

**Attachment B to Ordinance 17485  
Appendix to 2016 Comprehensive Plan**



**King County**

2016  
King County Comprehensive Plan Update

**Executive Recommended Plan**

**APPENDIX**

**LAND USE AND ZONING AMENDMENTS**

## **Appendix**

# **Land Use and Zoning Amendments**

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# Map Amendment # 1

134th Avenue SE and 140th Avenue SE, Near Petrovitsky Road

(Fairwood A Area Zoning and Land Use Study)

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE  
2 MAP and KING COUNTY ZONING ATLAS

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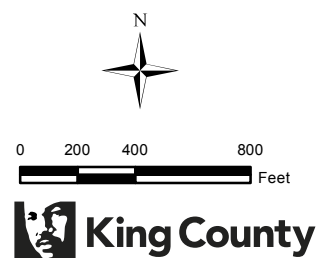
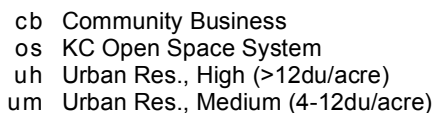
3  
4  
5 Amend Map Section 34 Township 23, Range 5 as follows:

6  
7  
8 1. Change land use designation on parcel 3423059035 to “uh” (Urban High;  
9 Urban Residential >12 du/ac)

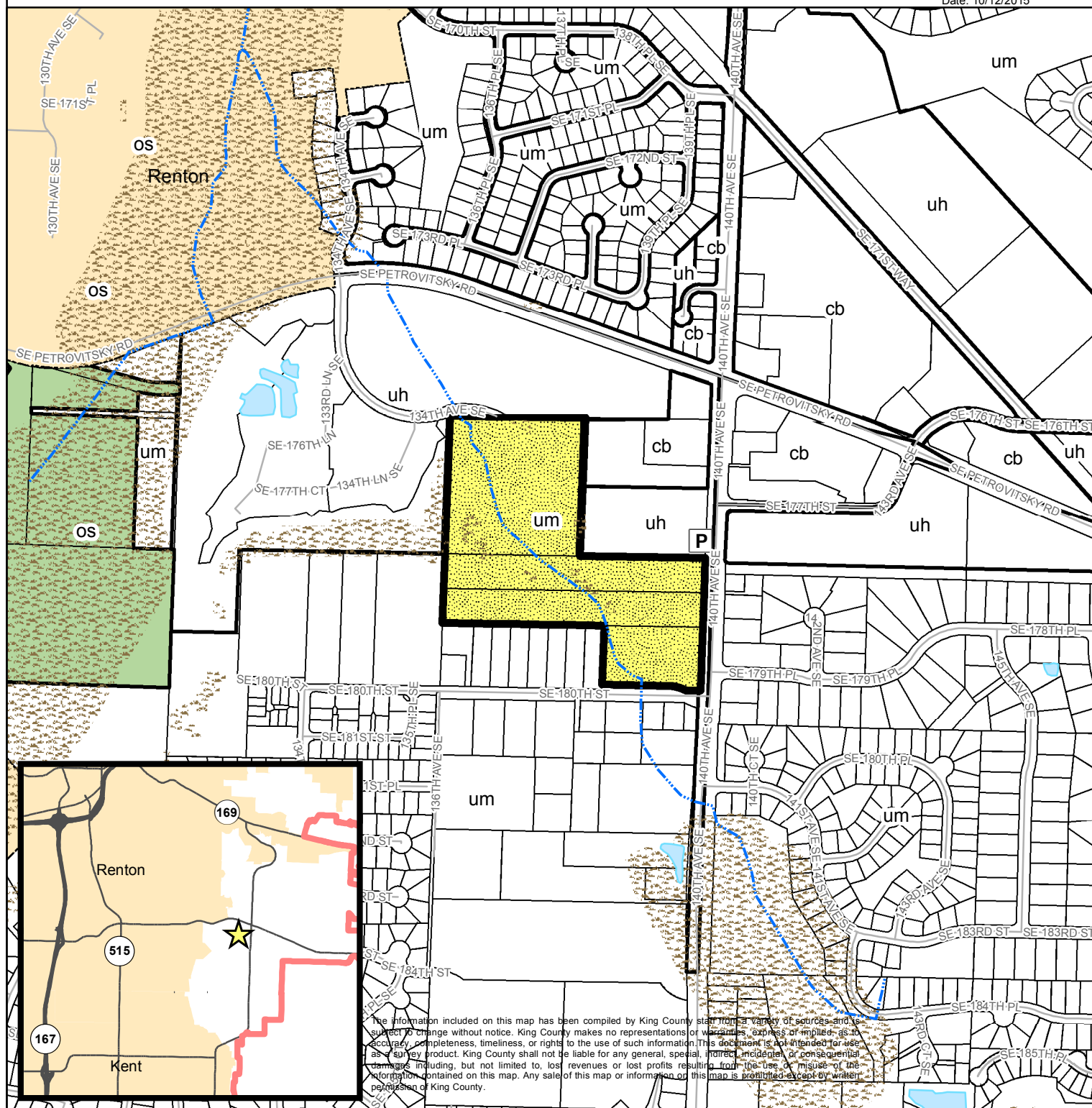
10  
11 2. Change zoning on parcel 3423059035 to R-18  
12  
13

14 Effect: Amends Land Use and Zoning in area to allow for the potential development  
15 of a continuing care retirement community, as noted in Motion 14276.  
16

# 2016 King County Comprehensive Plan Land Use Proposals



Date: 10/12/2015














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# Area Zoning Study #2 – Fairwood (Motion 14276)

## 2016 King County Comprehensive Plan Zoning Proposals

-  Study Area
-  Wetland & Steep Slope
-  Incorporated Area
-  Urban Growth Boundary
-  Parks & OS
-  Zoning
-  Park & Ride
-  Streams
-  Railroads
-  Waterbodies
-  Parcels

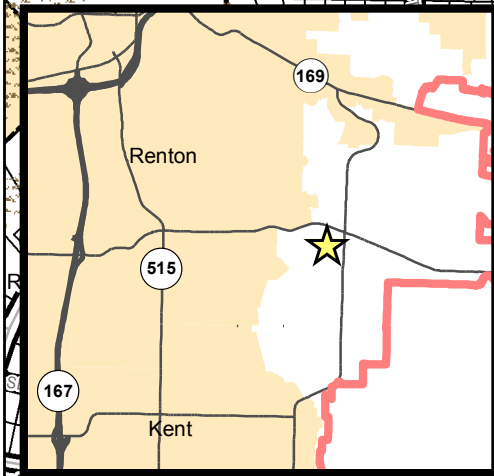
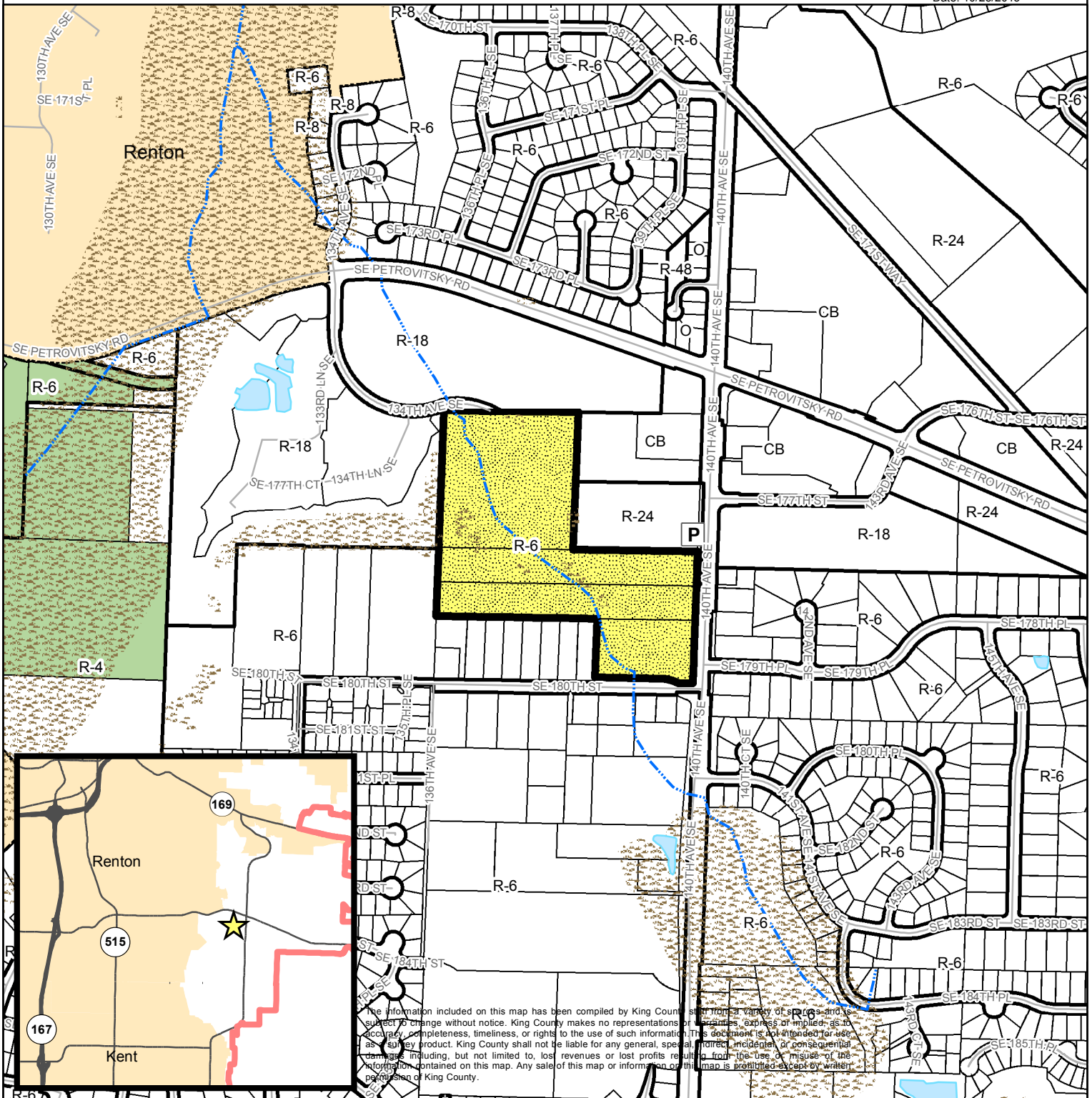
- R-4 Residential, 4 DU per acre
- R-6 Residential, 6 DU per acre
- R-8 Residential, 8 DU per acre
- R-18 Residential, 18 DU per acre
- R-24 Residential, 24 DU per acre
- R-48 Residential, 48 DU per acre
- CB Community Business
- O Office



0 200 400 800  
Feet



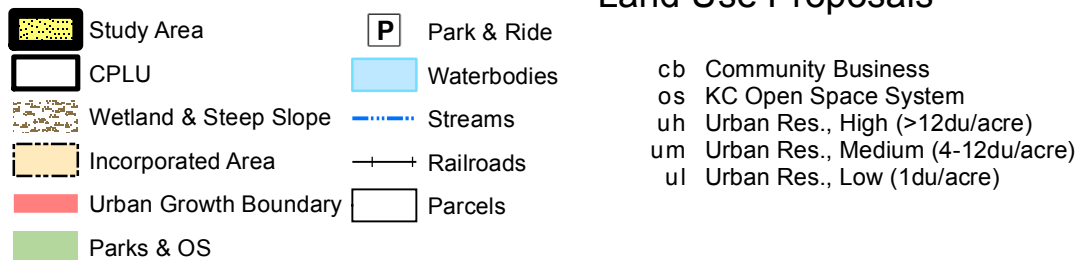
Date: 10/28/2015



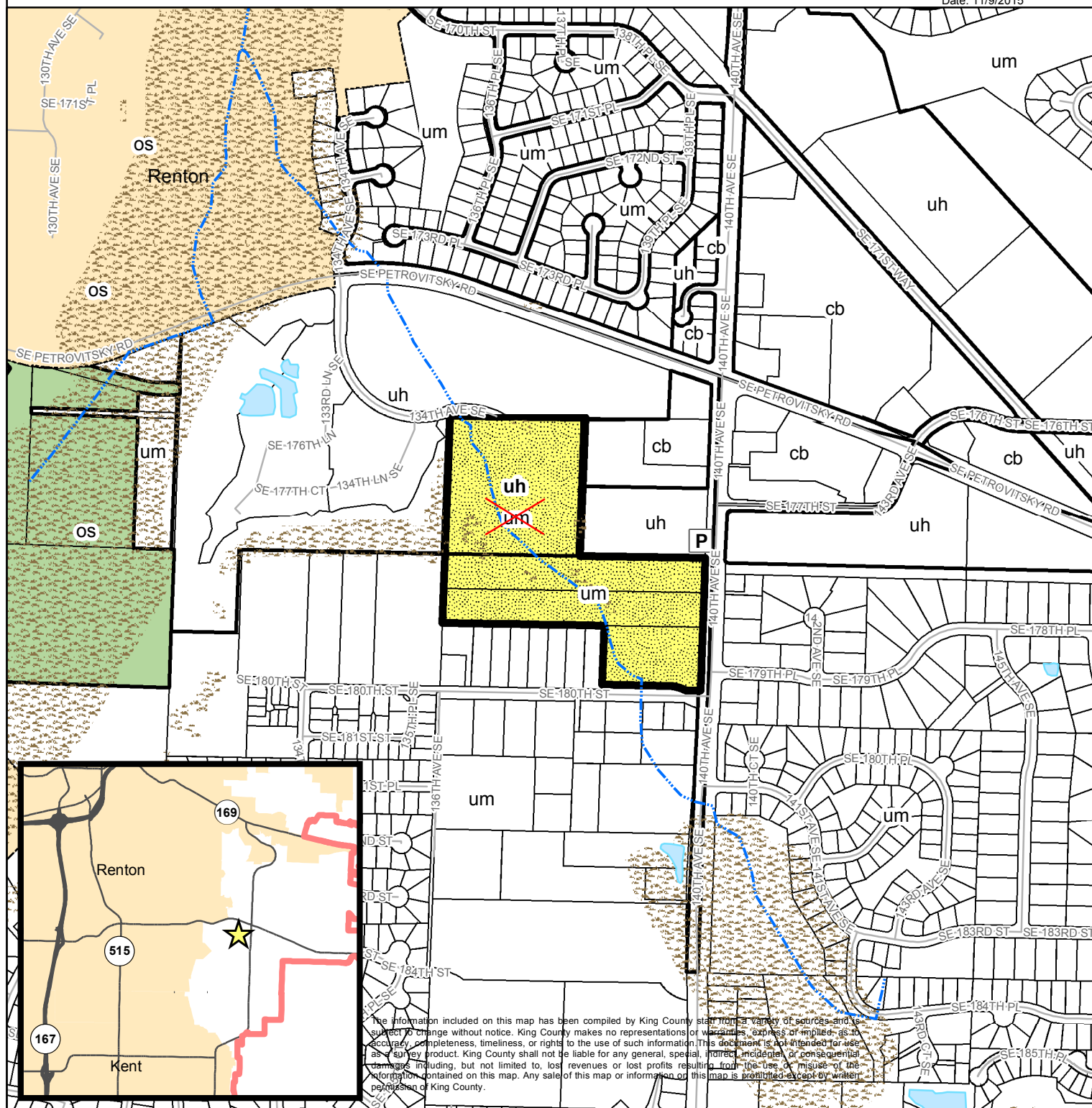
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## Area Zoning Study #2 – Fairwood (Motion 14276)

