

# Map Amendments

**1. Cottage Lake**

Amendment to the Comprehensive Plan Land Use Map  
Amendment to the Zoning Atlas

**2. Duvall Rock Quarry**

Amendment to the Comprehensive Plan Land Use Map  
Amendment to the Zoning Atlas

**3. Dale Frank**

Amendment to the Comprehensive Plan Land Use Map  
Amendment to the Zoning Atlas

**4. Willows Road**

Amendment to the Comprehensive Plan Land Use Map  
Amendment to the Zoning Atlas

**5. Redmond Perrigo Park**

Amendment to the Comprehensive Plan Land Use Map  
Amendment to the Zoning Atlas

**6. Redmond Ridge Panhandle**

Amendment to the Comprehensive Plan Land Use Map  
Amendment to the Zoning Atlas

**7. Cougar Mountain**

Amendment to the Comprehensive Plan Land Use Map  
Amendment to the Zoning Atlas

**8. East Renton Urban Separator**

Amendment to the Comprehensive Plan Land Use Map  
Amendment to the Zoning Atlas

**9. Enumclaw Golf Course**

Amendment to the Comprehensive Plan Land Use Map  
Amendment to the Zoning Atlas

**10. Renton Christian Center**

Amendment to the Comprehensive Plan Land Use Map  
Amendment to the Zoning Atlas

**11. Covington Park**

Amendment to the Comprehensive Plan Land Use Map  
Amendment to the Zoning Atlas

**12. Issaquah SPAR Road**

Amendment to the Comprehensive Plan Land Use Map  
Amendment to the Zoning Atlas

**13. Jackson Properties**

Amendment to the Comprehensive Plan Land Use Map  
Amendment to the Zoning Atlas

**Adopted  
September 27, 2004**

# Map Amendment 1

## Cottage Lake

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE MAP  
2 \_\_\_\_\_  
3

4 Amend Map # 17, Section 7, Township 26, Range 6 as follows:  
5

6 Redesignate the following parcels from Rural Residential to Rural Neighborhood:  
7

8 0726069001

9 0726069058

10 1628700126

11 1628700127  
12

13 Effect: The proposed land use map amendment would add four parcels to the Cottage Lake  
14 Rural Neighborhood.

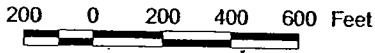


# Proposed Amendment

## 2004 King County Comprehensive Plan Update

### Cottage Lake Rural Neighborhood - Land Use Amendment


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7-20-04 MKCC GMUAC

 Study Area

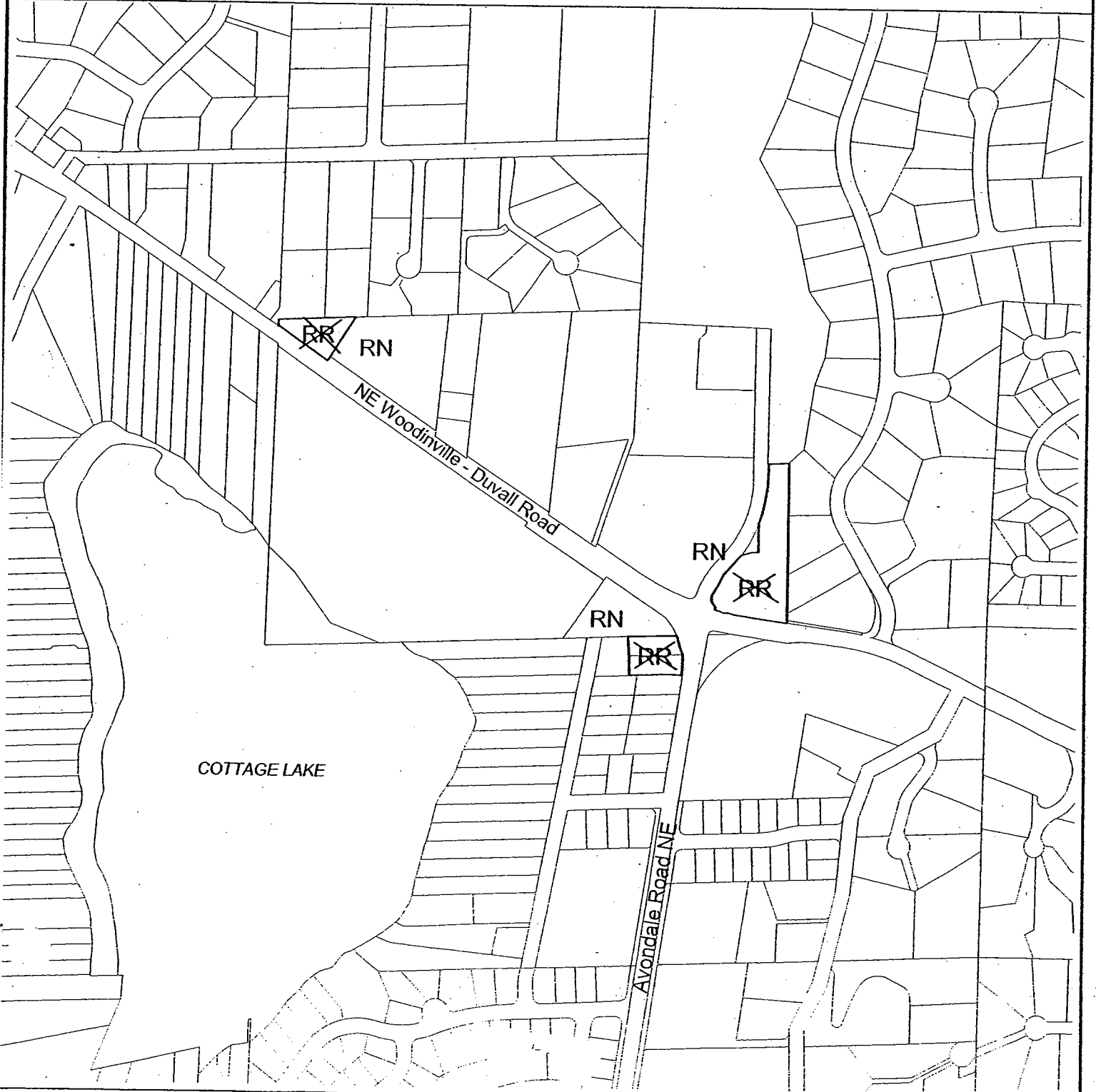
 Incorporated Areas

 Urban Growth Boundary

 Proposed Urban Growth Boundary

RR Rural Residential

RN Rural Neighborhood



# Map Amendment 1

## Cottage Lake

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – Zoning Atlas  
2  
3

---

4 Amend Map # 17, Section 7, Township 26, Range 6 as follows:  
5

6 Reclassify the following parcels from RA-5 and RA-5-P to NB and NB-P:  
7

8 0726069001 (RA-5 to NB-P)

9 0726069058 (RA-5 to NB-P)

10 1628700126 (RA-5-P to NB-P)

11 1628700127 (RA-5 to NB)  
12

13 Effect: This amendment applies the Neighborhood Business zone classification to four  
14 parcels proposed to be included within the Cottage Lake Rural Neighborhood. Existing P  
15 Suffix condition BC-P2 is retained on three of the parcels, and BC-P3 on one of the parcels.  
16 No change is proposed through this amendment to the clearing restrictions enumerated in  
17 King County Code Chapter 16.82.150 C and D that already apply to the subject properties.

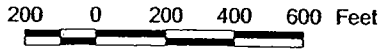


# Proposed Amendment

## 2004 King County Comprehensive Plan Update


### Cottage Lake Rural Neighborhood - Zoning Amendment

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7-20-04 MKCC GMUAC

 Study Area

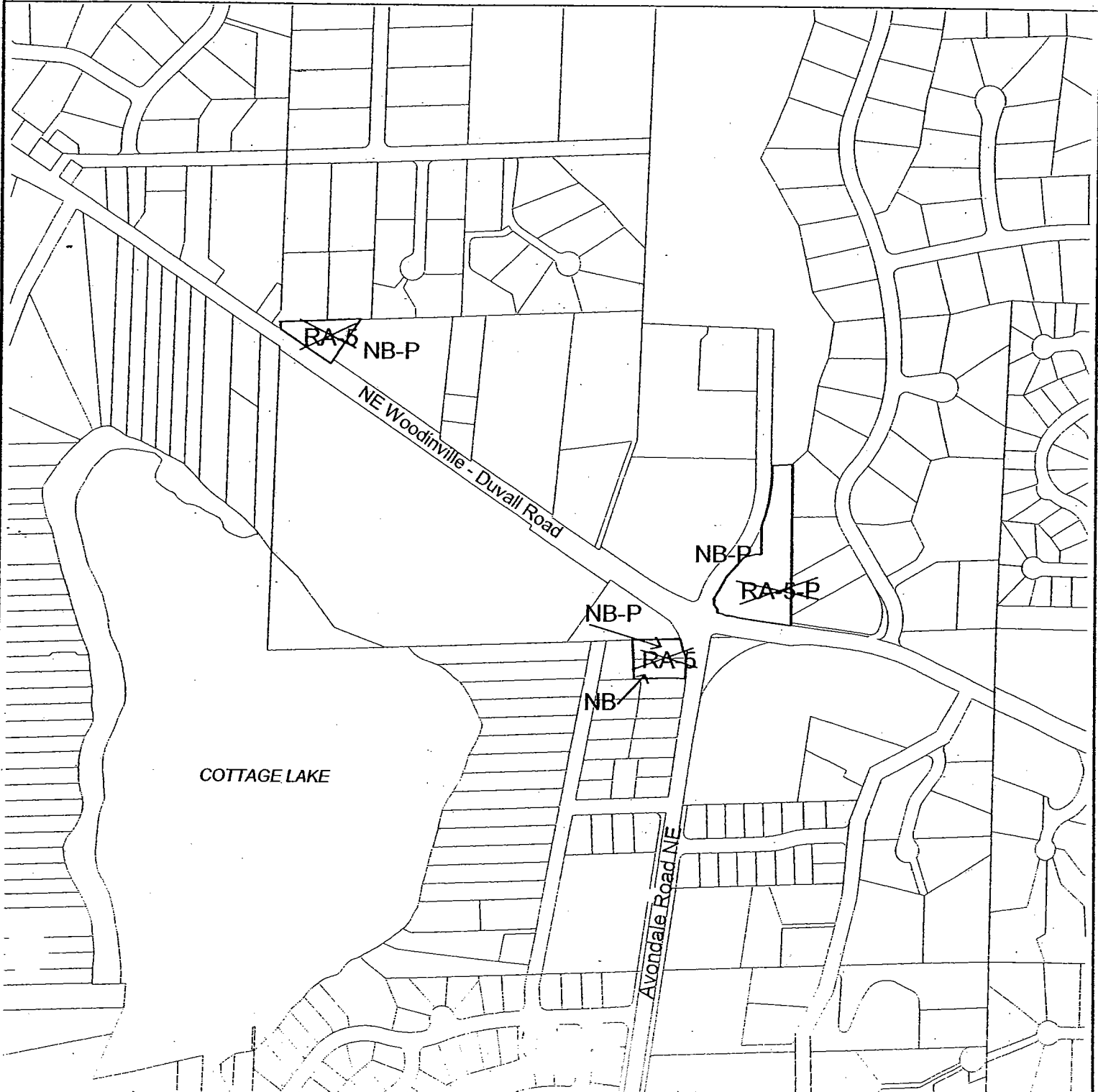
 Incorporated Areas

 Urban Growth Boundary

 Proposed Urban Growth Boundary

RA-5 Rural Area, 1 DU per 5 acres

NB Neighborhood Business



## Map Amendment 2

### Duvall Rock Quarry

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE MAP  
2  
3

---

4 Amend Map #24, Section 6, Township 26, Range 7 as follows:  
5

6 Redesignate the following parcel from Mining to Rural Residential:  
7

8 0626079032  
9

10 Amend the Mineral Resources Map to redesignate the parcel from Designated Mineral  
11 Resource Site to Potential Surface Mineral Resource Site.  
12

13 Effect: The Duvall Rock Quarry land use amendment redesignates an 80-acre Designated  
14 Mineral Resource Site to Rural Residential. The designation for the site was re-evaluated in  
15 accordance with King County policy, and it was determined that the existing mineral  
16 resource designation is not appropriate given environmental constraints on the site. Approval  
17 of this amendment will designate the site Potential Surface Mineral Resource Site on the  
18 Mineral Resources Map pursuant to King County Comprehensive Plan policy R-555, and  
19 change the land use designation to Rural Residential consistent with the surrounding area.



# Proposed Amendment 2004 King County Comprehensive Plan Update Duvall Rock Quarry - Land Use Amendment



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rr Rural Residential

m Mining

 Change Area



## Map Amendment 2

### Duvall Rock Quarry

1 AMENDMENT TO THE KING COUNTY ZONING ATLAS  
2  
3

---

4 Amend Map #24, Section 6, Township 26, Range 7 as follows:  
5

6 Reclassify the following parcel from M-P to RA-10:  
7

8 0626079032  
9

10 Eliminate the P-suffix development condition, SV-P24.  
11

12 SV-P24: Tax Lot # 062607-9032-00, located in Section 6, Township 26, Range 7E (Source:  
13 Ordinance 11653, Amendment 90; Effective Date: 2/2/95)  
14

15 An environmental study for the Mineral Resources zoning or project-specific  
16 proposal per the Mineral Resources zoning shall be commenced within two years of  
17 the effective date of this zoning action or the zoning shall revert to RA-10 (Potential  
18 Mineral Resource).  
19

20 Reclassify the following parcel from RA-10 Potential M to RA-10, eliminating the Potential  
21 Mineral zoning for the parcel:  
22

23 0626079034  
24

25 Effect: The Duvall Rock Quarry zoning amendment applies Rural Residential zoning to an  
26 80-acre that is currently zoned Mineral. The zoning for the site was re-evaluated in  
27 accordance with King County policy, and it was determined that the existing Mineral zoning  
28 is not appropriate given environmental constraints on the site. Approval of this amendment  
29 will designate the site Rural Residential consistent with the surrounding area, and eliminate  
30 Potential Mineral zoning on an adjacent parcel. The P-suffix development condition for the  
31 site no longer applies and will be eliminated.





# Proposed Amendment 2004 King County Comprehensive Plan Update Duvall Rock Quarry - Zoning Amendment




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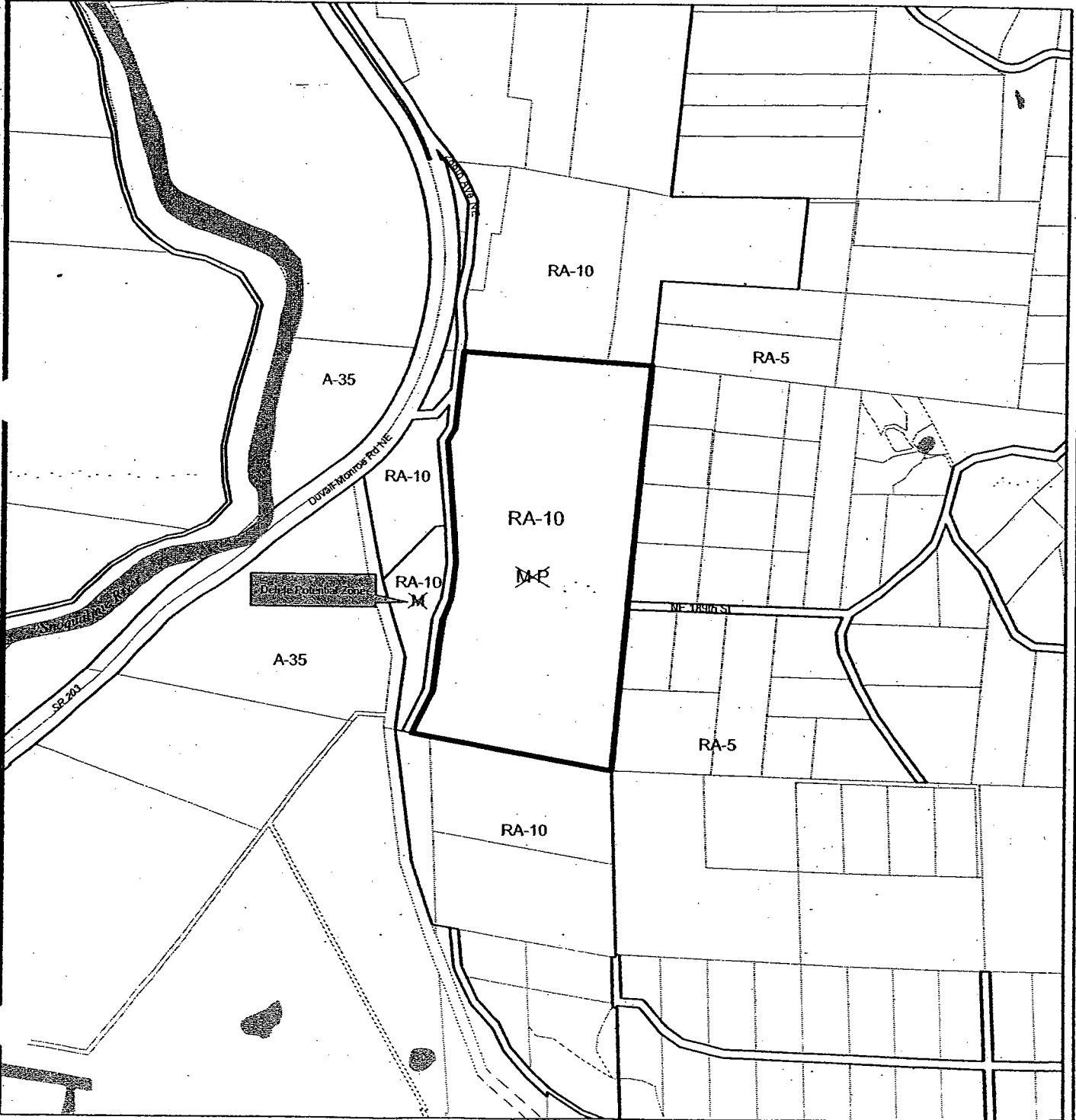


RA-10 Rural Area, one DU per 10 acres

M Mineral

 Change Area

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## **Map Amendment 3**

### **Dale Frank Property**

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE MAP

2

3

4 Amend Map #11, Section 27, Township 26, Range 6 as follows:

5

6 Redesignate the following parcel from Industrial to Urban Residential, Medium:

7

8 2726059018

9

10 Effect: The Dale Frank land use amendment redesignates one parcel inside the Urban  
11 Growth Area from Industrial to Urban Residential, Medium. This change recognizes that the  
12 topography of this undeveloped parcel is oriented toward the adjacent residential properties  
13 to the north rather than the adjacent industrial properties.



