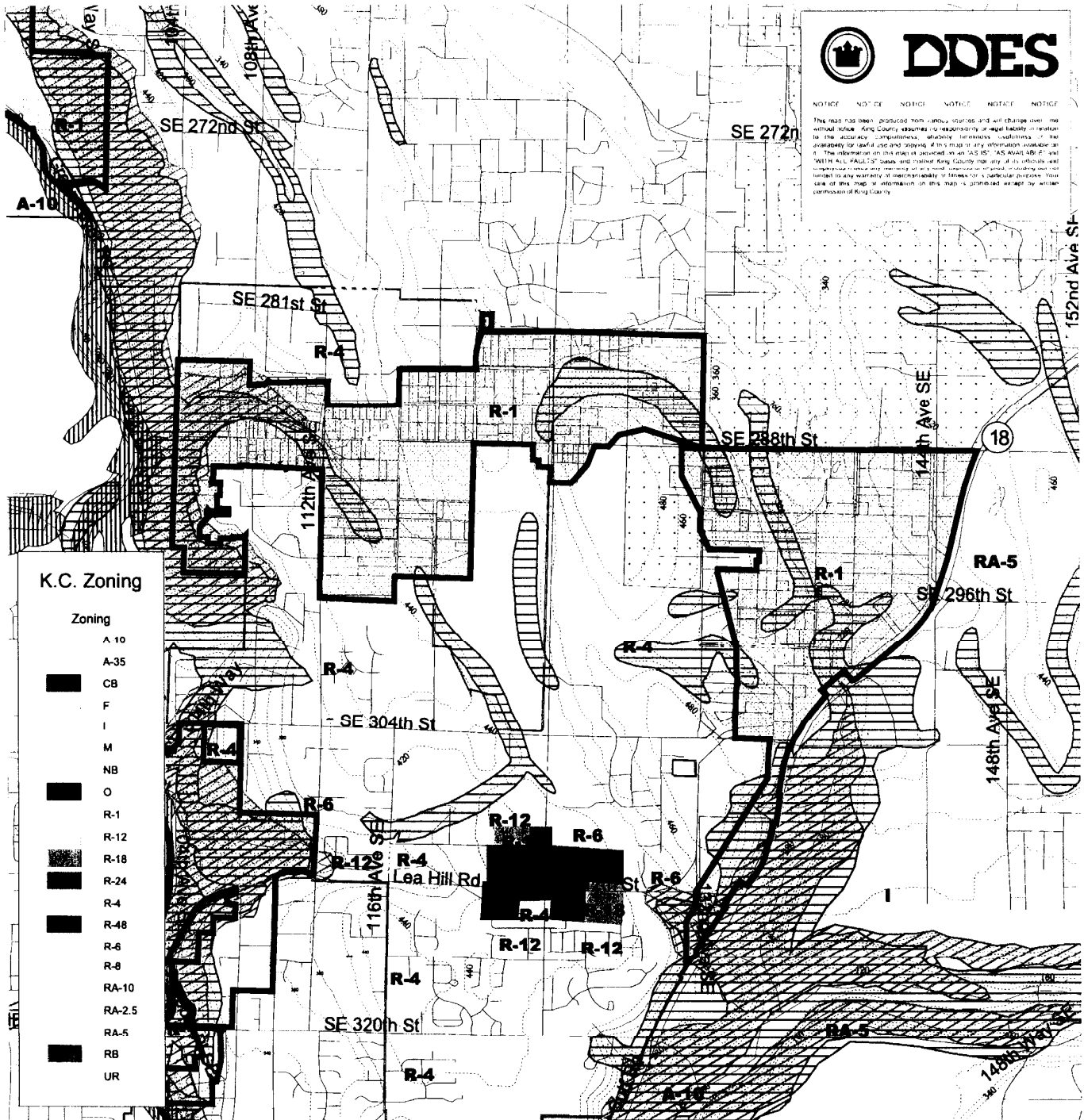
Map produced 1/22/01  
m:\tony\projects\IR-1\_study\area\_7.apr



# DDES

NOTICE NOTICE NOTICE NOTICE NOTICE NOTICE

This map has been produced from various sources and will change over time without notice. King County assumes no responsibility or legal liability in relation to the accuracy, completeness, suitability, or fitness for any purpose of the availability for use and approval of this map or any information contained on it. The information on this map is derived from "AS IS", "AS AVAILABLE", and "WITH ALL FAULTS" data and neither King County nor any of its officials will be held liable for any errors or omissions in this map or any information contained on it. No warranty of accuracy or fitness for a particular purpose is made. Your use of this map or information on this map is provided "as is" by written permission of King County.



### K.C. Zoning

#### Zoning

- A-10
- A-35
- CB
- F
- I
- M
- NB
- O
- R-1
- R-12
- R-18
- R-24
- R-4
- R-48
- R-6
- R-8
- RA-10
- RA-2.5
- RA-5
- RB
- UR

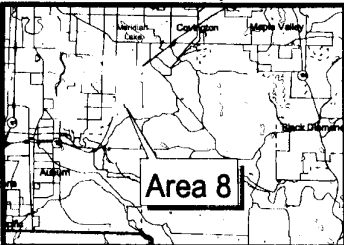
## R-1 Zoning Analysis Map

### Area 8 - Auburn, Kent PAA

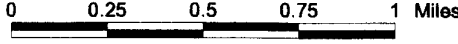
#### Parcel Statistics

189 Parcels 0 - 1.5 Acres    Mean: 2.68  
 141 Parcels 1.5 - 5 Acres    Maximum: 30.51  
 30 Parcels 5 - 30.51 Acres    Minimum: 0.09  
 Sum: 964.99    Range: 30.42  
 Count: 360    Variance: 14.74  
                   Standard Deviation: 3.84

#### Location Map



Map produced 1/22/01  
 m:\tony\projects\VR-1\_study\area\_8.apr



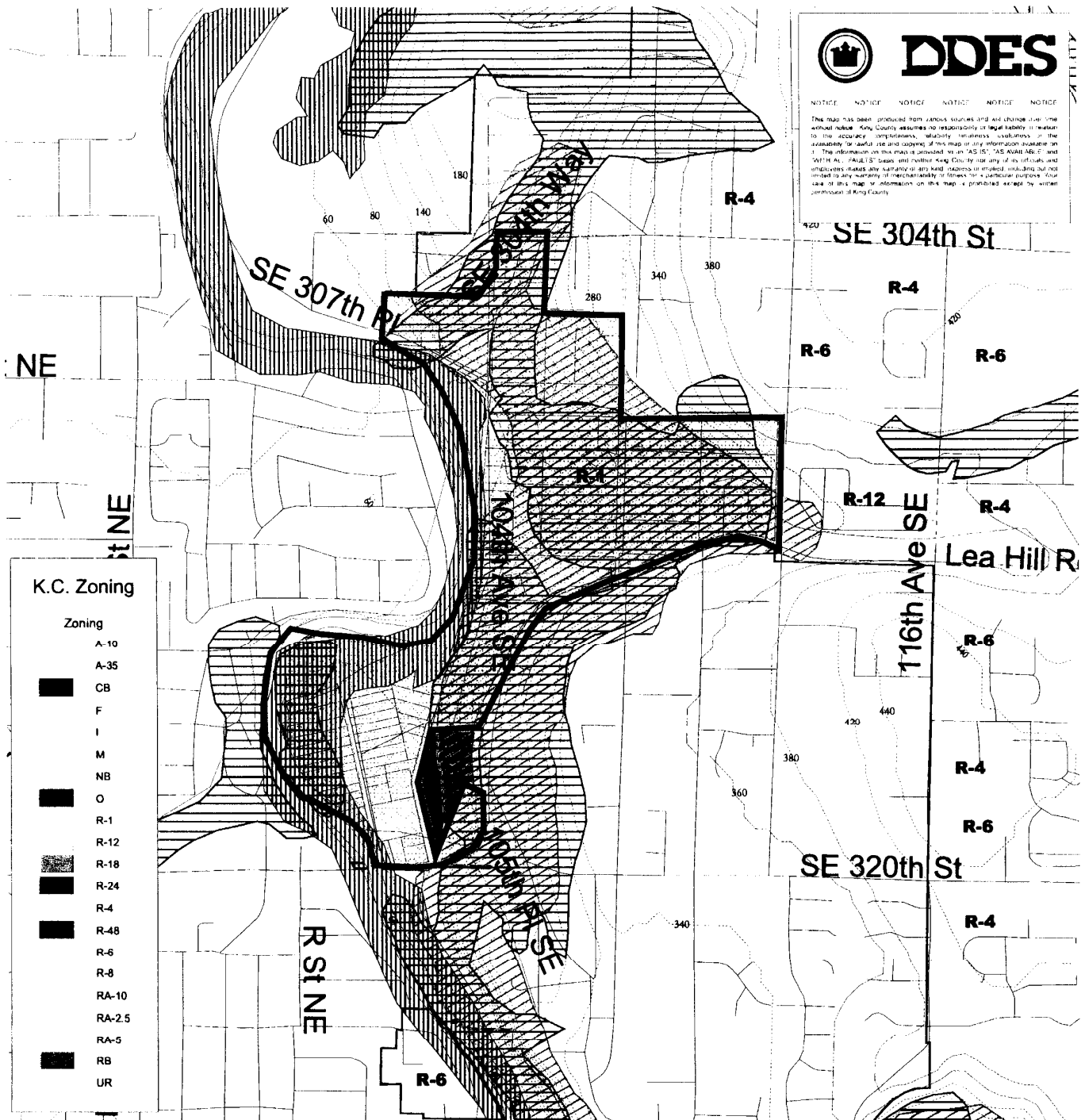
Vacancy	Count	
A	92	R-1 Zoned Areas
B	2	Wetlands
C	4	100 yr Flood Planes
D	4	Erosion Hazards
E	4	Landslide Hazards
F	2	Coalmine Hazards
G	7	Regional Significant Resource Areas
H	10	Topography (20ft Intervals)
I	9	Urban Separators
J	24	Potential Annexation Areas
K	32	Water and Sewer Districts
L	33	
M	34	
N	33	
O	33	
P	20	
Q	15	
	2	



# DDes

NOTICE NOTICE NOTICE NOTICE NOTICE NOTICE

This map has been produced from various sources and all change over time without notice. King County assumes no responsibility or legal liability in relation to the accuracy, completeness, reliability, timeliness, availability or the availability for lawful use and copying of this map or any information available on it. The information on this map is provided by an "AS IS" BASIS. DDDES and DDDES Associates, Inc. and neither King County nor any of its officers and employees makes any warranty or any kind, express or implied, including but not limited to any warranty of merchantability or fitness for a particular purpose. The use of this map or information on this map is prohibited except by written permission of King County.

