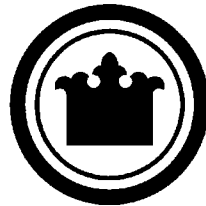


**2005-0096
Attachment A**



**2005 Amendments
to the
King County Comprehensive Plan 2004**

MAY 17, 2005

**2005-0096
Attachment A**

**2005 Amendments to the
King County Comprehensive Plan 2004**

**Part I:
Policy Amendments**

1 **AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN 2004:**

2 In Chapter 6 – Transportation, II Linking Transportation Infrastructure with Growth, on
3 page 6-9, amend Policy T-210 as follows:

4

5

6 **T-210**

**The level of service (LOS) standard for the Urban Area and
designated Rural Towns shall be E except as provided in Policy ((T-
209)) T-212. The LOS standard for the Rural Area shall be B except
as provided in Policy ((~~T-209~~)) T-212. These standards shall be used
in concurrency testing.**

11

12

13

14

15

16 **Effect:** Policy T-209 in the 2000 King County Comprehensive Plan was renumbered as
17 Policy T-212 in the 2004 King County Comprehensive Plan Update. This amendment
18 corrects the reference in Policy T-210 to reflect the renumbered policy T-212. There is
19 no substantive effect of this amendment.

20 **Rationale:** Updates the policy reference in policy T-210 to reflect the renumbering of
21 transportation policies in the 2004 King County Comprehensive Plan Update.

22

1 **AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN 2004:**

2 In Chapter 7 – Services, Facilities, and Utilities, H. Water Supply, on page 7-8 amend
3 Policy F-230 as follows:

- 4
- 5 **F-230** **New public water systems established in the Rural Area shall be owned**
6 **and operated by the following, in order of preference:**
- 7 **a. By the Group A public water system in whose service area the**
8 **system is located, by direct service or satellite management by the**
9 **Group A system, or**
 - 10 **b. By a satellite management agency approved by the State**
11 **Department of Health and providing service within the county and**
12 **under contract with the Group A system if it is located in a Group A**
13 **system service area; or**
 - 14 **c. By the owners of the lots, which are provided water by ~~((the))~~ a new**
15 **Group A or Group B system if ~~((the new system is))~~ not within the**
16 **service area of an existing Group A system or not within the area**
17 **covered by a satellite management agency. Approval for any such**
18 **system shall be conditioned for future ownership or management by**
19 **a satellite management agency, when such service becomes**
20 **available, and for periodic review of system operations, as required**
21 **by RCW 70.119A.060(2).**
- 22

23

24 **EFFECT:** Technical revision to clarify the water system described in subsection c. could
25 be either a Group A or Group B system.

26

1 **AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN 2004:**

2 In Chapter 7 – Services, Facilities, and Utilities, I. Public Sewers and On-Site
3 Wastewater Disposal Systems, on page 7-11 amend Policy F-245 as follows:

4
5 **F-245 In the Urban Growth Area, all new development shall be served by public
6 sewers unless (~~(a-A)~~) application of this policy to a proposal for a single-
7 family residence on an individual lot would deny all reasonable use of the
8 property (~~(; or)~~);**

9 **~~((b. Application of this policy to a proposal that has a vested land use
10 application for the redevelopment or expansion of an existing use, as well as
11 an approved septic design from Public Health Seattle and King County,
12 would render approval of the land use permit void; or
13 e. As permitted by policy CP-933.))~~**

14 **Effect:** Approval of the 2004 King County Comprehensive Plan Update and related
15 amendments to King County Code Chapter 13.24.136 eliminated options for on-site
16 sewage disposal methods described in Policy F-245 b. above. The opportunity for on-site
17 sewage disposal described by Policy CP-933 was also eliminated in the 2004 King
18 County Comprehensive Plan Update.

19 **Rationale:** This amendment corrects an oversight by making Policy F-245 consistent
20 with Code and other policy amendments made during the 2004 King County
21 Comprehensive Plan Update.
22

1 **AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN 2004:**

2 In Chapter 9 – Implementation, I. Land Use Designations and Zoning Classifications/Code, on
 3 page 9-2, amend the table as follows:

4
 5

Comprehensive Plan Land Uses	Zoning *
Unincorporated Activity Center	R-12, R-18, R-24, R-48, RB (not allowed in White Center), NB, CB, O, I
Community Business Center	NB, CB, O, R-12, R-18, R-24, R-48
Neighborhood Business Center	NB, O, R-12, R-18, R-24, R-48
Commercial Outside of Centers	NB, CB, RB, O, I - this is the range of existing zoning in place when the comprehensive plan was adopted
Urban Planned Development	R-1, R-4, R-6, R-8, R-12, R-18, R-24, R-48, NB, CB, RB, O, I
Urban Residential, High	R-18, R-24, R-48
Urban Residential, Medium	R-4, R-6, R-8, R-12
Urban Residential, Low	R-1
Rural City Urban Growth Area	UR I, RB –These two zones were in place in the North Bend UGA when the comprehensive plan was adopted in 1994.
Rural Town	R-1, R-4, R-6, R-8, R-12, R-18, R-24, R-48, NB, CB, RB, O, I
Rural Neighborhood	NB, RA-5
Rural Residential	RA-2.5, RA-5, RA-10, RA-20
Industrial	I
Forestry	F, M
Agriculture	A
Mining	M
Greenbelt/Urban Separator	R-1
King County Owned Open Space/Recreation	All zones
Other Parks/Wilderness	All zones
<p>* This is the range of zoning that may be allowed within each comprehensive plan land use designations based on comprehensive plan and subarea plan policies. Actual zoning on a specific property is determined through the area-wide zoning process or through a quasi-judicial rezone application.</p> <p>Zoning Designations</p> <p>A Agricultural (10 or 35 acre minimum lot area) F Forest (80 acre minimum lot area) M Mineral RA Rural Area (2.5-acre, 5-acre, 10-acre or 20-acre minimum density) UR Urban Reserve R Urban Residential (base density in dwelling units per acre) NB Neighborhood Business CB Community Business RB Regional Business O Office I Industrial</p>	

6
 7

8 **EFFECT:** Allows the use of the RA-5 zone designation within a Rural Neighborhood
 9 consistent with the provisions of KCCP policy R-410.