# Proposed Site-Specific Land Use Amendment

## 2004 King County Comprehensive Plan Update

### Dale Frank Property Land Use Amendment



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- i Industrial
- um Urban Residential medium, 4-12 du/ac
- Change Area
- Incorporated Areas

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# Map Amendment 3

## Dale Frank Property

1 AMENDMENT TO THE KING COUNTY ZONING ATLAS  
2  
3

---

4 Amend Map #11, Section 27, Township 26, Range 5 as follows:

5  
6 Reclassify the following parcel from I-SO to I-SO Potential R-12-SO:

7  
8 2726059018  
9

10 Retain the existing SO-220, Significant Trees Special District Overlay set forth in KCC  
11 21A.38.230.  
12

13 Effect: The Dale Frank Property site-specific zoning amendment applies a potential zoning of  
14 R-12-SO to the property currently zoned Industrial. Approval of this amendment will allow  
15 the property owner to apply for a rezone to R-12, and eventually develop the property as a  
16 residential property consistent with the pattern of development north of the property, toward  
17 which it is topographically oriented:



# Proposed Site-Specific Land Use Amendment



## 2004 King County Comprehensive Plan Update

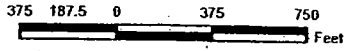
### Dale Frank Property Zoning Amendment



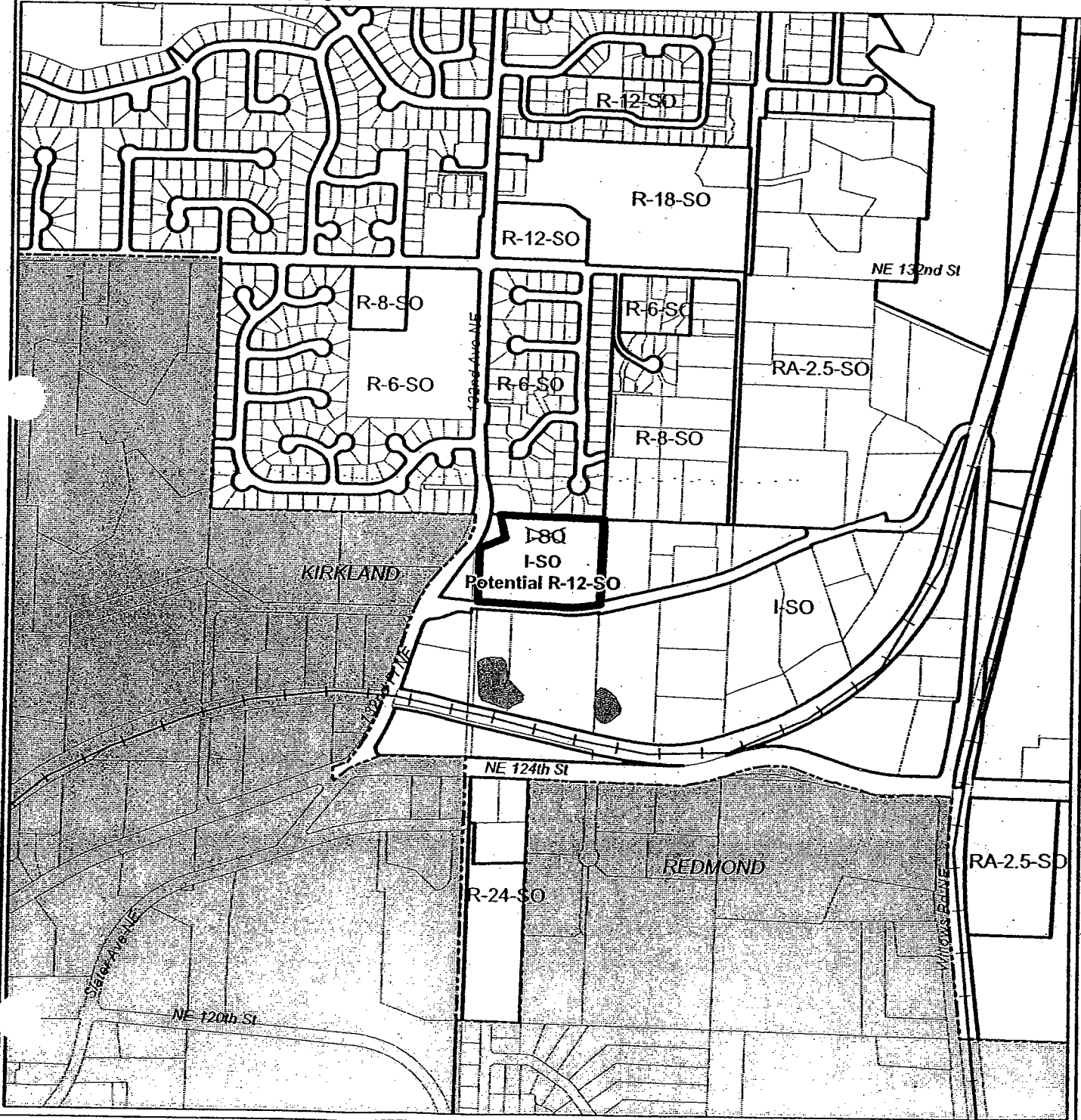
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- I Industrial
- R-12 Residential, 12 DU per acre
-  Change Area
-  Incorporated Areas



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# Map Amendment 4

## Willows Road

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE MAP

---

2  
3  
4 Amend Map #11, Sections 22 and 27, Township 26, Range 5 as follows:

5  
6 Redesignate the following parcels from Rural Residential to Greenbelt/Urban Separator and  
7 add them to the Urban Growth Area:

8  
9 2226059108 2226059030 (portion)  
10 2226059049 2226059056  
11 2226059089 2226059090  
12 2226059091 2226059079  
13 2226059069 2226059070  
14 2226059071 2226059066  
15 2226059061 2226059062  
16 2226059058 2621737777 (portion)  
17 2621730340

18  
19 Redesignate the following parcels from Rural Residential to Urban Residential, Medium and  
20 add them to the Urban Growth Area:

21  
22 2226057777 (portion) 2226059097  
23 2226059098 2226059115  
24 2226059116 2226059099  
25 2226059024 2226059117  
26 2226059040 2226059057  
27 2226059060 2726059030  
28 2726059083 2726059032  
29 2726059073 2726059034  
30 2726059038 2726059029  
31 2726059028 2726059066  
32 2726059033 2726059042

33  
34 Update the Interim Potential Annexation Areas Map to add this area to the City of Kirkland  
35 Potential Annexation Area.

36

37 Amend all other KCCP and Technical Appendix maps which include the Urban Growth Area  
38 to be consistent with this change.

39  
40 Effect: The Willows Road land use amendment adds approximately 128 acres to the Urban  
41 Growth Area. Approval of this amendment will remove an isolated portion of the Rural Area  
42 and add it to the Kirkland Potential Annexation Area, creating a logical UGA boundary, and  
43 promoting efficient service delivery. The Urban Residential designation in the southern  
44 portion of the area will be consistent with the existing pattern of development to the west.  
45 An Urban Separator will be created where Woodinville, the Kirkland PAA, and the  
46 Sammamish APD meet.



# Proposed Amendment

## 2004 King County Comprehensive Plan Update

### Willows Road Subarea Plan - Land Use Amendment



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Urban Growth Boundary



Proposed Urban Growth Boundary



Incorporated Areas

gb

Greenbelt/Urban Separator

um

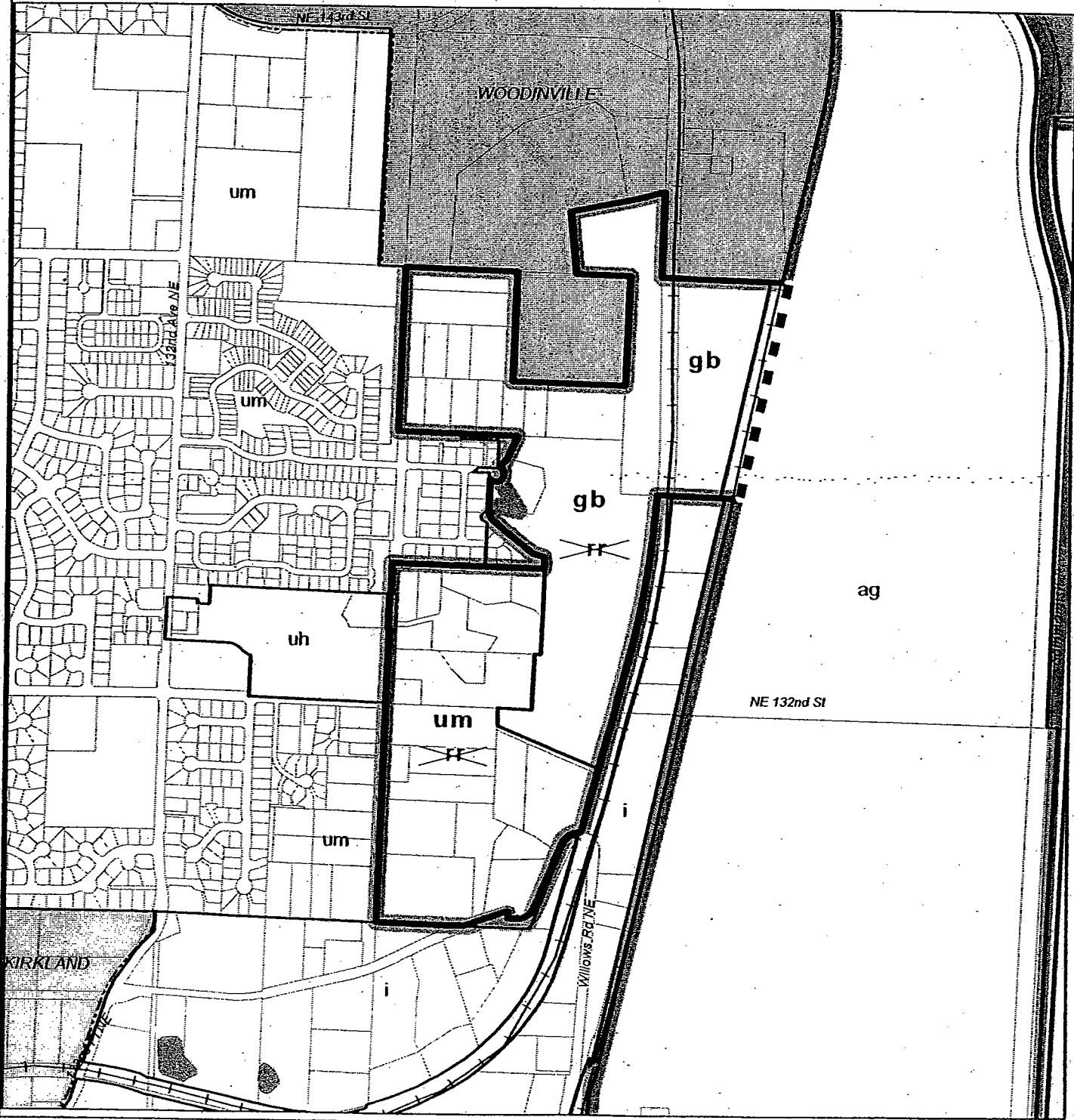
Urban residential, medium, 4-12 du/ac

rr

Rural residential



Change Area





# Map Amendment 4

## Willows Road

1 AMENDMENT TO THE KING COUNTY ZONING ATLAS

---

2  
3  
4 Amend Map #11, Sections 22 and 27, Township 26, Range 5 as follows:

5  
6 Reclassify the following parcel from RA-5-SO to R-1-SO:

7  
8 2226059108

9  
10 Reclassify the following parcels from RA-2.5-SO to R-1-SO:

11  
12 2226059049 2226059056  
13 2226059089 2226059090  
14 2226059091 2226059079  
15 2226059069 2226059070  
16 2226059071 2226059066  
17 2226059061 2226059062  
18 2226059058

19  
20 Reclassify the following parcels from RA-2.5-P-SO and RA-5-P-SO to R-1-P-SO and retain  
21 the existing NS-P18 P-suffix development condition:

22  
23 2621737777 (portion)  
24 2621730340

25  
26 NS-P18: Goldstar 4 to 1 (Source: 1995 King County Comprehensive Plan Amendment  
27 Package: Ordinance 12061, Amendment 4-1-F)

28  
29 1. This property is within the 4 to 1 Program and shall comply with 4 to 1 Program  
30 Countywide Planning Policies FW-1, Step 7 and King County Comprehensive Plan  
31 Policies I-204 and I-205.

32  
33 2. This property was approved under the King County 4 to 1 Program with a 3.5:1  
34 ratio as an affordable housing incentive and shall be consistent with UPD standards  
35 for affordable housing specified in KCC Title 21A.39.060. King County Housing and  
36 Community Development staff shall coordinate preliminary plat conditions to achieve  
37 the required 30% affordable housing.  
38

39 Reclassify the following parcels from RA-2.5-SO to R-6-SO:

40

41 2226057777 (portion)	2226059097
42 2226059098	2226059115
43 2226059116	2226059099
44 2226059024	2226059117
45 2226059040	2226059057
46 2226059060	2726059030
47 2726059083	2726059032
48 2726059073	2726059034
49 2726059038	2726059029
50 2726059028	2726059066
51 2726059033	2726059042

52

53 Eliminate the SO-120, Agricultural Production Buffer Special District Overlay designation,  
54 set forth in KCC 21A.38.130, for all of the above parcels.

55

56 Retain the existing SO-220, Significant Trees Special District Overlay designation, set forth  
57 in KCC 21A.38.230, for all of the above parcels.

58

59 Effect: The Willows Road zoning amendment applies urban zoning to approximately 128  
60 acres of land that currently has Rural Residential zoning. Approval of this amendment will  
61 remove an isolated portion of the Rural Area and add it to the Kirkland Potential Annexation  
62 Area, creating a logical UGA boundary, and promoting efficient service delivery. The Urban  
63 Residential designation in the southern portion of the area will be consistent with the existing  
64 pattern of development to the west. An Urban Separator will be created where Woodinville,  
65 the Kirkland PAA, and the Sammamish APD meet. A segment of this new Urban Separator  
66 has already been set-aside as permanent open space as part of the 4 to 1 program. The  
67 Goldstar 4 to 1 P-suffix development condition will be retained for those properties where it  
68 exists. The Agricultural Production Buffer Special District Overlay only applies to Rural  
69 property, so it will be eliminated, while the Significant Trees Special District Overlay will be  
70 retained.