# 2016 King County Comprehensive Plan Land Use Proposals



Date: 11/9/2015

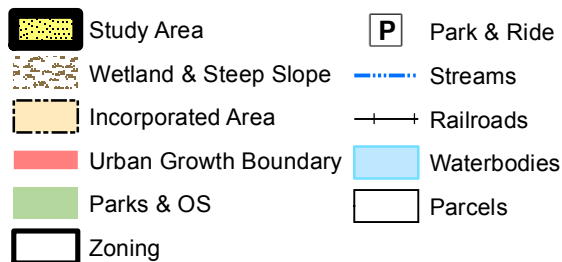


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## Area Zoning Study #2 – Fairwood (Motion 14276)

# 2016 King County Comprehensive Plan Zoning Proposals



R-4 Residential, 4 DU per acre  
R-6 Residential, 6 DU per acre  
R-8 Residential, 8 DU per acre  
R-18 Residential, 18 DU per acre  
R-24 Residential, 24 DU per acre  
R-48 Residential, 48 DU per acre  
CB Community Business  
O Office

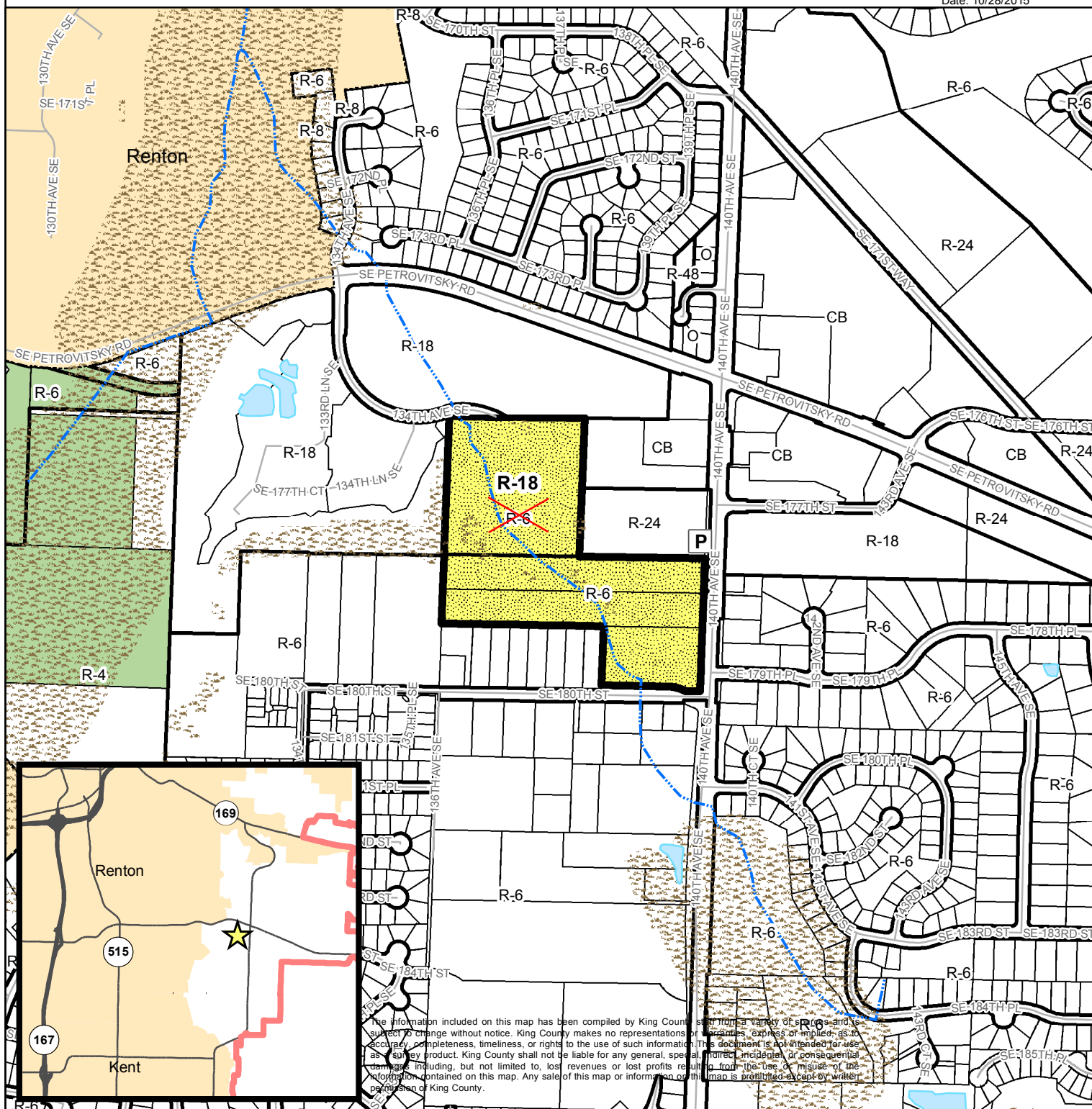


0      200      400      800  
Feet



# King County

Date: 10/28/2015



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## Map Amendment # 2

**South 360th Street @ State Route 161**

**(Federal Way Area Zoning and Land Use Study)**

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE  
2 MAP and KING COUNTY ZONING ATLAS

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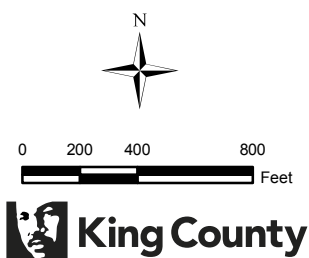
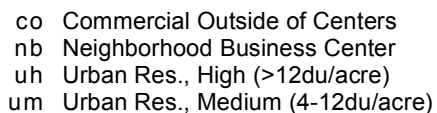
3  
4  
5 Amend Section 28, Township 21, Range 04 as follows:

6  
7  
8 Change land use on parcel 2821049171 to Neighborhood Business Center

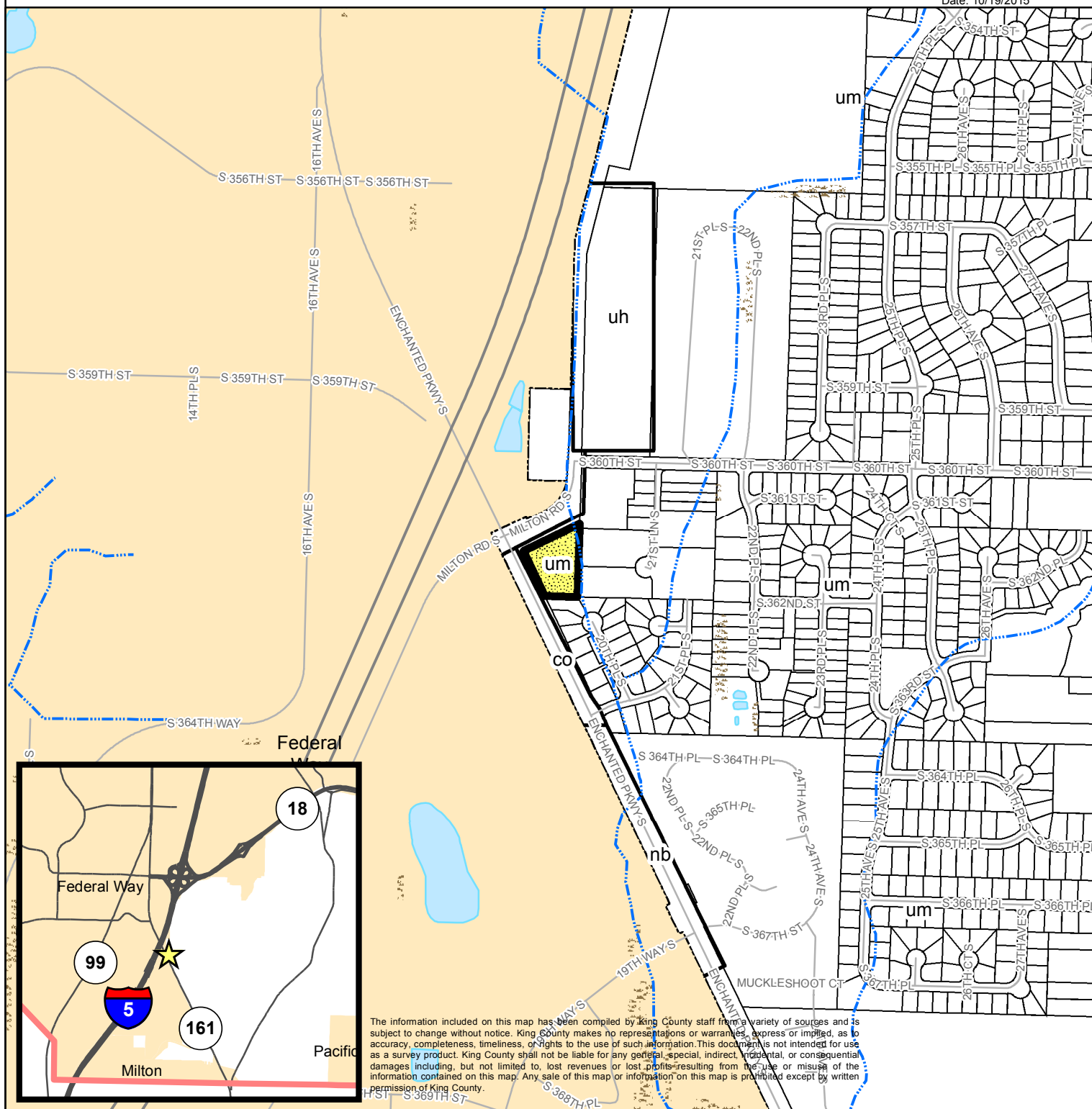
9  
10 Change zoning on parcel 2821049171 to Neighborhood Business.

11  
12  
13 Effect: Allows for a higher density land use category that would allow for commercial  
14 development, as noted in Motion 14276.