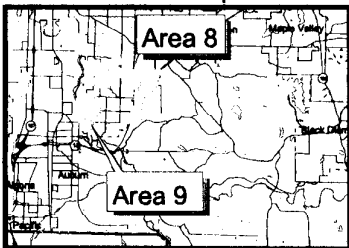


### K.C. Zoning

#### Zoning

- A-10
- A-35
- CB
- F
- I
- M
- NB
- O
- R-1
- R-12
- R-18
- R-24
- R-4
- R-48
- R-6
- R-8
- RA-10
- RA-2.5
- RA-5
- RB
- UR

### Location Map



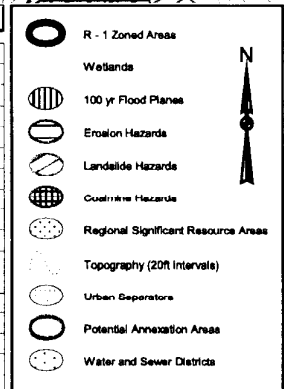
## R-1 Zoning Analysis Map

### Area 9 - Auburn PAA

#### Parcel Statistics

46 Parcels 0 - 1.5 Acres      Mean: 1.99  
 26 Parcels 1.5 - 5 Acres      Maximum: 9.56  
 6 Parcels 5 - 9.56 Acres      Minimum: 0.19  
 Sum: 155.57                      Range: 9.37  
 Count: 78                         Variance: 4.14  
    Standard Deviation: 2.04

Vacancy	Count
A	36
B	2
D	1
E	1
F	1
G	3
H	2
J	2
K	4
L	8
M	4
N	3
O	2
P	2
Q	2
R	1
	4

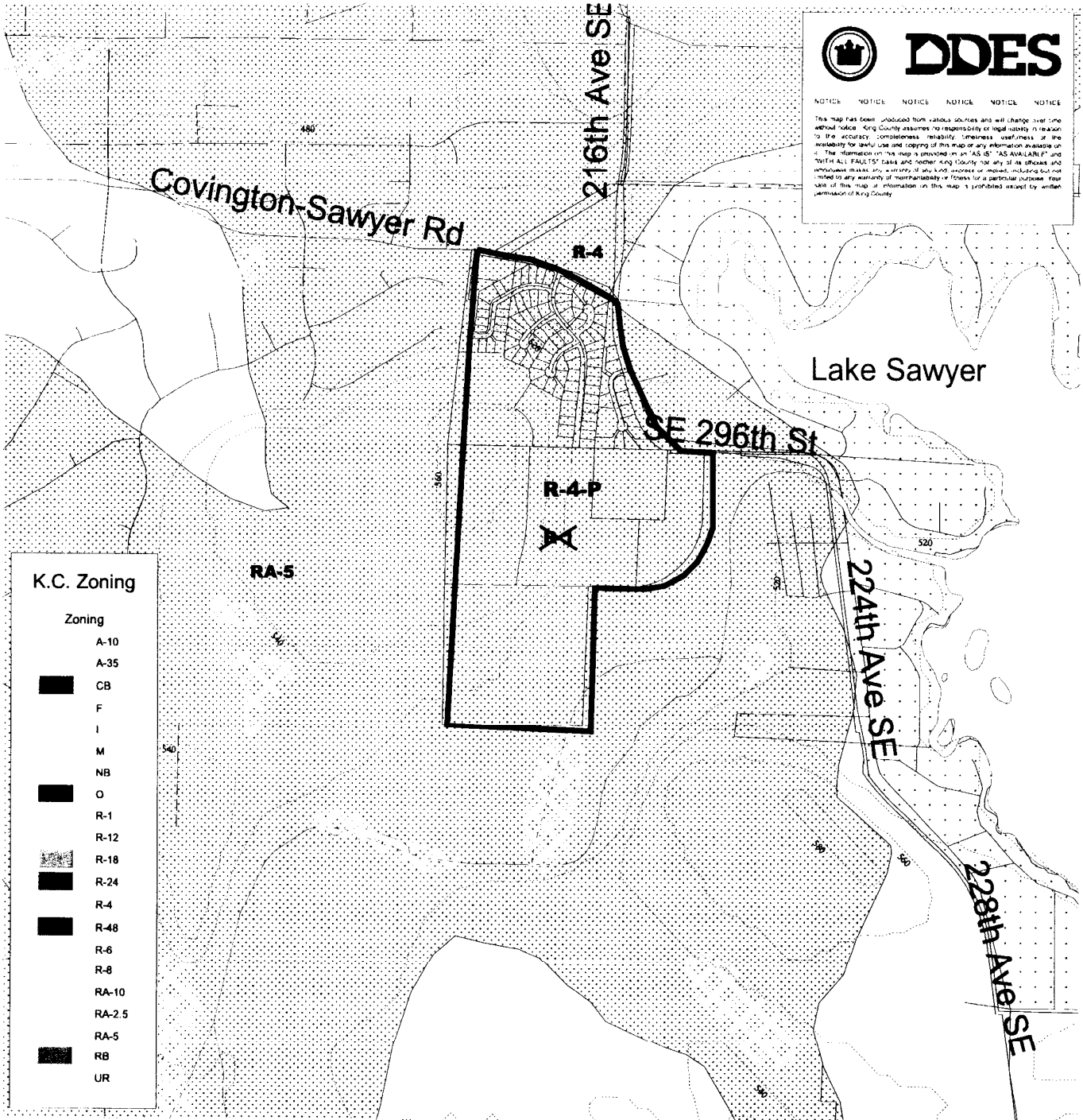




# DDes

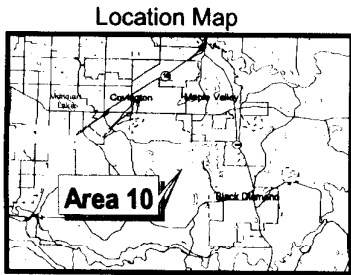
NOTICE NOTICE NOTICE NOTICE NOTICE NOTICE

This map has been produced from various sources and will change over time without notice. King County assumes no responsibility or legal liability in relation to the accuracy, completeness, reliability, timeliness, usefulness, or the availability for lawful use and copying of this map or any information available on it. The information on this map is provided on an "AS IS" "AS AVAILABLE" and "WITH ALL FAULTS" basis and neither King County nor any of its officers and employees shall, in any way, be liable for any errors or omissions, including but not limited to any liability of responsibility or fitness for a particular purpose. Your sale of this map or information on this map is prohibited except by written permission of King County.



**K.C. Zoning**

Zoning	Symbol
A-10	
A-35	
CB	
F	
I	
M	
NB	
O	
R-1	
R-12	
R-18	
R-24	
R-4	
R-48	
R-6	
R-8	
RA-10	
RA-2.5	
RA-5	
RB	
UR	

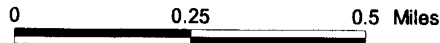


Map produced: 2/27/02  
m:\tony\projects\area\_10\_proposed\_zone.apr  
m:\maps\20020227\awc\_20020227\_area\_10\_proposed\_zone.pdf

## R-1 Zoning Analysis Map Proposed Zoning Area 10 - No Designated PAA

### Parcel Statistics

106 Parcels 0 - 1.5 Acres	Mean: 1.43
2 Parcels 1.5 - 5 Acres	Maximum: 40.70
6 Parcels 5 - 40.71 Acres	Minimum: 0.21
Sum: 163.17	Range: 40.49
Count: 114	Variance: 27.17
	Standard Deviation: 5.21