# Proposed Amendment

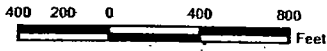
## 2004 King County Comprehensive Plan Update

### Willows Road Subarea Plan - Zoning Amendment



King County

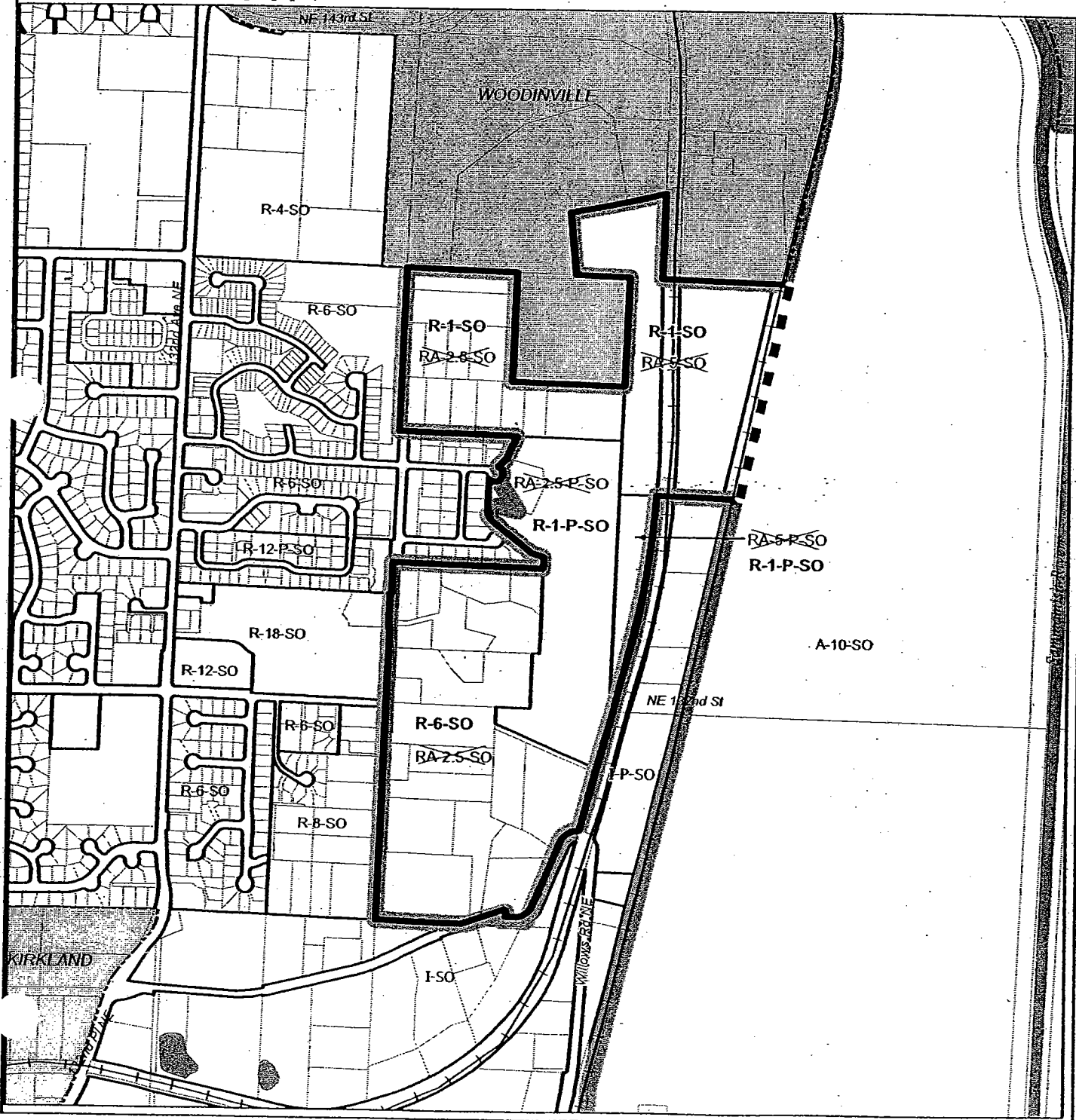
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- Urban Growth Boundary
- Proposed Urban Growth Boundary
- Incorporated Areas

- R-1 Residential, one DU per acre
- R-6 Residential, six DU per acre
- I Industrial
- RA-2.5 Rural Area, one DU per 5 acres
- Change Area



# Map Amendment 5

## Redmond Perrigo Park

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE MAP  
2  
3

---

4 Amend Map #18, Section 6, Township 25, Range 6 as follows:  
5

6 Redesignate the following parcels from Rural Residential to Other Parks/Wilderness and add  
7 them to the Urban Growth Area:  
8

9 0625069065

10 0625069078

11 0625069103 (portion)

12 0625069030  
13

14 Update the Interim Potential Annexation Area Map to include the subject parcels in the City  
15 of Redmond Potential Annexation Area.  
16

17 Amend all other KCCP and Technical Appendix maps which include the Urban Growth Area  
18 to be consistent with this change.  
19

20 Effect: The Redmond Perrigo Park land use amendment adds approximately 25 acres to the  
21 Urban Growth Area. The City of Redmond owns the property and is developing a park.  
22 Approval of this amendment will designate the property for use as parkland and add it to  
23 Redmond's Potential Annexation Area so that Redmond will be able to annex the area and  
24 provide urban services at the park. This will not increase development capacity within the  
25 Urban Growth Area.



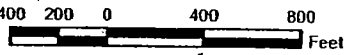
# Proposed Amendment 2004 King County Comprehensive Plan Update

## City of Redmond Perrigo Community Park Site - Land Use Amendment



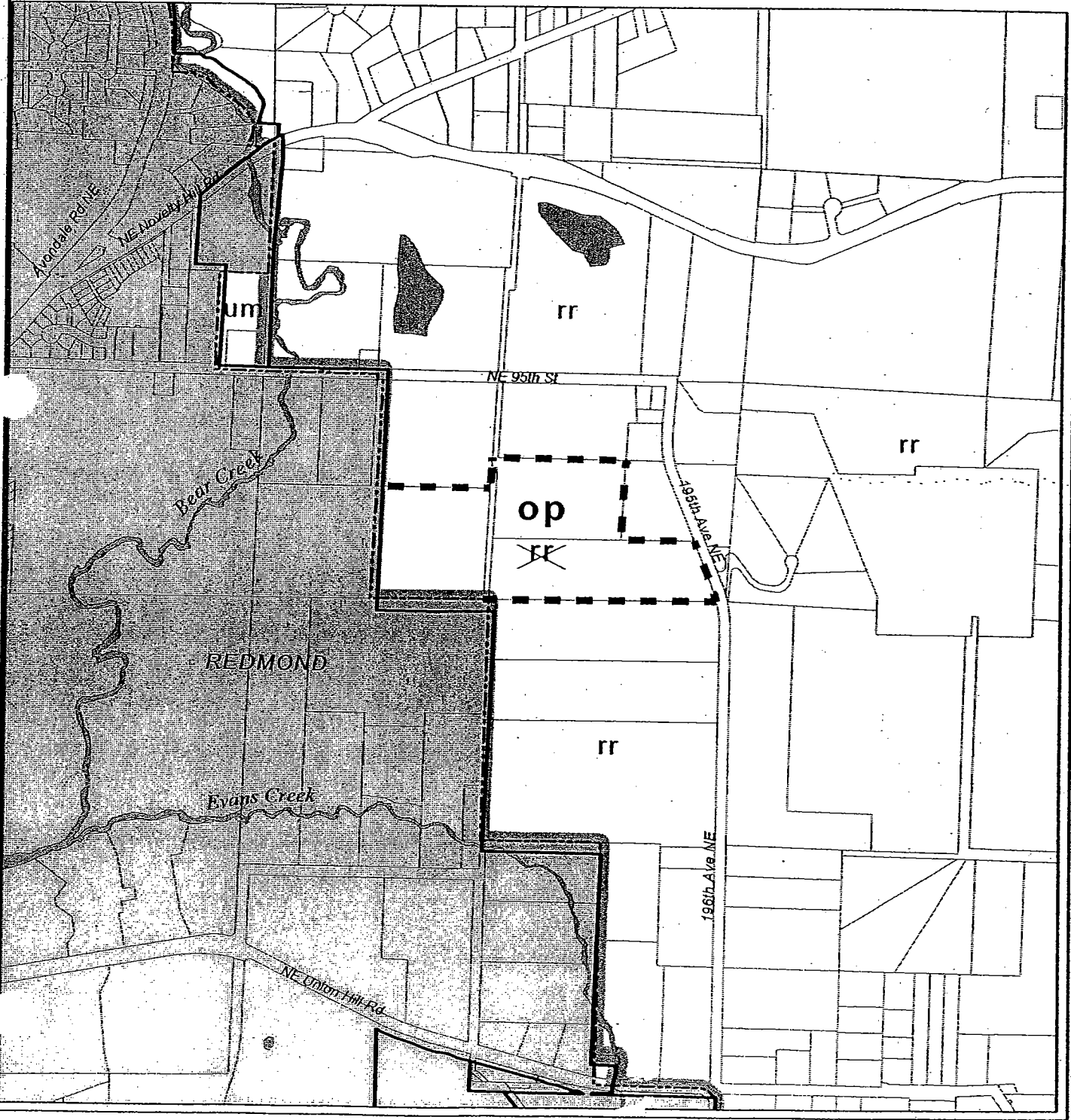
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- Urban Growth Boundary
- Proposed Urban Growth Boundary
- Incorporated Areas
- Other Parks / Wilderness
- Rural Residential

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# Map Amendment 5

## Redmond Perrigo Park

1 AMENDMENT TO THE KING COUNTY ZONING ATLAS

2

3

4 Amend Map #18, Section 6, Township 25, Range 6 as follows:

5

6 Reclassify the following parcels from RA-5 to UR:

7

8 0625069065

9 0625069078

10 0625069103 (portion)

11 0625069030

12

13 Effect: The Redmond Perrigo Park zoning amendment applies Urban Reserve zoning to  
14 approximately 25 acres of land currently zoned Rural Residential. The City of Redmond  
15 owns the property and is developing a park. Approval of this amendment will restrict other  
16 possible uses for the property in the period before it is annexed.

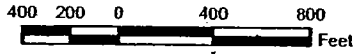


# Proposed Amendment 2004 King County Comprehensive Plan Update City of Redmond Perrigo Community Park Site - Zoning Amendment



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Urban Growth Boundary



Proposed Urban Growth Boundary



Incorporated Areas

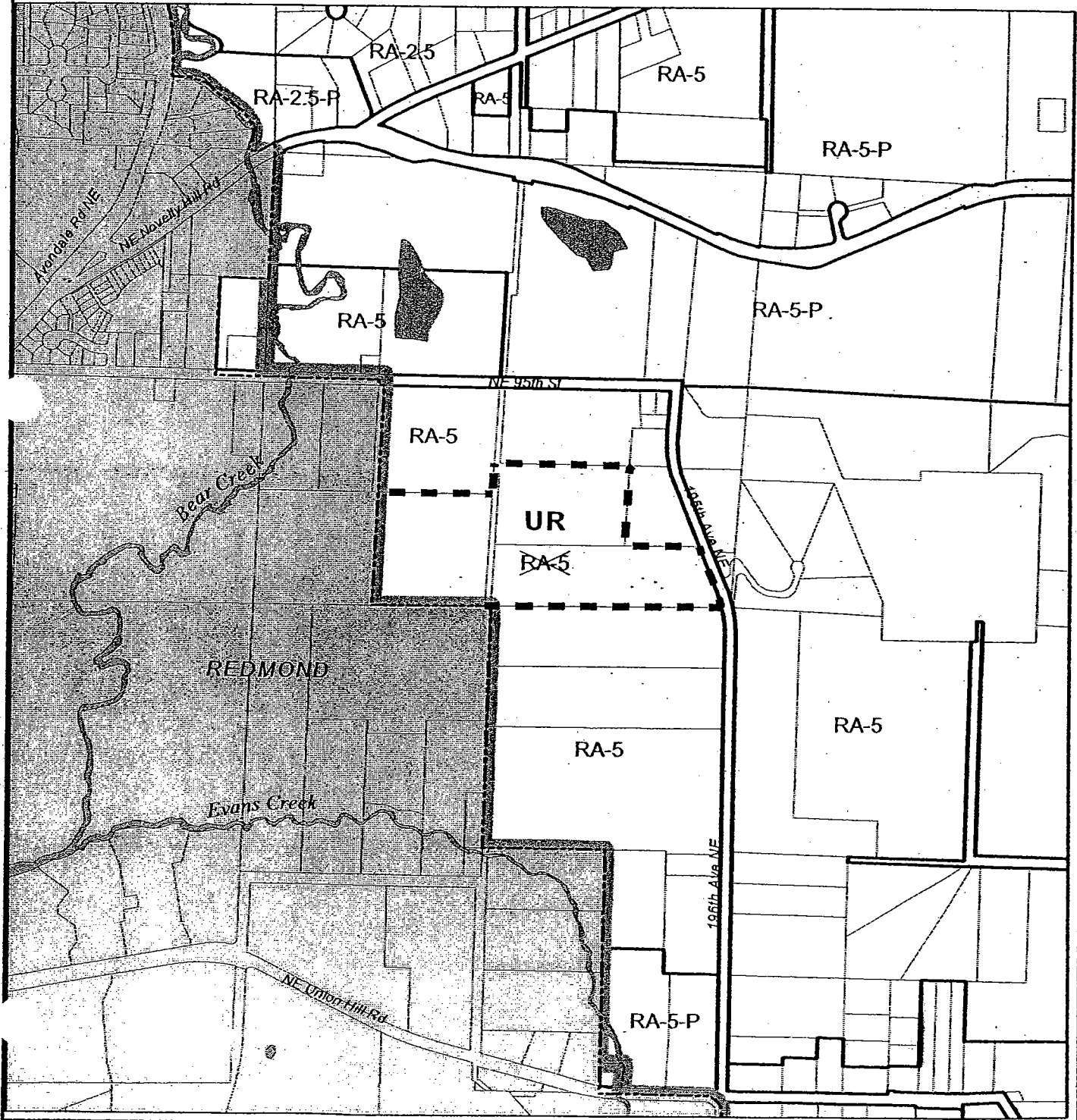
UR

Urban Reserve, one DU per 5 acres

RA-5

Rural Area, one DU per 5 acres

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# Map Amendment 6

## Redmond Ridge Panhandle

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE MAP  
2  
3

---

4 Amend Map #18, Section 2, Township 25, Range 6 as follows:  
5

6 Redesignate the following parcels from Urban Planned Development to Rural Residential  
7 and remove them from the Urban Growth Area:  
8

9 0225069080	0225069081
10 0225069082	0225069083
11 0225069088	0225069084
12 0225069002	

13  
14 Amend all other KCCP and Technical Appendix maps which include the Urban Growth Area  
15 to be consistent with this change.  
16

17 Effect: The Redmond Ridge Panhandle land use amendment removes approximately 123  
18 acres from the Urban Growth Area. Existing KCCP policy states that Redmond Ridge Urban  
19 Planned Development (UPD) property shall revert to Rural if it is not planned for  
20 development as part of the UPD. The property owners have formally agreed to support  
21 redesignation to Rural for the subject property. Approval of this amendment fulfills the  
22 policy and restricts development on the property to Rural densities.