# 2016 King County Comprehensive Plan Land Use Proposals














Date: 10/19/2015



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# Area Zoning Study #3 – Federal Way (Motion 14276)

## 2016 King County Comprehensive Plan Zoning Proposals

-  Study Area
-  Wetland & Steep Slope
-  Incorporated Area
-  Urban Growth Boundary
-  Parks & OS
-  Zoning
-  Park & Ride
-  Streams
-  Railroads
-  Waterbodies
-  Parcels

- R-4 Residential, 4 DU per acre
- R-4-P Residential, 4 DU per acre
- R-6 Residential, 6 DU per acre
- R-24 Residential, 24 DU per acre

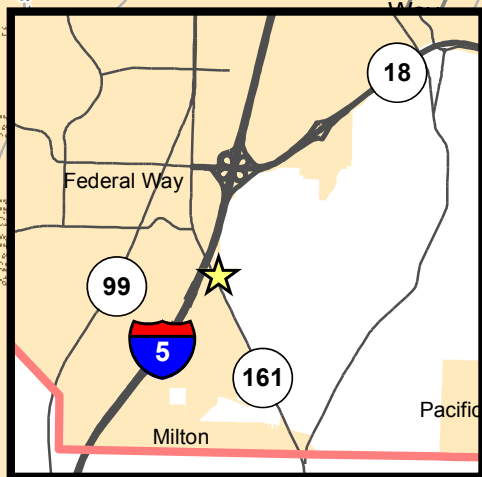
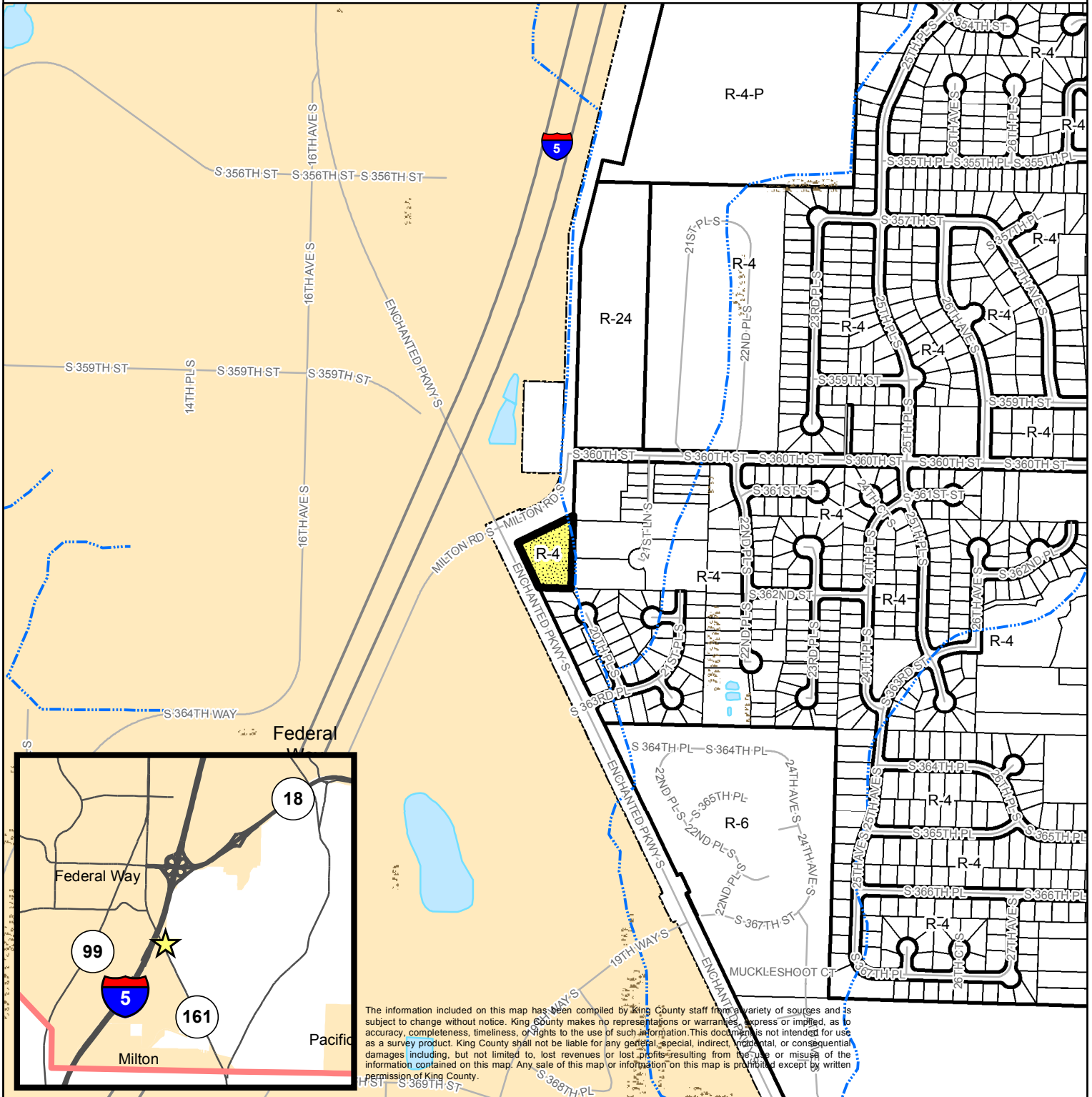
P = parcel specific development condition



0 200 400 800  
Feet



Date: 11/9/2015














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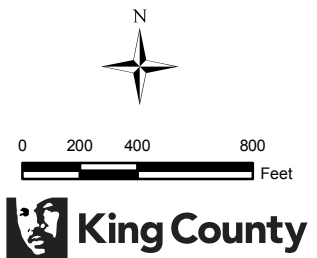
# Area Zoning Study #3 – Federal Way (Motion 14276)

## 2016 King County Comprehensive Plan Zoning Proposals

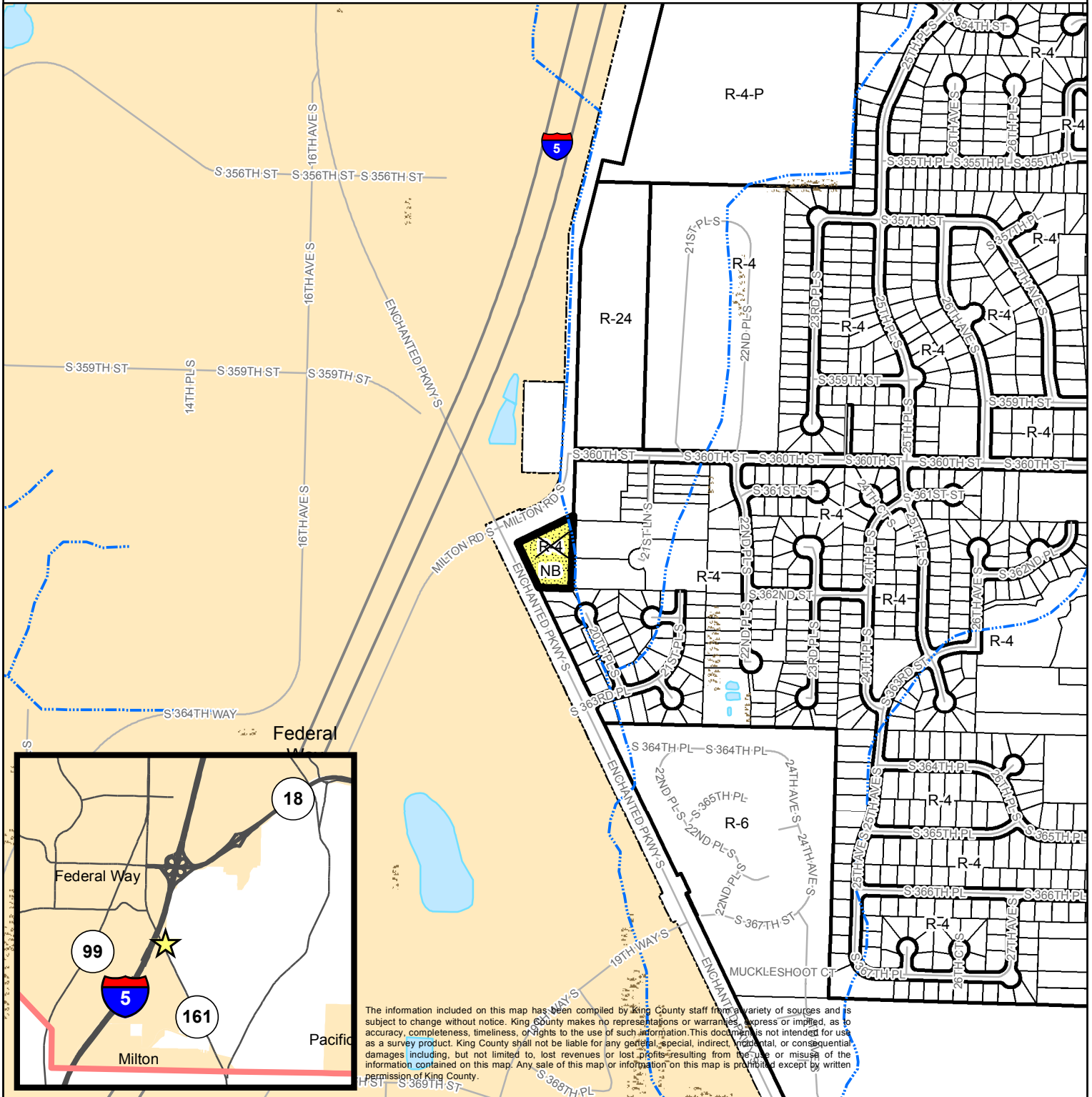
-  Study Area
-  Wetland & Steep Slope
-  Incorporated Area
-  Urban Growth Boundary
-  Parks & OS
-  Zoning
-  Park & Ride
-  Streams
-  Railroads
-  Waterbodies
-  Parcels

- R-4 Residential, 4 DU per acre
- R-4-P Residential, 4 DU per acre
- R-6 Residential, 6 DU per acre
- R-24 Residential, 24 DU per acre
- NB Neighborhood Business

P = parcel specific development condition

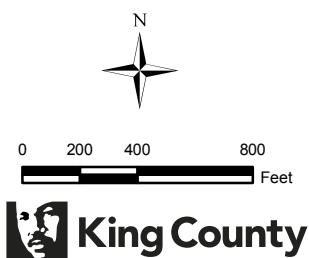
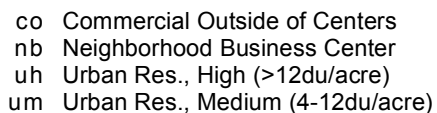


Date: 1/26/2016

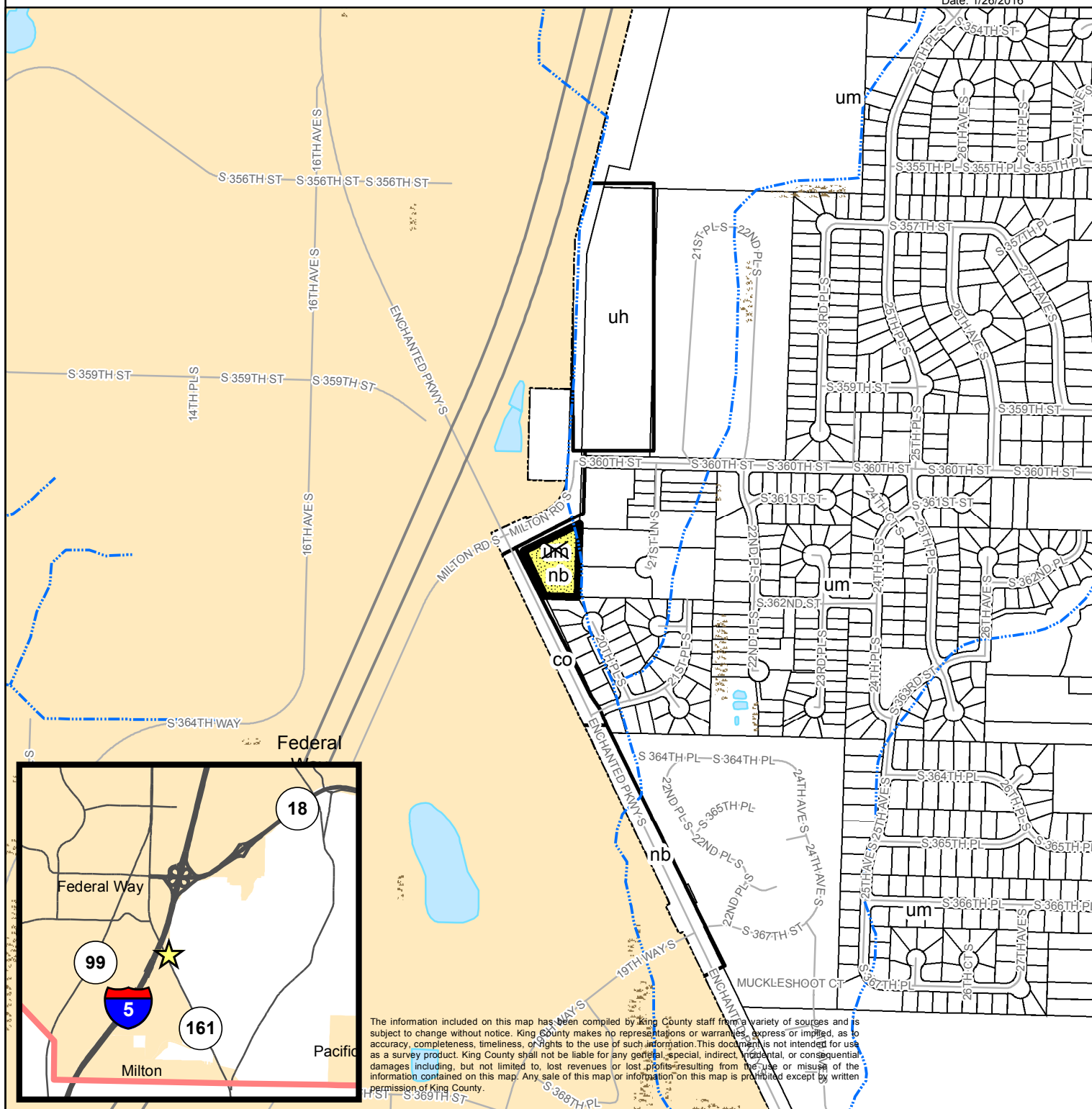


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# 2016 King County Comprehensive Plan Land Use Proposals



Date: 1/26/2016



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# Map Amendment # 3

302nd Avenue SE @ 303rd Place SE

(Allison Docket Request Area Zoning and Land Use Study)

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE  
2 MAP and KING COUNTY ZONING ATLAS

---

3  
4  
5 Amend Section 32, Township 24, Range 07 as follows:  
6

7  
8 Remove the "SDO" from parcel 3224079134 and revise the existing split  
9 zoning from RA-5(SO) / RA-10 to RA-5 / RA-10

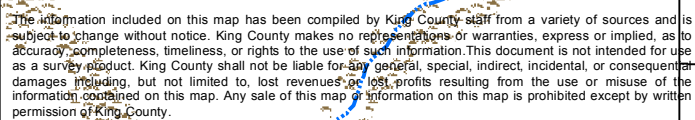
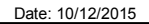
10  
11 Remove the "SDO" from three adjacent RA-5 (SO) zoned properties; parcels  
12 3224079140, 3224079112, 3224079021

13  
14 Remove the "SDO" from one adjacent RA-5 (SO)/RA-10 zoned property;  
15 parcel 3224079136  
16

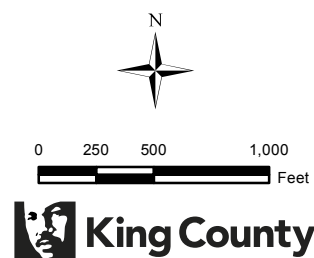
17  
18 Effect: Removes an "SDO" condition on the property which has been superseded  
19 by the County's Critical Areas Ordinance and is therefore no longer necessary. In  
20 practical terms, this will affect only the Allison property (parcel 3224079134)  
21 because it has additional development potential and the others are already  
22 developed.