**2005-0096
Attachment A**

**2005 Amendments to the
King County Comprehensive Plan 2004**

**Part II:
Land Use and Area Zoning Amendments**

Map Amendment

Vashon Maury Island Service Center

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – Zoning Atlas and
2 Land Use Atlas

3
4
5 Amend Land Use Map # 3 and Zoning Map # 3 Section 7, Township 22, Range 3

6
7 Redesignate the following parcels from Rural Residential land use to Rural Neighborhood
8 land use.

9
10 Reclassify the following parcels from RA 10 –SO, Rural Area – one home per ten acres
11 within a Special Overlay District to O P –SO, Office with P –Suffix Conditions within a
12 Special Overlay District.

13
14 0722039001

15 0722039066

16 0722039067

17
18 Effect: This amendment applies the Rural Neighborhood land use designation and O P SO
19 zoning to three parcels adjacent to the existing Rural Neighborhood. The O P SO zoning is
20 consistent with the zoning of property within the existing Rural Neighborhood. This will
21 allow expansion of the existing Vashon Maury Island Service Center.



Executive Recommended Vashon-Maury Island Service Center - Land Use Amendment Land Use Amendment



King County

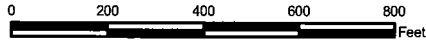
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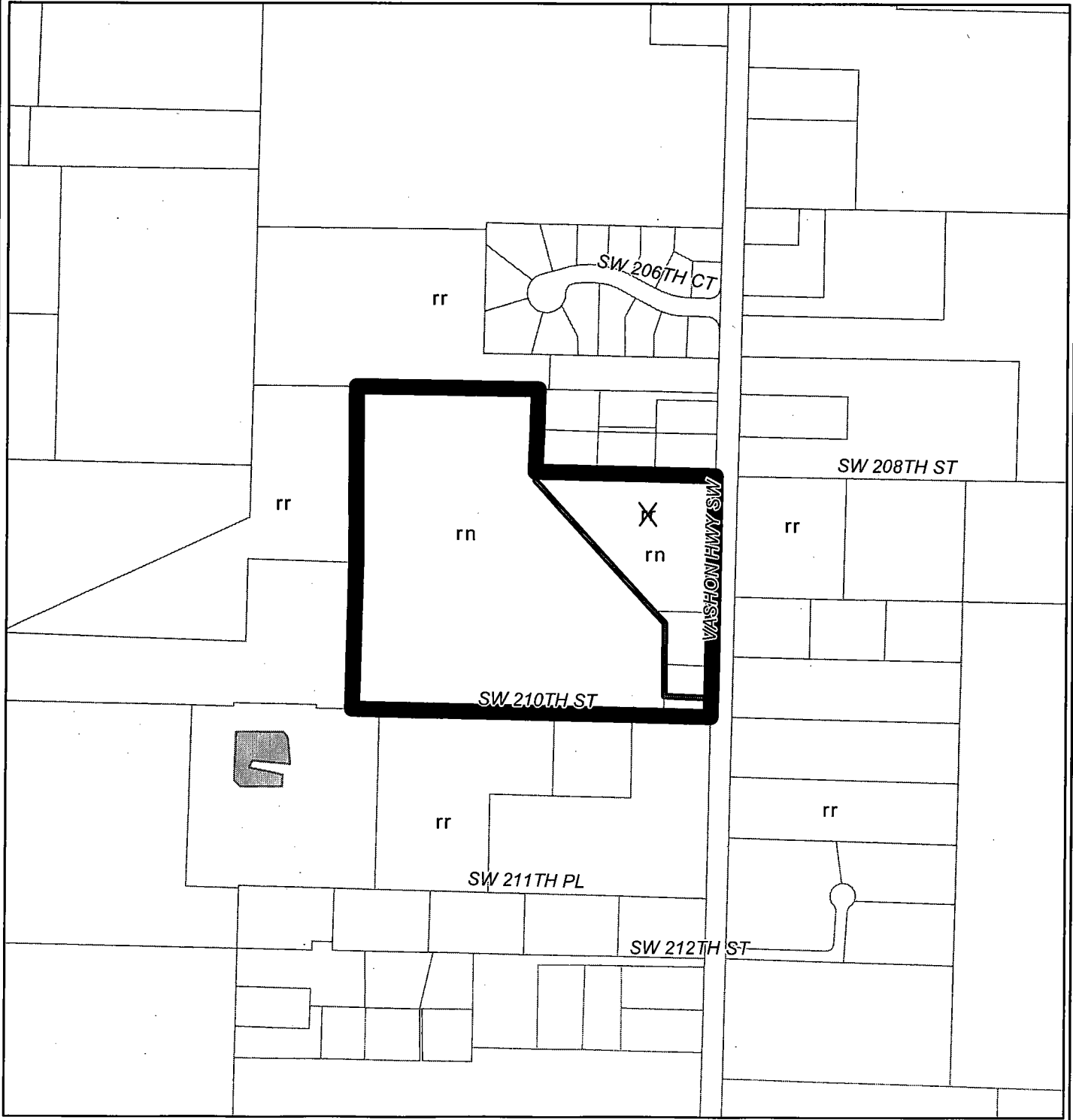
Study Area

rr Rural residential

rn Rural neighborhood



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Executive Recommended

Vashon-Maury Island Service Center - Zoning Amendment

Recommended Area Zoning



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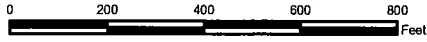
Study Area

