



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

October 19, 2010

Ordinance 16949

Proposed No. 2010-0163.3

Sponsors

1 AN ORDINANCE relating to comprehensive planning and
2 permitting; amending Ordinance 263, Article 2, Section 1,
3 as amended, and K.C.C. 20.12.010.

4 SECTION 1. Findings: For the purposes of effective land use planning and
5 regulation, the King County council makes the following legislative findings:

6 A. King County has adopted the 2008 King County Comprehensive Plan to meet
7 the requirements of the Washington State Growth Management Act ("GMA");

8 B. The King County Code authorizes a review of the Comprehensive Plan and,
9 with some limited exceptions, only allows substantive amendments to the Comprehensive
10 Plan once every four years. Annual amendments are generally only allowed to address
11 technical updates and corrections to the Comprehensive Plan;

12 C. The King County Comprehensive Plan and the King County Code authorize
13 an annual amendment to the Comprehensive Plan to implement an amendment to a joint
14 interlocal/development agreement in existence on January 1, 2008 between King County,
15 another local government and one or more private parties, if the amendment contains
16 specified conditions;

17 D. The GMA requires that the Comprehensive Plan and development regulations
18 be subject to continuing review and evaluation by the county;

19 E. The GMA requires that King County adopt development regulations to be
20 consistent with and implement the Comprehensive Plan; and

21 F. The changes to zoning contained in this ordinance are needed to maintain
22 conformity with the King County Comprehensive Plan, as required by the GMA. As
23 such, they bear a substantial relationship to, and are necessary for, the public health,
24 safety and general welfare of King County and its residents.

25 SECTION 2. Ordinance 263, Article 2, Section 1, as amended, and K.C.C.
26 20.12.010, are each hereby amended to read as follows:

27 A. Under the King County Charter, the state Constitution and the Washington
28 state Growth Management Act, chapter 36.70A RCW, the 1994 King County
29 Comprehensive Plan is adopted and declared to be the Comprehensive Plan for King
30 County until amended, repealed or superseded. King County performed its first
31 comprehensive four-cycle review of the Comprehensive Plan. As a result of the review,
32 King County amended the 1994 Comprehensive Plan through passage of the King
33 County Comprehensive Plan 2000. King County performed its second comprehensive
34 four-cycle review of the Comprehensive Plan in 2004. As a result of the review, King
35 County amended the 2000 Comprehensive Plan through passage of the King County
36 Comprehensive Plan 2004. The Comprehensive Plan shall be the principal planning
37 document for the orderly physical development of the county and shall be used to guide
38 subarea plans, functional plans, provision of public facilities and services, review of
39 proposed incorporations and annexations, development regulations and land development
40 decisions.

41 B. The amendments to the 1994 King County Comprehensive Plan contained in
42 Appendix A to Ordinance 12061 (King County Comprehensive Plan 1995 amendments)
43 are hereby adopted.

44 C. The amendments to the 1994 King County Comprehensive Plan contained in
45 Attachment A to Ordinance 12170 are hereby adopted to comply with the Central Puget
46 Sound Growth Management Hearings Board Decision and Order in Vashon-Maury
47 Island, et. al. v. King County, Case No. 95-3-0008.

48 D. The Vashon Town Plan contained in Attachment 1 to Ordinance 12395 is
49 adopted as a subarea plan of the King County Comprehensive Plan and, as such,
50 constitutes official county policy for the geographic area of unincorporated King County
51 defined in the plan and amends the 1994 King County Comprehensive Plan Land Use
52 Map.

53 E. The amendments to the 1994 King County Comprehensive Plan contained in
54 Appendix A to Ordinance 12501 are hereby adopted to comply with the Order of the
55 Central Puget Sound Growth Management Hearings Board in Copac-Preston Mill, Inc., et
56 al, v. King County, Case No. 96-3-0013 as amendments to the King County
57 Comprehensive Plan.

58 F. The amendments to the 1994 King County Comprehensive Plan contained in
59 Appendix A to Ordinance 12531 (King County Comprehensive Plan 1996 amendments)
60 are hereby adopted as amendments to the King County Comprehensive Plan.

61 G. The Black Diamond Urban Growth Area contained in Appendix A to
62 Ordinance 12533 is hereby adopted as an amendment to the King County Comprehensive
63 Plan.

64 H. The 1994 King County Comprehensive Plan and Comprehensive Plan Land
65 Use Map are amended to include the area shown in Appendix A of Ordinance 12535 as
66 Rural City Urban Growth Area. The language from Ordinance 12535, Section 1.D., shall
67 be placed on Comprehensive Plan Land Use Map page #32 with a reference marker on
68 the area affected by Ordinance 12535.