2016 King County Comprehensive Plan  
Land Use Proposals

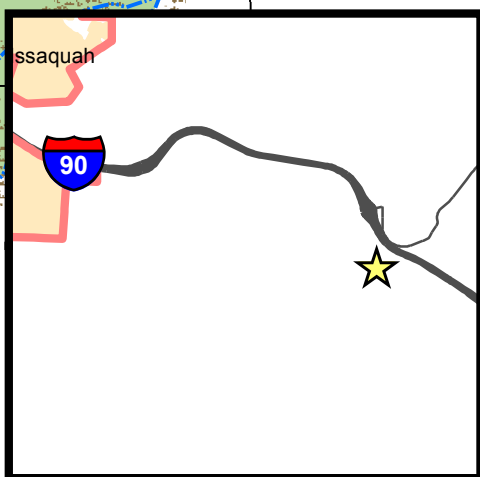
## Land Use Proposals



# 2016 King County Comprehensive Plan Zoning Proposals



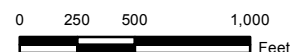
Date: 10/28/2015



## Zoning Proposals

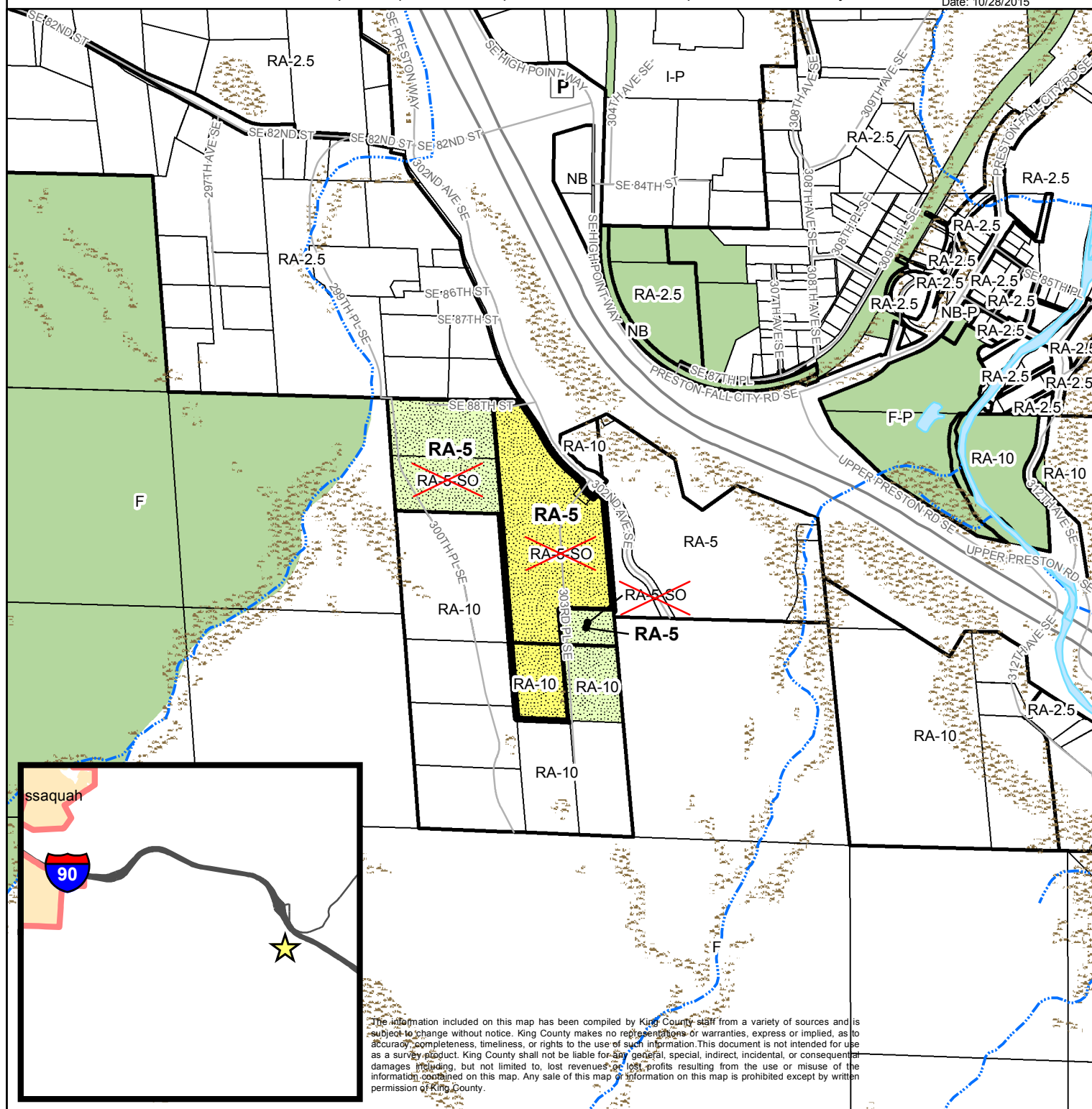


F	Forest
F-P	Forest
I-P	Industrial
NB	Neighborhood Business
NB-P	Neighborhood Business
-2.5	Rural Area, 1 DU/5 acres
RA-5	Rural Area, 1 DU/5 acres
-5 SO	Rural Area, 1 DU/5 acres
A-10	Rural Area, 1 DU/10 acres



## King County

Date: 10/28/2015



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# Map Amendment # 4

## Parcels in Taylor Mountain Forest

### (Taylor Mountain Forest Area Zoning and Land Use Study)

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE  
2 MAP and KING COUNTY ZONING ATLAS

---

3  
4  
5 Amend Sections 30, 32 & 33, Township 23, Range 7 and Section 5, Township 22,  
6 Range 7 as follows:

7  
8  
9 LAND USE

10  
11 Change the land use category on parcel 3023079001 from Forestry to Open  
12 Space

13  
14 Change the land use category on parcels 3223079015 and 3223079009 from  
15 Rural Area to Open Space

16  
17 ZONING

18  
19 Change zoning on ten parcels from Rural Area 10 to Forest, and include them  
20 in the Forest Production District. The parcels are:

21  
22 0522079001, 3223079014, 3223079001, 3223079009, 3223079011,  
23 3223079015, 3223079021, 3223079027, 3323079005, 3323079009

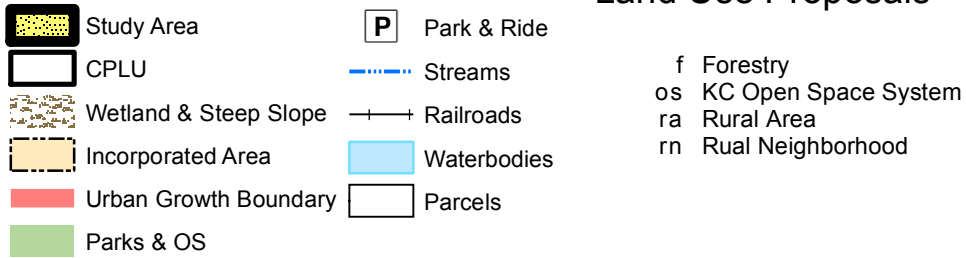
24  
25 Change split zoning on parcel 3123079003 from Rural Area 10 to Forest, and  
26 include it in the Forest Production District (a small portion of the parcel at the  
27 southeast edge is RA).

28  
29  
30 Effect: This internal request makes the zoning and land use consistent on the  
31 parcels within the King County Taylor Mountain Forest.



# Area Zoning Study - Taylor Mountain

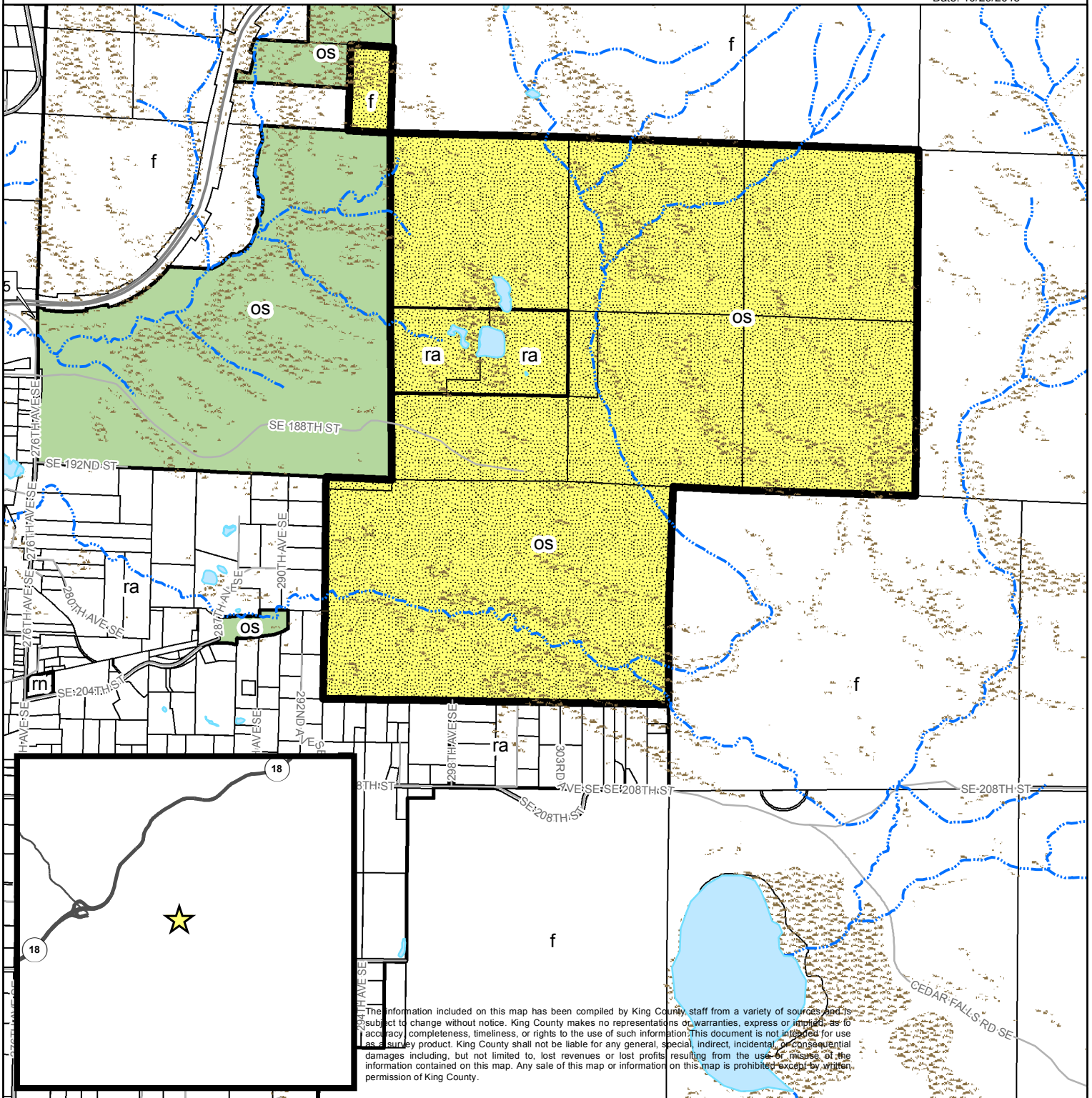
## 2016 King County Comprehensive Plan Land Use Proposals



0 500 1,000 2,000  
Feet










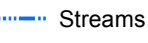

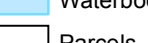

Date: 10/29/2015



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# Area Zoning Study - Taylor Mountain

## 2016 King County Comprehensive Plan Zoning Proposals

-  Study Area
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-  Incorporated Area
-  Urban Growth Boundary
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-  Streams
-  Railroads
-  Waterbodies
-  Parcels