Vacancy	Count
A	7
C	1
E	2
F	2
G	2
I	2
J	3
K	4
L	7
M	5
N	3
O	62
P	11
	3

**Legend**

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

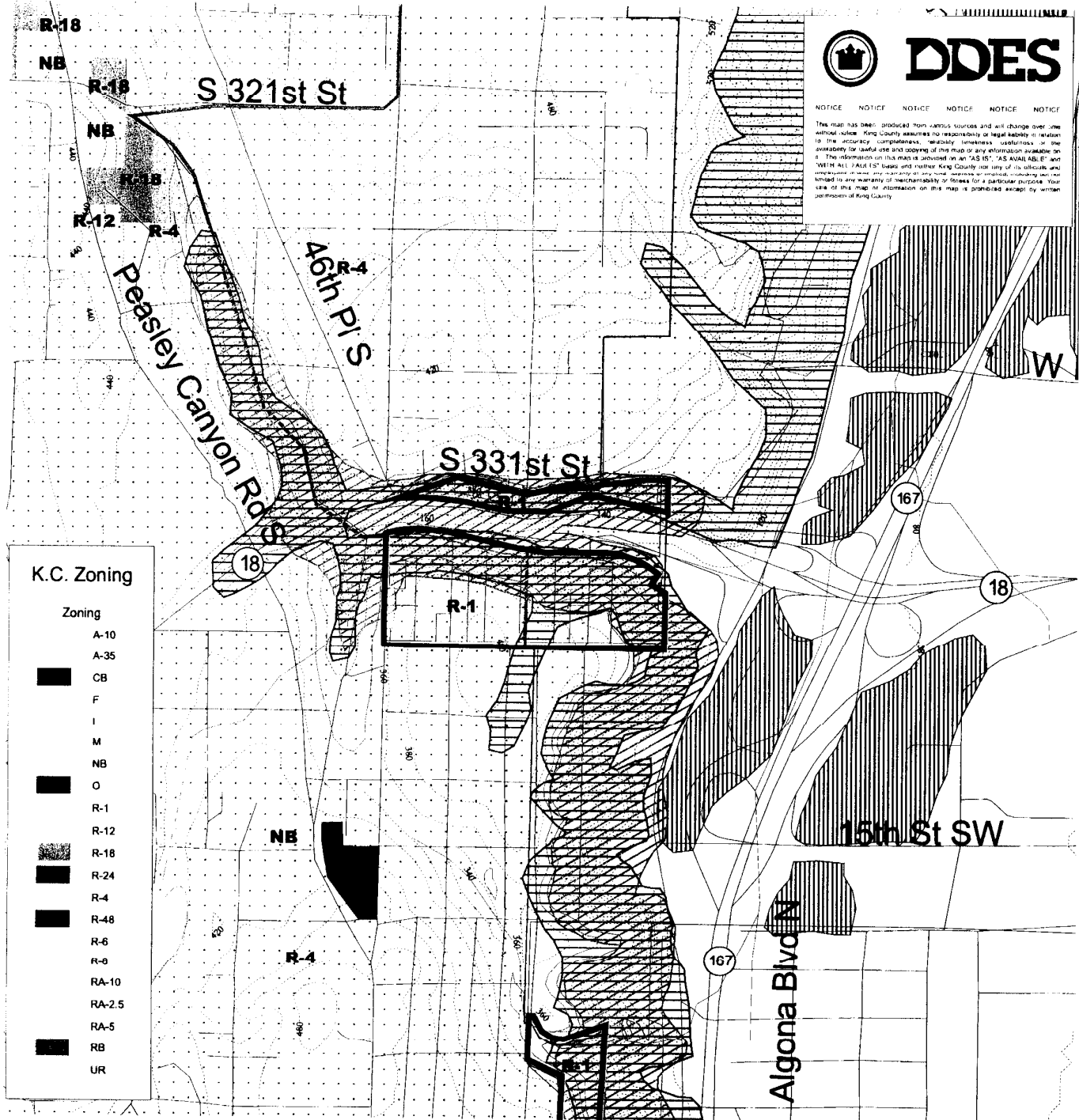
**North Arrow**



# DDES

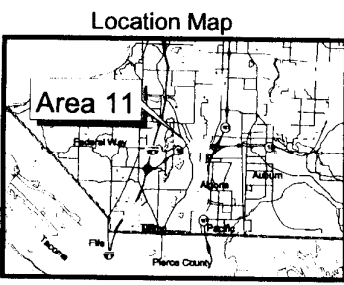
NOTICE NOTICE NOTICE NOTICE NOTICE NOTICE

The map has been produced from various sources and will change over time without notice. King County assumes no responsibility or legal liability in relation to the accuracy, completeness, reliability, timeliness, usefulness, or use of the information on this map or any information available on it. The information on this map is provided on an "AS IS", "AS AVAILABLE" and "WITH ALL FAULTS" basis and neither King County nor any of its officers and employees make any warranty, expressed or implied, including but not limited to any warranty of merchantability or fitness for a particular purpose. Your use of this map or information on the map is prohibited except by written permission of King County.



**K.C. Zoning**

Zoning	Symbol
A-10	
A-35	
CB	
F	
I	
M	
NB	
O	
R-1	
R-12	
R-18	
R-24	
R-4	
R-48	
R-6	
R-6	
RA-10	
RA-2.5	
RA-5	
RB	
UR	



## R-1 Zoning Analysis Map

### Area 11 - Auburn, Federal Way PAA

#### Parcel Statistics

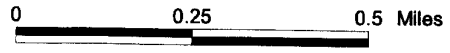
14 Parcels 0 - 1.5 Acres      Mean: 2.14  
 9 Parcels 1.5 - 5 Acres      Maximum: 6.48  
 4 Parcels 5 - 6.48 Acres      Minimum: 0.07  
 Sum: 57.80                      Range: 6.41  
 Count: 27                        Variance: 4.18  
    Standard Deviation: 2.04

Vacancy	Count
A	16
D	1
H	1
K	1
M	1
N	3
P	2
S	1
	1

**Legend**

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

Map produced 1/22/01  
 m:\tony\projects\R-1\_Study\area\_11.apr

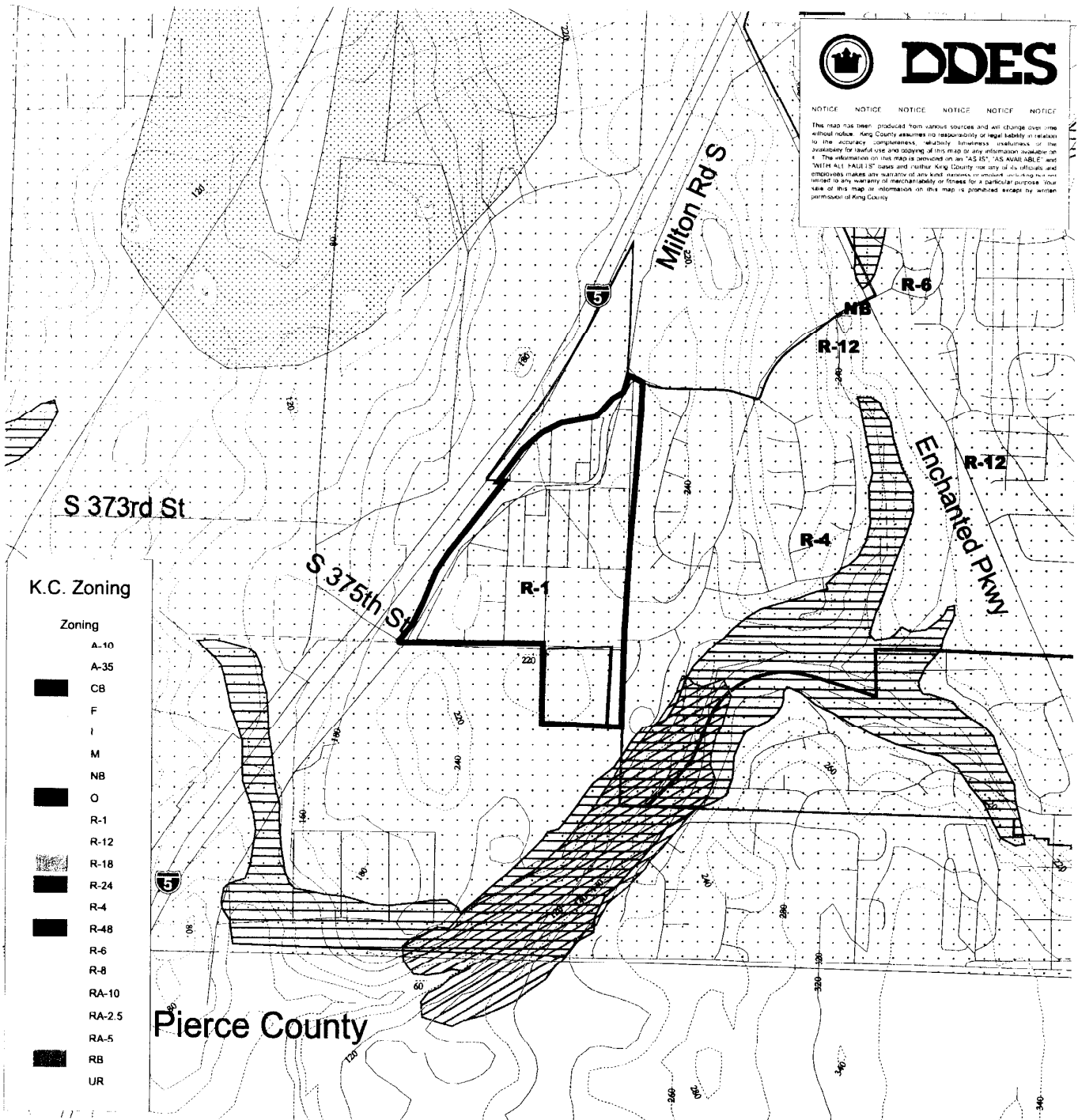




# DDES

NOTICE NOTICE NOTICE NOTICE NOTICE NOTICE

This map has been produced from various sources and will change over time without notice. King County assumes no responsibility or legal liability in relation to the accuracy, completeness, reliability, fairness, or lack thereof of the information on this map as produced on an "AS IS", "AS AVAILABLE" and "WITH ALL FAULTS" basis and neither King County nor any of its officials and employees makes any warranty of any kind, express or implied, including but not limited to any warranty of merchantability or fitness for a particular purpose. The use of this map or information on this map is prohibited except by written permission of King County.