RA-5 Rural Area, one DU per 5 acres

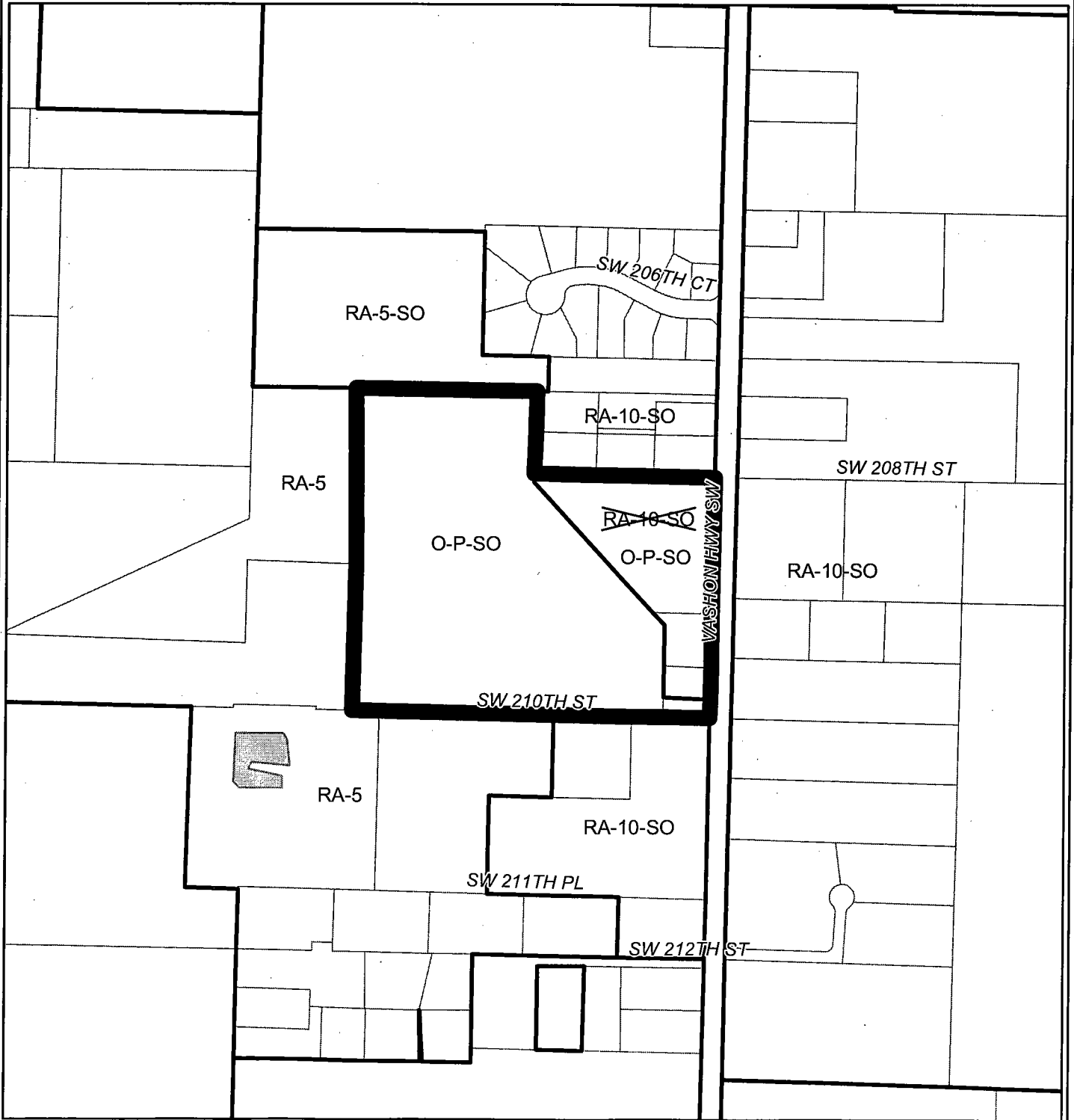


Office

RA-10 Rural Area, one DU per 10 acres



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1 **Map Amendment**

2
3
4 **Vashon P-Suffix Study**

5
6
7 **AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – Zoning Atlas**
8

9
10 Modify the P-Suffix development conditions for four parcels on Zoning Map # 3, Township
11 22 and 23, Range 3

12
13 **Parcel 0522039015:** Delete P-Suffix condition VS-P2, which is applicable to Industrial
14 property. This property is now zoned for commercial development.

15
16 Effect: This amendment deletes a development condition that is in conflict with the land use
17 and zoning designation for the subject property.

18
19 **Parcels 2923039195 and 2923039044:** This amendment corrects an apparent mapping error
20 by assigning condition VS-P27, the “Vashon Gateway” condition, to the small portion of
21 these two parcels that lie north of SW 171st Street and removing the Vashon “Town Core”
22 condition from the same small portion of these two parcels.