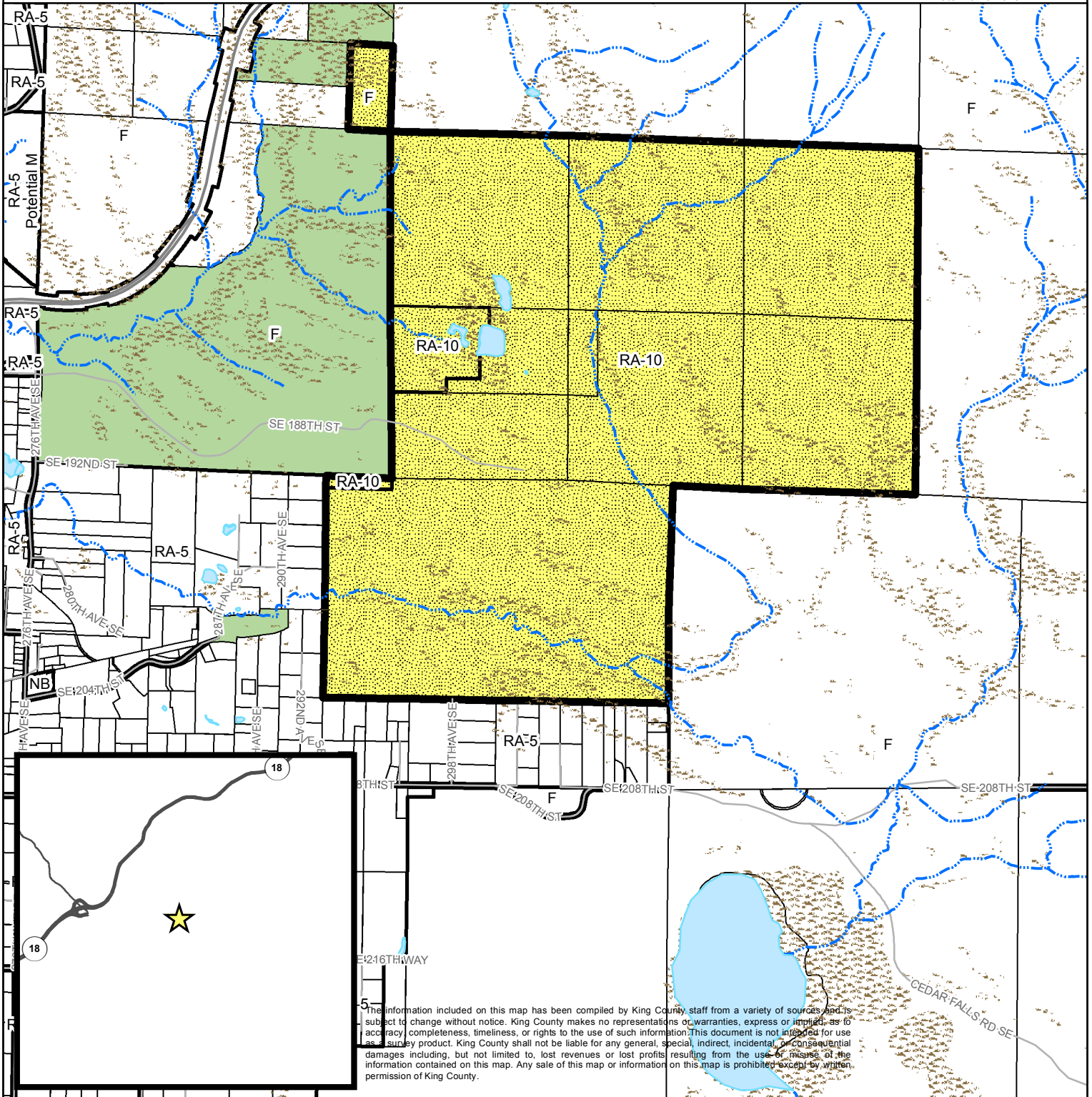
- RA-5 Rural Area, 1 DU/5 acres
- RA-10 Rural Area, 1 DU/10 acres
- F Forest
- M Mineral
- NB Neighborhood Business



0 500 1,000 2,000  
Feet



Date: 10/29/2015

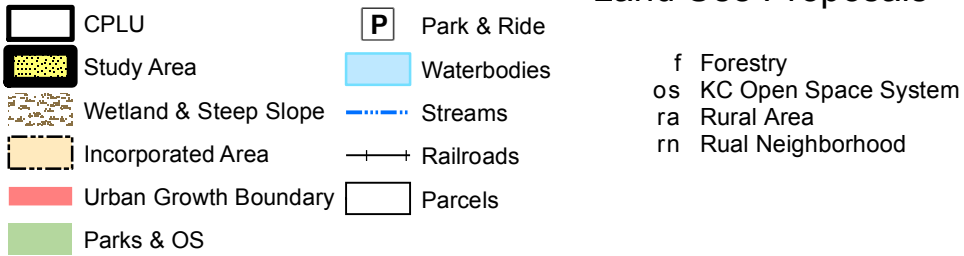


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# Area Zoning Study - Taylor Mountain

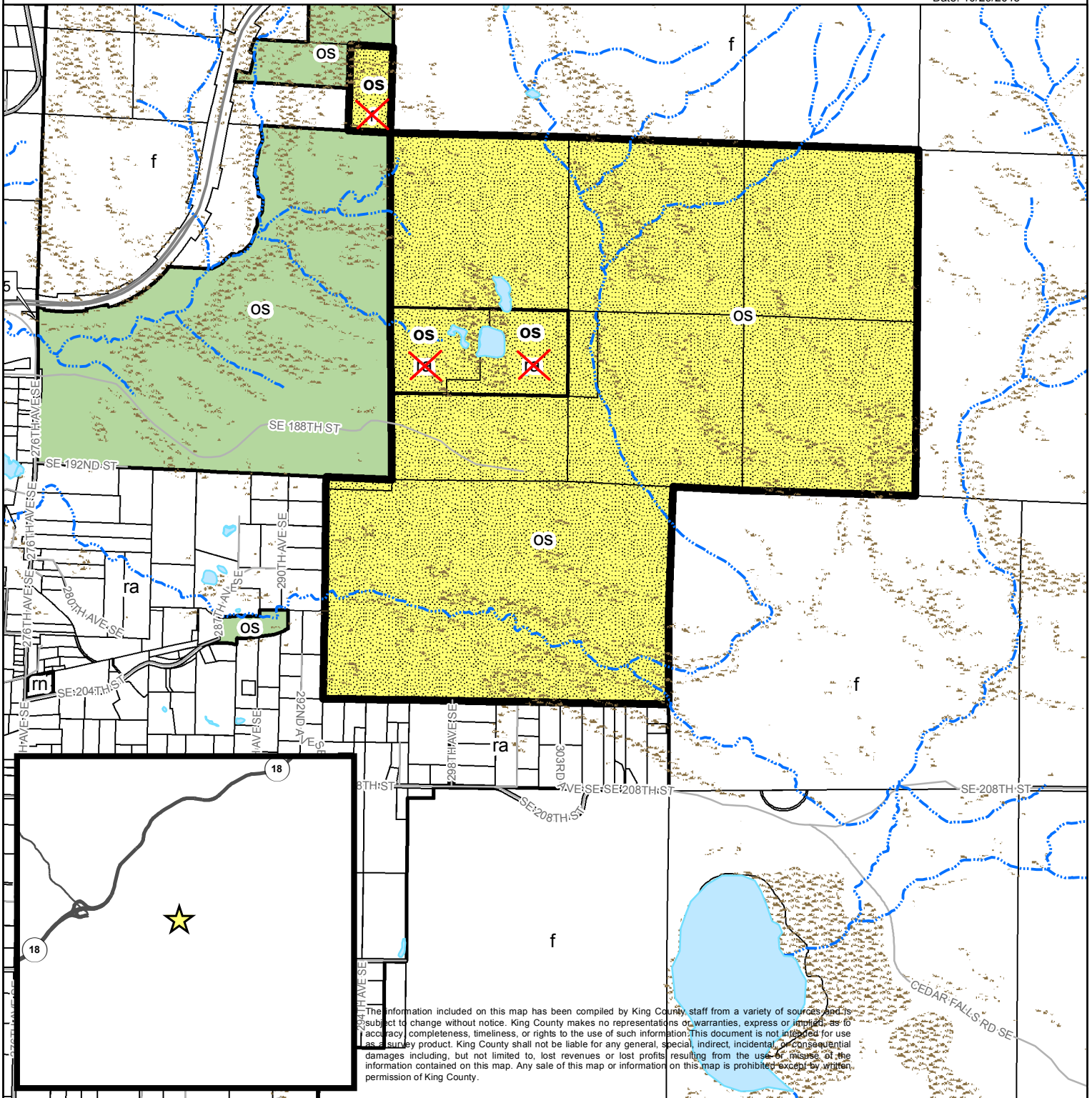
## 2016 King County Comprehensive Plan Land Use Proposals



0 500 1,000 2,000  
Feet



Date: 10/29/2015














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# Area Zoning Study - Taylor Mountain

## 2016 King County Comprehensive Plan Zoning Proposals

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-  Railroads
-  Waterbodies
-  Parcels

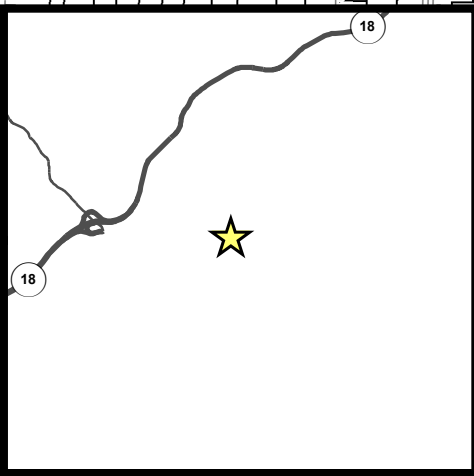
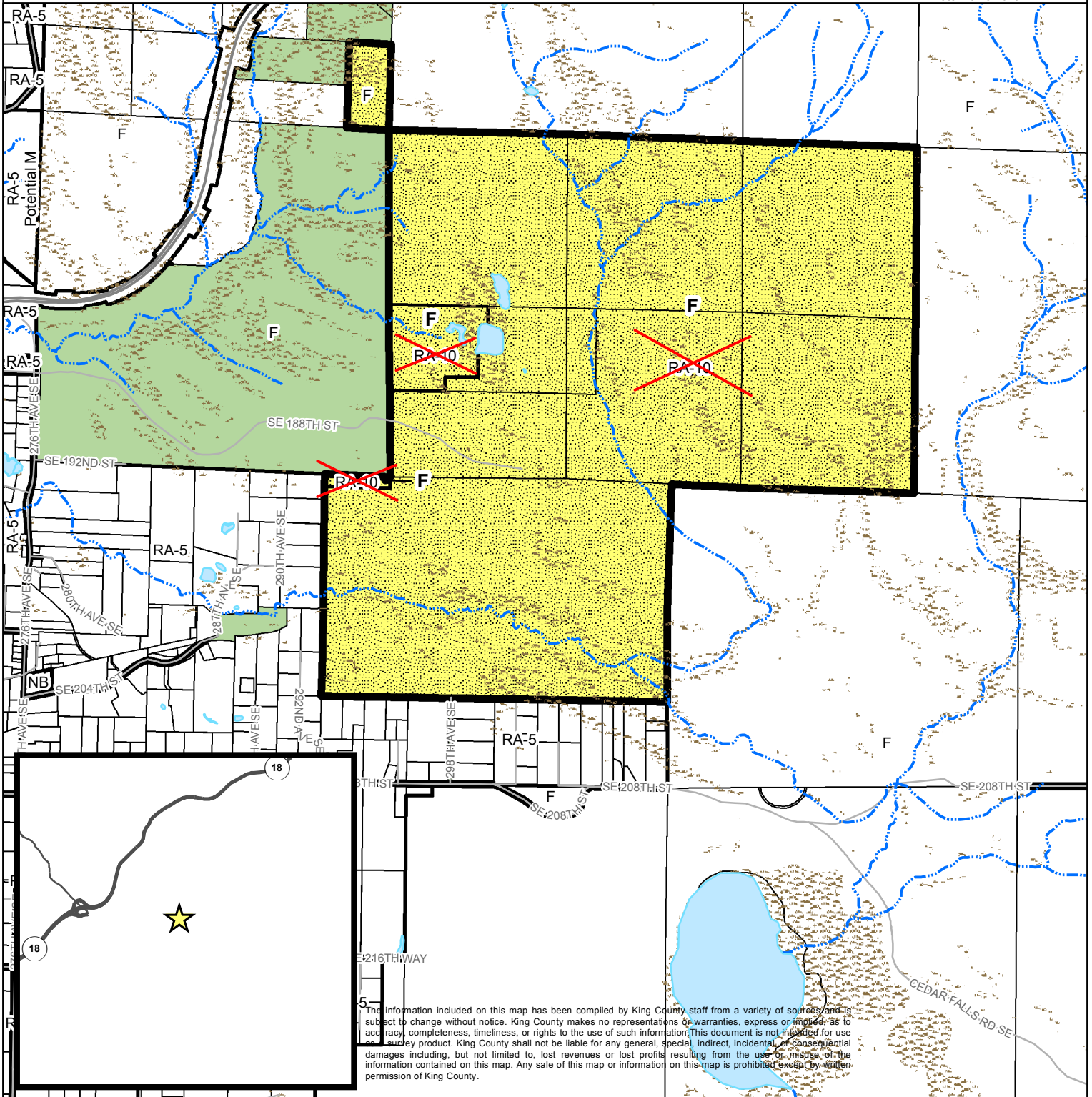
- RA-5 Rural Area, 1 DU/5 acres
- RA-10 Rural Area, 1 DU/10 acres
- F Forest
- M Mineral
- NB Neighborhood Business



0 500 1,000 2,000  
Feet



Date: 10/29/2015



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# Map Amendment # 5

## Tall Chief Golf Course

### (Tall Chief Area Zoning and Land Use Study)

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

---

Amend Section 5, Township 24, Range 7 as follows:

#### LAND USE

Change the split land use designation on parcel 0524079002 from Rural Area to Agriculture, and add it to the Agriculture Production District.

Change the land use designation on parcels 0524079025 and 0524079026 from Rural Area to Agriculture and add them to the Agriculture Production District.

#### ZONING

Change the split zoning on parcel 0524079002 from RA-10 to A-35.




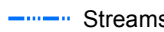

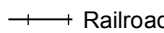



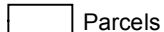

Change the zoning on parcel 0524079025 from RA-10 to A-10.