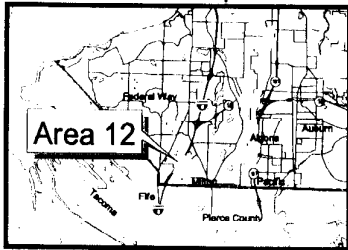
### K.C. Zoning

#### Zoning

- A-10
- A-35
- CB
- F
- I
- M
- NB
- O
- R-1
- R-12
- R-18
- R-24
- R-4
- R-48
- R-6
- R-8
- RA-10
- RA-2.5
- RA-5
- RB
- UR

Pierce County

### Location Map



Map produced 1/22/01  
m:\tony\projects\IR-1\_Study\area\_12.apr

## R-1 Zoning Analysis Map

### Area 12 - Federal Way, Milton PAA

### Parcel Statistics

7 Parcels 0 - 1.5 Acres      Mean: 2.91  
 8 Parcels 1.5 - 5 Acres      Maximum: 19.46  
 6 Parcels 5 - 19.46 Acres    Minimum: 0.03  
 Sum: 61.06                      Range: 19.43  
 Count: 21                        Variance: 16.34  
                                       Standard Deviation: 4.04

0                      0.25                      0.5 Miles

Vacancy	Count
A	4
C	1
G	1
I	2
J	1
L	2
M	5
N	3
O	1
P	1

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

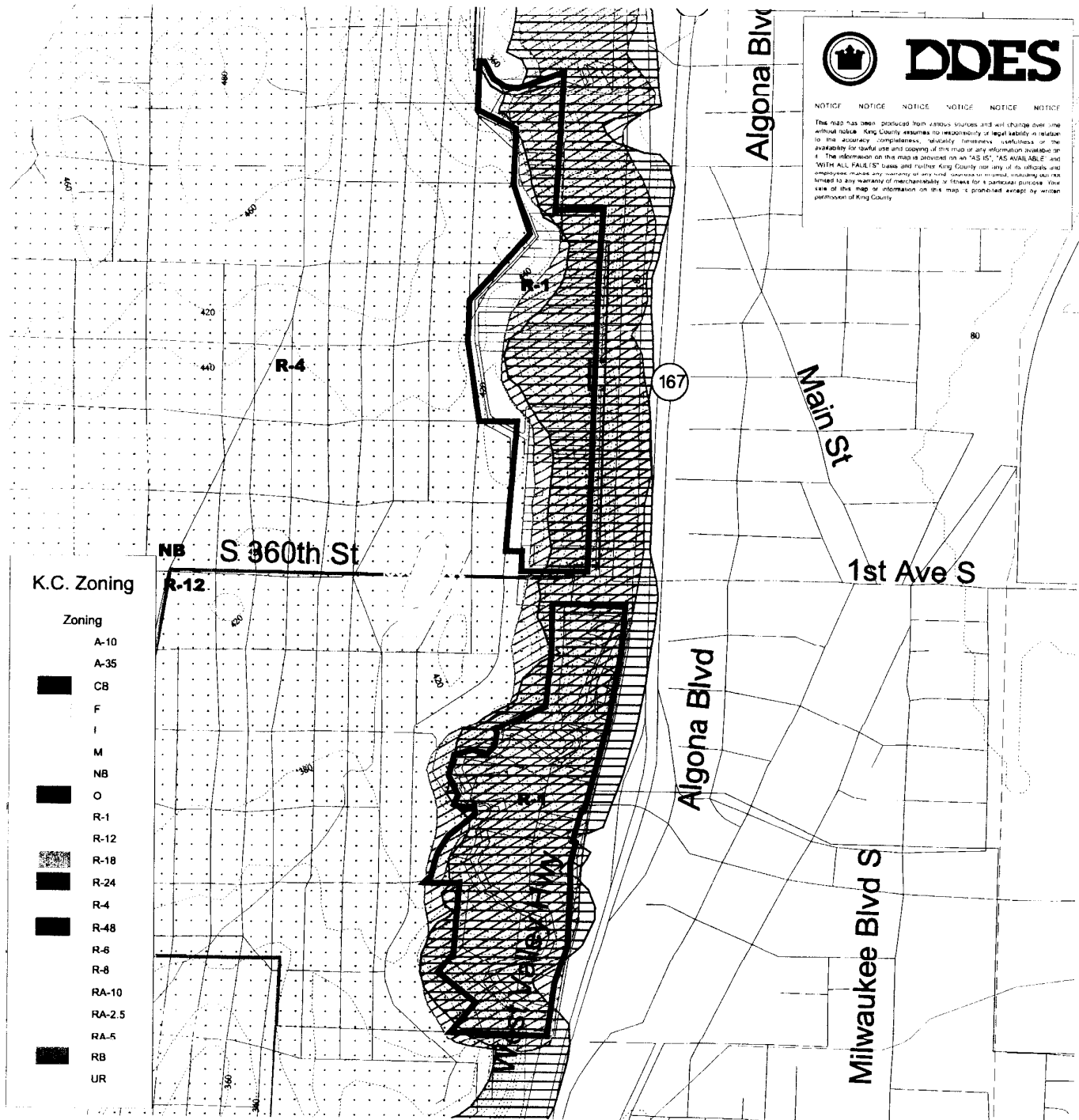




# DDES

NOTICE NOTICE NOTICE NOTICE NOTICE NOTICE

This map has been produced from various sources and will change over time without notice. King County assumes no responsibility or liability in relation to the accuracy, completeness, reliability, timeliness, usefulness or the availability for lawful use and copying of this map or any information included or not. The information on this map is provided on an "AS IS", "AS AVAILABLE" and "WITH ALL FAULTS" basis and neither King County nor any of its officials and employees make any warranty or any kind of assurance to anyone, including but not limited to any warranty of merchantability or fitness for a particular purpose. Your use of this map or information on this map is prohibited except by written permission of King County.

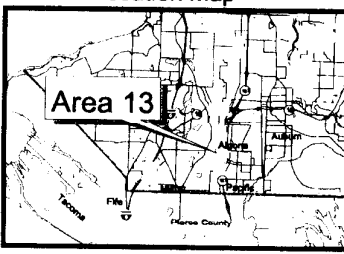


### K.C. Zoning

#### Zoning

- A-10
- A-35
- CB
- F
- I
- M
- NB
- O
- R-1
- R-12
- R-18
- R-24
- R-4
- R-48
- R-6
- R-8
- RA-10
- RA-2.5
- RA-5
- RB
- UR

### Location Map



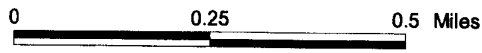
Map produced 1/22/01  
 m:\tony\projects\IR-1\_Study\area\_13.apr

## R-1 Zoning Analysis Map

### Area 13 - Federal Way, Pacific PAA

### Parcel Statistics

48 Parcels 0 - 1.5 Acres      Mean: 1.58  
 26 Parcels 1.5 - 5 Acres      Maximum: 11.01  
 3 Parcels 5 - 11.01 Acres      Minimum: 0.14  
 Sum: 121.71                      Range: 10.87  
 Count: 77                          Variance: 2.58  
    Standard Deviation: 1.61



Vacancy	Count
A	39
B	2
G	1
J	1
K	3
L	2
M	5
N	4
O	6
P	5
R	1
	8

- R-1 Zoned Areas
- 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





# DDES

NOTICE NOTICE NOTICE NOTICE NOTICE NOTICE

The map has been produced from various sources and will change over time without notice. King County assumes no responsibility or legal liability in reliance on the accuracy, completeness, reliability, timeliness, usefulness or the availability for land use and zoning of this map or any information available on this map. The information on this map is provided as an "AS IS" "AS AVAILABLE" and "WITH ALL FAULTS" basis and neither King County nor any of its officials, employees, agents or contractors make any warranty or representation, including but not limited to any warranty of merchantability or fitness for a particular purpose. Your use of this map or information on this map is prohibited except by written permission of King County.

S 188th St

42nd Ave S

Angle Lake

S 196th St

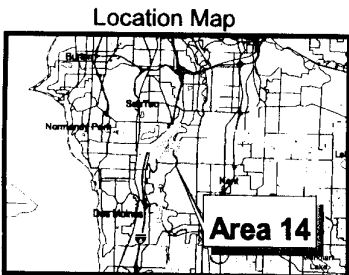
S 200th St

Orilla Rd  
Fragar Rd  
Russell Rd

### K.C. Zoning

#### Zoning

- A-10
- A-35
- CB
- F
- I
- M
- NB
- O
- R-1
- R-12
- R-18
- R-24
- R-4
- R-48
- R-6
- R-8
- RA-10
- RA-2.5
- RA-5
- RB
- UR



Location Map

**Area 14**

Map produced 1/22/01  
m:\tony\projects\v\_1\_special.apr

## R-1 Zoning Analysis Map

Area 14 - Kent, SeaTac, Tukwila PAA

### Parcel Statistics

17 Parcels 0 - 1.5 Acres      Mean: 4.15  
 8 Parcels 1.5 - 5 Acres      Maximum: 20.12  
 8 Parcels 5 - 20.12 Acres    Minimum: 0.03  
 Sum: 137.01                    Range: 20.11  
 Count: 33                      Variance: 33.81  
                                      Standard Deviation: 5.81