23
24 Effect: Implements the intent of the Vashon Town Plan, which was to apply the Vashon
25 Gateway condition to property to the north of SW 171st street, and the Vashon town Core
26 condition to property south of SW 171st at this location.

27
28 **Parcel 3223039111:** This amendment removes P-Suffix condition VS-P15 from the subject
29 property.

30
31 Effect: This amendment removes VS-P-15, which is actually a series of development
32 conditions that were applied by a 1989 rezone of the subject property. These conditions
33 were intended to apply to a specific development proposal, which did not come to fruition.
34 Therefore this condition is out of date and no longer applicable.

35
36
37 **AMENDMENT TO THE P-SUFFIX CONDITION VS-P30**

38 VS-P30 (Restricted Uses for I-zoned Properties), as adopted under Ordinance 12824 (Vashon
39 Town Plan), is amended to read as follows:

40 **Development Condition Text**

41 Property with Industrial zoning shall be restricted to the following specific land uses
42 as set forth in Chapter K.C.C. 21A.08.

43 Recreational/Cultural Land Uses

1 PARKS/RECREATION: Park, Campgrounds

2 AMUSEMENT/ENTERTAINMENT: Theater

3 General Services Land Uses

4 PERSONAL SERVICES: Veterinary Clinic; Automotive repair; Automotive
5 Service; Miscellaneous repair; Artist Studios.

6 HEALTH SERVICES: Office/Outpatient Clinic; Medical/Dental Lab.

7 EDUCATION SERVICES: Vocational School; Specialized Instruction
8 School.

9 Government/Business Service Land Uses

10 GOVERNMENT SERVICES: Utility Facility; Private Stormwater
11 Management Facility.

12 BUSINESS SERVICES: Construction and Trade; Trucking and courier
13 Service; Self-service Storage; Freight and Cargo Service; Automotive
14 Parking; Research, Development and Testing; Commercial/Industrial
15 Accessory Uses (Administrative offices, employee exercise & food service
16 facilities, storage of agricultural raw materials or products manufactured on
17 site, owner/caretaker residence, grounds maintenance).

18 Retail/Wholesale Land Uses

19 Motor Vehicle and Boat Dealers; Gasoline Service Stations; Fuel Dealers.

20 Manufacturing Land Uses

21 Food and Kindred Products; Apparel and other Textile Products; Wood
22 Products, Furniture and Fixtures; Printing and Publishing; Fabricated Metal
23 Products; Industrial and Commercial Machinery; Computer and Office
24 Equipment; Electronic and other Electric Equipment; Measuring and
25 Controlling Instruments; Miscellaneous Light Manufacturing; Movie
26 Production/Distribution.

27 Resource Land Uses

28 AGRICULTURE: Growing and Harvesting Crops; Raising Livestock and
29 Small Animals, excluding feed lots and auctions.

30 FORESTRY: Growing and Harvesting Forest Products.

31 FISH AND WILDLIFE MANAGEMENT: Hatchery/Fish Preserve;
32 Aquaculture.

33 Regional Land Uses

1 Public Agency Training Facility; Municipal Water Production; Transit Bus
2 Base.

3
4 Effect: Broadens the opportunity for land owners to utilize Industrial zoned lands to the
5 extent allowed by the zone, by reducing the limitations placed by VS-P30 on uses otherwise
6 permitted within the Industrial zone. Allows theaters, artists studios and related specialized
7 instruction schools within the Industrial zones located in a Rural Town to promote cultural
8 resources consistent with KCCP Policies R-406, P-201, P-202, P-204 and P-205. This
9 revision affects the following parcels:

- 10
11 3123039009
12 3123039012
13 3123039026
14 3123039046
15 3123039050
16 3123039052
17 3123039058
18 3123039066
19 3123039082
20 3123039111
21 3123039131
22 3123039154
23 3123039157
24 3123039060
25 3123039161
26 3123039167
27 3123039183
28
29 0622039002
30 0622039004
31 0622039077
32 0622039092
33 0622039100
34 0622039134
35 0622039148
36



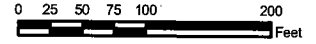
Executive Recommended Vashon P-Suffix Study