# Proposed Amendment 2004 King County Comprehensive Plan Update Redmond Ridge - Land Use Amendment



King County

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Urban Growth Boundary



Proposed Urban Growth Boundary



Rural Residential

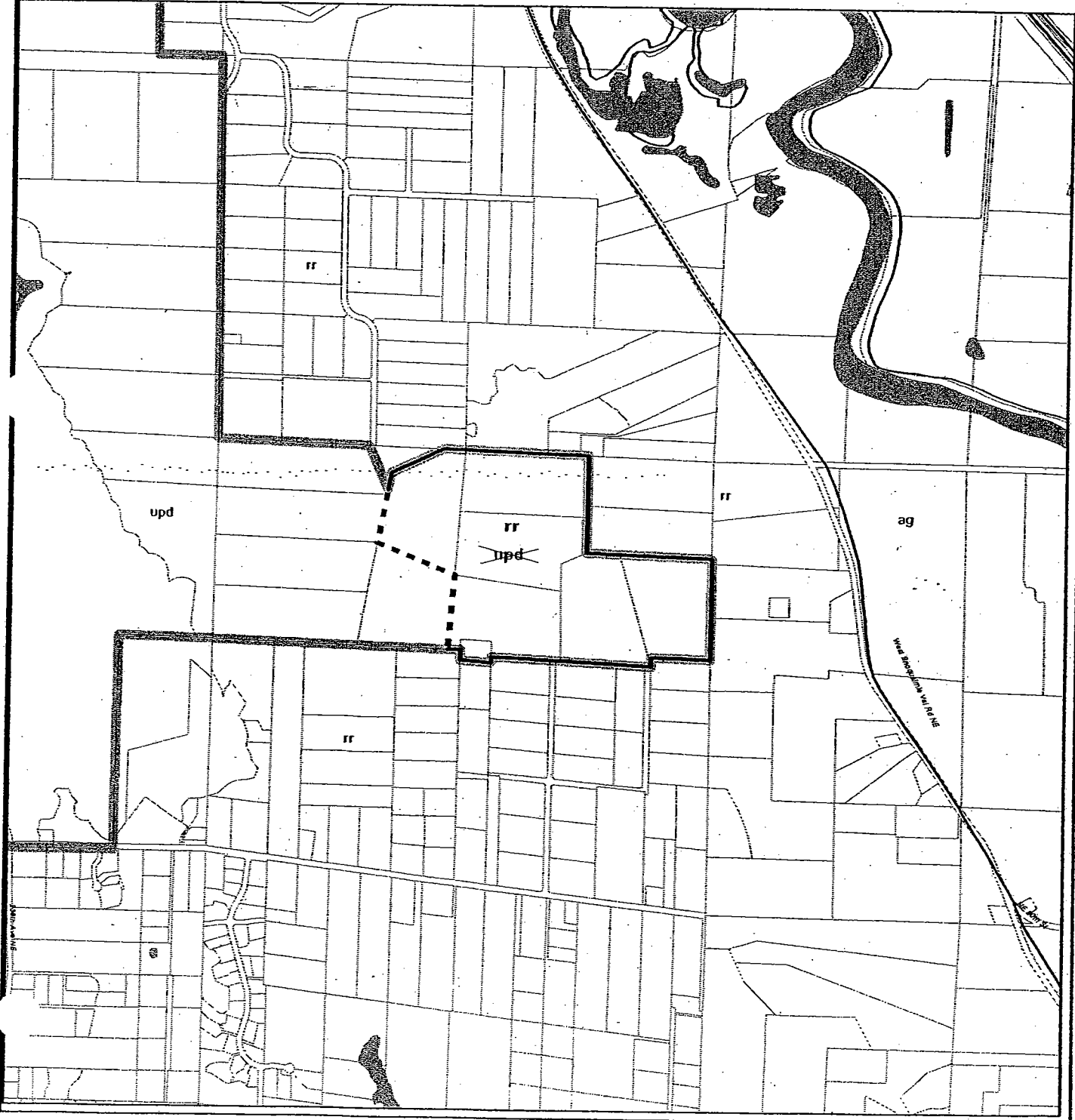


Urban Planned Development



Change Area

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AWC\lides\710\GIS-M\maps\200306\awc\_20030811\_redmond\_ridge\_lbu.mxd



# Map Amendment 6

## Redmond Ridge Panhandle

### 1 AMENDMENT TO THE KING COUNTY ZONING ATLAS 2 3

---

4 Amend Map #18, Section 2, Township 25, Range 6 as follows:  
5

6 Reclassify the following parcels from UR-P-SO to RA-5:  
7

8 0225069080	0225069081
9 0225069082	0225069083
10 0225069088	0225069084
11 0225069002	

12

13 Eliminate the P-suffix development condition for the parcels, BC-P21.  
14

15 BC-P21: Novelty Hill Master Plan Developments/ Urban Planned Developments Area P-  
16 suffix Conditions (Northridge)

17 1. Process

18 The review process for the Mater Plan Developments/Urban Planned Developments  
19 shall include:

20 A. A project-level Environmental Impact Statement;

21 B. Participation by the public, agencies, and other jurisdictions through EIS  
22 comments, meetings, and through public hearings held before a Hearing Examiner;

23 C. Permit processing fees paid by the applicant;

24 D. Final action by the King County Council;

25 A recorded development agreement which contains final conditions of approval.

26 2. Environmental Resource Protection

27 The Master Plan Developments/Urban Planned Developments shall include:

28 A. Establishment of a natural resource protection area (NRPA) to protect wetlands,  
29 surface water quality, groundwater recharge, groundwater quality, wildlife, and  
30 aquatic resources.

31 B. A Master Drainage Plan (MDP) consistent with King County Surface Water  
32 Design Manual requirements to be prepared by the applicant. The MDP shall include  
33 a post-development monitoring program.

### 34 3. Housing

35 The Master Plan Developments/Urban Planned Developments shall provide the  
36 following:

37 A. A range of housing types including lot sizes, attached and detached single-family  
38 and multi-family housing units and densities;

39 B. Of the total residential units, 10% shall be affordable to low-income households  
40 (income level below 80% of the median-income for King County); 10% shall be  
41 affordable to moderate-income households (income levels between 80 and 100% of  
42 the median income for King County); and 10% shall be affordable to median-income  
43 households (income levels between 100 and 120% of the median income for King  
44 County). No low-income housing will be required unless publicly funded programs  
45 for such housing is available, provided that the developer sets aside sufficient land for  
46 a period of up to 5 years.

47 C. A post-development monitoring program for affordable housing.

### 48 4. Retail/Commercial and Business Park Development

49 The Novelty Hill Master Plan Developments/Urban Planned Developments shall  
50 provide sufficient area to accommodate retail/commercial and business park uses to  
51 serve the needs and provide employment for future residents and employees.

### 52 5. Public Services

53 The Master Plan Developments/Urban Planned Developments shall ensure that  
54 provisions for the following public services are provided to adequately mitigate the  
55 impacts of these proposals on the following:

56 A. Fire and police protection;

57 B. Public water and sewer systems;

58 C. School facilities. Northridge shall provide for adequate school sites consistent with  
59 the Lake Washington School District standards and requirements. Such sites shall be  
60 provided with utility connections and shall be dedicated to the Lake Washington  
61 School District.

### 62 6. Transportation

63 The Master Plan Developments/Urban Planned Developments shall include:

64 A. A transportation plan which provides for compliance with King County  
65 concurrency standards, level-of-service standards, safety and operation standards, and

66 which identifies on and off-site transportation improvements, methods of funding,  
67 and a post-development monitoring program.

68 B. On-site design shall promote the use of alternative modes of transportation  
69 including, but not limited to, transit, carpool, bicycle, pedestrian, and equestrian trail  
70 facilities.

71 C. Private developer participation in City of Redmond and state projects is governed  
72 by Title 14 of the King County Code. Private developer significant adverse impact  
73 and mitigation share will be determined through application of the Intersection  
74 Standards in KCC 14.80, unless modified through an interlocal agreement.

#### 75 7. Parks, Trails and Open Space

76 The Master Plan Developments/Urban Planned Developments shall provide the  
77 following:

78 A. A variety of parks and recreational facilities designed to meet the needs of future  
79 residents and employees.

80 B. A pedestrian, bicycle, and equestrian trail system which provides circulation  
81 throughout the project and which provides linkage to off-site regional trails.

82 C. Perimeter buffers to screen adjacent rural lands.

83  
84 Eliminate the Special District Overlay designations, SO-070, Urban Planned Development  
85 set forth in KCC 21A.38.070, and SO-110, Fully Contained Community set forth in KCC  
86 21A.38.110.

87  
88 Effect: The Redmond Ridge Panhandle zoning amendment applies Rural Residential zoning  
89 to approximately 123 acres currently zoned Urban Reserve as part of the Redmond Ridge  
90 UPD. KCCP policy states that Redmond Ridge Urban Planned Development (UPD)  
91 property shall revert to Rural Residential zoning if it is not planned for development as part  
92 of the UPD. The property owners have formally agreed to support this rezone for the subject  
93 property. Approval of this amendment fulfills the policy and restricts development on the  
94 property to Rural densities. It eliminates all of the P-suffix development conditions and  
95 Special District Overlays, which are specific to the UPD development.

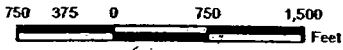


# Proposed Amendment 2004 King County Comprehensive Plan Update Redmond Ridge - Zoning Amendment



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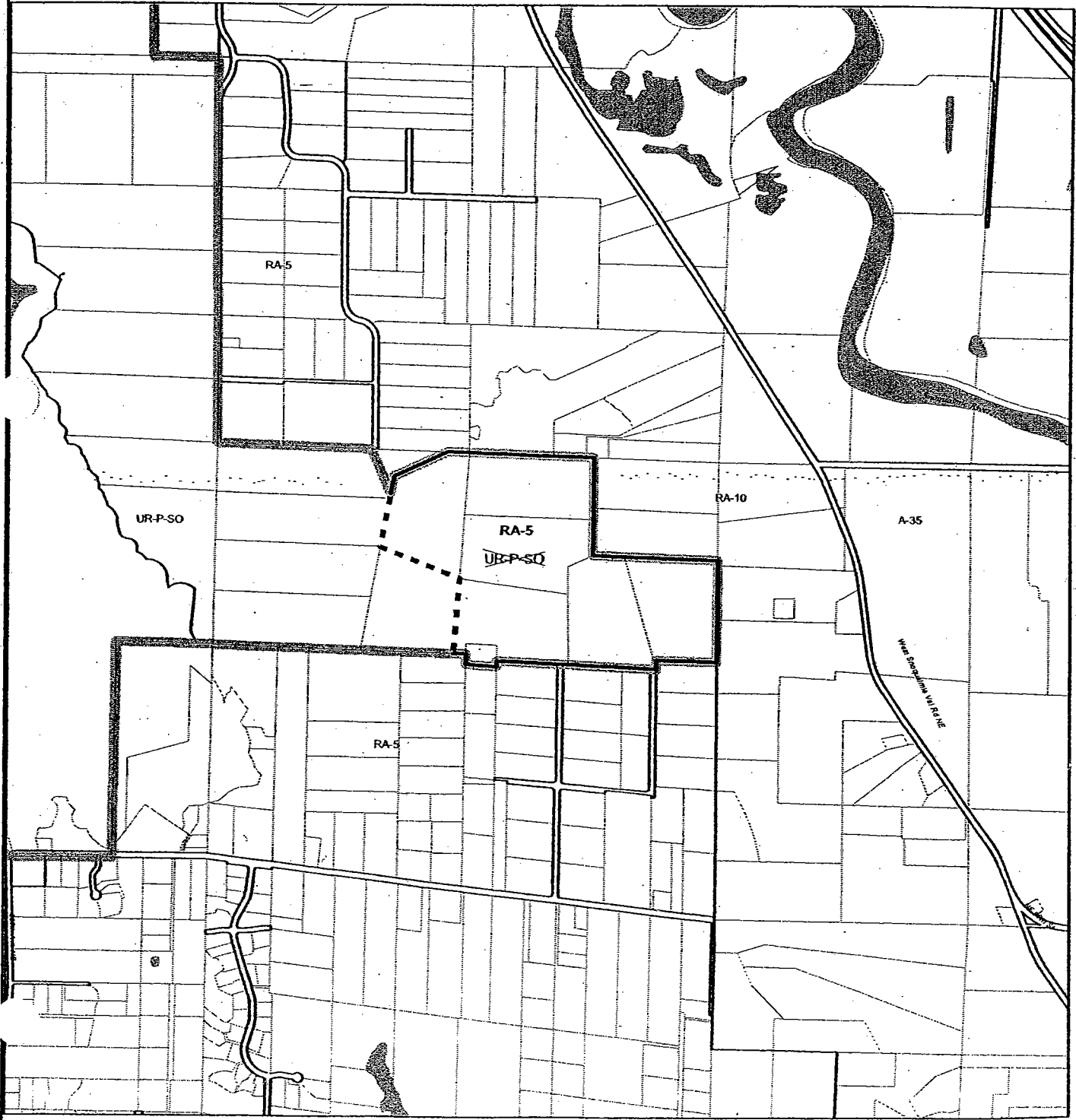


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Urban Growth Boundary  
Proposed Urban Growth Boundary

RA-5 Rural Area, one DU per 5 acres  
UR Urban Reserve, one DU per 5 acres  
Change Area



# Map Amendment 7

## Cougar Mountain

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE MAP  
2  
3

---

4 Amend Map #13, Section 25, Township 24, Range 5 as follows:  
5

6 Redesignate the following parcel from Rural Residential to Urban Residential, Low and add  
7 it to the Urban Growth Area:  
8

9 2524059003 (portion)  
10

11 Update the Interim Potential Annexation Area Map to include the subject parcel in the City  
12 of Bellevue Potential Annexation Area.  
13

14 Amend all other KCCP and Technical Appendix maps which include the Urban Growth Area  
15 to be consistent with this change.  
16

17 Effect: The Cougar Mountain land-use amendment adds approximately 0.6 acres to the Urban  
18 Growth Area. King County is transferring ownership of the property in exchange for another  
19 Rural Residential property contiguous to the Cougar Mountain Regional Wildland Park.  
20 Approval of this amendment will designate the property for Urban Residential, Low density  
21 development consistent with adjacent parcels and add it to Bellevue's Potential Annexation  
22 Area. The goal is to create a more logical boundary for the park and the Urban Area so that  
23 services can be delivered more efficiently.



# Proposed Site-Specific Land Use Amendment 2004 King County Comprehensive Plan Update Cougar Mountain - Land Use Amendment

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Urban Growth Boundary  
Proposed Urban Growth Boundary



Rural Residential



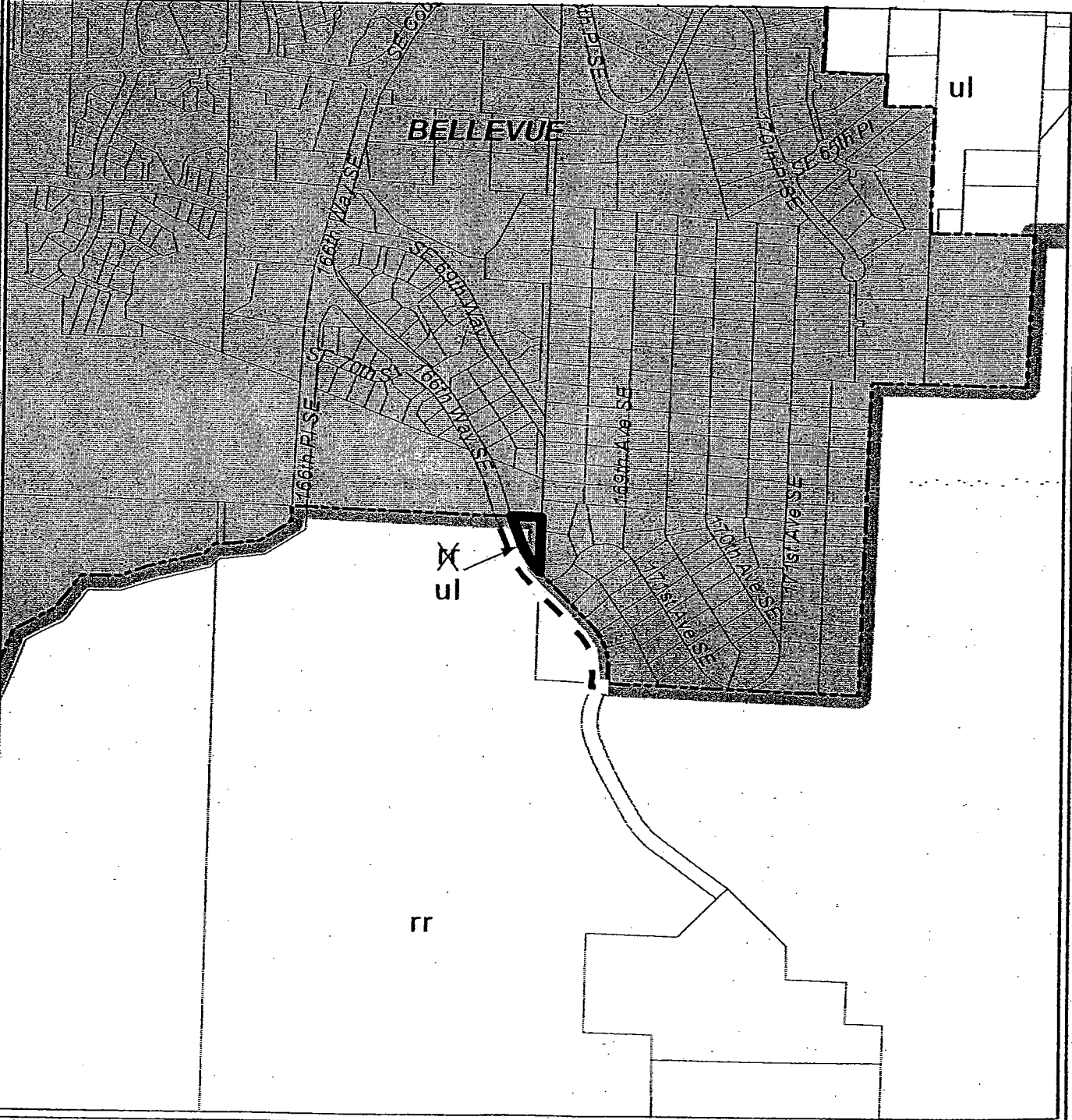
Urban Residential, low, 1 du/ac



Study Area



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PDM \idms\710GIS-4\maps\200309\kccp\_updates\pdm\_20040506\_cougar\_mountain\_ulw.pdf



# Map Amendment 7

## Cougar Mountain

### 1 AMENDMENT TO THE KING COUNTY ZONING ATLAS

---

2  
3  
4 Amend Map #13, Section 25, Township 24, Range 5 as follows:

5  
6 Reclassify the following parcel from RA-5-P to R-1:

7  
8 2524059003 (portion)

9  
10 Eliminate the P-suffix development condition for the subject property, NC-P1, suffix  
11 conditions for the Cougar Mountain Subarea Master Plan Development. The text for this P-  
12 suffix development condition is 14 pages long and has been omitted from this map  
13 amendment. The text can be found by searching for the development condition code NC-P1  
14 at the following webpage: [http://www.metrokc.gov/ddes/gis/dev\\_cond.htm](http://www.metrokc.gov/ddes/gis/dev_cond.htm)

15  
16 Effect: The Cougar Mountain zoning amendment applies Urban Residential zoning to  
17 approximately 0.6 acres of land currently zoned Rural Residential. King County is  
18 transferring ownership of the property in exchange for another Rural Residential property  
19 contiguous to the Cougar Mountain Regional Wildland Park. Approval of this amendment  
20 will apply zoning consistent with adjacent parcels inside the Urban Growth Area. It  
21 eliminates the P-suffix development condition which is not applicable inside the Urban  
22 Growth Area.