Change the split zoning on parcel 0524079026 from RA-10/RA-5-SO to A-10, remove SDO from parcel.

Effect: This internal request rezones the former Tall Chief Golf Course from Rural Area to Agriculture and adds the parcels to the Agricultural Production District.

# Area Zoning Study - Tall Chief

## 2016 King County Comprehensive Plan Land Use Proposals

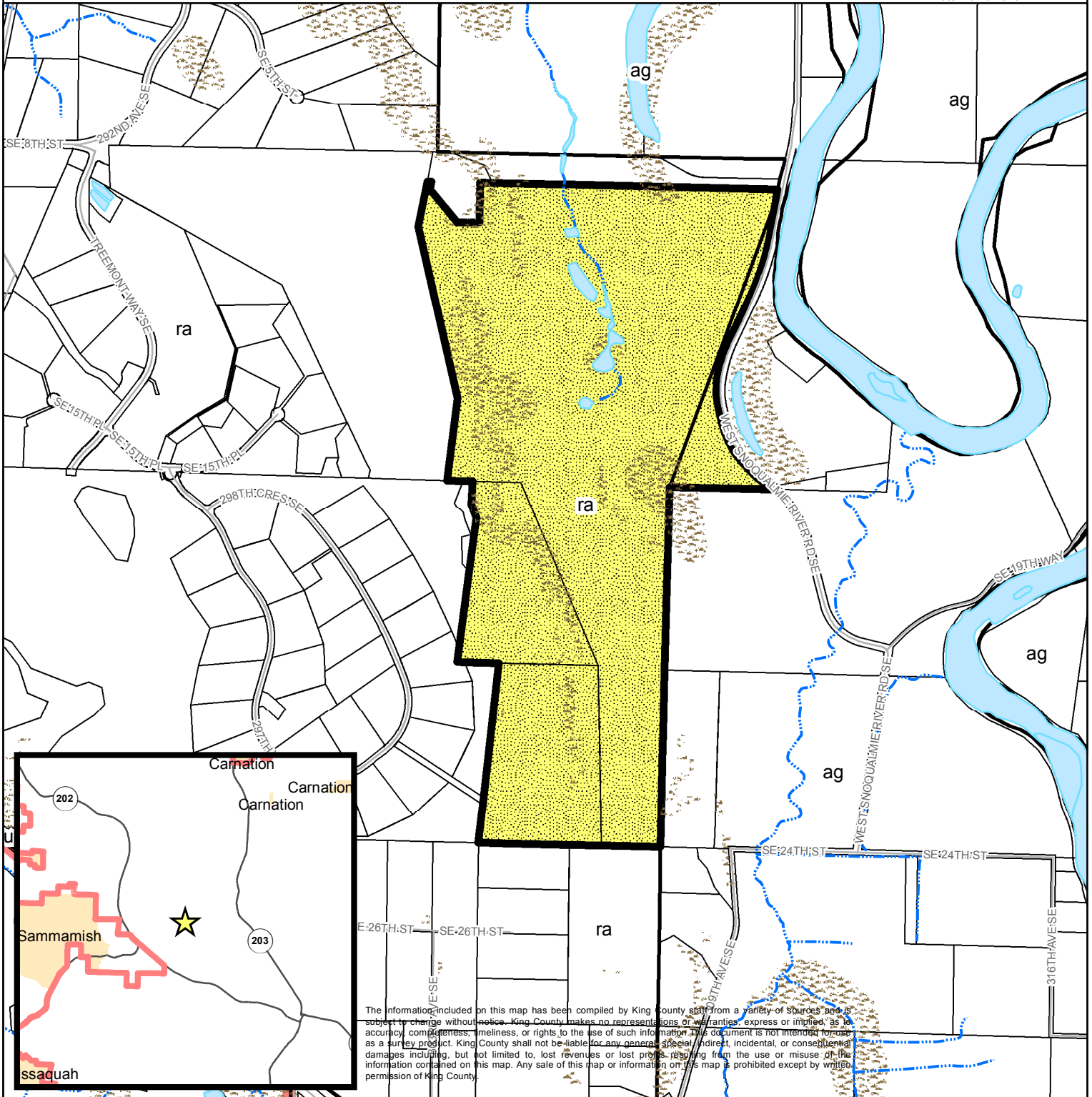
- |  |   |                |
|--|---|----------------|
|  Study Area            |  Park & Ride |                |
|  CPLU                  |  Streams     | ag Agriculture |
|  Wetland & Steep Slope |  Railroads   | ra Rural Area  |
|  Incorporated Area     |  Waterbodies |                |
|  Urban Growth Boundary |  Parcels     |                |
|  Parks & OS            |   |                |



0 250 500 1,000  
Feet










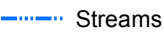



Date: 10/28/2015



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# Area Zoning Study - Tall Chief

## 2016 King County Comprehensive Plan Zoning Proposals

-  Study Area
-  Wetland & Steep Slope
-  Incorporated Area
-  Urban Growth Boundary
-  Parks & OS
-  Zoning
-  Park & Ride
-  Streams
-  Railroads
-  Waterbodies
-  Parcels

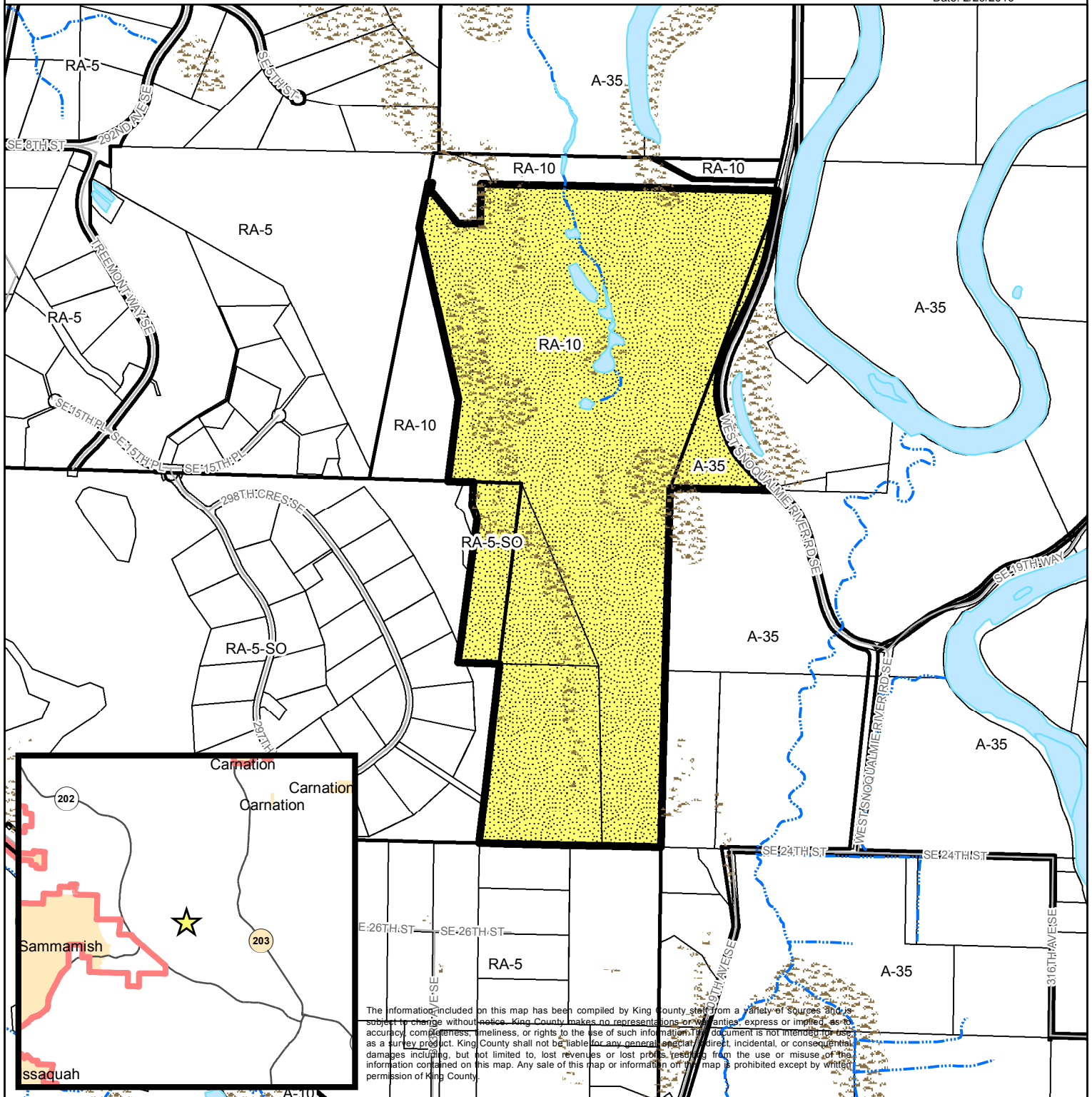
- RA-5 Rural Area, 1 DU/5 acres
- RA-5-SO Rural Area, 1 DU/5 acres
- RA-10 Rural Area, 1 DU/10 acres
- A-35 Agricultural, 1 DU/35 acres



0 250 500 1,000  
Feet



Date: 2/29/2016














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# Area Zoning Study - Tall Chief

## 2016 King County Comprehensive Plan Land Use Proposals

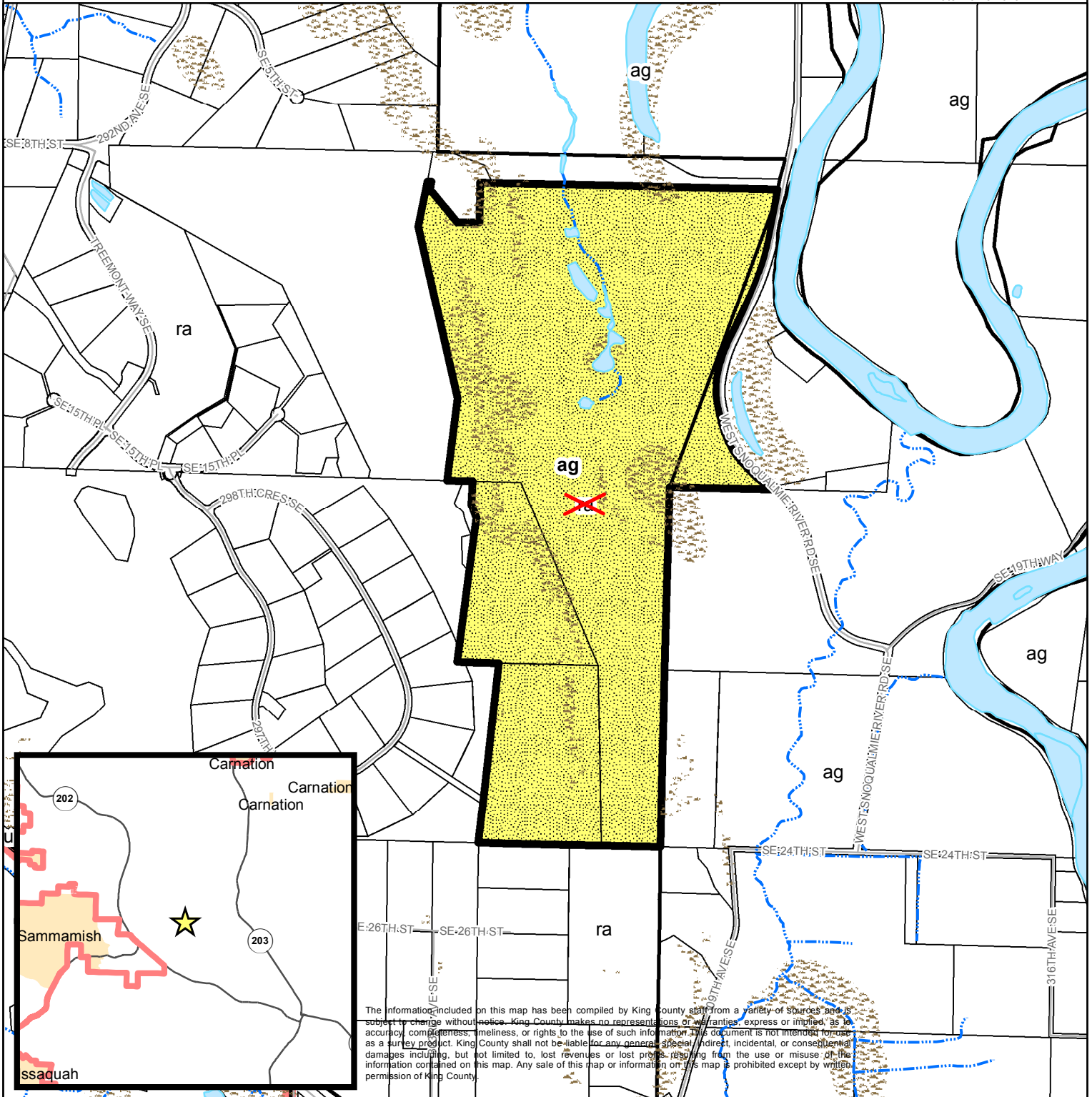
- |  |   |                |
|--|---|----------------|
|  Study Area            |  Park & Ride |                |
|  CPLU                  |  Streams     | ag Agriculture |
|  Wetland & Steep Slope |  Railroads   | ra Rural Area  |
|  Incorporated Area     |  Waterbodies |                |
|  Urban Growth Boundary |  Parcels     |                |
|  Parks & OS            |   |                |



0 250 500 1,000  
Feet



Date: 10/28/2015



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# 2016 King County Comprehensive Plan Zoning Proposals



The map displays the West Snoqualmie River area, showing various zoning districts (RA-5, RA-10, A-35) and street layouts. A large yellow-shaded area is marked with a red 'X' and labeled 'RA-10' and 'A-35'. The map includes various street names like SE 15TH PL, SE 24TH ST, and SE 31ST AVE. An inset map shows the location of the study area within the larger context of the region, including Carnation, Sammamish, and Issaquah.