69 I. The amendments to the 1994 King County Comprehensive Plan contained in
70 Appendix A to Ordinance 12536 (1997 Transportation Need Report) are hereby adopted
71 as amendments to the King County Comprehensive Plan.

72 J. The amendments to the 1994 King County Comprehensive Plan contained in
73 Appendix A to Ordinance 12927 (King County Comprehensive Plan 1997 amendments)
74 are hereby adopted as amendments to the King County Comprehensive Plan.

75 K. The amendments to the 1994 King County Comprehensive Plan contained in
76 the 1998 Transportation Needs Report, contained in Appendices A and B to Ordinance
77 12931 and in the supporting text, are hereby adopted as amendments to the King County
78 Comprehensive Plan.

79 L. The amendments to the 1994 King County Comprehensive Plan contained in
80 Appendix A to Ordinance 13273 (King County Comprehensive Plan 1998 amendments)
81 are hereby adopted as amendments to the King County Comprehensive Plan.

82 M. The 1999 Transportation Needs Report contained in Attachment A to
83 Ordinance 13339 is hereby adopted as an amendment to the 1994 King County
84 Comprehensive Plan, Technical Appendix C, and the amendments to the 1994 King
85 County Comprehensive Plan contained in Attachment B to Ordinance 13339 are hereby
86 adopted as amendments to the King County Comprehensive Plan.

87 N. The amendments to the 1994 King County Comprehensive Plan contained in
88 Attachment A to Ordinance 13672 (King County Comprehensive Plan 1999
89 amendments) are hereby adopted as amendments to the King County Comprehensive
90 Plan.

91 O. The 2000 Transportation Needs Report contained in Attachment A to
92 Ordinance 13674 is hereby adopted as an amendment to the 1994 King County
93 Comprehensive Plan, Technical Appendix C.

94 P. The Fall City Subarea Plan contained in Attachment A to Ordinance 13875 is
95 adopted as a subarea plan of the King County Comprehensive Plan and, as such,
96 constitutes official county policy for the geographic area of unincorporated King County
97 defined in the plan. The Fall City Subarea Plan amends the 1994 King County
98 Comprehensive Plan land use map by revising the Rural Town boundaries of Fall City.

99 Q. The amendments to the King County Comprehensive Plan contained in
100 Attachment A to Ordinance 13875 are hereby adopted as amendments to the King
101 County Comprehensive Plan.

102 R. The Fall City area zoning amendments contained in Attachment A to
103 Ordinance 13875 are adopted as the zoning control for those portions of unincorporated
104 King County defined in the attachment. Existing property-specific development
105 standards (p-suffix conditions) on parcels affected by Attachment A to Ordinance 13875
106 do not change except as specifically provided in Attachment A to Ordinance 13875.

107 S. The amendments to the 1994 King County Comprehensive Plan Land Use
108 Map contained in Attachment A to Ordinance 13987 are hereby adopted to comply with
109 the Central Puget Sound Growth Management Hearings Board Decision and Order on

110 Supreme Court Remand in *Vashon-Maury Island, et. al. v. King County*, Case No. 95-3-
111 0008 (Bear Creek Portion).

112 T. The 2001 transportation needs report contained in Attachment A to Ordinance
113 14010 is hereby adopted as an amendment to the 1994 King County Comprehensive Plan,
114 technical appendix C.

115 U. The amendments to the 1994 King County Comprehensive Plan contained in
116 Attachments A, B and C to Ordinance 14044 (King County Comprehensive Plan 2000)
117 are hereby adopted as amendments to the King County Comprehensive Plan. Attachment
118 A to Ordinance 14044 amends the policies, text and maps of the Comprehensive Plan.
119 Amendments to the policies are shown with deleted language struck out and new
120 language underlined. The text and maps in Attachment A to Ordinance 14044 replace the
121 previous text and maps in the Comprehensive Plan. Attachment B to Ordinance 14044
122 contains technical appendix A (capital facilities), which replaces technical appendix A to
123 the King County Comprehensive Plan, technical appendix C (transportation), which
124 replaces technical appendix C to the King County Comprehensive Plan, and technical
125 appendix M (public participation), which is a new technical appendix that describes the
126 public participation process for the King County Comprehensive Plan 2000. Attachment
127 C to Ordinance 14044 includes amendments to the King County Comprehensive Plan
128 Land Use Map. The land use amendments contained in Attachment C to Ordinance
129 14044 are adopted as the official land use designations for those portions of
130 unincorporated King County defined in Attachment C to Ordinance 14044.