# Proposed Site-Specific Land Use Amendment 2004 King County Comprehensive Plan Update Cougar Mountain - Zoning Amendment



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Urban Growth Boundary

Proposed Urban Growth Boundary

R-1

Residential, one DU per acre

RA-5

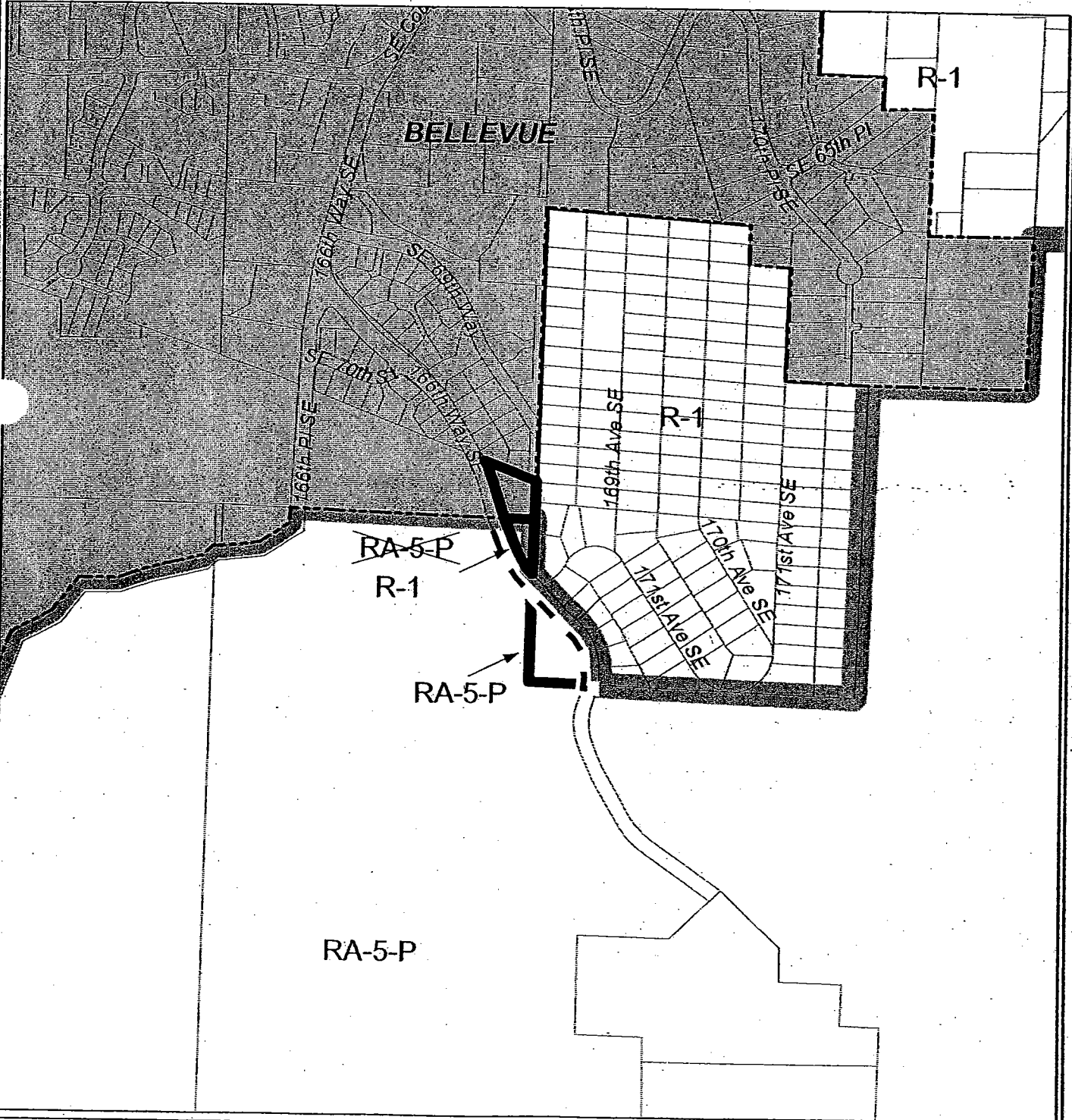
Rural Area, one DU per 5 acres



Study Area



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# Map Amendment 8

## East Renton Urban Separator

### AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE MAP

---

Amend Maps 14 and 15, Section 32, Township 23, Range 5 and Section 5, Township 22, Range 5 as follows:

Redesignate the following parcels from Greenbelt/Urban Separator to Urban Residential, Medium:

3223059022	3223059096	3226059171
3223059170	3223059176	3223059162
3223059097	3223059163	3223059100
3223059214	3223059274	3223059124
3223059325	3223059267	3223059326
3223059023	3223059340	3223059339
3223059338	3223059117	3223057777 (portion)
3223059343	3223059342	3223059341
3223059311	3223059139	3223059027
3223059307	3223059028	3223059336
3223059285	3223059310	3388320050
3388830049	3388320040	3388320030
3388320020	3388320010	3388320060
3388320070	3388320080	3388320090
3388320100	3388320110	3388320120
3388320130	3388320140	3388320150
3388320160	3388320170	3388320180
3388320190	3388320200	3388320210
3388320220	3388320230	3388320240
0522059045	0522059077	0522059305
0522059323	0522059332	0522059339
0522059043	0522059136	0522059137
0522059127	0522059135	0522059306
0522059233	0522059085	0522059046
0522059240	0522059331	0522059243
0522059234	0522059269	0522059042
0522059007		

38 **Effect:** The East Renton Urban Separator land use amendment redesignates a 76-acre Urban  
39 Separator to Urban Residential, Medium density use. This Urban Separator has already been  
40 redesignated in the Countywide Planning Policies (CPPs) and replaced with land in Renton.  
41 Approval of this amendment will make the KCCP land use designation consistent with the  
42 CPPs and increase residential development potential in the unincorporated Urban Area.



# Proposed Amendment

## 2004 King County Comprehensive Plan Update

### East Renton Urban Separator Land Use Amendment



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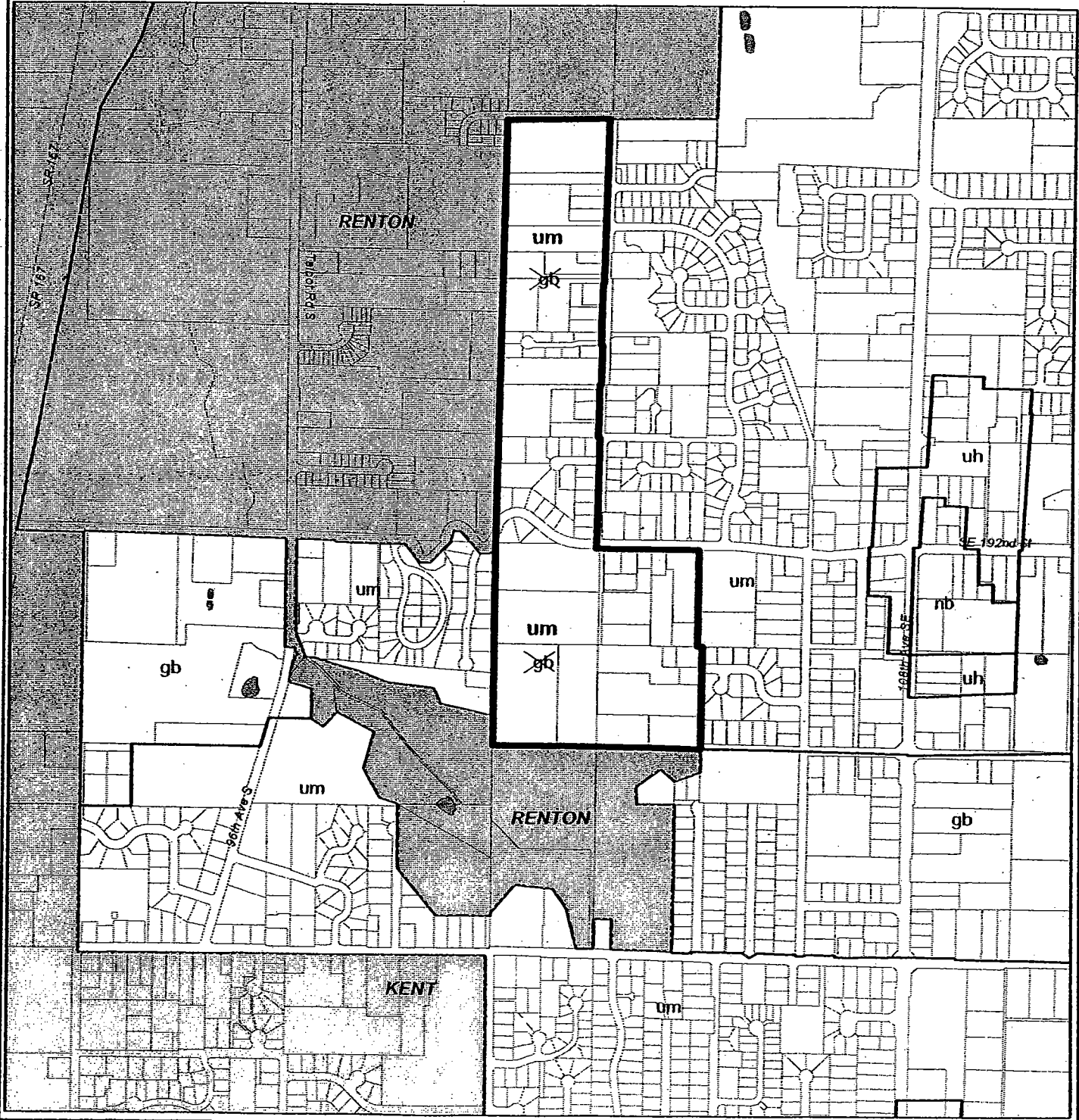
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AWC 1/26/05 11:05 AM maps\200307\awc\_20030731\_renton\_urban\_separator\_mhu.pdf

**um** Urban Residential, medium, 4-12 du/ac

**gb** Greenbelt/Urban Separator

 Change Area

 Incorporated Areas



# Map Amendment 8

## East Renton Urban Separator

### AMENDMENT TO THE KING COUNTY ZONING ATLAS

---

Amend Maps 14 and 15, Section 32, Township 23, Range 5 and Section 5, Township 22, Range 5 as follows:

Reclassify the following parcels from R-1-SO to R-6-SO:

3223059022	3223059096	3226059171
3223059170	3223059176	3223059162
3223059097	3223059163	3223059100
3223059214	3223059274	3223059124
3223059325	3223059267	3223059326
3223059023	3223059340	3223059339
3223059338	3223059117	3223057777 (portion)
3223059343	3223059342	3223059341
3223059311	3223059139	3223059027
3223059307	3223059028	3223059336
3223059285	3223059310	3388320050
3388830049	3388320040	3388320030
3388320020	3388320010	3388320060
3388320070	3388320080	3388320090
3388320100	3388320110	3388320120
3388320130	3388320140	3388320150
3388320160	3388320170	3388320180
3388320190	3388320200	3388320210
3388320220	3388320230	3388320240
0522059045	0522059077	0522059305
0522059323	0522059332	0522059339
0522059043	0522059136	0522059137
0522059127	0522059135	0522059306
0522059233	0522059085	0522059046
0522059240	0522059331	0522059243
0522059234	0522059269	0522059042
0522059007		

37 Retain the existing SO-220, Significant Trees Special District Overlay designation, set forth  
38 in KCC 21A.38.230, for all of the above parcels.

39

40 Effect: The East Renton Urban Separator zoning amendment applies R-6, Urban Residential  
41 medium density zoning to 76 acres currently zoned R-1, Urban Residential low density. This  
42 Urban Separator has already been redesignated in the Countywide Planning Policies (CPPs)  
43 and replaced with land in Renton. Approval of this amendment will apply an Urban  
44 Residential zoning consistent with the surrounding area and increase residential development  
45 potential in the unincorporated Urban Area. It will retain the existing Significant Trees  
46 Special District Overlay.