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# Map Amendment # 6

## East Cougar Mountain Potential Annexation Area

### (E. Cougar Mountain PAA Area Zoning and Land Use Study)

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

---

Amend Sections 19, 20, 29 & 30, Township 24, Range 6 as follows:

Redraw the Urban Growth Area boundary near the East Cougar Mountain Potential Annexation Area. The following parcels will be removed from the UGA and their land use will be changed to "ra" and zoning changed to RA-5.

#### Recommendation:

1. Remove the following twenty-four (24) parcels from the City of Issaquah's Potential Annexation and from the Urban Growth Area.
2. Change the Zoning on all of the parcels from UR-P-SO to RA-5.
3. Change the Land Use on all of the parcels from UPD to RA.

Parcel No.	Acres	Parcel No.	Acres
1924069020	14.90	2924069019	5.00
2024069014	40.95	2924069020	5.00
3024069024	2.30	2924069021	2.50
3024069036	2.67	2924069022	9.24
3024069037	3.24	2924069027	5.00
3024069038	1.72	2924069028	5.00
3024069043	9.47	2924069029	5.00
2924069097	8.26	2924069030	5.00
2924069011	2.50	2924069031	10.00
2924069015	5.00	3024069001	10.35
2924069016	5.00	3024069019	10.00
2924069017	10.00	3024069020	10.00

Combined, these parcels represent 188 acres and, excluding parcels currently owned by King County, represent 104.59 acres. This is 24.24% of the 776-Acre Potential Annexation Area request from the City of Issaquah.

23

24 4. Continue to discuss with the City of Issaquah, the City of Bellevue, and local  
25 residents whether other portions of the area could or should be annexed into  
26 these two cities or whether the remaining 588-acres should be removed from the  
27 Urban Growth Area and the Potential Annexation Area in a future King County  
28 Comprehensive Plan cycles.

29








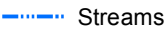


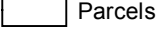
30

31 Effect: Responds to a request by the City of Issaquah to remove their Potential  
32 Annexation and change these parcels to rural.



# East Cougar Mountain Potential Annexation Area

## 2016 King County Comprehensive Plan Land Use Proposals

-  Study Area
-  CPLU
-  Wetland & Steep Slope
-  Incorporated Area
-  Urban Growth Boundary
-  Parks & OS
-  Park & Ride
-  Streams
-  Railroads
-  Waterbodies
-  Parcels

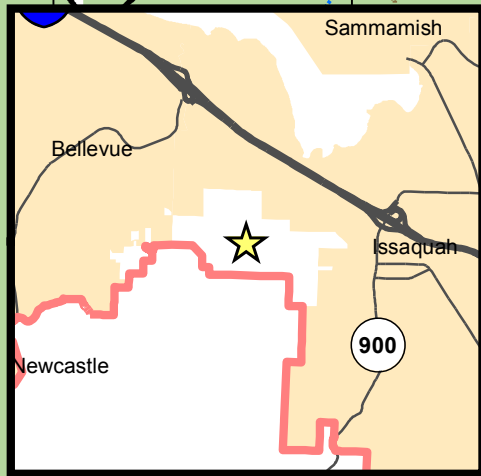
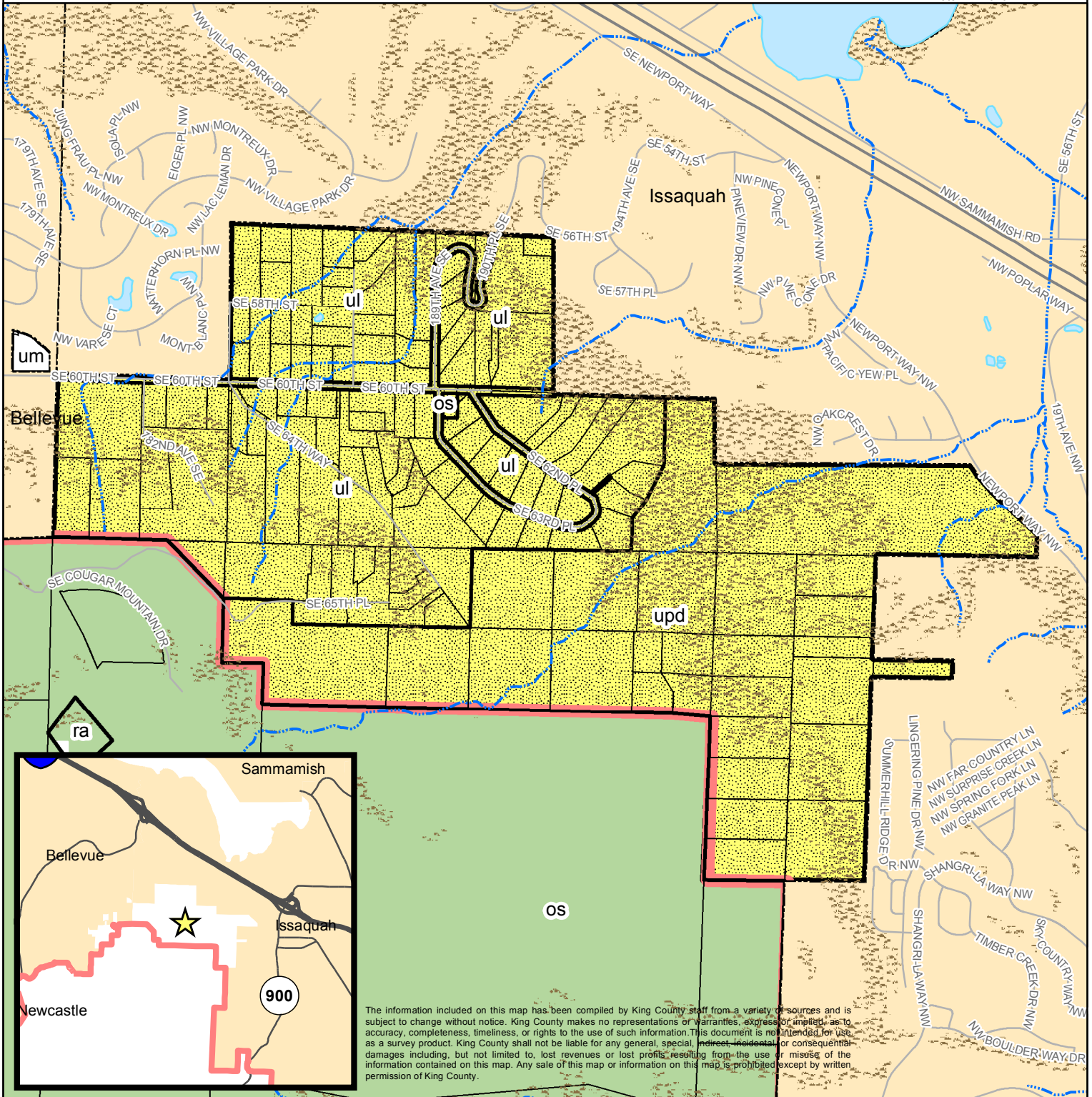
- os King County Open Space System
- ra Rural Area (1du/2.5-10acres)
- upd Urban Planned Development
- ul Urban Res., Low (1 du/acre)
- um Urban Res., Medium (4-12du/acre)



0 200 400 800 1,200  
Feet














Date: 2/4/2016



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2016 King County Comprehensive Plan  
Zoning Proposals

 Study Area  
 Wetland & Steep Slope  
 Incorporated Area  
 Urban Growth Boundary  
 Parks & OS  
 Zoning  
 Park & Ride  
 Streams  
 Railroads  
 Waterbodies  
 Parcels

P = parcel specific development condition  
SO = special district overlay

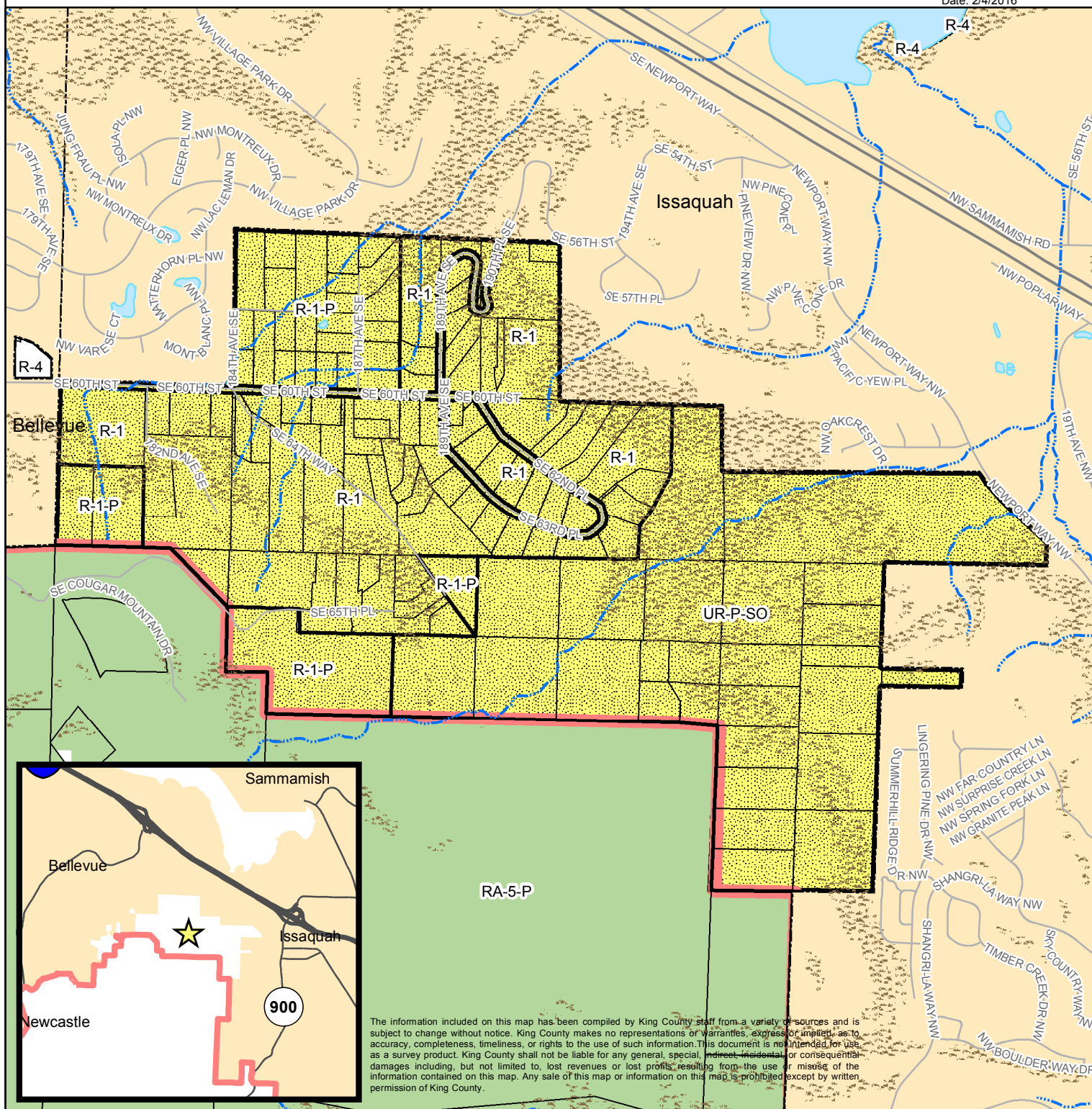


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## King County

Date: 2/4/2016








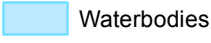

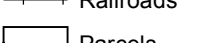



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# East Cougar Mountain Potential Annexation Area

## 2016 King County Comprehensive Plan Land Use Proposals

-  Study Area
-  Wetland & Steep Slope
-  Incorporated Area
-  Urban Growth Boundary
-  Parks & OS
-  CPLU
-  Park & Ride
-  Waterbodies
-  Streams
-  Railroads
-  Parcels