0      0.25      0.5 Miles



Vacancy	Count
A	15
D	1
E	1
I	1
K	1
M	2
N	3
O	1
P	3
Q	2
	3

- 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

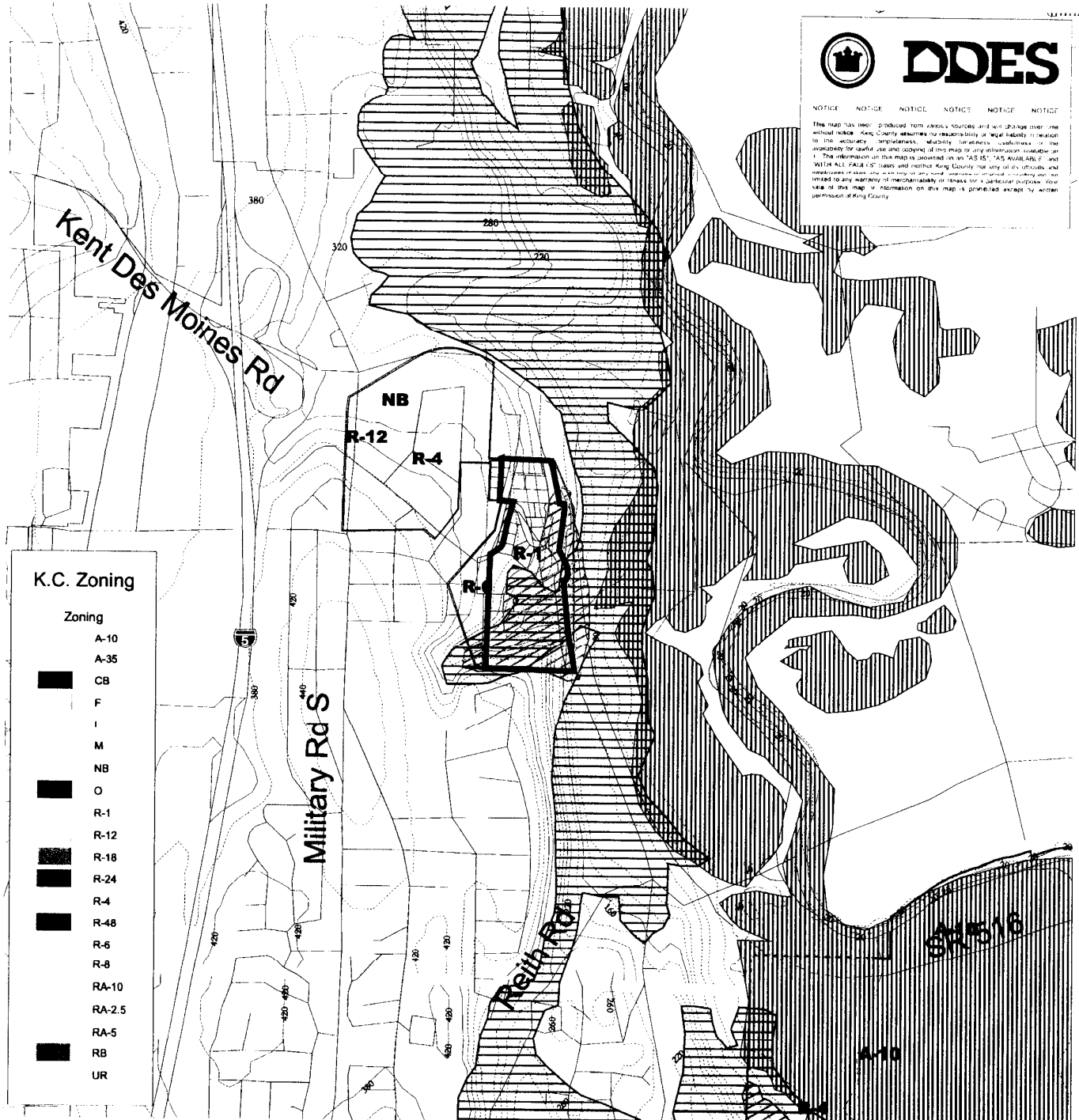




# DDES

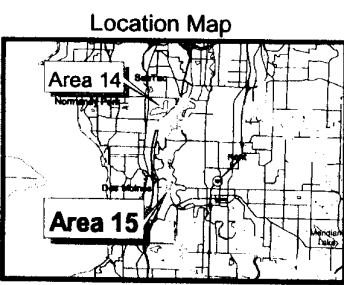
NOTICE NOTICE NOTICE NOTICE NOTICE

The map has been produced from various sources and we do not assume any liability or responsibility for the accuracy, completeness, reliability, timeliness, usefulness or the use of the information on this map or any information contained on it. The information on this map is provided on an "AS IS", "AS AVAILABLE" and "WITH ALL FAULTS" basis and neither King County nor any of its officials and employees make any warranty or any kind, express or implied, or any liability or responsibility of any kind for a particular purpose. Your use of this map or information on this map is provided except by written permission of King County.



**K.C. Zoning**

Zoning	Symbol
A-10	White
A-35	White
CB	Black
F	White
I	White
M	White
NB	Black
O	White
R-1	White
R-12	White
R-18	Black
R-24	Black
R-4	White
R-48	Black
R-6	Black
R-8	Black
RA-10	White
RA-2.5	White
RA-5	White
RB	Black
UR	White



## R-1 Zoning Analysis Map

Area 15 - Kent PAA

### Parcel Statistics

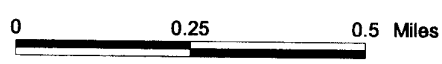
28 Parcels 0 - 1.5 Acres      Mean: .96  
 3 Parcels 1.5 - 5 Acres      Maximum: 20.12  
 1 Parcels 5 - 20.12 Acres    Minimum: 0.04  
 Sum: 30.75                      Range: 5.05  
 Count: 32                        Variance: 2.01  
                                       Standard Deviation: 1.42

Vacancy	Count
A	9
L	1
N	2
O	14
P	2
Q	1
R	1
	2

**R-1 Zoned Areas**

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

Map produced 1/22/01  
 m:\tony\projects\rv\_1\_special.apr



## Appendix B

### R-1 Study Matrix Summary

2/26/02

## R-1 Zoning Study

### SUMMARY OF FINDINGS AND RECOMMENDATIONS

ANALYSIS AREA LOCATION & PARCEL DATA	LAND USE, SERVICE OR ENVIRONMENTAL ISSUES	PROPOSED LAND USE RECOMMENDATIONS
<p>1. Norway Hill between Bothell, Kirkland and Kenmore. 70 parcels on about 121 acres; about 21 percent of the parcels and area vacant.</p>	<p>PAA: Bothell: KCCP Policy CP-701 designates Norway Hill as permanent low density based on extensive steep slopes and erosion and landslide hazards. Sensitive areas may preclude improving road access to the area. Bothell City Plan designates this area for one-acre zoning.</p> <p>PAA: Redmond. Largest vacant parcels near NE 124<sup>th</sup> &amp; SR-202 have streams and extensive steep slopes (not landslide-prone); some non-sensitive areas may have potential for higher density. City of Redmond not interested in further analysis at this time.</p>	<p>Retain R-1 zoning; extensive sensitive areas and limited redevelopment potential.</p>
<p>2. Five clusters of parcels, most near NE 124<sup>th</sup> ST and Redmond-Woodinville Rd. (SR-202), 124 parcels on about 143 acres. Most parcels (all but 7) developed; 2 parcel clusters are recently built-out subdivisions with little or no redevelopment potential.</p>	<p>PAA: none, but adjacent to City of Sammamish with urban services nearby. Most parcels drain to Evans Creek; rest drains to Patterson Creek that is in the Snoqualmie Basin. KCCP Policy CP-207 calls for stringent development conditions in Patterson Creek Basin. Some wetlands and steep slopes. Vacant lots have potential for higher density. No water available at this time. Road access issues.</p>	<p>Retain R-1 zoning; majority of area platted and developed.</p>
<p>3. NE corner of East Sammamish Plateau, east of 244<sup>th</sup> Ave. NE, north of NE 8<sup>th</sup>. 136 parcels on about 242 acres. Vacant land includes 70 parcels on about 109 acres, 25 of which are permanent open space in clustered subdivisions.</p>	<p>PAA: Renton, Bellevue, and Issaquah. Extensive sensitive areas, including coal-mine hazards, steep slopes, landslide hazards and 100-yr. Floodplain. Northern clusters subject to strict surface water runoff control (SR-15-1). Poor road access due to slopes, in spite of close-in location.</p>	<p>Retain R-1 zoning</p>
<p>4. Cougar Mtn.-May Valley between Issaquah, Bellevue, Newcastle and Renton. Six clusters of parcels, one of which is built-out subdivision. 319 parcels on about 518 acres. Vacant land includes 184 parcels on about 233 acres.</p>	<p>PAA: Renton, Kent. KCCP Policies CP-1001 and 1002 call for strict controls on development within urban parts of Soos Creek Basin (e.g. 8% impervious surface, 30% clearing limit on some areas.) Western cluster not in Soos Cr. Basin, but is on steep eastern wall of Lower Green River Valley has extensive steep slopes and one stream. Eastern cluster has several non-sensitive parcels abutting east edge of 132<sup>nd</sup> SE at about SE 210<sup>th</sup>.</p>	<p>Retain R-1 zoning; entire area is part of an adopted Urban Separator.</p>
<p>5. Big Soos Creek/Soos Creek Park. Long band of parcels parallel to Soos Cr., plus parcel cluster at SE 192<sup>nd</sup> and Talbot Rd. 485 parcels on about 816 acres. Vacant land includes 110 parcels covering about 342 acres.</p>		

ANALYSIS AREA LOCATION & PARCEL DATA	LAND USE, SERVICE OR ENVIRONMENTAL ISSUES	PROPOSED LAND USE RECOMMENDATIONS
6. Lower Green River Valley; S 277 <sup>th</sup> to about S 305 <sup>th</sup> , west wall of valley. Three clusters of parcels; 94 parcels on about 275 acres. Vacant land includes 31 parcels covering about 95 acres.	PAA: Kent, Auburn, and Federal Way. Most of the area is within mapped sensitive areas; especially landslide hazard; small amount of 100-yr floodplain where some property boundaries extend to the valley floor. Northern parcel cluster is not within any sewer service area, and road access is poor. All parcels contribute to severe localized flooding problems in the Mill Creek and Mullen Slough basins.	Retain R-1 zoning (Federal Way areas under joint study just initiated with the County).
7. Lower Green River Valley; straddling Green River Road S, between S. 256 <sup>th</sup> and S. 277 <sup>th</sup> , between Kent and Auburn. One block of 22 parcels covering about 182 acres. Vacant land includes 9 parcels covering about 85 acres.	PAA: Kent. Most of the area is within mapped sensitive areas, especially steep slopes and landslide hazard, and 100-yr floodplain. The area is not within a sewer district, and road access is poor.	Retain R-1 zoning; entire area part of adopted Urban Separator.
8. Lea Hill; between the east wall of Lower Green River Valley and SR 18, straddling SE 288 <sup>th</sup> , ending at about SE 316 <sup>th</sup> (if extended). Continuous band of 360 parcels covering about 965 acres. Vacant land includes 98 parcels covering about 302 acres.	PAA: Auburn and Kent. KCCP Policies CP-1001 and 1002 call for strict controls on development within urban parts of Soos Creek Basin (e.g. 8% impervious surface, 30% clearing limit on some areas). Many wetlands and small streams, plus Kent's Watershed in area, but also some sizable ownerships that are flat and dry but drain to Soosette Creek.	Retain R-1 zoning; entire area part of adopted Urban Separator.
9. Lower Green River Valley; S 304 <sup>th</sup> to about S 330 <sup>th</sup> , east wall of valley, straddling Lea Hill Rd. One block of 78 parcels on about 155 acres. Vacant land includes 38 parcels covering about 88 acres.	PAA: Auburn. Most of the area is within mapped sensitive areas, especially steep slopes and landslide hazard, and 100-yr floodplain	Retain R-1 zoning; entire area part of adopted Urban Separator.
10. Lake Sawyer; south of Covington-Sawyer Rd, west of 224 <sup>th</sup> SE. One block of 114 parcels covering about 163 acres. Vacant land includes 8 parcels covering about 115 acres.	PAA: None. KCCP Policies CP-1001 and 1002 call for strict controls on development within urban parts of Soos Creek Basin (e.g. 8% impervious surface, 30% clearing limit on some areas.) Entire area designated RSRA. However, no other sensitive areas present, not a critical area and not being proposed for priority acquisition. Vacant parcels suitable for higher density.	Rezone entire area to R-4-P. P-suffix conditions to provide additional clearing and stream buffer requirements to protect Chinook salmon habitat in Covington Creek.
11. Lower Green River Valley, west wall of valley at Peasley Canyon (SR-18). One block of parcels; 27 parcels on about 58 acres. Vacant land includes 16 parcels covering about 44 acres.	PAA: Auburn, Federal Way. Very steep, slide-prone slopes appear to cover about two-thirds of area, affecting all ownerships. Current access is via gravel roads. A few of the larger parcels in the area's southwest corner may be flat and dry for about 500 feet from their southern boundaries.	Retain R-1 zoning (Federal Way areas under joint study just initiated with the County).