Portion SW 1/4 Section 29 Township 23 Range 3

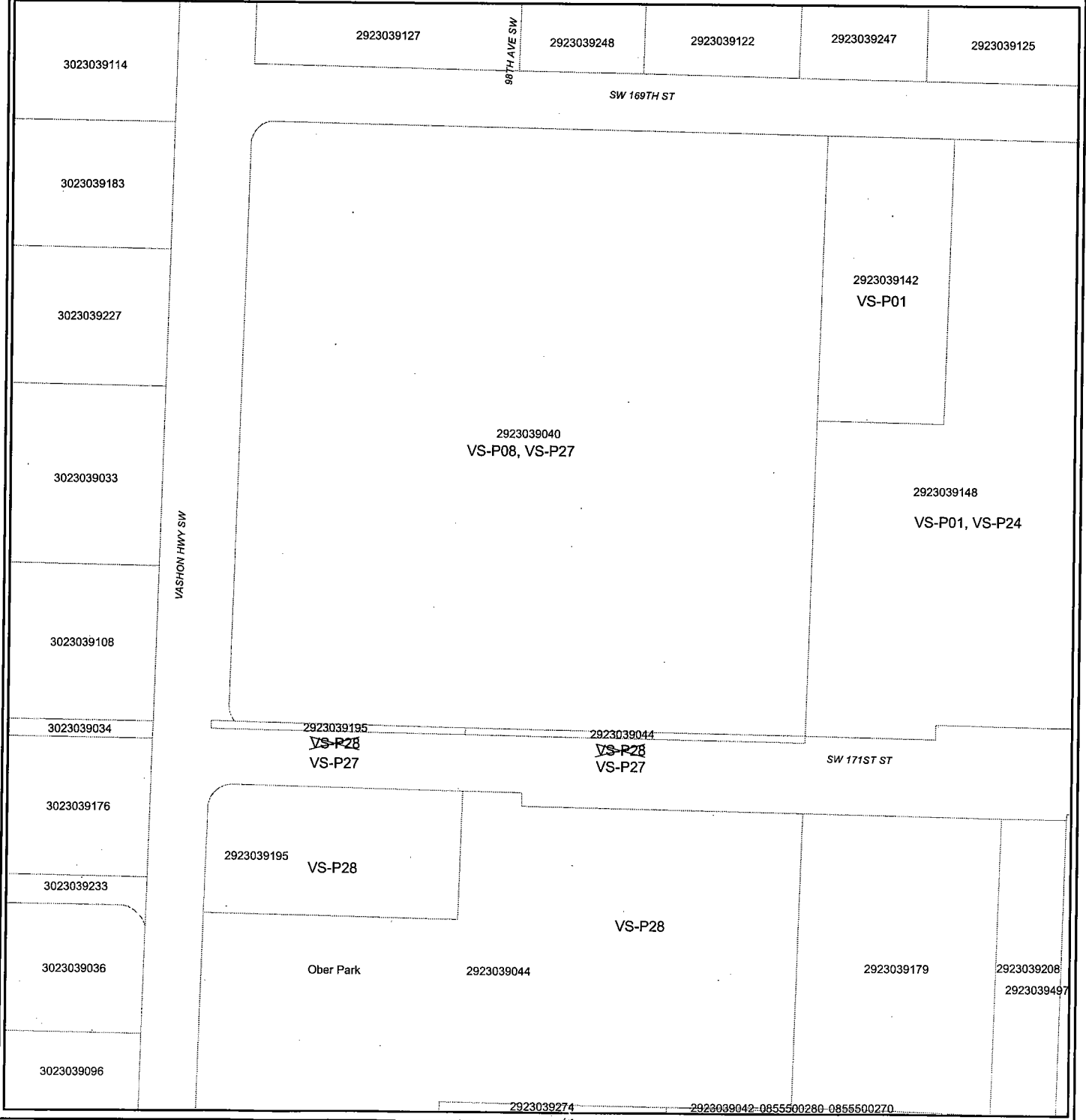


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- Property Boundaries
- Parks



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



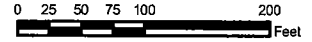


Executive Recommended
 Vashon P-Suffix Study
 Portion NW 1/4
 Section 05 Township 22 Range 3