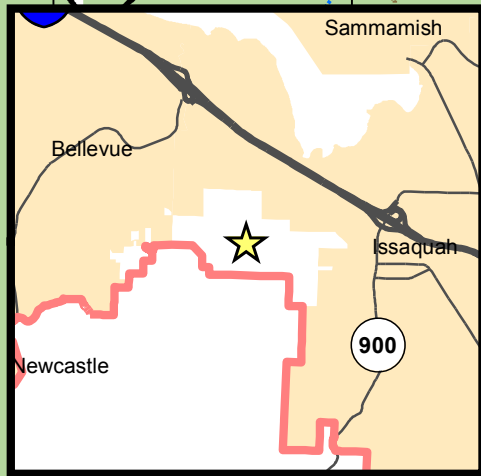
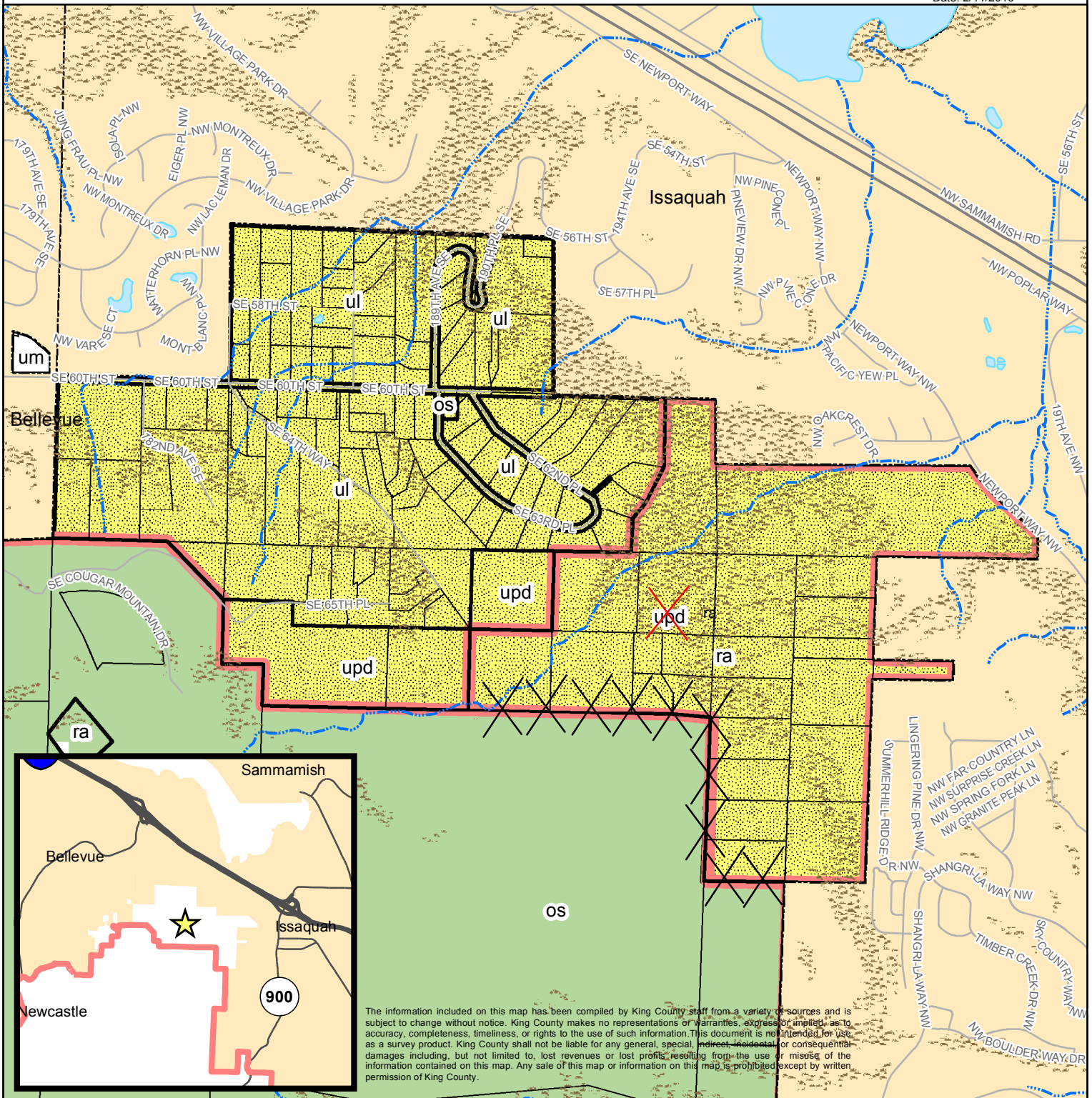
- os King County Open Space System
- ra Rural Area (1du/2.5-10acres)
- upd Urban Planned Development
- ul Urban Res., Low (1 du/acre)
- um Urban Res., Medium (4-12du/acre)



0 200 400 800 1,200  
Feet














Date: 2/11/2016



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# East Cougar Mountain Potential Annexation Area

## 2016 King County Comprehensive Plan Zoning Proposals

-  Study Area
-  Wetland & Steep Slope
-  Incorporated Area
-  Urban Growth Boundary
-  Parks & OS
-  Zoning
-  Park & Ride
-  Waterbodies
-  Streams
-  Railroads
-  Parcels

- R-1 Residential, one DU per acre
- R-4 Residential, 4 DU per acre
- RA-5-P Rural Area, one DU per 5 acres
- UR-P-SO Urban Reserve, one DU per 5 acres
- R-1-P Residential, one DU per acre
- RA-5 Rural Area, one DU per 5 acres

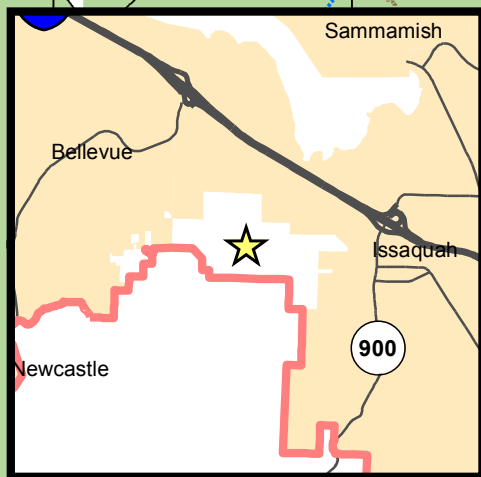
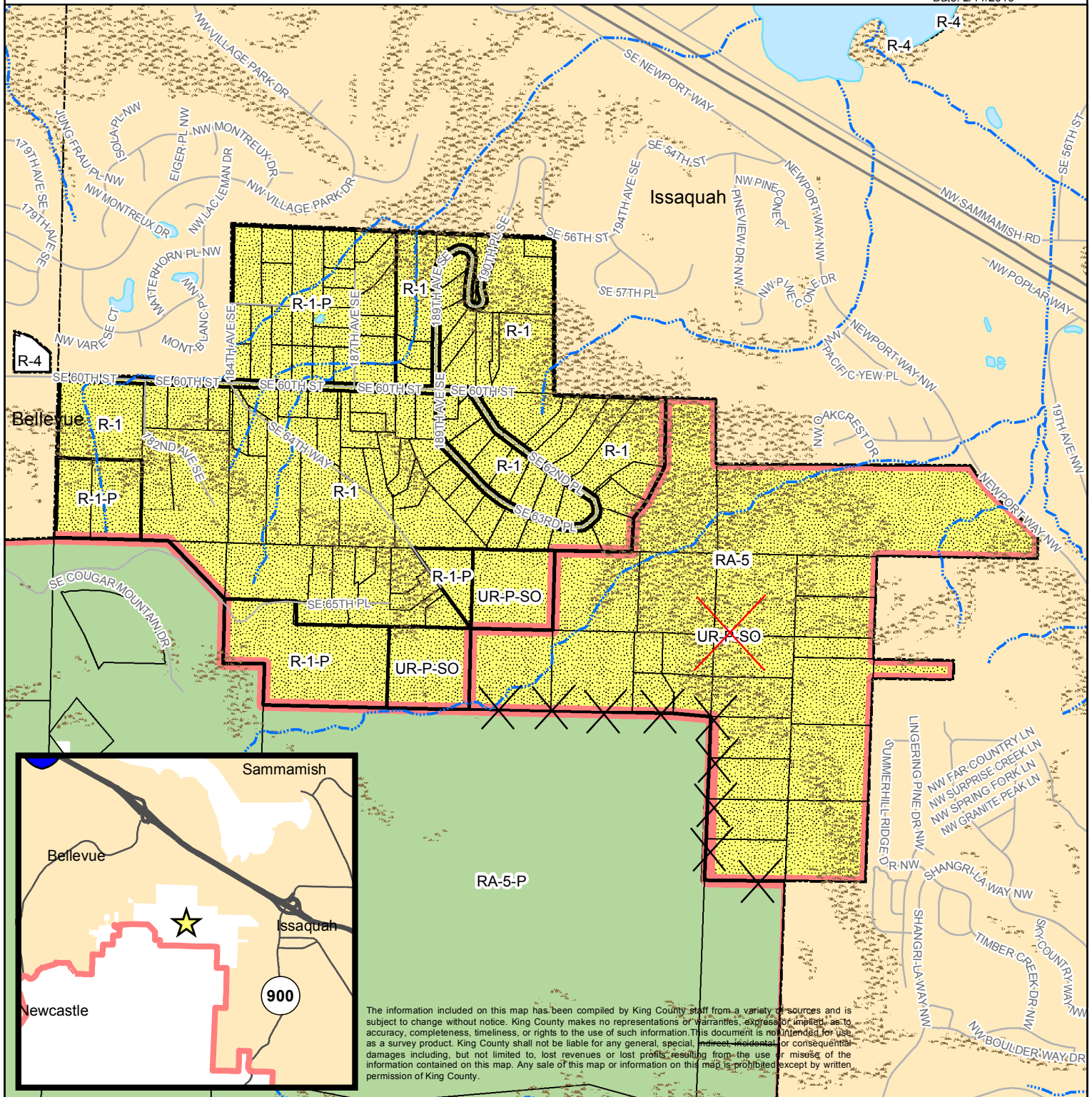
P = parcel specific development condition  
SO = special district overlay



0 200 400 800 1,200  
Feet



Date: 2/11/2016



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# Map Amendment # 7

Three Urban Growth Area Amendments in locations noted below

(UGA Technical Corrections Area Zoning and Land Use Study)

AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – URBAN  
GROWTH AREA MAP AND KING COUNTY ZONING ATLAS

---

Amend Sections 13 & 24, Township 22, Range 5, Section 23, Township 32, Range 5  
and Section XX, Township XX, Range 6 as follows:

This is a series of countywide technical amendments to the Urban Growth Area that  
only affects segments of county road rights of way. No private property is affected.  
Please see the area zoning study for maps and more details.

Include the right-of-way of the following two segments within the Urban  
Growth Area so that the adjacent city, not King County, can annex and have  
long term service responsibility.

SE 240th Street from western city limits to 180th Avenue SE

248th Avenue SE from north city limits to SE 433rd Street

Remove the right-of-way of the following segment from the Urban Growth  
Area for consistency with adjacent rural roadway segments.

228th Avenue SE from the north boundary of the UGA to the south  
boundary of the UGA

Effect: The purpose of these proposed technical adjustments is to facilitate  
provision of services. In most cases, right-of- way adjacent to a city is proposed to  
be added to the UGA so that it may eventually be annexed and served by the city.  
In some cases, the right-of-way is more appropriate to be in the Rural Area, where it  
will continue to be serviced by King County.



# Urban Growth Area Boundary Amendment SE 240th Street

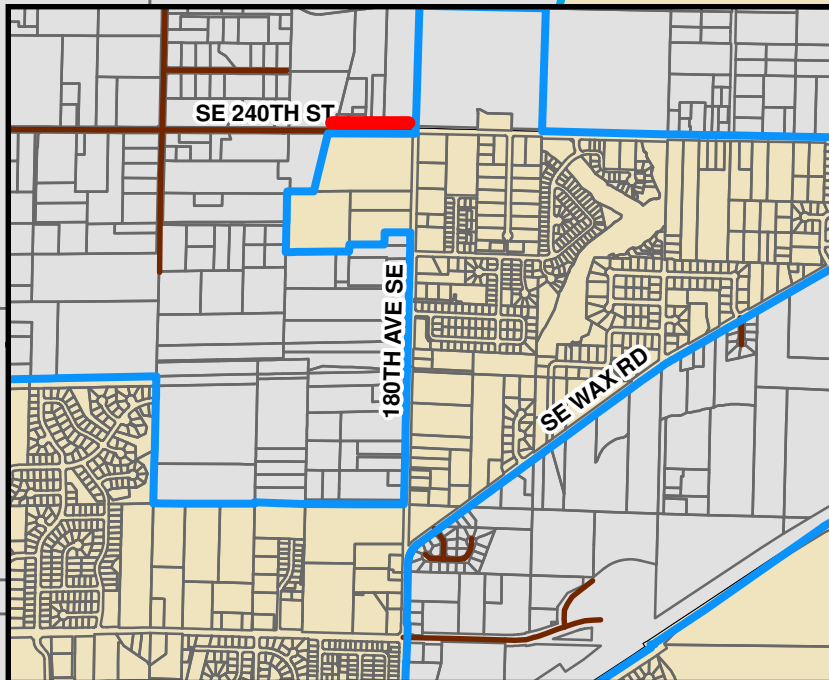
Attachment 1

King County

Move UGA boundary to the north margin of SE 240th St. to include this section of the right-of-way in the urban area.

178TH PL SE

SE 240TH ST



Covington

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- Proposed UGA Boundary
- Existing UGA Boundary
- County Roads
- Parcels
- King County
- Covington
- ROW Issue



King County

# Urban Growth Area Boundary Amendment 248th Avenue SE

## Attachment 2

King County

Move UGA boundary to the west margin of 248th Ave SE to include this section of the right-of-way in the urban area.

248TH AVE SE

SE 433RD ST

MCHUGH AVE

Enumclaw

HIGHPOINT ST

248th Ave SE

McHugh Ave

SE 436th St

SR 164

- Proposed UGA Boundary
- Existing UGA Boundary
- County Roads
- Parcels
- King County
- Enumclaw
- ROW Issue



King County

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# Urban Growth Area Boundary Amendment 228th Avenue SE

Attachment 3

King County

Move UGA boundary to the east margin of 228th Ave SE to exclude this section of the right-of-way from the urban area.

SE 436TH ST

SE 438TH ST

228TH AVE SE

244th Ave SE

SR 164

SE 448th St

228th Ave SE

- Proposed UGA Boundary
- Existing UGA Boundary
- County Roads
- Parcels
- King County
- Enumclaw
- ROW Issue



King County

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