131 V. The Snoqualmie Urban Growth Area Subarea Plan contained in Attachment A
132 to Ordinance 14117 is adopted as a subarea plan of the King County Comprehensive Plan

133 and, as such, constitutes official county policy for the geographic area of unincorporated
134 King County defined in the plan. Attachment B to Ordinance 14117 amends the King
135 County Comprehensive Plan 2000 land use map by revising the Urban Growth Area for
136 the City of Snoqualmie. Attachment C to Ordinance 14117 amends the policies of the
137 Comprehensive Plan.

138 W. The Snoqualmie Urban Growth Area Subarea Plan area zoning amendments
139 in Attachment D to Ordinance 14117 are adopted as the zoning control for those portions
140 of unincorporated King County defined in the attachment. Existing property-specific
141 development standards (p-suffix conditions) on parcels affected by Attachment D to
142 Ordinance 14117 do not change

143 X. The amendments to the King County Comprehensive Plan 2000 contained in
144 Attachment B to Ordinance 14156 are hereby adopted as amendments to the King County
145 Comprehensive Plan.

146 Y. The amendments to the King County Comprehensive Plan 2000 contained in
147 Attachment A to Ordinance 14185 are hereby adopted as amendments to the King
148 County Comprehensive Plan in order to comply with the order of the Central Puget
149 Sound Growth Management Hearings Board in *Green Valley et al, v. King County*,
150 CPSGMHB Case No. 98-3-0008c, Final Decision and Order (1998) and the order of the
151 Washington Supreme Court in *King County v. Central Puget Sound Growth Management*
152 *Hearings Board*, 142 Wn.2d 543, 14 P.3d 133 (2000).

153 Z. The amendments to the King County Comprehensive Plan 2000 contained in
154 Attachment A to Ordinance 14241 (King County Comprehensive Plan 2001

155 Amendments) are hereby adopted as amendments to the King County Comprehensive
156 Plan.

157 AA. The amendment to the King County Comprehensive Plan 2000 contained in
158 Attachment A to Ordinance 14286 is hereby adopted as an amendment to the King
159 County Comprehensive Plan in order to comply with the Central Puget Sound Growth
160 Management Hearings Board's Final Decision and Order in *Forster Woods Homeowners'*
161 *Association and Friends and Neighbors of Forster Woods, et al. v. King County*, Case
162 No. 01-3-0008c (Forster Woods), dated November 6, 2001.

163 BB. The amendments to the King County Comprehensive Plan 2000 contained in
164 Attachment A to Ordinance 14448 (King County Comprehensive Plan 2002
165 Amendments) are hereby adopted as amendments to the King County Comprehensive
166 Plan.

167 CC. The amendments to the King County Comprehensive Plan 2000 contained in
168 Attachment A to Ordinance 14775 (King County Comprehensive Plan 2003
169 Amendments) are hereby adopted as amendments to the King County Comprehensive
170 Plan.

171 DD. The amendments to the King County Comprehensive Plan 2000 contained in
172 Attachments A, B, C, D and E to Ordinance 15028 (King County Comprehensive Plan
173 2004) are hereby adopted as amendments to the King County Comprehensive Plan.
174 Attachment A, Part I, to Ordinance 15028 amends the policies, text and maps of the
175 Comprehensive Plan. Attachment A, Part II, to Ordinance 15028 includes amendments
176 to the King County Comprehensive Plan Land Use Map. The land use amendments
177 contained in Attachment A, Part II, to Ordinance 15028 are adopted as the official land

178 use designations for those portions of unincorporated King County defined in Attachment
179 A, Part II, to Ordinance 15028. Attachment B to Ordinance 15028 contains Technical
180 Appendix A (Capital Facilities), which replaces technical appendix A to the King County
181 Comprehensive Plan. Attachment C to Ordinance 15028 contains Technical Appendix B
182 (Housing), which replaces Technical Appendix B to the King County Comprehensive
183 Plan. Attachment D to Ordinance 15028 contains Technical Appendix C
184 (Transportation), which replaces Technical Appendix C to the King County
185 Comprehensive Plan 2000. Attachment E to Ordinance 15028 contains Technical
186 Appendix D (Growth Targets and the Urban Growth Area 2004).

187 EE. The 2004 transportation needs report contained in Attachment A to
188 Ordinance 15077 is hereby adopted as an amendment to the 2004 King County
189 Comprehensive Plan, technical appendix C.

190 FF. The amendments to the King County Comprehensive Plan 2004 contained in
191 Attachment A to Ordinance 15244 (King County Comprehensive Plan 2005
192 Amendments) are hereby adopted as amendments to the King County Comprehensive
193 Plan.

194 GG. Attachment A to Ordinance 15326, which is the King County
195 Comprehensive Plan Sammamish Agricultural Production District Subarea Plan dated
196 November 7, 2005, is hereby adopted as an amendment to the 2004 King County
197 Comprehensive Plan, as amended, in order to comply with the Central Puget Sound
198 Growth Management Hearings Board's Final Decision and Order in *Maxine Keesling v.*
199 *King County*, Case No. 04-3-0024 (Keesling III), dated May 31, 2005.