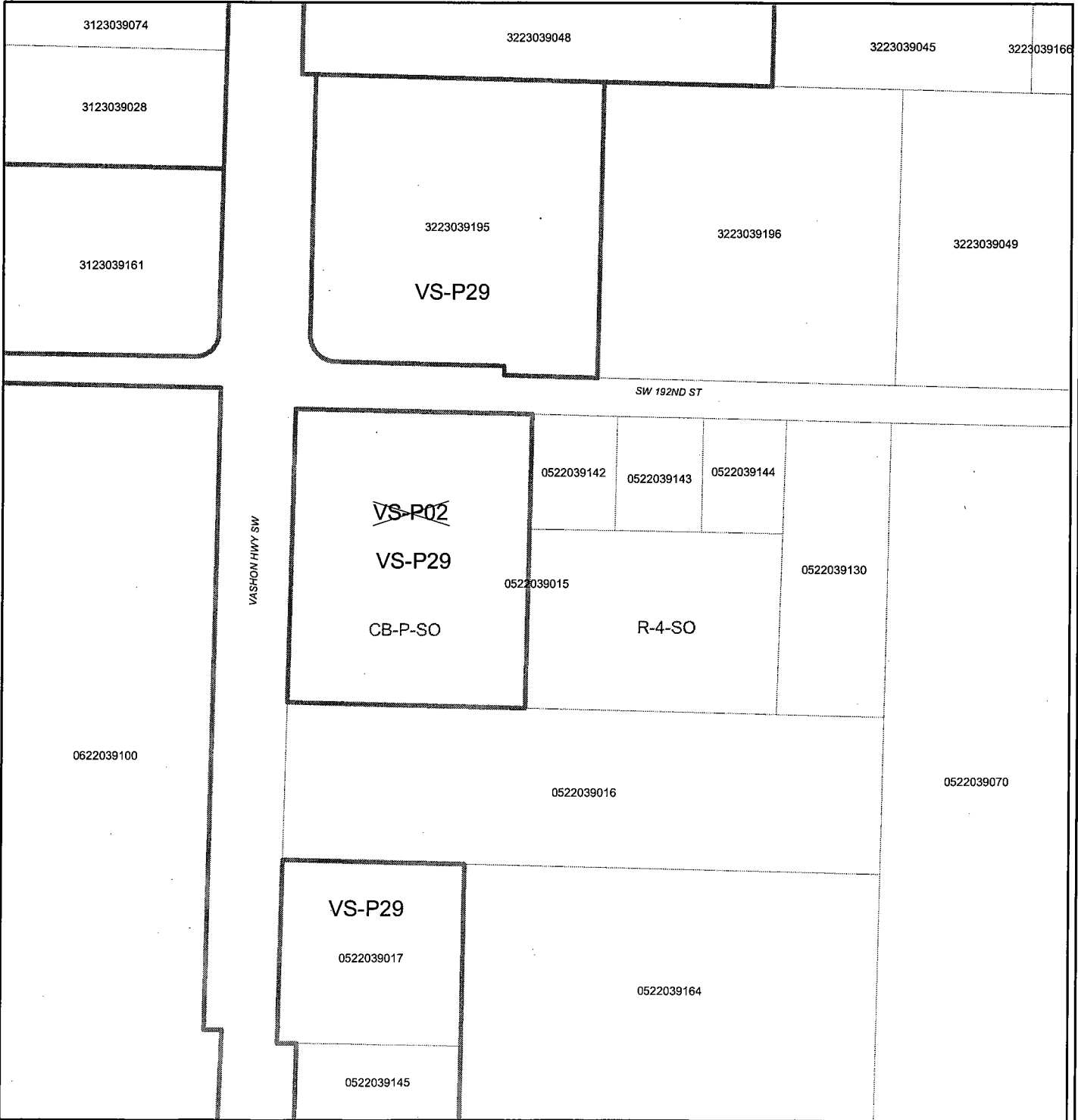


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-  Property Boundaries
-  P-Suffix Boundaries



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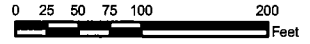
Executive Recommended
 Vashon P-Suffix Study
 Portion NW 1/4
 Section 32 Township 23 Range 3



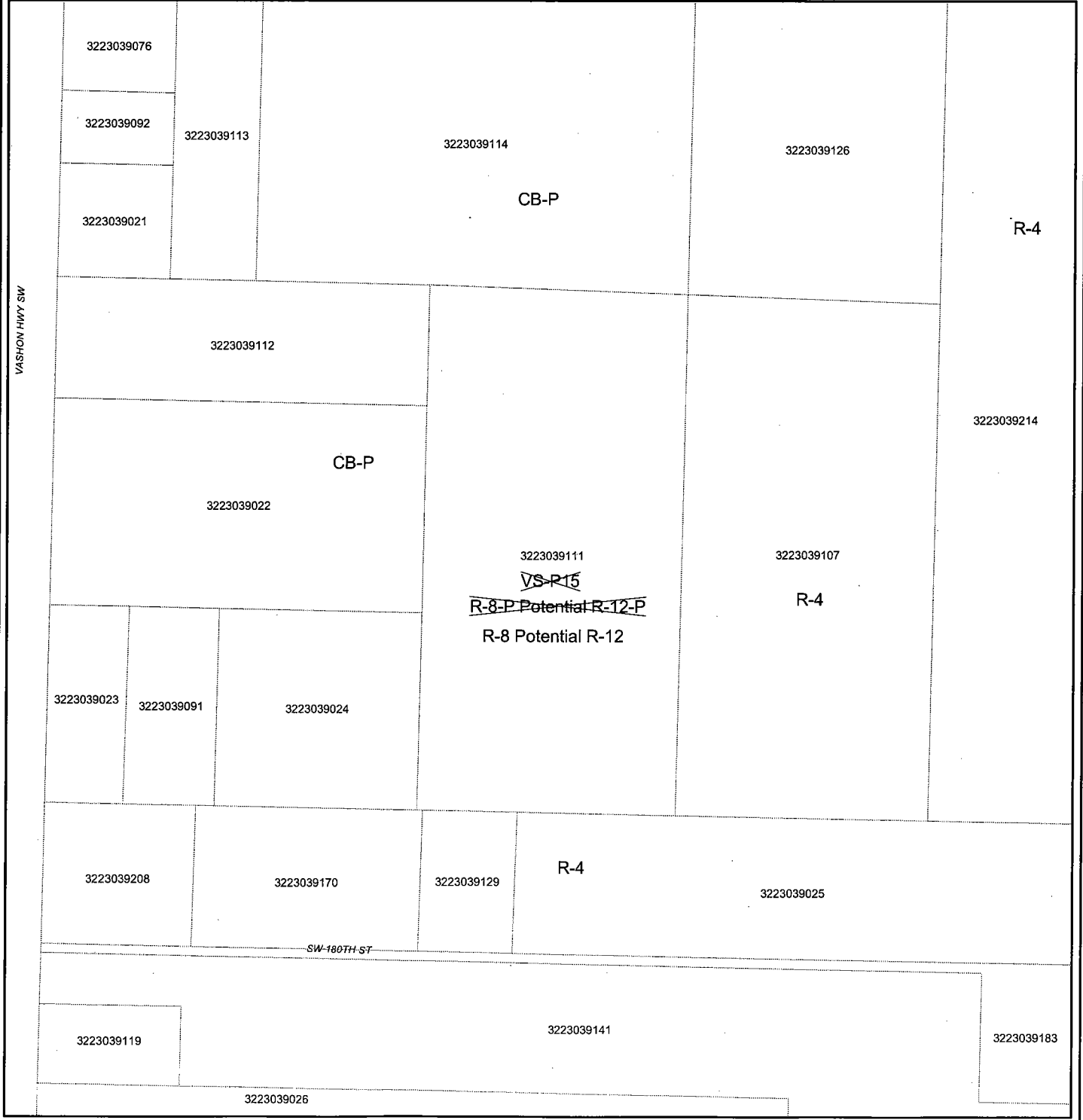
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 Property Boundaries



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Map Amendment

White Center

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 I-SO to CB-SO
7

8 0623049143

9 0623049006

10 2195100205

11 0623049226

12 0623049379

13 0623049208

14 0623049044
15

16 Reclassify the following parcels from I-SO to I-SO potential CB-SO
17

18 0623049215

19 0623049286
20

21 Effect: This amendment applies the Commercial Business zone classification to seven
22 parcels included within the Urban Activity Center. Industrial zone classification is retained
23 for two parcels, but modified slightly to allow property owners the option for rezoning to
24 Commercial Business as the market demands. No change is proposed through this
25 amendment to the land use map.