# Proposed Amendment

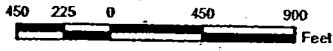
## 2004 King County Comprehensive Plan Update

### East Renton Urban Separator Zoning Amendment



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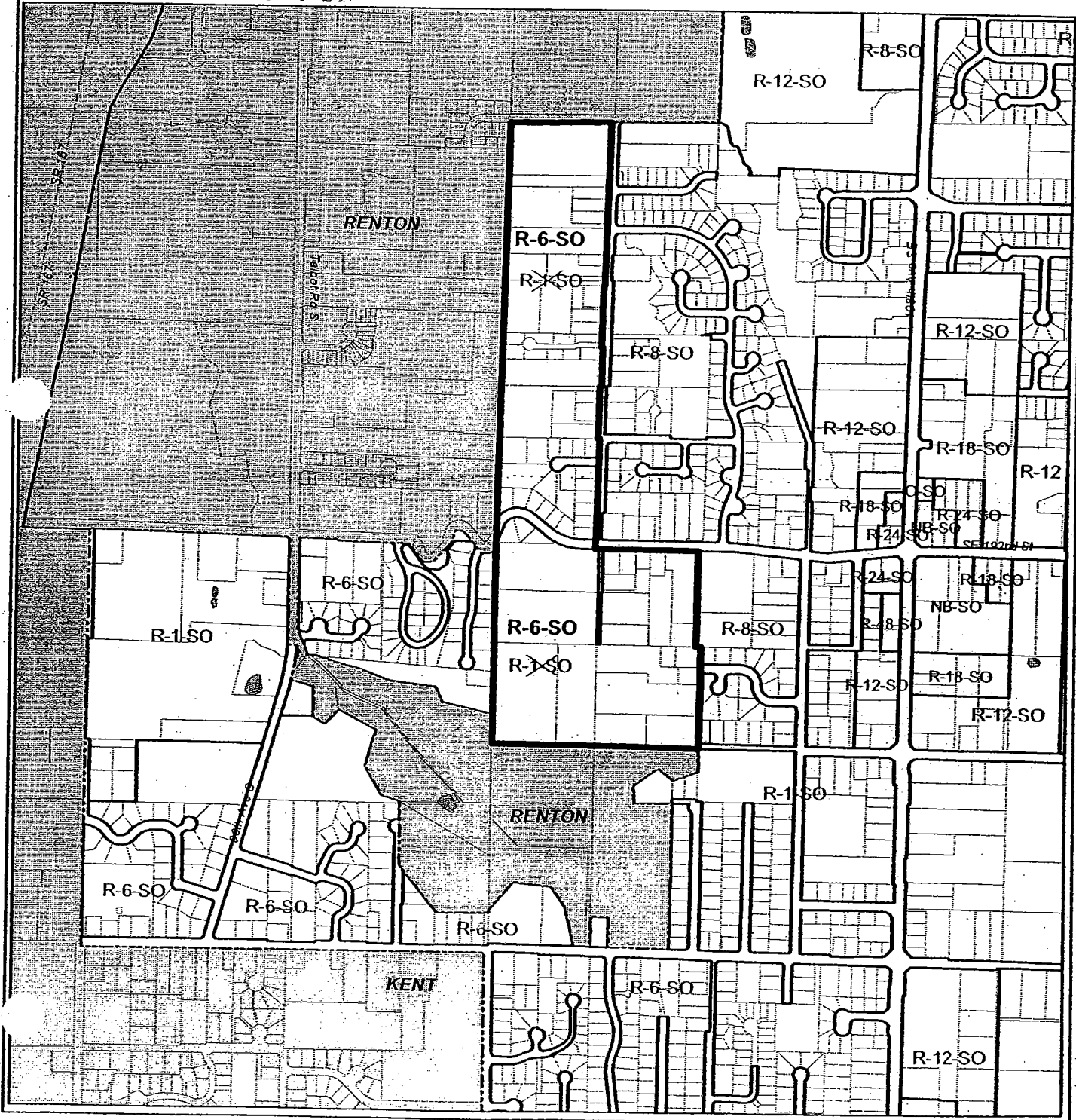
R-6 Residential, six DU per acre

R-1 Residential, one DU per acre

Change Area

Incorporated Areas

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## Map Amendment 9

### Enumclaw Golf Course

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE MAP  
2  
3

---

4 Amend Map #30, Sections 29 and 30, Township 20, Range 7 as follows:  
5

6 Redesignate the following parcels from Rural Residential to Rural City Urban Growth Area  
7 and add them to the Urban Growth Area:  
8

9 3020079006 (portion)

10 2920079019

11 2920079020 (portion)  
12

13 Remove the following parcel from the Forest Production District:  
14

15 2920079020 (portion)  
16

17 Update the Interim Potential Annexation Area Map to include the subject parcels in the City  
18 of Enumclaw Potential Annexation Area.  
19

20 Amend all other KCCP and Technical Appendix maps which include the Urban Growth Area  
21 to be consistent with this change.  
22

23 Effect: The Enumclaw Golf Course land use amendment adds approximately 200 acres to the  
24 Urban Growth Area. The property is being transferred from King County to the City of  
25 Enumclaw as part of the Enumclaw Pool transfer. Approval of this amendment will  
26 designate the property Urban and add it to Enumclaw's Potential Annexation Area so that  
27 Enumclaw will be able to annex the area and provide urban services to the golf course. This  
28 will not increase development capacity within the Urban Growth Area. This amendment will  
29 also remove approximately 2.5 acres of golf course land from the Forest Production District.



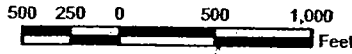






# Proposed Amendment 2004 King County Comprehensive Plan Update Enumclaw Golf Course - Land Use Amendment



King County

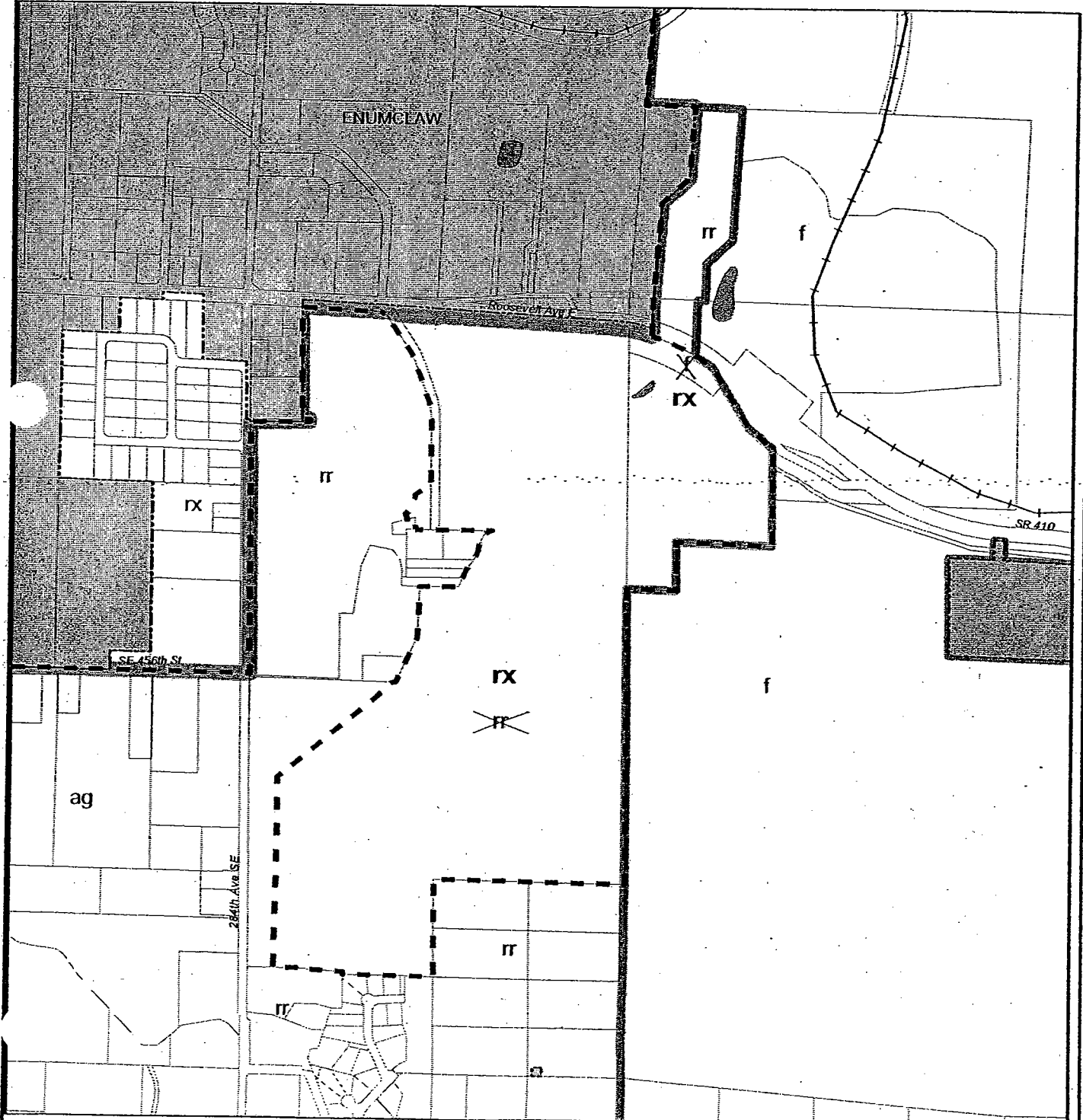
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-  Urban Growth Boundary
-  Proposed Urban Growth Boundary
-  Proposed Forest Production District Boundary
-  Incorporated Areas

- RX Rural City UGA
- RR Rural Residential
- f Forest

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AWC\bbos710625\mmaps\2003082094\_hcp\_update\enumclaw\_20040217\_enumclaw\_golf\_mbo.pdf



# Map Amendment 9

## Enumclaw Golf Course

1 AMENDMENT TO THE KING COUNTY ZONING ATLAS  
2  
3

---

4 Amend Map #30, Sections 29 and 30, Township 20, Range 7 as follows:  
5

6 Reclassify the following parcels from RA-10 to UR:  
7

8 3020079006 (portion)

9 2920079019

10 2920079020 (portion)  
11

12 Effect: The Enumclaw Golf Course zoning amendment applies Urban Reserve zoning to  
13 approximately 200 acres currently zoned Rural Residential. The property is being transferred  
14 from King County to the City of Enumclaw as part of the Enumclaw Pool transfer. Approval  
15 of this amendment will restrict other possible development on the property in the period  
16 before it is annexed.



# Proposed Amendment 2004 King County Comprehensive Plan Update Enumclaw Golf Course - Zoning Amendment



King County

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Urban Growth Boundary



Proposed Urban Growth Boundary



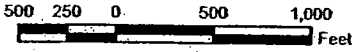
Incorporated Areas

UR

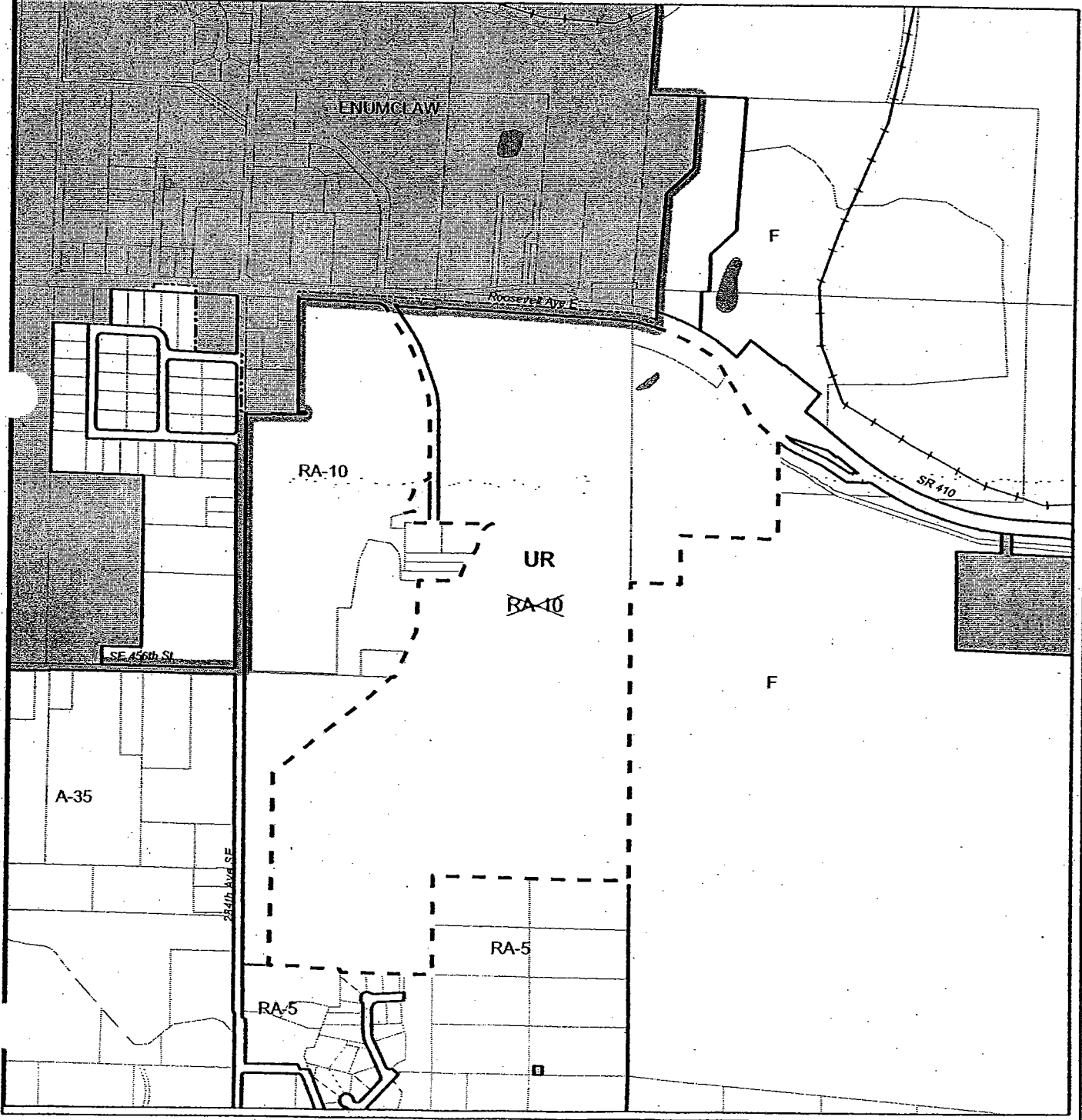
Urban Reserve, one DU per 5 acres

RA-10

Rural Area, one DU per 10 acres



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# Map Amendment 10

## Renton Christian Center

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE MAP  
2  
3

---

4 Amend Map # 14, Section 36, Township 23, Range 5 as follows:  
5

6 Redesignate the following parcels from Rural Residential to Urban Medium Density, 4-12  
7 units per acre:  
8

9 3623059098

10 8691501050  
11

12 Retain the open space land use designation for the following parcel and include this parcel in  
13 the Urban Growth Area:  
14

15 3623059007  
16

17 Effect: This proposed land use amendment would include the subject properties within the  
18 Urban Growth Area



# Proposed Land Use Amendment

## 2004 King County Comprehensive Plan Update

### Renton Christian Center - Land Use Amendment

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Urban Growth Boundary.



Proposed Urban Growth Boundary



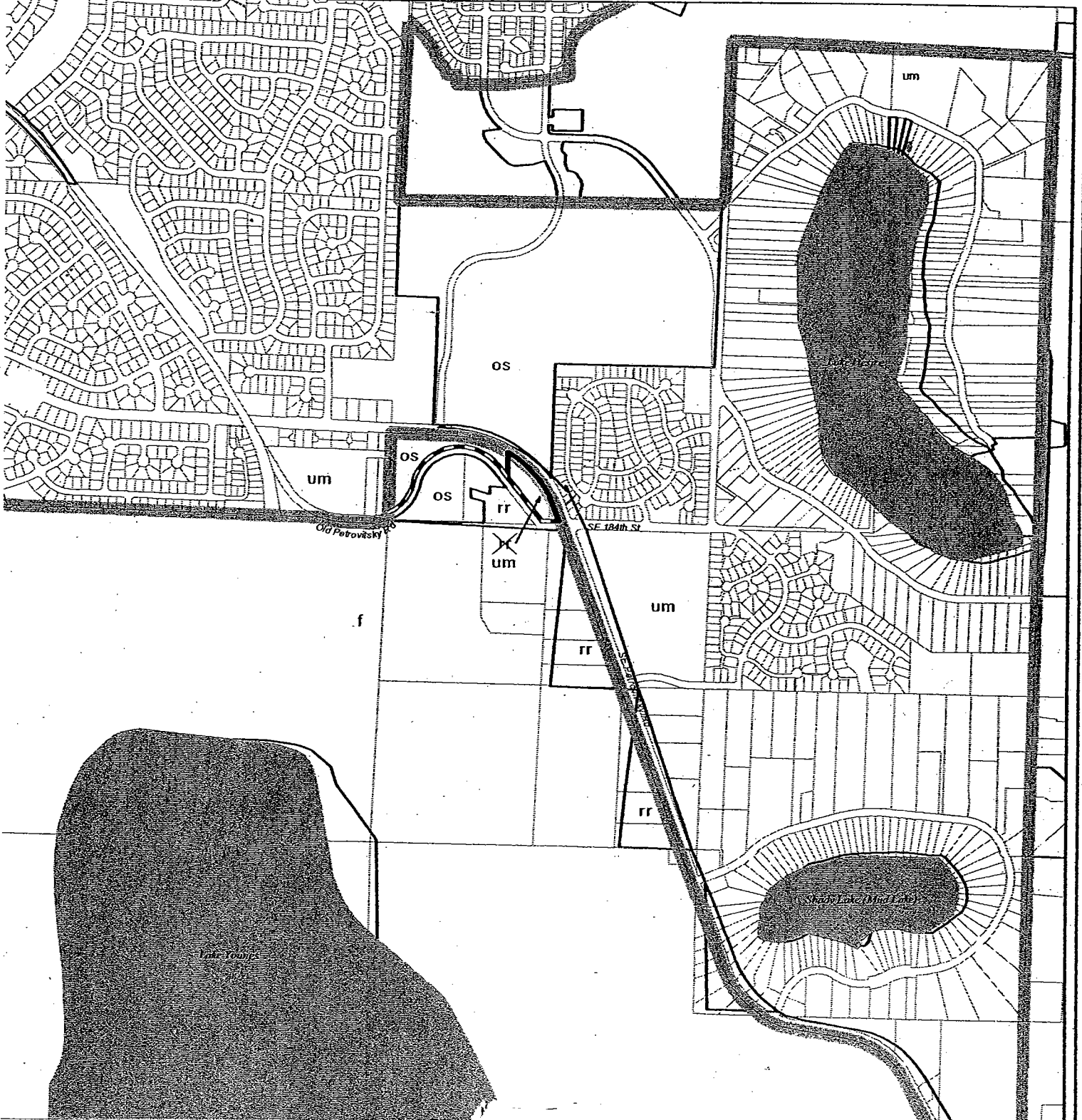
Study Area

RR Rural Residential

UM Urban Residential, medium, 4-12 du/ac

OS King County Owned Open Space/Recreation

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# Map Amendment 10

## Renton Christian Center

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – Zoning Atlas  
2  
3

---

4 Amend Map # 14, Section 36, Township 23, Range 5 as follows:  
5

6 Reclassify the following parcels from RA-5 SO to R-6 SO:  
7

8 3623059098

9 8691501050

10 3623059007  
11

12  
13 Effect: This amendment applies R-6 SO zoning to three parcels proposed to be included  
14 within the Urban Growth Area..  
15




16 The existing special overlays SO-180 and SO-220 are retained. No change is proposed  
17 through this amendment to the seasonal clearing restrictions enumerated in King County  
18 Code Chapter 16.82.150 D that already applies to the subject properties.