<p>12. Hylebos Creek; east of I-5, north of S. 375<sup>th</sup> St. and the City of Milton. One block of 21 parcels covering 61 acres. Vacant land includes 5 parcels on about 27 acres.</p>	<p>PAA: Milton, Federal Way. There is a wetland covering parts of 2 or more of the area's parcels; the rest drain into Hylebos Creek or its associated wetlands. Most land area in the Analysis Area is outside mapped sensitive areas, but road access is poor due to surrounding wetlands and Interstate 5. Good potential for redevelopment</p> <p>PAA: Federal Way, Pacific. Most parcels in the area are within mapped sensitive areas, especially steep slopes and landslide hazard. Potential for future Urban Separator.</p>	<p><b>Retain R-1 zoning (Federal Way areas under joint study just initiated with the County).</b></p> <p><b>Retain R-1 zoning (Federal Way areas under joint study just initiated with the County).</b></p>
<p>13. Lower Green River Valley east wall, abutting cities of Algona and Pacific, lying between S. 348<sup>th</sup> and S. 372<sup>nd</sup> Streets. Two clusters totaling 77 parcels on about 122 acres. Vacant land includes 41 parcels covering 67 acres.</p>	<p>PAA: Kent, SeaTac and Tukwila. All parcels between I-5 and Orillia Road South are mapped as erosion hazards, and many have steep slopes with evidence of recent landslide activity. Parcels East of Orillia Road and north of S. 200<sup>th</sup> have a portions not constrained and suitable for more intensive development. East of Orillia Road and south of S. 200<sup>th</sup> are several large parcels with flat and dry areas, although significant parts of these may be within the Green River's 100-yr. Floodplain. The City of Kent is proposing to add the Analysis Area to its sewer service area. Orillia Road was widened from 2 lanes to 4 lanes in 2000. This area is under consideration by both the City of Tukwila and the City of SeaTac for possible annexation. Both cities identify this area for higher density development. The City of Tukwila's Comprehensive Plan proposes mixed-use development for the area. Higher density is appropriate once the area is annexed into either Tukwila or SeaTac and an overall site development plan is prepared.</p>	<p><b>Retain R-1 zoning</b></p>
<p>15. Lower Green River Valley east wall, between Military Rd. S. and Kent-Des Moines Rd. S. One block of 32 parcels covering just over 30 acres. Vacant land includes 9 parcels covering over half the Analysis Area.</p>	<p>PAA: Kent. About half of the area's parcels are in an established subdivision; most of the rest of the area is within mapped erosion hazard area with some landslide hazard area as well. A sharp topographic break cuts the area off from Kent-Des Moines Road. City of Kent sewer service is available to some streets in the area.</p>	<p><b>Retain R-1 zoning.</b></p>



# King County

Department of Development and Environmental Services

---

## Determination of Non-significance

For

## 2002 King County Comprehensive Plan Amendments

**Date of Issuance:** March 1, 2002

**Project:** The following elements will comprise the 2002 King County Comprehensive Plan (KCCP):Amendments

### Policy and Text Amendments

- Amend KCCP policy U-115 to correct typographical error and remove reference to Regionally or Locally Significant Resource Areas.
- Amend KCCP policy U-116 to be 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 and allow multifamily as part of a mixed use project.
- Amend KCCP policy U-130 to make the policy consistent with King County Code (K.C.C.) Title 21A, which uses the term “net buildable area.”
- Amend KCCP policy R-564 to clarify that Mining Land Use and Mineral Zoning can be redesignated to allow other uses once reclamation is complete.
- Amend KCCP policy E-123 which references the R-1 Zoning Study and is being transmitted with this amendment.
- KCCP Chapter #3 text amendment to delete reference to Rural Farm Districts.

### Land Use and Zoning Amendments

- Implement the Snoqualmie Urban Growth Area Subarea Plan 2001 by adding 209 acres to the City of Snoqualmie’s Northwest portion of their Urban Growth Area (UGA) and removing 214 acres from the City’s Southeast UGA.
- Correct a mapping area for NE Maple Valley by adding 3.47 acres to the UGA.
- Submits the R-1 Study which proposes changing land use and zoning for a 163 acre area west of Lake Sawyer currently designated Urban Residential, Low, 1 dwelling unit per acre (du/ac) on the Comprehensive Land Use Map and currently zoned Residential, 1 home per one acre (R-1). The proposed land use is Urban Residential, Medium, 4-12 du/ac and the corresponding zoning would be Residential 4 dwelling units per acre (R-4-P). A

P-suffix condition for retention of natural vegetation and increased buffers for streams will be placed on all parcels.

King County Code Amendments

- Amends KCC 21A.08.050 to allow kennels and catteries as a home occupation in the Agricultural Zone on lots of five acres or more. Establishes conditions similar for a veterinary clinic in the Agricultural Zone.
- Amends K.C.C. 21A.12.030 to clarify that the minimum lot area does not apply to lot clustering proposals.
- Amends K.C.C. 21A.12.200 and K.C.C. 21A.14.180 to correct typographical errors.

**Location:** All of unincorporated King County

**King County Permits:** Adoption of Ordinance by the Metropolitan King County Council

**SEPA Contact:** Stephen Boyce, Program Manager III  
Department of Development and Environmental Services  
(206) 296-7129

**County Contacts:** Project Manager, Comprehensive Plan Amendment  
Karen Wolf, Senior Policy Analyst  
Office of Regional Policy and Planning  
(206) 205-0704

Project Manager, Snoqualmie Urban Growth Area Subarea Plan  
Mark Sollitto, Senior Policy Analyst  
Office of Regional Policy and Planning  
(206) 205-0705

Project Manager, Code Amendments  
Priscilla Kaufmann, Program Manager III  
Department of Development and Environmental Services  
(206) 296-7284

**Proponent:** King County

**Notes:**

A. This is a non-project action as defined in WAC 197-11-704. This finding is based on review of the environmental checklist dated February 26, 2002, the threshold determination and environmental checklist dated April 19, 2001 for the Snoqualmie UGA Subarea Plan and other documentation of the proposed amendment.

B. Issuance of this threshold determination does not constitute approval of future permits. Future, site specific, proposals submitted under this amendment will be subject to further environmental analysis and regulations in affect at the time.



## Threshold Determination

The responsible official finds that the above described proposal does not pose a probable significant adverse impact to the environment. This finding is made pursuant to RCW 43.21C, KCC 20.44 and WAC 197-11 after reviewing the environmental checklist and other information on file with the lead agency. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal.

## Comments and Appeals

Although administrative appeals of non-project threshold determinations are not allowed, the County welcomes your comments. Comments on the proposed amendments may be addressed to the Department of Development and Environmental Services, the Office of Regional Policy and Planning at the addressees provided below or to the King County Council at any time during their consideration of the proposed amendment. The amendment ordinance will be transmitted to the County Council on March 1<sup>st</sup>, 2002. For further information regarding the amendment and /or ordinance adoption timeline, please contact the Clerk of the Council at (206) 296-1020.

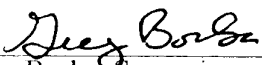
### Address for comment:

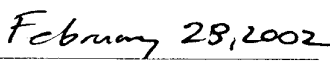
King County Land Use Services Division  
900 Oakesdale Avenue SW  
Renton, WA 98055-1219  
ATTN: Stephen Boyce, Program Manager III

Or

King County Office of Regional Policy and Planning  
King County Courthouse  
514 Third Avenue  
Seattle, WA 98104  
ATTN: Karen Wolf, Senior Policy Analyst

### Responsible Official:

  
\_\_\_\_\_  
Greg Borba, Supervisor  
Current Planning Section  
Land Use Services Division

  
\_\_\_\_\_  
Date

## ENVIRONMENTAL CHECKLIST

### Purpose of Checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21 RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

### Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

### **A. BACKGROUND**

#### **1. Name of proposed project, if applicable:**

2002 King County Comprehensive Plan Amendment

#### **2. Name of applicant:**

King County

#### **3. Address and phone number of applicant and contact person:**

Steve Boyce  
Program Manager III  
Department of Development and Environmental Service  
900 Oaksdale Ave.  
Renton WA 98055  
(206) 296-7129

#### **4. Date checklist prepared:**

April 26<sup>th</sup>, 2002

#### **5. Agency requesting checklist:**

King County

#### **6. Proposed timing or schedule (including phasing, if applicable):**

The amendment is being transmitted to the Metropolitan King County Council on March 1, 2002. The Council will review the amendment in 2002. Adoption of the amendment, after Council review is likely to occur in 2002.