200 HH. The amendments to the King County Comprehensive Plan 2004 contained in
201 Attachments A, B, C and D to Ordinance 15607 are hereby adopted as amendments to the
202 King County Comprehensive Plan. Attachment A to Ordinance 15607 (Amendment to
203 the King County Comprehensive Plan 2004) amends the policies and maps of the King
204 County Comprehensive Plan. Attachment B to Ordinance 15607 contains technical
205 appendix O (Regional Trail Needs Report). Attachment C to Ordinance 15607 amends
206 King County Comprehensive Plan, Technical Appendix C (Transportation), by replacing
207 the transportation needs report. Attachment D to Ordinance 15607 amends King County
208 Comprehensive Plan, Technical Appendix C (Transportation), by replacing the arterial
209 functional classification map.

210 II. Attachment A to Ordinance 15772, which is the King County Comprehensive
211 Plan Juanita Firs Subarea Plan, dated February 20, 2007, is hereby adopted as an
212 amendment to the King County Comprehensive Plan as amended.

213 JJ. The amendments to the King County Comprehensive Plan 2004 contained in
214 Attachments A, B, C, D, E and F to Ordinance 16263 are hereby adopted as amendments
215 to the King County Comprehensive Plan. Attachment A to Ordinance 16263 amends the
216 policies, text and maps of the Comprehensive Plan and amends King County
217 Comprehensive Plan Land Use Zoning. The land use amendments contained in
218 Attachment A to Ordinance 16263 are adopted as the official land use designations for
219 those portions of unincorporated King County defined in Attachment A to Ordinance
220 16263. Attachment B to Ordinance 16263 contains Technical Appendix A (Capital
221 Facilities), which replaces Technical Appendix A to the King County Comprehensive
222 Plan 2004. Attachment C to Ordinance 16263 contains Technical Appendix B (Housing),

223 which replaces Technical Appendix B to the King County Comprehensive Plan 2004.
224 Attachment D to Ordinance 16263 contains Technical Appendix C (Transportation),
225 which replaces Technical Appendix C to the King County Comprehensive Plan 2004.
226 Attachment E to Ordinance 16263 contains the transportation needs report, which
227 replaces the transportation needs report in Technical Appendix C to the King County
228 Comprehensive Plan 2004. Attachment F to Ordinance 16263 contains Technical
229 Appendix D (Growth Targets and the Urban Growth Area 2008).

230 KK. The amendments to the 2008 King County Comprehensive Plan, contained
231 in Attachments A, B and C to this ordinance are hereby adopted as amendments to the
232 King County Comprehensive Plan. Attachment A to this ordinance is Technical and
233 Editorial Corrections, dated March 1, 2010. Attachment B to this ordinance is the King
234 County Issaquah Highlands Area Zoning Study, dated September 13, 2010. Attachments
235 A and B to this ordinance amend policies, text and maps of the Comprehensive Plan and
236 amend King County Comprehensive Plan Land Use Zoning. The land use amendments
237 contained in Attachment B to this ordinance are adopted as the official land use
238 designations for those portions of unincorporated King County defined in Attachment B
239 to this ordinance. Attachment C to this ordinance is the 2010 update of the
240 Transportation Needs Report and amends the 2008 King County Comprehensive Plan,
241 Technical Appendix C.

242 **SECTION 3. Work program.** The council hereby adopts the following work
243 program item as part of the 2010 King County Comprehensive Plan update:

244 A. As part of the 2012 Growth Management Comprehensive Plan update process,
245 the executive shall undertake a review of both Policy R-648 and K.C.C. 21A.24.381 and

246 recommend appropriate revisions to both the policy and code provision that will properly
247 balance the county's federal obligations with regard to salmon recovery efforts and the
248 goal of preserving productive agricultural soils the maximum extent possible. As of the
249 effective date of this section, both the policy and regulation do not explicitly recognize
250 the need for that balance. Proposed changes shall be included as part of the executive's
251 proposed 2012 Comprehensive Plan update.

252 B. As part of the 2012 Growth Management Comprehensive Plan update process,
253 the executive shall undertake an area zoning study regarding the application of form-
254 based code to parcels within the Rural Area that are zoned Neighborhood Business (NB).
255 The executive should consider, as part of that area zoning study, the potential piloting of
256 form-based codes for selected Neighborhood Business zoned parcels. The area zoning
257 study and any the pilot program shall be included as part of the executive's proposed
258 2012 Comprehensive Plan update.

259 SECTION 4. If any provision of this ordinance or its application to any person or