Executive Recommended

White Center Subarea - Land Use Amendment

No Change



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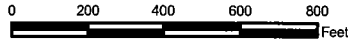
Study Area

Incorporated Areas

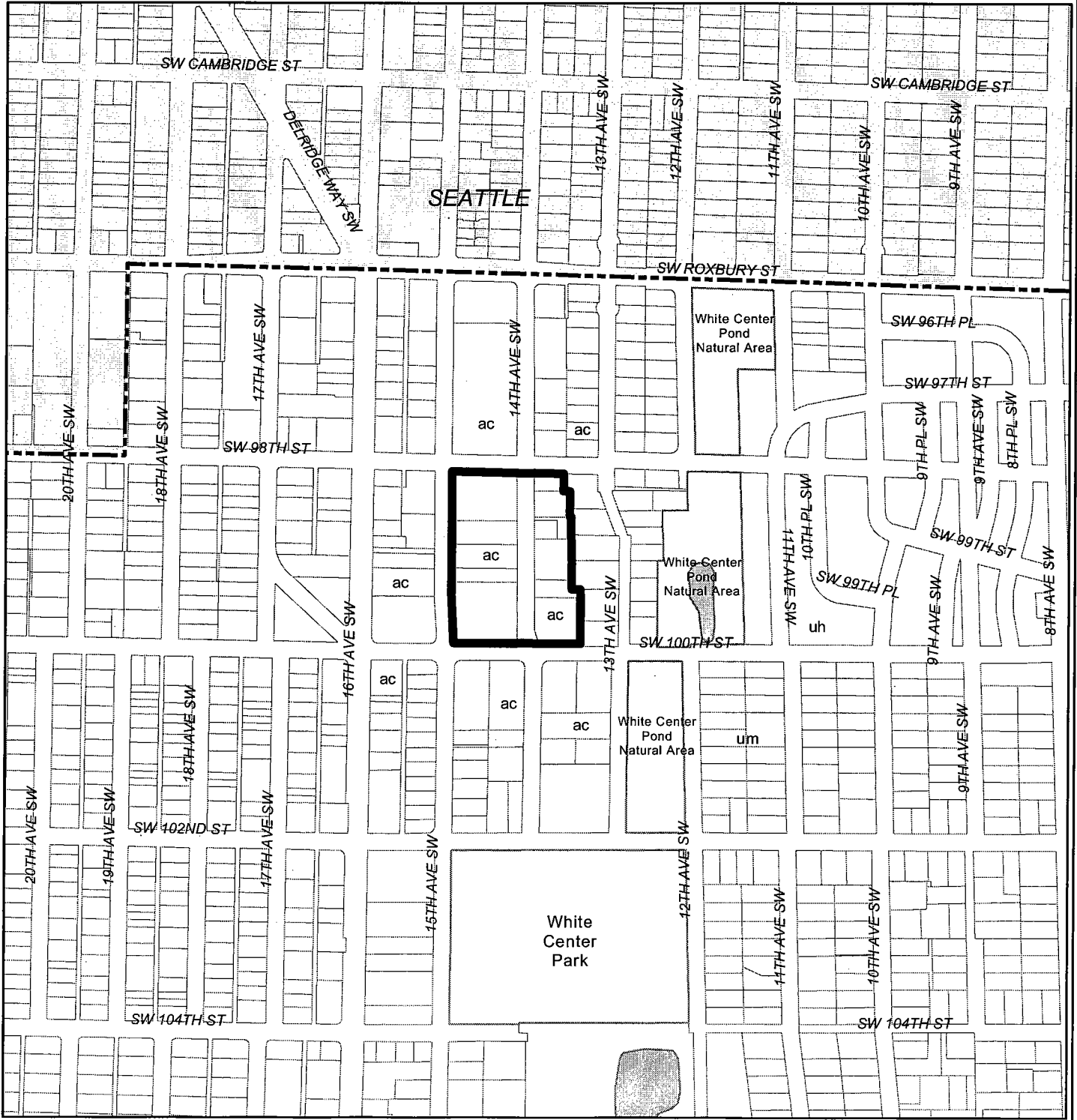
ac Activity Center

uh Urban Residential High, > 12 du/ac.

um Urban Residential Medium, 4-12 du/ac.



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Executive Recommended White Center Subarea - Zoning Amendment Recommended Area Zoning

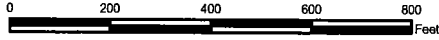


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- Study Area
- Incorporated Areas

- I Industrial
- CB Community Business
- R-6 Residential, six DU per acre
- R-18 Residential, 18 DU per acre
- R-24 Residential, 24 DU per acre



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Map Amendment

Holmes Point P-Suffix Study

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

4 This amendment modifies the P-Suffix development conditions for the attached list of parcels
5 on Zoning Map # 5, Township 26, Range 4 by applying P-Suffix condition NS-P23 to these
6 parcels.
7

8 Effect: This amendment applies P-Suffix development condition NS-P23 to the attached list
9 of parcels in the Holmes Point area. This P-Suffix condition was applied to the Holmes Point
10 area in 1999 by Ordinance 13576. However, the map and parcel list attached to that
11 Ordinance did not agree. Many properties that were within the mapped area were not
12 included in the parcel list; so it was determined that the P-Suffix condition could not be
13 applied to the parcels not listed. This amendment implements the intent of Ordinance 13576
14 by making the list of affected parcels consistent with the map that was attached to that
15 Ordinance.