7. **Do you have any plans for future additions, expansions, or further activity related to or connected with this proposal? If yes, explain.**

None

8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**

- *King County 1994 Comprehensive Plan Supplemental EIS* (Draft SEIS June 1994; Final SEIS November 1994). King County.
- *King County Countywide Planning Policies, environmental documents* (May 5, 1992); *Addendum* issued June 18, 1992; (Draft Supplemental EIS January 12, 1994; Final Supplemental EIS, May 18, 1994). King County.
- *King County Environmental Checklist, Snoqualmie Urban Growth (UGA) Area Subarea Plan, April 2001.*

9. **Do you know whether applications are pending for government approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

None

10. **List any government approvals or permits that will be needed for your proposal, if known.**

King County Council Action on the Proposed Amendments

11. **Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.**

The following elements will comprise the 2002 King County Comprehensive Plan (KCCP):Amendments

Policy and Text Amendments

- Amend KCCP policy U-115 to correct typographical error and remove reference to Regionally or Locally Significant Resource Areas.
- Amend KCCP policy U-116 to be 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 and allow multifamily as part of a mixed use project.
- Amend KCCP policy U-130 to make the policy consistent with King County Code (K.C.C.) Title 21A, which uses the term "net buildable area."

- Amend KCCP policy R-564 to clarify that Mining Land Use and Mineral Zoning can be redesignated to allow other uses once reclamation is complete.
- Amend KCCP policy E-123 which references the R-1 Zoning Study and is being transmitted with this amendment.
- KCCP Chapter #3 text amendment to delete reference to Rural Farm Districts.

#### Land Use and Zoning Amendments

- Implement the Snoqualmie Urban Growth Area Subarea Plan 2001 by adding 209 acres to the City of Snoqualmie's Northwest portion of their Urban Growth Area (UGA) and removing 214 acres from the City's Southeast UGA.
- Correct a mapping area for NE Maple Valley by adding 3.47 acres to the UGA.
- Submits the R-1 Study which proposes changing land use and zoning for a 163 acre area west of Lake Sawyer currently designated Urban Residential, Low, 1 dwelling unit per acre (du/ac) on the Comprehensive Land Use Map and currently zoned Residential, 1 home per one acre (R-1). The proposed land use is Urban Residential, Medium, 4-12 du/ac and the corresponding zoning would be Residential 4 dwelling units per acre (R-4-P). A P-suffix condition for retention of natural vegetation and increased buffers for streams will be placed on all parcels.

#### King County Code Amendments

- Amends KCC 21A.08.050 to allow kennels and catteries as a home occupation in the Agricultural Zone on lots of five acres or more. Establishes conditions similar for a veterinary clinic in the Agricultural Zone.
- Amends K.C.C. 21A.12.030 to clarify that the minimum lot area does not apply to lot clustering proposals.
- Amends K.C.C. 21A.12.200 and K.C.C. 21A.14.180 to correct typographical errors.

12. **Location of the proposal. Give sufficient information for a person to understand the precise location of our proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

All of unincorporated King County. For the Snoqualmie Urban Growth Area (UGA) Subarea Plan portion of the amendment refer to the Environmental Checklist prepared in April 2001. See attached maps for the R-1 Study Area included as part of the 2002 Amendment Proposal.

TO BE COMPLETED BY APPLICANT

**B. ENVIRONMENTAL ELEMENTS**

**1. Earth**

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other.**

Flat

- b. What is the steepest slope on the site (approximate percent slope)?**

Unknown

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification as agricultural soils, specify them and note any prime farmland.**

Unknown

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

None

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.**

Does not apply

- f. Could erosion occur as a result clearing, construction, or use? If so, generally describe.**

Does not apply

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

Does not apply

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.**

P-suffix conditions for the R-4-P rezone include:

- Natural land cover shall be retained on at least 35% of the site; and
- Stream buffers should be a minimum of 150 feet for Class 1 and Class 2 streams, and stream buffers should be a minimum of 100 feet for Class 3 streams.

**2. Air**

- a. **What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities, if known.**  
Does not apply
- b. **Are there any off-site sources of emissions or odors that may affect your proposal? If so, generally describe.**  
Does not apply.
- c. **Proposed measures to reduce or control emissions or other impacts to air, if any:**  
None
- 3. **Water**
  - a. **Surface:**
    - 1. **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**  
Yes. Covington Creek
    - 2. **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**  
Does not apply
    - 3. **Estimate in the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**  
Does not apply
    - 4. **Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities, if known.**  
Does not apply
    - 5. **Does the proposal lie within a 100-key floodplain? If so, note location on the site plan.**  
No
    - 6. **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**  
Does not apply
- b. **Ground:**

1. **Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities, if known.**  
Does not apply
2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any, (for example: Domestic sewage; industrial, containing the following of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**  
Does not apply
- c. **Water Runoff (including storm water):**
  1. **Describe the source of runoff (including storm water) and method of collection and disposal, if any (including quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**  
Future development will come under the County's Surface Water Design Manual. The exact design will be determined at the time of development.
  2. **Could waste materials enter ground or surface waters? If so, generally describe:**  
Unknown
- d. **Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:**  
See above
4. **Plants**
  - a. **Check or circle types of vegetation found on the site:**  
 deciduous tree: alder, maple, aspen, other  
 evergreen tree: fir, cedar, pine, other  
 shrubs  
 grass  
 pasture  
 crop or grain  
 wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other  
 water plants: water lily, eelgrass, milfoil, other  
 other types of vegetation (landscaping)
  - b. **What kind and amount of vegetation will be removed or altered?**  
Does not apply
  - c. **List threaten or endangered species known to be on or near the site.**  
Does not apply

- d. **Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:**

Does not apply

5. **Animals**

- a. **Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:**

**birds: hawks, heron, eagle, songbirds, other.**

**mammals: deer, bear, elk, beaver, other:**

**fish: bass, salmon, trout, herring, shellfish, other.**

- b. **List any threatened or endangered species known to be on or near the site.**

Unknown

- c. **Is the site part of a migration route? If so, explain.**

Unknown

- d. **Proposed measures to preserve or enhance wildlife, if any.**

See above P suffix conditions

6. **Energy and Natural Resources**

- a. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

Does not apply

- b. **Would project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

Does not apply

- c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:**

Does not apply

7. **Environmental Health**

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.**

None



- 1) **Describe special emergency services that might be required.**  
Does not apply
- 2) **Proposed measures to reduce or control environmental health hazards, if any:**  
Does not apply
- b. **Noise**
  1. **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**  
Future development will have noise associated with residential construction.
  2. **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.**  
See above
  3. **Proposed measures to reduce or control noise impacts, if any:**  
None
8. **Land and Shoreline Use**
  - a. **What is the current use of the site and adjacent properties.**  
Single family residential
  - b. **Has the site been used for agriculture? If so, describe.**  
Unknown
  - c. **Describe any structures on the site.**  
Single family residential and associated outbuildings
  - d. **Will any structures be demolished? If so, what?**  
Does not apply
  - e. **What is the current zoning classification of the site?**  
R-1
  - f. **What is the current comprehensive plan designation of the site?**  
Urban Residential Low
  - g. **If applicable, what is the current shoreline master program designation of the site?**  
Does not apply

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.**

Small portion in the Southeast corner of the R-1 Study Area proposal is a wetland.

- i. Approximately how many people would reside or work in the completed project?**

At full development approximately 320 homes would be present.

- j. Approximately how many people would the completed project displace?**

Unknown

- k. Proposed measures to avoid or reduce displacement impacts, if any.**

None

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.**

This is a land use proposal update consistent with local, state and Federal mandates.

**9. Housing**

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

Approximately 320 units. Unknown

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

Unknown

- c. Proposed measures to reduce or control housing impacts, if any:**

None

**10. Aesthetics**

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

Does not apply

- b. What views in the immediate vicinity would be altered or obstructed?**

Does not apply

- c. Proposed measures to reduce or control aesthetic impacts, if any.**

None

**11. Light and Glare**

- a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**

Future development of single family neighborhood associated impacts.

- b. **Could light or glare from the finished project be a safety hazard or interfere with views?**

Unknown

- c. **What existing off-site source of light or glare may affect your proposal?**

Unknown

- d. **Proposed measures to reduce or control light and glare impacts, if any.**

None

## 12. Recreation

- a. **What designated and informal recreational opportunities are in the immediate vicinity?**

- b. **Would the proposed project displace any existing recreational uses? If so, describe.**

- c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.**

High school athletic fields are present within the proposal.

## 13. Historic and Cultural Preservation

- a. **Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.**

Unknown

- b. **Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.**

Unknown

- c. **Proposed measures to reduce or control impacts, if any.**

None

## 14. Transportation

- a. **Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.**

The R-1 Study Area is accessed by the Covington-Sawyer Rd and SE 296<sup>th</sup> St.

- b. **Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?**

Yes

- c. **How many parking spaces would the completed project have? How many would the project eliminate?**

Does not apply

- d. **Will the proposal require any new roads or streets, or improvements to the existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).**

Future development will require specific new streets and may require off site improvements to street facilities.

- e. **Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

No

- f. **How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.**

Unknown

- g. **Proposed measures to reduce or control transportation impacts, if any.**

None

**15. Public Services**

- a. **Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so generally describe.**

None is anticipated

- b. **Proposed measures to reduce or control direct impacts on public services, if any.**

None

**16. Utilities**

- a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.**

- b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

Does not apply. The site will be served by public sewers and water. Sewer is available now and water will be available when Pipeline Five is completed in the next few years.