# 2004 King County Comprehensive Plan Update

## Renton Christian Center - Zoning Amendment

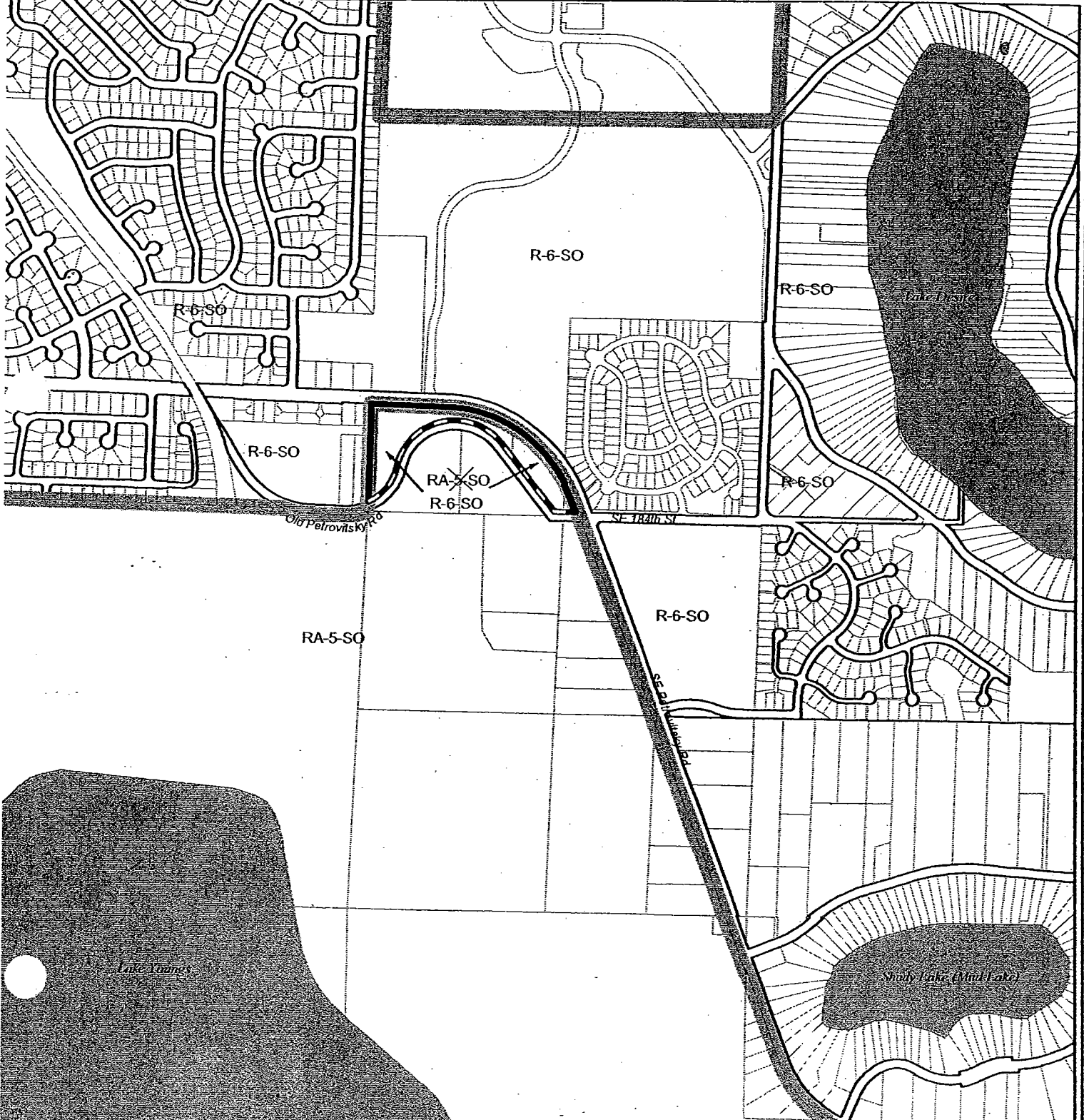
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-  Urban Growth Boundary
-  Proposed Urban Growth Boundary
-  Study Area

- RA-5 Rural Area, one DU per 5 acres
- R-6 Residential, six DU per acre
- SO Special Overlay



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# Map Amendment 11

## Covington Park

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE MAP  
2  
3

---

4 Amend Map # 15, Section 24, Township 22, Range 5 as follows:  
5

6 Redesignate the following parcels from Rural Residential to Other Parks/Wilderness:  
7

8 2422059182

9 2422059001

10 2422059085

11 2422059020  
12

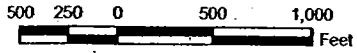
13 Effect: The proposed land use amendment would add four parcels owned by the City of  
14 Covington to the Urban Growth Area. The intent of this proposed amendment is to allow  
15 development of a city park, that could be annexed by Covington and receive a full range of  
16 urban services.





# Proposed Amendment 2004 King County Comprehensive Plan Update Covington Park Site - Land Use Amendment

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Urban Growth Boundary



Proposed Urban Growth Boundary



Study Area

rr

Rural Residential

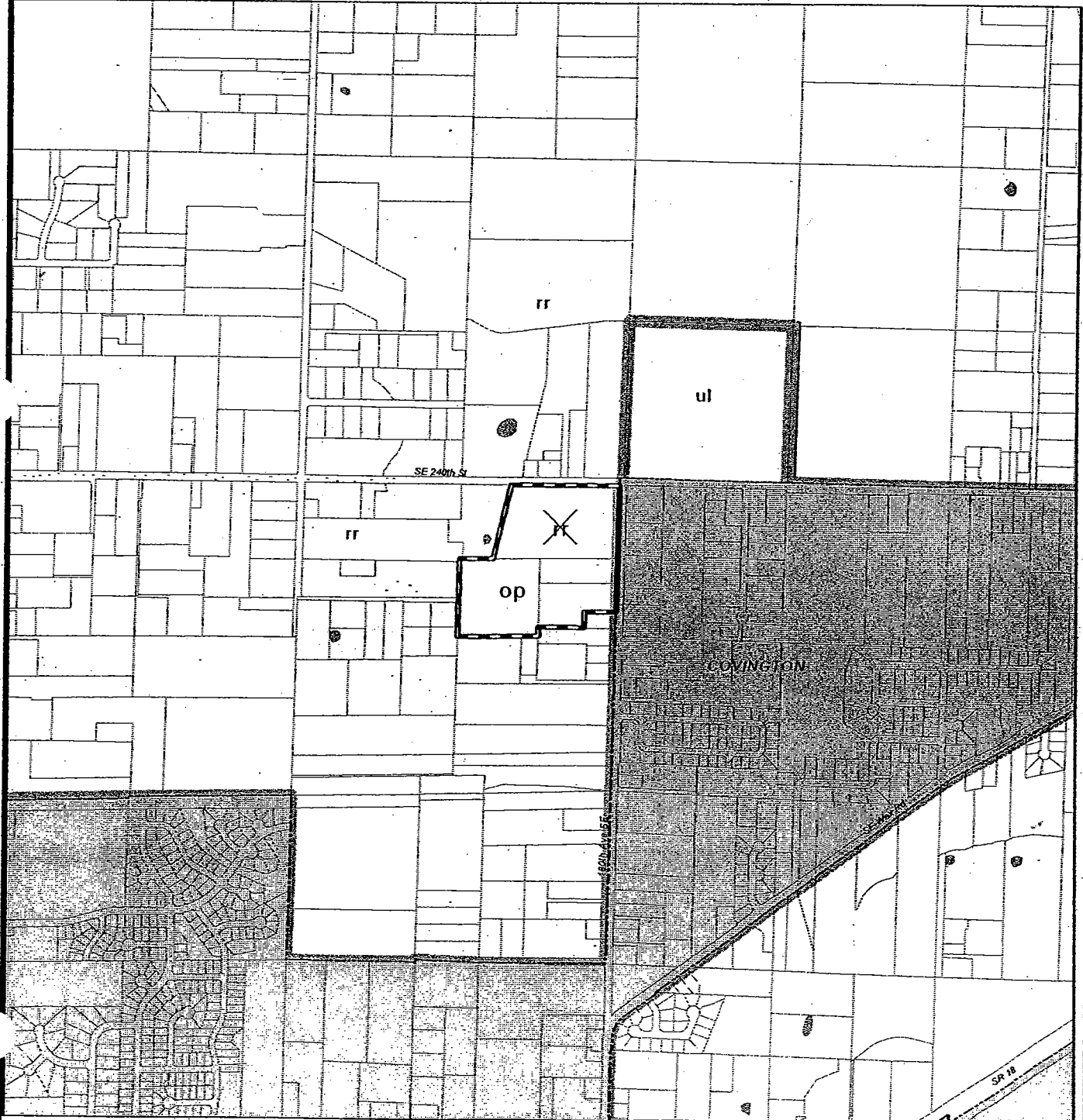
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Other Parks/Wilderness



Incorporated Areas

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# Map Amendment 11

## Covington Park

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – Zoning Atlas  
2  
3

---

4 Amend Map # 15, Section 24, Township 22, Range 5 as follows:  
5

6 Reclassify the following parcels from RA-5 SO to UR SO:  
7

8 2422059182

9 2422059001

10 2422059085

11 2422059020  
12  
13

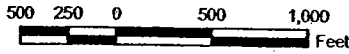
14 Effect: This amendment applies UR – Urban Reserve zoning to four parcels proposed for  
15 land use redesignation from Rural Residential to Other Parks/Wilderness. These parcels are  
16 also proposed to be included within the Urban Growth Area. The purpose of this amendment  
17 is to allow the City of Covington to annex and provide sewer service to land owned by the  
18 city that is to be developed with a city park.  
19

20 The existing special overlay SO-220 is retained. No change is proposed through this  
21 amendment to the seasonal clearing restrictions enumerated in King County Code Chapter  
22 16.82.150 D that already apply to the subject properties. Rural clearing limits required by  
23 KCC 16.82.150.C no longer are appropriate if these parcels are designated Urban and would  
24 therefore be removed.



# Proposed Amendment 2004 King County Comprehensive Plan Update Covington Park Site - Zoning Amendment

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Study Area



Incorporated Areas



Urban Growth Boundary

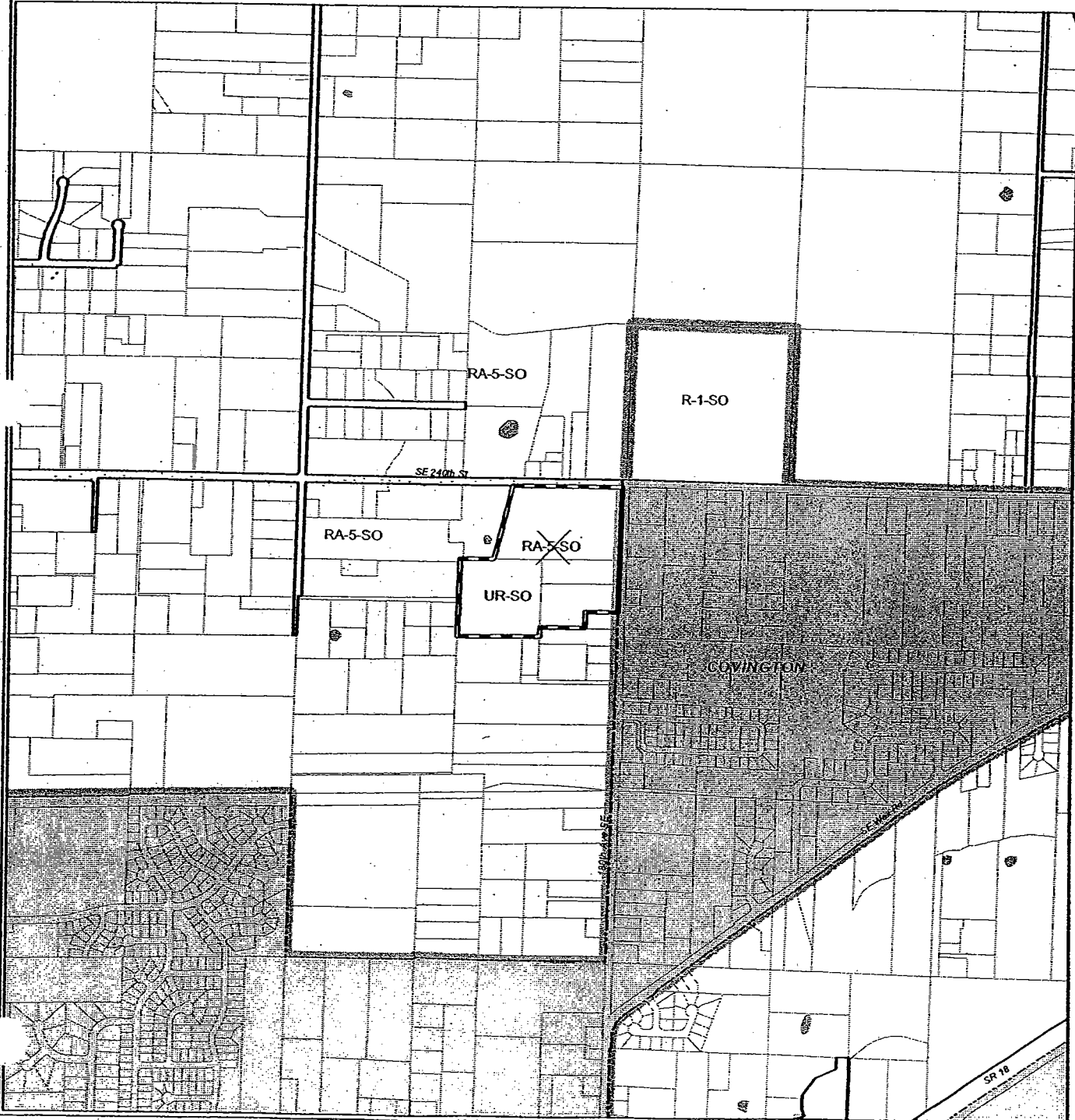


Proposed Urban Growth Boundary

RA-5 Rural Area, one DU per 5 acres

UR Urban Reserve, one DU per 5 acres

SO Special Overlay



# Map Amendment 12

## Spar Road

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE MAP  
2  
3

---

4 Amend Map #19, Section 22, Township 23, Range 6 as follows:  
5

6 Redesignate the following parcels from Rural Residential to Urban Residential, Medium  
7 Density 4-12 units per acre:  
8

9 2224069109

10 2224069110

11 2224069111

12 2224069152

13 2224069086  
14

15 Redesignate a 2438 square foot portion of parcel 2224069014 from Urban Residential, Low  
16 Density to Rural Residential.  
17

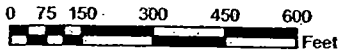
18  
19 Effect: The Spar Road land use amendment adds approximately 8.8 acres to the Urban  
20 Growth Area. The interlocal agreement related to the Issaquah Highlands development  
21 includes a provision anticipating a minor revision to the Urban Growth Area to place all  
22 portions of the Spar Road project within the Urban Growth Area, to be annexed by Issaquah  
23 within one year. This amendment places a drainage facility associated with the Spar Road  
24 within the Urban Area so it may be annexed and maintained by Issaquah and avoids splitting  
25 parcels with the UGA boundary line.  
26