Apply P-Suffix condition NS-P23, Holmes Point Site Disturbance, to the following parcels:

Parcel Number	Parcel Number	Parcel Number	Parcel Number	Parcel Number	Parcel Number	Parcel Number
3303906666	3303900190	3391600020	4055701405	2796700158	0333100105	0333100247
3303910140	3303900140	4055700131	4055701408	2796700156	0333100210	0333100240
3303910130	3303900180	4055701210	4055701420	4055701017	8650300250	0333100231
3303900330	8677900045	1973700110	4055701425	2796700155	8650300130	0333100252
3303910150	3303907777	4055700120	4055701440	2796700095	8650300050	0333100229
3303910160	3303900170	1973700010	4055700952	4055701016	8650300060	0333100232
3303910170	3303900150	4055700126	4055700956	2796700056	8650300260	0333100253
3303910180	3303900160	4055701220	4055700960	2796700086	8650300120	0333100223
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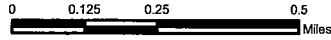
Holmes Point Site Disturbance Development Condition NS-P23




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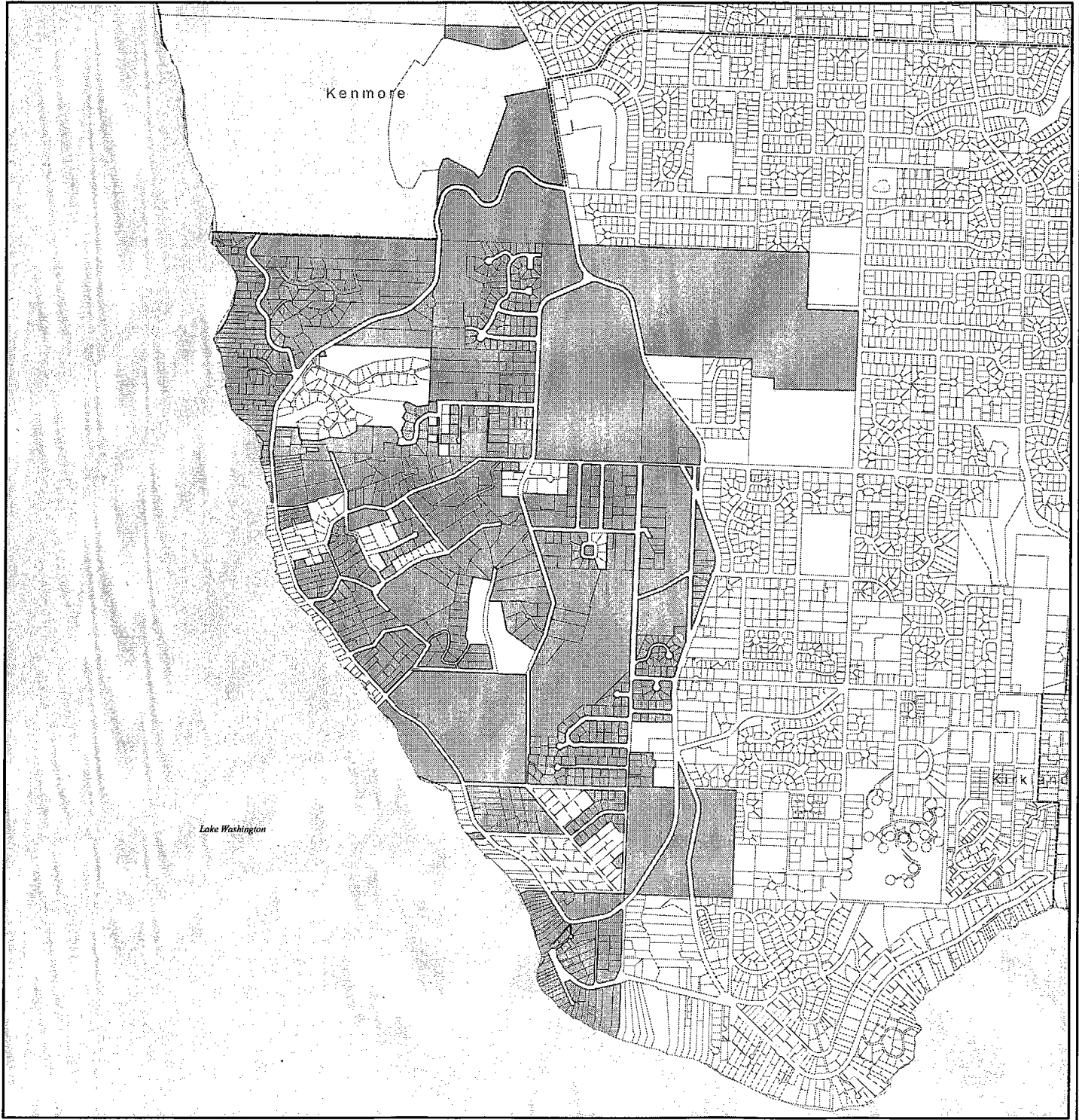
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 Existing P-Suffix Condition, NS-P23

 Incorporated Areas

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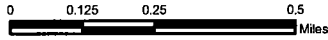





Executive Recommended Holmes Point Site Disturbance Development Condition NS-P23



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 P-Suffix Condition, NS-P23

 Incorporated Areas

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