**C. SIGNATURE**

**The above answers are true and complete to the best of knowledge. I understand that the lead agency is relying on them to make its decision.**

Signature: Stephan Kye

Date Submitted: 2-26-02

9/96

**D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS  
(do not use this sheet for project actions)**

**Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.**

**When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.**

**1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**

Discharges, emissions and production of substances and noise would not result from the proposed amendments. Future development of would result in stormwater runoff from impervious surfaces, emissions to air from construction and vehicle traffic, and noise. The production, storage, or release of toxic or hazardous substances are not anticipated as a result of future development. Such future increases in discharges, emissions and production of noise would be typical of urban development and will be subject to regulations and mitigation measures identified in future project-level EISs or other project governing documents.

**Proposed measures to avoid or reduce such increases are:**

No measures are proposed or warranted at this time. Project-level environmental review, associated with future annexation and development proposals, would identify relevant measures to avoid or reduce increases.

**2. How would the proposal be likely to affect plants, animals, fish or marine life?**

Plants, animals, fish or marine life would not be directly affected by the proposed amendments. The proposed amendments would not result in the removal or alteration of vegetation or disturb fish or animal habitats. Future development of lands requiring vegetation removal or alteration of any habitats would be evaluated as part of subsequent, project-level environmental review. It is anticipated that vegetation removal and alteration would reflect typical urban development.

**Proposed measures to protect or conserve plants, animals, fish, or marine life are:**

No measures are proposed or warranted at this time. Measures to preserve or enhance vegetation and/or wildlife associated with future development of lands would be addressed during subsequent, project-level review. Future annexation and development of lands would be subject to all applicable regulations. to wildlife habitat.

**3. How would the proposal be likely to deplete energy or natural resources?**

The proposed amendments would not deplete energy or natural resources. However, future development of lands would require energy for lighting, heating, ventilation, and associated activities; demand for energy would be typical of urban development.

**Proposed measures to protect or conserve energy and natural resources are:**

No measures are proposed or warranted at this time. Future development of lands would comply with applicable code requirements for energy features.

**4. How would the proposal be likely to affect environmental sensitive areas or areas designated (or eligible under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic, or cultural sites, wetlands, floodplains, or prime farmlands?**

The proposal would not directly affect environmental sensitive areas or areas designated or eligible for governmental protection. Future development of lands would be subject to project-level environmental review; such review would identify any potential effects on environmental sensitive areas.

**Proposed measures to protect such resources or to avoid or reduce impacts are:**

Appropriate measures to reduce or control impacts on lands eligible for government protection would be determined as part of project-level environmental review of future development proposals. Specific regulations for clearing and stream buffers are proposed for the R-1 Study Area near Lake Sawyer.

**5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

The proposed amendments are compatible with applicable policies of the State Growth Management Act, the King County Countywide Planning Policies, and the King County Comprehensive Plan.

The proposal would not affect shoreline use.

**Proposed measures to avoid or reduce shoreline and land use impacts are:**

The proposed amendments are consistent with the applicable policies of the Washington State Growth Management Act, the Countywide Planning Policies, and the King County Comprehensive Plan.

**6. How would the proposal be likely to increase demands on transportation or public services and utilities?**

No increase in demands on transportation or public services and utilities would occur as a direct result of the proposed amendments. Future development of would result in new daily and peak hour trips on the surrounding road network. The level of new trips would be dependent upon the specific mix of uses. Project-level environmental review would determine trip generation and the resulting impacts.

Future development of lands would be accommodated by the existing sewer and water providers.

**Proposed measures to reduce or respond to such demand(s) are:**

Future development of lands would be subject to project-level environmental review under SEPA. Such review would evaluate transportation demands and the increased need for public services and utilities. The project specific environmental review would identify measures and improvements needed to meet such needs.

No other measures are proposed at this time.

**7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

The Washington State Growth Management Act and the local plans developed by King County to implement the GMA provide guidance and direction for the development of the proposed recommendations. No conflicts with local, state or federal laws or requirements would result from the proposal.

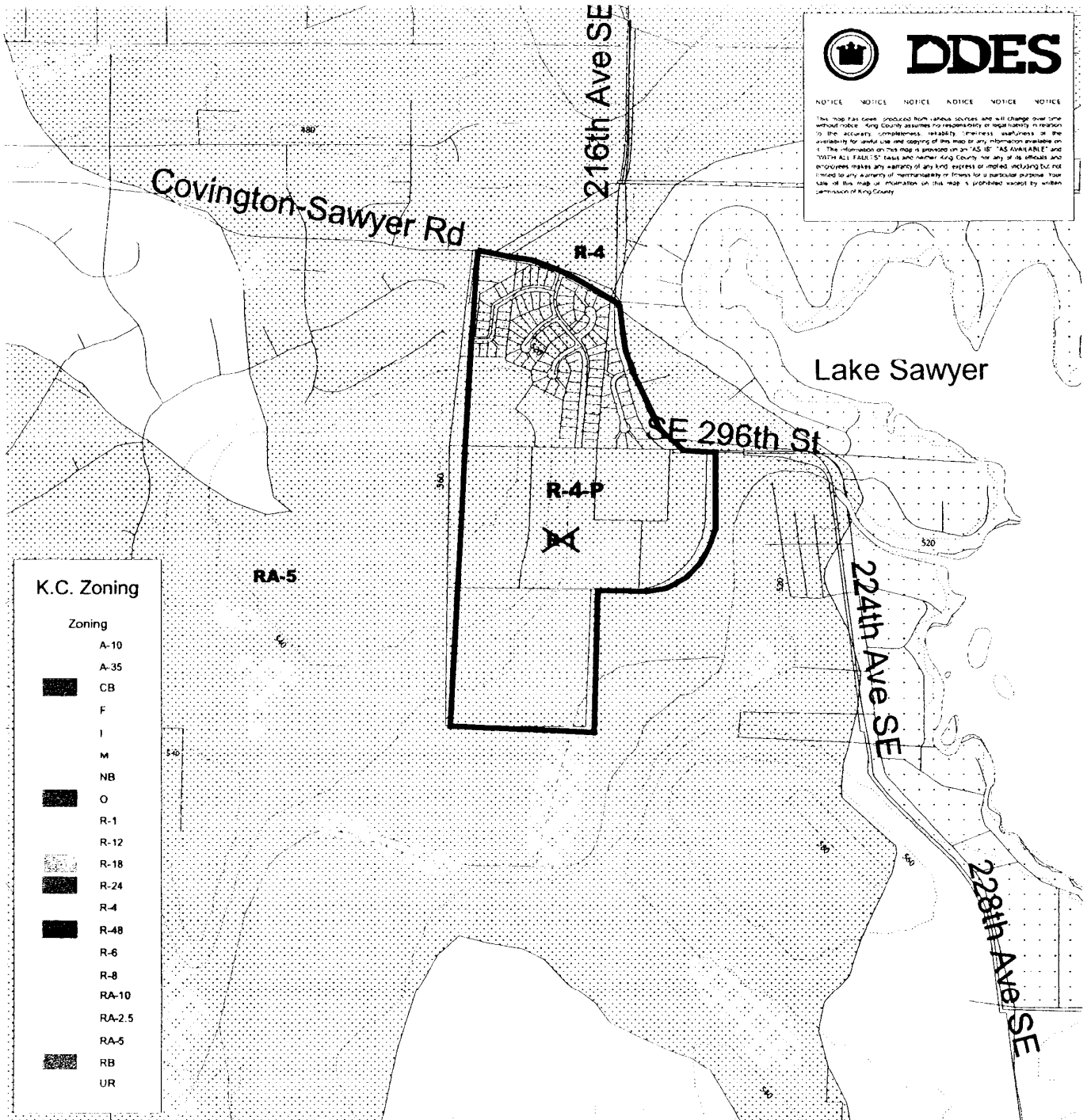




# DDES

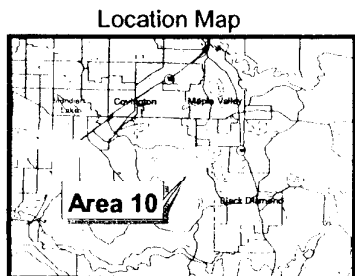
NOTICE NOTICE NOTICE NOTICE NOTICE NOTICE

This map has been produced from various sources and will change over time without notice. King County assumes no responsibility or liability in relation to the accuracy, completeness, reliability, timeliness, usefulness or the availability for aerial use and copying of this map or any information available on it. The information on this map is provided on an "AS IS" "AS AVAILABLE" and "WITH ALL FAULTS" basis and neither King County nor any of its officers and employees makes any warranty of any kind, express or implied, including but not limited to any warranty of merchantability or fitness for a particular purpose. Your use of this map or information on this map is prohibited except by written permission of King County.



**K.C. Zoning**

Zoning	Symbol
A-10	
A-35	
CB	
F	
I	
M	
NB	
O	
R-1	
R-12	
R-18	
R-24	
R-4	
R-48	
R-6	
R-8	
RA-10	
RA-2.5	
RA-5	
RB	
UR	



Map produced: 2/27/02  
 m:\tony\projects\lrae\_10\_proposed\_zone.apr  
 m:\maps\200202\awc\_20020227\_area\_10\_proposed\_zone.pdf

## R-1 Zoning Analysis Map Proposed Zoning Area 10 - No Designated PAA

### Parcel Statistics

106 Parcels 0 - 1.5 Acres	Mean: 1.43
2 Parcels 1.5 - 5 Acres	Maximum: 40.70
6 Parcels 5 - 40.71 Acres	Minimum: 0.21
Sum: 163.17	Range: 40.49
Count: 114	Variance: 27.17
	Standard Deviation: 5.21



Vacancy	Count
A	7
C	1
E	2
F	2
G	2
I	2
J	3
K	4
L	7
M	5
N	3
O	62
P	11
	3

**R - 1 Zoned Areas**

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