27 This amendment also removes a 2438 square foot portion of a Rural property from the Urban  
28 Growth Area. Assessor records indicate this is not a portion of right of way associated with  
29 SE 56<sup>th</sup> Street.  
30



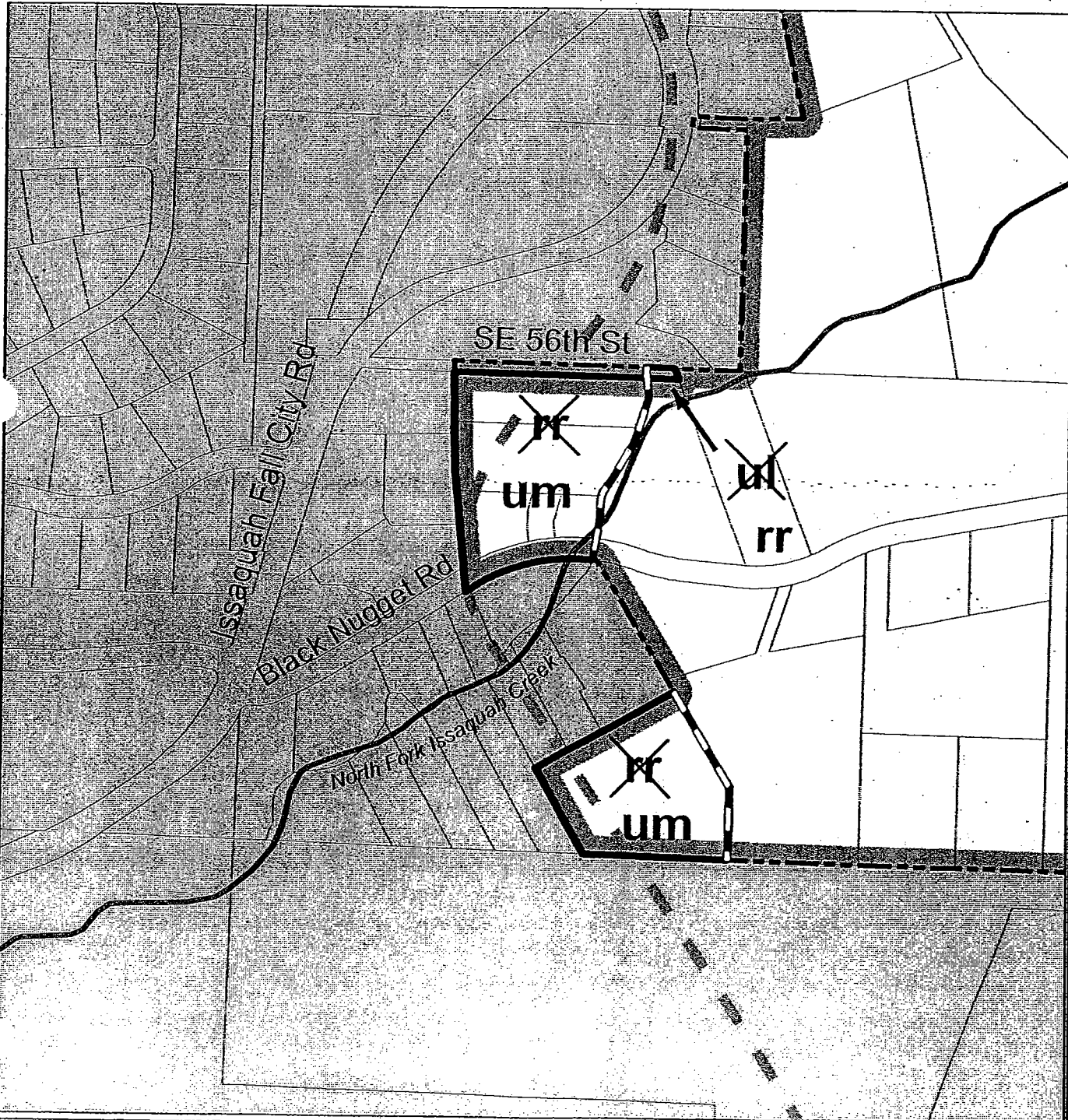
# Proposed Amendment 2004 King County Comprehensive Plan Update Issaquah Spar Road UGA Adjustment

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-  Urban Growth Boundary
-  North Fork Issaquah Creek (approximate location)
-  Incorporated Areas
-  Change Area
-  Proposed Urban Growth Boundary
-  N-Spar (approximate location)
-  Rural Residential
-  Urban Low, 1 du/ac

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# Map Amendment 12

## Spar Road

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – Zoning Atlas  
2  
3

---

4 Amend Map #19, Section 22, Township 23, Range 6 as follows:  
5

6 Reclassify the following parcels from RA5-P to R-4:  
7

8 2224069109

9 2224069110

10 2224069111

11 2224069152

12 2224069086  
13

14 Delete existing P-suffix conditions es-p2 and es-p9 from the above parcels.  
15

16  
17 Reclassify a 2438 square foot portion of parcel 2224069014 from R-1-P to RA-5P.  
18

19 Delete existing P-suffix condition es-p20 and apply P-suffix conditions es-p2 and es-p9 to  
20 this parcel.  
21

22 **Effect:** The Spar Road zoning amendment reclassifies five parcels from Rural to Urban and  
23 removes P suffix conditions appropriate for Rural parcels. This will allow Issaquah to annex  
24 these parcels within one year, consistent with our interlocal agreement.  
25

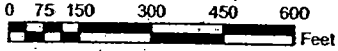
26 This amendment also removes a small area of Urban zoning that appears to have been  
27 applied in error to a portion of a larger Rural property. It appears the intent was to apply  
28 Urban zoning to the right of way for SE 56<sup>th</sup> Street. This right of way does not extend to  
29 parcel 2224069014, so no portion of this parcel should be zoned Urban.  
30

31 The existing P-suffix condition es-p20 is appropriate for Urban property and should be  
32 deleted. P-suffix conditions es-p2 and es-p9 apply to all Rural properties in this area and are  
33 appropriate for this parcel.








# Proposed Amendment 2004 King County Comprehensive Plan Update Issaquah Spar Road Zoning Adjustment

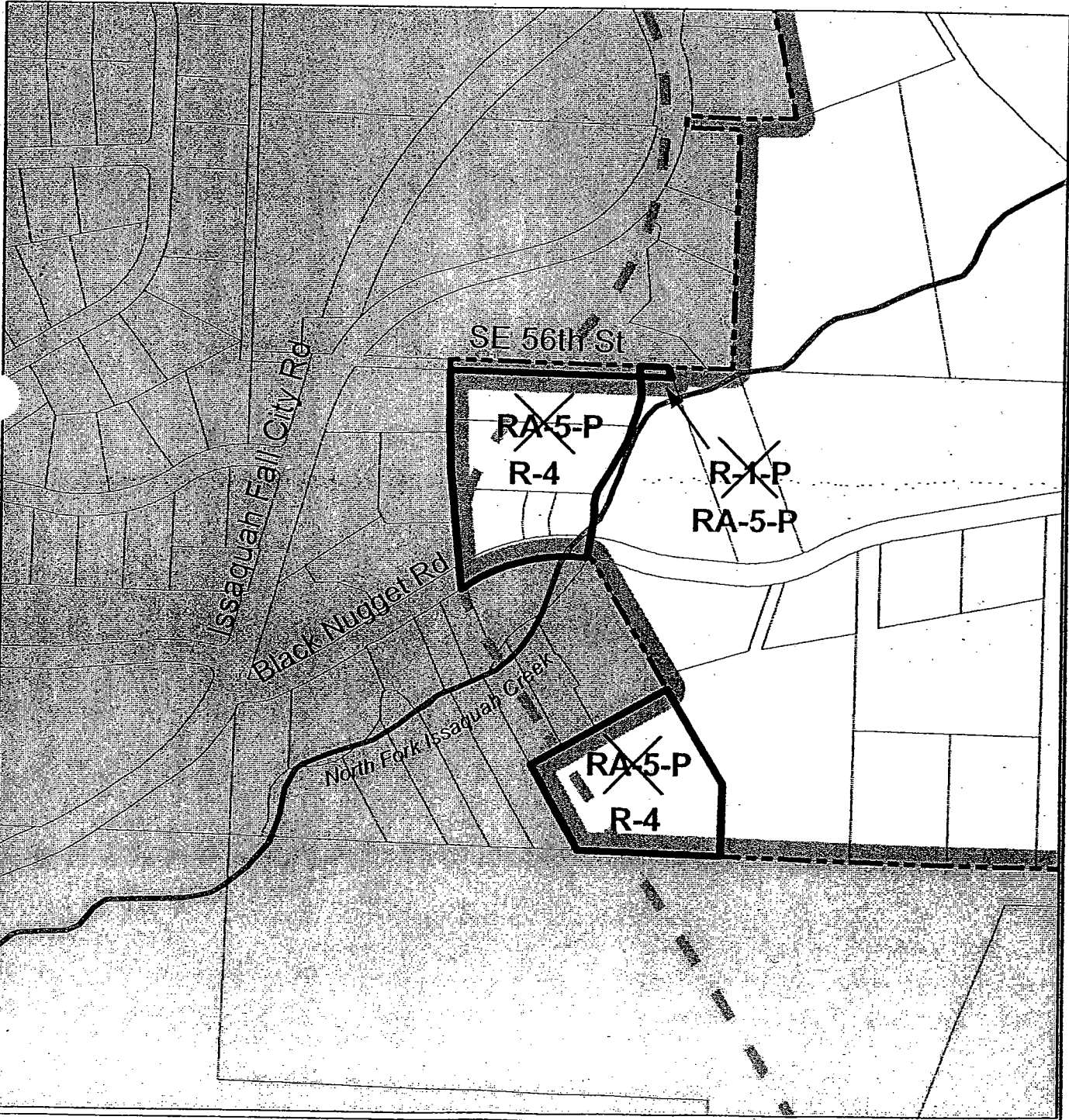
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-  Urban Growth Boundary
-  North Fork Issaquah Creek (approximate location)
-  Incorporated Areas
-  Change Area

-  N-Spar (approximate location)
- RA-5-P** Rural Area, one DU per 5 acres
- R-1-P** Urban, one DU per acre
- R-4** Urban, four DU per acre



# Map Amendment

## Jackson Properties

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE MAP  
2  
3

---

4 Amend Map # 10, Section 09, Township 21, Range 4 as follows:  
5

6 Redesignate the following parcels from Urban Medium to Community Business:  
7

8 0921049028

9 0921049310

10 0921049318  
11

12 Redesignate the following parcels from Commercial Outside of Center to Community  
13 Business:  
14

15 0921049139

16 0921049206

17 0921049140

18 0921049187

19 0921049316  
20

21 Effect: The proposed land use map amendment would redesignate approximately 14 acres  
22 from Urban Medium to Community Business, and approximately 16 acres from Commercial  
23 Outside of Centers to Community Business.



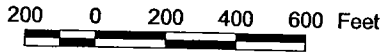


# Proposed Amendment





## 2004 King County Comprehensive Plan Update

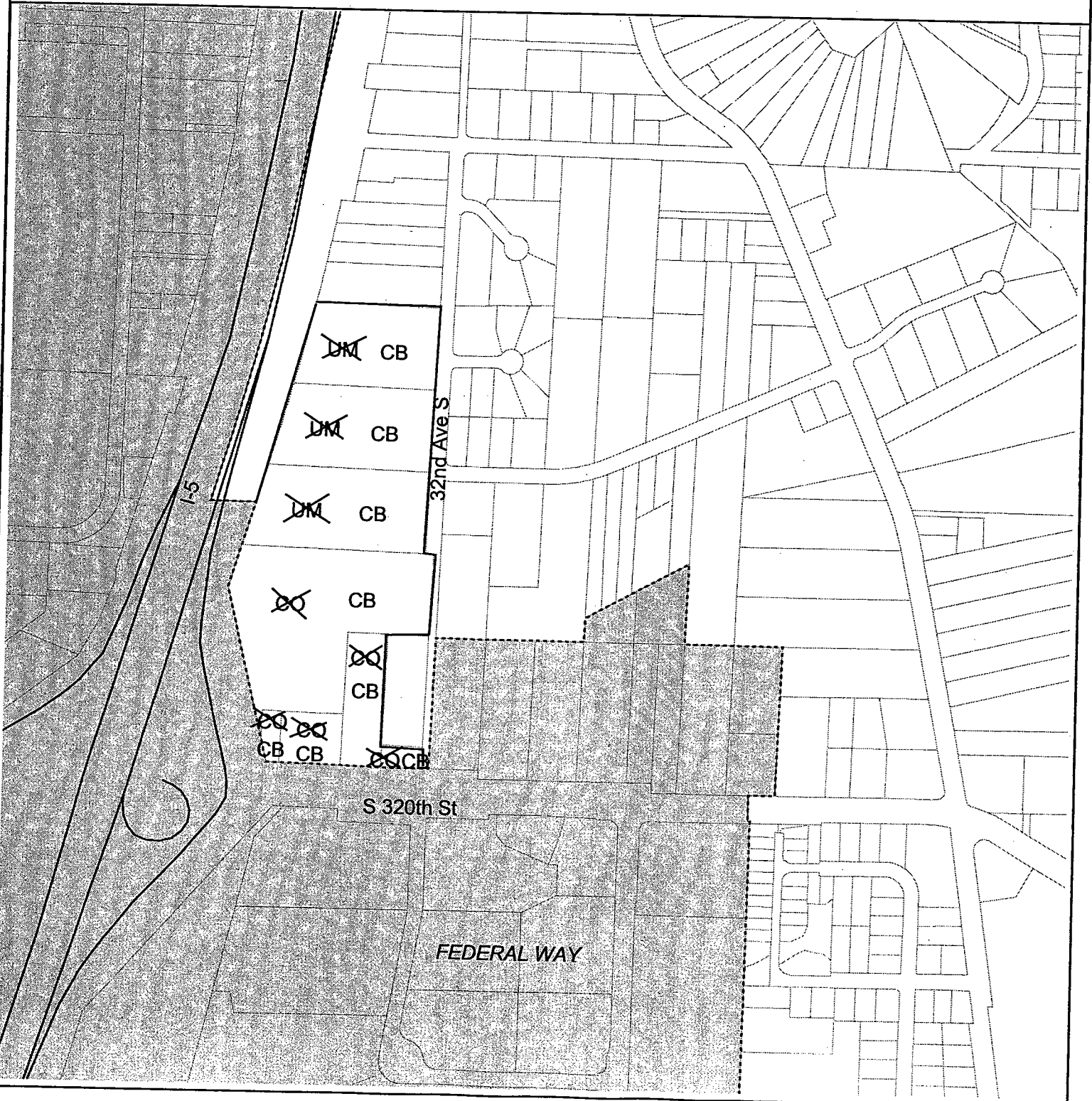
### Jackson Properties - Land Use Amendment

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9-20-04 MKCC

-  Study Area
-  Incorporated Areas
-  Urban Growth Boundary
-  Proposed Urban Growth Boundary
- UM Urban Medium
- CB Community Business
- CO Commercial Outside of Centers



# Map Amendment

## Jackson Properties

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – Zoning Atlas  
2  
3

---

4 Amend Map # 10, Section 09, Township 21, Range 4 as follows:  
5

6 Redesignate the following parcels from R-4 to Community Business:  
7

8 0921049028

9 0921049310

10 0921049318  
11

12 Redesignate the following parcels from R-4 / Office to Community Business:  
13

14 0921049139

15 0921049140

16 0921049316  
17

18 Redesignate the following parcels from Office to Community Business:  
19

20 0921049187

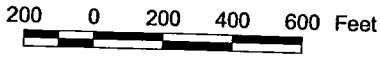
21 0921049206  
22

23 Effect: The proposed land use map amendment would redesignate approximately 14 acres  
24 from R-4 to Community Business, approximately 13 acres from R-4 / Office to Community  
25 Business, and approximately 3 acres from Office to Community Business. Existing P-Suffix  
26 condition FW-P13 (dedication of Right of Way) shall be retained.







# Proposed Amendment 2004 King County Comprehensive Plan Update Jackson Properties - Zoning Amendment

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9-20-04 MKCC

-  Study Area
-  Incorporated Areas
-  Urban Growth Boundary
-  Proposed Urban Growth Boundary
- CB Community Business
- O Office
- R-4 Residential, 4 DUs per acre

